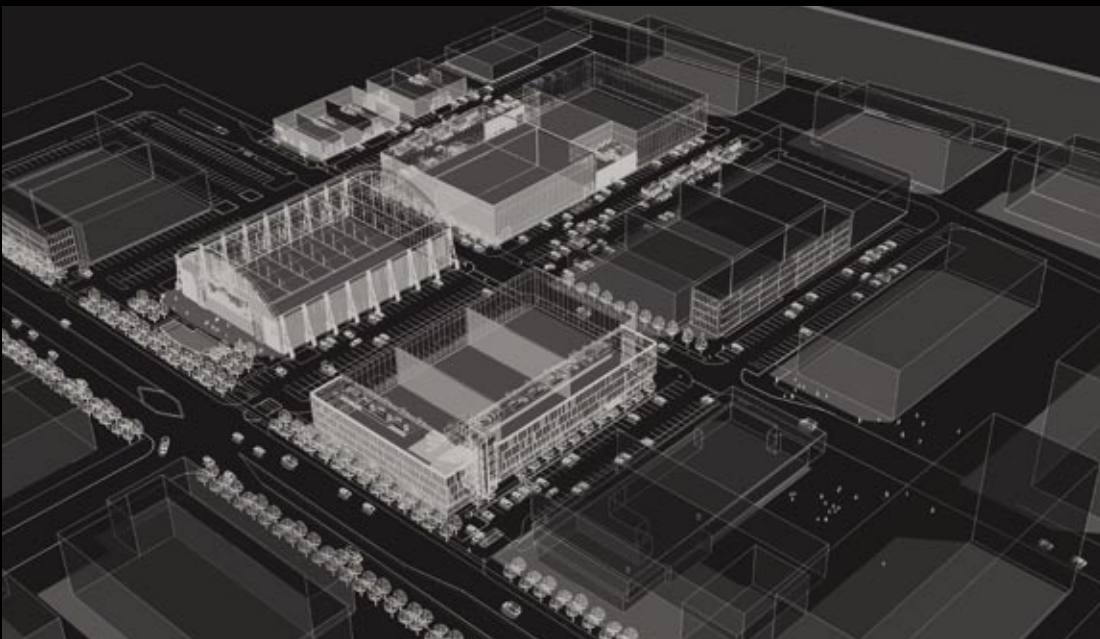


FILMPORT: The Beginning

FILMPORT will be a business community like no other. Anchored by a state-of-the-art film and television production facility, FILMPORT will stand at the centre of Canada's film, music and digital media industries.



But FILMPORT will be so much more than a production facility. It will be a convergence district for creative and knowledge-based industries where synergies, innovation and opportunities will flourish.

As a community, FILMPORT will support a rich infrastructure of recreation, cultural and tourist amenities. Surrounded by parks and water, pulsating with business, refreshed by its cafés and bistros, explored by curious tourists and entertained by its cultural amenities, FILMPORT is bound to excite.



FILMPORT IS LOCATED MINUTES AWAY FROM DOWNTOWN.

FILMPORT: The Heart of Toronto's Creative Centre

Toronto is a hub of creative excellence and FILMPORT will be the centre of its media production community.

Located within the City's refurbished port lands, FILMPORT is conveniently linked by highway to Pearson International Airport, Toronto Island Airport and Union Station.

Best of all, FILMPORT is only minutes from downtown Toronto and its luxurious hotels, exquisite cuisine, bountiful shopping and

non-stop entertainment. It is even closer to interesting communities such as The Beach, Riverdale and the Toronto Islands, all of which are linked by parkland and waterfront trails passing right by FILMPORT.

And, with Don Greenway and Commissioners Park creating wide open spaces, FILMPORT will command exceptional views of the harbour and the downtown skyline.

FILMPORT: Master Plan

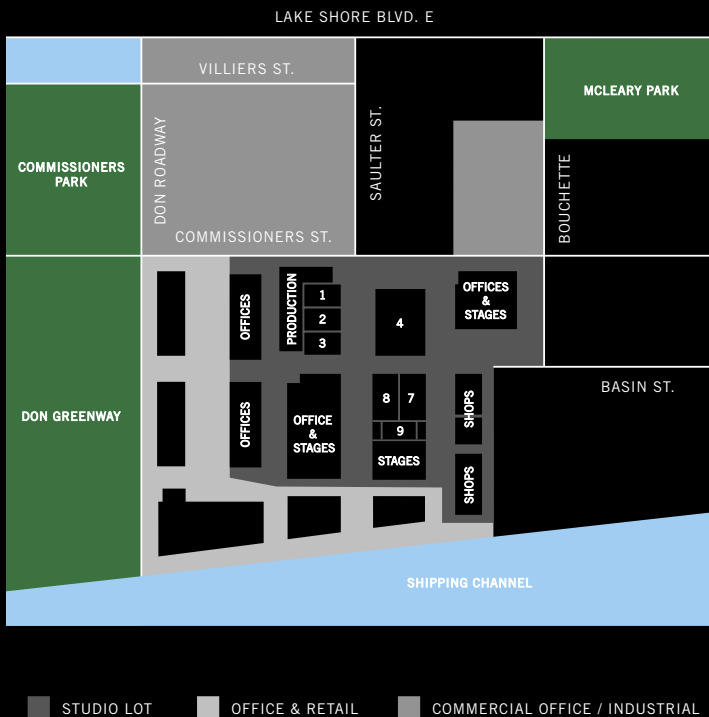
The FILMPORT Master Plan provides for a diverse mix of commerce and recreation to cohabitate within the community.

The Studio Lot will anchor the FILMPORT community, expanding to 25 acres of sound stages, production offices and other film production facilities.

At the gates and wrapping around the Studio Lot, a vibrant business campus will emerge in an architecturally stimulating setting for film related corporate offices, union and guild offices and other media services. Interspersed

will be retail, restaurants and cafés, theatres and event facilities, a hotel and recreational areas fronting Don Greenway and the ship channel.

North of Commissioners Street, a 'high-tech' zone will offer media and communication companies signature corporate locations at key intersections. Further east, industrial facilities will accommodate equipment suppliers and other production services.



FILMPORT: Facts

Total site area:

50 acres
(20 hectares)

Total expected size:

3,000,000
square feet (278,000 m²)

Studio Lot area:

25 acres
(10 hectares)

Total film production facilities:

550,000
square feet (51,000 m²)

Total development cost:

\$700 million
dollars

First sound stages available:

2008
(first quarter)

Construction employment:

5,775
person-years

Mega Stage size:

45,500
square feet (4,225 m²)



THE STUDIO LOT WILL INCORPORATE A MIX OF PRODUCTION OFFICES AND CONVENIENT AMENITIES.

FILMPORT: Studio Lot

The Studio Lot will comprise 550,000 SF of production facilities including over a dozen state-of-the-art sound stages ranging in size from 10,000 SF to 45,500 SF.

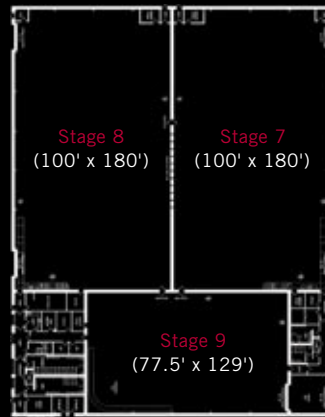
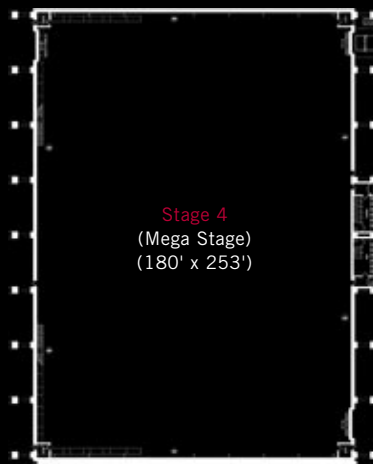
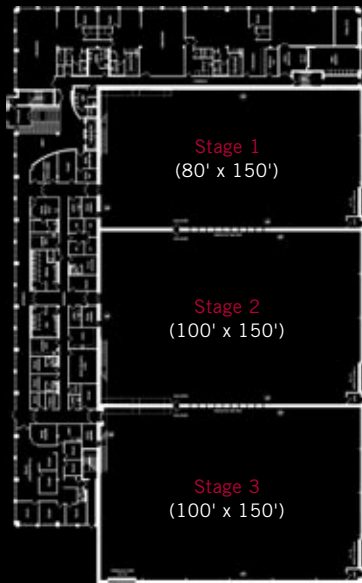
Furnished, modular production offices will accommodate multiple feature films and television series at one time. Producers will be able to mix and match suites that have been specially designed for art departments and executive suites. The production offices will be complemented by purpose-built wardrobe suites, carpentry and paint shops, and set decoration and props areas.

The Studio Lot will also include amenities such as a commissary, exercise facilities, green rooms, meeting and conference rooms and recreational areas. The whole lot will be enclosed by a secure perimeter with manned gates and electronic security features. And, of course, the Studio Lot will be wired for ultra-broadband capability with wireless access.

Phase 1 of the Studio Lot will comprise 260,000 SF with 7 sound stages including the massive mega-stage, as well as production offices and shops.

FILMPORT: Stages

Phase 1 of the studio lot will comprise 260,000 SF of production facilities including 7 large sound stages, paint and carpentry shops, wardrobe facilities and fully furnished production offices. At 45,500 SF, our mega-stage will be one of the largest feature quality sound stages in the world.



Production Offices



THE FILMPORT COMMERCIAL CAMPUS WILL BE A VIBRANT ENVIRONMENT FOR CREATIVE, RETAIL AND SERVICE INDUSTRIES.

FILMPORT: Commercial Campus

This will be the place that film and media companies do business!

Directly adjacent to the Studio Lot, the Commercial Campus will be a high-tech, architecturally stimulating business environment for creative industries. Multi-tenant buildings will house post production facilities, producers' corporate offices, media service companies such as entertainment lawyers, casting agencies, payroll services and union and guild offices, as well as general commerce.

Within these buildings, retail and service providers will offer banking, catering and other retail needs such as copying, computer tech support, courier and day-care services. There will also be amenities

such as restaurants, cafés, bistros, pubs, exercise facilities, and specialised services such as a spa. A boutique hotel, theatres, learning institutions and possibly a Canadian Cinematic Hall of Fame will fill out the vibrant commercial campus.

After hours and/or to serve the specialised needs of the film community, there will be events and screening facilities for awards shows, private screenings, corporate functions and weddings. The visiting public will be able to enjoy the film studio setting, the Hall of Fame, the restaurants and theatres and the public walkways and amenities.

FILMPORT: Green Initiatives

FILMPORT is not just a unique business community; it is also the first development within the former port lands to embrace green design principles. This started, quite literally, from the ground up with on-site treatment of any soil and groundwater contaminated by previous industries. After that, materials from demolished buildings have been recycled, former concrete foundations have been crushed into aggregate to be used in new roads, and any brush and trees cleared for construction have been chipped for future landscaping.

FILMPORT has been designed to utilise resources wisely. Buildings will employ modern technologies to control power consumption and to regulate interior climates. The buildings will be well insulated with energy efficient windows. Stormwater run-off will be filtered through bio-swales. Recycling of waste will be thoroughly managed, and the flat rooftops of the sound stages will become fields of solar panels.

Surrounding FILMPORT will be natural spaces in the Don Greenway, Commissioners Park and a public promenade along the ship channel. Public transit will link with Union Station and bicycle lanes will share part of Commissioners Street.



FILMPORT'S GREEN PRINCIPLES ARE A PERFECT COMPLEMENT TO THE AMPLE GREEN SPACE THAT SURROUNDS IT.