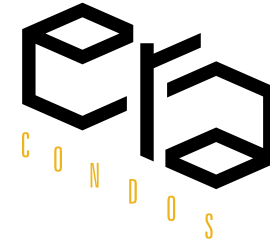




minto
Communities



minto's calgary story.

After much success in Ottawa, Toronto, and Florida since our beginning in 1955, The Minto Group decided to expand its business into Western Canada and Minto Properties first entered the Calgary market in July 2012.

We have a pipeline of 3500+ units and 5 properties in Calgary. **The Boroughs** (500 units), **Grandview** (2,500 units), **The Annex** (108 units), **Era** (186 units), **The Annex II** (100 units).

to date, minto has

8 rental properties in Calgary

totalling

1560 units

future minto communities projects.

Community of 500 townhomes and mid-rise condos located in Calgary's South East, across from Easthills Shopping Centre with 1 million square feet of retail, only 15 mins to downtown.

Master planned Community of 2500 single family detached, semi-detached, townhomes and condos in Airdrie, located 30 minutes North of downtown Calgary.



directory.



1.5 hour drive
to Banff



nearby campuses
10 min. drive to SAIT,
14 min. drive to Mount Royal,
16 min. drive to U of C



nearby bus stops
10+ bus stops just steps from
your front door



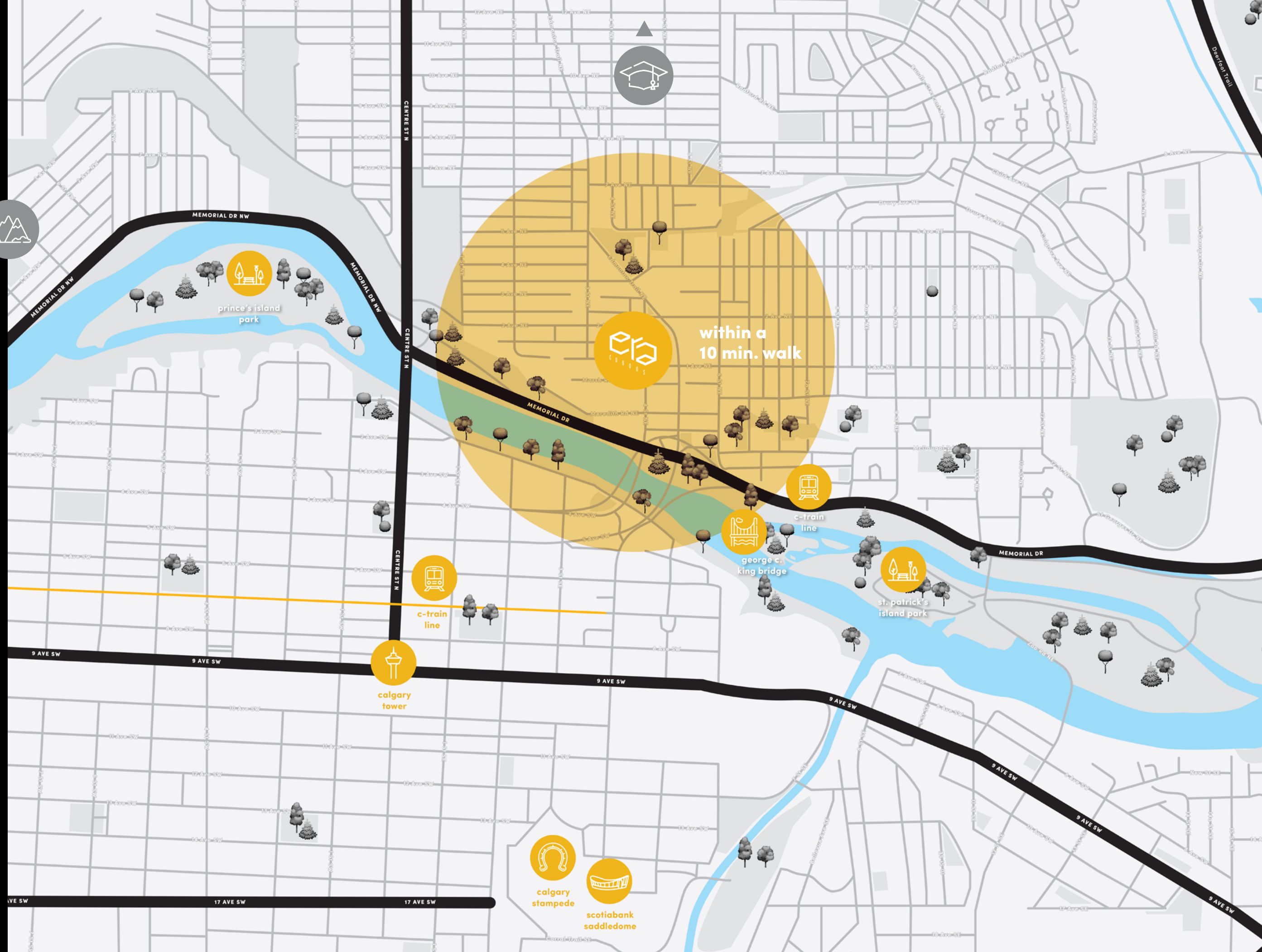
10 min. walk
to the nearest C-Train station



5 min. bike ride
St. Patrick's Island Park
& Prince's Island Park



2 min. walk
to Bow River and path-
way system



**within a
10 min. walk**

18 restaurants
& bars

6 drug
marts

4 grocery
stores

6 coffee
shops

3 gyms

3 schools



Preliminary Revit Renderings

NE Corner



NW Corner



SW Corner





rooftop views.



For a 360 View check out - <https://cutt.ly/dhJJb8K>

views.

features & amenities.

common amenities.

- access to Era 1 condo rooftop patio that includes outdoor dining areas, fireplace, BBQ areas, and lounging space
- underground visitor parking
- intercom entry system
- secured access via electronic encrypted security fob for: main building access, bike storage, underground parking, and storage lockers

sustainability commitment.

what sustainability means to Minto.

We're focused on building better communities, one home at a time – and sustainability is a big part of our "better". by improving building performance, we're helping to reduce utility consumption and save homeowners money while reducing impact on the environment. creating better spaces that promote comfort, cost savings, health and community connections is something we're completely committed to.

what is a LEED certification?

LEED (leadership in energy and environmental design) is a rigorous, third-party green building rating system that emphasises water use reduction, improved energy performance through equipment and appliance selection, suite compartmentalization, effective ventilation, and indoor air quality.



location & transportation

- the Era location encourages less reliance on a vehicle-dependent lifestyle. the building is located steps from the bow river & pathways creating accessibility to transit and cycling infrastructure.



water efficiency

- low-flow plumbing fixtures contribute to water use savings up to 44% when compared to standard fixtures.
- careful specification of non-native plants and smart irrigation systems will contribute to outdoor water saving of up to 32% compared to standard irrigation systems and planting.
- Era aims to save approximately 44% in water efficiency compared to other similar buildings not pursuing a LEED certification.



energy & atmosphere

- long-lasting LED lighting specified throughout each suite and common areas in the building.
- indoor lighting specifications aim to use 46% less electricity than traditional (incandescent or fluorescent) lighting, producing equivalent amounts of light and contain no mercury.
- suites are complete with a HRV (Heat Recovery Ventilation unit) which allows for incoming fresh air from the outdoors and more efficient heating and cooling.
 - HRV units offer an average effectiveness of 58-72% better than buildings without these units resulting in lower utility costs and money savings.



sustainable sites

- conscious of the impact Era construction will have on our environment.
- through sustainable construction practices, erosion and sediment controls will be put in place to reduce the overall impact on the municipal stormwater system.
- non-toxic pest control measures in place to limit damage by insect and rodent infestations such as:
 - concrete foundation walls
 - non-wood material for all structural elements
 - increased spacing between soils & non-masonry siding
 - sealing of all cracks
 - rain gutters to discharge more than 600mm from the foundation



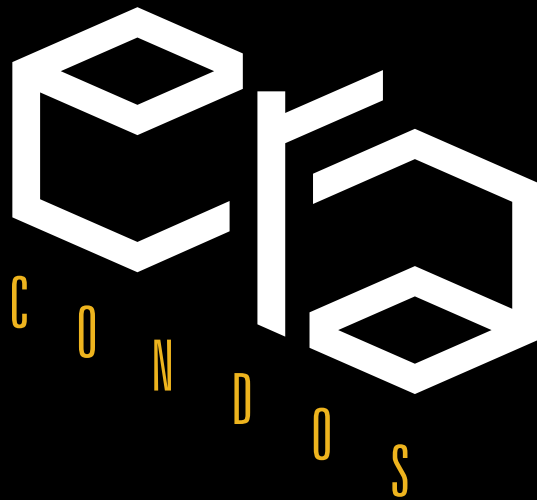
materials & resources

- building specifications are selected with the environment in mind.
- dedicated to sustainable construction practices.
- limit the amount of waste sent to landfills through recycling construction waste.



indoor environmental quality

- providing a more comfortable indoor environment to aid in the health and well-being of occupants.
- 4 pipe fan coil units allow for heating or cooling on demand at any time of the year.
- constant supply of fresh air in suites through the use of an individual HRV (Heat Recovery Ventilation unit).
- compartmentalized units limits the transfer of air and odours.



minto.com/era