

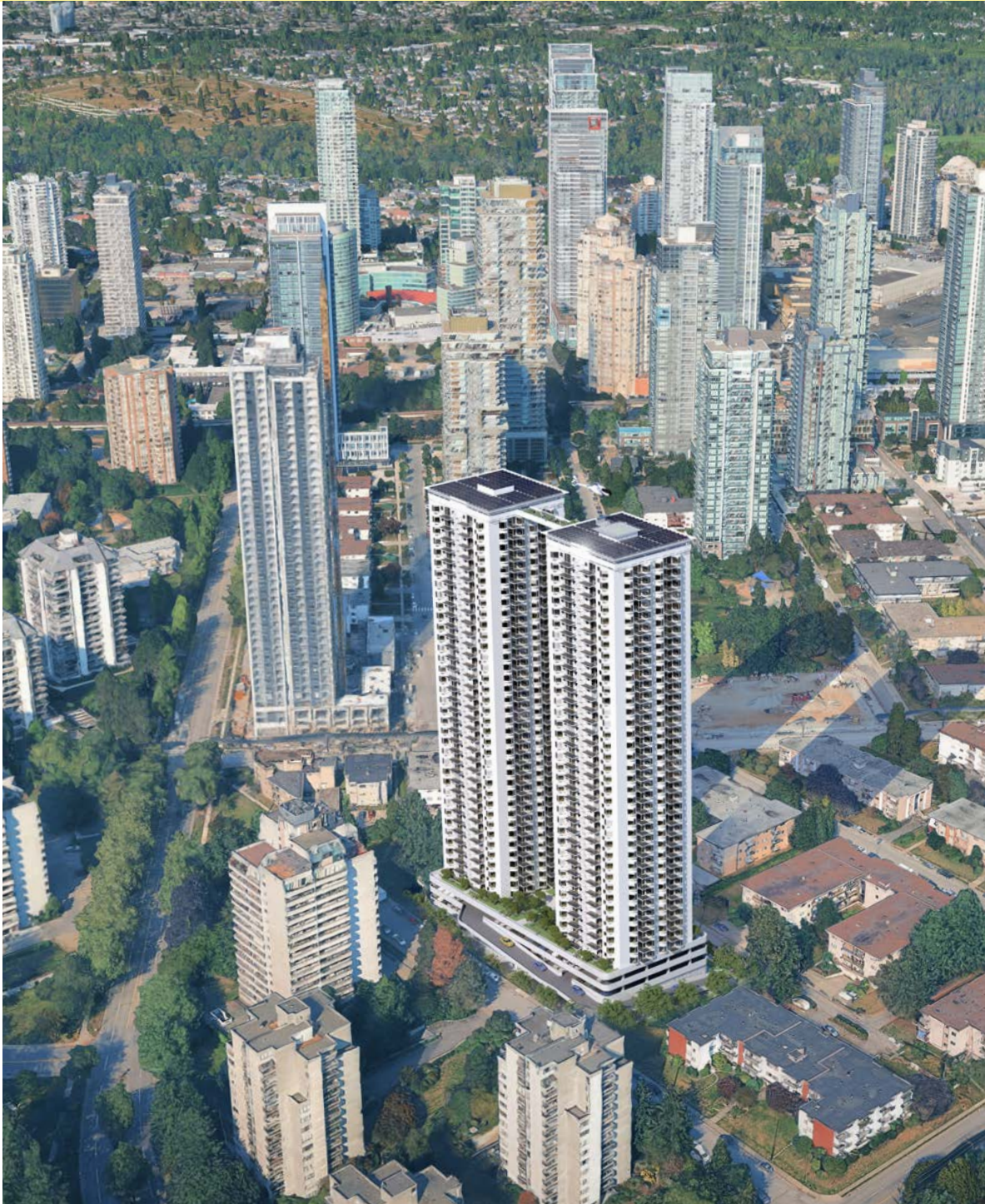
ECOCITY
REVOL.



WILLINGDON ROSE CONDO Canada

PROJECT CATALOG

January 6, 2026



HI-TECH REALTY GROUP

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HTR Group owns the
priority operating
rights for the HOLON
real estate projects
in major cities with
1M+ population in
developed countries



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1. EXECUTIVE SUMMARY

Project Overview

- 1. Name: Willingdon Rose Condo (referred as "WR").
- 2. Location: 6622 & 6688 Willingdon Avenue, Burnaby, British Columbia, Canada.
- 3. Site Area: 52,280 ft².
- 4. Building Height: 403.5 ft (39 F).
- 5. Number of Buildings: 2 towers.
- 6. Gross Floor Area (GFA): 562,909 ft² (excl parking lot).
- 7. Usage: Residence, retail, etc.
- 8. Residential Units: 512 units.
- 9. Parking: 2 stories, 59,438 ft² (146 parking spaces).
- 10. Structural Material: Stainless steel (no concrete).
- 11. Construction Method: Factory prefabricated, minimal on-site installation.
- 12. Technical Standards: Design, prefabrication, installation, and inspection in compliance with Canadian building standards.

Intended Readers

- Government planning authorities.
- Construction technology regulatory authorities, insurance companies, financial institutions.
- Potential design firms and contractors.
- Potential building property management partners, hotel operation partners.
- Potential sales agents.
- Potential investors.
- Note: While reading this document, it is also essential to review the attached document *HOLON HI-TECH HOME FEATURES* to understand the complete differences in the technology, quality, schedule, and cost advantages of the WR project compared with traditional real estate development. This project rewrites the history of the real estate industry through high-tech means.

Project Schedule: 11 months

No.	Task	Duration (Months)												Note
		1	2	3	4	5	6	7	8	9	10	11	12	
1	Planning & Schematic Design	■												New design and application follow the approved plan in general
2	Planning Approval		■	■										
3	Construction Design		■	■	■									By local design firm
4	Construction Design Approval				■	■	■	■						First acquire foundation design approval
5	Foundation Construction					■	■	■						By local GC
6	Module Prefabrication						■	■	■					By HOLON factory in China
7	Module Transportation							■	■	■				One Shipment
8	Module Hoisting & Installation								■	■	■			By local GC (HOLON engineers provide guidance)
9	Interior Fit-out									■	■	■		
10	Project Completion & Acceptance											■		By local institutions and authorities

Note: This schedule is based on ideal scenarios as many uncertainties lie in the official approval phase. Building modules are prefabricated on an automated production line, with on-site work mainly limited to bolting and connecting pipelines. The scope of work is minimal, which makes the construction period incredibly short, often sounded hard to believe, yet has been proved by dozens of completed projects.



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2. INVESTMENT HIGHLIGHTS

1. Prime Location with Convenient Transportation

5-minute walk to Brentown MRT station, 20 minutes direct to city center and 30 minutes to Vancouver International Airport. Close to Metrotown mall - the largest in B.C. and the third largest in Canada, which has various commercial and leisure facilities.

2. High-Tech Real Estate for A Better Quality of Life

Project uses the cutting-edge "HOLON Building" prefabricated technology, which has won the "Innovation Award" from the CTBUH and the "First Place" Award of multi-family category from MBI, offering residents ultimate comfort, enhanced safety, and nearly-zero energy consumption (see attached *HOLON HI-TECH HOME FEATURES*).

3. Controllable Costs and Schedule, Solving Industry Pain Points

Adopting modern manufacturing production methodologies, Implementing the "4-Standardizations": Standardized design, Supply chain, Streamlined prefabrication, and On-site installation. This ensures the project development strictly adheres to the project budget and schedule, completely solving the pain points of serious budget overruns and schedule delays in the traditional real estate industry.

4. Prefabricated Buildings: Superior Advantages & Exceptional ROI

By implementing the "4-Standardizations", WR project delivers 40%~60% of cost reduction compared with traditional property projects, with 1~2x higher investment returns. Moreover, the investment return cycle is 3~4x shorter.



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3. LOCATION & CONNECTIVITY

Project Location

Located in Metrotown, the core hub of Greater Vancouver, close to Metrotown shopping mall - the largest in West Canada, and to all kinds of commercial. Surrounded by BC Institute of Technology, Simon Fraser University, and numerous excellent primary and secondary schools. A region with population over 30,000 and growing, characterized by high density and vibrant activity.

Public Transport

- 200m to the nearest bus stop (2-minute walk).
- 800m to the nearest railway station (10-minute walk).
- 1km to the Kingsway (a major east-west thoroughfare that connects Burnaby and Downtown Vancouver).

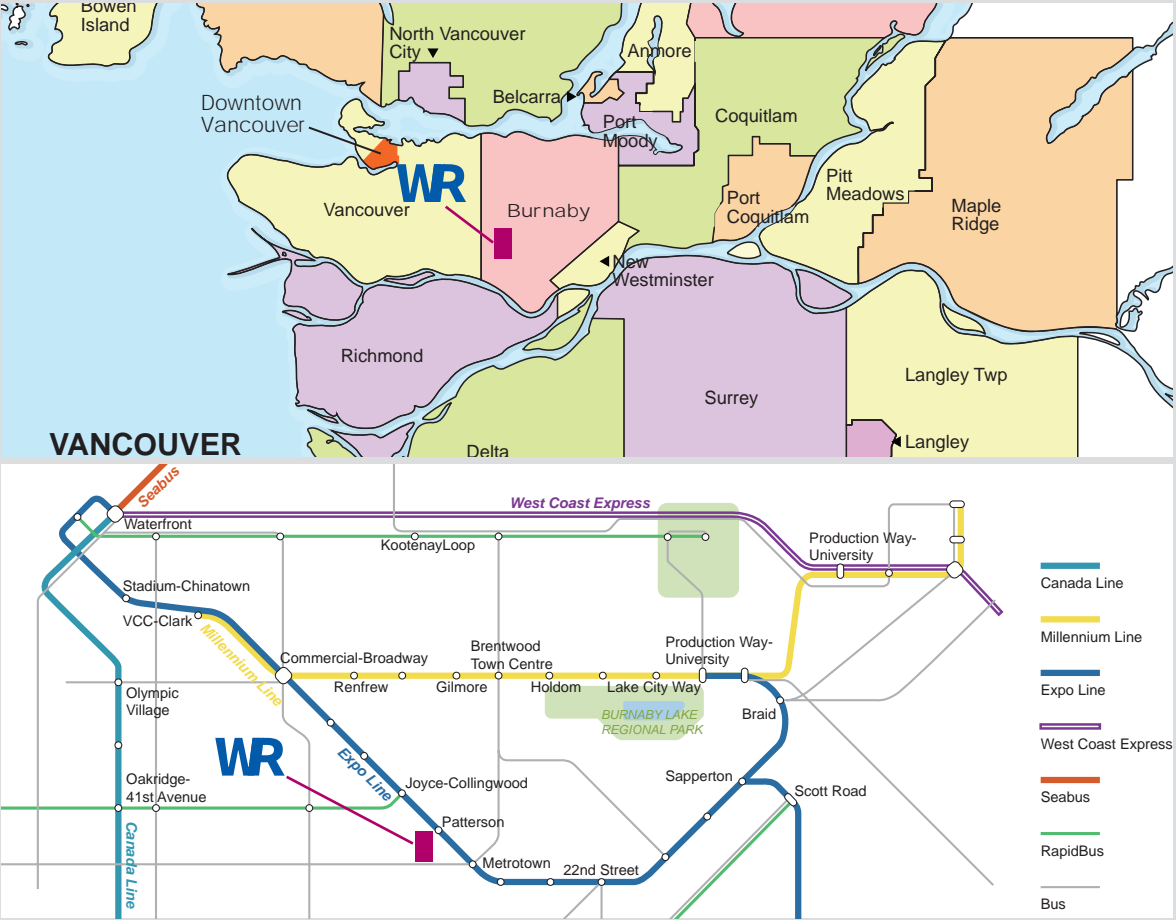
Surrounding Amenities

Eco-friendly Living: 10-minute walk to Central Park, 10-minute drive to Deer Lake Park, an Eco-friendly living with leisure and convenience.

High Quality Education: Top-rated School District: Home to 41 elementary and 8 secondary schools. Prime location for higher education-only 2.6 km to BCIT Main Campus and 9 km to SFU. A vibrant hub with a high concentration of elite academic institutions.

Convenient Healthcare: Walking distance to local medical clinics and Metrotown Urgent Care Centre. Only a 10-minute drive to a 24/7 full-service hospital and emergency department.

Commercial & Cultural: 3-minute walk to Metrotown (450+ shops) and steps away from Crystal Mall. Experience the best in retail, dining, and daily essentials.



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4. PROJECT PLANNING

Project Planning

Usage	Class	Max. BLDG Area (GFA) ft²	Proposed Units
Residence	Group C	518,390	512
Amenities	Group C	25,575	N/A
Retail	Group E	18,944	N/A
Parking	Group F3	59,438 (Excluded)	146
Total Floor Area (GFA)		562,909	

Original Planning

- FAR: ≤ 6.15
- Total floor area: ≤ 321,368 ft²
- Building floor: 34 F
- Building Height: 366 ft
- 72 replacement rental units and 26 affordable rental units.
- Parking for 276 vehicles and approx. 920 bicycle.
- This project is Build-to-Rent development.

Current Status of the Site

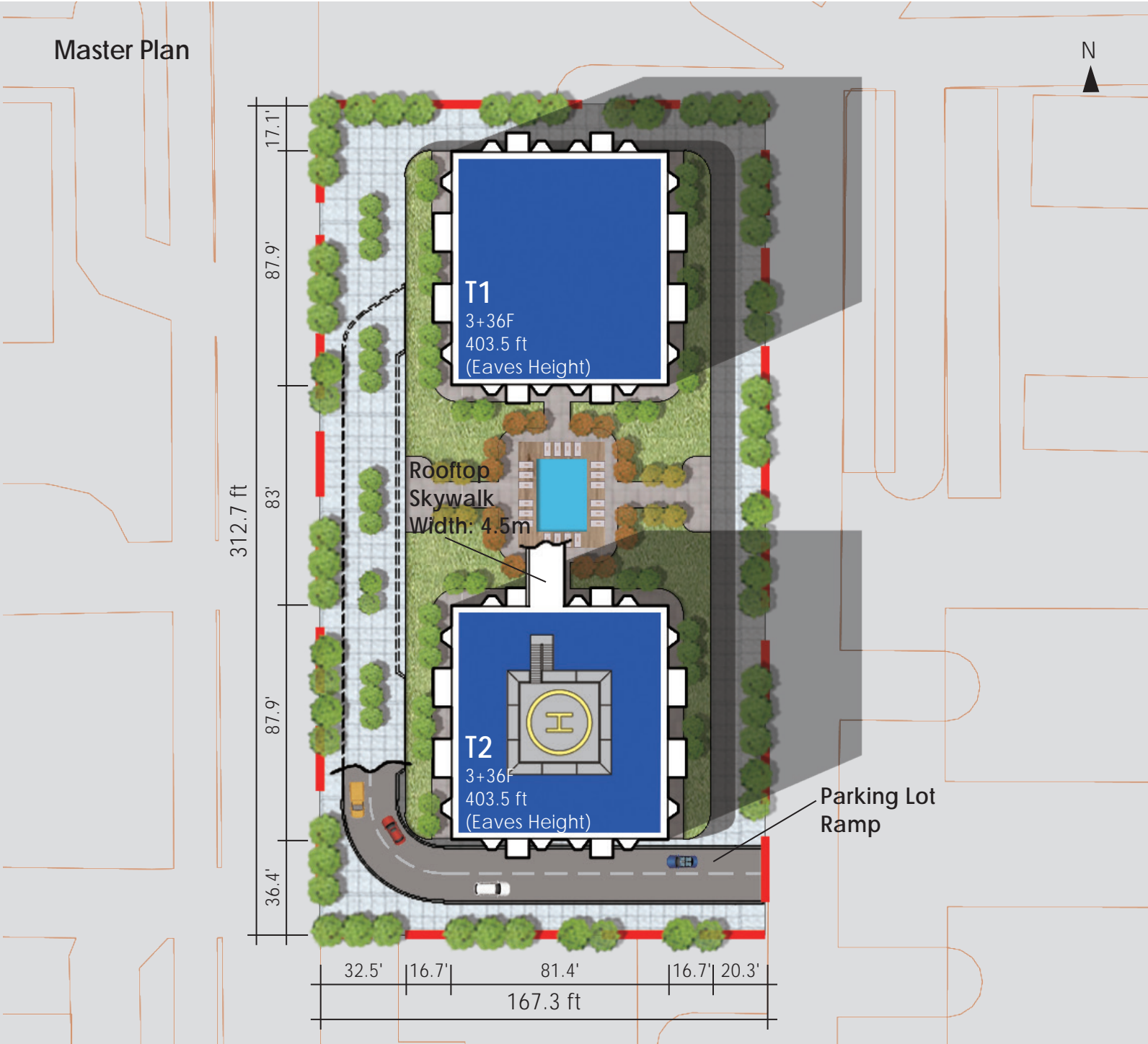
- Site area: 52,280 ft²
- The original planning has received the third reading approval and pending for the final approval.
- The site is in residential area, surrounded by high-rise buildings.
- Two 3-story residential buildings need to be demolished and can be done in 1 month.

Suggestions for Planning Modifications

1. To provide more housing units, recommended to increase FAR to 10.72
2. Adjust the number of building floors to 39, consisting of 3-storey podium and 36-storey building towers.
3. Adjust the building height to 403.5 ft.
4. Utilize public transportation and reduce the 276 parking spaces to 146.
5. Change the Build-to-Rent development to Build-to-Sell development.



Master Plan



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5. USE DISTRIBUTION & BUILDING SPECS

Shared Spaces For Residents:

- 1. Featuring a premier fitness centre, swimming pool, and various amenities, offering a sophisticated living experience with great comfort and convenience.
- 2. Ground floor provides high-quality yet affordable restaurants, bars and cafes.
- 3. Retail stores catering to daily life needs.
- 4. Two levels of above-ground parking provide generous space, with direct access from public streets and not interfering with the residential area.

Building Use Distribution

Building	Retail	Parking	Market Rate
T1			4~39F
T2			4~39F
Podium	1F	2~3F	



Tower Specs

Note: Please refer to *HOLON HI-TECH HOME FEATURES* for details.

NO.	Item	Specs
1	Building Type	HOLON Building, Model: B39BC2P3
2	Number of HOLON Buildings	2
3	Number of Floors	39
4	Height	403.5 ft
5	Building Area	Podium: 89,157 ft ² Tower: 553,201 ft ²
6	Podium Floor Height	1F: 14.8 ft, 2~3F: 10.8 ft
7	Tower Floor Height	9.8 ft
8	Room Clear Height	8.5 ft
9	Bathroom Clear Height	7.5 ft
10	Column-Free Clear Span	39.4 ft x 15.7 ft
11	Live Load	Tower: 25kg/ft ² Retail, Parking: 100kg/ft ²
12	Structural Material	Tower: Stainless Steel Podium: Carbon Steel
13	Usage	Residence, Retail and Parking
14	Construction Method	100% factory-prefabricated, minimal on-site installation
15	Deliverables	Architectural, MEP, Interior finishes, Turnkey Project



ECOCITY REVOL. 6. RESIDENCE

There are few residences in the world as comfortable as a "HOLON Building". Residents don't want to go out once they get home

1. Quiet living: The 4-paned windows completely isolate the city noise, and the 2-paned wall, 2-paned household door and 3-paned ceiling completely eliminate neighboring noises.
2. Transparent space: 180° bay windows enjoy an expansive view & plenty of sunlight.
3. Healthy air: 100% central fresh air system eradicates cross contamination with 99.9% PM2.5 filtration, indoor air is 100 times cleaner than outdoors, rooms remain dust-free even after a month without cleaning. All decorative materials are non-toxic certified.
4. Cosy environment: Passive House insulation, constant-temperature central air conditioning and central hot water at all-year round.
5. Reliable quality: 100% factory-prefabricated HOLON building modules, minimal on-site installation only requires tightening bolts and connecting pipes, ensuring consistent quality for each housing unit.

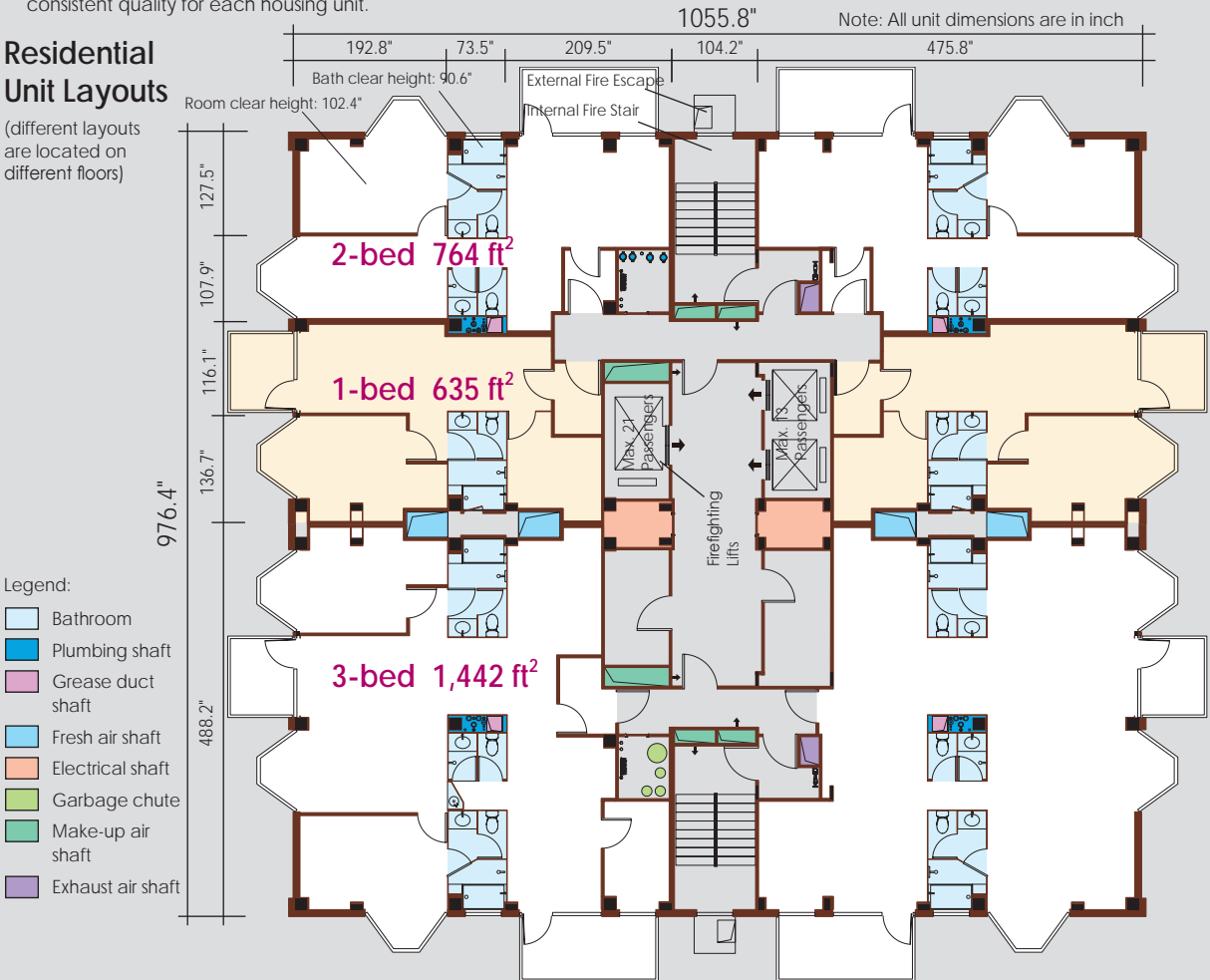
Residential Unit Mix

Type	Floor	Units	NSA ft ² /unit	GSA ft ²
1-bedroom	5-33F	232	635	147,336
2-bedroom	5-33F	232	765	177,303
3-bedroom	34-39F	48	1,443	69,233
Total		512		393,872

Note: Please refer to *HOLON HI-TECH HOME FEATURES* for details of residence.

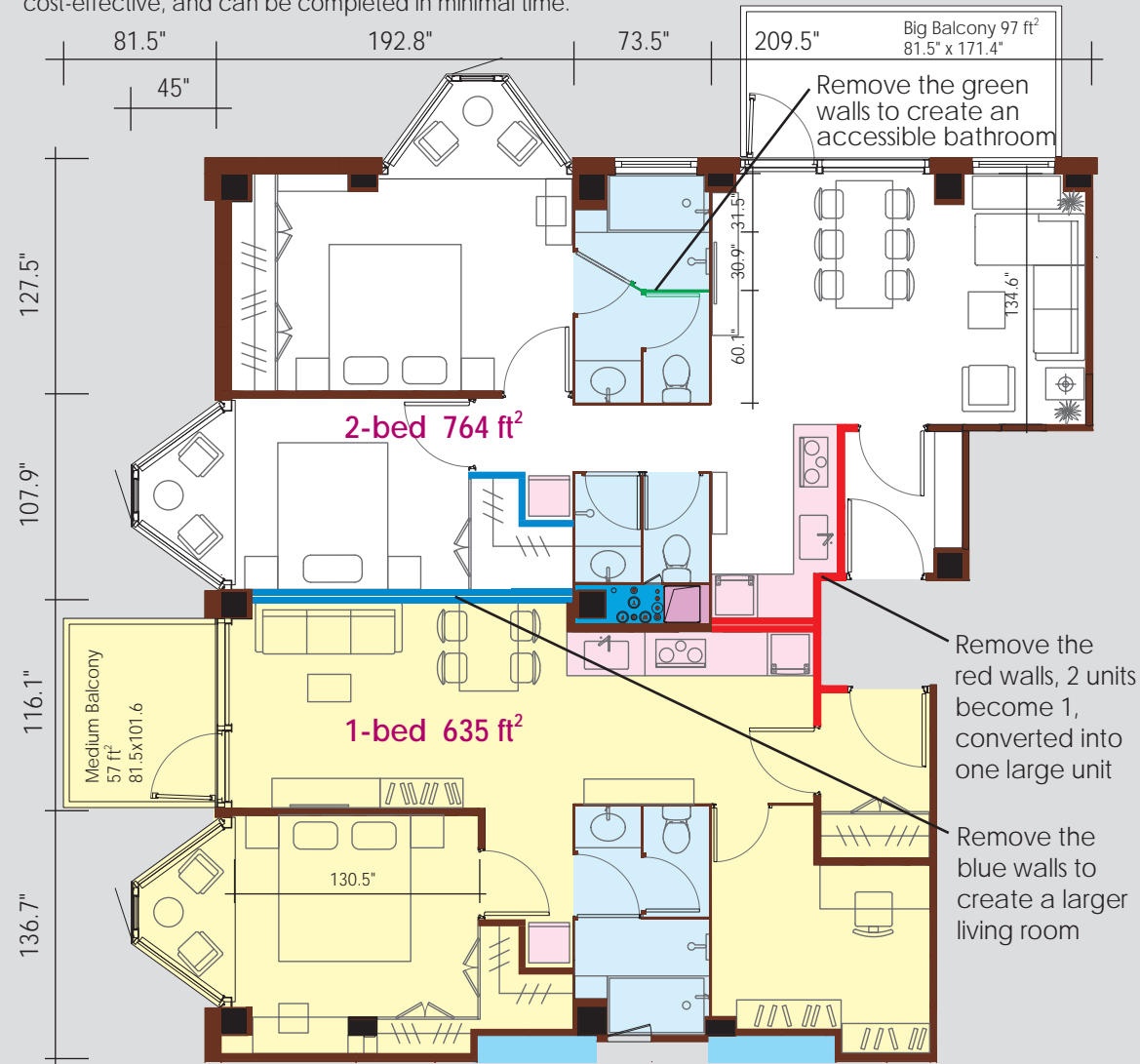
Residential Unit Layouts

(different layouts are located on different floors)



ECOCITY REVOL. 6. RESIDENCE: 1-bed / 2-bed

- Rooted in a philosophy of ultimate cozy, the 1-bed & 2-bed unit go in pairs to meet the efficient urban living. The 2-bed unit can be transformed into a 3-bed unit by adding a wall in the living room, creating an intimate and joyful family life.
- Featuring as 'Growth-oriented' spaces that evolve with your life. When families need to accommodate more members in the future, they can acquire the neighboring units and remove several walls to create a spacious 3-bed or 4-bed unit. The conversion is simple, cost-effective, and can be completed in minimal time.
- HOLON Building offers great flexibility. Except for the structural columns and plumbing pipes in the bathroom shown in the diagram cannot be moved, everything else can be changed freely. If there are only 1-2 people in the family, they can remove all walls to create a very large room.
- Another option is available in HOLON Building: installing electric lifting glass on the balcony, which can keep the balcony free from wind and rain in winter for greater comfort.

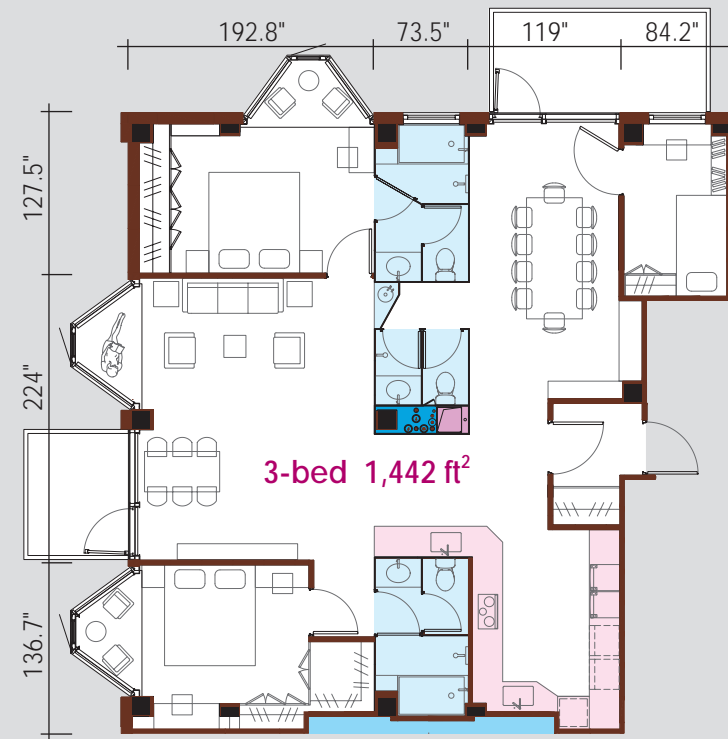


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6. RESIDENCE: 3-bed

A warm and comfortable sanctuary for the family. The 3-bed unit offers an exceptionally spacious space with a bright, open-concept layout — the perfect stage for family joy and cherished memories.

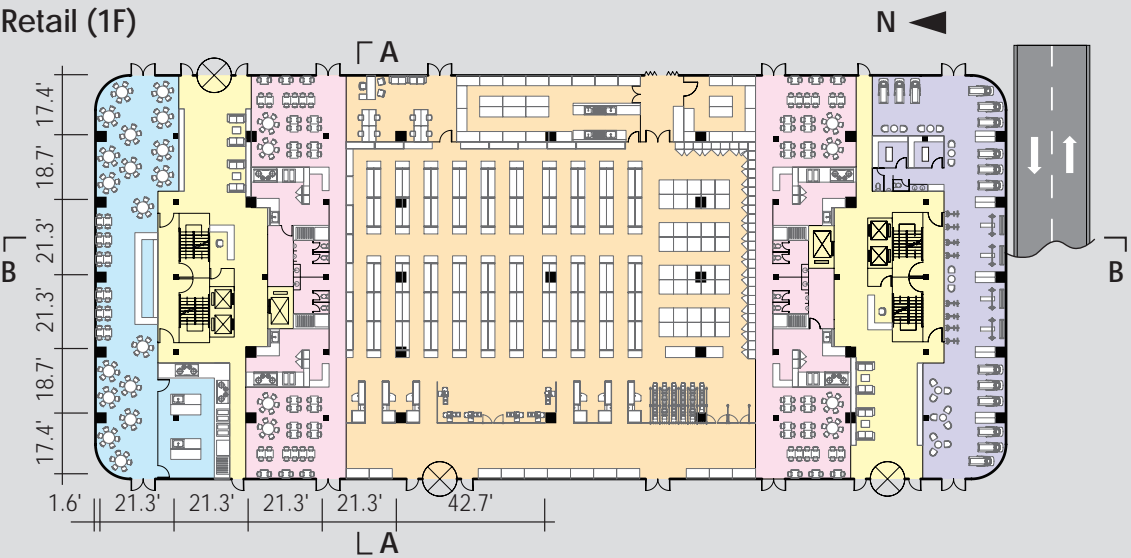
As the laughter of children evolves into long-distance greetings, your home remains your most intuitive companion. With the simple addition of a few walls, a single residence transforms into two independent units. One serves as your private retreat to enjoy the quiet beauty of life, while the other provides a stable source of income for financial security.



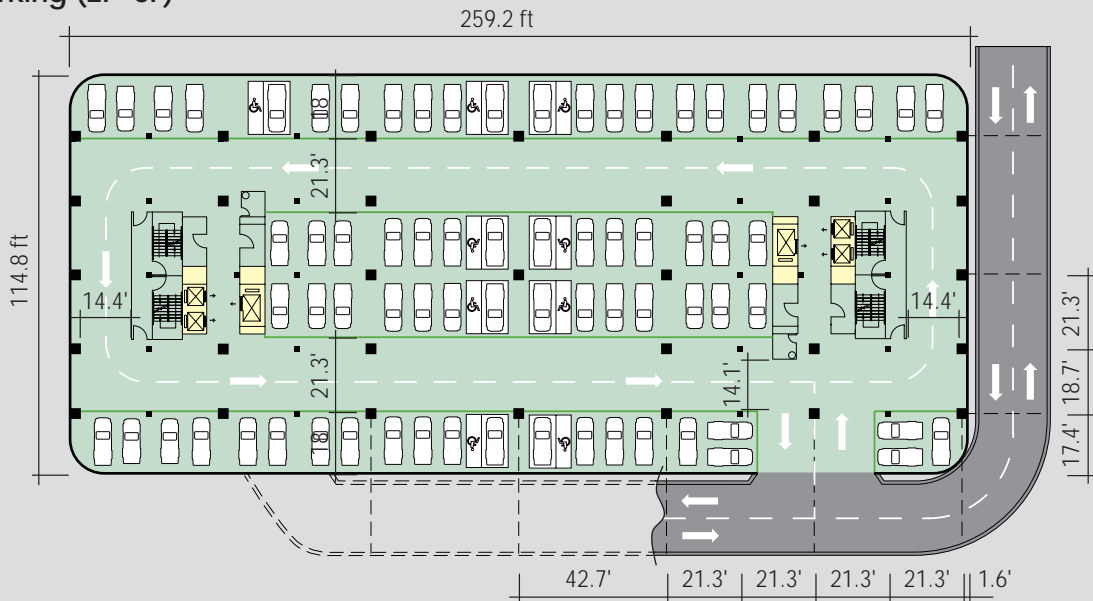
ECOCITY REVOL. 7. RETAIL & PARKING

1. Enjoy 18,944 ft² of premium retail just a minute away. From dining and fitness to supermarkets, daily meal and seasonal essential is right at your doorstep.
2. The 2-story above-ground parking is 59,438 ft² and provides 146 stalls (407 ft² each). Direct access from city streets to ensures a vehicle-free sanctuary for children’s playground. EV charging stations are distributed throughout for ultimate convenience.

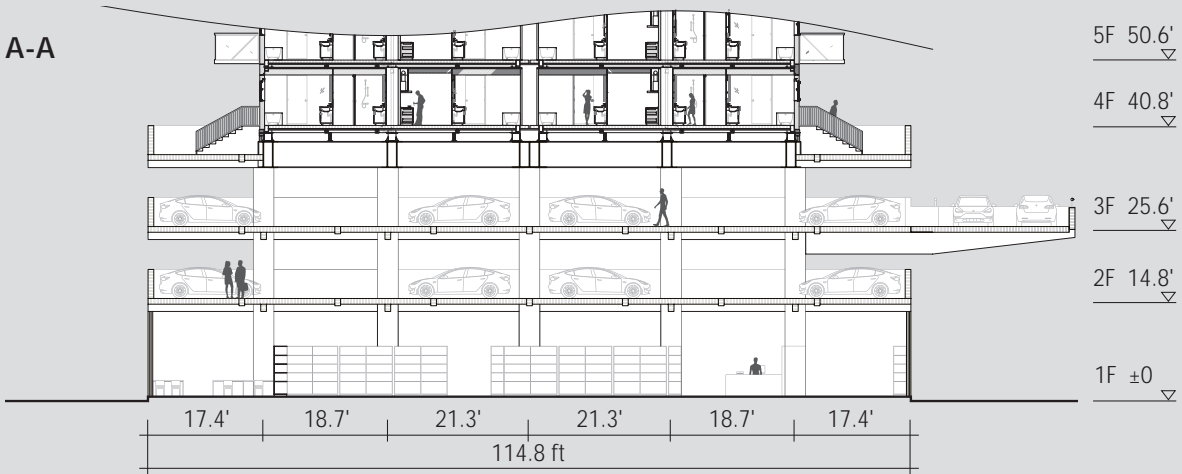
Retail (1F)



Parking (2F~3F)



A-A



B-B

