

# Ariva Community

## Premium Estate Living

3000 Ariva Dr.  
West Kelowna, BC

Exceptional lakeview residences  
with incredible indoor/outdoor  
entertainment spaces

An unprecedented socially  
connected condominium community

An active lifestyle culture  
supported by premium amenities

Central, high-profile location in  
West Kelowna overlooking  
Lake Okanagan

Minutes to downtown Kelowna  
for dining and entertainment

A project by:



Confidential



# EXECUTIVE SUMMARY – Ariva Community

## LP Raise Objectives

### Property at a Glance

- Address** • 3000 Ariva Drive, West Kelowna
- Current Status** • First raise focused on complete land acquisition and phase 2 building
  - **Anchor investor committed \$7MN**

Land Acquisition (for Subs. 1 & 2)	• \$12.5 MN
Phase 2 Building Equity 35%	• \$12.1 MN
Phase 2 Building Debt 65%	• \$22.6 MN
<b>Total</b>	<b>• \$37.9 MN</b>
<b>Raised to Date</b>	<b>• \$7MN</b>

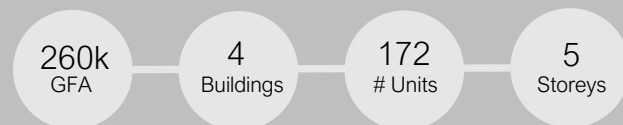
### Subdivision #1: 2025 - 2028

- Building Opportunity**
  - The first building is complete, 100% sold & occupied
  - All zoning and permits are in place for Building 2
  - Site/Civil work for the property is complete
  - Foundation and parking level for Building 2 is 80% complete
  - 260,000sqft, across 4 buildings, spanning 12.5 acres
- Market Leading Project**
  - Architecture & planning focused on the luxury adult community experience
  - Indoor/outdoor living with oversized balconies & terraces
  - Project targeting highest levels of green building design & development
  - Structures will adopt the latest in mass timber systems & smart building technologies through our proprietary Prefab Buildings Initiative

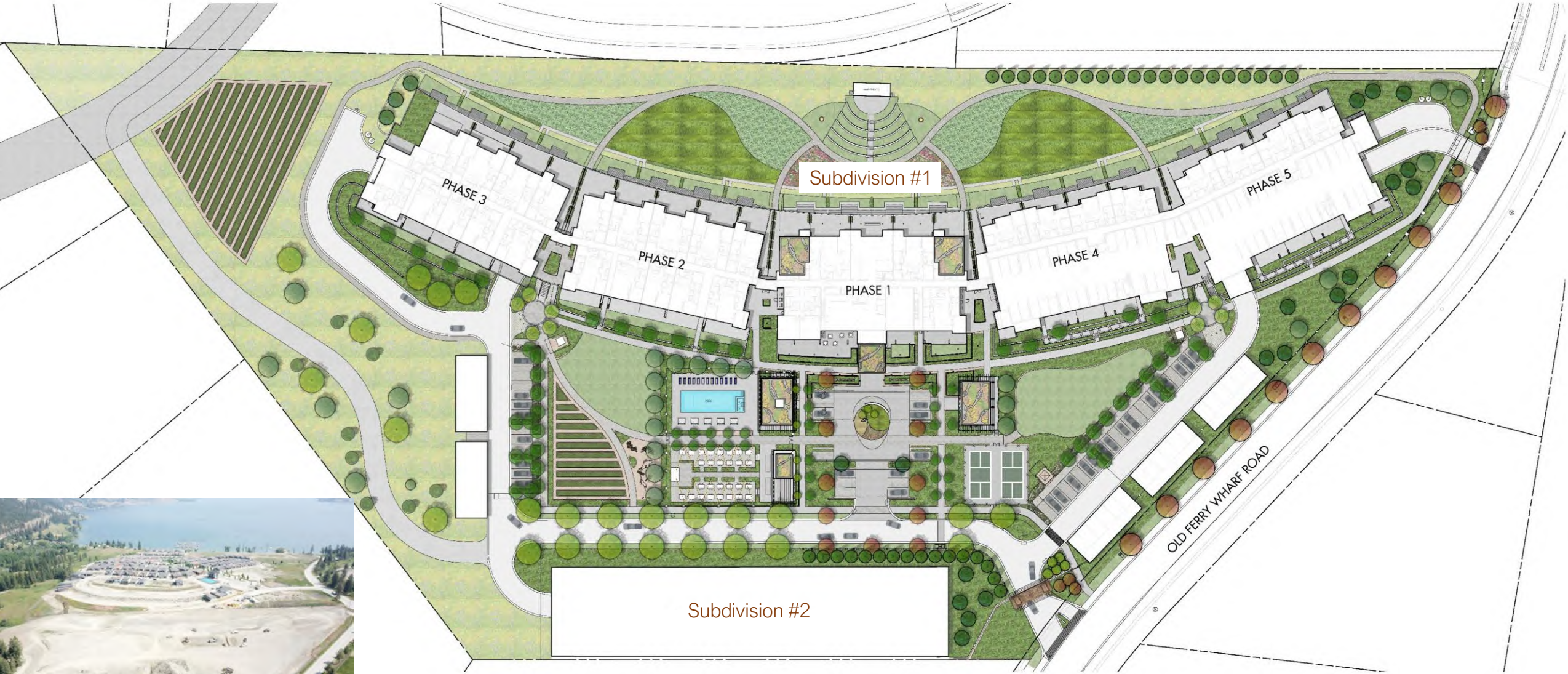
### Subdivision #2: 2028 - 2032

- Future Planning**
  - Through the acquisition of the full 12.5-acre Ariva property, which includes two separate subdivision sites, CPH Group is strategically positioned to expand the development beyond its initial residential phase.
  - Once Subdivision 1 is complete, plans will commence for two additional buildings: **a hotel and a senior assisted living center.** This expansion is a critical step toward creating a fully integrated adult lifestyle community, offering a seamless transition for residents as they age while maintaining access to resort-style amenities.
  - With Canada’s aging “boomer” population seeking communities that support active living and long-term care within the same environment, Ariva’s evolution into a complete “aging in place” destination will set a new benchmark for modern, wellness-focused living.

### Land Development – Density Statistics



# PROJECT RENDERINGS & PHOTOS



2019 – site preparation





Master Plan for Subdivision 1

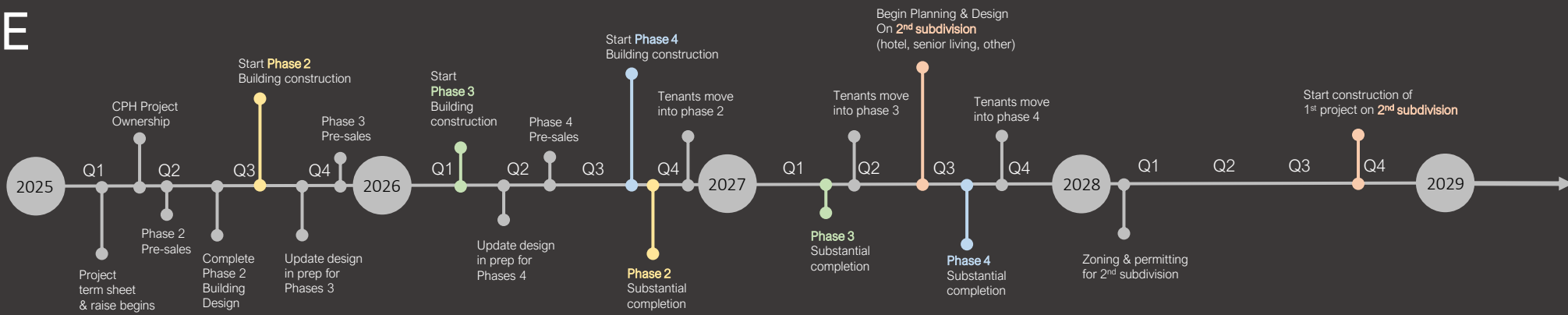


Building 1, of Subdivision 1, was completed in 2020  
It is now fully sold and tenanted





# TARGETED PROJECT SCHEDULE



## Project Partners, Associates, and Suppliers





The CPH Group is a unique leader in real estate development, offering fully integrated design and construction solutions rarely found in today's market. Unlike developers who outsource these functions, CPH takes a turn-key approach, leveraging in-house expertise to optimize building performance from conception to completion. Backed by award-winning executives, federal partnerships, and top industry professionals, CPH focuses on performance optimization through cutting-edge design, advanced construction management, and a skilled workforce. By incorporating innovative materials, energy-efficient systems, and precision manufacturing, CPH delivers high-quality, sustainable developments that maximize long-term value for stakeholders.



### Andrew Bowerbank

Partner, head of design, technology & strategic planning

Andrew is a renowned executive in Canada's building construction, energy, and cleantech sectors, known for his expertise in emerging technologies and low-carbon economics. Andrew has held notable influential roles over the course of his career, including VP at the Canadian Wood Council, National VP of Sustainability & Energy at WSP Canada, and Global Director of Sustainable Building Services at EllisDon; in each role, he led the strategic development of initiatives designed to improve building performance and reduce climate impacts on our cities. Andrew also led the World Green Building Council to global prominence - by the end of his tenure as CEO, the WorldGBC had grown from 8 member countries to over 60. Recognized as one of Canada's top sustainability leaders, Andrew has earned the Clean50 Award, Ontario Premier's Award, and CEO of the Year from CEO Monthly Magazine. An advisor to corporations like Magna International and Enbridge Gas, and an international advocate through CMHC and the United Nations, Andrew continues to drive innovation toward a low-carbon economy.



### David Brough

Partner, head of business development & investments

David is a dynamic leader known for steering successful business ventures across multiple industries with a focus on strategic growth, cash flow, and asset development. His foundation in discipline and hard work began in his family's dairy business, where he observed the transformation of a bankrupt company into a regional leader in the milk fluid industry. David has held six board positions and raised over \$100 million in private equity, securing contracts with major North American firms. As co-founder and CEO of Earth Energy, he led the development of an innovative, eco-friendly oil extraction process. He later revitalized a Canadian frac sand mine, ensuring its profitability through a unique transloading strategy. In healthcare, he founded Acure Health, Canada's first private health insurance company; and created the largest R&D program for cannabis genetics in Canada. David's expertise in negotiation and strategic planning continues to drive value in diverse markets.



### Michael Hildebrandt

Partner, head of construction optimization

Michael is a seasoned professional with a rich background in military service, real estate, and construction. A Political Science graduate from the University of Western Ontario, Michael began his career in the Canadian military, serving in elite units like the Canadian Airborne Regiment and the Royal Canadian Regiment. Transitioning to real estate in Ontario, he later moved to California, founding Hildebrandt Contracting and Development in 2003, where he built a reputable construction company specializing in high-end residential projects. His notable projects include the LAX Concrete Rebuild for Terminals 5 and 6 and his most recent role as General Contractor on a four-story, multi-family building. His military discipline, industry involvement, and expertise in complex projects have earned him respect as a leader in real estate and construction management.

EXECUTIVE TEAM