Info Sheet

SkyDev Investment Opportunities

SkyDev is an established Canadian real estate developer, delivering new residential, industrial, retail, hospitality, and mixed-use developments. With a proven track record, SkyDev has recently completed over 600 rental apartments and has more than 1,500 apartments currently under construction. Our team is experienced in navigating complex regulatory requirements, financial needs, and the building design process from land acquisition to occupancy.

SkyDev is part of Skyline (est. 1999), a fully integrated asset acquisition, management, development, and investment entity with more than $10 billion in assets under management.[1] With a team of 1,000+ strong across Canada, Skyline owns and manages more than 400 properties from coast to coast and provides historically stable returns to its 6,000 investors.[1]

Leveraging Skyline's decades of industry expertise, SkyDev investment opportunities allow investors to participate in institutional-quality new building and land development projects in Canada.

Our Developments

SkyDev Brampton LP | 2 & 4 Anticipation Way, Brampton, Ontario

Targeted Internal Rate of Return:[3] **16–21%**
Expected Targeted Completion: **2029**

SkyDev Brampton LP is a large-scale, high-rise development expected to deliver 1,290 rental suites across four buildings, with complementary ground-floor retail. The project is expected to be completed in approximately six years.

This opportunity offers investors access to a purpose-built rental development in a market where new supply has not kept pace with sustained demand—positioning the project to benefit from long-term demographic and economic tailwinds.

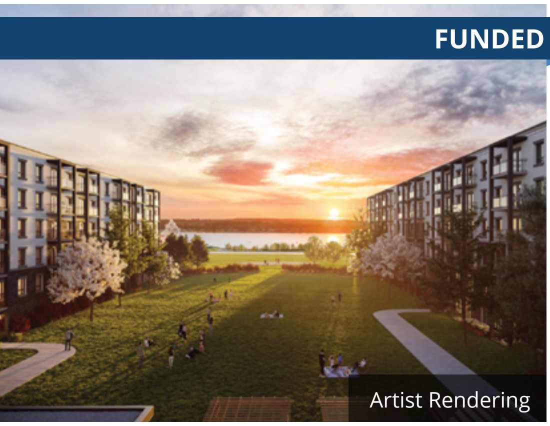
SkyDev Aspen Shores LP | 226 Boucher Street, Meaford, ON

Mid-Rise Apartment Development, 192 Suites

Targeted Return on Equity:[2] **75–95%**
Targeted Internal Rate of Return:[3] **14–18%**
Expected Targeted Completion: **2029**

Located on the Georgian Bay waterfront, Aspen Shores will be home to a three-building apartment development with 192 suites, featuring lake views, ground level garden terraces, and a wide array of luxurious on-site amenities. The development be adjacent to a planned destination resort hotel to be operated by Vintage Hotels. Residents will enjoy upscale recreational activities, including kayaking, hiking, and golf, as well as access to the town's marina on Georgian Bay.

Learn more about Skyline's investment offerings by visiting:
SkylineWealthManagement.ca


FUNDED

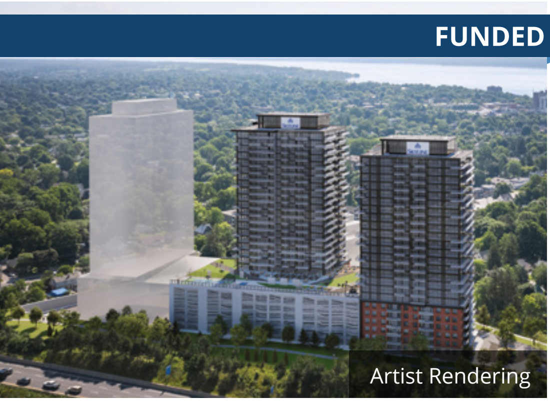
Artist Rendering

SkyDev Phase 1 Owen Sound LP | 3195 East Bayshore Road, Owen Sound, ON

Mid-Rise Apartment Development, 267 Suites

SkyDev Phase 1 Owen Sound LP will feature a three-building luxury apartment development with 267 rental suites and an amenity building. Designed with open-concept layouts and high-quality finishes, the residences will offer picturesque westerly views overlooking Georgian Bay.

Thoughtfully planned, the community will provide access to premium amenities, expansive open spaces, and a future waterfront park. Conveniently located less than 10 minutes from downtown Owen Sound, it is also close to transit and recreational trails.


FUNDED

Artist Rendering

SkyDev Phase 1 Barrie LP | 14, 18, 22, 26 Grove Street West, Barrie, ON

High-Rise Apartment Development, 565 Suites

SkyDev Phase 1 Barrie LP is a high-rise apartment development in downtown Barrie, featuring two towers:

Tower A – 25 storeys, 271 rental suites
Tower B – 29 storeys, 294 rental suites

The development will offer a total of 565 rental suites, with convenient access to local amenities and a 40-minute commute to the Greater Toronto Area. Future phases will add a 34-storey third tower, providing an additional 363 suites.

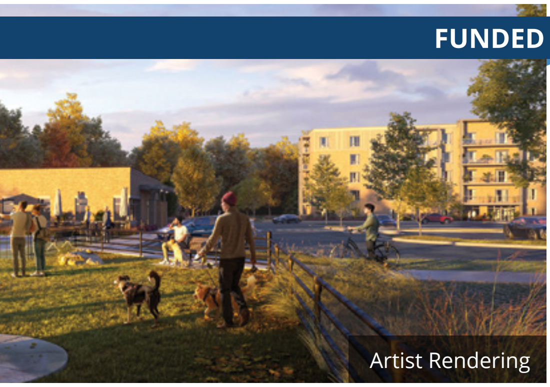

FUNDED

Artist Rendering

SkyDev Phase 1 Simcoe LP | 157 Queensway East, Simcoe, ON

Mid-Rise Apartment Development, 199 Suites

SkyDev Phase 1 Simcoe LP is nestled on the northeast side of Simcoe in the heart of Norfolk County, this three-building apartment development will consist of 199 rental suites. The community is in close proximity to a multitude of retail amenities, services, and restaurants. Adjacent to natural greenspaces and nearby trails, this rental apartment community will include modern finishes, as well as offering on-site indoor and outdoor amenities.


FUNDED

Artist Rendering

SkyDev Phase 1 Belleville LP | 201, 203 & 205 Sienna Avenue, Belleville, ON

Mid-Rise Apartment Development, 164 Suites

SkyDev Phase 1 Belleville LP is located in west Belleville, this two-building apartment development will consist of 164 rental suites and backs onto expansive conservation lands and Potter's Creek. The development's two buildings have been oriented to ensure views of the Bay of Quinte from the upper levels. The development will have multiple amenities adjacent to open conservation lands, providing tranquil views for residents. These amenities include indoor/outdoor lounge areas, fitness facilities, pickleball courts, and a dog run.

Historical Performance of Completed Partnerships[4]

Number of Completed Projects	13
Internal Rate of Return[3]	15%–41%
Timeline	2–7 Years
Return on Equity (ROE)[2]	20%–80%

DISCLAIMER

[1] As at March 31, 2026.
[2] Return on Equity (ROE) is the ratio of the return to the Peak Equity (the highest sum of equity invested at any point in time over the course of the development).
[3] Development Internal Rate of Return (IRR) is the discount rate that makes the net present value of a project zero.
[4] Historical performance figures, ranges, and timelines represent all completed SkyDev projects. A full list of completed projects is available at SkyDev.ca/Portfolio.

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SkyDev does not undertake to update any such forward-looking information whether as a result of new information, future events or otherwise. In some instances, forward-looking information can be identified by the use of terms such as “may”, “should”, “expect”, “will”, “anticipate”, “believe”, “intend”, “estimate”, “predict”, “potentially”, “starting”, “beginning”, “begun”, “moving”, “continue”, or other similar expressions concerning matters that are not historical facts. Forward-looking statements in this commentary include, but are not limited to, statements related to acquisitions or dispositions, development activities, future maintenance expenditures, financing and the availability of financing, tenant incentives, and occupancy levels.

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