

# Montrose Property Holdings Ltd.

Montrose Property Holdings Ltd. is a private, Vancouver-based company which is wholly owned by the Graham family.

The patriarch of the family was F.R. Graham Sr. (1894 – 1963), a prominent pre and post war industrialist and financier. His primary business, Union Steamships, which pre-dated B.C. Ferries, was one of the few links to the outside world for countless island and coastal communities. F.R. Graham Sr. had 13 children. Over the past 75 years, many of his children and successive generation(s) were active as owners and managers of various investments, while his extended family remain as shareholders in family companies. Over time, members of the entrepreneurial Graham family have spread out across North America with their diverse business interests.



Graham House at Green College

Graham family embarked on a revised investment strategy focused on the consolidation of chemical lime mining and processing under Graymont Limited. Since the mid-1980's, Graymont has evolved from a family run business to a professionally managed corporation focused on the optimization of operations, investment and expansion opportunities.

Through acquisitions and internal growth, both in Canada and the United States, Graymont has become the second-largest producer of chemical lime in North America with 18 plants coast-to-coast and numerous quarry operations in New York, Quebec and Alberta. Graymont also owns 45 per cent of Calidra SA, which, with a network of 9 plants, is the largest producer of chemical lime in Mexico and is presently expanding into South America.

The Grahams have a history of philanthropy in the communities they live in – Graham House at Green College, the former Graham family home, was donated to UBC by F.R. Graham in 1963. The Graham family has been active in a variety of industries including mining, construction materials, property development/management, hospitality, transportation, oil and entertainment. Many of these businesses were divested as the



Richmond Industrial Centre

The rare exception to Graymont's lime and lime related holdings were the Richmond properties owned and operated by Ecowaste Industries. Ecowaste's Richmond landfill operations accept inert refuse primarily from construction and demolition activities. This material is returned to the earth or renewed into products such as compost, bark mulch and crushed concrete for sale. Montrose Property Holdings Ltd. was formed on December 31, 2014, as a means to spin-off the Richmond property holdings directly to the Graham family shareholders. This offered portfolio diversification to the shareholders, as well as an opportunity to expand into other commercial real estate, if desired.

Montrose Property Holdings' Richmond lands total 475 acres, comprised of 170 acres of industrial-zoned land and approximately 305 acres of agricultural land.

Montrose Property Holdings' Richmond Industrial Centre design contemplates development of over 2,800,000 square feet of industrial buildings in a master-planned, 170-acre business park. The initial phase of development will comprise a 500,000 square foot building fronting Blundell Road. Montrose Property Holdings will be building a new bridge extending Blundell Road, the primary access point to Richmond Industrial Centre, across the No. 7 Road canal by early 2018.

For further information, please contact:



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