



THOMPSON
TOWERS

A Landmark Community
in **MILTON**

**INVESTOR
PACKAGE**



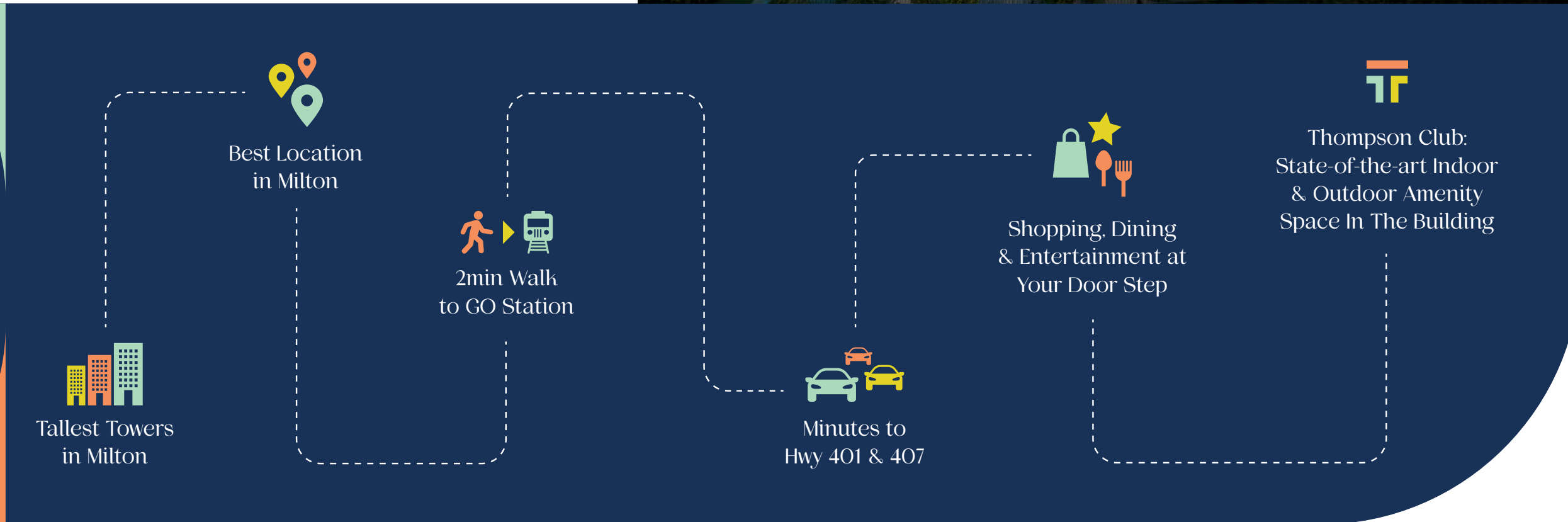
Thompson Towers is an urban community coming to the heart of **MILTON**.

Located at Thompson Road South and Drew Centre, our second tower, Sienna, will offer seamless access to an unparalleled transit system and a host of exclusive amenities at the Thompson Club. With its eye-catching architecture and meticulously landscaped surroundings, Thompson Towers is ushering in a new era for urban life. Experience Milton like never before.




**THOMPSON
TOWERS**

Project
Highlights



Milton is one of the fastest growing municipalities in Canada, with diverse urban amenities, well-connected transit offering and highways, and spectacular conservation areas. In recent years, real estate values have steadily grown and vacancy has remained exceptionally low.

Thompson Towers is a state-of-the-art new high-rise community in Milton that represents an excellent opportunity for investors. Here's a look at some of the numbers.

23.31%

The average annual appreciation rate over the last 10 years for a preconstruction home in Milton, including condos.¹



\$2,640

Milton's average monthly rent.²

12% ↑

The average annual increase in rents in Milton over the last 10 years.³

0.4%

Milton's vacancy rate.⁴

5.68%

The lowest property tax rate in the GTA and one of the lowest in the province.⁵



A NEW AGE OF GROWTH



In 2018, MoneySense magazine rated the city as **one of the best places to invest in real estate in Ontario**.⁶ Between 2001 and 2011, the city was the fastest growing in the province.

Today the city is undergoing renewed growth, a golden age of development.⁷



3,100

The number of **high-density residential units planned or under construction** in Milton, up 77% from the year previous.⁸



1.5 million

The square footage of new or upcoming industrial, commercial, and institutional spaces in the city.⁹



228,000

The city's projected population by 2031, nearly double what it is today.¹⁰

A WORLD CLASS WORKFORCE

Much of Milton's growth is being driven by the diverse and talented workforce that continues to attract new ventures to this city.



Youngest workforce in Ontario with a median age of **35.3** years old.¹¹

 **40%**

The percentage of Milton's population with a university education.¹²

62% 

The percentage of the city's labour force in knowledge-based jobs.¹³



MILTON EDUCATION VILLAGE (MEV)

A key element of the city's future

The Milton Education Village (MEV) is the city's new 400-acre urban district.¹⁴ Upon its completion, it will be home to state-of-the-art research and design facilities, a joint Wilfred Laurier and Conestoga College campus, elementary and secondary schools, an integrated long-term care facility, as well as new recreational amenities, retail, and green space.

It will be a leading example of urban sustainability practices and environmentally conscious design.¹⁵ It is also expected to drive new demand in Milton's condo market.

400 Acres

Total area of the MEV including nearly **40 acres** of green space.¹⁶

2,500

New knowledge-based jobs in the fields of Science, Technology, Engineering, Arts, and Math (STEAM).¹⁷

15,000

The number of students who will attend the new post-secondary institutions at the MEV.¹⁸

100,000 sq.ft.

The amount of new retail space at the MEV.¹⁹

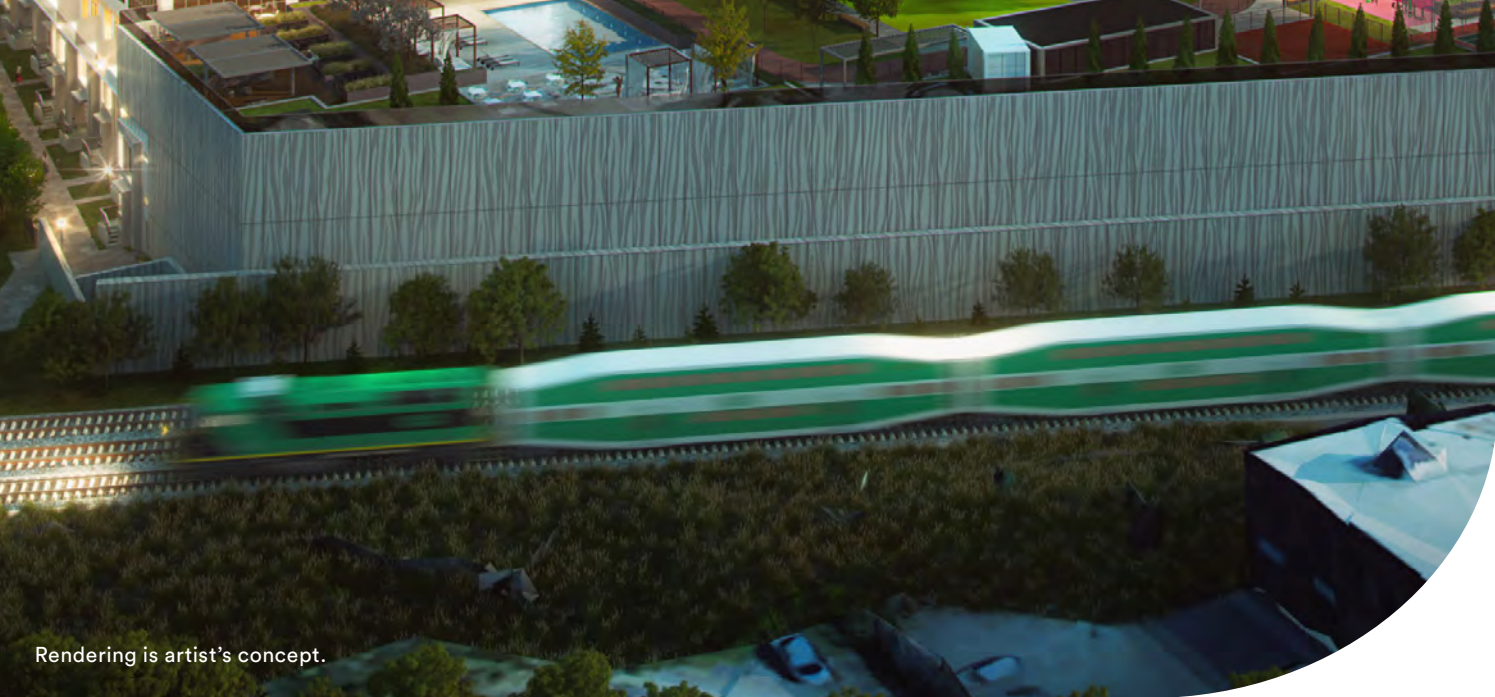
10 Minutes

Travel time to the MEV from Thompson Towers.



Major Employers who have chosen Milton²⁰:





Rendering is artist's concept.

TWO-WAY, ALL-DAY

GO TRANSIT UPGRADES

The province has announced that it will be building a second rail to service the Milton corridor.

That means, at Thompson Towers, residents will benefit from two-way, all-day service along the Milton GO route with one fare.

\$1 Billion

Investment into Milton GO infrastructure. ²¹



2 Minutes

The time to walk from Thompson Towers to the city's GO Station.

AT THE CENTRE OF CANADA'S INNOVATION CORRIDOR

Milton is centrally-located along one of the most sophisticated transportation corridors in the world: the Toronto-Waterloo Innovation Corridor.



Easy access to major highways from Thompson Towers.



30 Minutes

Travel time via car to Pearson International Airport. ²²

