



REGAL PLAZA



TORONTO'S NEW PREMIER BUSINESS ADDRESS



Take your business to new heights.

Minutes from Pearson International Airport and steps from The Toronto Congress Centre, Regal Plaza is Toronto's newest luxury office condominium and hotel. With public transit at its door step and Hwy 401 entry across the street, makes it a prime location for businesses to thrive.



Artist's concept

Business poised to take on the world.

Regal Plaza represents an unparalleled opportunity to put your business at the gateway to the world. Regal Plaza's ideal location, unsurpassed architectural excellence, and the amenities any successful business demands, makes Regal Plaza Toronto's premier business address.

Regal Plaza Features:

12-storeys

4 floors of office space- ground floor mezzanine and Levels 2, 3, and 4

193 hotel suites on levels 5-11

Ground floor retail and restaurant

Large multi-use atrium

2 levels of underground parking - 295 Spaces

575 surface parking spaces





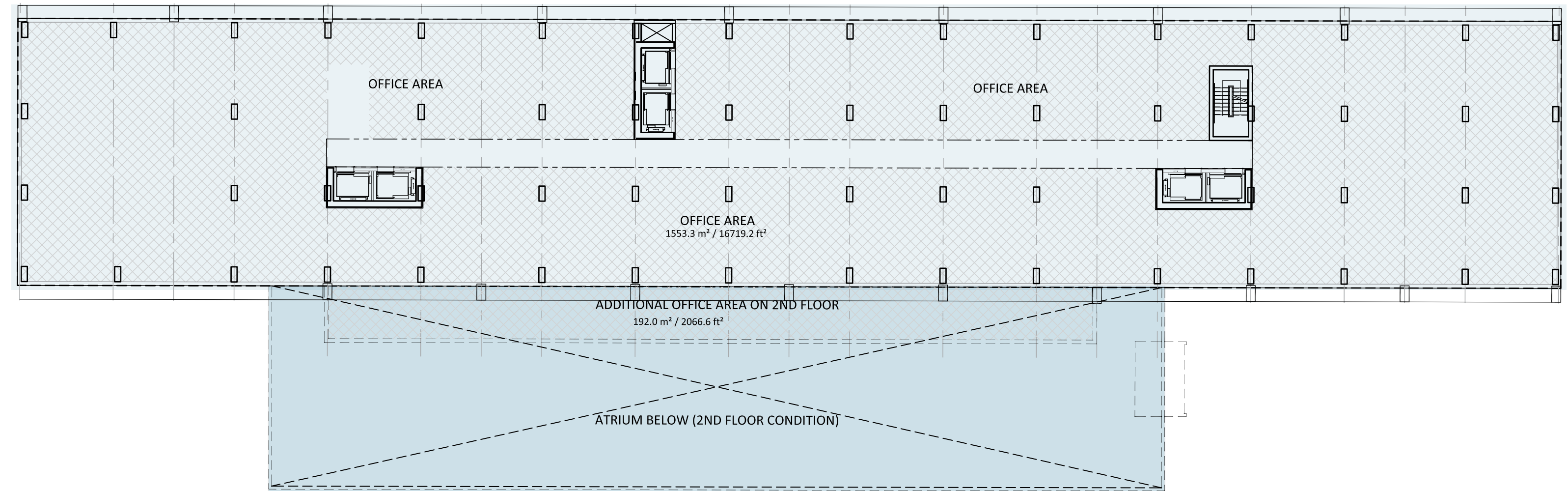
Own a new office in
Toronto with an executive
class address.

Whether your business is domestic or international, Regal Plaza gives you the opportunity to purchase your own office space just minutes from Toronto Pearson Airport.

Office suites can be purchased as complete turn key spaces that include furnishings and even kitchenettes and bathrooms or you can purchase an empty suite that you can have designed and finished to your own specifications.

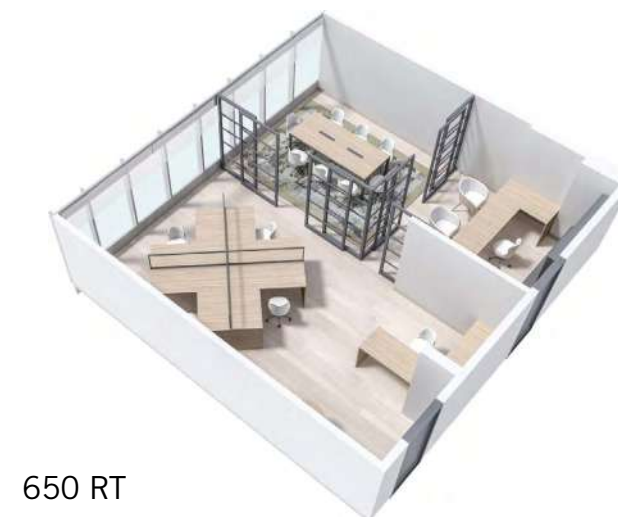


Prime Office & Retail Spaces



Office spaces are available in 650 and 750 square foot modules, which can be combined to create a larger space as needed.

2ND TO 4TH FLOOR



The Perfect Blend.

Regal Plaza offers an eclectic mix of office, retail, and even a world-class hotel. The result is an address ideally suited for business.





At Your Service

Because your new office will be located amidst a luxury hotel, you can enjoy all the benefits and conveniences that the hotel has to offer, including room service right to your suite.



In the heart of international trade.

Regal Plaza is located near the Canadian Head Offices of some of the world's most successful corporations. From UPS and Purolator to Pepsi and General Mills, Regal Plaza is surrounded by countless corporations clustered around the airport and beyond. And with air traffic at Pearson Airport rising steadily year over year the time has never been better to own at Regal Plaza.



Transit Score:

70

EXCELLENT TRANSIT

Transit is convenient for most trips.

Regal Plaza's wealth of nearby amenities make it the epicentre for business in Toronto.



Toronto Population:

6.31 MILLION

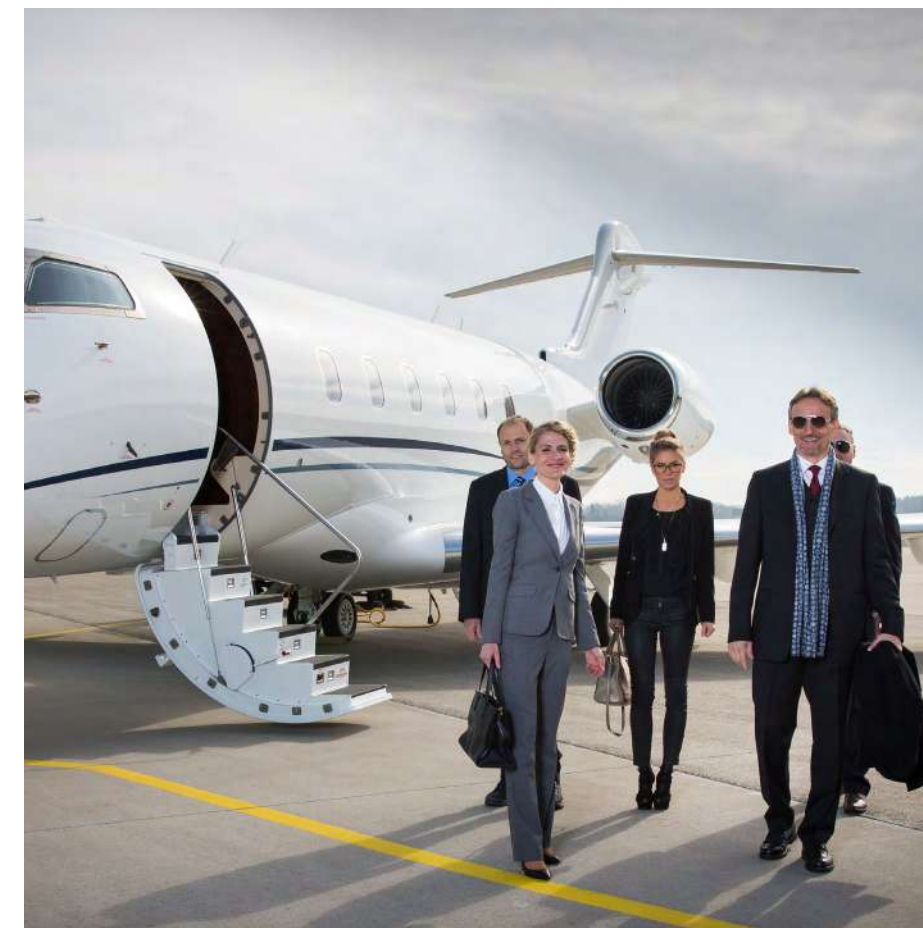
A 0.93% INCREASE
FROM 2021.



The Building:

200,000 SQUARE FEET

12 STOREYS, 4 FLOORS OF
UNPARALLELED OFFICE SPACE
TOTALING OVER 60,000 SQ. FT.



An investment in Toronto.

As Canada's business and financial capital and a growing financial hub in North America, Toronto offers significantly lower operating costs and gives businesses a globally connected, highly-educated talent pool that is the envy of the world. And Toronto leads the way in the following industries:

AEROSPACE

Toronto and its surrounding region are home to Canada's second largest aerospace cluster and a growing aerospace campus hub.

DESIGN

Toronto employs the largest design workforce in Canada and third largest in North America.

EDUCATION

World renowned for the quality of its schools, Toronto is the largest centre of education in Canada.

EVENTS

The city provides support and consultation services for local and international-level public and private sector events.

FASHION/APPAREL

Toronto's fashion cluster is driven by acclaimed designers, trendsetting retailers and skilled manufacturers.

FILM

Toronto boasts over 40 years of international experience in film and television production, and post-production.

FINANCIAL SERVICES

Toronto is the business and financial capital of Canada, and is the second largest financial centre in North America by employment.

FOOD & BEVERAGE

The Toronto region houses the greatest concentration of food and beverage manufacturers in Canada.

GREEN

A growing number of green innovators are located here, making Toronto's green economy an exceptionally diverse sector.

LIFE SCIENCES

Canada's life sciences expertise is concentrated in Toronto and focuses on the future of medicine from discovery to delivery.

MUSIC

Toronto is the largest centre of music in Canada and one of the most varied and vibrant music cities in the world.

TECHNOLOGY

Toronto is North America's fastest growing technology market and eighth most popular destination for global tech talent.

TOURISM

Welcoming over 40 million visitors annually, Toronto is the leading tourism destination in Canada.

▲
INVESTMENT
FOR THE PAST 3 YEARS TORONTO
HAS BEEN ONE OF THE HOTTEST
REAL ESTATE MARKETS IN THE WORLD.

▲
CAPITAL VALUES
TORONTO IS RANKED 3RD IN
GLOBAL LIST OF REAL ESTATE MARKETS

The gateway to North America.

Whether you choose to innovate, manufacture, create, or learn, Toronto's unique offering of life, talent, and a competitive business climate make it the best choice for companies looking to grow.

Toronto's startup ecosystem is the largest in Canada and ranks in the top 20 most active startup scenes in the world

– Compass Global Startup Ecosystem Ranking, 2021

Eighth most popular destination for global talent – ahead of San Francisco, Tokyo, Munich and Copenhagen

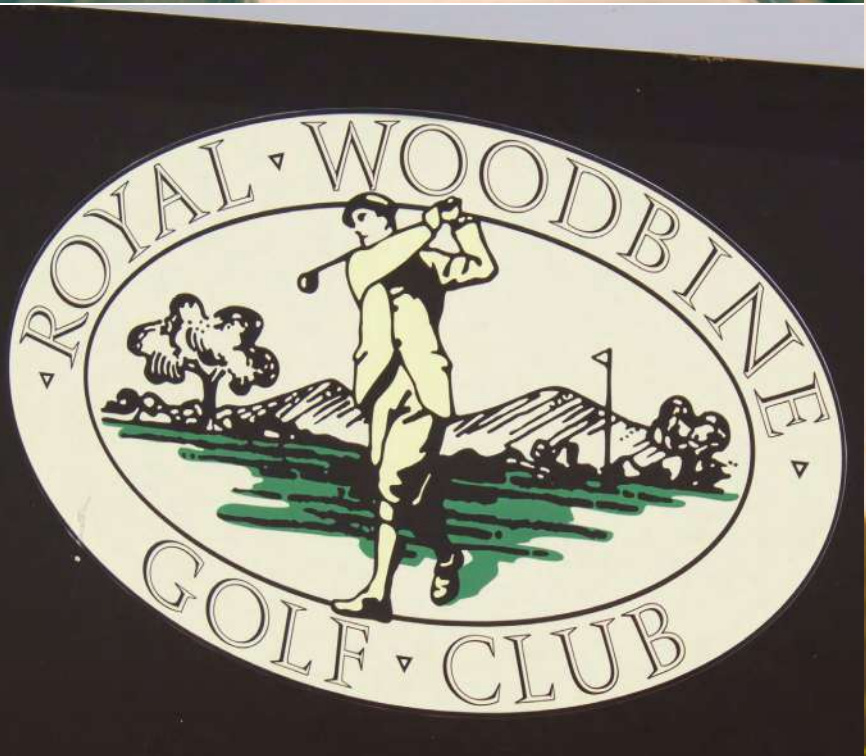
– Boston Consulting Group, 2020

Amenities Abound

From some of Canada's top corporations to every conceivable amenity, Regal Plaza is situated in the heart of it all right next to Pearson Airport.

-  Business/Industry Commercial Area Zone
-  Residential Area Zone





The Team

As shareholders in our developments, we are truly committed to the success and quality of each project we build. Through our involvement in every aspect of a project we maintain the highest standards of quality control along the way. At SAMM Developments, we work only with partners and suppliers who are considered the gold standard in their area of expertise.



SAMM Developments

SAMM Developments is a comprehensive company specializing in seven distinct industries, including: mining, foreign trade, tourism, real estate, food, automotive and petro-chemistry. Continually improving and developing its strong institutional structure in local and foreign markets; offering its services, qualified human resources, innovative initiatives, cutting-edge technology and strong brands within each of these sectors.



IBI Group Architects

Founded in 1926, IBI Group Architects has extensive expertise in the design of hotel, residential, office and retail uses which has led to their emergence as the pre-eminent Canadian firm engaged in the design of mixed-use developments for some of the largest developers in North America and best known international hotel brands. With over 1,100 passionate architects on staff, IBI Group is one of the largest architectural firms in the world.



Cole Engineering

Cole Engineering Group Ltd. is a mid-size Canadian multi-discipline firm providing specialized consulting and engineering solutions which address population growth and related environmental impacts through four major divisions: Environment & Energy, Water & Infrastructure, Transportation and Urban Development.



IBI Group Planning & Urban Design

As leaders in the dynamic discipline of shaping a community for the future. IBI's collaborative planning practice produces long-term strategies that position communities for success in every aspect of the urban experience – from day-to-day living, learning and health, to major transportation and infrastructural growth. The result is planning and urban design solutions that create the blueprints the next chapter of urban existence.



Ferris + Associates Inc.

With a broad range of residential, institutional, commercial, international, academic and master planning projects, Ferris + Associates Inc. draws on an extensive pool of experience. Experience stemming from the successful completion of the design, development, approval processing, drawing production and contract administration for many complex, high quality projects.



Goodmans Law LLP

Goodmans LLP is recognized internationally as one of Canada's premier transaction law firms offering a unique combination of skills spanning business law and litigation; public and private; tradition and innovation. Delivering intelligent solutions, responsiveness, energy, talent, and determination to Canada's largest corporations, financial institutions and multinationals.



Sigmund Soudack & Associates

Established in 1968, Sigmund Soudack & Associates' focus is singular: to meet clients' toughest structural challenges with the most cost-effective engineering solutions. By working in partnership with developers and architects visionary architectural designs are realized while meeting stringent budgets and timelines.



Novus Environmental Inc.

Novus Environmental Inc. specializes in the fields of air quality, wind & climate, sound & vibration, and sustainable water with a goal of harmonizing the built and natural environments. Although Novus' lead experts have numerous years of experience, it prides itself on continually challenging themselves to listen, innovate and offer a new spirit in consulting today and moving forward.



LEA Consulting Ltd.

Since the mid-1950s, LEA Consulting Ltd. has been providing consulting and advisory services in project management, transportation planning, intelligent transportation systems (ITS), infrastructure security, contract administration; and highway, municipal road, and bridge design, to a wide range of clients in the public and private sectors across Canada.



Central Capital Realty

As one of Toronto's prestigious brokerages, Central Capital group prides itself in developing long-term strategic realtor partnerships. With over 8 years of real estate experience in the GTA, and clients all over the globe, Central Capital consistently provides incomparable results in the Canadian new commercial marketplace. With proven expertise in development and operation, Central Capitals' capabilities have grown to include a variety of urban, mixed use, residential developments.



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