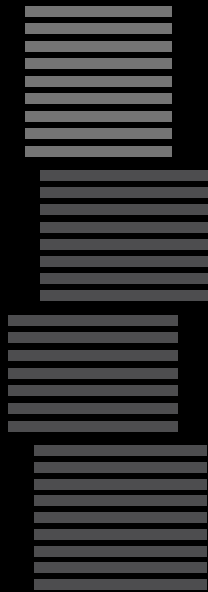


C U B E F O U R



EXHIBIT

“Exhibit is designed as four cubes, each slightly rotated, artfully complimenting and contrasting with the brilliant ROM structure and the Bloor/Yorkville lifestyle.”

Rising above all, Cube Four features a **one-of-a-kind** collection of **limited edition** suites designed by Rosario Varacalli, with **unobstructed, everlasting panoramic views** in all directions. Suites have been crafted with an exquisite attention to detail, from the **wrap-around windows, fritted-glazed balconies** and grand, **oversized terraces**, to **exclusively-designed**, European-inspired **kitchens** complemented by **Subzero, Wolf** and **Miele appliances**.

Additionally, there is **above ground parking**, a **24/7 concierge** and a host of amenities such as an **Entertainment Floor, Rooftop Oasis** and **Fitness Gallery**.

C U B E F O U R



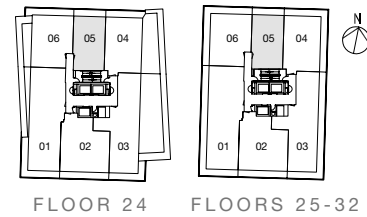
EXHIBIT

C U B E F O U R

732

ONE BEDROOM + DEN

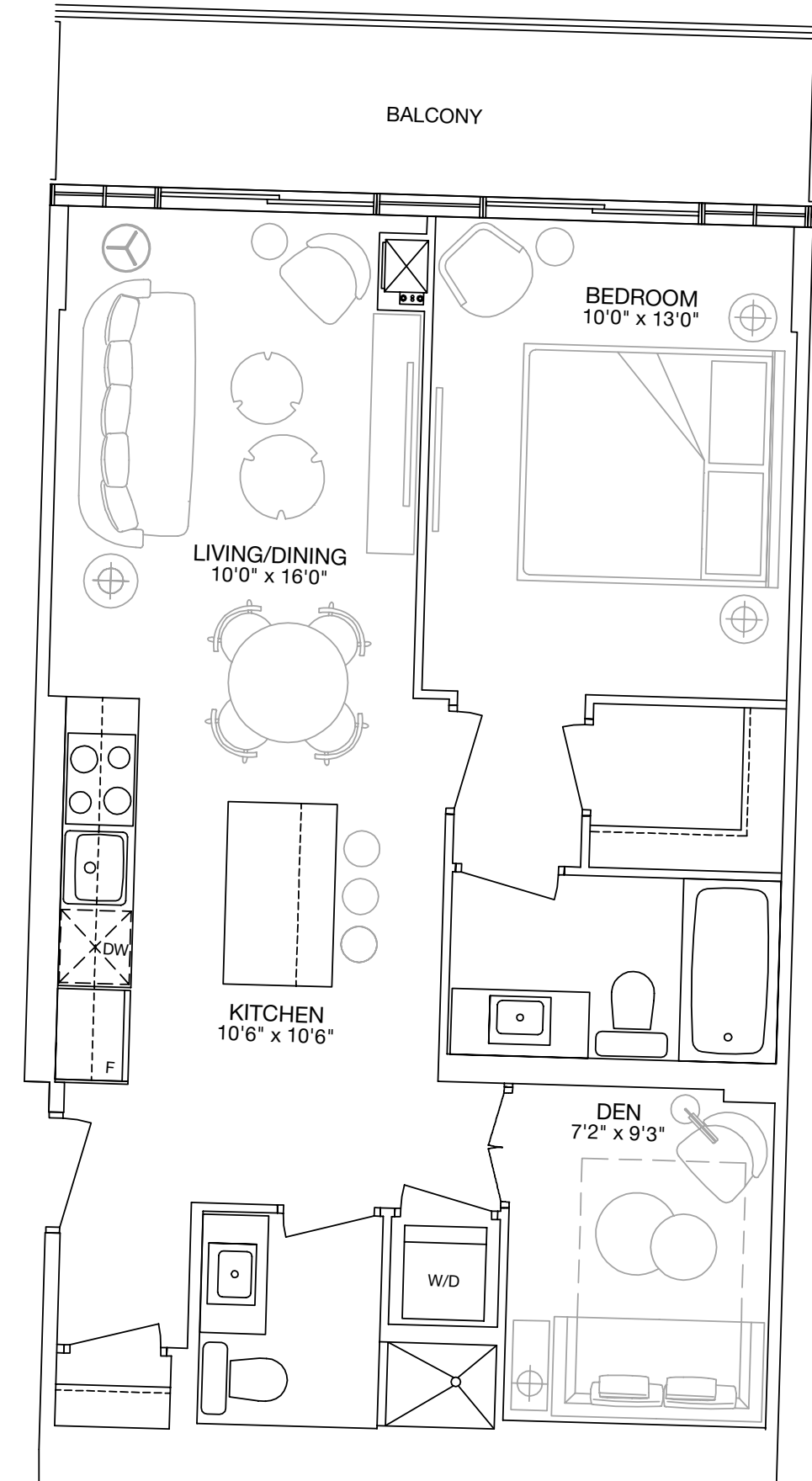
INTERIOR: 732 SQ. FT.
BALCONY: 96 SQ. FT.
TOTAL: 828 SQ. FT.



FLOOR 24 FLOORS 25-32

EXHIBIT

ORIENTATION OF SUITE MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. ACTUAL USABLE SPACE MAY VARY FROM STATED AREA. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING ARE SUBJECT TO MINOR MODIFICATIONS. ALL RENDERINGS ARE ARTIST'S CONCEPT. E. & O.E.

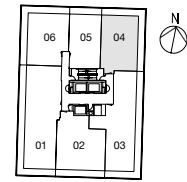


C U B E F O U R

884

TWO BEDROOM + MEDIA

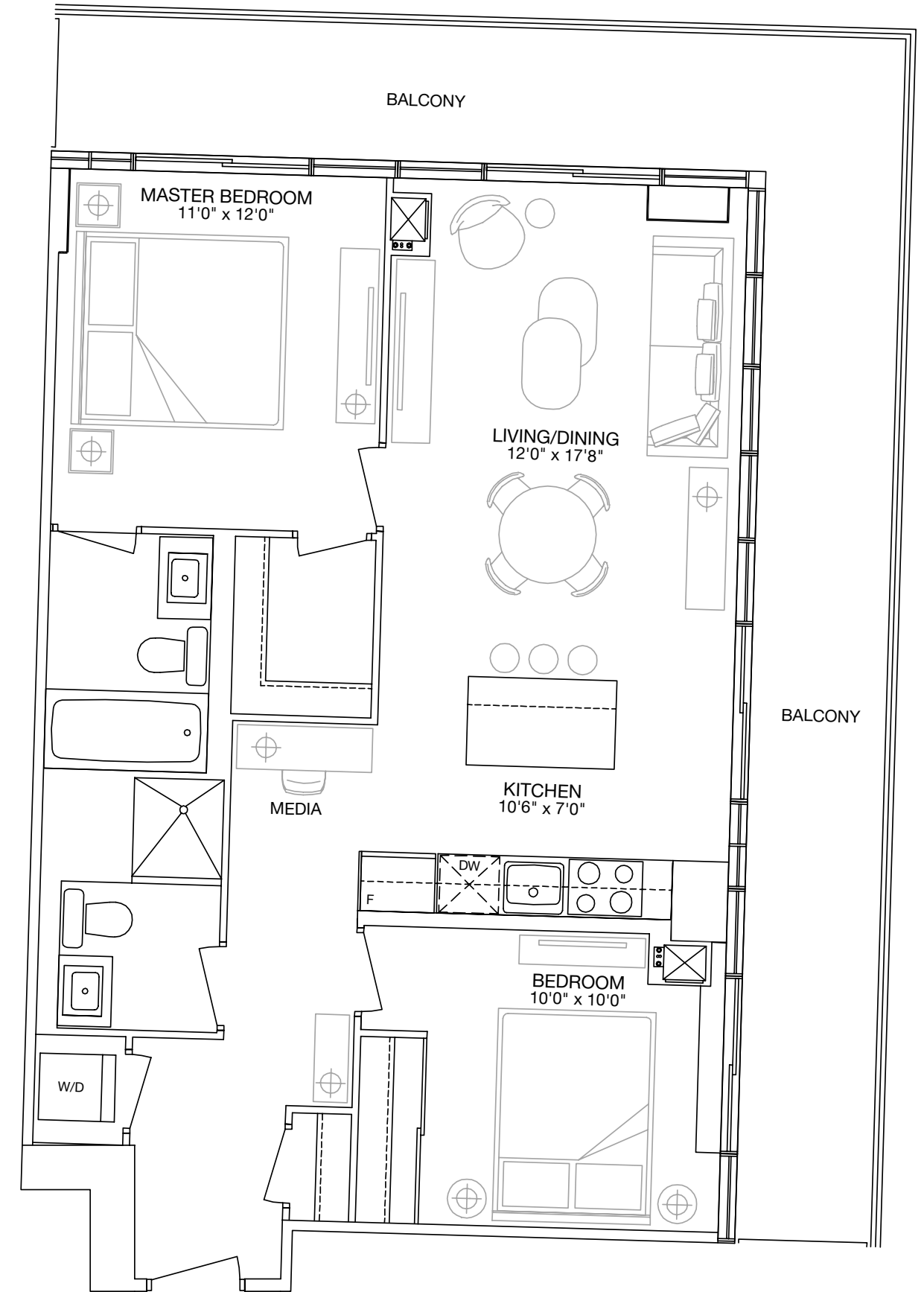
INTERIOR: 884 SQ. FT.
BALCONY: 298 SQ. FT.
TOTAL: 1182 SQ. FT.



FLOORS 25-32

EXHIBIT

ORIENTATION OF SUITE MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. ACTUAL USABLE SPACE MAY VARY FROM STATED AREA. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING ARE SUBJECT TO MINOR MODIFICATIONS. ALL RENDERINGS ARE ARTIST'S CONCEPT. E. & O.E.

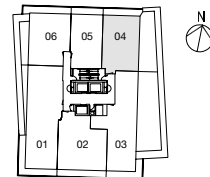


C U B E F O U R

884

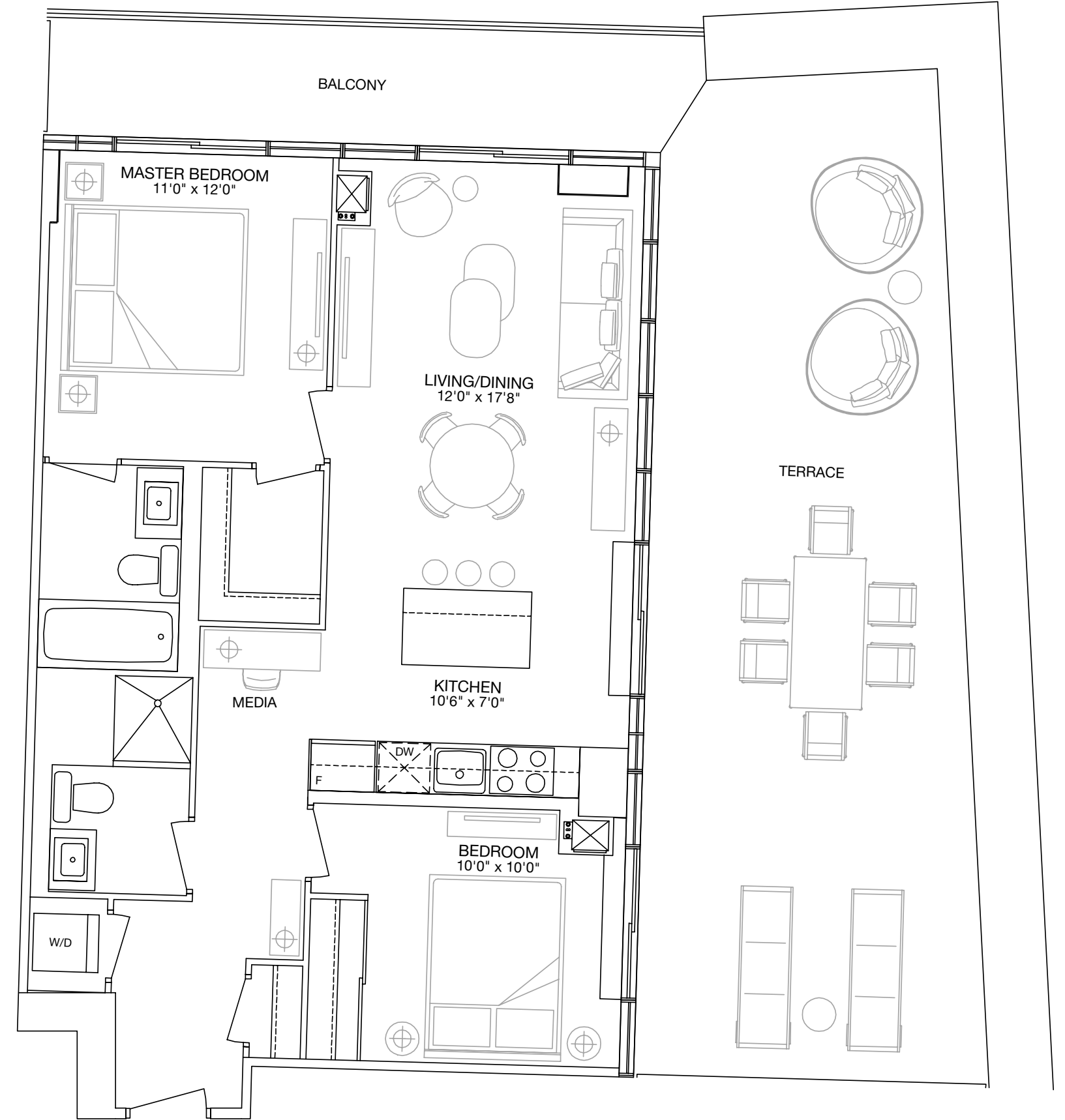
TWO BEDROOM + MEDIA
WITH TERRACE

INTERIOR: 884 SQ. FT.
TERRACE: 482 SQ. FT.
BALCONY: 116 SQ. FT.
TOTAL: 1482 SQ. FT.



FLOOR 24

EXHIBIT



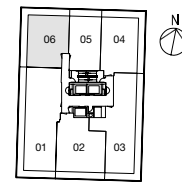
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C U B E F O U R

886

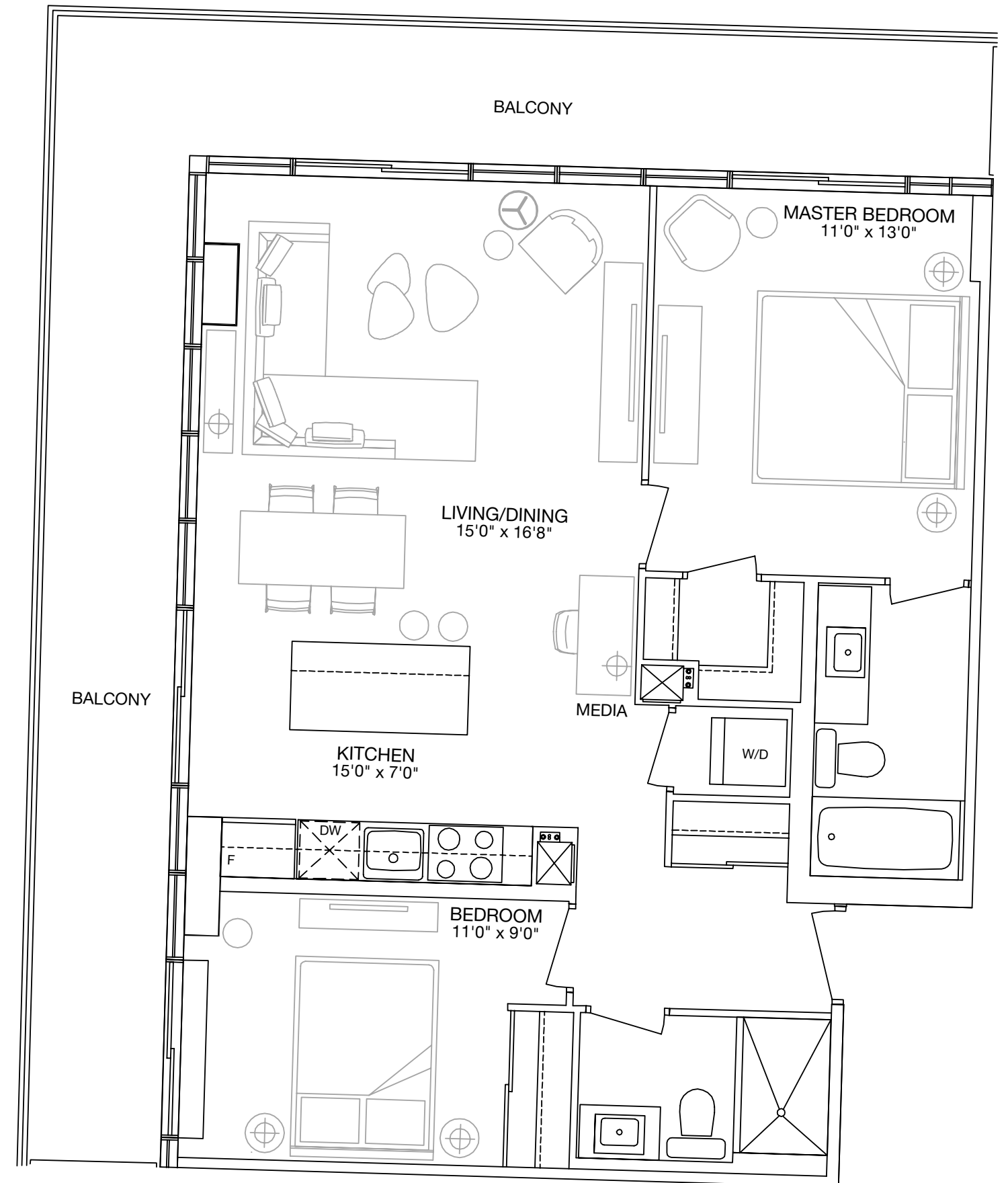
TWO BEDROOM + MEDIA

INTERIOR: 886 SQ. FT.
BALCONY: 302 SQ. FT.
TOTAL: 1188 SQ. FT.



FLOORS 25-32

EXHIBIT



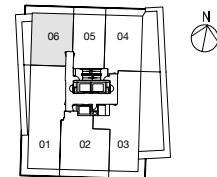
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C U B E F O U R

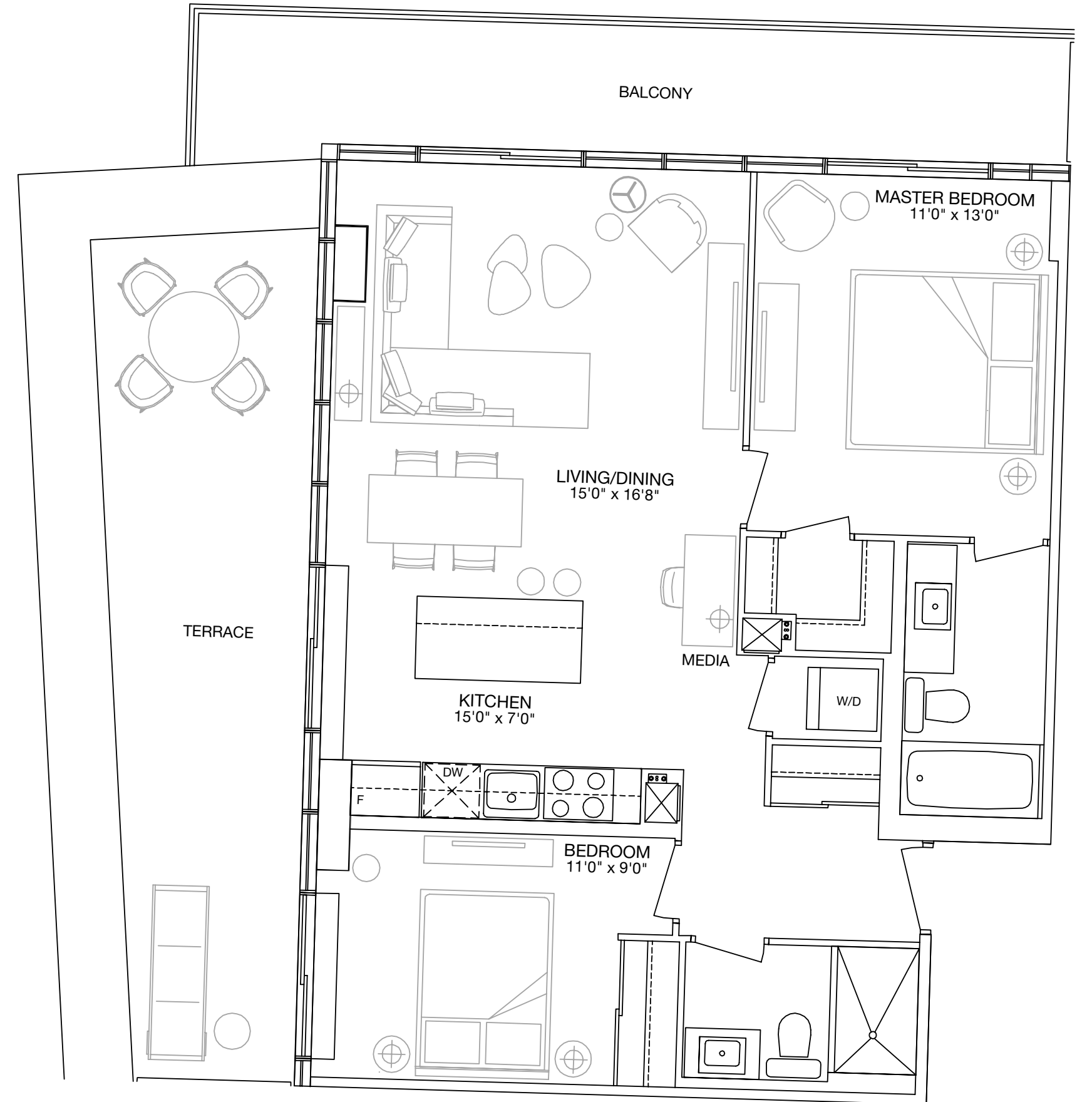
886

TWO BEDROOM + MEDIA
WITH TERRACE

INTERIOR: 886 SQ. FT.
TERRACE: 217 SQ. FT.
BALCONY: 149 SQ. FT.
TOTAL: 1252 SQ. FT.



EXHIBIT



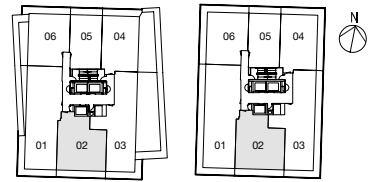
ORIENTATION OF SUITE MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. ACTUAL USABLE SPACE MAY VARY FROM STATED AREA. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING ARE SUBJECT TO MINOR MODIFICATIONS. ALL RENDERINGS ARE ARTIST'S CONCEPT. E. & O.E.

C U B E F O U R

1068

TWO BEDROOM + DEN

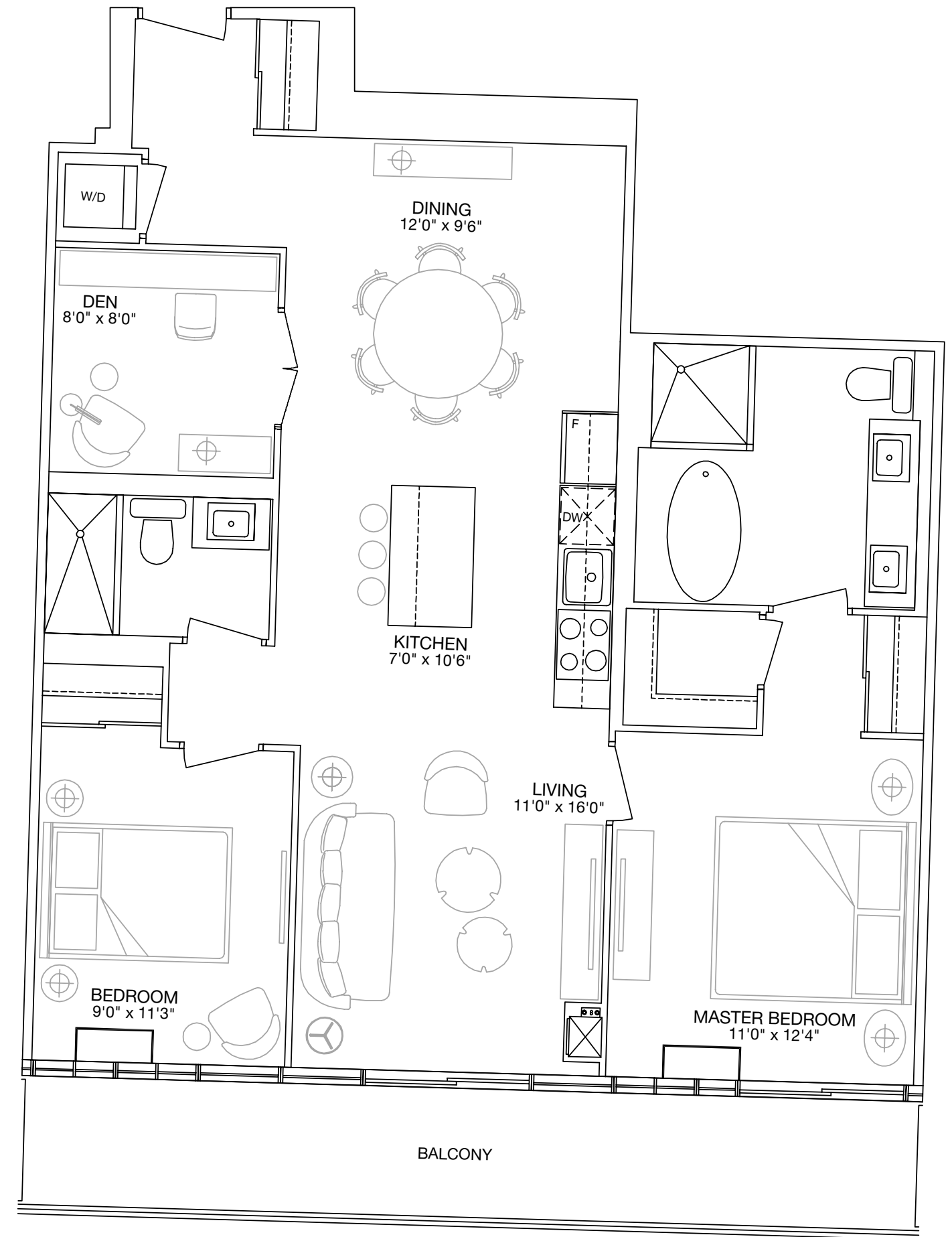
INTERIOR: 1068 SQ. FT.
BALCONY: 147 SQ. FT.
TOTAL: 1215 SQ. FT.



FLOOR 24 FLOORS 25-32

EXHIBIT

ORIENTATION OF SUITE MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. ACTUAL USABLE SPACE MAY VARY FROM STATED AREA. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING ARE SUBJECT TO MINOR MODIFICATIONS. ALL RENDERINGS ARE ARTIST'S CONCEPT. E. & O.E.

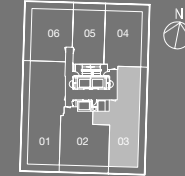


C U B E F O U R

1265

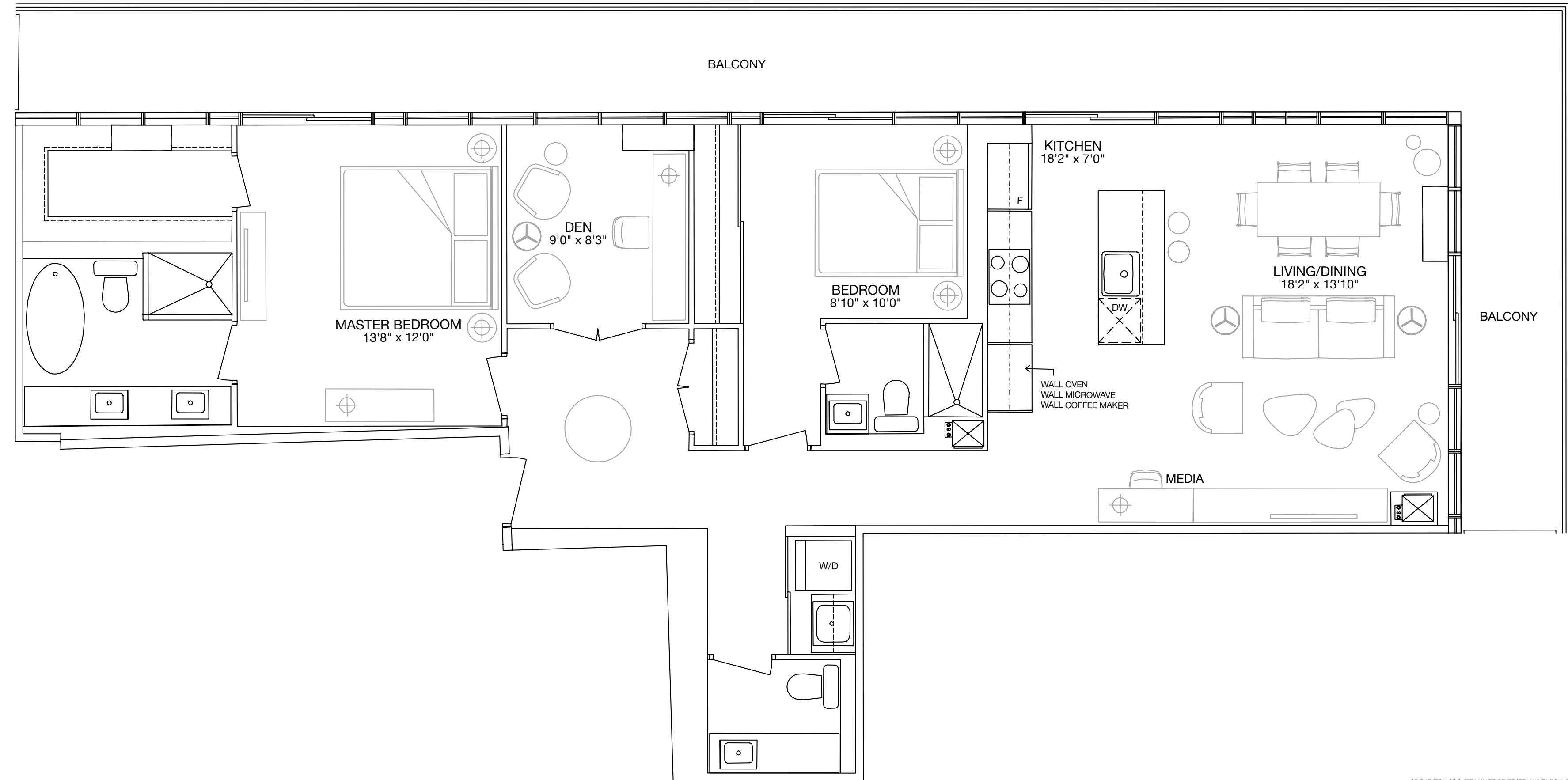
TWO BEDROOM
+ DEN + MEDIA

INTERIOR: 1265 SQ. FT.
BALCONY: 410 SQ. FT.
TOTAL: 1675 SQ. FT.



FLOORS 25 - 32

EXHIBIT



ORIENTATION OF SUITE MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. ACTUAL USABLE SPACE MAY VARY FROM STATED AREA. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING ARE SUBJECT TO MINOR MODIFICATIONS. ALL RENDERINGS ARE ARTIST'S CONCEPT. E. & O.E.

C U B E F O U R

1265

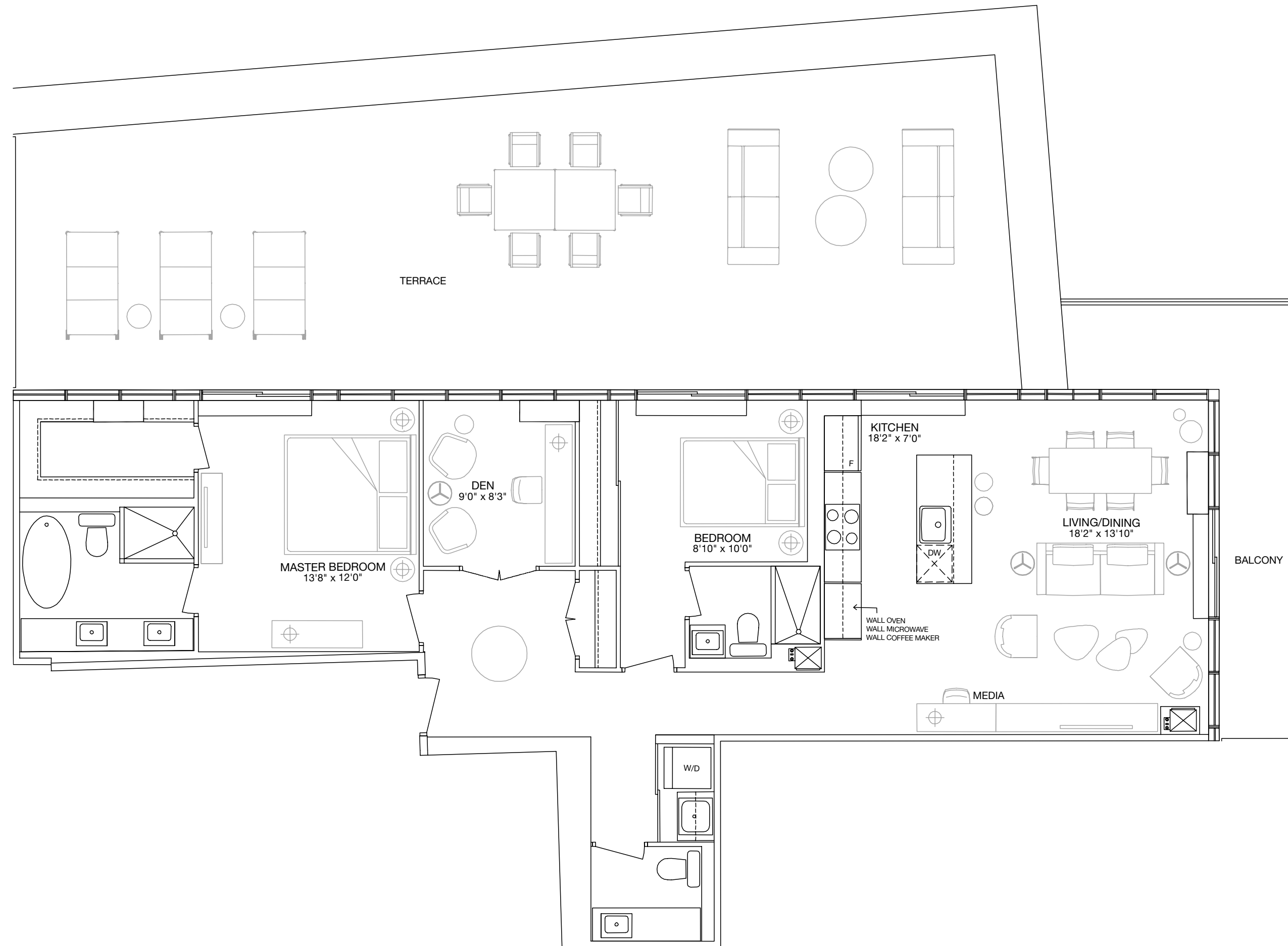
TWO BEDROOM + DEN + MEDIA
WITH TERRACE

INTERIOR: 1265 SQ. FT.
TERRACE: 865 SQ. FT.
BALCONY: 147 SQ. FT.
TOTAL: 2277 SQ. FT.



FLOOR 24

EXHIBIT



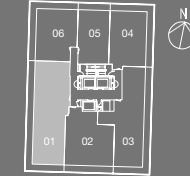
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C U B E F O U R

1492

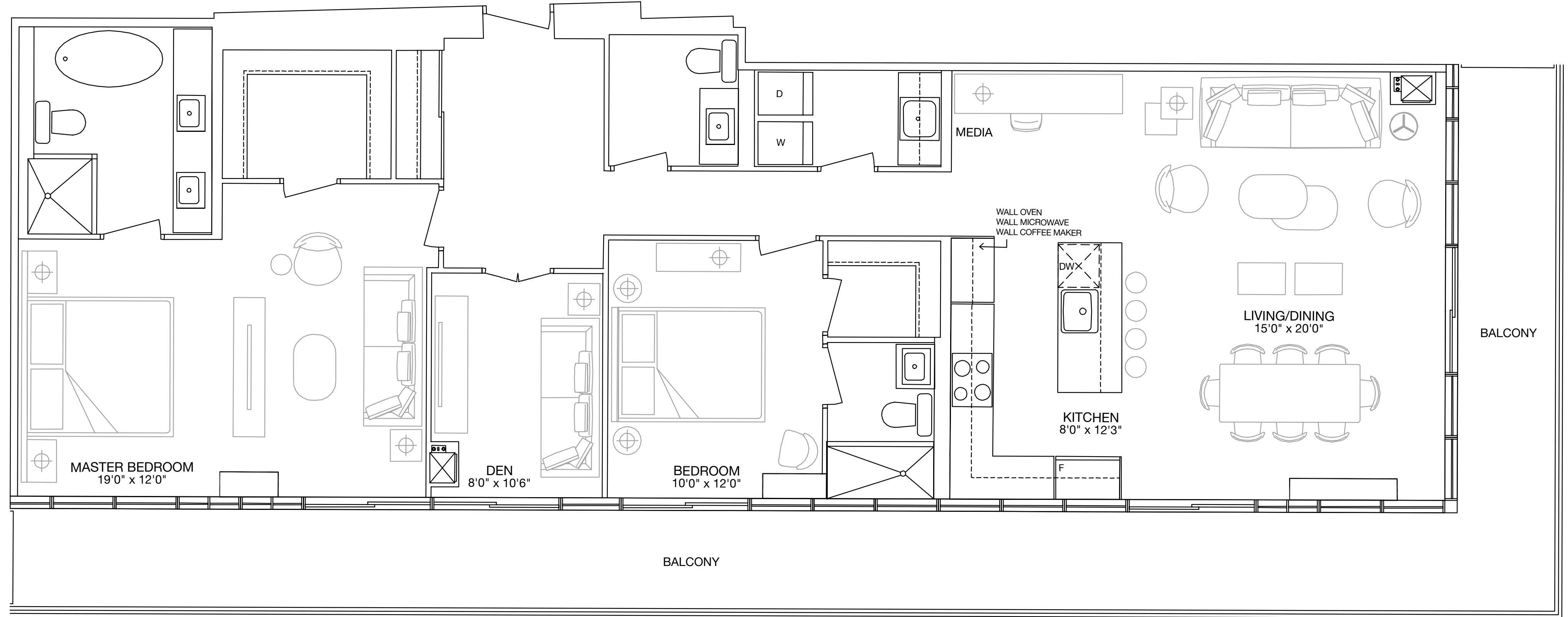
TWO BEDROOM
+ DEN + MEDIA

INTERIOR: 1492 SQ. FT.
BALCONY: 427 SQ. FT.
TOTAL: 1919 SQ. FT.



FLOORS 25 - 32

EXHIBIT



ORIENTATION OF SUITE MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. ACTUAL USABLE SPACE MAY VARY FROM STATED AREA. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING ARE SUBJECT TO MINOR MODIFICATIONS. ALL RENDERINGS ARE ARTIST'S CONCEPT. E. & O.E.

C U B E F O U R F E A T U R E S

THE BUILDING

- 32-storey landmark building imaginatively designed by the innovative architect Rosario Varacalli.
- A one-of-a-kind lobby and sophisticated amenities designed by international interior design firm, Burdiflek.
- Extensive lifestyle amenities located on the 9th and 10th floors.
- Ninth floor amenities include a curved bar with a lounge area, spacious party room with fireplace, elegant private dining room with a lounge and kitchen. The party room can be opened up to access the outdoor garden oasis and reflecting pool.
- Tenth floor amenities include a fitness gallery with outdoor oasis views, yoga studio, change rooms and a cool down lounge.
- 24 hour, 7 days a week concierge.
- Beautifully furnished guest suites for residents' use.
- Above ground parking with full perimeter glazing and security monitoring from concierge desk.
- All main entrances and exits monitored with closed circuit video system.
- Security access throughout all common areas.
- Visitor parking located on the first level of above ground parking garage.
- Mailroom conveniently located on the ground level near the elevators.

THE SUITES

- Ceiling heights of approximately 9 ft. in principal rooms. Ceiling heights are exclusive of bulkheads for mechanical and structural requirements.
- Attractive solid core entry door with distinctive designer-selected lever hardware and security door viewer.
- 6" decorator baseboards selected by interior designer.
- Sliding and/or swing doors to balcony or terrace, as per plan.
- A fashionable range of easy care, designer-selected, pre-engineered wood flooring in foyer, kitchen, dining and living areas, den and bedroom(s), as per Vendor's upgraded samples.
- Full-size washer/dryer with exterior venting. Dryer to be equipped with steam technology.

- Walls, baseboards, trim and doors will be painted with primer and finished with two coats of latex paint.
- Ceilings to have white, smooth paint finish.
- Architecturally designed, environmentally conscious aluminum window frames with double pane sealed glazed units.

THE KITCHENS

- Beautiful kitchen cabinetry exclusively designed by Burdiflek in a variety of contemporary materials and colours, from Vendor's upgraded samples.
- Choice of elegantly durable quartz countertops designed to complement the exquisite kitchen cabinetry, from Vendor's upgraded samples.
- Extensive collection of ultra-fashionable backsplash materials and colours, from Vendor's upgraded samples.
- All drawers to have a soft close drawer system.
- Single bowl stainless steel, under mounted sink with sleek, designer-selected faucet, complete with pull-out spray.
- Under cabinet lighting.
- Designer-selected ceiling mounted track lighting, complete with pendants over island.

APPLIANCES FOR SUITES UP TO 1000 SQ.FT.

- Sub-Zero 30" bottom mount refrigerator with overlay panel doors to match kitchen cabinets.
- Wolf 30" unframed electric cooktop.
- Wolf 30" built-in oven.
- Miele 24" fully integrated dishwasher with concealed controls and a panel door to match kitchen cabinets.
- 24" stainless steel microwave oven.
- 30" integrated exhaust fan.

APPLIANCES FOR SUITES OVER 1000 SQ.FT.

- Sub-Zero 36" bottom mount, fully integrated refrigerator with panel doors to match kitchen cabinets.
- Wolf 36" unframed electric cooktop.
- Wolf 30" built-in oven.
- Sub-Zero 24" under-counter wine storage.
- Miele 24" fully integrated dishwasher with concealed controls and a panel door to match kitchen cabinets.
- Miele 24" coffee system.
- 24" stainless steel microwave oven.
- 36" integrated exhaust fan.

THE BATHROOMS

- Exclusively-designed under mounted sink with attractive quartz countertop and Burdiflek-designed vanity, from Vendor's upgraded samples.
- Designer-selected vanity mirror.
- Choice of a variety of decorator floor tiles, from Vendor's upgraded samples.
- Shower light, as per plan.
- Relaxing, built-in deep soaker bathtub with a flat top edge or a freestanding soaker bathtub, as per plan, with a single-lever faucet.
- For comfort and safety, a temperature-controlled and pressure-balanced shower faucet and energizing shower head, as per plan.
- Separate shower enclosures to have a frameless glass swing door, as per plan.
- Choose from an upgraded selection of designer wall tiles for shower enclosures and tub surround, as per plan.
- Designer inspired accessory package.

LIGHTING, TECHNOLOGY, COMFORT AND SAFETY

- Individual service panel with circuit breakers.
- Suite intrusion alarm system with personal keypad and door contact at all suite entries.
- Designer series receptacles and switches throughout.
- Contemporary light fixtures in foyer, hallway(s), walk-in closet(s), bedroom(s), kitchen, breakfast area and den.
- Capped ceiling light outlet in dining room.
- Central building water filtration system.

- Individual metering of electricity.
- Pre-wiring for high-speed internet.
- Pre-wired cable outlet in living room, bedroom(s), and den.
- Pre-wired telephone outlet in living room, bedroom(s), den and kitchen.
- One multi-port outlet (telephone and cable connections located on the same faceplate), location determined by Vendor.
- Category 5 telephone wiring for all telephone outlets and multi-port.
- RG-6 coaxial cable to all cable outlets and multi-port.
- Individual thermostat will provide year-round heating and air conditioning within the suite.
- Emergency in-suite voice communication system, smoke and heat detectors.
- Emergency response panel within the above ground garage for immediate concierge contact.
- Smoke and carbon monoxide detector that will sound within the suite.
- An in-suite heat detector will be monitored by the building's fire alarm panel, which will also control the in-suite fire alarm and voice communication system.
- Complete in-suite sprinkler system.

SUSTAINABILITY

- High performance thermal envelope minimizes unwanted solar gain and heat loss.
- Selection of high efficiency building mechanical equipment.
- Daylight sensors in selected common areas to reduce electricity costs.
- Selection of in-suite light fixtures to fit long-lasting energy-saving lamps.
- Energy saving appliances to reduce electricity use.
- Paints and finishes with low levels of volatile organic compounds.
- Hard surface flooring for easy maintenance to remove dust and allergens.
- Minimized water use through the design of low waste systems and a selection of water wise fixtures and appliances.
- Architecturally designed aluminum window frames with double pane sealed glazed units.
- An energy conscious approach to construction and site management.
- Tri-sorter disposal/recycling system.



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