

SNLC

YOUR INDUSTRIAL ADVANTAGE IS STONEY NORTH

2.2 MILLION SF OF
INDUSTRIAL SPACE IN
BALZAC/ROCKY VIEW



STONEY NORTH
LOGISTICS CENTRE

GWL REALTY
ADVISORS

ENRIGHT

OPPORTUNITY

Stoney North Logistics Centre (SNLC) is a master-planned industrial park with an outstanding location in the Balzac area of Rocky View County (RVC). SNLC will include multiple buildings with approximate sizes of 200,000 SF to 1,000,000 SF and a total leaseable area of over 2 million SF. Located at the intersection of Stoney Trail and Dwight McLellan Trail, Stoney North is the best located logistics centre in RVC.

HIGHLIGHTS

- 128-acre site
- 2.15 million SF of building
- Two access points off Dwight McLellan Trail
- Immediate access to Calgary's primary road networks (Stoney Trail, Highway Two/QE2/Deerfoot Trail, and Trans-Canada Highway)
- Dual and rear load configurations with abundant trailer storage and parking
- Phase 1: fully leased
- Phase 2: available 2027



JOIN THESE
LOGISTICS LEADERS
IN BALZAC

SNLC



WINNERS



THE ROCKY VIEW/BALZAC ADVANTAGE

Balzac in Rocky View County is Western Canada's premier location for logistics to service all of Western Canada and the U.S. Pacific Northwest.



Reach a market of more than **50 million+** in one transportation day or less



Key **drive times:** Vancouver 11 hours, Winnipeg 12 hours, Seattle 12 hours, Salt Lake City 13 hours, Denver 17 hours, Los Angeles 23 hours



The intersection of Canada's **Highway One** (east/west) and the **Highway Two/CANAMEX Corridor** (north/south)



Over **4,300 cargo landings and 88,869 tonnes of aviation freight** through YYC/Calgary International Airport (2019); top 5 cargo destination in Canada



Outstanding **multimodal linkages** to North American markets



YYC: 10 minute drive time
Downtown Calgary, CP and CN Intermodal Yards: 20-25 minute drive times



State-of-the-art infrastructure



+/- 50% savings in property tax compared to City of Calgary

FAVOURABLE TAXATION MAKES THE DIFFERENCE

Compared to the City of Calgary, Rocky View County has a mill rate that is approximately 50 percent less. Rocky View County will save industrial users approximately \$1.47 per square foot in operating expenditures per year, a tax savings of \pm 50% over a ten-year lease compared to the City of Calgary.









For a 500,000 SF building, the estimated savings can be approximately \$735,000 per year or more than \$7M over a 10-year term.

PROPERTY	TAX ADVANTAGE	TOTAL SAVINGS
500,000 SF Building	\$1.27 per SF	\$636,000 per year



LEGEND



-  Stoney Trail
2 minutes
-  16 Ave/Trans-Canada Highway
12 minutes
-  Highway 2/QE2/Deerfoot Trail
4 minutes
-  Calgary International Airport
10 minutes
-  Downtown Calgary
20 minutes
-  Airdrie
10 minutes
-  CN Intermodal Site
20 minutes
-  CP Intermodal Site
25 minutes

REGIONAL DRIVE TIMES:

Red Deer, AB
1 hour and 15 minutes

Edmonton, AB
2 hours and 40 minutes

Vancouver, BC
11 hours

Seattle, WA
12 hours

Los Angeles, CA
23 hours

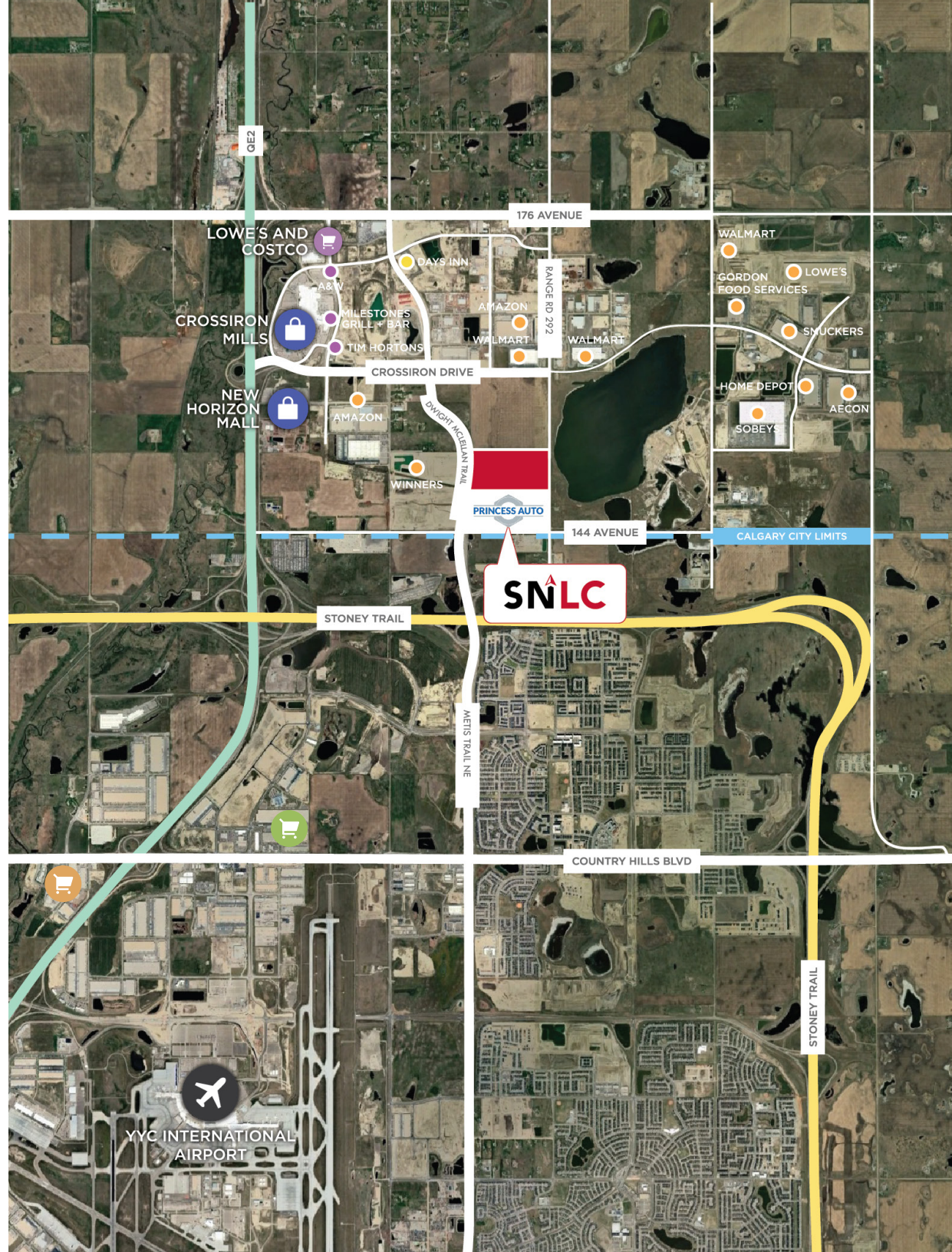


AMENITIES

Stoney North Logistics Centre is conveniently located near CrossIron Mills Shopping Centre, Alberta's third largest enclosed shopping centre with 1.1 million SF of retail and food amenities. CrossIron Mills is home to more than 200 specialty stores, Bass Pro, Cineplex, Sport Chek, the CrossIron Food Hall, A&W, Petro-Canada, Milestones Grill and Bar, Tim Hortons and more.

LEGEND:

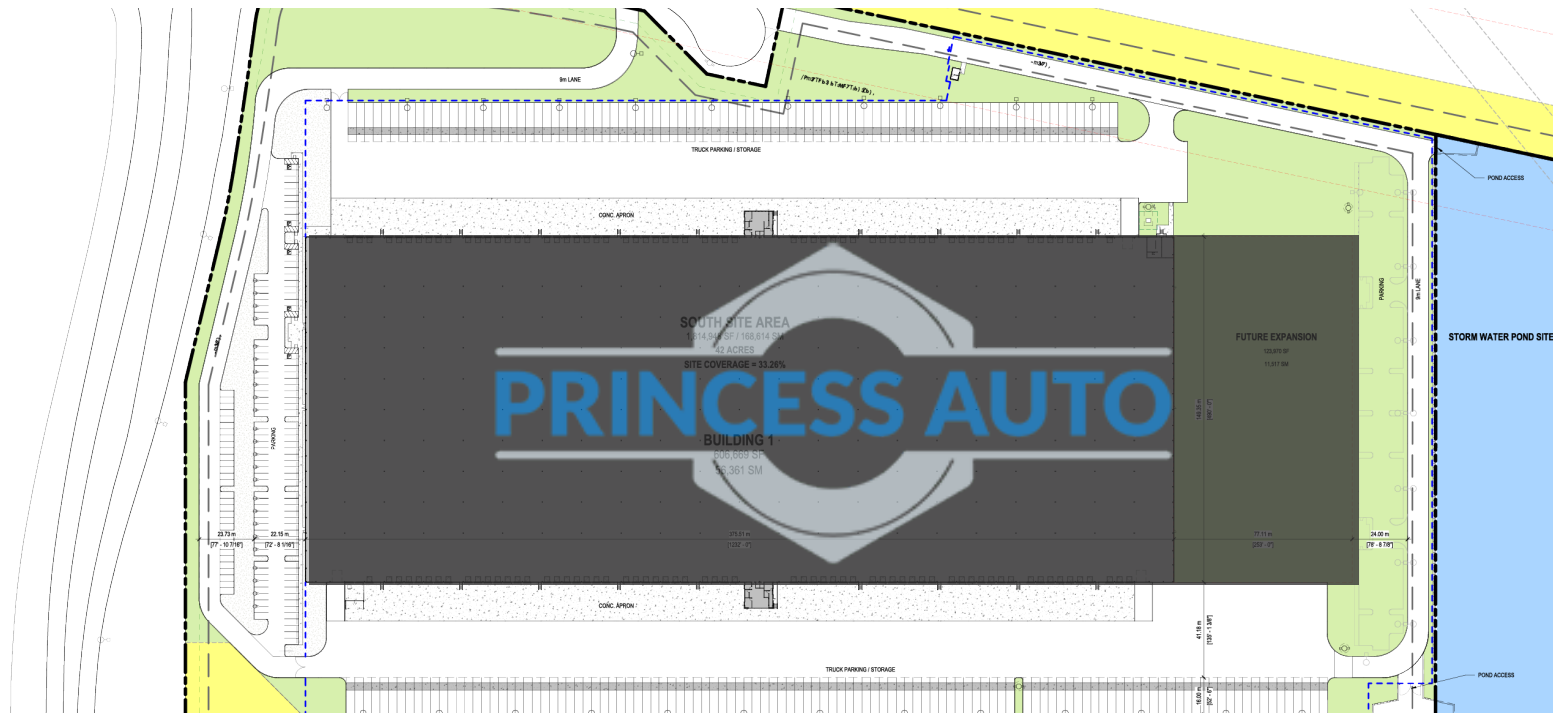
-  CrossIron Mills and New Horizon Mall
5 minutes
-  Lowe's and Costco
5 minutes
-  The District at North Deerfoot
(Starbucks, McDonald's, Subway, Dairy Queen, Jiffy Lube, Kingo Sushi, Star Liquor and Wine)
8 minutes
-  Stonegate Plaza
(Gold's Gym, Thai Express, Mucho Burrito, Century Downs Racetrack and more)
10 minutes



PHASE 1 - LEASED TO PRINCESS AUTO, OPENING Q3-2026

BUILDING SUMMARY

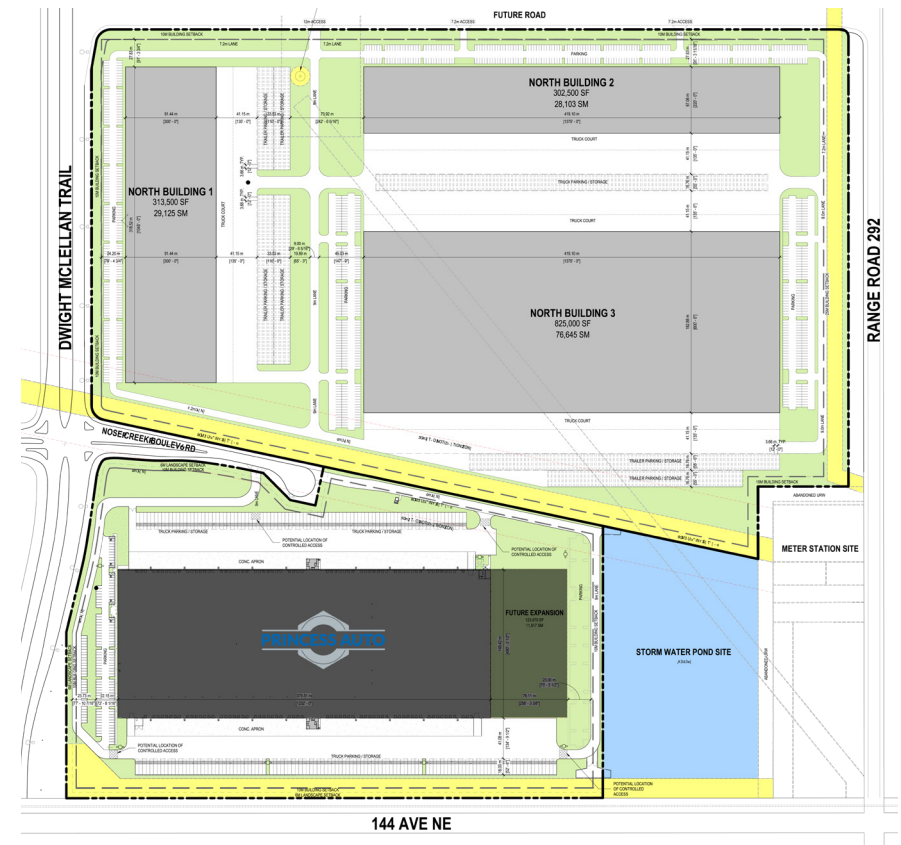
BUILDING #	BUILDING SUMMARY	BUILDING AREA
Building 1	Type: Dual Load Clear Height: 40' Dimensions: 490' x 1,232' Trailer Storage: 147 Stalls Completion: Q3 2026 Tenant: Princess Auto	606,669 SF



PHASE 2 - COMING 2027

BUILDING SUMMARY - OPTION 1

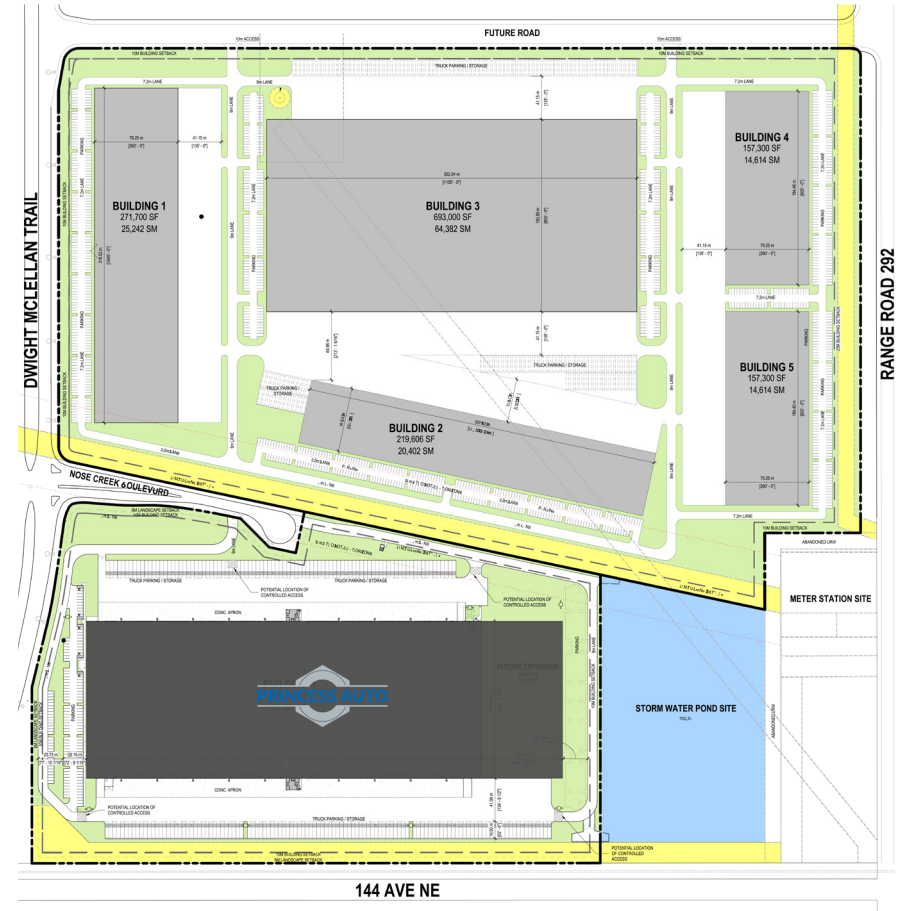
BUILDING #	BUILDING SUMMARY	BUILDING AREA
Building 1	Type: Rear Load Clear Height: 36' Dimensions: 300' x 1045'	313,500 SF
Building 2	Type: Rear Load Clear Height: 32' Dimensions: 1375' x 220'	302,500 SF
Building 3	Type: Dual Load Clear Height: 40' Dimensions: 1375' x 600'	825,000 SF
TOTAL:		1,441,000 SF



PHASE 2 - COMING 2027

BUILDING SUMMARY - OPTION 2

BUILDING #	BUILDING SUMMARY	BUILDING AREA
Building 1	Type: Rear Load Clear Height: 36' Dimensions: 260' x 1045'	271,700 SF
Building 2	Type: Rear Load Clear Height: 32' Dimensions: 1098' x 200'	219,606 SF
Building 3	Type: Dual Load Clear Height: 40' Dimensions: 1155' x 600'	693,000 SF
Building 4	Type: Rear Load Clear Height: 32' Dimensions: 260' x 605'	157,300 SF
Building 5	Type: Rear Load Clear Height: 32' Dimensions: 260' x 605'	157,300 SF
TOTAL:		1,499,000 SF



ALBERTA INSIGHTS



ECONOMY

Alberta's economy is forecast to **grow** at an **annual rate of 2.5%** in 2025 and **2.3%** in 2026. Relative to the other provinces in the country, Alberta ranks **#1** in expected Real GDP growth.



POPULATION

The population in Alberta is projected to **grow** at an **annual average rate of 1.4%** from 2026 - 2027, followed by **1.6%** growth in 2028.



EMPLOYMENT

Total employment is expected to grow by **+622,700 jobs over 2025 - 2030**. Alberta ranks first overall among provinces by this metric.



ABOUT ENRIGHT CAPITAL

Enright Capital Ltd. develops best-of-class industrial projects for core portfolios. We have extensive experience in building greenfield business parks and stand-alone industrial buildings on behalf of our institutional partners. Enright meets occupiers' strategic real estate needs by creating master-planned business parks with premium locations and best-of-class construction. Our full product cycle expertise ranges from planning and zoning to land development, building design, vertical construction, leasing and property management.

ABOUT GWL REALTY ADVISORS

As a wholly owned subsidiary of the Canada Life Assurance Company, GWL Realty Advisors Inc. is a leading international real estate advisor focused on growth and delivering stable, long-term returns for our clients. We provide asset management, property management, development, and customized real estate advisory services to a variety of pension funds and institutional clients. Our team has extensive experience in all facets of real estate investment, management, and development, specializing in office, multi-residential, industrial, retail, and mixed-use assets as well as having a dynamic pipeline of new development projects. In Canada we employ over 700 people with assets under management totaling approximately \$18 billion.



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