

Kanata Land Canada Domestic LP

Kanata Land Canada Foreign Inc

H2 2025 Investor Update

GROUP RMC



Overview

Kanata Land Canada Domestic LP / Foreign Inc own stakes in 28 strategically positioned land parcels in Ottawa, Ontario, Canada, located near or adjacent to the current Urban Boundary. The parcels are a 10-minute drive to Canada's largest technology and research park, Kanata North Business Park, and a 20-mile drive to Ottawa's City Center. The parcels span 3,050 acres of future potential community development land, abutting the Ottawa suburbs of Kanata South & Stittsville in Canada's National Capital.

Highlights

Investment Date	Q4 2022	Investor Basis	C\$55,000 per acre
Location	Ottawa, Ontario, Canada	Preferred Return	1.0x before sharing with 50% partner
Size	3,050 Acres	Realized Value	-
# of Parcels	28	Unrealized Value	1.0x
Investment Amount	C\$64.5m	Total Value	1.0x

H2-2025 Update

- We have begun the process of applying for the rezoning of three clusters of parcels totaling over 800 acres. Moreover, we are in advanced discussions with federal authorities needing a large continuous land site. We expect to have greater visibility on this potential transaction in the first half of 2026.
- Sina, a Montreal-based developer, has broken ground on Eden, a \$100 million rental development near the Kanata North technology hub. The project features two six-story buildings totaling 196 units, designed to meet high demand in a low-vacancy market. With occupancy slated for Q4 2026, this development represents a significant addition to the area, catering to the continued growth of Canada's largest tech park. Real Estate News Exchange shares more about the project [here](#).
- Nokia's new 750,000-square-foot, \$340M+ innovation campus in Kanata North is officially under construction as of November. By anchoring over 2,000 high-skill jobs, the hub is set to reshape local demographics and accelerate the demand for multi-family housing in the immediate vicinity of Kanata. The article can be found [here](#).
- Ottawa City Council approved a landmark new Zoning By-law aimed at significantly streamlining regulations to accelerate housing and economic development. The pro-growth framework encourages density and eases restrictions for developers by prioritizing building size over type. More on the By-law [here](#).

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