

**IN THE MATTER OF THE SECURITIES ACT
R.S.O. 1990, c. S.5, AS AMENDED**

- and -

**IN THE MATTER OF
STERLING CENTRECORP INC.,
AND SCI ACQUISITION INC.**

- and -

**IN THE MATTER OF
FIRST CAPITAL REALTY INC. AND GAZIT CANADA INC.**

**NOTICE OF HEARING
(Subsection 104(1))**

WHEREAS First Capital Realty Inc. and Gazit Canada Inc. (together, the “Applicants”) have requested that the Commission convene a hearing to consider matters in connection with the offer by SCI Acquisition Inc. to acquire all the outstanding common shares of Sterling Centrecorp Inc. by way of plan of arrangement;

TAKE NOTICE that the Commission will hold a hearing pursuant to subsection 104(1) of the Act at the Commission’s offices at 20 Queen Street West, 17th Floor Hearing Room, Toronto, Ontario commencing on Friday, May 11, 2007 at 11:00 a.m., or as soon as possible after that time, to consider whether the Commission should make an order under subsection 104(1) of the Act, as the Commission deems appropriate.

AND TAKE FURTHER NOTICE that any party to the proceedings may be represented by counsel if he or she attends or submits evidence at the hearing.

AND TAKE FURTHER NOTICE upon failure of any party to attend at the time and place set for the hearing, the hearing may proceed in the absence of that party and the party is not entitled to any further notice of the proceeding.

BY REASON OF the application filed by the Applicants with the Office of the Secretary of the Ontario Securities Commission dated April 25, 2007.

DATED at Toronto this 27th day of April, 2007.

ONTARIO SECURITIES COMMISSION

“J. P. Stevenson”

Secretary to the Commission