



October 2008



Qualico's exciting new Station Lands project commenced in January 2008. The first phase will be 614,000 square feet and will feature the new Head Office for EPCOR Utilities Inc. who will occupy 265,000 square feet at the top of the 28 storey EPCOR Tower.

This development represents the first new office tower in Downtown Edmonton in over 20 years and will be an attractive new addition to the Edmonton skyline. It will also reflect a significant commitment to sustainability by both Qualico and EPCOR by meeting high performance standards in environmental stewardship and energy efficiency. The project will be designed to meet certification to LEED Silver standard or higher.

Station Lands is prominently located in Edmonton's Downtown core across from City Hall and will anchor both the financial and the arts and entertainment districts. In addition to EPCOR'S Head Office, EPCOR Tower will offer more than 300,000 square feet of state of the art office floor plates of 25,000 and 35,000 square feet as well as retail space and 825 underground parking stalls.

Station Lands is a mixed-use development on 9.15 acres designed to include four high-rise towers rising out of a four block long podium. Upon completion it will provide 2.5 million square feet of office, retail, hotel and residential living in a fully integrated Downtown environment.

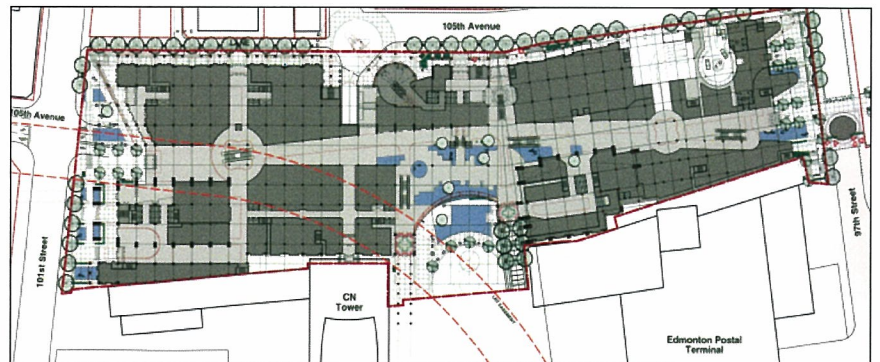
QUALICO

1200 Energy Square
10109 – 106 Street
Edmonton, Alberta
T5J 3L9 Canada
Tel: (780) 424-7474
Fax: (780) 426-6217
qualicocommercial-edm.com



Station Lands innovative high quality design will serve the new technology based economy in the fastest growing market in Canada. When completed the project will include:

- Intelligent building systems featuring state of the art fiber optics and fully redundant power supplies.
- Flexible and efficient mechanical and electrical multi-zone services available either from the floor or through the ceiling.
- Reliable*back-up power for all necessary systems.
- Fully integrated security, access and life safety systems throughout.
- Underground parking for over 2700 vehicles complete with semi-trailer access and loading docks, oversize freight elevators and high speed passenger delivery systems.



QUALICO

1200 Energy Square
 10109 – 106 Street
 Edmonton, Alberta
 T5J 3L9 Canada
 Tel: (780) 424-7474
 Fax: (780) 426-6217
qualicocommercial-edm.com