

## EXCLUSIVE BROKER FEATURES & PRICING

Kerr Village is Oakville’s ultimate neighborhood on the rise and Gemini is the star attraction. Twin 10-storey modern towers exuding elegance and style amidst this rapidly evolving urban community on the south bank of Sixteen Mile Creek and a casual five-minute drive to Oakville’s world-class waterfront. Gemini is the ultimate expression of creative modern condominium design. An intricate interplay of light and dark cladding, clean horizontal and vertical lines that intersect at strategically random moments, large windows, spacious balconies and more make Gemini a genuine sight to behold in the heart of the reimagined Kerr Village.

| BUILDING AMENITIES                                                                                                                                                                                                                                                                                                                                                                                                                                     | ADDITIONAL FEATURES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>Stylish lobby with two elevators per tower</li><li>Pet Spa, Moving Room &amp; Parcel Room for your convenience.</li><li>State-of-the-art Fitness Studio with cardio &amp; weight equipment.</li><li>Joint entertainment space with Party Room, Dining Room, Games Room, Sports/Movie Centre &amp; Bar, and Social Lounge.</li><li>Spacious Rooftop Terrace with BBQ Dining &amp; Outdoor Lounge Areas.</li></ul> | <ul style="list-style-type: none"><li>Geothermal heating &amp; cooling systems offer increased efficiency, reduction in electricity consumption, and lower maintenance costs.</li><li>1VALET Resident App &amp; Security Features (<a href="https://1valet.com/">https://1valet.com/</a>)</li><li>Typical suites with approximately 9’ ceilings, Loft suites with up to 17’ ceilings, and Penthouse suites with up to 20’ ceilings as per plan.</li><li>Quality Granite kitchen countertops.</li><li>6 Energy Efficient Appliances 24’ for regular / 30’ for Penthouse &amp; Loft Suites.</li></ul> |

| SUITE TYPE | TYPE             | APPROX. SIZE (SF) | STARTING FLOOR | STARTING FROM** |
|------------|------------------|-------------------|----------------|-----------------|
| Type B     | 2 BED & 2 BATH   | 672               | 2ND            | \$727,990       |
| Type B2    | 2 BED & 2 BATH   | 725               | 3RD            | \$757,990       |
| Type C3    | 2 + DEN & 2 BATH | 732               | 4TH            | \$792,990       |
| Type A     | 2 + DEN & 2 BATH | 759               | 2ND            | \$804,990       |
| Type A3    | 2 + DEN & 2 BATH | 803               | 5TH            | \$849,990       |
| Type A3+   | 2 + DEN & 2 BATH | 835               | 4TH            | \$859,990       |
| Type D     | 2 + DEN & 2 BATH | 804               | 2ND            | \$807,990       |
| L2         | WORK / LIVE LOFT | 1037              | 1              | \$1,269,990     |
| L7         | RESIDENTIAL LOFT | 1053              | 1              | \$1,264,990     |

| TENTATIVE OCCUPANCY DATE               | DEPOSIT STRUCTURE             | MAINTENANCE FEES                                      |
|----------------------------------------|-------------------------------|-------------------------------------------------------|
| January 2026                           | \$5,000 on Signing            | Approx. \$0.63/Sqft<br>(Excluding Hydro, Water & Gas) |
| PARKING<br><del>\$60,000</del> \$9,990 | Balance to 5% 2.5% in 30 Days | Parking: \$59.95/m                                    |
| LOCKERS<br><del>\$12,000</del> \$7,000 | 5% 2.5% in 90 days            | Large Locker: \$19.95/m                               |
| PARKING LOCKER COMBO<br>Waitlist       | 5% 2.5% in 180 Days           | Parking Locker Combo: \$79.90/m                       |
|                                        | 5% 2.5% in 240 Days           | CAPPED DEVELOPMENT LEVIES                             |
|                                        | 5% on Occupancy               | 1 Bed + Den \$8,000                                   |
|                                        |                               | 2 Bed and Larger: \$12,000                            |
|                                        |                               | Property Tax: Approx. 1%                              |

\*Finishes from Vendor’s Standard Samples. Features, promotions and prices are subject to change without notice. Some conditions apply.