



Innovative building for a promising future.

We are a property investor and developer of symbols of progress.

mariposacanada.ca

WHO WE ARE

We are a leading national property investor and developer, with motivation to apply our innovative thinking to redefine architecture and construction. We create and maintain a portfolio of properties that consist of both newly built and remodeled real estate that in the result, are impressive spectacles of economic and social progress.



National Headquarters of Mariposa Properties Canada, Mariposa Business and Innovation Park, Mariposa Campus - Silicon Canada, City of Guelph, Ontario.

OUR OBJECTIVE

Our objective is to create thriving communities that enable economic growth and create social value through real estate. At Mariposa, we envision ourselves as the custodians of progress, helping to define a positive and most promising future for Canada.



The New Age of Canada Campus, Ontario
Institute of Innovation, City of Guelph, Province
of Ontario, located in the heart of Silicon Canada.



The sectors where we primarily focus:

- Luxury Condominiums and Villas.
- Luxurious Mansion and Manor Communities.
- Affordable Condominiums and Town-homes.
- Business Innovation and Industrial Parks.
- Bank Towers and Financial Centres.
- Industrial Design and Manufacturing Parks.
- Industrial Ports and Marinas.
- Information, Communications, and Technology Parks.
- Agricultural Habitats and Agri-food Production Industrial Parks.
- Education Institutions and Campuses.
- Sports (Entertainment) Facilities and Parks.
- Entertainment Facilities and Pavilions.
- Amusement and Recreation Parks.
- Luxury Hotels and Residence Resorts.
- Holistic Hospitality and Resorts.
- Shopping Malls and Plazas.
- Farmers Markets and Cultural Villages.
- Adult Amusement, Gaming, and Leisure Resorts.
- Cottage and Conservation Parks.
- Exhibition and Convention Facilities and Parks.

OUR FOCUS

Our diverse business interests and connected culture are focused on empowering collaboration between management and supportive service teams, and construction operations. At Mariposa, we believe that our discipline and resilience to succeed, strengthens our overall performance across operational units.

We consistently make sure that our investments is best applied so that we can achieve the most desired results. Our creativity, scale of capabilities, and awareness, enables beneficial and prosperous opportunities to be created.



HOW WE OPERATE

We are proactive investors, property managers and builders of concrete symbols of progress.

Mariposa Properties is currently managing over CDN \$80 billion of investment capital across Canada, in some of the most promising markets. Our competitive advantage is in combining our capabilities with our expertise with local trends and experience to create exceptional experiences and value.



Mariposa Properties Canada

HOW WE INVEST

We apply careful and innovative thinking when deciding where and how to invest. We also apply creativity and conviction across the risk-reward and ultimate capitalist opportunity spectrum – single asset, portfolio or platform; public or private; new or existing; dissolvent or equity.

We are flexible, able to adapt, and most definitely can improvise. The depth and breadth of our operational experience is complemented with rigorous risk analysis and data-driven decisions. Across industry sectors and across the nation, we are building upon a reputation for achieving leading risk-adjusted returns and the greatest end results.



Mariposa Properties Canada

HOW WE BUILD

We create the conditions that enable long-term outperformance and sustainable profitability for our portfolio of property assets. We commit dedicated efforts and capital to achieve maintaining a significant amount of success. At Mariposa, we share insight and foresight that shapes our exposure to diverse strategies, sectors and markets, across the lifecycle and capital stack and alongside some of the most forward-thinking people and partners in the property development and management industry sectors. We strive to create a portfolio of world-class properties. We strive to maintain core capabilities to enable local platforms and construction teams that gain competitive advantages.



Mariposa Properties Canada

HOW WE PARTNER

We serve a select group of community and institutional partners who are like-minded and share common values. Our partners can join with us across multiple strategies, markets and sectors. Our partners value our conviction and creativity, and track record of out-performance and the alignment of interests that comes from our maintaining a commitment to operating as a force for good.



Expanding across Canada.

Mariposa Properties Canada develops and manages properties across four provinces and seven metropolitan cities, representing nearly CDN \$6.4 billion in assets. All alongside a robust multi-industry sector, multi-market development pipeline. Our scale and breadth enables us to maintain a unique perspective and uncommon access. Our property asset portfolio is focused on premium properties in the best locations. The kind of places where people and companies want to be.



Rocky Mountain Spectacle by Mariposa Properties Canada (Luxury Residence and Retreat), Whistler, British Columbia.

Redefining the office workspace.

The future of office workspaces needs to be flexible, and the practical function of the office environment is more important than ever. Therefore, Mariposa is redefining the role and overall purpose of the office concept. Mariposa is creating offices that enable better engagement and cohesion between work colleagues.

We purchase existing, build new, and manage premium corporate office properties in the best locations, in gateway cities and economic growth hubs. We create commercial properties where the best companies, and the best talent, want to work and thrive.



Enhancing the shopping experience.

The pace of change in shopping malls and plazas is exhilarating. Therefore, one aspect remains constant: customers connect with engaging shopping experiences.

Mariposa is currently redefining the shopping experience, enhancing architectural plans and construction processes. Consumers vote with their time and wallets, so our innovative thinking and industry-leading performance tells us we need to make a change and meet the desire and demand.



Enabling Canadian industries to thrive.

Mariposa's industrial and logistics property portfolio includes innovative facilities that best accommodate the necessary capabilities of design and manufacturing companies need to remain vital and competitive. At Mariposa, we have elevated expectations throughout the industrial sectors, integrating advanced technologies, and enabling high-functioning capabilities so that our tenants can focus on achieving even greater success. Our cutting-edge smart building properties are located in major consumption and critical supply chain locations across Canada.



Defining the new era of the smart home.

Our residential properties are built on our commitment to providing home owners and rental tenants much more.

We knew that quickly evolving cities of Canada needed more efficiently built, ecological, and practical for accommodating ongoing needs. The residents deserve a sense of community, connection and long-term solutions that enhance their lifestyle. Such building and systems integration make a measurable difference.

Mariposa's portfolio includes condominiums of a variety of heights, town homes, detached homes, mansion and manor homes. At Mariposa, we have motivation and commitment to increase our residential portfolio across a wide spectrum of property offerings.

Defining the new era of the smart home.

Applying innovative thinking to enhance the way we build, and to help elevate the quality standard of living across Canada.



Enhancing the capabilities of Canada's sciences and innovative ingenuity.

High-tech companies and institutions need precisely what Mariposa specializes in, which is the creation of the smart building.

At Mariposa, we are focused on integrating cutting-edge technology and innovative solutions that set our properties apart from all others. We also understand how to create enabling environments for our tenants, allowing them to do what they do best, while we seamlessly provide the technology, accommodating amenities, and adaptable spaces that they require to excel.

At Mariposa, we provide highly innovative solutions for the whole production cycle – from research, design and development through to manufacturing.

Enhancing the capabilities of Canada's sciences and innovative ingenuity.

At Mariposa, we are redefining the way business and industrial parks are being designed and built out.



Transforming properties from failures to symbols of success.

At Mariposa, we are agile and creative with our investment capital, and our ability to invest in dissolvent and debt situations, expands upon our ability to innovate and turn a negative into a positive. Through Mariposa's insightfulness, we believe in creating opportunities and competitive advantages that enables everyone involved, can best benefit and thrive.

We invest in a variety of debt positions including first mortgages and mezzanine investments, and across markets and sectors. It's a high-performing and rapidly growing part of our business.

Transforming properties from failures to symbols of success.

We can transform any decline situation into a success story.



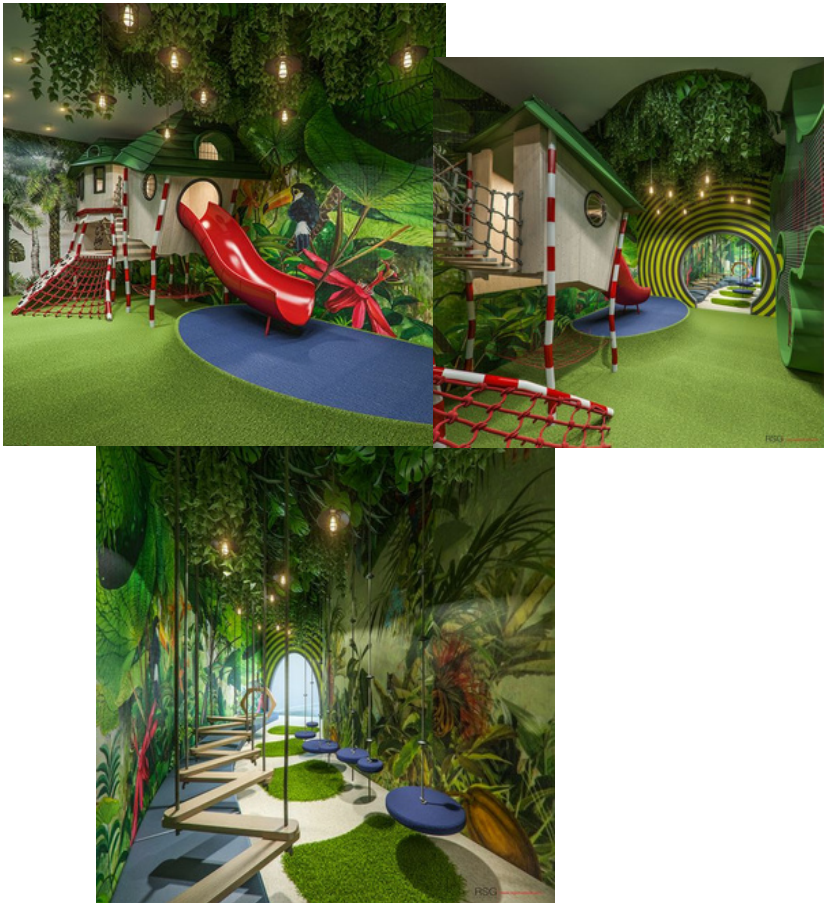
Niche, Alternative, and Conversion Properties.

As an innovative thinking investor, in addition to our core and more traditional investments, we strive to search for new types of investment opportunities, investing our capital into new and unique concepts and emerging themes and trends where we can generate idiosyncratic returns. Niche, alternative, and conversion types including hotels, studios and industrial properties have specific and unique needs that require creative and specialized capabilities.



Niche, Alternative, and Conversion Properties.

Mariposa's Premier Designer Katalina Conti, converted a portion of Stalin's bunker, (which lies beneath the Kremlin enclave and the GUM) into a Peekaboo Childcare complex.



Proudly displaying Canadian ingenuity.

