

K SQUARE

Be in the

K NOW

INVESTOR'S EDGE

KSQUARE BROKER PACKAGE

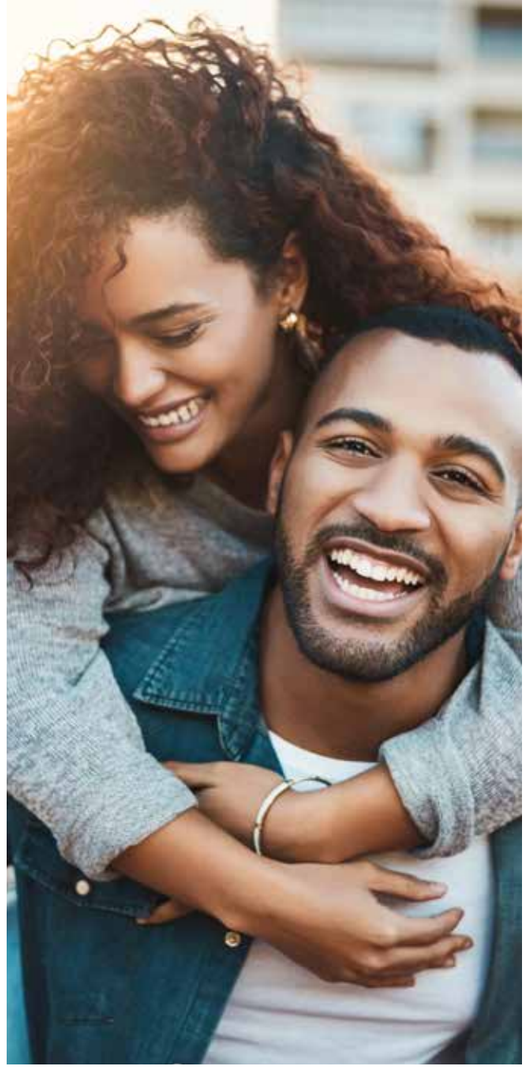
K SQUARE

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KSQUARE CONDOS: SNAPSHOT

BOLD. BREATHTAKING. VISIONARY.
Introducing KSquare Condos. Two soaring towers rising above a multi-storey podium in the heart of Scarborough. Wavy bands of glass and steel making a distinct architectural statement. A cool urban streetscape animated by retail and public space. A wide range of modern suite designs plus a fine roster of lifestyle amenities. This is the new benchmark of city living. Welcome home to KSquare Condos.





AT A GLANCE

Developer:

KINGDOM

KingdomCanada.com

Location:

2035 Kennedy Road

Architect:

IBI Group

Interior Designer:

Tomas Pearce

Landscape Designer:

Ferris + Associates Inc.

Building Facts:

West Tower (36 Storeys)
East Tower (39 Storeys)

Building Amenities:

- Toronto's largest private library and study area in a condominium
- 24-hour concierge
- Party room
- Two dining areas with catering
- Fitness room
- Pet spa
- Kids play room

KENNEDY CENTRAL

An exciting, dynamic, vibrant new community is coming to Toronto

Bounded by Highway 401, Sheppard Avenue, Birchmount Avenue and Midland Avenue. Kennedy Central is in the heart of Scarborough – one of the most diverse and multicultural areas in the Greater Toronto Area, being home to various cultures and ethnic groups.

And now, right in the heart of Kennedy Central, at the intersection of Kennedy Rd. and Sheppard Ave., a spectacular new residential address will take pride of place. Introducing KSquare. A masterfully planned community of two soaring towers within beautifully landscaped grounds. A prestigious new address that will connect residents to the vibrant community around it. A place for people from all over the world to call home.

PREMIER DOUG FORD RECENTLY UNVEILED HIS VISION TO BUILD A THREE-STOP SUBWAY EXTENSION IN SCARBOROUGH. IT WOULD INCLUDE STOPS AT LAWRENCE EAST, SCARBOROUGH TOWN CENTRE AND MCCOWAN ROAD. TOGETHER WITH THE PLANNED SHEPPARD EAST SUBWAY EXTENSION, THIS WILL OFFER RESIDENTS VASTLY IMPROVED CONNECTIVITY AND EASIER ACCESS TO KEY DESTINATIONS.



SCARBOROUGH AT A GLANCE

Median age

40 yrs

Families with children:

72%



Average household size

- 22%

- 27%

- 19%

+ - 32%

Increase in employment:

2011: 275,345

88.7% employment

2016: 280,885

90.2% employment

Real Estate Appreciation in Scarborough over a 3 year period

Condos: 69.72%

Detached 22.01%

Semi detached 23.18%

Townhouse 36.42%

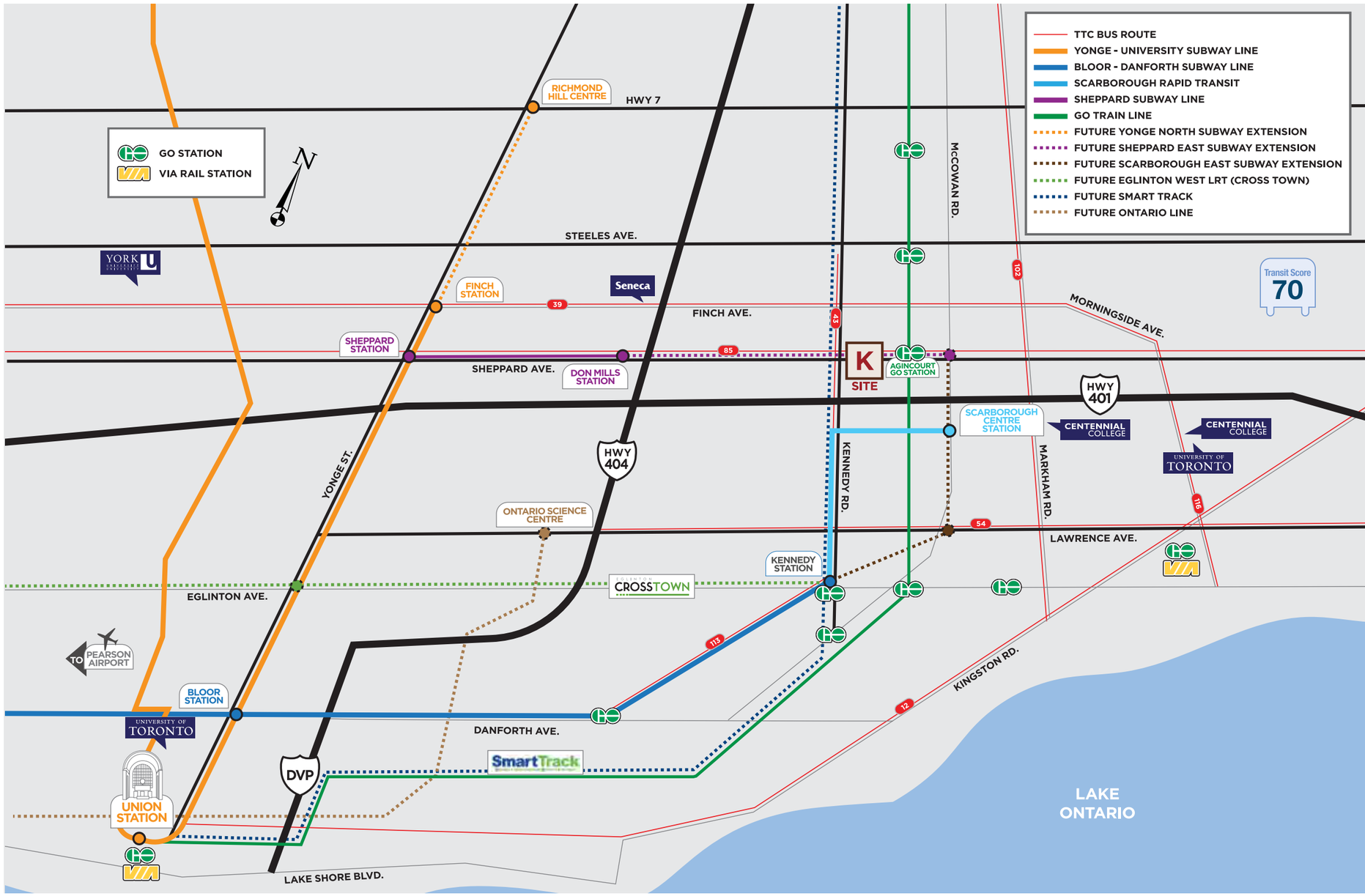
TRANSIT

Scarborough is well connected to all parts of the GTA





Whether it's subway, GO transit, LRT or Viva, every neighbourhood in Scarborough is connected via a dense network of transit routes. No residence is more than a 5 minute walk from a transit stop. A new pedestrian connection, and eventually a new road under the CP Railway, will connect the new community to the neighbourhood and park to the north, while an internal network of roads, lanes and walkways will provide convenient access within the community.



SUBWAY

Midland Subway Station:
9-min bike/5-min drive
from the site

Scarborough Town Centre Station:
7-min drive/16-min transit
from the site

Don Mills Subway Station:
7-min drive/25-min transit
from the site

GO TRAIN

Agincourt station:
9-min bike/3-min drive
from the site

Travel time to Union Station:
26-min
from the site

Weekday rush hour:
15-min
two-way service between Unionville and Union Station

Ridership:
134,000

GO BUS

Scarborough Town Centre Station:
5-min car/27-public transit
from the site

Other routes:
96 Oshawa-Finch
51 Pickering - Scarb. Centre
92 Oshawa - Yorkdale

EGLINTON CROSSTOWN

Expected Completion:
2021
east-west across Toronto

From Kennedy Station
14-min drive
from the site west through Eglinton Station

Link to 54 local bus routes,
three TTC interchange subway stations and GO Transit.

SHEPPARD SUBWAY

Expected Completion:
2031 +
Run through Sheppard/Kennedy from Sheppard/Yonge connected with Sheppard/McCowan

VIA

Connection from Don Mills Station

$5.5 Billion Transit Plan for Scarborough

Premier Doug Ford recently unveiled his vision to build a three-stop subway extension in Scarborough. The Scarborough extension would include stops at Lawrence East, Scarborough Town Centre and McCowan Road. Ford said that the province is willing to pay the entire cost of the Scarborough extension if need be.

EMPLOYMENT

Scarborough is a dynamic neighbourhood with a strong focus on job-creation

Agincourt Growth Plan

MANAGE FUTURE GROWTH and redevelopment of the Agincourt Mall lands

CREATE A VIBRANT and complete community

PROMOTE UNIQUE AND DIVERSE CHARACTER of the Agincourt area

MAKE IT A GREAT PLACE TO LIVE, WORK, PLAY AND SHOP

Employed as a % of Labour Force
(From City of Toronto)

22.6% 22.6% of employment area jobs (93,310 jobs) are in Scarborough

3.8% In 2017, the manufacturing sector increased exponentially in the East EMA by 3.8%, adding 1,010 jobs

16.8% Since 2013, the professional, scientific and technical services sector experienced the highest growth rate at 16.8% annually

61,450 Jobs within 10 mins

With impressive job growth numbers year after year, this is a dynamic commercial zone that includes 4 key business districts which are home to several large and small businesses.



Major Employment Districts

SCARBOROUGH CENTRE EMPLOYMENT DISTRICT 1

- Scarborough Centre is the second largest centre in Toronto with 23,450 jobs, or 1.5% of the City's total.
- In 2017, employment increased by 6.3%.
- 60.6% of East EMA/Scarborough jobs are within Scarborough Centre
- Since 2012, Scarborough Centre added 8,060 jobs to grow annually at 8.8%
- Scarborough Centre Secondary Plan The Centre has the potential to welcome upwards of 40,000 residents and attract upwards of 23,000 jobs.
- Toyota Canada Inc. headquarter
- Kennedy Commons 387,849 sq. ft of Retail Space
- Notable Headquarter: Thomson Reuters

KENNEDY ROAD CORRIDOR 2

- Over 100 retail stores and restaurants
  - Skycity Shopping Mall
  - Splendid China Mall
  - Pacific Mall
  - RONA Home
  - Carefirst Family Health Team

CONSUMER'S ROAD BUSINESS DISTRICT 3

- 9th largest employment district in Toronto, representing 4.8% of all employment district jobs
- Over 3.5 million sq. ft. office space
- 135 new businesses in the park since 2012
- Head offices:
  - American Express
  - Universal Studios
  - Shoppers Drug Mart
  - Rogers
  - Enbridge
  - Hallmark Cards

STEELES/VICTORIA PARK BUSINESS DISTRICT 4

- Over 5.8 million sq. ft. of office space
- Head offices:
  - IBM
  - Compaq
  - BMO
  - HSBC
  - Tangerine
  - Sony
  - Volvo
  - Lenovo
  - Yamaha
  - Grey Power Insurance



EDUCATION

Scarborough leads the city with world-class primary, secondary and post-secondary education





Elementary Schools

Inglewood Heights Junior Public School: **8.0/10**
3 min drive
20 min walk
15 min bus

Ellington Montessori School:
2 min drive
7 min walk
10 min bus

Glamorgan Junior Public School: **7.1/10**
4 min drive
15 min walk
20 min bus

Donwood Park Public School: **6.5/10**
9 min drive
20 min bus

Secondary Schools

Agincourt Collegiate Institute:
#33 in Fraser Institute, Top 5 Percentile in the Province
5 min drive
28 min walk
23 min bus

Stephen Leacock Collegiate Institute: **6.7/10**
5 min drive
30 min walk
22 min bus

Sir William Osler High School: **6.5/10**
6 min drive
20 min bus

UNIVERSITY OF TORONTO SCARBOROUGH

- **13,574** students enrolled in 2018
- **$1.85M** in entrance scholarships awarded to incoming students in 2017
- **51,208 Alumni**
- Over **3,097** students enrolled in co-op
- Students get a head start on their future through **U of T's only co-op** program as well as internships, hands-on research, community engagement and a vibrant campus life
- Over **2,735** international undergrads, 70.9% growth in international students from 2014
- **$18.3M** in Matching Funds to upgrade and build new lab space
- Research Power House
- **86.7%** grant success rate, compared to national rate of 67.5% (NSERC: Natural Sciences and Engineering Research Council)
- Over **$12M** in grants and contract
- One of the **best employability** outcomes in the world (2017 ranking)
- Recently began construction for the new Environmental Science and Chemistry Building **(110,000-square-foot)**

The Hub

- **Entrepreneurial incubator**
- **217 founders created 111 businesses over the last 5 years at the hub**

CENTENNIAL COLLEGE

CENTENNIAL COLLEGE

- **Progress** is home to the Schools of Business and Hospitality, Tourism and Culinary Arts. Here you'll also find Advanced Manufacturing and Automation Engineering Technology programs, as well as many Child Studies and Community Service programs.
- It is no surprise that Centennial is the number one college choice for international students in Canada for the last five years in a row. With over 80 languages spoken on campus, and a huge international community of over **9,000** overseas students from **134** different countries, it is seen as one of the most multicultural higher education institutions in Canada.
- Ranked **Top 80** in Canada
- **76%** employment rate post graduation





SHOPPING



Kennedy Commons, South of Kennedy/401

1 min drive
8 min walk
2 min bus

Metro, PetSmart, LCBO, Michaels, Chapters, Dollarama, Structube, etc

Scarborough Town Centre, 401/McCowan Rd

5 min drive
27 min bus

Hudson's Bay, Walmart, Cineplex Cinema, Bestbuy, Aritzia, Muji, etc

Fairview Mall, Don Mills Rd/ Sheppard Ave

7 min drive
29 min bus

Pacific Mall, Kennedy/Steeles

10 min drive
20 min bus

Agincourt Mall, Kennedy/Sheppard

1 min drive
3 min bus

Walmart, Shoppers, No Frills, LCBO, etc

Steeles / Warden

13 min drive
22 min bus

Walmart, Shoppers, No Frills, LCBO, etc

Costco, Ellesmere/Warden

7 min drive
25 min bus

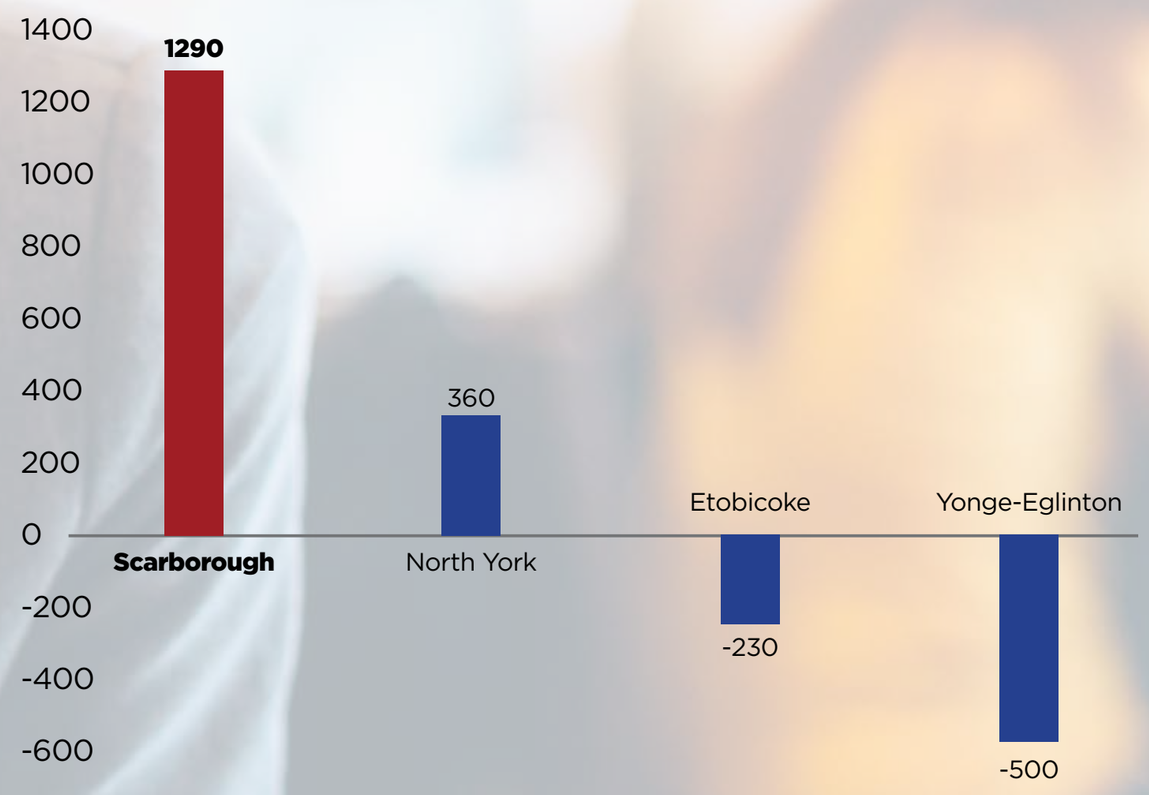
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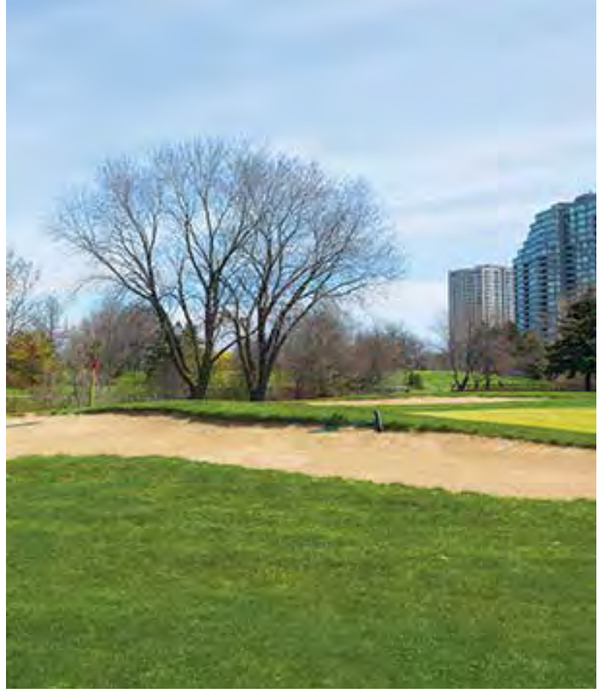
2017-2018 Office Jobs Added

Major Employment Centre in Toronto











LIFESTYLE

Enjoy a vibrant and dynamic lifestyle enriched with parks, nature and recreation.









PARKS

Metrogate Park

Directly across the street from the building

Collingwood Park

10 min walk
2.4 hectare, playground

Glamorgan Park -South of Kennedy/401,

3 min drive
15 min walk
3 min bus

Ball Diamond, Basketball Court, Playground, Splash Pad

Bluffer's Park Beach

17 min drive

Sandy beach, picnic areas, walks, lookouts, a boat launch and visitors dockage.

LIBRARIES

Scarborough Civic Centre Library

KidsStop Early Literacy Centre
Book Drop - 24 Hours
Borrow a Laptop
Medium collection in Chinese, Small collection in French, Gujarati, Tamil

SPORTS

Toronto Pan Am Sports Centre

8 min drive

312,000 sq ft (29,000 m2)
Two 10-lane 50 metre pools
Dive tank
Four-court gymnasium
Fitness Class and private training

GOLF

Tams 'O Shanter

3 min drive

Moderately difficult 18 hole
Par 72 – 6083 yards
Licensed restaurant
Green Fees adult 9 holes starting from $29.50

TORONTO ZOO

Largest zoo in Canada Seven zoogeographic regions: Indo-Malaya, Africa, Americas, Tundra Trek, Australasia, Eurasia, and the Canadian Domain
Over 5,000 animals (including invertebrates and fish) representing over 500 species

WELCOMING 24-HR CONCIERGE



SOPHISTICATED LOBBY LOUNGE



GRAND FIRE LOUNGE



RESTFUL LOUNGE



CONTEMPORARY SPORTS BAR & WORK SPACE



IMAGINATIVE KIDS ZONE



KINGDOM'S COMMITMENT TO YOUR YEAR-ROUND COMFORT

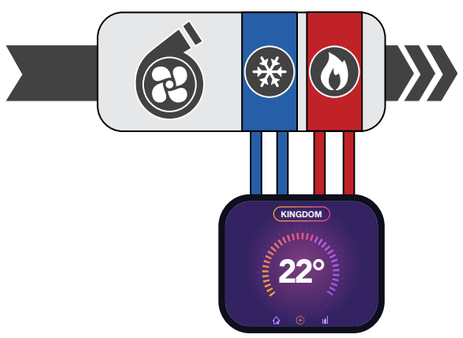


Effortless and personalized year-round comfort at your fingertips

Industry-leading design in Building Systems Engineering has allowed Kingdom Developments to offer our KSquare Condos residents the year-round comfort of On Demand Heating and Air Conditioning.

Our dynamic four-pipe system delivers superior comfort and control. Using in-suite digital controls, residents can instantly turn on heating or air conditioning at any time of the year to personalize their temperature environment.

When desired, the system can immediately change between heating and cooling modes, a benefit that is especially useful during spring and autumn when temperatures fluctuate substantially.



- Improved Efficiency:
  The leading edge On Demand system results in operation efficiencies that meet and exceed today's energy efficiency goals and mandates.
- Environmental Sustainability:
  Advanced design allows reduced energy consumption while delivering individualized comfort.
- Cost Savings:
  Due to the system's improved efficiency, operation costs are reduced.

KINGDOM CORPORATE STORY

For over 20 years, Kingdom has brought their unique vision and perspective to communities around the world. You will find that vision expressed in projects ranging from infill enclaves that enhance established neighbourhoods, to major developments that help to transform cities.

With interests in real estate development, investments, property management, landscaping and modern agriculture, Kingdom is a broadly-based group of companies operating in Vancouver, Toronto and China. Their portfolio of accomplishments includes millions of square metres built and developed, including residential and commercial projects as well as entertainment complexes and conference centres.

Since 1997, Kingdom has been committed to building a better city for the communities they choose to invest in, and providing better life experiences for the families who decide to make Kingdom their home.

KINGDOM

KingdomCanada.com

















THE FOUR PILLARS OF KINGDOM

REACH HIGHER

We set the highest standards for our company and our employees. We hire the best and we train them to achieve even higher goals year after year.

BE BETTER

Our goal is to be recognized as one of the top builders in the Canadian real estate development industry.

THINK DEEPER

The deeper needs of our customers are what drive our company. We aren't just here to build great condominiums, we're here to make their lives better too.

BUILD A BETTER WORLD

We are an international company with a commitment to sustainable construction and bringing a healthy lifestyle to every building and every community we are a part of.

THE KINGDOM PHILOSOPHY

For over 20 years, in Vancouver, now in Toronto and around the world, Kingdom has built an enviable reputation based on one simple premise. The deeper needs of our customers inspire everything that we do.

The people who choose Kingdom want more than a comfortable home to live in. That's why we create welcoming communities in neighbourhoods near parks, schools, entertainment and transit.

Our buyers believe in sustainability, so we incorporate Green practices into our building program and energy efficiency into our designs.

They want architecture that makes a statement, and our modern contemporary vision creates homes and communities that are both functional and stylish.

Value is key for our customers, so we've made it an essential part of our design, with thoughtful floor plans, better features and fine finishes.

But, at the heart of it all, each family is looking for the reassurance that they are making the right decision, that they are choosing the right developer. At Kingdom, we know that trust and integrity are the only foundation that a reputation can be built on. We are committed to bringing the highest degree of reliability and professionalism to every home, every condominium and every community we build.

We are Kingdom. Reaching higher, thinking deeper and building a better world.

Exclusive Listing:
Cornerstone Marketing Realty Inc., Brokerage.
Brokers Protected.

All renderings and maps are for illustrative purposes only. Maps are not to scale. All locations are approximate only. E & O.E.