

INVESTMENT GUIDE



88 QUEEN



## 8 REASONS TO INVEST IN 88 QUEEN

### 1.

#### APPROVED AND FULLY ZONED

The site is fully prepared for construction. 88 North, the first phase of the project, will be taking occupancy in Spring 2020.

### 2.

#### PROXIMITY TO TRANSIT

With the TTC Streetcar at its doorstep and a 4 minute walk to Queen Subway Station, 88 Queen offers easy accessibility to everything that Toronto has to offer.

### 3.

#### POTENTIAL FUTURE GROWTH

A projected +15,000 condominium units are proposed for the 88 Queen neighbourhood. 5.2% of upcoming condominium units in the GTA are located here versus Bloor Yorkville at 1.1%, the Entertainment District at 2.0%, and Liberty Village at 0.1%.

### 4.

#### DEVELOPER

St. Thomas Developments has a history of unsurpassed quality & unparalleled design. This can be seen in their numerous completed developments, most notably, One St. Thomas, 7 St. Thomas & 37 Deep Water Bay Road.

### 5.

#### EMPLOYMENT

Toronto is one of the fastest growing cities in North America. Downtown Toronto is home to many dynamic employment sectors including the Financial District, Tech District, major hospitals & renowned post educational institutions.

### 6.

#### SHOPPING

The Eaton Centre and the expansive PATH network of shops, services & dining are just steps away.

### 7.

#### SCHOOLS

88 Queen is walking distance from Ryerson University and George Brown College. The University of Toronto is 17 minutes by transit.

### 8.

#### COMMUNITY

88 Queen will be a Community Hub spanning an entire city block that includes green space, retail shops and art installations.

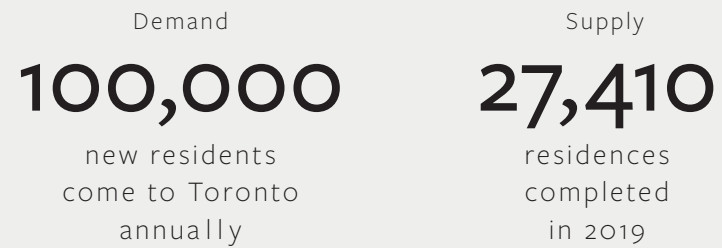




TORONTO:  
A GROWTH CENTRE

IMMIGRATION

Approximately 250,000 to 270,000 people immigrate to Canada each year. Almost 50% of the people that immigrate to Canada settled in the GTA.



ECONOMY



POPULATION

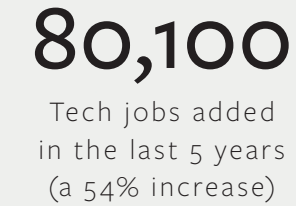
The GTA is the fastest growing region in Ontario. Currently, there are 6.4 million residents and its population is projected to approximately double by 2066.



EMPLOYMENT



TECH



EDUCATION

There are a number of internationally recognized universities and colleges within Toronto that attract both international and domestic students. For example, in addition to the approx. 38,000 students that attend the University of Toronto, there are over 20,000 full time and part-time employees.

University of Toronto



Ryerson University



A WELL-CONNECTED DEVELOPMENT



WALK SCORE:  
**97**



TRANSIT SCORE:  
**100**



BIKE SCORE:  
**98**

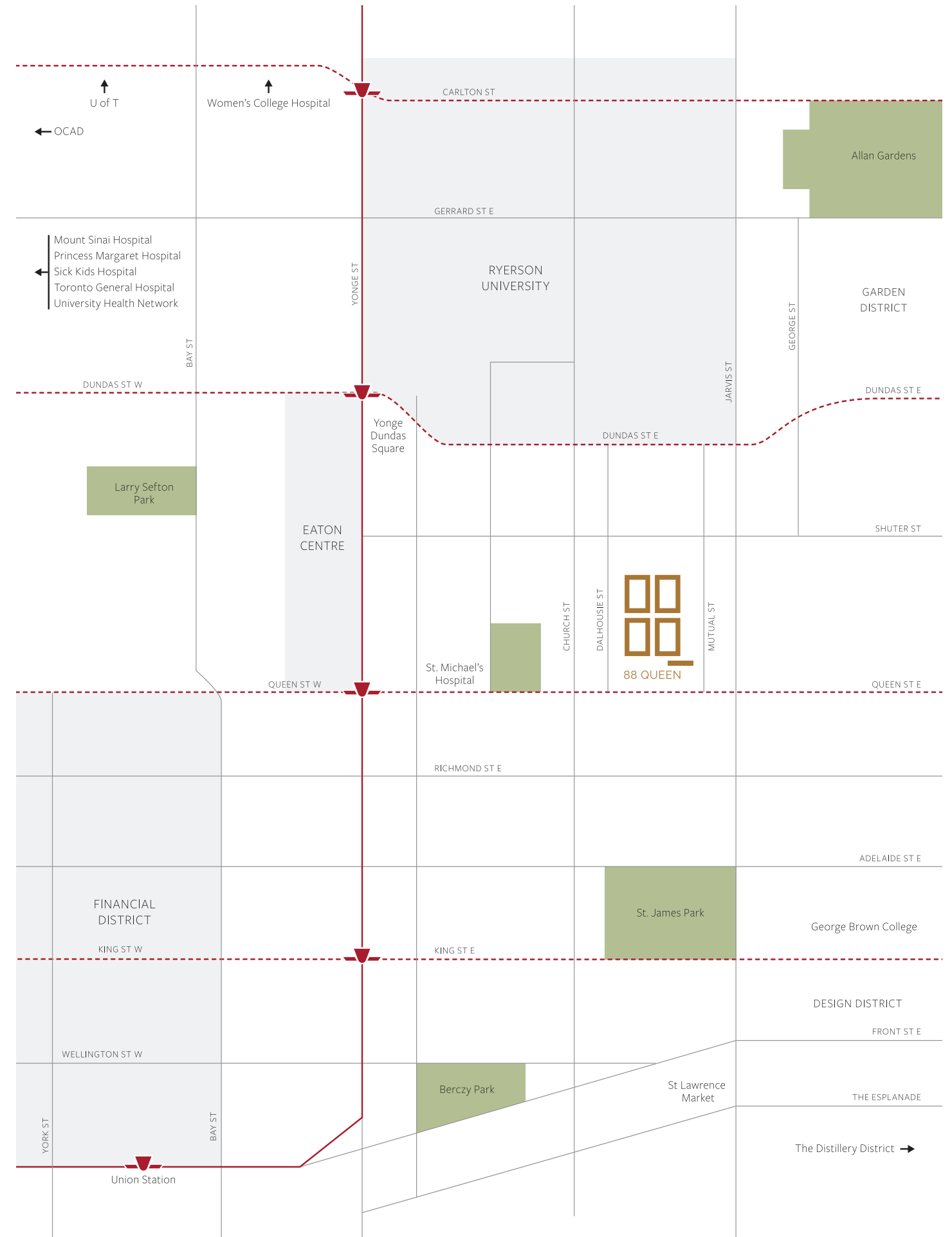
88 QUEEN is minutes away from the city's most popular urban destinations, including the high-energy Financial District, the historic St. Lawrence Market and Hospital Row. It is also close to post secondary educational institutions such as Ryerson University and George Brown College.

WALKING TIMES

Queen Subway Station .....	4 minutes
The PATH .....	4 minutes
St. Michael's Hospital .....	2 minutes
Eaton Centre .....	5 minutes
Financial Core .....	7 minutes
St. Lawrence Market .....	9 minutes
Ryerson University .....	9 minutes
George Brown College .....	6 minutes
City Hall .....	6 minutes
Osgoode Hall .....	11 minutes

TRANSIT TIMES BY PUBLIC TRANSIT

Union Station .....	10 minutes
University of Toronto .....	17 minutes
Toronto General Hospital .....	17 minutes
Queens Park .....	22 minutes



## BUILDING THE EXCEPTIONAL

St. Thomas Developments Group, an association of St. Thomas Developments Inc., St. Thomas Commercial Inc. and Queen Development Inc., is a proud Canadian real estate development company with an impeccable reputation for unparalleled design and unsurpassed quality.

Since 2001, St. Thomas Developments Group has completed major developments in the Greater Toronto Area. The landmark residential condominium project, One St. Thomas, is located in the prestigious Bloor-Yorkville neighbourhood. Designed by internationally renowned New York-based architect Robert A.M. Stern, One St. Thomas represents the ultimate expression of residential luxury with exquisite craftsmanship and custom designs throughout the 29-storey building.

St. Thomas Developments Group recently completed 7 St. Thomas, a luxury commercial condominium in the Bloor-Yorkville area that seamlessly blends restored Victorian townhouses with a stunning contemporary glass tower. The building was the winner of the prestigious 2018 Architizer A+ Awards for commercial mid-rise. 88 Queen follows the tremendous success of 88 Queen North – the first building in this urban development.

Internationally, St. Thomas Developments Group's parent company has built unique and distinctive residential, hospitality and commercial properties in the Far East for over two decades. Exclusive residential developments include 110 Repulse Bay, four fully detached Italian Renaissance-style residences; Bluewater, a 14-unit pre-war New York inspired apartment building; and 37 Deep Water Bay, a neoclassical- styled single-family residence which remains one of Hong Kong's most expensive homes.

Designer boutique hotels include The Putman, designed by the world-renowned Andrée Putman; The Jervois, with interiors by the legendary French designer Christian Liaigre; and 99 Bonham, designed by famed Italian architect Antonio Citterio. Landmark commercial buildings include the Robert A.M. Stern designed 50 Connaught Road Central in Hong Kong's core CBD which sold for a record-setting price of HK\$4.88 billion, or C\$800 million.

