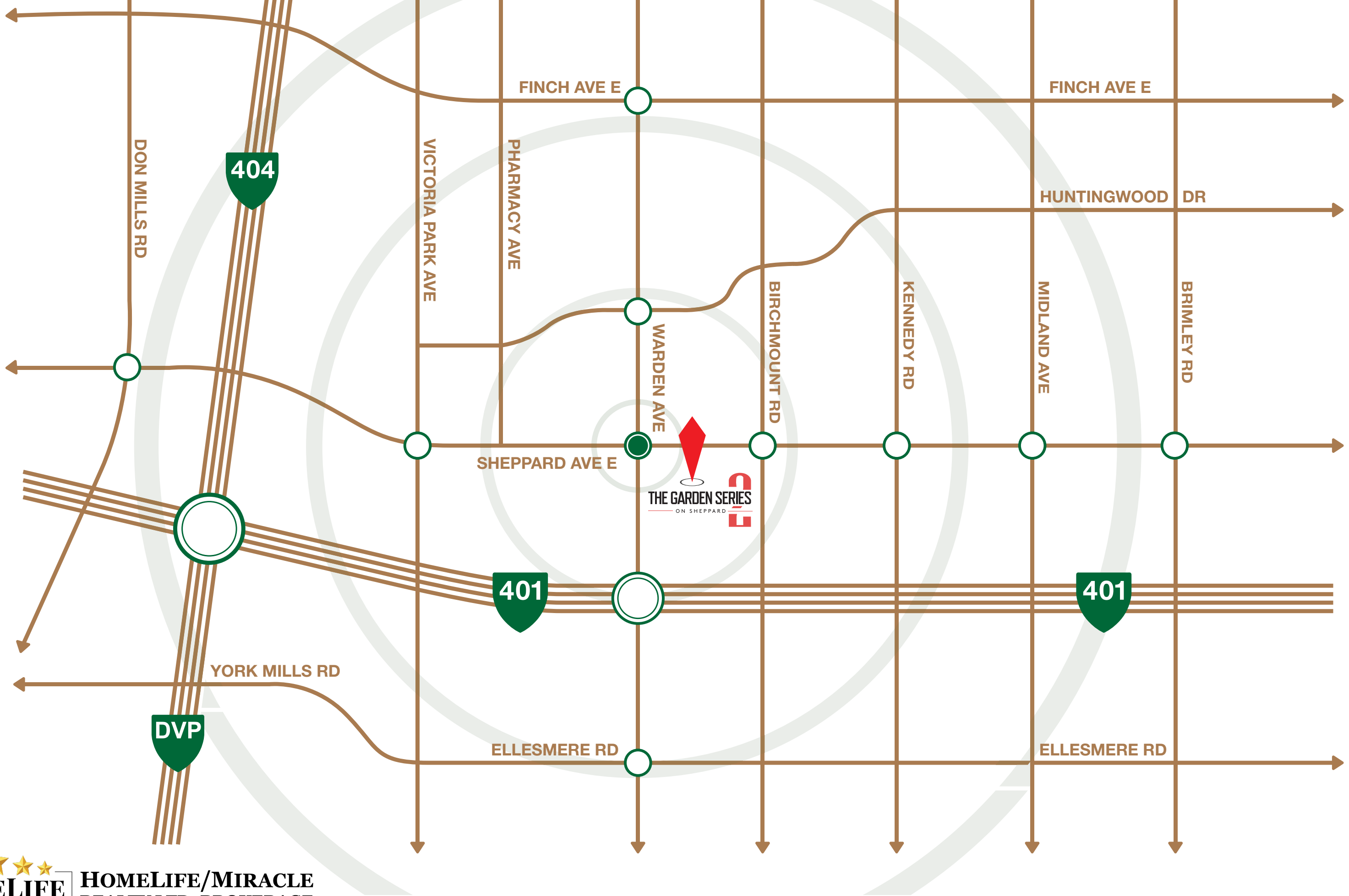


THE
GARDEN
SERIES

THE STORY OF THE GARDEN SERIES 2





Independently Owned & Operated

Highway 401	2 mins
Red Lobster	2 mins
Remezzo Italian Bistro	2 mins
McDonald's	2 mins
Walmart Super Centre	3 mins
Tam O'Shanter Golf Course	3 mins
Agincourt GO Station	4 mins
Shoppers Drug Mart	4 mins

No Frills	4 mins
Highway 404	6 mins
DVP	6 mins
Costco	6 mins
Scarborough Town Centre	7 mins
CF Fairview Mall	7 mins
Cineplex Fairview Mall	7 mins
North York General Hospital	7 mins

Starbucks	9 mins
T&T Supermarket	11 mins
Seneca College	12 mins
Centennial College	12 mins
University of Toronto Scarborough	15 mins
Ontario Science Centre	15 mins
Scarborough Bluffs	19 mins
CN Tower	20 mins

DINING & CAFES, SHOPPING & ENTERTAINMENT



CAFES



SHOPPING

DINING & CAFES

- Happy Lamb Hot Pot
- Jakylynne's Catering & Take-Out
- Mika Sushi
- Red Lobster
- Remezzo Italian Bistro
- Starbucks
- The Royal Chinese Restaurant
- Moxies Grill & Bar

SHOPPING

- CF Fairview Mall
- IKEA
- Kennedy Commons
- Scarborough Town Centre

ENTERTAINMENT

- L'Amoreaux Sports Complex
- Ontario Science Centre
- Pleasantview Arena
- Cineplex Fairview Mall



ENTERTAINMENT

DINING

CITY & NATURE COMBINED IN SCARBOROUGH

- Bridlewood Park
- Tam O'Shanter Golf Course
- Vradenburg Park
- Inglewood Heights Park
- L'Amoreaux North Park
- Parkway Forest Park
- Thomson Memorial Park
- Rouge National Urban Park
- Guild Park and Gardens
- Milliken Park
- Morningside Park
- Bluffer's Park and Beach



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EDUCATION & SERVICES

EDUCATION

- Seneca College
- Centennial College
- University of Toronto Scarborough
- Bridlewood Junior Public School
- Holy Spirit Catholic Elementary School
- Inglewood Heights Junior Public School
- John Buchan Senior Public School
- Lynngate Junior Public School
- Stephen Leacock Collegiate Institute
- Vradenburg Junior Public School

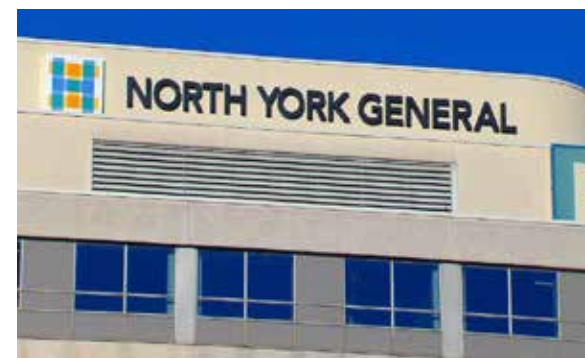
SERVICES

- North York General Hospital
- Shoppers Drug Mart
- Unique Care Clinic



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NEIGHBOURHOOD DEMOGRAPHICS

Situated in a dynamic and vibrant community, The Garden Series 2 is crafted to enhance the surrounding neighbourhood and cater to a host of lifestyles.

Population Growth 2011-2016

3.8% WARD 40 **verse** **4.5%** TORONTO

CHILDREN
(0-14)

15%

26%

YOUTH
(15-24)

WORKING AGE
(25-44)

12%

28%

PRE-RETIREMENT
(55-64)

Number of Households

24,150

15% 5+ STOREYS

12% ROW HOUSE

12% < 5 STOREYS

44% RENTED

56% OWNED

Average Household Income

\$72,405



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EDUCATION & EMPLOYMENT OPPORTUNITIES

Education

Immerse yourself into the world of opportunities for education in the surrounding area of The Garden Series 2. The abundance of campuses for students in the immediate area of the site sets the project apart from the rest. Each year over 90,000 students attend University of Toronto Scarborough, Seneca College and Centennial College, all within a short and convenient distance to The Garden Series 2.

University of Toronto Scarborough

Known and respected for offering a prestigious University of Toronto degree, University of Toronto Scarborough provides students with 250 plus programs for a variety of disciplines.

Seneca College

Seneca College has become a trusted hub for education, offering students with more than 500 career options through their 300 plus programs.

Centennial College

Providing students with more than 250 diploma, certificate and degree programs, Centennial College is yet another honourable source for education.



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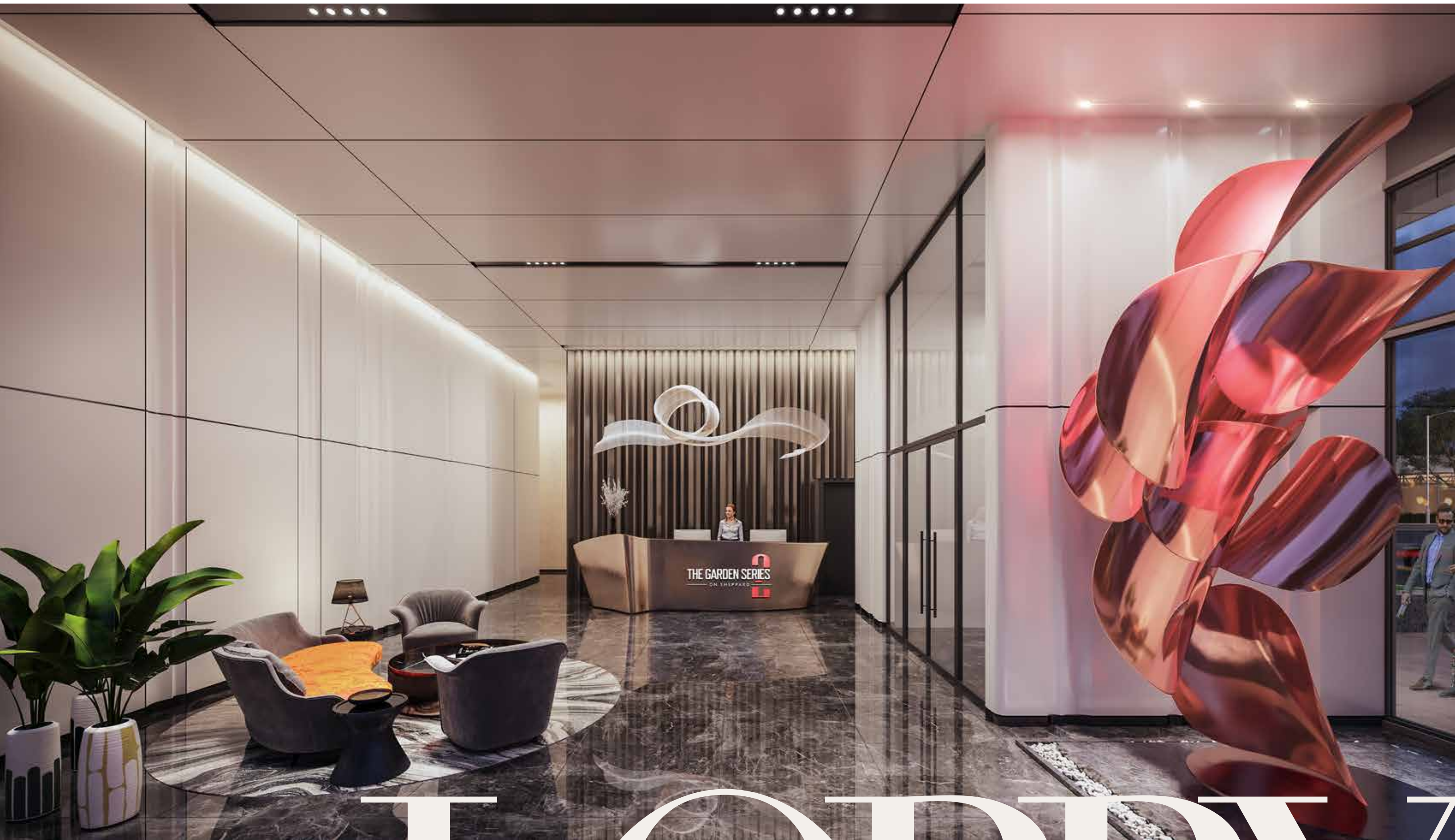
Employment

Experience the ample potential for employment opportunities, lying just steps from your door. The Garden Series 2 is conveniently and seamlessly surrounded by an abundance of employers, many of which are Fortune 500 companies. You can find the corporate offices of American Express Canada, CBRE Group, Porsche Canada, Toyota Canada, Enbridge Gas and more within minutes from the site.

MARKET CAP

- AMERICAN EXPRESS: 160.8B CAD (2021 FORTUNE 500 COMPANY)
- CBRE GROUP: 44.5B CAD (2021 FORTUNE 500 COMPANY)
- PORSCHE: 36.5B CAD
- TOYOTA: 327B CAD (2021 FORTUNE 500 COMPANY)
- ENBRIDGE GAS: 97.8B CAD (2021 FORTUNE 500 COMPANY)

Source: Yahoo Finance, <https://finance.yahoo.com/>, 12/20/2021





ENJOY EXCEPTIONAL BUILDING AMENITIES

- Library lounge
- Party room
- Recreation / card room
- Kid's play room
- Pet wash
- Sports lounge
- Gym
- Co-working spaces
- Media lounge
- Billiard room
- Meeting room
- Yoga studio
- Dining room with gourmet kitchen



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GYM

ABOUT 95 DEVELOPMENTS

Our Commitment to You:
Comfort, Confidence and Quality.

95 Developments is one of Toronto's most innovative construction companies, leading the industry with high-quality developments that focus on architectural quality and service excellence.



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The Garden Series Towns



Victoria Garden



Woodside Square



Diversity

Being a multicultural organization, we have a strong understanding for different cultures. We strive to create communities where people from all ethnicities not only live harmoniously, but develop strength. This is the heart of who we are and ensures to preserve our strong market presence within the construction industry. We provide a diverse range of specialized services including commercial land development, condominium development, property management, and asset management to meet the housing needs of our growing community.

Value Our Clients

We strive for comfort, confidence and quality, while fostering genuine relationships to place our customers at the heart of everything we do. Our commitment to customer service excellence is the foundation of our business. We value our clients and approach situations collaboratively to shape our strategic direction, delivering a first-class customer experience that is accountable with the highest ethical standards.

Strive for Excellence

We develop and build extraordinary structures to provide quality housing with timeless and sophisticated design and unparalleled craftsmanship. We aim to achieve high efficiency and innovation and our projects are designed seamlessly integrating durable and sustainability concepts. We cultivate strong, dynamic and positive relationships to collaborate with topnotch architects, planners, advisors and designers to provide work of the highest order for our clients and community.



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