



the Laurels

THE LAURELS LIVING REPORT.

URBAN ON THE RISE

APPROX.
9,000
URBAN CLOSINGS BY 2030*



Mattamy Homes, the largest privately owned homebuilder in North America and Canada's largest new home construction and development firm, with over 45 years of industry-leading experience, is now reaching new heights.

Committed to delivering high quality homes across North America, we've launched 9 buildings for sale in the GTA over the last 24 months, all of which are currently under construction or approved to begin. Our continued investment in the GTA real estate market reflects our confidence in this vibrant region.

Mattamy Urban, a division of Mattamy Homes, is on the rise, with a bold vision for the future. Within 5 years, Mattamy's multi-family units will match the number of single-family units in our portfolio. And with over 2,600 and counting Mattamy units coming to Milton, the future is bright and bustling with possibilities.

*This information is general and for guidance only. Data is from reliable sources, but accuracy is not guaranteed. Consult independent advisors before making financial decisions. This material does not consider individual circumstances.



mattamyHOMES

PLANNING FOR THE FUTURE. 01

WHAT MAKES THE LAURELS A GREAT INVESTMENT?

01

A WORLD YOUR OWN.

With 45 years of experience and 125,000 homes built and more on the way, Mattamy Homes continues to bring its expertise to Milton as the town's leading developer. Invest with the best at The Laurels.

02

HIGH-DEMAND OPPORTUNITY.

The Laurels is perfectly situated in Milton's fastest growing and top selling community. Get in on the ground level with the first building of this master-planned community.

03

CENTRAL LOCATION, BALANCED LIFESTYLE.

Milton offers an exceptional balance of live, work, and play with some of the province's premiere urban amenities, education innovation hubs, and natural recreation in close proximity.

04

LOW INVESTMENT, HIGH RETURNS.

Purchase price vs rental rates are highly attractive in comparison to other high-demand GTA locations.

05

GROW WITH THE POPULATION.

The Laurels offers a compelling investment opportunity, with an estimated 60% population growth in Milton by 2031.*

SOURCES: *City of Milton. (n.d.). Milton Fast Facts. Milton, Ontario explained. Retrieved from https://web.archive.org/web/20160427200813/http://www.miltonthiswayup.ca/pdfs/Milton_Fast_Facts.pdf. Tracking development. Economic Development - Town of Milton. (n.d.). Retrieved from <https://www.milton.ca/en/business-and-development/tracking-development.aspx>

COMMITTED TO



COMMUNITY.

03

21%

POPULATION INCREASE OVER
THE PAST 5 YEARS*

MILTON

ONE OF THE
FASTEST GROWING
MUNICIPALITIES IN
CANADA**

Milton stands out as an ethnically diverse and lively community, making it a vibrant hub within the GTA****. With its dynamic blend of cultures and youthful energy, Milton represents the evolving face of our region, fostering inclusivity, innovation, and boundless opportunities for growth.

34

AVERAGE AGE IN MILTON***

THRIVING BEGINS IN MILTON.

#1

RANKING IN EMPLOYMENT GROWTH
IN ALL OF HALTON REGION*

TOP 5

HOUSEHOLD INCOMES
IN ONTARIO*

400

ACRES

LAND DEDICATED TO NEW WILFRID
LAURIER MILTON CAMPUS**

165

FOOTBALL FIELDS

OR

500

ROGERS CENTRES

60%

PREDICTED INCREASE IN POPULATION
IN THE NEXT 10 YEARS***

MILTON POPULATION
2021 – 143,000 • 2031 – 228,000

OF COMMERCIAL/INDUSTRIAL
DEVELOPMENT PLANNED****

RANKING ON CANADA'S BEST PLACES TO LIVE.*

SOURCES: * MoneySense, (2018). Canada's Best Places to Live 2018: Full ranking. Retrieved from moneysense.ca

NEW CONDOS IN MILTON OFFER THE BEST VALUE.

MILTON



Q1 2024:

\$1,018/PSF

or

\$717,299/condo

TORONTO



Q1 2024:

\$1,662/PSF

or

\$1,049,594/condo

NEARLY
6,000

High-density residential condo suites currently planned or under construction in Milton, a location where low investment opportunities result in higher growth.

Mattamy is committed to fueling Milton's growth with plans for over 2,600 new homes in the community. Our dedication to expanding homeownership options ensures that Milton continues to flourish and evolve, providing more families with the opportunity to thrive in this vibrant town.

LIVE IN A COMMUNITY WITH
BOOMING REAL ESTATE.



LAURELS IN THE FORD NEIGHBOURHOOD.

\$1,465,000

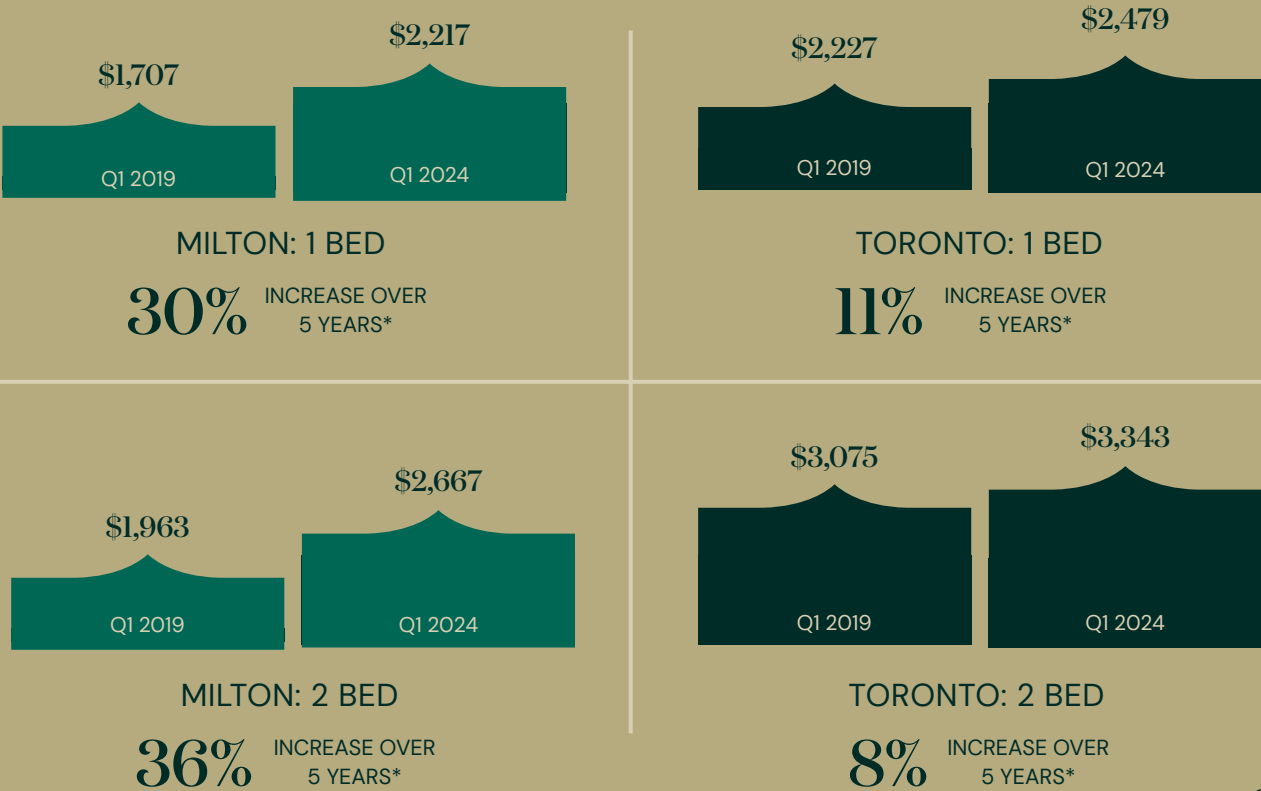
FORD NEIGHBOURHOOD HAS ONE OF THE HIGHEST
RESALE VALUES FOR DETACHED HOMES IN MILTON.*

The Laurels is at the heart of this prestigious community. Created in 2004, the Ford Neighbourhood is part of the Boyne Survey. It is surrounded by an intimate single-family Mattamy neighbourhood and protected greenspace.

LOW VACANCY, HIGH RETURN.



MILTON: STRONGER RENTAL PRICE GROWTH.



SOURCES: * Trebb condo market report 2019–2024 Q1 **Trebb Community Housing Market Report Halton–Milton Q3–2023

SOURCE: *Trebb rental market report 2019–2024 Q1

COMPLETE NEIGHBOURHOODS BUILD
BRIGHTER FUTURES.



All renderings, landscaping and images are Artist's Concept Only. Illustration is artist's concept. E.&O.E.

38%

HIGHER ROI ON MASTER PLANNED COMMUNITIES, LIKE THE LAURELS,
COMPARED TO STAND ALONE CONDOS*

SOURCES: *Trebb.com

THRIVE



IN MILTON.

IN PROXIMITY TO PRODUCTIVITY.

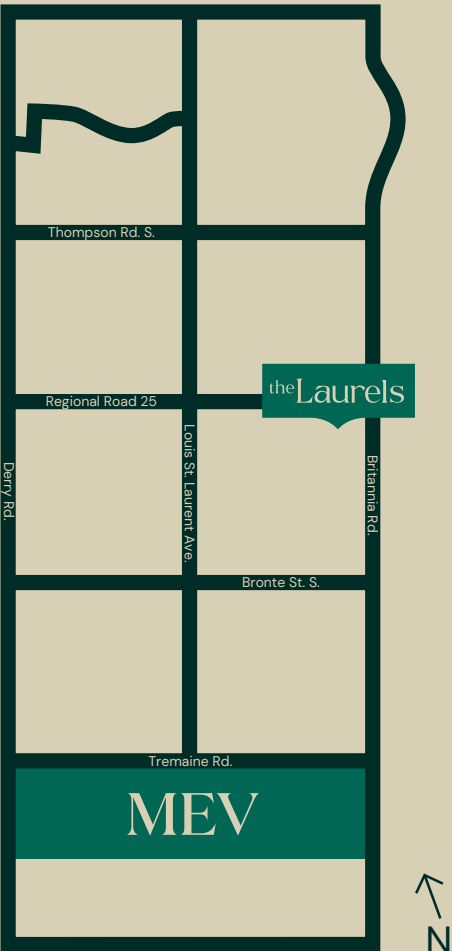
The Milton Education Village (MEV) is just 5 minutes from The Laurels and will be home to prominent schools that will open by September 2028*. It will integrate people, business, education, healthcare, and recreation through a comprehensive transportation system supporting public transit, vehicles, walking, and cycling.*

The MEV is a hub for innovative solutions and education, fostering on-the-job learning for young individuals and connecting forward-thinking businesses with local talent.



2X THE SIZE OF UTM

Centred on the Mattamy National Cycling Centre and bounded by the Niagara Escarpment Plan Area to the north, Tremaine road to the east, Britannia road to the south and the Greenbelt Plan Area to the west.*



The MEV will be a comprehensively
planned community
integrating higher education
with complementary uses.



6,503 RESIDENTS*

3,659 JOBS*

15,000 STUDENTS*

UP TO
100,000 SQ FT
OF RETAIL AND SERVICE SPACES*

5 MIN
DRIVE FROM THE LAURELS TO THE MEV*

MILTON BY THE NUMBERS

73%

MILTON RESIDENTS WITH
POST-SECONDARY
EDUCATION*

#5

MOST EDUCATED
WORKFORCE IN ONTARIO*

#4

MOST-EDUCATED
COMMUNITY IN CANADA*

TALENTED LABOUR THRIVES IN MILTON

Milton is home to one of Ontario's most educated workforces & located in the centre of Canada's largest technology cluster (North America's second largest).*

SOURCES: *<https://www.milton.ca/en/business-and-development/milton-education-village-secondary-plan.aspx#2022-23>



FIND WHERE
YOU FLOURISH.

Nurture your well-being both
indoors and out with our
community amenities.



DEDICATED TO A SUSTAINABLE* TOMORROW.

At The Laurels, our commitment to sustainability* is shown through various initiatives to minimize our carbon footprint.

* Sustainability/Sustainable in the context of this display, refers to designing to a higher energy efficiency and lower carbon emissions of a building compared to minimum requirements set by the Ontario Building Code, using typical natural gas boilers and chillers under similar building conditions. The Laurels has an estimated energy use reduction of 19% and carbon reduction of 26%. Source for this data was provided by EQ Building Performance in collaboration with Mattamy Homes. Source data are projections only and the parties are not liable if actual amounts differ. This data is based on what management of EQ Building Performance and Mattamy Homes believe are reasonable assumptions. There can be no assurance that such projections will prove accurate and actual results could differ from such projections. Illustration is artist's impression. ** "Conventional" system refers to in-suite 4-pipe Fan Coil Units. Using in-suite heat pumps shows a 5% energy efficiency improvement, based on historical Mattamy average. ****"Smart" home features in this context refers to features that improve accessibility and security as it pertains to buildings elements.

Sustainable and smart*** home features.

Geothermal heating & cooling.

A renewable technology that uses thermal energy from the ground to provide sustainable* heating and cooling to homes and buildings.

In-suite ERV & heat pumps.

The ERV transfers heat from exhaust air to incoming fresh air, while the heat pump primarily regulates temperature to match the thermostat setting. The ERV indirectly affects relative humidity, which is temperature-dependent. Heat pump systems have better energy performance than a conventional system**.

EV smart charging.

EV charging available at select parking spots at The Laurels.

Smart thermostat.

Easily control your home's heating and cooling.

Smart building features.



Resident communications app.

The Laurels also integrates modern smart building technology to enhance daily comfort and convenience for residents.



Digital access control.

The Laurels offers modern conveniences including mobile access to the lobby and amenities, smart locks for digital suite entry, a resident guest registration system, and secure courier delivery access.



Automated parcel lockers.

Smart parcel lockers provide a secure place for postal workers to drop off deliveries and automatically send a notification to the resident when their package arrives.

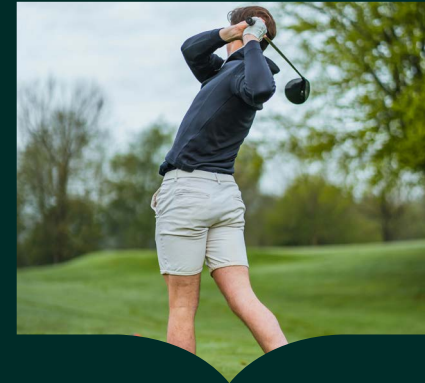


THRIVE INSIDE

Just minutes from fantastic restaurants, local shops, and the major highways, The Laurels is a celebration of urban amenities and modern living, putting convenience at your doorstep.

& OUT.

PARKS + RECREATION.



5 MIN
RATTLESNAKE POINT GOLF CLUB



13 MIN
KELSO CONSERVATION AREA



18 MIN
CHUDLEIGH'S ENTERTAINMENT FARM

EDUCATION.



5 MIN
COMING SOON:
THE MEV & LAURIER MILTON CAMPUS



20 MIN
SHERIDAN COLLEGE OAKVILLE
& UNIVERSITY OF TORONTO
MISSISSAUGA CAMPUS



35 MIN
MCMASTER UNIVERSITY
IN HAMILTON

TRANSIT + CONNECTION.



5-10 MIN
HIGHWAY 401/407



10 MIN
MILTON GO STATION



30 MIN
PEARSON
INTERNATIONAL
AIRPORT

SHOPPING + RETAIL.



5 MIN
FRESHCO & SOBEYS



15 MIN
TORONTO PREMIUM OUTLETS



WITHIN 25 MIN
SHOPPING CENTRES (ERIN MILLS
TOWN CENTRE, SQUARE ONE,
MAPLEVIEW MALL)

HEALTH + WELLNESS.



5 MIN
MILTON DISTRICT HOSPITAL



8 MIN
MILTON SPORT CENTRE &
LIONS SPORTS PARK



10 MIN
MATTAMY NATIONAL
CYCLING CENTRE



10 MIN
OAKVILLE TRAFALGAR
MEMORIAL HOSPITAL





the Laurels

Information subject to change. E. & O.E. All illustrations are artist's impression