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MODERN
DOWNTOWN
CONDO

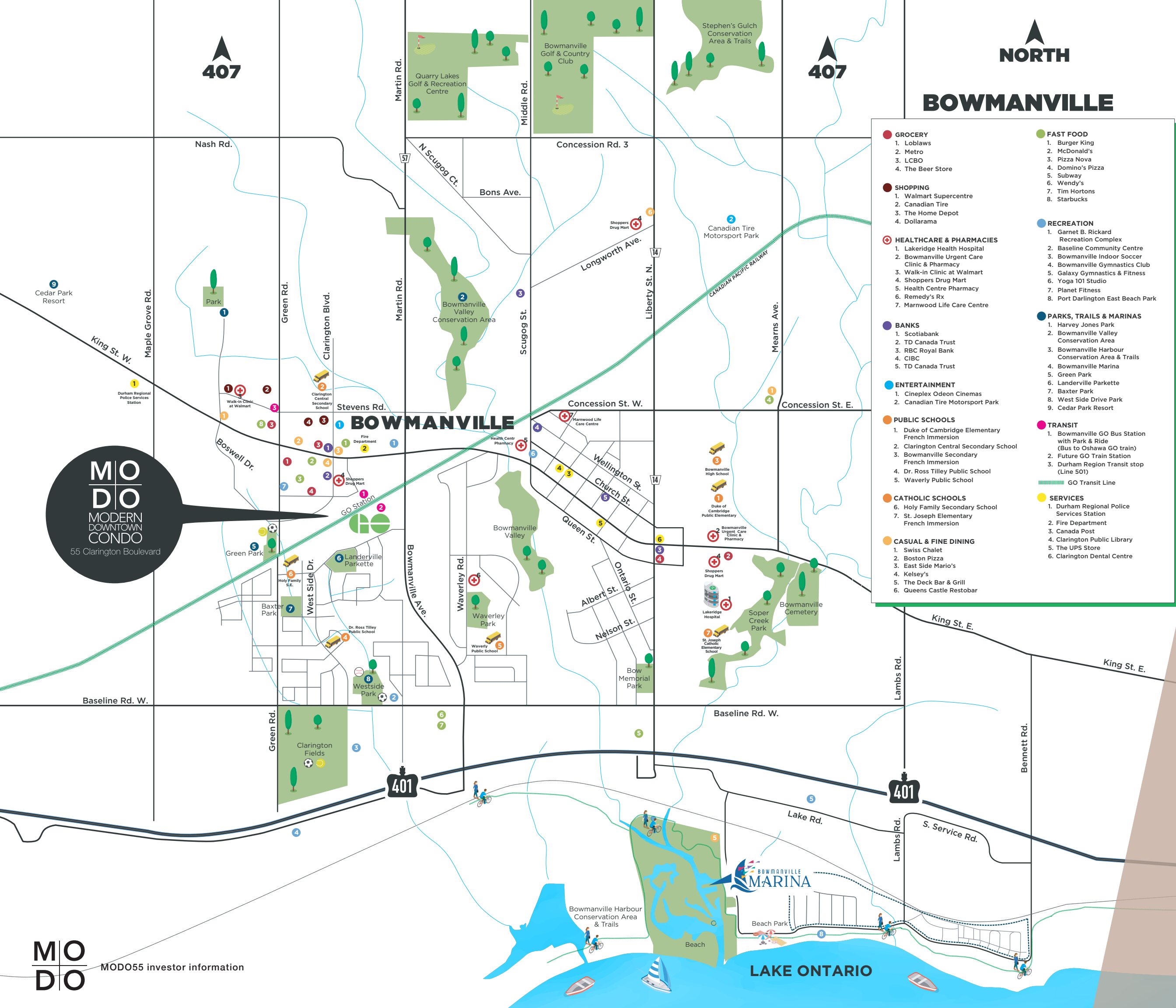
55 Clarington Boulevard

Investor information

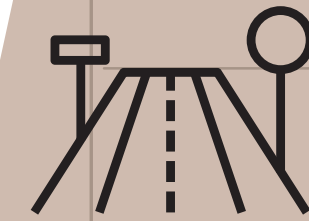
407

407

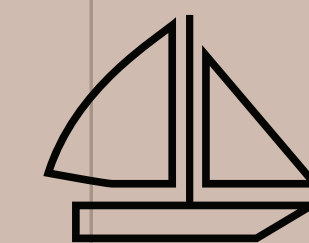
NORTH BOWMANVILLE



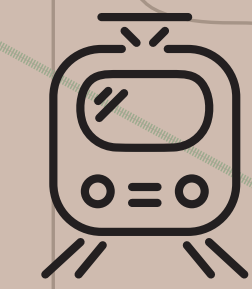
- GROCERY**
 1. Loblaws
 2. Metro
 3. LCBO
 4. The Beer Store
- SHOPPING**
 1. Walmart Supercentre
 2. Canadian Tire
 3. The Home Depot
 4. Dollarama
- HEALTHCARE & PHARMACIES**
 1. Lakeridge Health Hospital
 2. Bowmanville Urgent Care Clinic & Pharmacy
 3. Walk-in Clinic at Walmart
 4. Shoppers Drug Mart
 5. Health Centre Pharmacy
 6. Remedy's Rx
 7. Marnwood Life Care Centre
- BANKS**
 1. Scotiabank
 2. TD Canada Trust
 3. RBC Royal Bank
 4. CIBC
 5. TD Canada Trust
- ENTERTAINMENT**
 1. Cineplex Odeon Cinemas
 2. Canadian Tire Motorsport Park
- PUBLIC SCHOOLS**
 1. Duke of Cambridge Elementary French Immersion
 2. Clarington Central Secondary School
 3. Bowmanville Secondary French Immersion
 4. Dr. Ross Tilley Public School
 5. Waverly Public School
- CATHOLIC SCHOOLS**
 6. Holy Family Secondary School
 7. St. Joseph Elementary French Immersion
- CASUAL & FINE DINING**
 1. Swiss Chalet
 2. Boston Pizza
 3. East Side Mario's
 4. Kelsey's
 5. The Deck Bar & Grill
 6. Queens Castle Restobar
- FAST FOOD**
 1. Burger King
 2. McDonald's
 3. Pizza Nova
 4. Domino's Pizza
 5. Subway
 6. Wendy's
 7. Tim Hortons
 8. Starbucks
- RECREATION**
 1. Garnet B. Rickard Recreation Complex
 2. Baseline Community Centre
 3. Bowmanville Indoor Soccer
 4. Bowmanville Gymnastics Club
 5. Galaxy Gymnastics & Fitness
 6. Yoga 101 Studio
 7. Planet Fitness
 8. Port Darlington East Beach Park
- PARKS, TRAILS & MARINAS**
 1. Harvey Jones Park
 2. Bowmanville Valley Conservation Area
 3. Bowmanville Harbour Conservation Area & Trails
 4. Bowmanville Marina
 5. Green Park
 6. Landerville Parkette
 7. Baxter Park
 8. West Side Drive Park
 9. Cedar Park Resort
- TRANSIT**
 1. Bowmanville GO Bus Station with Park & Ride (Bus to Oshawa GO train)
 2. Future GO Train Station
 3. Durham Region Transit stop (Line 501)
- SERVICES**
 1. Durham Regional Police Services Station
 2. Fire Department
 3. Canada Post
 4. Clarington Public Library
 5. The UPS Store
 6. Clarington Dental Centre



3 MAJOR HIGHWAYS
 ONTARIO HIGHWAY 401
 HIGHWAY 407 EXPRESS TOLL ROUTE
 ONTARIO HIGHWAY 35/115



7 MINUTES
 TO BOWMANVILLE
 MARINIA



GO TRAIN
2 MINUTE WALK
 TO NEW GO TRAIN STATION
 BEING CONSTRUCTED AND WILL
 BE OPENING IN NEAR FUTURE



20 MINUTES
 TO DURHAM COLLEGE



9 MINUTES
 TO BOWMANVILLE GOLF
 AND COUNTRY CLUB

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 MODO55 investor information

Map rendering is artist's concept and not drawn to scale. Landmarks, streets and location of specified establishments are approximate and not accurate. Speak to a sales representative for details. E. & O.E.

future Bowmanville Go Station

- Brand new 20KM extension of the Lakeshore East Go line from Oshawa to Bowmanville
- 12 stops to Union Station
- Downtown in minutes
- Go Station steps to MODO 55



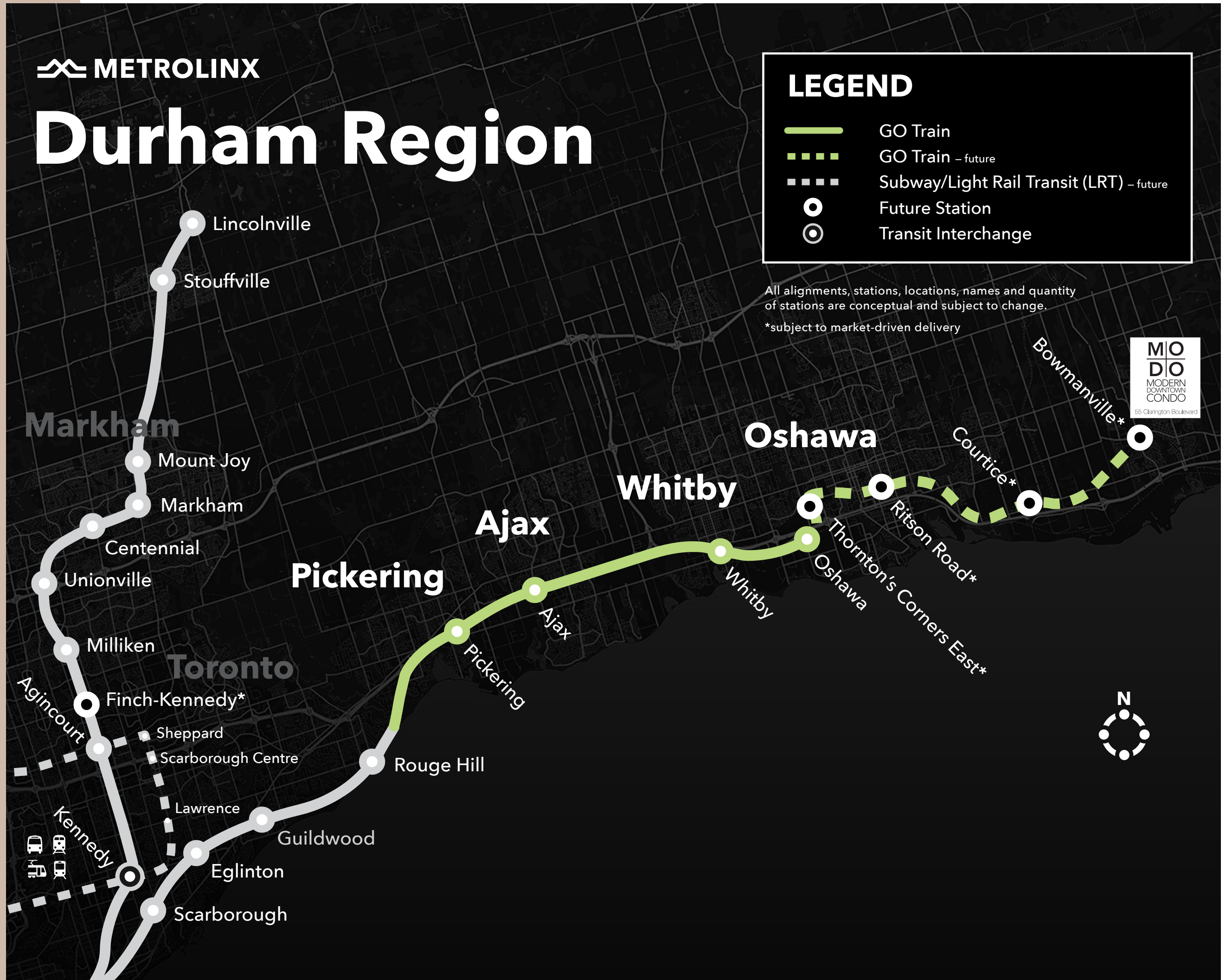
90%
projected population
growth by 2041



20km
corridor extension
east of Oshawa GO station



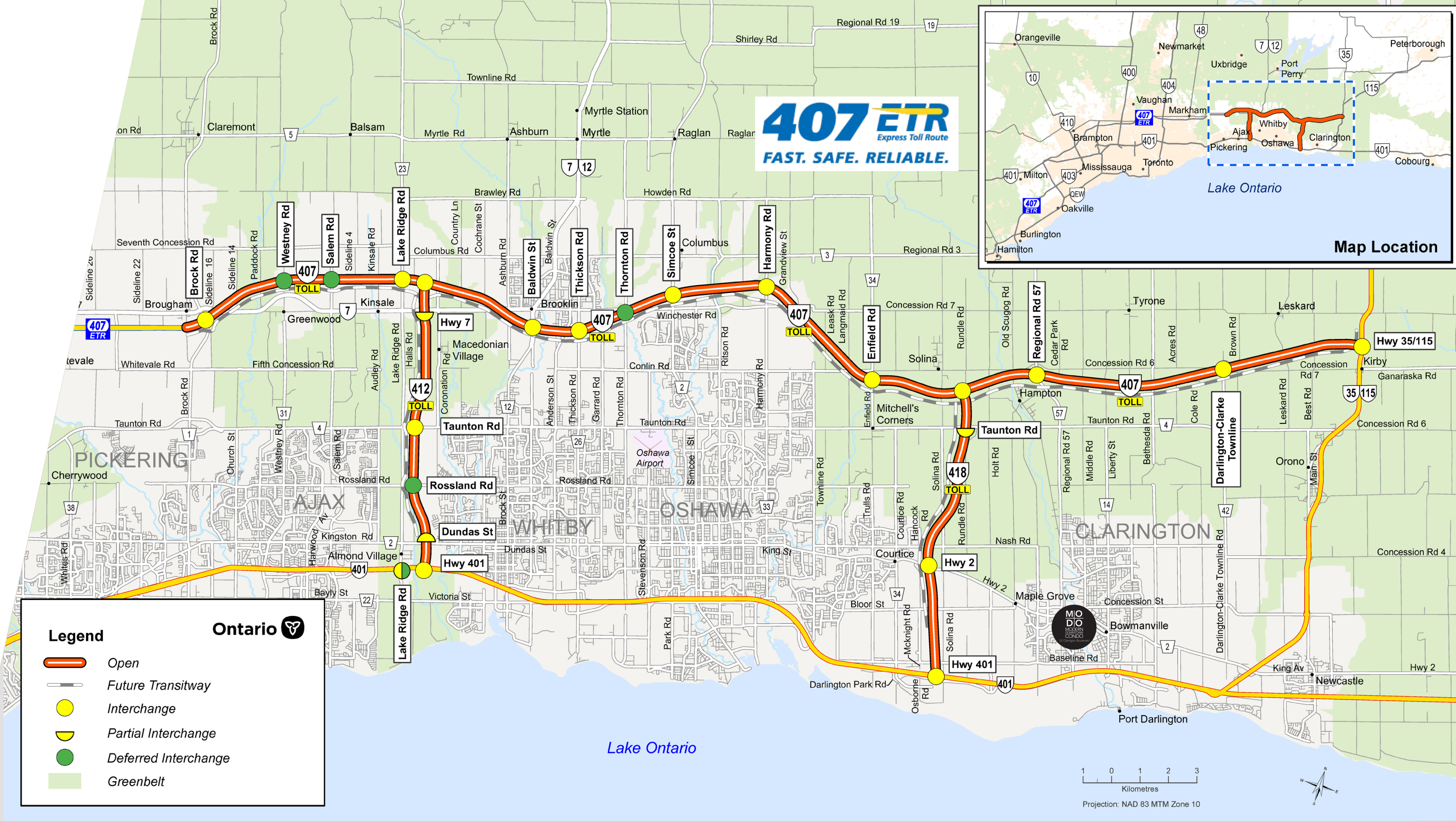
36km
BRT line



MODO 55 growth

“Clarington is home to four of the top 100 largest infrastructure projects in Canada. Over \$14 billion is being invested, creating thousands of jobs. Projects currently underway are: Ontario Power Generation’s Darlington Nuclear Generation Station’s refurbishment which will extend station operations for 30 more years; Port Granby environmental remediation project; Highway 407 east extension to Highway 35/115; and the extension of the GO Train to Clarington.”

SOURCE: CBOT.CA



407 Extension

Highway 407 has been extended by about 22 kilometres from Harmony Road in Oshawa to Highway 35/115 in Clarington. This includes the construction of Highway 418, a new four-lane, 10 kilometre highway that connects Highway 407 to Highway 401 running north/south.

SOURCE: CLARINGTON.NET

\$90 Billion
EXPECTED ECONOMIC
FOR ONTARIO

\$14 Billion
INVESTED IN NEW
INFRASTRUCTURE PROJECTS

economic development

Darling Refurbishment

The Darlington Nuclear Generating Station which produces 20% of Ontario's electricity, is working on the mid-life refurbishment of the station, which will extend the life of the station by 30 years. This is expected to generate a total of \$89.9 billion in economic benefits for Ontario, create 14,200 jobs per year, and boost personal income by an average of \$1.6 billion on an annual basis. The Ontario Power Generation hopes to complete the refurbishment project by 2025.

SOURCE: OPG.COM

Port Granby

The Port Granby Project is part of the Government of Canada's Port Hope Area Initiative (PHAI). The goal is to cleanup historic low-level radioactive waste found in the Municipalities of Clarington and Port Hope.



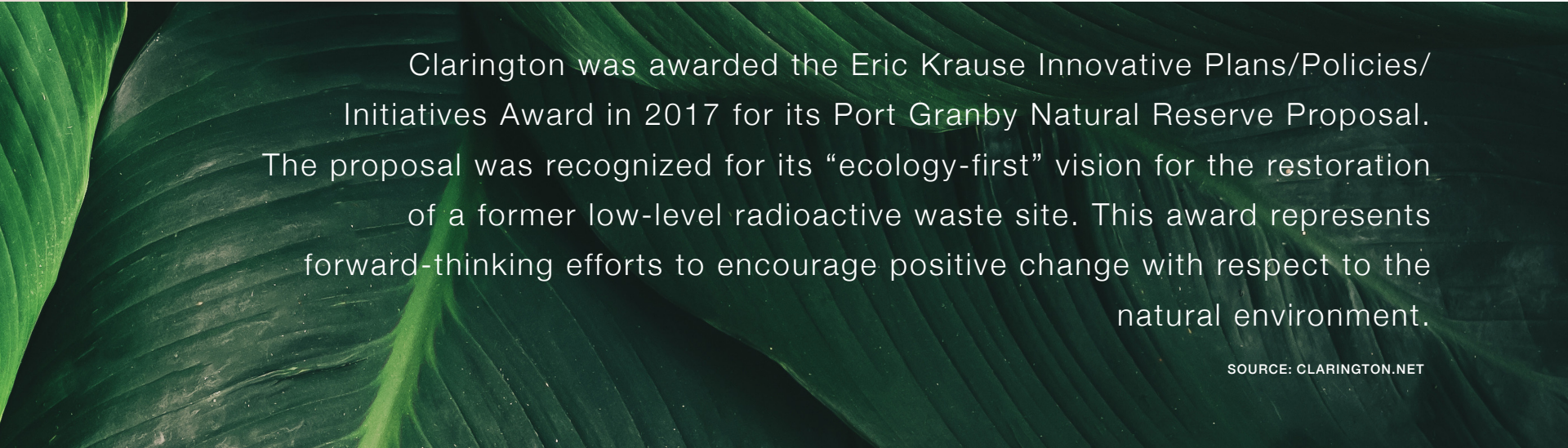
Major Projects Contributing to Growth

- Ontario Power Generation Headquarters
- Toyota Eastern Canada Parts Distribution Centre
- GO Transit Lakeshore East Extension

Current Initiatives:

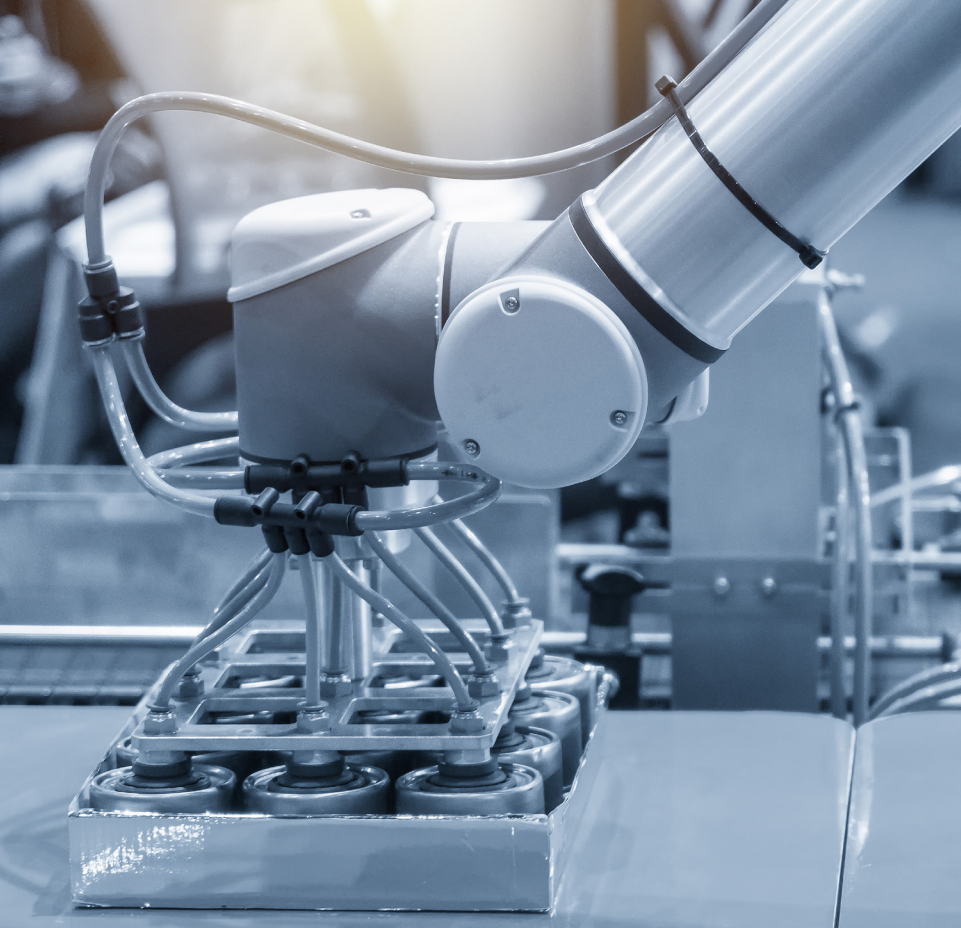
- Electric Vehicle Charger Network
- Affordable Housing Tool Kit
- Municipal-Wide Zoning Update

SOURCE: CLARINGTON.NET



Clarington was awarded the Eric Krause Innovative Plans/Policies/Initiatives Award in 2017 for its Port Granby Natural Reserve Proposal. The proposal was recognized for its "ecology-first" vision for the restoration of a former low-level radioactive waste site. This award represents forward-thinking efforts to encourage positive change with respect to the natural environment.

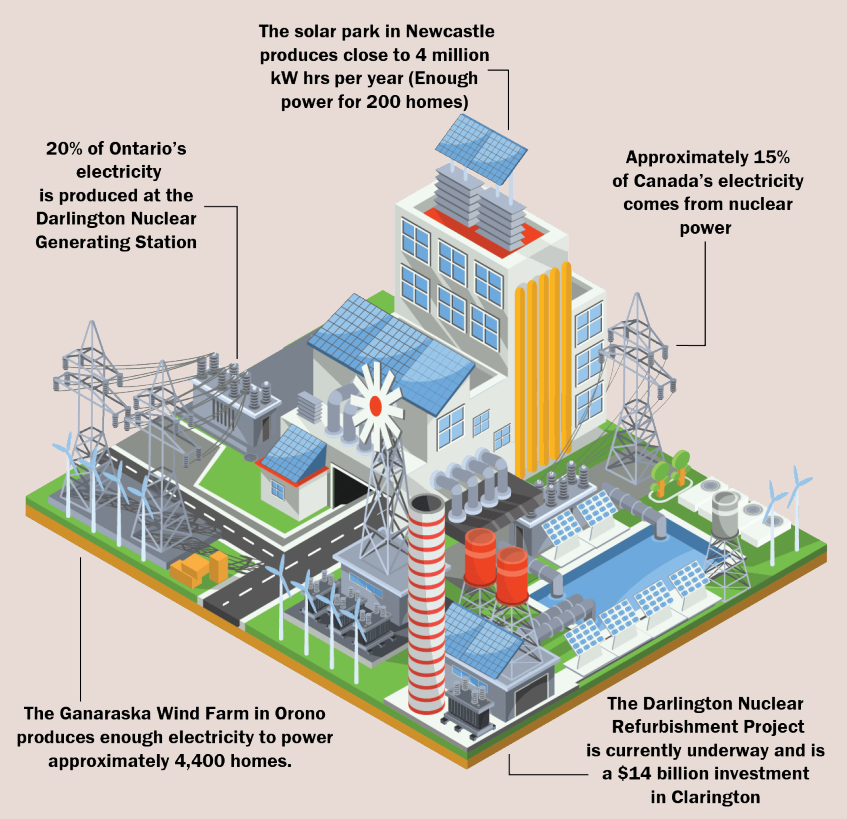
SOURCE: CLARINGTON.NET



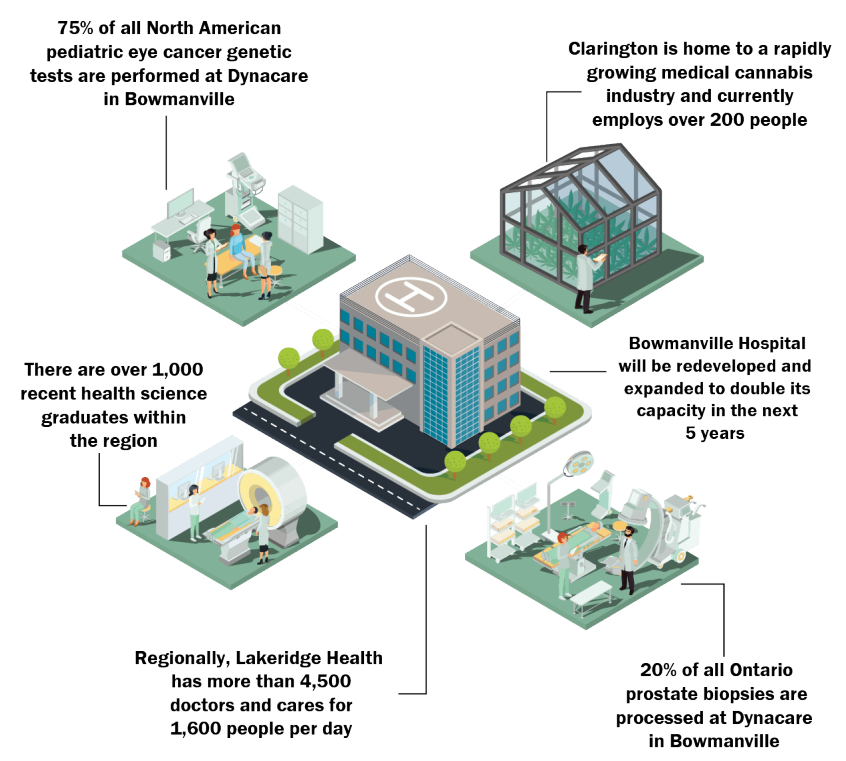
manufacturing in Clarington



energy in Clarington



life science in Clarington



top employers

- Ontario Power Generation
- Darlington Nuclear Generating Station
- Municipality of Clarington
- Lakeridge Health Bowmanville
- St. Marys Cement Group
- Algoma Orchards
- Eli-Rod Holdings Inc.



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