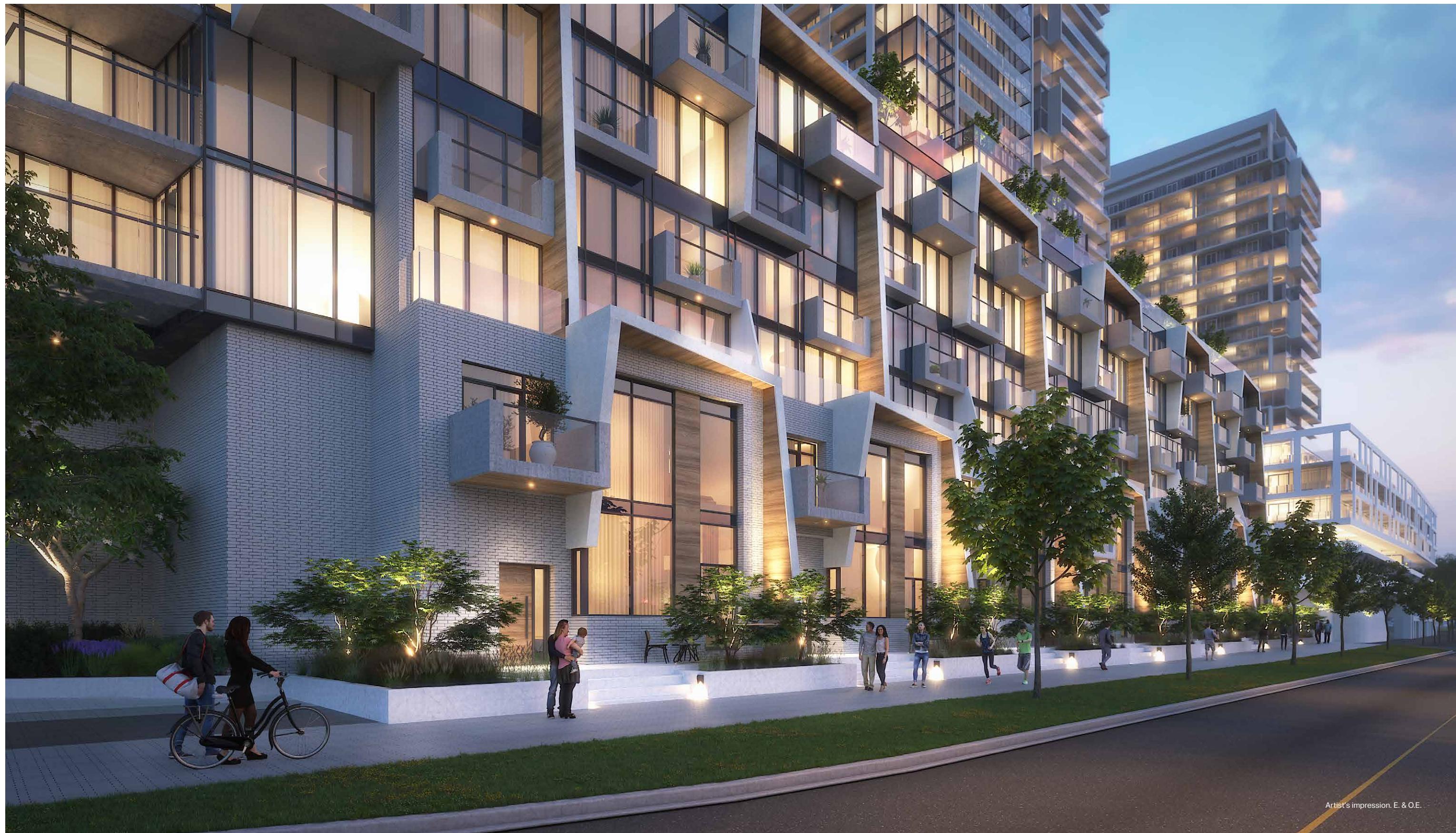




M2M SPACES

A COLLECTION OF TOWNHOME & TOWER RESIDENCES
CRAFTED BY AOYUAN



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M2M SPACES

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Artist's impression. E. & O.E.

Made 2 Matter



M2M SPACES

03



8.6-acre family-friendly community	Community centre
Multi-phase development	Daycare facility with outdoor playground
100,000 sq. ft. of commercial space	New public road connected to Yonge St.
80,000 sq. ft. of retail at grade	New public park

A master-planned community in the heart of the city, M2M is made-to-matter living destined to raise the profile at Yonge & Finch.

M2M in all of its grandeur will transform the landscape of North York as we know it. This all-inclusive community masters a new way of living. Deeply connected to the city, its design captures every detail to bring ease, health and happiness to every resident. M2M features various public amenities, including access to major transit, fine dining and entertainment, retail shops, fitness facilities, parklands, offices and more. M2M is a gateway to a life of ENDLESS POSSIBILITY.

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Live with Possibility

M2M Spaces introduces a new collection of townhome and tower residences that are made to matter.

Each residence promises the luxury of dynamic living spaces with the added convenience of accessible condo amenities.

Situated in a thriving community located at Yonge & Finch, these exclusive spaces offer a one-of-a-kind living experience, accentuated by modern comfort and profound minimalism. Designed for an adaptable urban lifestyle, M2M Spaces was made to matter because you do.

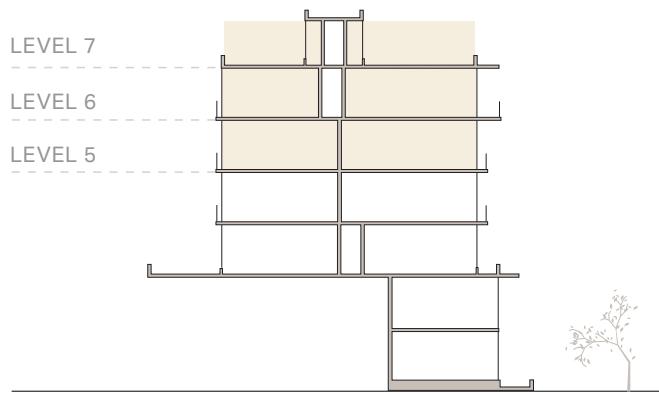


Townhome Residences

LEVELS: 5–7

Rooftop Collection

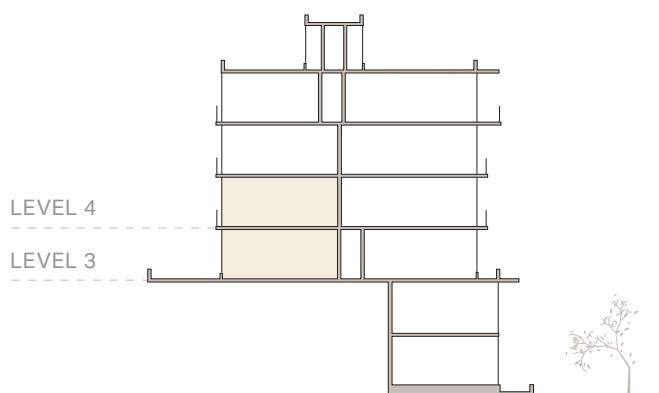
The pinnacle of M2M Spaces, the Rooftop Collection features three-storey townhome residences with an abundance of living space, plus the luxury of private open-air terrace views, on levels 5, 6 and 7.



LEVELS: 3–4

Courtyard Collection

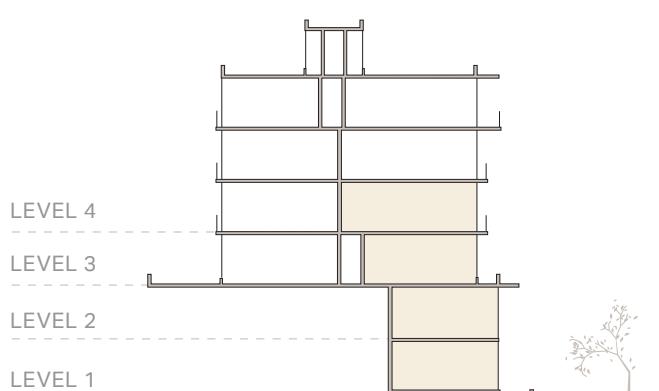
On levels 3 and 4, you will find the Courtyard Collection. These two-storey modern townhomes are elevated to face the stunning courtyard at M2M.



LEVELS: 1–2, 3–4

Park Collection

Experience nature with beautiful park views every day. The two-storey townhomes on levels 3 and 4 will have an unobstructed, elevated view of the park. The ground-level townhomes will have direct access to the new public park.



Tower Residences

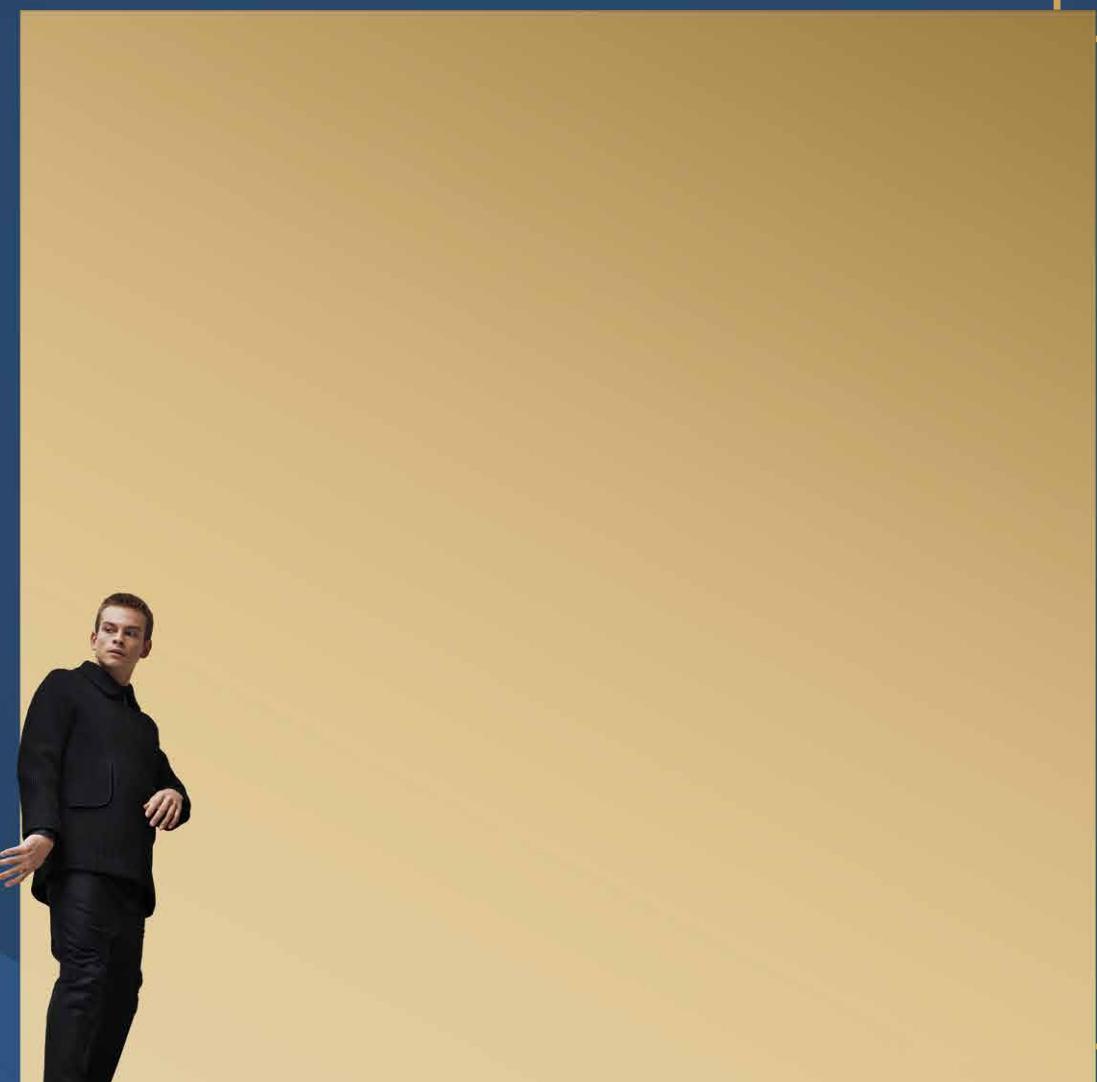
LEVELS: 31–32

Sky Collection

The Sky Collection introduces an elevated standard of condo living with expansive skyline views. These condominium residences enjoy flexible living spaces, ranging from 703 to 1,217 sq. ft.



Expanding



If you are ready to upgrade and expand in your life, you're in the right place. Situated in a beautiful North York neighbourhood, M2M Spaces improves the life path of every resident with stunning parks complemented by the buzz of urban living.

Possibility

Live in Style

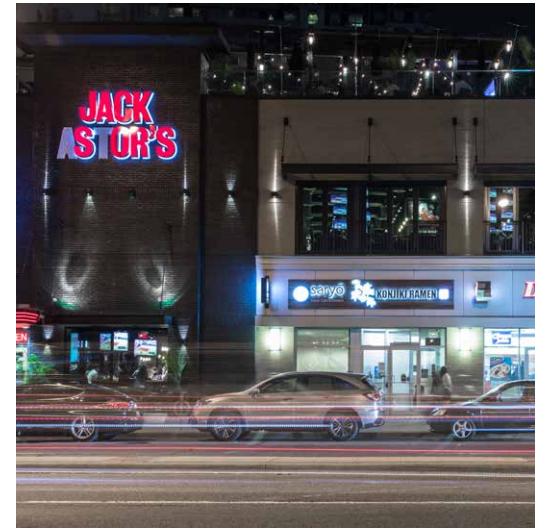
Enjoy the finest shops and boutiques just minutes from the building.



M2M is in close proximity to Fairview Mall, Yorkdale Mall and just a subway ride away from CF Toronto Eaton Centre.

Eat & Wander

Experience a full spectrum of local fine dining and entertainment at your doorstep.



Level Up

Life at M2M makes it easy to lead a healthy lifestyle.

Take care of your body and mind at home using the building's fitness facilities, or venture out for a sweat to your favourite workout class. Minutes away you'll find Goodlife Fitness, F45 Training, CrossFit All-In-One Training and Saana Yoga.



Rich with eclectic cuisine and nightlife for every mood, there is no shortage of things to do when you live at M2M.

This vibrant neighbourhood features a range of world-class restaurants, late-night take-out, authentic mom-and-pop restaurants and coveted local bars for you to choose from. Local favourites include The Keg Steakhouse & Bar, Union Social Eatery, Symposium Cafe and Michelin-starred Konjiki Ramen.

For a quick bite, enjoy fresh sushi, a healthy salad or a pizza slice from a range of nearby spots. For a fun night out, opt for Jack Astor's Bar + Grill Rooftop Patio, catch a movie at Cineplex Cinemas Empress Walk or enjoy a show at Toronto Centre for the Arts.

Whether you're looking to have a quiet night out or an evening of fun with friends, M2M makes it easy to be social and enjoy life.

Explore

Out of your home and into the world.
Enjoy what the city around you has to offer.



Shop Wellness

Keep your household thriving with healthy, balanced foods.

Prioritize your well-being by staying nourished with best-in-class supermarkets right outside your door. Located in the M2M neighbourhood, you'll find Whole Foods Market and Loblaws supermarket to support a healthy lifestyle.

M2M makes it easy to bring movement into your day whether you're walking the city or riding your bike. Get away from the hustle and bustle of city life and enjoy the beauty of nature at Goulding Park or take a long walk on nearby trails.

Learn

A home that opens doors. Enjoy close proximity to a host of nearby schools.

The opportunity to learn in this neighbourhood is endless. Families have access to an abundance of nearby daycares, elementary schools, high schools and community centres including North York Civic Centre and North York Central Library. Connected to major transit lines, post-secondary students can easily get to York University, University of Toronto, Humber College and Seneca College.



Stay Social

Step out for a fun night close to home.

Making time for a social life just got a little easier. Keep things low key with dinner and a movie or head out to a nearby karaoke joint along Yonge St. M2M Spaces makes it possible to live a balanced life with more fun.



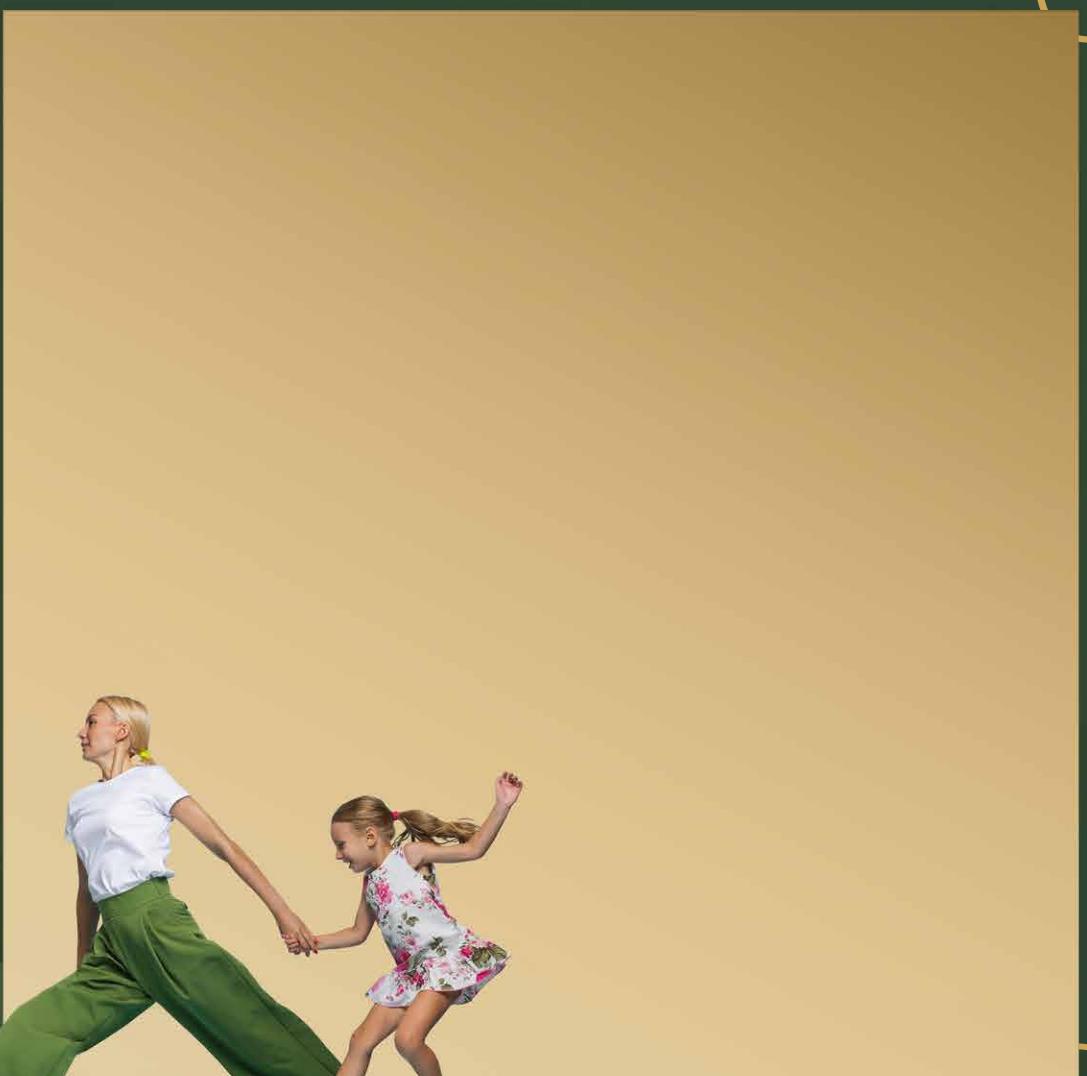
More Convenience

Enjoy rapid access to major transit lines and highways. Minutes from your door, you will find TTC Finch station, the future TTC Cummer station, GO Train terminals and easy entry to Highways 401, 404 and 407.

- A. TTC Finch Subway Station & GO Transit Hub
B. Future TTC Cummer Subway Station

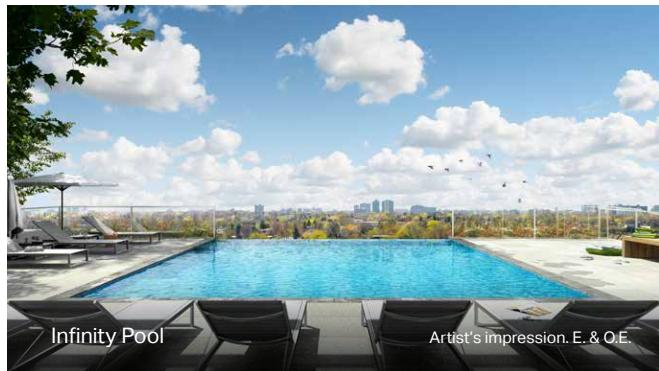


Growing



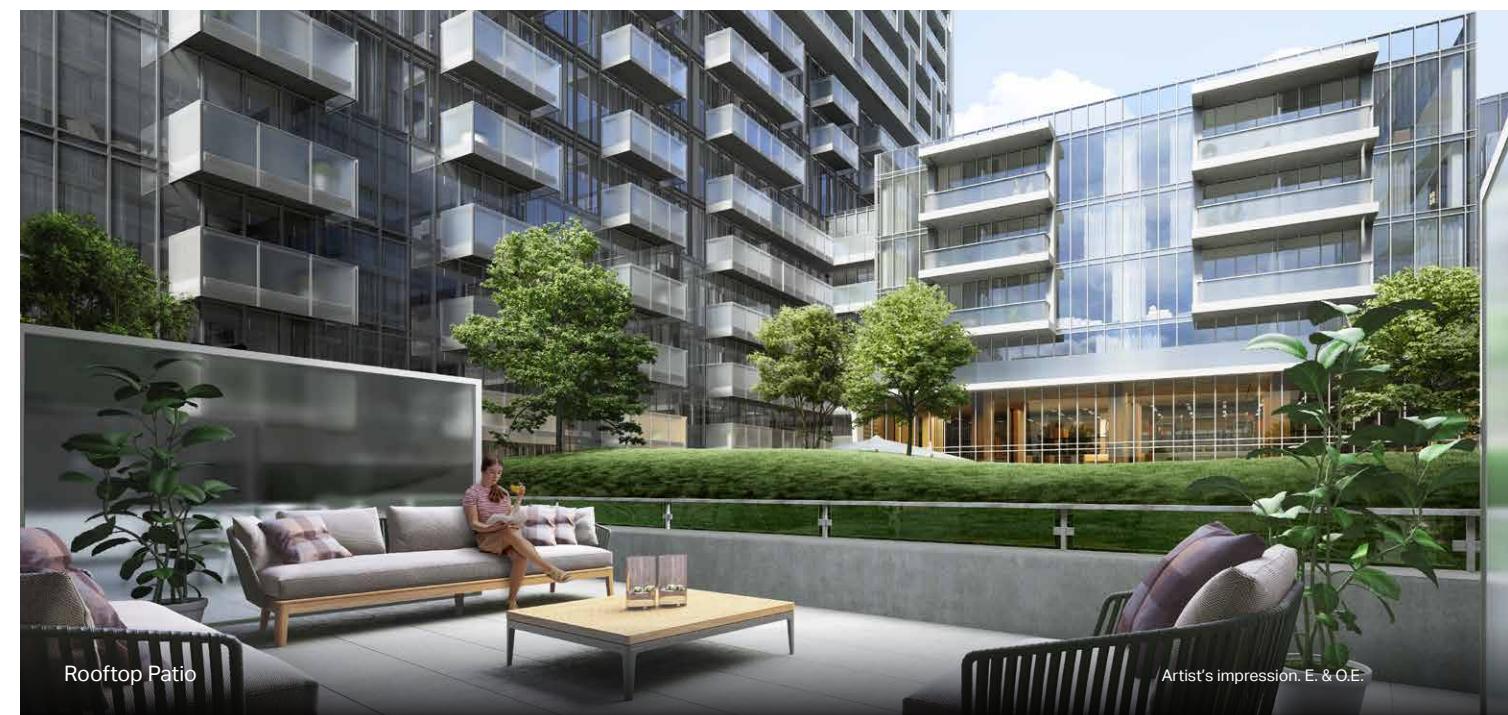
M2M is a thoughtfully designed community you can grow and flourish in. Live life on your terms with the convenience of amenities at your doorstep. This elegant sanctuary is a place you can call home.

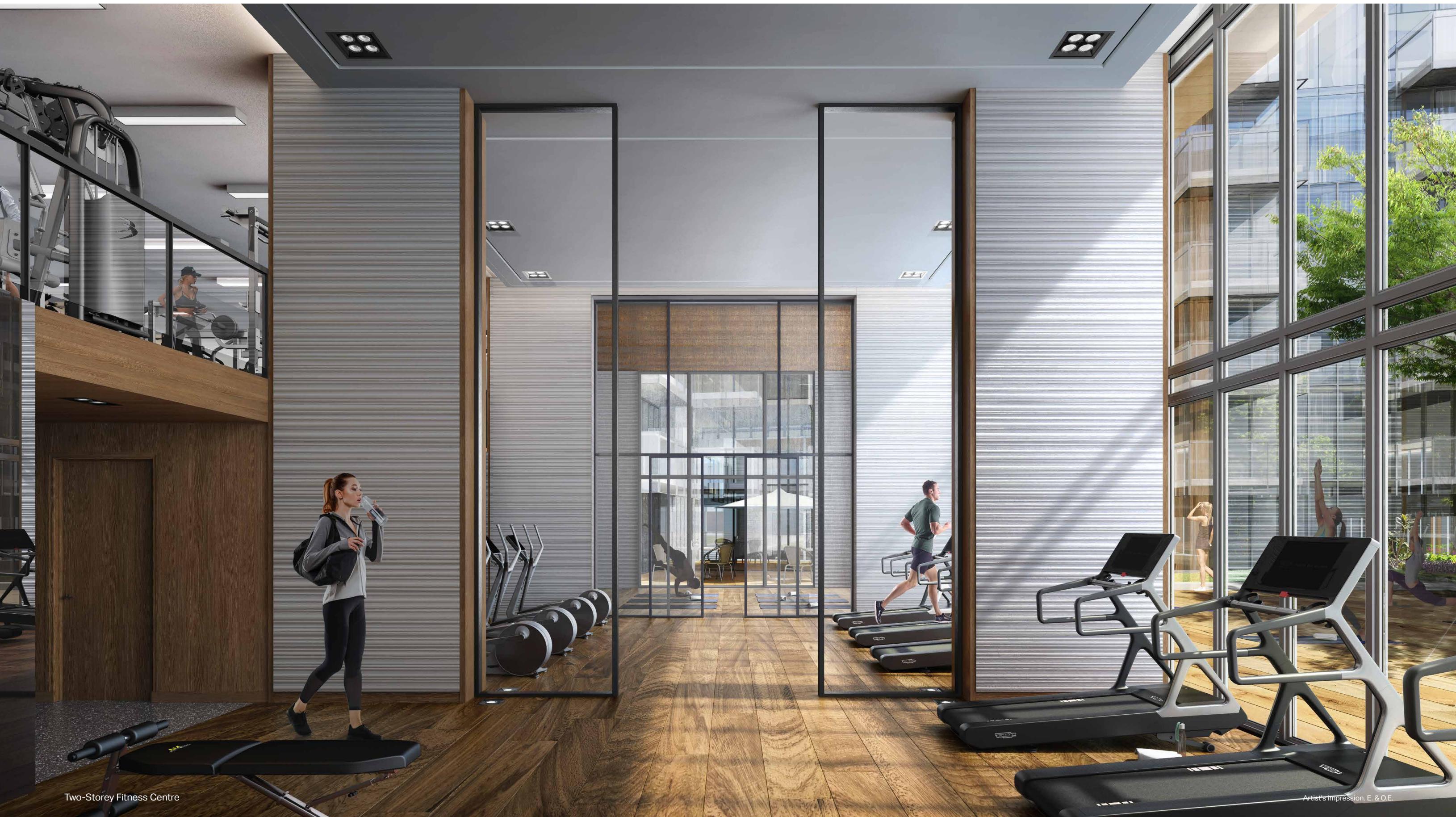
Possibility



There's no shortage of ways to unwind in this stunning community. At your doorstep are plenty of amenities including a fitness centre with a playroom, theatre room, co-working lounge, rooftop pool and more.

Space to Unwind





Two-Storey Fitness Centre

Artist's Impression. E. & O.E.

Space to Inspire

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M2M SPACES



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M2M supports every aspect of life. With more people working from home, the building was designed to include an elegant co-working space for business professionals in the community. It features a formal meeting room for presentations and large format printing, and a document centre with in-house scanning equipment.

Space to Connect



Co-Working Space

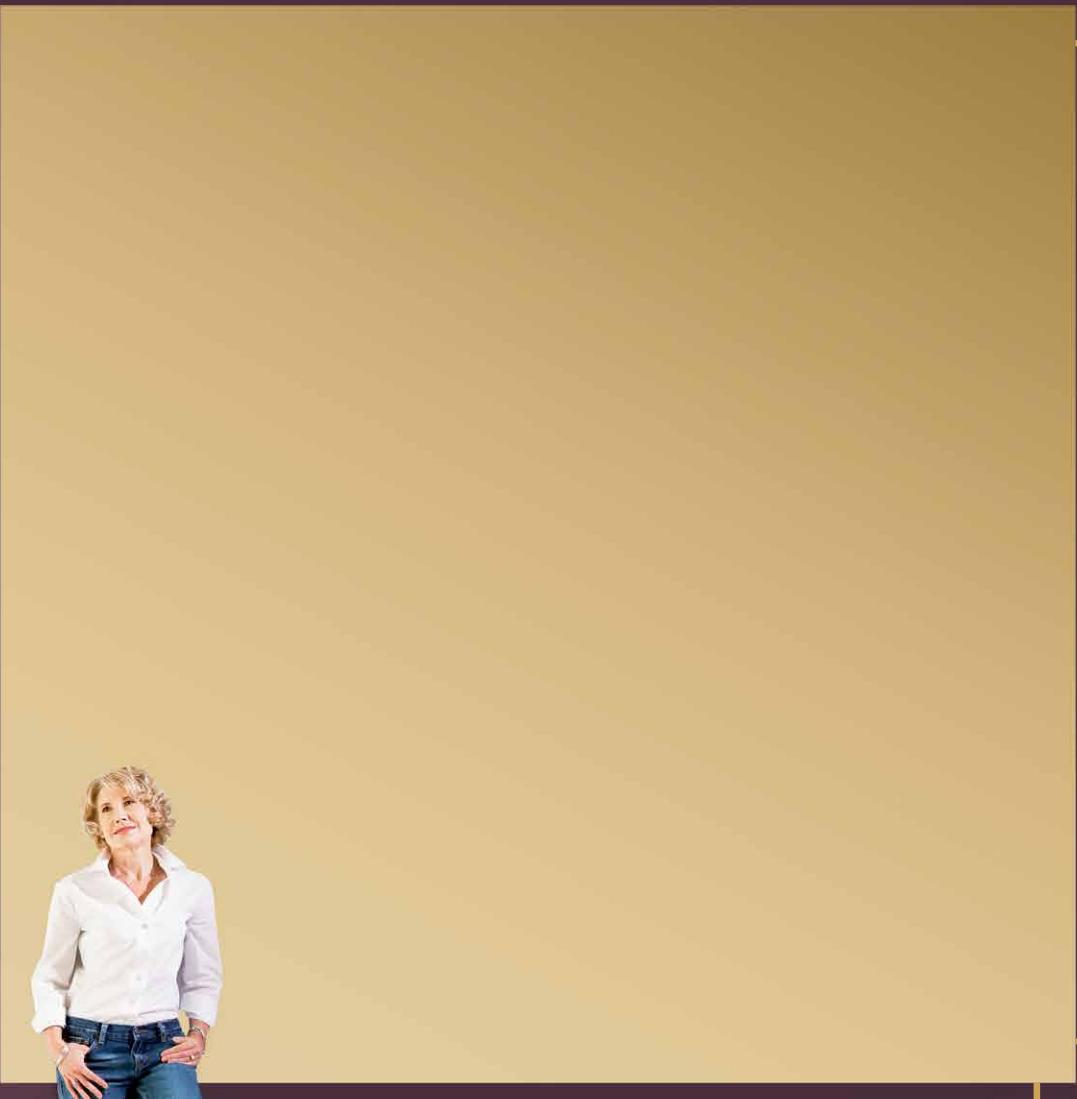


Party Lounge

Spacious

Live life with ease, comfort and elegance. These large and modern living spaces are a blank canvas and can be whatever you want them to be. The expansive layouts are versatile and can easily adapt to the vision of your dream home.

Possibility





A home is a place for you to grow in. It's a clean slate for new beginnings. A beautiful sanctuary where you can unwind after work. A place of productivity and meeting goals. Your home can be whatever you want it to be in the walls at M2M Spaces.

Space to Create





Experience comfort inside and outside your home at M2M Spaces. Relish in the luxury of multi-level living at your residence with the added benefit of private rooftop open-air terraces.

Space to Relax



Every residence at M2M Spaces features spacious bedrooms to live comfortably. Reap the benefits of modern living in a space where you can grow and thrive.

Space to Grow

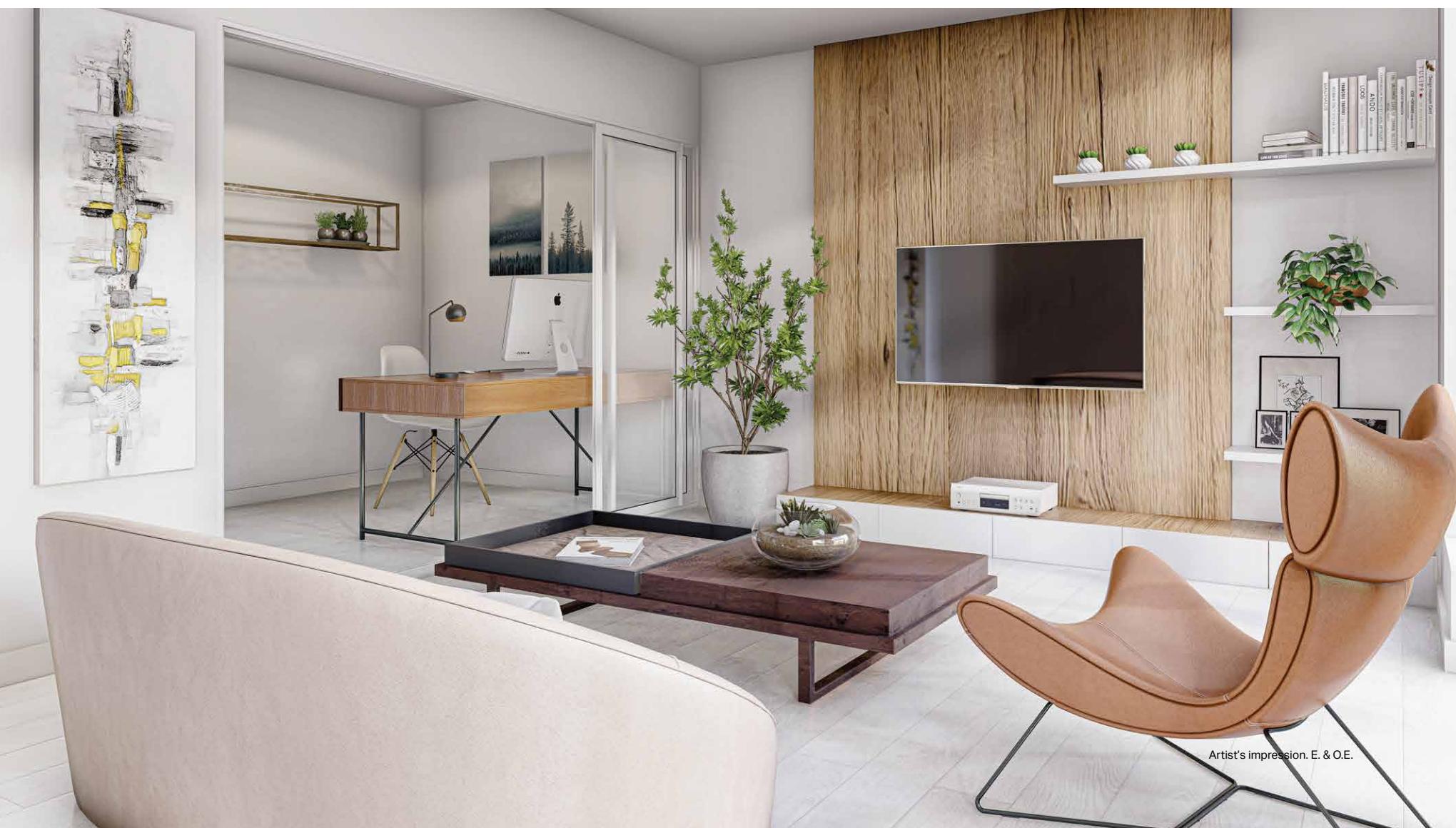


Enjoy the luxury of a functional den with sliding panels. Whether you choose to create a guest room, home office or closet conversion, this multi-purpose space grants you the freedom to make your home anything you want it to be.

Space to Adapt

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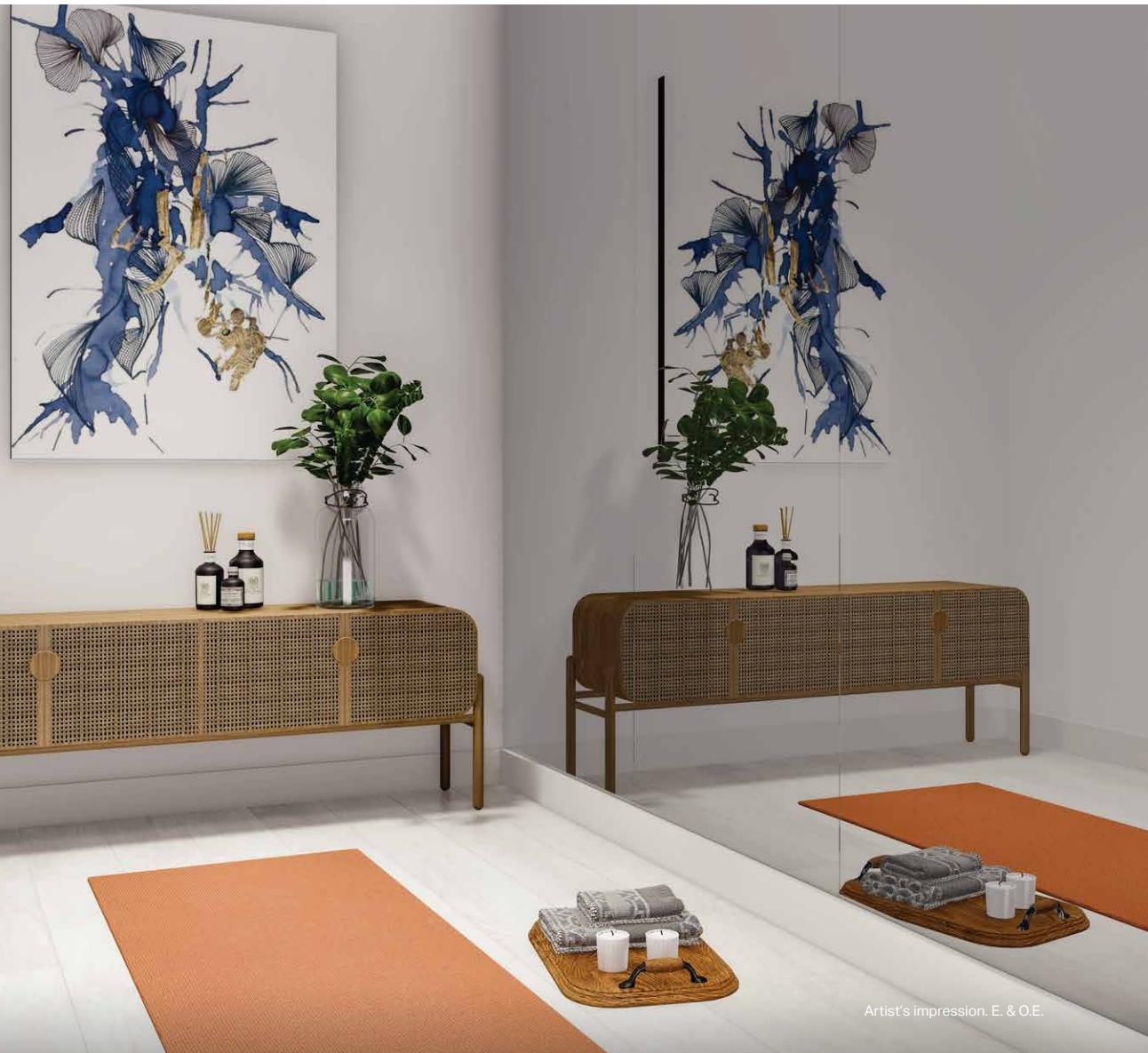
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Artist's impression. E. & O.E.



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Space to Achieve



Key Features

- 9' smooth ceilings
- Energy Star appliances
- Kitchen under-cabinet lighting
- Kohler toilets
- M2M switchable smart glass as per plan
- Sliding panels for main floor family rooms as per plan



All renderings and illustrations are artist's impressions. Specifications, layouts and materials are approximate only. The developer reserves the right to make modifications without notice. Tile patterns may vary. Window size and location may vary. E. & O.E.



Aoyuan®
building a healthy lifestyle

Aoyuan Group is bringing their trademark philosophy of building a healthy lifestyle to Toronto with M2M, their largest master-planned community in Canada to date.

Aoyuan Group

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M2M SPACES



Artist's impression. E. & O.E.

Founded in 1996, Aoyuan which translates to Olympic Garden, was the first developer in China to integrate residential real estate with sports and recreation amenities, based on the idea that exercise and healthy living starts at home.

Two decades later, Aoyuan remains committed to building healthy communities with a current land bank of over 300 million sq. ft., and a robust portfolio of residential developments and large-scale commercial and retail projects in more than 60 cities across China,

Australia and Canada. Their healthy living philosophy has also expanded to several business arms, including residential and commercial development, property management, culture and tourism, hospitality and e-commerce.

In October 2007, Aoyuan Group was listed on the main board of the Hong Kong Stock Exchange: China Aoyuan Group Limited (Stock Code: 3883). In March 2019, Aoyuan Healthy Life Group Corporation Limited was listed on the Hong Kong Stock Exchange (Stock Code: 3662).

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One Central



VANCOUVER, CANADA

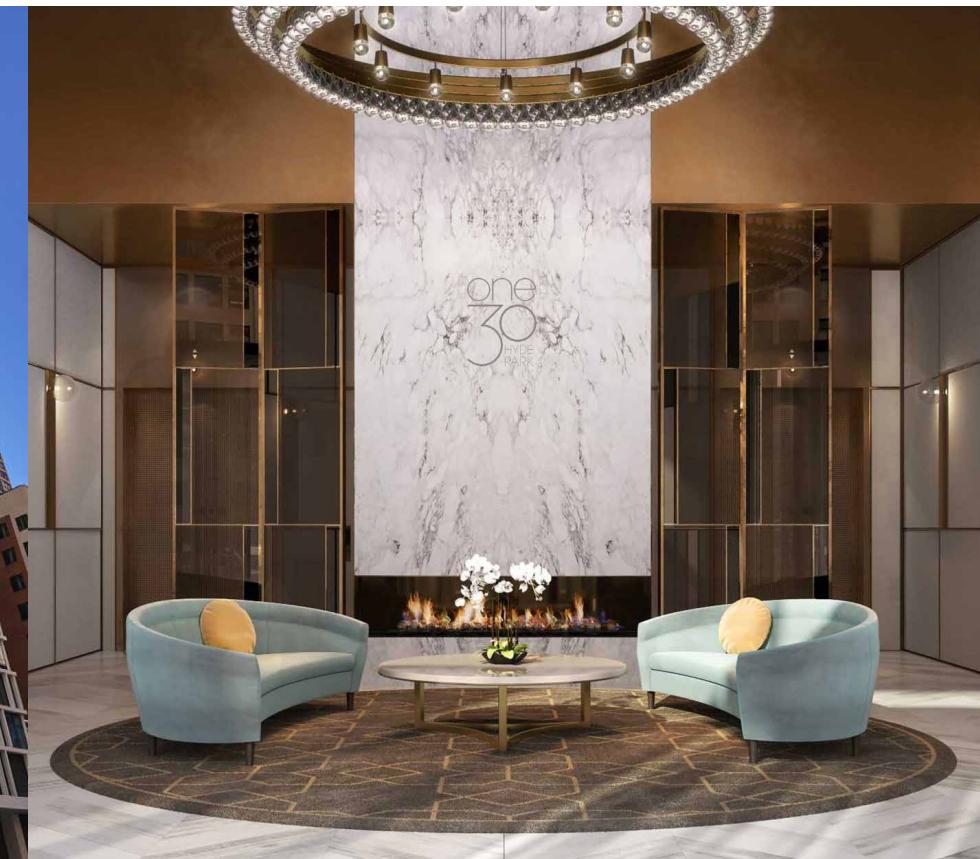
Experience energetic urban living in the tallest residential tower in the heart of Surrey City Centre. One Central residences are intentionally designed for efficiency and livability, complete with over 12,000 sq. ft. of luxury amenities.

One30 Hyde Park



SYDNEY, AUSTRALIA

One30 is a landmark building befitting its esteemed location in Central Sydney's thriving CBD. This award-winning project is soaring with 38 storeys and overlooks a landscape of stunning views including Hyde Park, Sydney Opera House and Sydney Harbour.



Adela Burwood



SYDNEY, AUSTRALIA

This award-winning project features a collection of new boutique apartments conveniently situated in the heart of vibrant inner-city suburb Burwood.

Esplanade Norwest



SYDNEY, AUSTRALIA

Situated in Sydney's new urban lakeside neighbourhood, this mixed-use development was designed by an award-winning architectural firm and includes multi-layered public spaces with 252 residential units.

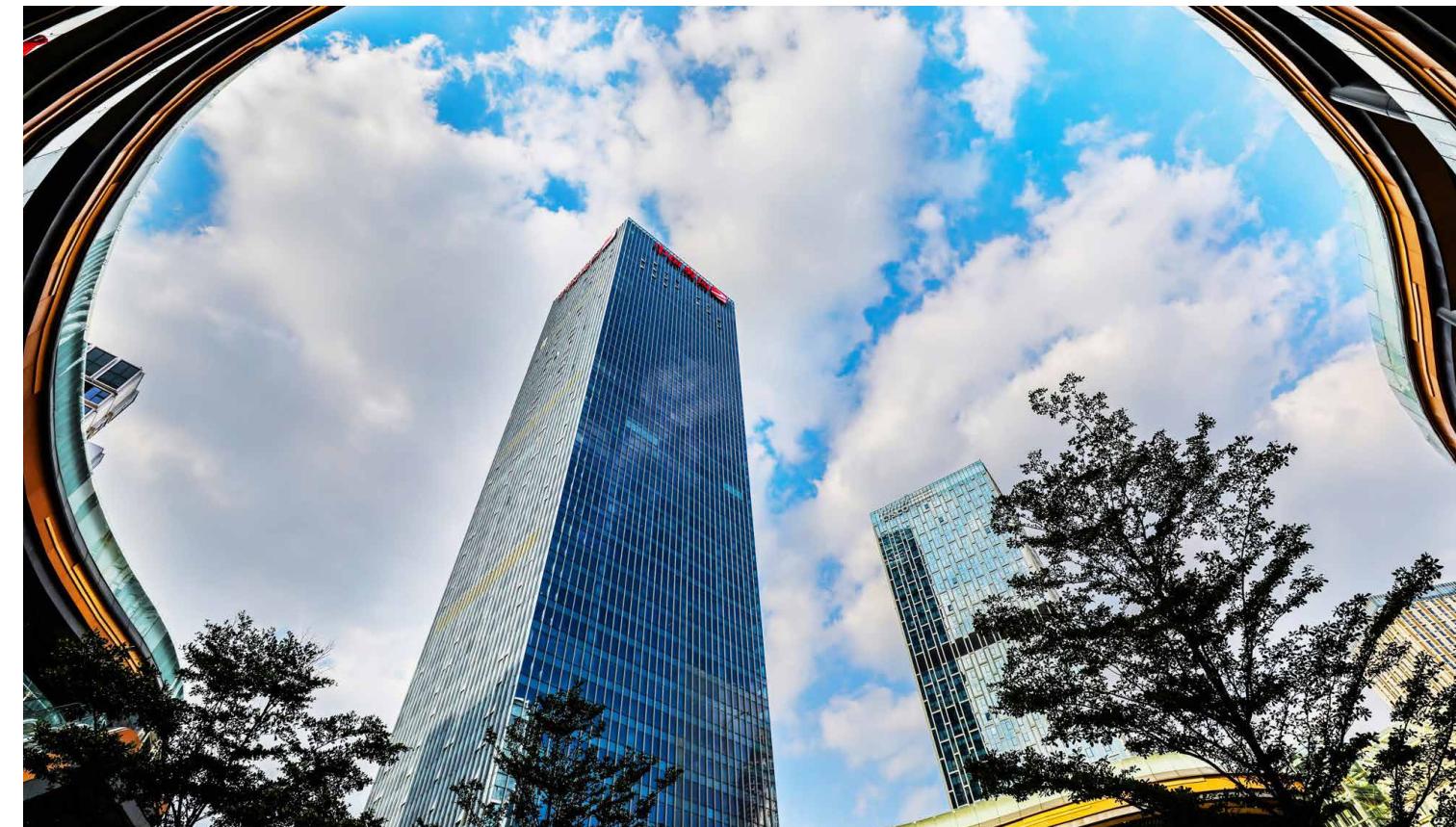
The Grove



VANCOUVER, CANADA

This 8-acre site in Vancouver offers parkside living with urban benefits at your door. This master-planned development included 1,600 homes across five towers with commercial and spaces at the ground level.

Aoyuan International Centre



GUANGZHOU, CHINA

This landmark business centre includes 220-metre office buildings, five-star hotels, a shopping centre and pedestrian-friendly retail streets.

Spring Forest Gold Town



Oriental Beauty Valley



GUANGZHOU, CHINA

Surrounded by a fairyland of mountains and rivers, the Spring Forest Gold Town was developed with a vision to give people the joy of nature, while living in the city. This comprehensive project combines residential, sports, culture and tourism.

SHANGHAI, CHINA

This major investment in a 20-square-kilometre industrial park will serve as Aoyuan's headquarters for its cosmetic and health division.

M2MCondos.com

