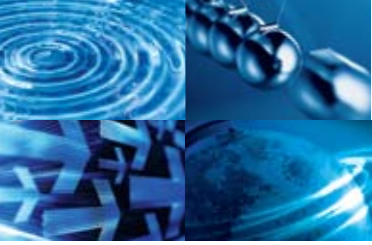


# DEVELOPMENT CONSULTING

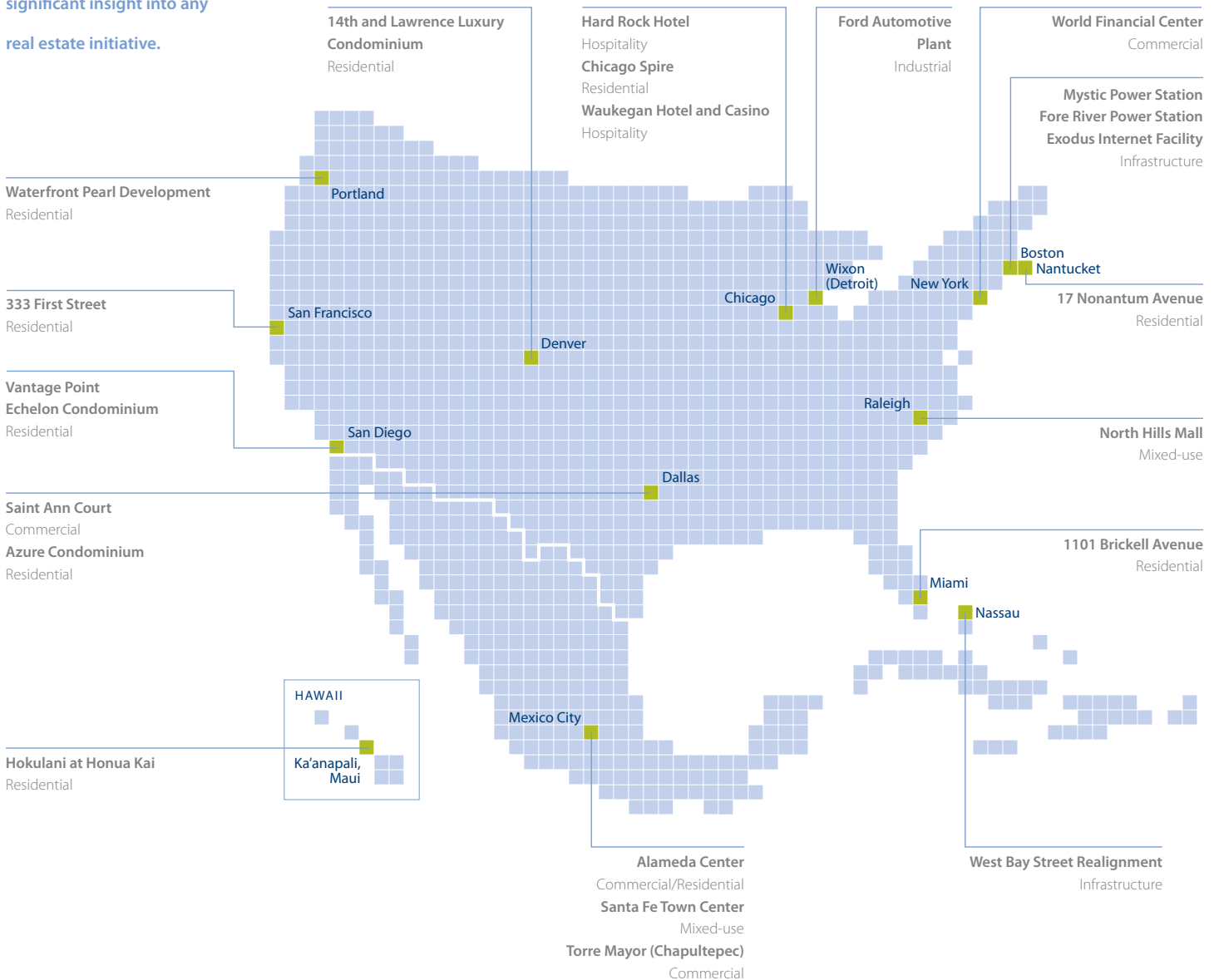
As an independent cost consultant we have developed cross-divisional expertise and resources from our work on diverse, high-profile projects across the Americas.



# Development Consulting

Through a combination of professional expertise and demonstrated project experience Altus Group is uniquely positioned to provide significant insight into any real estate initiative.

We offer professional project management and consultancy services, providing knowledge and creativity to develop sustainable value for our clients. A 50-year history ensures depth of experience to help owners plan, organize and implement development programs that are on budget, on schedule and meet objectives. Our comprehensive database is unmatched in the industry, which ensures project costs are extremely accurate and predictable, allowing clients to make decisions with clarity and confidence.



Altus can help our clients oversee the success of their initiatives from the initial visionary phase into the design stage and through to completion.

## Strategy & Planning

To control project costs and ensure value is received requires a full knowledge of the objectives, a comprehensive database, an analytical framework to assess required actions and the authority to enact those actions. A large proportion of a building's total cost will be impacted by the design stage before the project passes schematic design so it is critical that early project advice is timely and accurate in order to facilitate good decision-making.

Altus can help our clients oversee the success of their initiatives from the initial visionary phase into the design stage and through to completion. We'll help you determine intelligent business solutions before you commit to a large project or development plan. We will also assist you in setting tangible goals and identifying the potential risks for your project(s) or portfolio. Our expertise allows us to assess both initial and ongoing capital requirements through the life cycle of an asset as well as the schedule, risk and procurement methods.

We provide a variety of Strategic and Planning services including:

- Business Transformation
- Organizational Risk Management
- P3 Technical Advisory



We bring expertise to a comprehensive range of sectors:

RESIDENTIAL	INFRASTRUCTURE	HOSPITALITY
COMMERCIAL	INSTITUTIONAL	INDUSTRIAL

Our ability to deliver full development management services is enhanced by our ongoing, day-to-day relationships with leading developers, planners, architects, engineers and contractors.

## Project Solutions

From initial scheduling through to construction and completion of your project, Altus will ensure the various elements are on track, on budget and meet your requirements. Our diversity in expertise allows us to provide a range of services to monitor and control construction and development costs and risks, while still achieving the project's objectives. Our ability to deliver full development management services is enhanced by our ongoing, day-to-day relationships with leading developers, planners, architects, engineers and contractors. These relationships allow us to benchmark a particular project against industry trends, introduce new potential relationships to enhance a project's success, or simply gather more decision-making intelligence.

By leveraging the experience gained through our risk assessment, monitoring and management services, we are able to provide our clients with a broad array of services to address any project objective deemed crucial for the success of their business.

Our Project Solutions services can include a combination of any of the following services, customized to the specific needs of your project:

- Pre-Construction Services
- Risk and Value Management
- Contract Management
- Project Controls
- Project Management
- Program Management
- Loan Monitoring
- Mechanical and Electrical Consulting

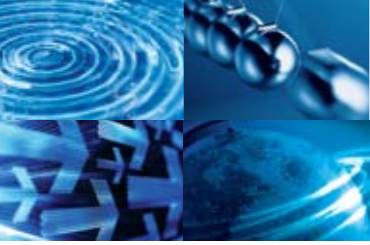
## Operations

For Altus the work is not done when construction ends – we recognize the significant time and resources our clients invest in their projects and we do all we can to ensure they can continue to strengthen and build their portfolio over the long-term. With a set of goals achieved we assist you in setting – and achieving – new ones.

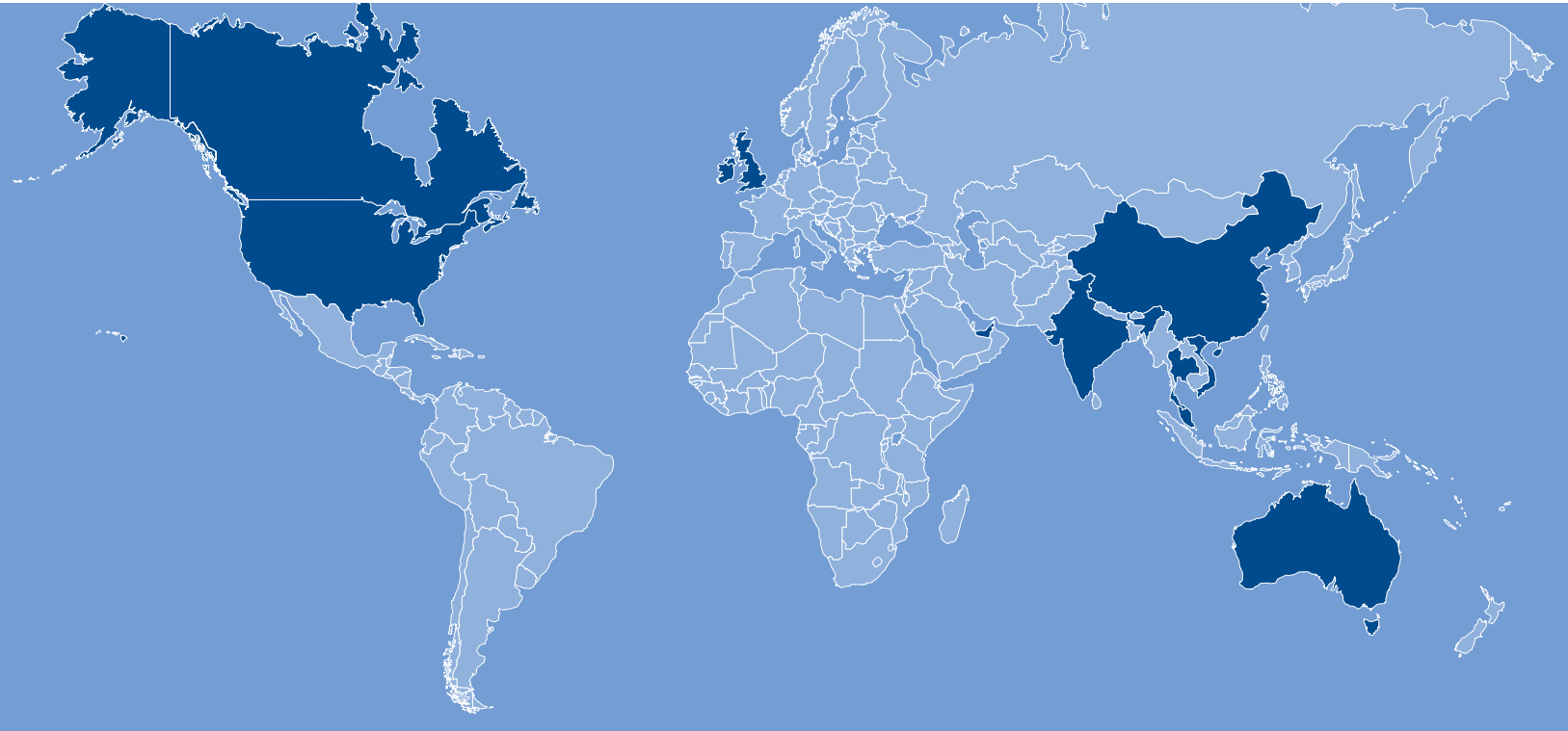
Our services during the Operations phase of your development can include:

- Facilities Management
- Physical Due Diligence
- Benchmarking and Data Capture
- Capital Planning





## Our Network



Altus offers diversified services and unparalleled expertise to a broad range of clients, in various industries across Canada and internationally.

### About Altus Group

Altus Group is the leading multidisciplinary provider of independent real estate consulting and professional advisory services worldwide. With a staff of over 1,500, Altus Group has a network of over 50 offices in 11 countries worldwide, including Canada, UK, Australia, Asia, USA and the Middle East. We operate four interrelated Business Units, bringing years of expertise together into one comprehensive platform: Research, Valuation and Advisory; Cost Consulting and Project Management; Realty Tax Consulting and Geomatics services. Our business units work independently or in cooperation to provide clients with the benefit of combined expertise. Our distinctive approach allows for decisions based on independent, carefully reviewed conclusions.

Altus Group provides services to some of the most prominent businesses, including banking institutions, pension funds, insurance companies, accounting firms, law firms, public real estate organizations (including REITs), industrial companies, private investors, asset and fund managers, real estate developers, governmental institutions, and oil and gas companies.



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