



## Low Carbon Communities & Multi-Unit Residential Buildings

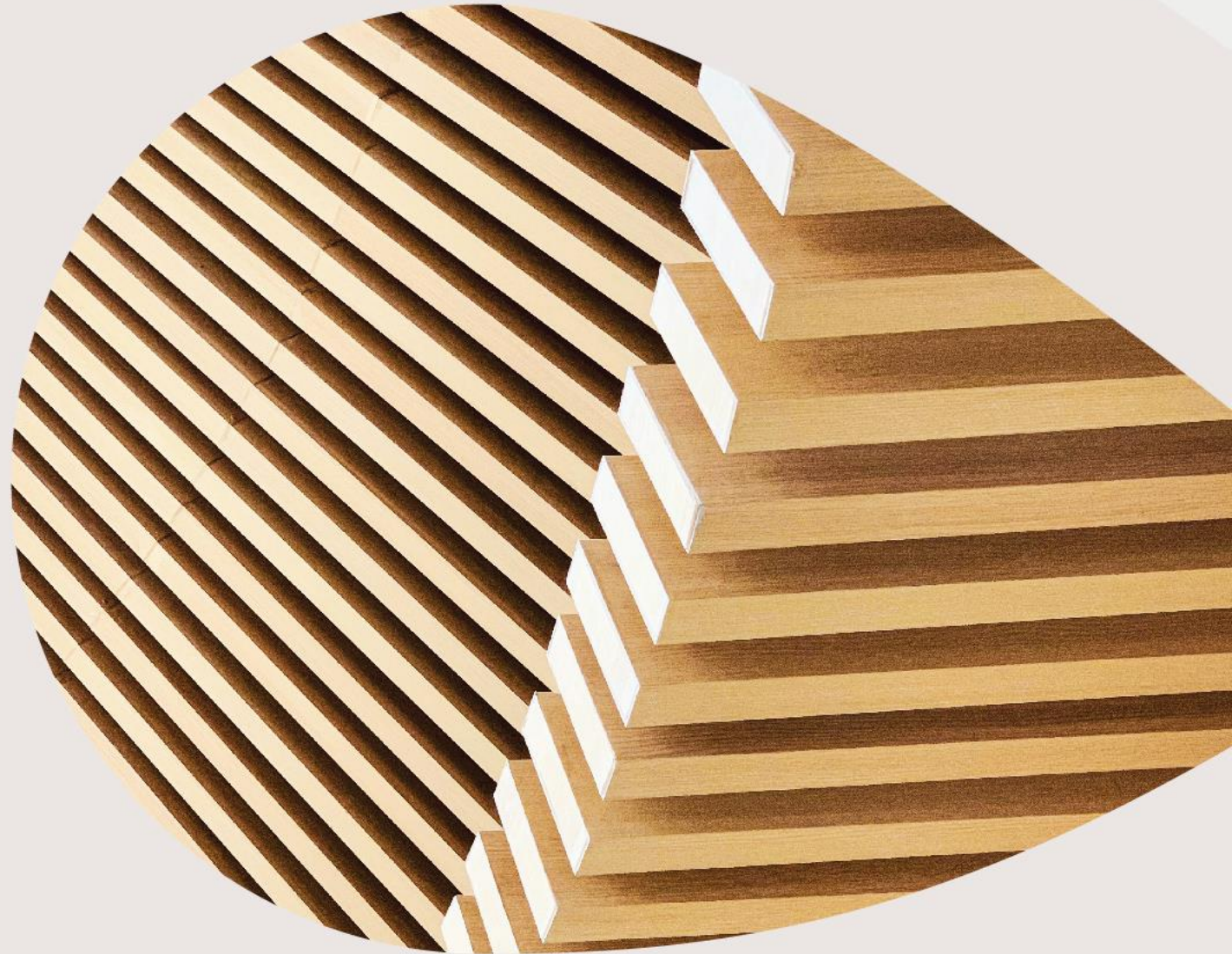
CONFIDENTIAL

[www.cetanareit.ca](http://www.cetanareit.ca)

  
C E T A N A

# Section 1: Why Cetana?

## A Scalable Multi-Residential Housing Opportunity





# Cetana REIT Growth Strategy



- Green Building
- Low Carbon
- Mass Timber
- Healthy Living
- Smart Technologies
- Sustainable Communities





# Professional Leadership



## *Cetana REIT Executive*

- |                        |                                     |
|------------------------|-------------------------------------|
| Andrew Bowerbank       | • Managing Partner, CEO             |
| Natasha Arsenijevich   | • Partner, CSO                      |
| Paul Ghezzi <i>CPA</i> | • Partner, CFO                      |
| Antonio Meschino       | • REIT Manager & Investor Relations |

## *Cetana REIT Trustees*

- |                  |                                  |
|------------------|----------------------------------|
| Andrew Bowerbank | • Managing Partner, CEO          |
| Adam Muggleton   | • AESG – Global Director         |
| Peter Friedmann  | • CMHC – Senior Executive (ret.) |

## *Industry Experts*

- |                   |   |
|-------------------|---|
| Allan Partridge   | • Next Architecture – Partner           |
| Luke West         | • Collegium – Co-Founder                |
| David Bowick      | • Blackwell Eng. – Partner              |
| David De Rose     | • Synergy Partners – Managing Principal |
| Patrick Chouinard | • Element 5 – Founder                   |

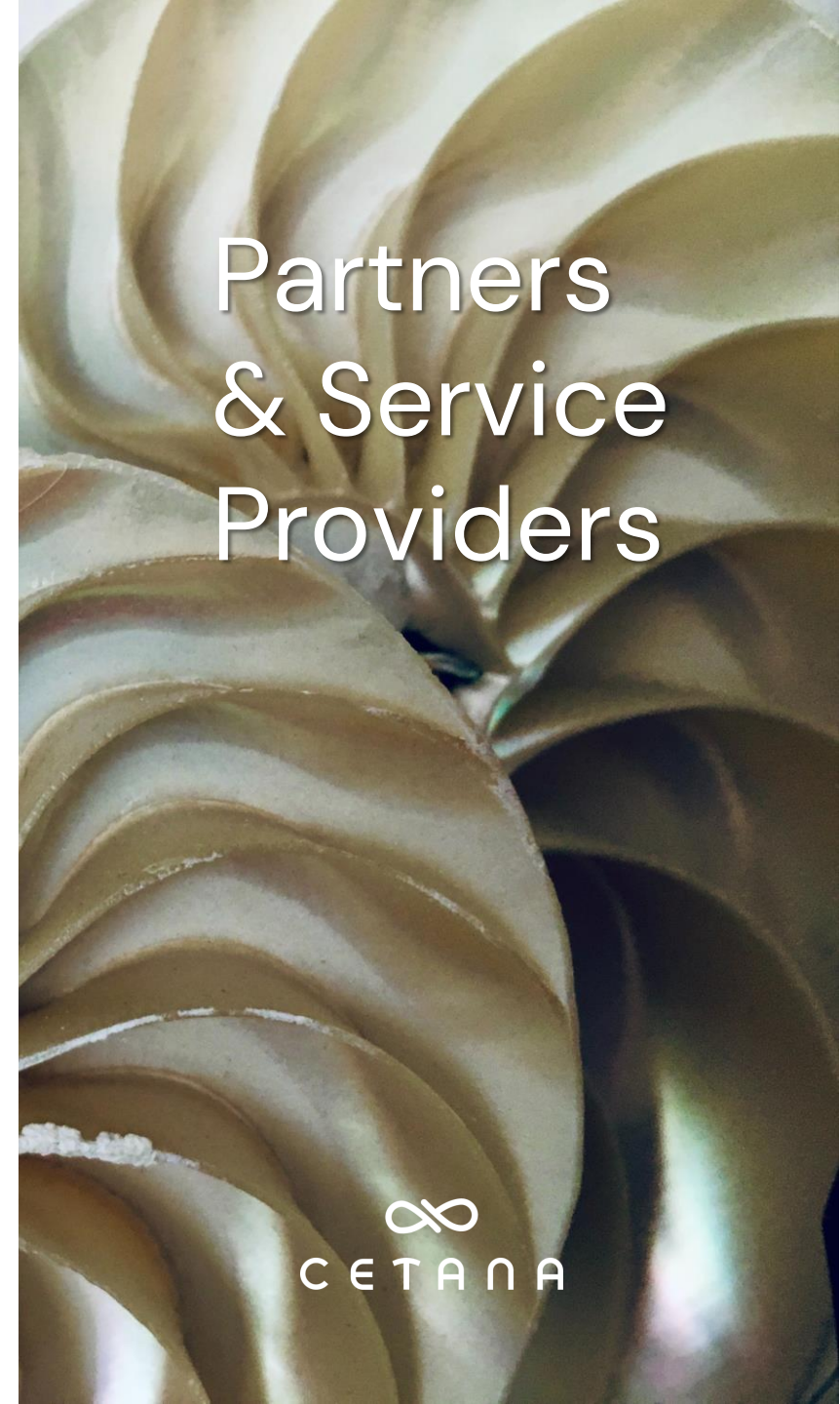
Design & Development Associates



Technical Experts & Service Providers



Partners  
& Service  
Providers







# Project Leadership

## CEO, Andrew Bowerbank



*Mohawk College Joyce Center for Innovation  
Hamilton, Ontario*

**Project Proponent:**  
Andrew Bowerbank, EllisDon

**Project Info & Specifications:**

- Net-Zero Energy – 1<sup>st</sup> in Ontario
- B&H Architects
- Completed 2018



*TRCA Restoration Services Building  
Vaughan, Ontario*

**Project Proponent:**  
Andrew Bowerbank, TRCA

**Project Info & Specifications:**

- LEED Platinum – 1<sup>st</sup> in Ontario
- Montgomery Sisam Architects
- Completed 2010



*PowerStream (Alectra Utilities) Head Office  
Vaughan, Ontario*

**Project Proponent:**  
Andrew Bowerbank, TRCA

**Project Info & Specifications:**

- LEED Gold; EV Micro-grid
- Battaglia Architects
- Completed 2012



# Project Leadership

## Architect, Allan Partridge



*Dow Chemicals, ethylene plant expansion  
Fort Saskatchewan*

Project Proponent:  
Allan Partridge

Project Info & Specifications:

- Net-Zero Carbon – 1<sup>st</sup> in North America
- Next Architecture
- Currently under development



*Headquarters – Alberta Union of Provincial Employers  
West Edmonton, Alberta*

Project Proponent:  
Allan Partridge

Project Info & Specifications:

- LEED Gold & WELL
- Next Architecture
- Completed 2022



*Art Gallery of Alberta  
Edmonton, Alberta*

Project Proponent:  
Allan Partridge

Project Info & Specifications:

- Randall Stout Architecture
- Completed 2022



# Project Leadership: Engineering Team



Enclosure  
Engineers

121 King Street W  
Toronto, Ontario

- Bental Green Oak
- LEED Gold



Structural  
Engineers

CAMH Research Centre  
Toronto, Ontario

- Mass timber
- Winner Of A 2020 Cdn. Architect Award Of Excellence



M&E  
Engineers

Rogers Place  
Edmonton, Alberta

- Sports & entertainment
- CEA Award of Excellence



Energy  
Engineers

Zibi Mixed-Use  
Ottawa, Ont/Gatineau, Que

- District Energy
- Zero Carbon

(Advisors only,  
not contracted  
to Cetana REIT)



Land-use  
Planning

2384/2388 Yonge Street  
Toronto, Ontario

- Project Management
- Residential Land Use Planning + Development



Green Building  
Engineers

485 Albert Street  
Kingston, Ontario

- Mixed-use residential
- Zero Carbon



# Mass Timber

## Experience and Expertise

Mass timber refers to a category of large-scale, engineered wood products that are used as structural elements in building construction.

Executives at Cetana are experienced leaders in the wood products and mass timber sector in Canada.

*“Recognized as the latest innovation in ICI and multi-unit residential construction, we are confident in the economic, environmental and human health benefits of mass timber. As such, Cetana is committed to using structural mass timber for every project possible.”*

Andrew Bowerbank Cetana Managing Partner & CEO





# Collegium



## A new digital project management system

Collegium promises to disrupt current practices by significantly improving architecture, engineering, and construction practices.

*"Adopting the latest innovation in project management is a commitment we have made at Cetana. Partnering with Collegium will dramatically speed up construction and reduce costs for maximum efficiencies."*

Paul Ghezzi, Cetana Partner & CFO

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# REACH

NATIONAL ASSOCIATION OF REALTORS®





Health



C E T A N A



*“At Cetana, we place health & wellness as a primary design objective for all projects. Our partnership with SE Health will ensure all tenants have the interior space considerations they require to suit their lifestyle.”*

Natasha Arsenijevich,  
Cetana Partner & CSO

Exploring new partnership opportunities



# Multi-Residential Buildings

## Federal & Provincial Housing Needs

### Affordable Housing

- Replicable building design
- Focus on needs of skilled trades & immigration

### Quality of life

- Cultural identity & community living
- Healthy, generational living
- Located near growth centres

### Climate Change

- Resilient planning
- Adaptable design
- Zero carbon
- Energy efficiency







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