



CENTREPORT CANADA
RAILPARK™



ADVANCE IN ALL DIRECTIONS



CENTREPORT CANADA **RAILPARK™**



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centreportcanada.ca

A UNIQUE OPPORTUNITY

IN SUPPLY CHAIN DEVELOPMENT

Strategically located within North America's largest trimodal inland port and Foreign Trade Zone at the junction of multiple transportation corridors, the CentrePort Canada Rail Park sets a new standard in logistics infrastructure.

Offering 665 acres of affordable, prime industrial land located in the heart of the continent, this development can leverage 24/7 worldwide cargo operations, an international trucking hub with some of Canada's largest carriers located onsite and access to three class one railways, presenting a unique opportunity for companies serving regional, national, and global clients.

Canadian real estate developer, Focus Equities, is leading this project with over 50 years of unique build-to-suit experience with Fortune 500 and industrial companies.



WINNIPEG

WINNIPEG RICHARDSON
INTERNATIONAL AIRPORT

CENTREPORT CANADA WAY

Phase
1

Phase
2

Phase
3

CPKC MAIN LINE



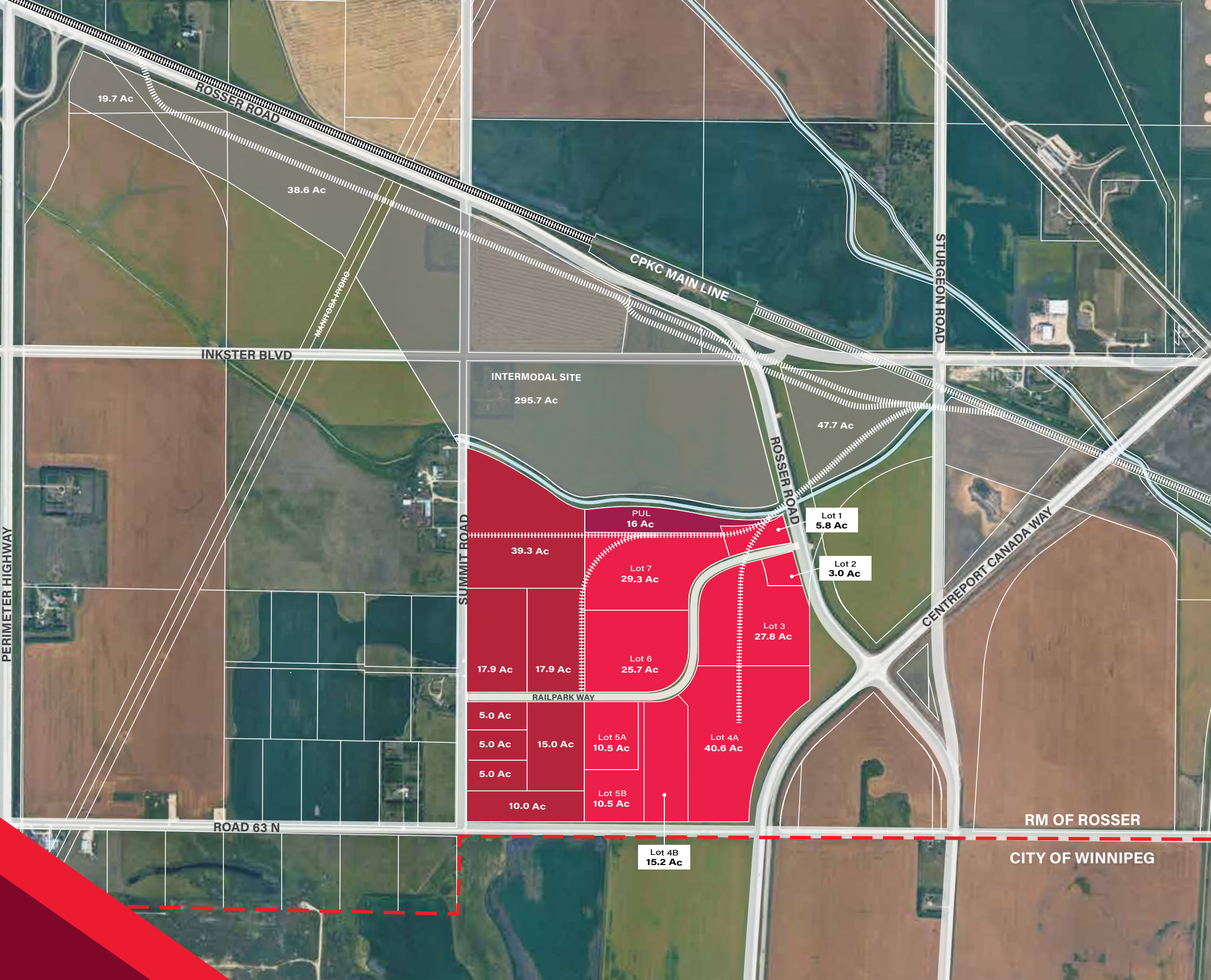
- PHASE ONE 184-ACRES
- PHASE TWO 115-ACRES
- PHASE THREE 366-ACRES

PERIMETER HIGHWAY

ACCELERATE YOUR SUCCESS

Custom build-to-suit solutions and fast-tracked land development approvals ensure speed to market.

- 665 acres of rail serviced industrial land, zoned I3 (heavy industrial)
- Fully-serviced lots from 5 to 100+ acres, lots can be combined
- Dedicated planning resource to expedite the planning and land development approval process available
- Located South of the CPKC Carberry Sub (CPKC's main east-west line across Canada)
- Access to \$1 billion in supporting highway infrastructure
- Area allows for three storey structures, totaling approximately 40m (131 ft) in height
- Natural gas and electrical utilities provided by Manitoba Hydro - 24 kV on site (66 kV is available through agreement with Manitoba Hydro)
- Strategically located within the Winnipeg Metro Region in the Rural Municipality of Rosser eliminates municipal business taxes



BUILDING A WELL-ROUNDED COMMUNITY

The holistic approach used in the development of the rail park will have a positive effect on every business here and the people they employ.

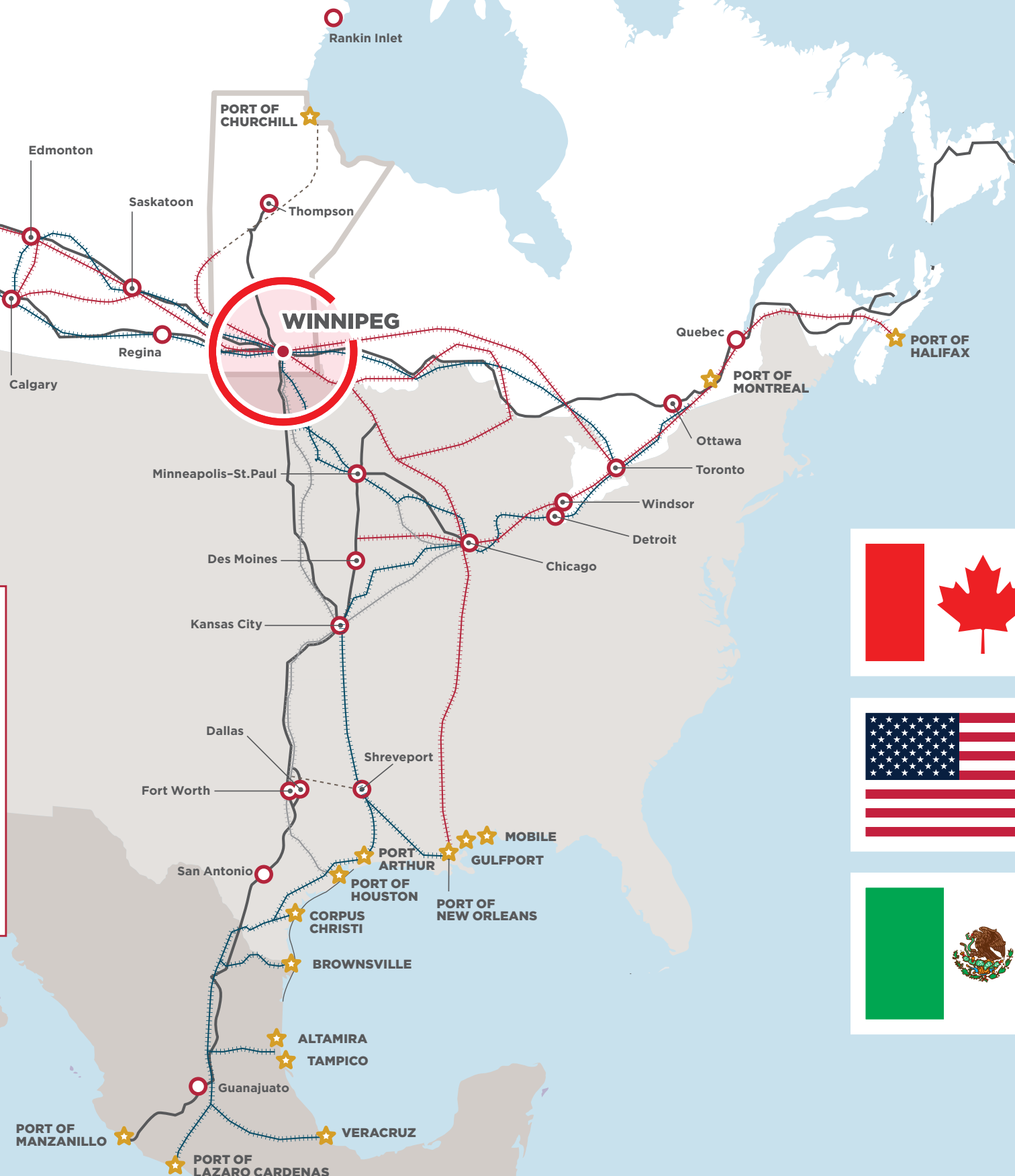
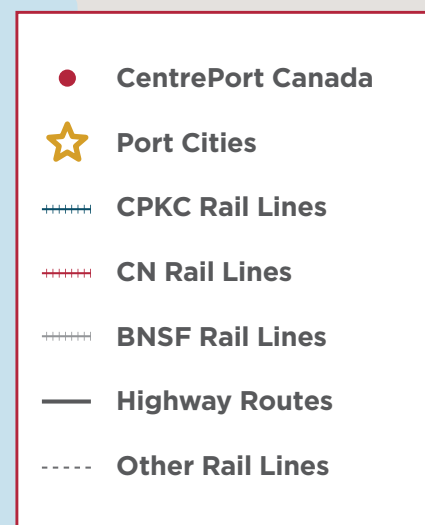
The inclusion of active bike trails and storage spaces, dedicated pedestrian corridors and green community spaces, will exceed the sustainability measures and active transportation components set out by the RM of Rosser zoning bylaws.



STRATEGIC ACCESS TO GLOBAL TRADE ROUTES

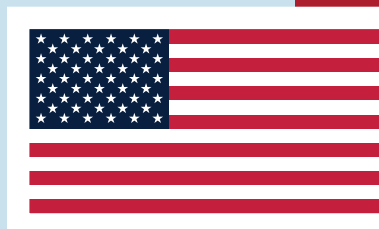
Located at the hub of international trading corridors, the CentrePort Canada Rail Park connects businesses to major markets and cities around the globe through rail, truck, and air transportation.

Winnipeg is the only city on the Canadian prairies with access to three Class 1 railways: CPKC, CN, and BNSF. The CentrePort Canada Rail Park will offer businesses direct access to CPKC, and through federal government regulated interswitching rules, access to all three. In turn, businesses will have the freedom to ship goods with the rail company of their choice allowing for fluid, seamless transportation.



GATEWAY TO THE NORTH

- Staging area for northern Canada
- Access to Europe, the Middle East, North Africa & the Mediterranean



GATEWAY TO THE WEST

- Asia-Pacific Gateway
- Port Metro Vancouver & Port of Prince Rupert
- Access to China & Pacific Rim

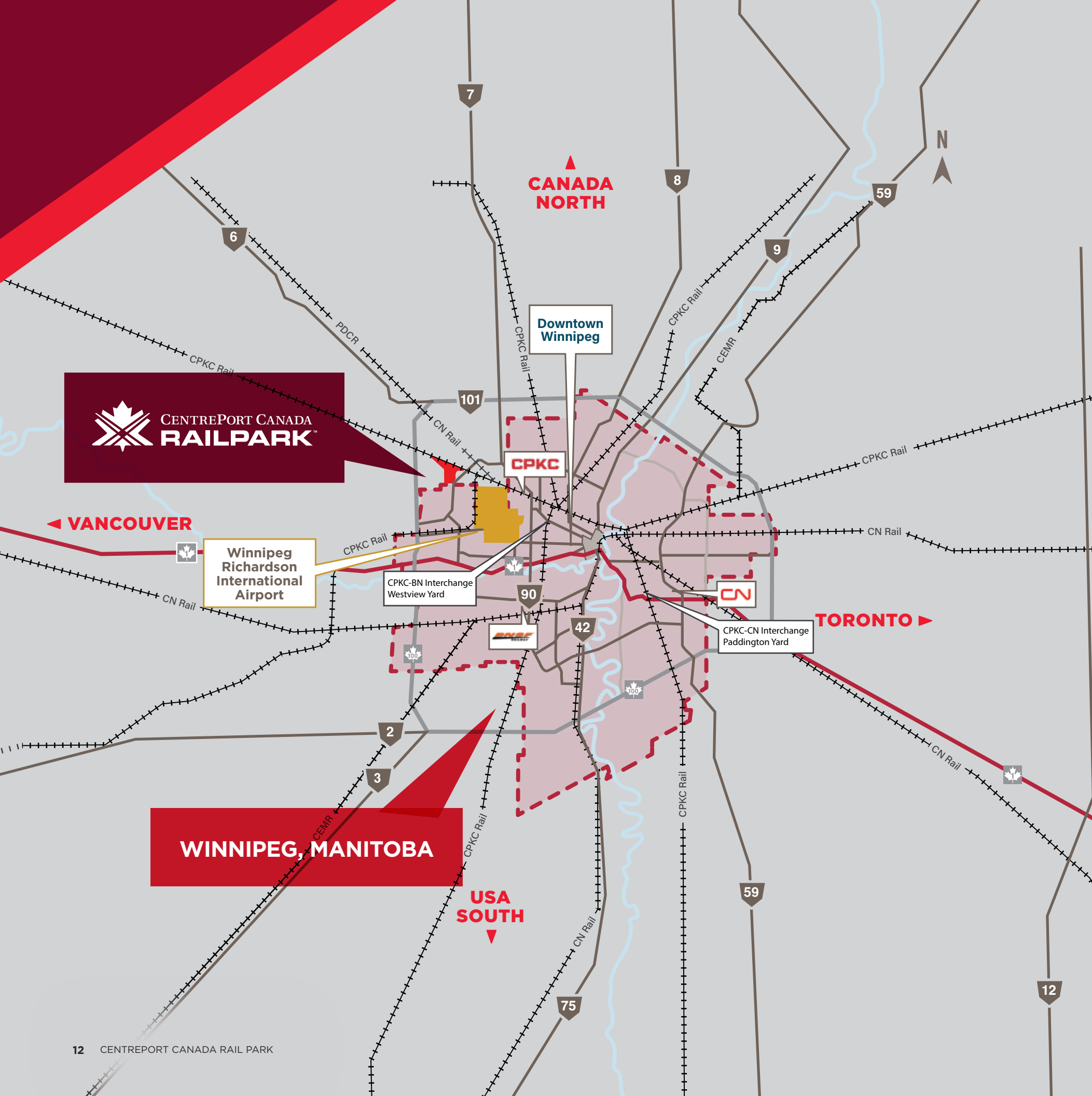


GATEWAY TO THE EAST

- Ports of Thunder Bay, Montreal & Halifax
- Atlantic Gateway
- Access to Europe, the Middle East & Asia

GATEWAY TO THE SOUTH

- Mid-Continent Trade & Transportation Corridor
- Access to United States & Mexico
- Ports of Houston & New Orleans
- Ports of Manzanillo & Lazaro Cardenas



DISCOVER OPPORTUNITY AT THE INTERSECTION OF RAIL, AIR AND ROAD

CentrePort Canada Rail Park is located within the largest trimodal inland port in North America with major highways, the largest freighter airport in the country and access to three major rail carriers.

CENTRAL RAIL ACCESS

The CentrePort Canada Rail Park will offer businesses direct access to CPKC, and through federal government regulated interswitching rules, access to CN and BNSF.



CENTRAL HIGHWAY ACCESS

Direct access to major national roadways, and additionally CentrePort Canada Way and the Perimeter Highway, helping companies get goods on the road faster, across the country, into the north, and into the United States.



- 100 million people within a 24-hour drive of Winnipeg Metropolitan Region (population: 845,000)
- Truck shipments can reach Denver, Kansas City, Chicago, and Detroit within 24 hours
- Interstate-quality highways on both east and west sides of the park, allowing for 5 mins to 90 km/55 mph

CENTRAL AIR FREIGHT AND PASSENGER CARRIERS

CentrePort Canada Rail Park is located only minutes away from the Winnipeg Richardson International Airport.



CANADA'S LARGEST FREIGHT AIRPORT **READY TO FLY**

The Winnipeg Richardson International Airport is #1 in Canada for dedicated freighter aircraft movements. It's also the largest freighter airport in the country, offering 24/7/365 operations. Around the clock operations and a central location and time zone enable operators to offer a later cut off for overnight deliveries to many major cities.

- Largest freighter airport in the country
- 24/7/365 cargo operations
- Over 4,700 cargo flights recorded in 2022 by carriers including UPS, DHL, FedEx and Cargojet

*Pre-covid airline map



WINNIPEG

WELCOME TO THE HEART
OF THE CONTINENT

Appreciated across the country for its outstanding arts and cultural scene, Winnipeg delivers an impressive array of museums, theatre, and ballet. It's also known nationally for its vibrant music scene made of both local and international artists, lively concerts and multiple ongoing festivals. Moreover, Winnipeg is a proud sports city, home to both the NHL's Winnipeg Jets and the CFL's Winnipeg Blue Bombers.

It's also an affordable city for families and young professionals, offering an excellent quality of life, short commutes, and some of the cleanest air and highest number of sunny days in Canada.

- Winnipeg was named one of TIME's World's Greatest Places (2021)
- Winnipeg was named the world's Most Intelligent Community by the Intelligent Community Forum (2021)



The Manitoba Museum
Photo Credit: Tyler Walsh/Tourism Winnipeg



Canada Day at The Forks
Photo Credit: Maddy Reico/Tourism Winnipeg



Winnipeg Jets Whiteout Party
Photo Credit: Tyler Walsh/Tourism Winnipeg

REDISCOVERED CONNECTIONS

RENEWED GROWTH

In 1881, the Canadian Pacific Railway was built through Winnipeg, putting the city on track to becoming a major North American transportation hub and forecasted to be one of its largest cities.

As a central location on the transcontinental railway, Winnipeg rapidly grew and earned the nickname 'Chicago of the North'. However, circumstances arose as other trade routes were developed, and Winnipeg's prominence diminished.

The last decade has seen the winds change yet again to favour the city's advantageous location and powerful workforce. The CentrePort Canada Rail Park is another step towards a new era of growth and prosperity for the region.

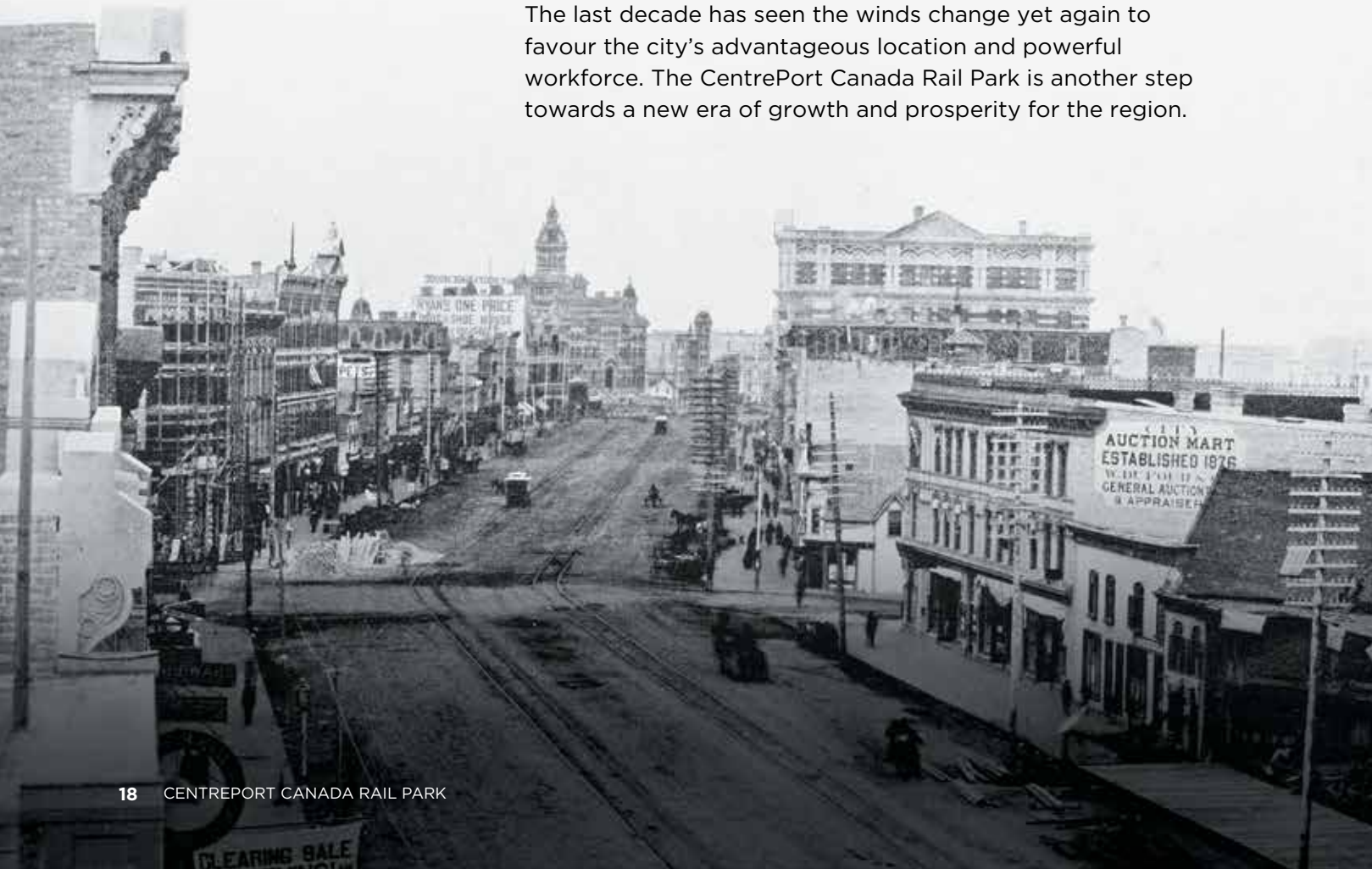


Photo Credit: Tyler Walsh/Tourism Winnipeg

From manufacturing and aerospace to emerging technologies and transportation logistics, Winnipeg has found its footing as a highly successful area for new development.

- 99.6% of electricity generated in Manitoba comes from reliable, clean renewable resources including wind farms, solar panels, and hydroelectric dams.
- Winnipeg also boasts the lowest business costs in the Midwest, the lowest green energy costs in the country, and access to a skilled, reliable and affordable workforce, making it an attractive/prime location for any business to set up shop.

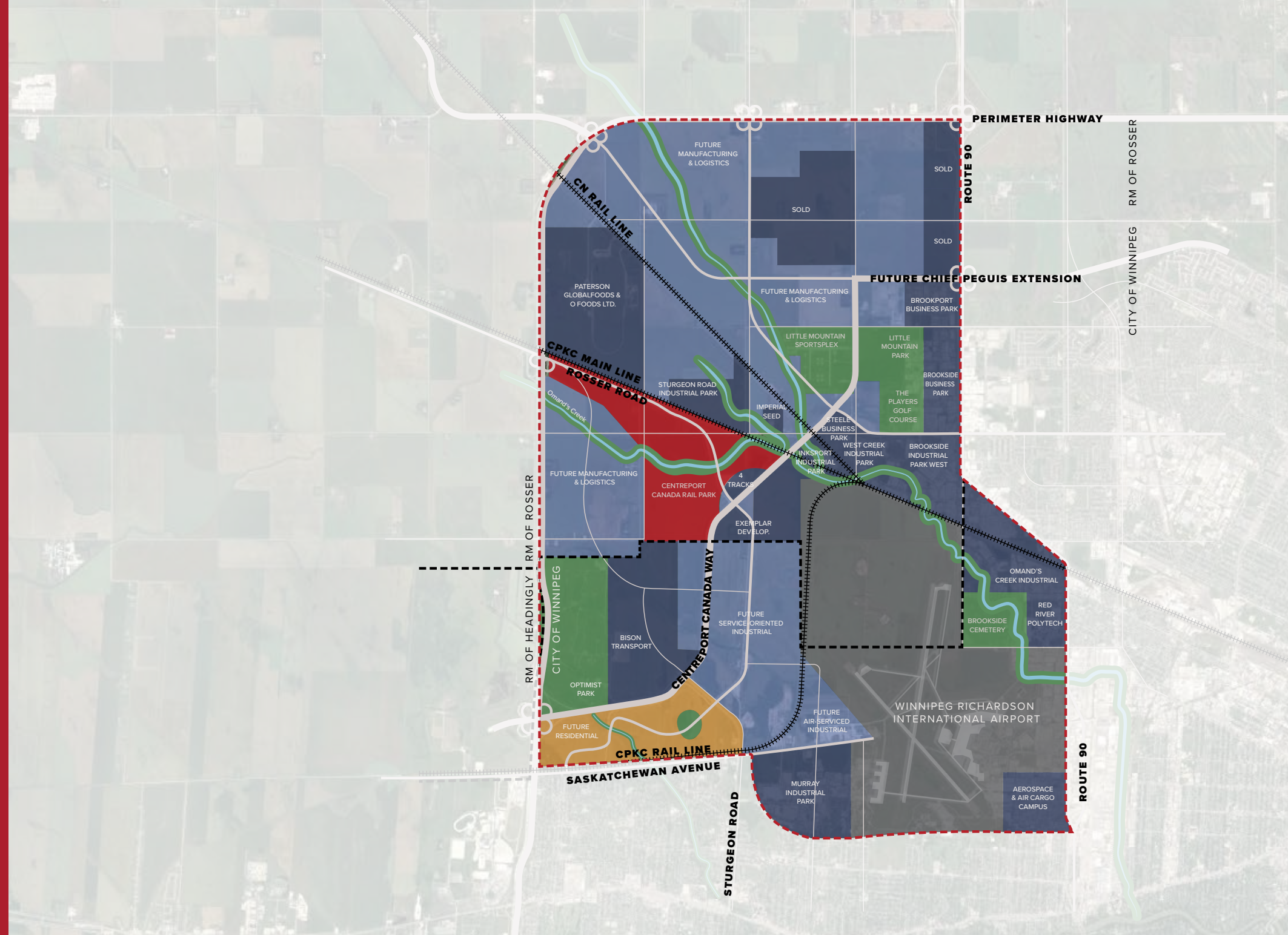


OPPORTUNITIES YOU CAN EXPAND ON

CENTREPORT CANADA

Planned as a complete community, CentrePort Canada offers much more than access to global gateways:

- 20,000 acres of prime, affordable industrial land
- 665 acre rail park
- Foreign Trade Zone advantages
- Dedicated planning resource to expedite the planning and land development approval process
- Major industry leaders located on site
- Affordable skilled labour
- Renewable, reliable, low cost energy
- 500 acre future residential community
- Situated one hour north of the Canada-US border



EXISTING & PLANNED TRANSPORTATION

- Highway / Expressway
- Arterial
- Collector
- Rail Line

BOUNDARIES & NATURAL FEATURES

- Municipal Boundary
- CentrePort Boundary
- Creek

EXISTING & PLANNED LAND USE

- CentrePort Canada Rail Park
- Industrial Land - Developed / Planned
- Industrial Land - Future Development
- Winnipeg Richardson International Airport
- Residential Land
- Parks & Open Space



CPKC Railway

IN GOOD COMPANY AT THE CENTRE OF IT ALL

Over 1,000 companies from a variety of sectors are located within CentrePort Canada. The strategic central location, along with the logistical and tactical advantages of being located within the inland port, continues to draw companies across dozens of industries.



National Research Council of Canada

KEY INDUSTRY SECTORS

Agribusiness and food processing
Advanced manufacturing
Energy and mines
Biomedical
Transportation and logistics
E-commerce



Boeing Winnipeg Composite Division



Bison Transport



Nutrien



Cargojet



WELL ESTABLISHED AND FIRMLY FOCUSED FOR OVER 50 YEARS

With a long track record of investment, project financing and development in real estate, infrastructure and mining throughout Western Canada, Focus Equities' portfolio of success includes flagship developments: Aurum Energy Park in Edmonton, Alberta; Deerfoot Meadows and Meadows Mile in Calgary, Alberta; as well as Bayview Place in Victoria, British Columbia.

Our disciplined approach to market analysis and prudent economic forecasting ensures we are always investing at the leading edge of growth for the benefit of our partners and clients.

Focus Equities specializes in real estate, infrastructure, power, and mining.



BAYVIEW PLACE



MEADOWS
MILE



DEERFOOT
MEADOWS



KENNETH WILLIAM MARIASH, SR.

The Developer / Owner

Kenneth William Mariash, Sr., working alongside wife and partner Patricia Mariash, is regarded as one of the most visionary developers in North America, and has transformed millions of square feet into profitable commercial and residential ventures. With his baccalaureate degrees in mathematics, science, business, accounting and architecture, an MBA and 45 years of building construction, real estate development and investing, Mariash's experience and business acumen is key to the success of their large scale projects.



PATRICIA MARIASH

The Interior Architect / Owner

For more than 30 years Patricia Mariash has been a real estate entrepreneur and commercial interior architect who has successfully completed thousands of prestigious corporate headquarters. Before becoming engaged in the commercial real estate development business, Patricia founded her own award-winning commercial interior architecture business. These projects encompassed more than 20 million square feet and represented some of the world's most notable corporate headquarters throughout North America and Europe.



Edmonton, Alberta, Canada

Aurum Energy Park —
Connecting Alberta's \$250 billion
energy sector

Aurum Energy Park is a 750-acre development in Edmonton Alberta that combines the advantages of ideal location, access to major transportation routes and rapidly expanding services. It's perfectly positioned for the next phase of industrial and energy sector expansion.

BAYVIEW PLACE

Victoria, British Columbia, Canada

The Bayview and Roundhouse communities stretch over 20 prime acres on the last developable piece of land on Victoria's renowned Inner Harbour. With spectacular 360° views, Bayview offers waterfront access and walkways leading to downtown and the Inner Harbour.

Bayview residents enjoy an extraordinary level of amenities and services, with a full range of luxurious details. And the beautiful natural surroundings aren't just for gazing at: convenient year-round recreational activities include kayaking, hiking, running, cycling, yachting, sport fishing, bird-watching, tennis, and more.





MEADOWS MILE

Calgary, Alberta, Canada

Meadows Mile is a 27-acre parcel that extends almost a mile in length overlooking all of Deerfoot Meadows, a Mariash shopping, dining, and entertainment destination.

Surrounded by more than 4 million square feet of retail and commercial development, Meadows Mile is strategically located to capitalize on Calgary's growing affluence, and on existing regional shopping destinations.



Calgary, Alberta, Canada

Quickly becoming one of the most dynamic shopping locations in North America.

Deerfoot Meadows straddles the Deerfoot Trail, the main north-south freeway in Alberta, crossing the Glenmore Trail one exit to the north of the site, which connects with the Trans-Canada Highway. These freeways carry over 200,000 cars per day.

Deerfoot Meadows stretches over 3.5 million square feet of total development, drawing shoppers from the neighboring provinces of Saskatchewan and British Columbia. No other retail centre in Canada can boast the same geographic synergies and benefits as Calgary's Deerfoot Meadows.





VISIONARIES WITH AN EYE FOR DETAIL

The Focus Equities team brings decades of experience to the planning table, ensuring each project is thoroughly managed from start to finish.



Norwester Industrial Park,
Edmonton, Alberta



Centre 104,
Edmonton, Alberta



Village at Southgate,
Edmonton, Alberta



A TRUE SUCCESS STORY

Focus Equities is a trusted and respected company that has a history of enriching communities and enhancing economic opportunities across the country.



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THE DEVELOPER

Focus Equities, a Canadian corporation, provides the full range of development, investment, financing, construction and operation of complex real estate, energy and infrastructure projects. Founded over 40 years ago by Canadian entrepreneur and visionary Kenneth Sr., Focus Equities has an extraordinary track record of success.

In real estate, Focus Equities acts both as the developer of large complex projects and as an active financial investor. Focus Equities and its associated companies have developed, purchased, or sold more than 15 million square feet of real estate and more than 10,000 residential /condominium units throughout North America.

Focus Equities' subsidiary, Focus Energy Group, develops and finances large-scale energy infrastructure projects around the globe, with a particular focus on power generation and LNG infrastructure. Through expertise in commercial, financial, regulatory, and technical development, from conception to commercial operations, Focus Energy Group, delivers environmentally friendly and economically viable energy solutions worldwide.



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THE FACILITATOR


CentrePort Canada Inc. is the master planner and facilitator responsible for providing business development and investment attraction strategies that support economic growth and create jobs; and marketing and promoting the inland port locally, nationally and internationally.

The corporation provides single-window services to business including direct access to federal Foreign Trade Zone (FTZ) benefits (sales tax and duty relief, custom-bonded warehouse program) as well as the ability to work collaboratively with companies and governments to expedite and facilitate development.

The corporation's mandate is set out in the CentrePort Canada Act, passed by the Province of Manitoba in 2008.


KEN MARIASH


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Another Project by Focus Equities

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