

Decibel (12th and Alder)

Project Update

September, 2015 - Gracorp Capital Advisors Ltd. ("Gracorp") is pleased to provide this update on the Decibel project.

Gracorp is developing the project and manages 100% of the equity in Decibel, a multi-family residential apartment project situated at 12th Avenue and Alder Street in Seattle, WA. Decibel is located three blocks north of the Anthem on 12th project in Seattle, WA. The project is a continuation of Gracorp's collaboration with Spectrum Development Solutions.

Gracorp acquired the land in September 2014. On April 9, 2015 the project obtained 40 year fixed rate financing under the U.S. Department of Housing and Urban Development (HUD) federally insured loan program.

Construction on the 12th and Alder project began on April 25, 2015. The project is about three weeks ahead of schedule. Concrete work is complete on the bottom and main floors and the top four floors are framed.

Decibel is a 75 unit apartment building with a mix of studios, one-bedroom, and two-bedroom units with roughly 5,000 sq. ft. of commercial space on the ground floor. The project is targeting LEED Silver certification and completion is scheduled for Winter 2016.

About Gracorp and Graham

Gracorp is a subsidiary of the Graham Group, one of Canada's largest and most respected construction companies. Gracorp is a merchant style, private market real estate developer with offices in Vancouver, Calgary and Toronto. From office, retail, hospitality, industrial and institutional to multi-family residential, Gracorp partners with a variety of land owners, developers and investment firms to deliver real estate investment opportunities to the marketplace.

With locations across Canada and the northern United States, the Graham Group (www.graham.ca) is an innovative construction solutions provider with annual revenues exceeding \$2 billion. Founded in Saskatchewan in 1926, Graham is proudly employee-owned. Graham provides a full range of construction solutions including general contracting, CM/GC, project management, design-build, design-bid-build, integrated project delivery, turnkey solutions, renovations/upgrades, public-private partnerships (P3s), commissioning and post-construction management.