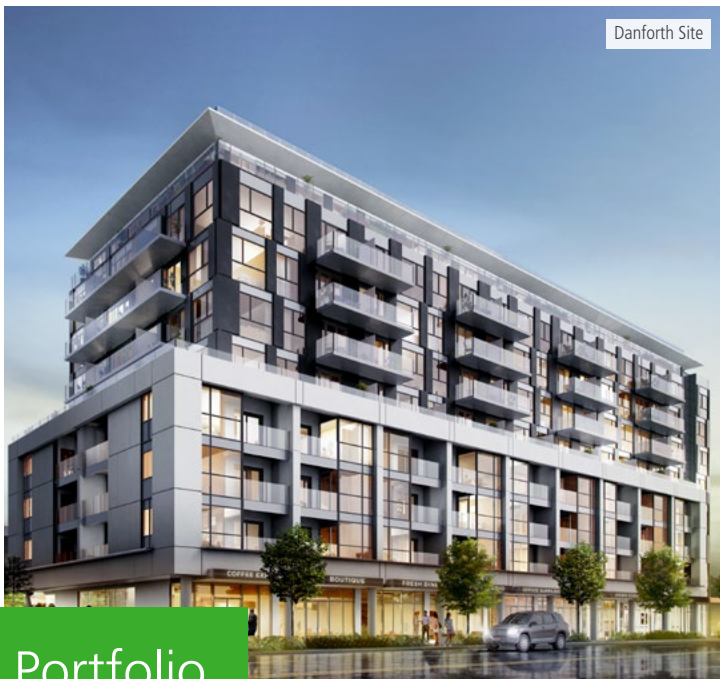
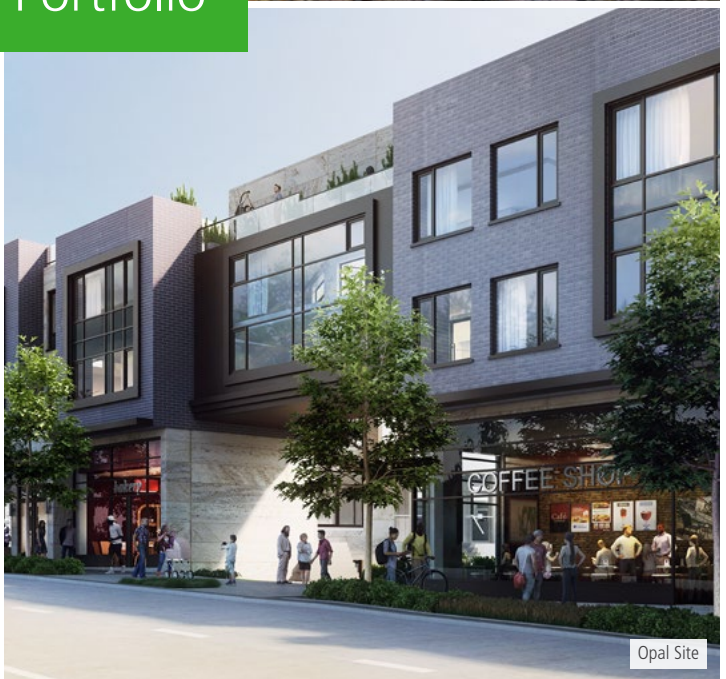


TD Securities



Urban Infill Development Site Portfolio

GTA and Southern Ontario



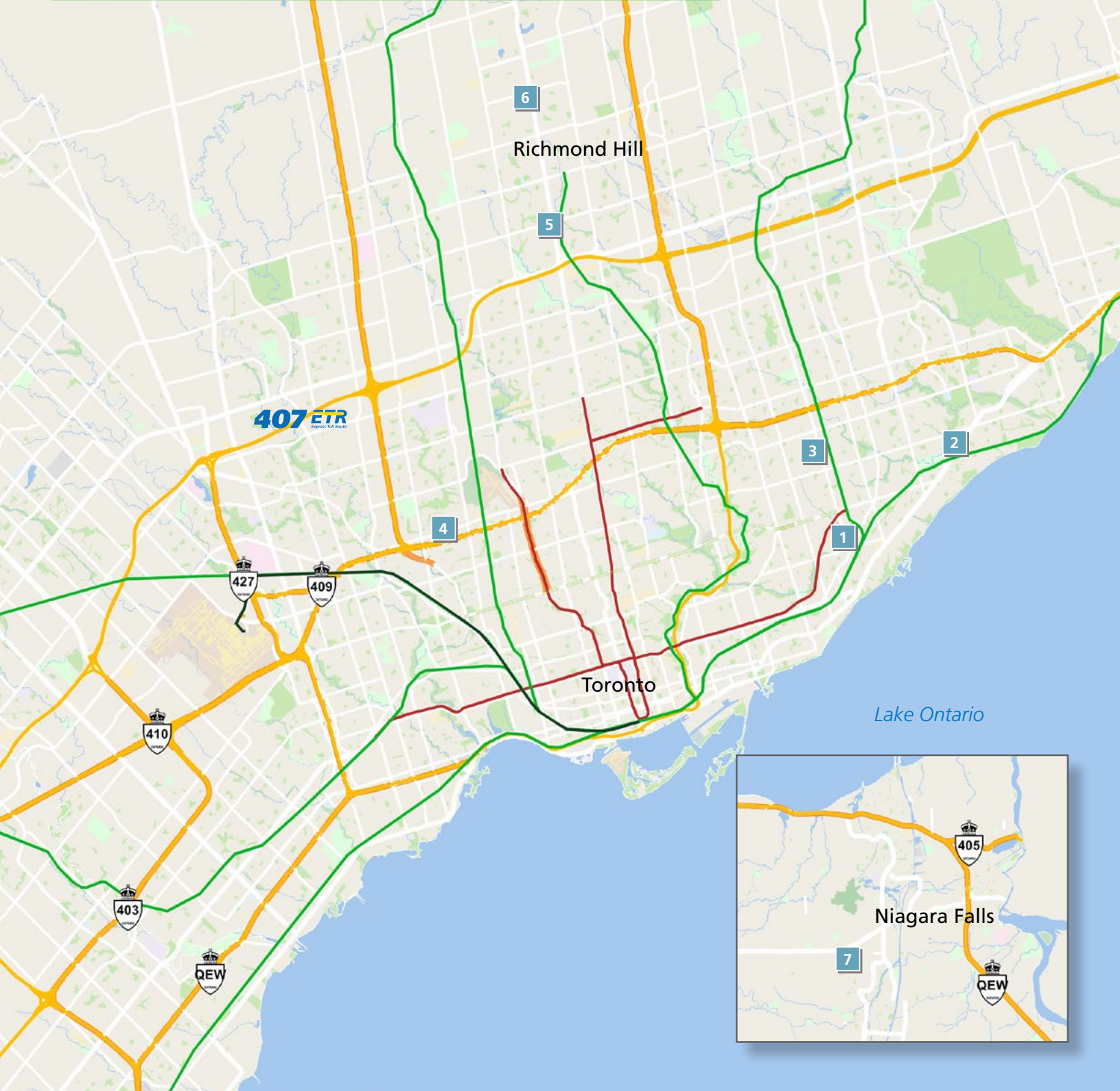
7 Prime Development Sites Comprised of 12 Acres

Proposed Gross Floor Area of ~1.1M sq.ft.





#	Site Name	Municipality	Proposed Development	Acres
1	Danforth Site	Scarborough	Townhomes / Condos	3.41
2	Opal Site	Scarborough	Townhomes	1.29
3	Kennedy Gardens Site	Scarborough	Townhomes	1.03
4	Humber River Site	North York	Condos	0.60
5	Carrville Site	Richmond Hill	Townhomes	2.00
6	Anglin Site	Richmond Hill	Single-Detached	1.73
7	Niagara Falls Site	Niagara Falls	Condos	1.96
Total				12.02

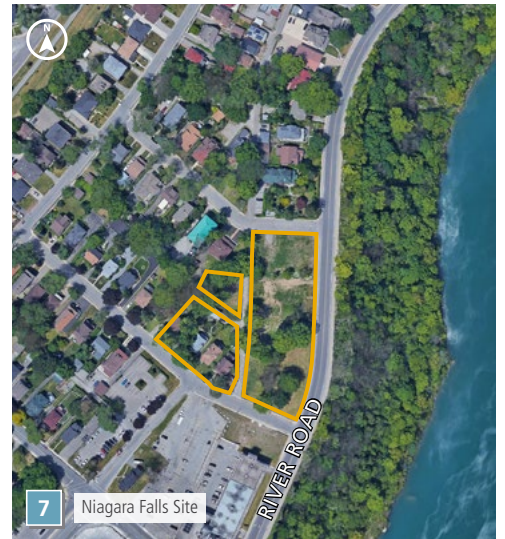
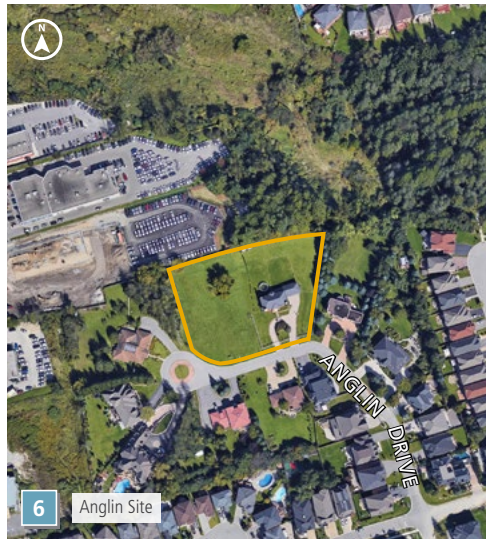
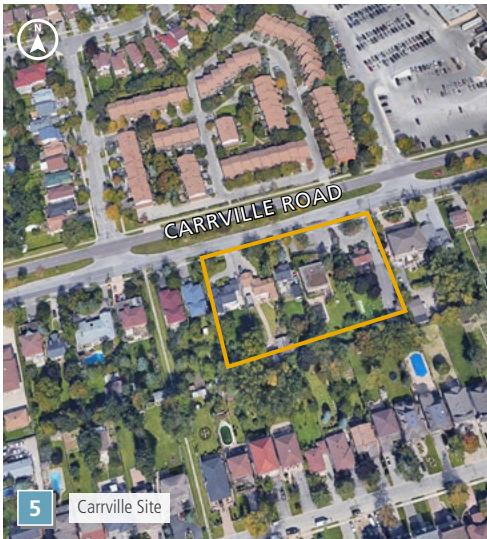
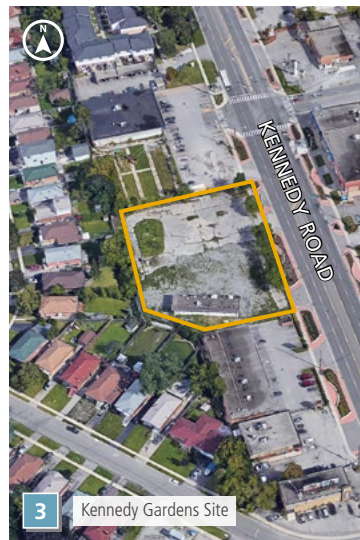
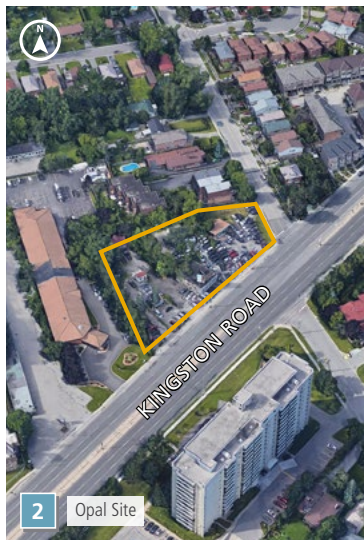


The Portfolio

TD Securities Inc. (the “Advisor”) has been retained as exclusive advisor by KSV Kofman Inc. (the “Monitor”), in its capacity as court appointed Monitor of certain properties of FORME Development Group Inc. and affiliated entities (“Forme”), for the sale of seven development sites located in some of the most sought after locations in the Greater Toronto Area (“GTA”) and Southern Ontario (the “Offering”).

Comprising properties within the communities of Scarborough, North York, Richmond Hill and Niagara Falls, this is a rare opportunity to acquire a portfolio of prime infill development sites totalling approximately 12 acres of land and ~1.1M sq. ft. of proposed gross floor area, all of which benefit from significant pre-development diligence and sightline to entitlement.

The Offering features development sites with a variety of market appropriate built-forms, including single-family, townhome, midrise and high-rise product. All sites benefit from considerable progress being made with respect to the entitlement processes, with several sites within the latter stages of the approval process.





Danforth Site, Toronto



Opal Site, Toronto



Carrville, Richmond Hill



Niagara Falls Site, Niagara Falls

Offering Guidelines

The Monitor's objectives are to maximize the value of the Offering and to complete the sale in a timely manner with limited or preferably no conditions. Prospective purchasers that execute a confidentiality agreement will be provided access to an electronic data room to assist in their evaluation of the Offering and its development potential. Following a review of the data room contents and completing such other due diligence deemed appropriate, prospective purchasers are invited to submit an offer (the "Offer") to acquire the Offering utilizing the form provided in the data room. Offers are to be delivered to the Advisor on or before 3:00 PM EST March 27, 2019. It is the intent of the Monitor to enter into a binding Offer for the Offering with the successful bidder. Initial Offers, regardless of form and content, will not create any binding legal obligations upon Forme, the Monitor or the Advisor. Offers will be evaluated, among other criteria, on the consideration offered for the Offering, the prospective purchaser's ability to complete the transaction and the proposed conditions of closing. None of Forme, the Monitor or the Advisor is under any obligation to select any of the Offers. The Monitor parties reserves the right to amend the offering procedure at any time and without notice. Amendments to the offering procedure may include, but are not limited to, withdrawal of the offering prior to the submission date. Offers can be submitted for any number of sites. Any transaction is subject to court approval.

Exclusive Advisors

All inquiries regarding the Offering or any information contained herein should be directed to the Advisor as exclusive agents for the Monitor.

TD Securities Inc.

Investment Banking
Real Estate Group
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M5K 1A2

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Note: The TD parties noted above are registered in accordance with RECO and hold titles shown with respect to TD Securities Inc.
The real estate brokerage activities of TD Securities Inc. are conducted through TD Cornerstone Commercial Realty Inc., registered real estate brokerage.
*Broker, **Sales Representative, † Financial Underwriter

Attention: Thaine Carter
Email: thaine.carter@tdsecurities.com

RE: 250 Danforth Road East, Toronto, owned by 250 Danforth Development Inc.; 3310, 3312 & 3314 Kingston Road, Toronto, owned by 3310 Kingston Development Inc.; 1296 Kennedy Road, Toronto, owned by 12696 Kennedy Development Inc.; 1326-1328 Wilson Avenue, Toronto owned by 1326 Wilson Development Inc.; 159, 169, 177, 181, 189 Carrville Road, Richmond Hill, owned by 159 Carrville Development Inc., 169 Carrville Development Inc., and 189 Carrville Development Inc.; 4399, 4400, 4401 & 4402 John Street, Niagara Falls and 5471, 5491 & 5507 River Road, Niagara Falls, owned by 4439 John Development Inc. and 5507 River Development Inc.; and 27, 29 & 31 Anglin Drive, Richmond Hill, owned by 27 Anglin Development Inc. and 29 Anglin Development Inc., (collectively the "Companies") located in the Province of Ontario (hereinafter collectively referred to as the "Property"),

I/ We (hereinafter referred to as the "Interested Party") requests that TD Cornerstone Commercial Realty Inc., Brokerage (hereinafter referred to as "TD") provide the Interested Party with confidential information relating to the Property noted above.

For the purposes of this agreement (the "Agreement"), "Vendor" or "Seller" shall refer to the Companies and not in its personal capacity.

In consideration of TD agreeing to provide the Interested Party with such information, the Interested Party agrees with the Vendor, TD and KSV Kofman Inc., solely in its capacity as Monitor in the proceedings commenced by the Companies under the Companies' Creditors Arrangement Act (the "Monitor"), and not in its personal capacity as follows:

- a. To treat confidentially, such information and any other information that TD, the Monitor or the Vendor or any of their advisors furnishes to the undersigned, whether furnished before or after the date of this Agreement, whether furnished orally or in writing or otherwise recorded or gathered by inspection, and regardless of whether specifically identified as "confidential" (collectively, the "Evaluation Material").
- b. Not to use any of the Evaluation Material for any purpose other than the exclusive purpose of evaluating the possibility of a purchase and sale or development transaction relating to the Property. The Interested Party agrees that the Evaluation Material will not be used in any way detrimental to the Property, the Vendor, TD or the Monitor and that such information will be kept confidential by the undersigned, its directors, officers, employees and representatives and these people shall be informed by the undersigned of the confidential nature of such information and shall be directed to treat such information confidentially. The undersigned shall be liable for any breach of the Agreement by any such people (it being understood that such liability shall be in

addition to and not by way of limitation of any right or remedy any beneficiary of this Agreement may have against such people with respect to any such breach.

- c. That if at any time, the undersigned considers a transaction which would involve a third party either purchasing the Property or any interest therein or evaluating the possibility of a purchase and sale transaction relating to the Property, the Interested Party must receive the approval by TD or the Monitor of such third party as an Interested Party, which approval may be unreasonably withheld, furthermore the undersigned agrees to obtain from said third party a confidentiality agreement in a form satisfactory to TD or the Monitor prior to disclosure to such party of any Evaluation Material relevant to this transaction.
- d. The undersigned and its directors, officers, employees and representatives will not, without the prior written consent of TD or the Monitor, disclose to any persons either the fact that discussions or negotiations are taking place concerning a possible transaction between the Vendor and the undersigned, nor disclose any of the terms, conditions or other facts with respect to any such possible transaction, including the status thereof.
- e. The term "person" as used in this Agreement shall be broadly interpreted to include, without limitation, any corporation, company, partnership or individual or any combination of one or more of the foregoing.
- f. That any time, at the request of TD or the Monitor, the undersigned agrees to promptly return or destroy all Evaluation Material without retaining any copies thereof or any notes relating thereto. If requested by TD or the Monitor, the undersigned will certify as to the return or destruction of all Evaluation Material and related notes. Notwithstanding the return or destruction of the Evaluation Material, the undersigned will continue to be bound by this Agreement.
- g. That in the event the undersigned is required by legal process to disclose any of the Evaluation Material, the undersigned will provide the Companies, TD and the Monitor with prompt notice of such requirement so that the Companies, TD or the Monitor may take appropriate actions, and in any event the undersigned will only disclose such Evaluation Material as is actually required and will take all reasonable steps to preserve the confidentiality of the Evaluation Materials.
- h. That the undersigned acknowledges and agrees that none of TD, the Vendor nor the Monitor make any representations or warranties as to the accuracy or completeness of the Evaluation Material. The undersigned further agrees that none of TD, the Vendor nor the Monitor nor any other author of or person providing Evaluation Material shall have any liability to the undersigned or any of its representatives arising from the use of the Evaluation Material by the undersigned or its representatives.
- i. The Interested Party represents and warrants that it shall be responsible for any costs associated with its review and possible purchase or development of the Property, including any fees owed to consultants and/or real estate agents retained by, or acting on behalf of, the Interested Party. Any consultants, real estate agents/brokers, and/or advisors retained by the Interested Party shall be

required to execute, and be bound by, this Confidentiality Agreement and Agency Disclosure Form.

- j. Except with the prior written consent of the Monitor or TD, the undersigned and its directors, officers, employees and representatives shall not have discussions with, or negotiate with, any persons other than the Monitor or TD to (a) in any manner acquire, agree to acquire or make any proposal to acquire, directly or indirectly, any Property, (b) acquire any debt (including, without limitation, mortgage debt) of the Companies, or seek to control or influence any creditors of the Companies in their actions or relationships with respect to the Companies, or (c) advise, assist or encourage any other persons in connection with any of the foregoing. All contacts by the undersigned and its directors, officers, employees and representatives regarding the Evaluation Material, the Property or otherwise shall be made through representatives of the Monitor or TD, or such other person as you are permitted by the Monitor or TD, in writing, to contact.
- k. The Interested Party hereby agrees to observe all the requirements of any applicable privacy legislation including, without limitation, the *Personal Information Protection and Electronic Documents Act* (Canada) with respect to personal information which may be contained in the Evaluation Material.
- l. That monetary damages would not be a sufficient remedy for any breach of this Agreement by the undersigned and that the Vendor and/or TD and/or the Monitor shall be entitled to, and the undersigned shall not oppose the granting of, equitable relief, including injunction and specific performance, in the event of any such breach, in addition to all other remedies available to the Vendor and/or TD and/or the Monitor at law or in equity or otherwise.
- m. That no failure or delay by the Vendor and/or TD and/or the Monitor in exercising any right, power or privilege hereunder will operate as a waiver thereof or an estoppel thereto, nor will any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder.
- n. This Agreement shall be governed by the laws of the Province of Ontario and those of Canada applicable therein.

- o. This Agreement shall ensure to the benefit of TD, the Vendor and the Monitor their respective successors and assigns and shall be binding upon the undersigned and its heirs, executors, administration, successors and assigns.

- p. Representation and Customer Service: The Code of Ethics for the Real Estate Council of Ontario requires Commercial Realtors (e.g., Sales Representatives, Agents, Brokers) to disclose in writing the nature of their relationship and services they are providing. The Interested Party acknowledges that TD has provided the Interested Party with written information explaining agency relationships (attached hereto as Schedule "A" - Working with a Commercial Realtor"). The Interested Party acknowledges that TD will be providing Customer Service to the Interested Party, and possibly other potential Interested Parties, and will not be representing the interests of the Interested Party in this transaction. TD is the agent, and represents the interests of the Vendor and has a fiduciary and primary duty to protect and promote the interests of the Vendor-Client. TD's duties to the Interested Party include: to deal fairly, honestly and with integrity; to exercise due care in answering questions and providing information; and to avoid misrepresentation.

DATED at _____; this _____ day of _____, 2019

("Interested Party")

Corporate or Individual Name (Please Print)

By (Individual Signature or Authorized Signing Officer's Signature)

(Officer's Name and Title, if applicable)

(Interested Party's Address)

(Telephone Number)

(Fax Number)

(Email Address)

SCHEDULE "A"

Working With a Commercial REALTOR®

The Agency Relationship

In real estate, there are different possible forms of agency relationship:

1. Seller Representation

- When a real estate brokerage represents a seller, it must do what is best for the seller of a property.
- A written contract, called a listing agreement, creates an agency relationship between the seller and the brokerage and establishes seller representation. It also explains services the brokerage will provide, establishes a fee arrangement for the Commercial REALTORS® services and specifies what obligations a seller may have.
- A seller's agent must tell the seller anything known about a buyer. For instance, if a seller's agent knows a buyer is willing to offer more for a property, that information must be shared with the seller.
- Confidences a seller shares with a seller's agent must be kept confidential from potential buyers and others.
- Although confidential information about the seller cannot be discussed, a buyer working with a seller's agent can expect fair and honest service from the seller's agent and disclosure of pertinent information about the property.

2. Buyer's Representation

- A real estate brokerage representing a buyer must do what is best for the Buyer.
- A written contract, called a buyer representation agreement, creates an agency relationship between the buyer and the brokerage, and establishes buyer representation. It also explains services the brokerage will provide, establishes a fee arrangement for the Commercial REALTOR®'s services and specifies what obligations a buyer may have.
- Typically, buyers will be obliged to work exclusively with that brokerage for a period of time.
- Confidences a buyer shares with the buyer's agent must be kept confidential.
- Although confidential information about the Interested Party cannot be disclosed, a seller working with a Interested Party's agent can expect to be treated fairly and honestly.

3. Multiple Representation

- Occasionally a real estate brokerage will represent both the buyer and the seller. The buyer and seller must consent to this arrangement in writing. Under this multiple representation arrangement, the brokerage must do what is best for both the buyer and the seller.

- Since the brokerage's loyalty is divided between the buyer and the seller who have conflicting interests, it is absolutely essential that a multiple representation relationship be properly documented. Representation agreements specifically describe the rights and duties of everyone involved and any limitations to those rights and duties.

4. Customer Service

- A real estate brokerage may provide services to buyers and sellers without creating buyer or seller representation. This is called "customer service."
- Under this arrangement, the brokerage can provide many valuable services in a fair and honest manner.

This relationship can be set out in a buyer or seller customer service agreement.

- Real estate negotiations are often complex and a brokerage may be providing representation and/or customer service to more than one seller or buyer. The brokerage will disclose these relationships to each buyer and seller.

Who's working for you?

- It is important that you understand who the Commercial REALTOR® is working for. For example, both the seller and the buyer may have their own agent which means they each have a Commercial REALTOR® who is working for them.
- Or, some buyers choose to contact the seller's agent directly. Under this arrangement the Commercial REALTOR® is working for the seller, and must do what is best for the seller, but may provide many valuable customer services to the buyer.
- A Commercial REALTOR® working with a buyer may even be a "sub-agent" of the seller. Under sub-agency, both the listing brokerage and the co-operating brokerage must do what is best for the seller even though the sub-agent may provide many valuable customer services to the buyer.
- If the brokerage represents both the seller and the buyer, this is multiple representation.

Code of Ethics

- Commercial REALTORS® believe it is important that the people they work with understand their agency relationship. That's why requirements and obligations for representation and customer service are included in a Code of Ethics which is administered by the Real Estate Council of Ontario.
- The Code requires Commercial REALTORS® to disclose in writing the nature of the services they are providing, and encourages Commercial REALTORS® to obtain written acknowledgement of that disclosure. The Code also requires Commercial REALTORS® to submit written representation agreements for any sellers or buyers they are representing.

Acknowledgement by Buyer

(Buyer Name)

I/we have read and understand the Working with a COMMERCIAL REALTOR® - The Agency Relationship form.

As Buyer(s), I/we understand that TD Cornerstone Commercial Realty Inc., Brokerage is not representing my interests, as outlined in clause (m) of the attached Confidentiality Agreement and Agency Disclosure Form, but will act in a fair, ethical and professional manner.

(Buyer Signature)

(Buyer Signature)

(Date)