

For Immediate Release

ARLINGTON ANNOUNCES SALE TO FIRST CAPITAL REALTY INC.

CALGARY, February 22, 2018 – Arlington Street Investments (“ASI”) is proud to announce the successful completion of the sale of its retail center to First Capital Realty Inc. (TSX: FCR).

In a recent interview CEO, Frank Lonardelli discussed the repositioning and re-tenanting of this significant parcel it had acquired in 2010 located on Calgary’s 10th Avenue design district, “when we acquired this asset we were experiencing the same market conditions that Alberta has been experiencing for the past three years; a significantly depressed energy market combined with historically high office vacancies and a general malaise in our Province’s economy. Within our Company’s investing thesis these are the perfect conditions to buy well-located assets in major centers. The return profile for this project and our investors is nothing less than spectacular”. Frank went on to say, “we were able to generate a cash on cash return of 340% and an IRR of 24.3% within the 7-year holding period. This is not only a significant investment return, but it is extraordinary given the backdrop of the Alberta real estate market.”

ASI is a three time award recipient of the PCMA Real Estate Deal of the Year and when asked how this transaction reflects the exempt market; Lonardelli said “we believe this is the first time in the exempt market where a private company who secured funds through the exempt market has vended to a publicly traded real estate company and arguably Canada’s top publicly traded retail real estate company. ASI has continually used the term “institutional grade investment” which consists of 3 factors:

1. The ability for the offering to pass public market financial underwriting scrutiny;
2. A direct alignment of the issuer with investors best interest;
3. The ability for the investment to generate above average rates of return.

“We truly believe that the private capital markets are a good place for investors to invest, but like any investment whether private or public - you have to know the management team, their track record, understand their investment thesis and ensure the company has a significant personal investment into the project itself.”

About Arlington Street Investments

Arlington Street Investments (ASI) is an award-winning Calgary based boutique mixed use real estate development company with over \$350 million in place assets with over \$1.2 Billion in post development value. ASI is focused on value creation through the entire development process. ASI’s CEO is a recipient winner of the Calgary Business Leaders Award and an Ernst & Young Entrepreneur of the Year finalist. ASI develops primarily in Alberta but has also taken positions and is actively involved in specific regions in the United States.

Committed to innovation and strategic thinking combined with transparency and accountability, ASI creates projects that yield significantly higher returns than traditional Real Estate investment options. Our investment partners include accredited investors, ultra-high net worth investors, family offices, and institutional investment houses.

All of ASI’s projects are built with purpose to create legacy through innovative and thoughtful design. ASI is not just a developer – they are entrepreneurs working with entrepreneurs committed to aligning the values of the community with their own. Community building and consultation is at the core of their work ensuring the needs of the community are recognized and met. ASI is in the business of building and revitalizing communities and investing in progress.

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