

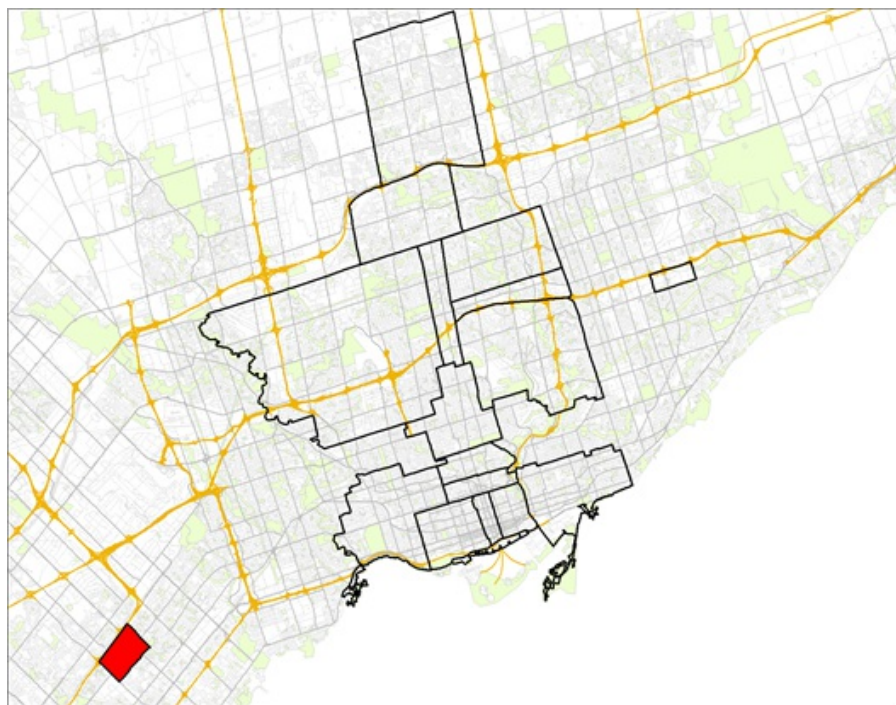


Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of March 2018



Mississauga City Centre Submarket Report - March 2018



Mississauga City Centre		GTA
Active Projects	5	281
Total Units	2,707	71,258
Total Sales	2,419	62,502
Rem. Inv.	288	8,756
Avg. \$/SF	\$700	\$872
Avg. SF	877	911
Avg. \$	\$613,558	\$794,509
Current Month Sales (incl. active & sold out)	32	1,649

Development Applications

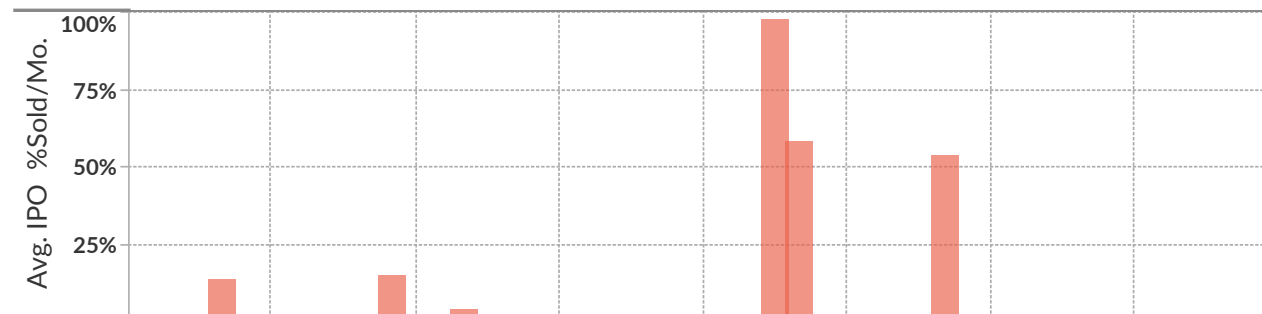
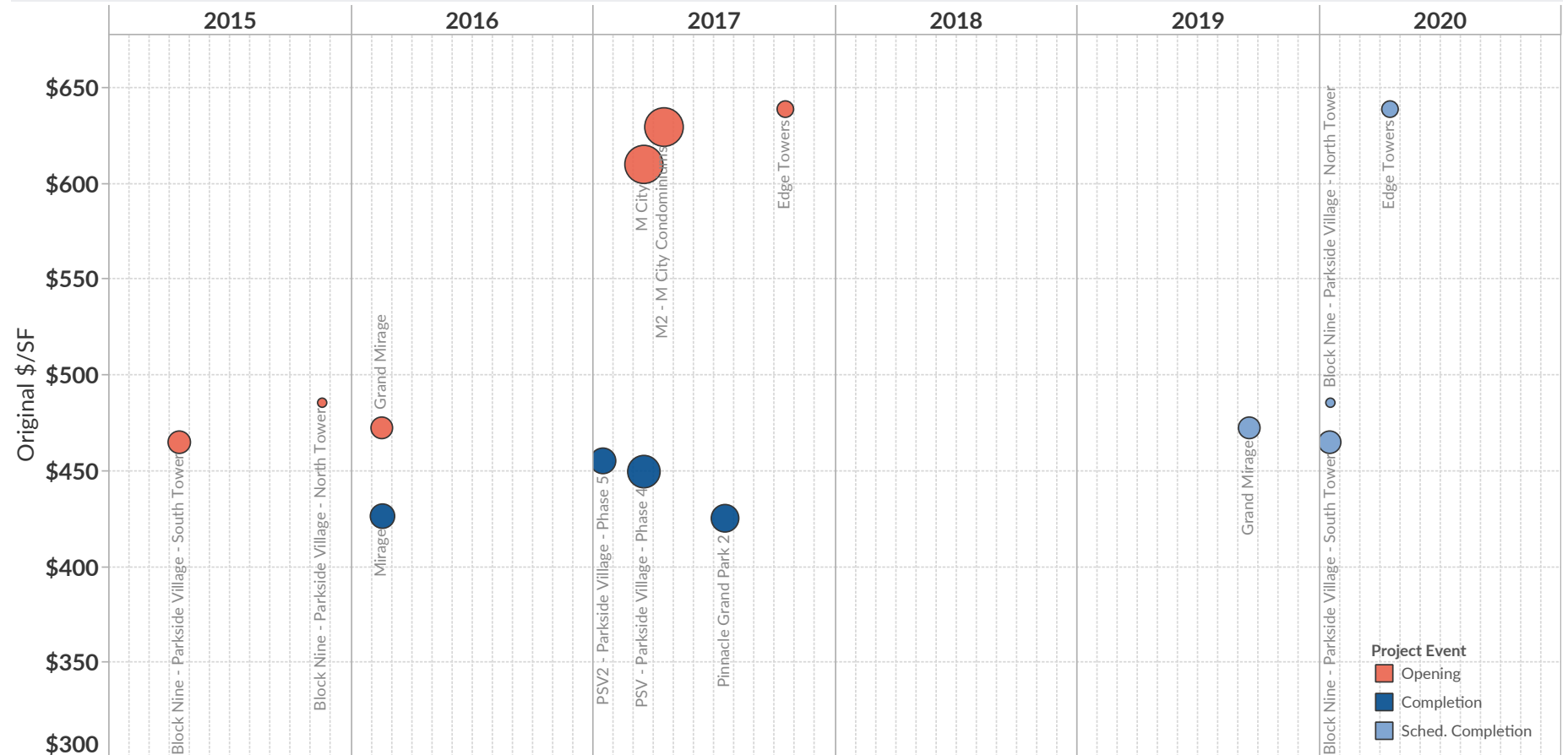
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	338
Total Units		150,769
Min. Floor Space Index		0.1
Max. Floor Space Index		44.3
Avg. Floor Space Index		7.3

Submarket - Months of Inventory (calculated using current rem. inv. and last 12 month sales)

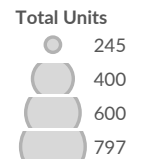


Mississauga City Centre Submarket Report - March 2018

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



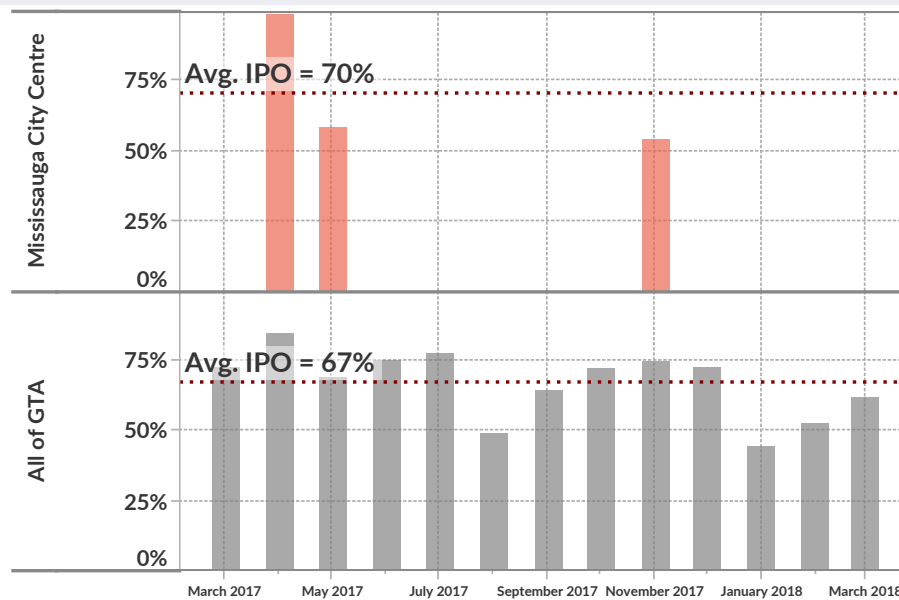
Mississauga City Centre Submarket Report - March 2018

Project Data by Unit Type

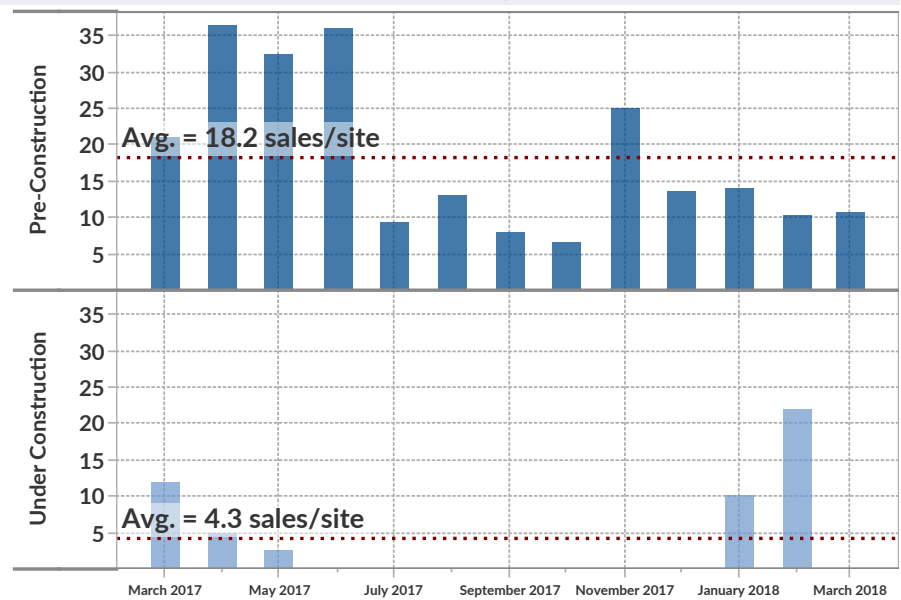
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37		37	0
1 Bedroom	552	3	519	33
1 Bedroom + Den	765	8	706	59
2 Bedroom	805	14	698	107
2 Bedroom + Den	498	6	441	57
3 Bedroom & Up	30	1	4	26
Penthouse	16	0	11	5
Other	4	0	3	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$718	465	867	\$349,900	\$635,900
\$735	574	708	\$412,900	\$535,900
\$714	664	1,247	\$426,900	\$999,900
\$701	806	1,282	\$513,900	\$867,900
\$647	968	1,310	\$594,900	\$867,900
\$587	2,281	2,281	\$1,339,900	\$1,339,900
\$434	1,267	1,267	\$549,900	\$549,900

IPO Launch Performance (first 2 months)

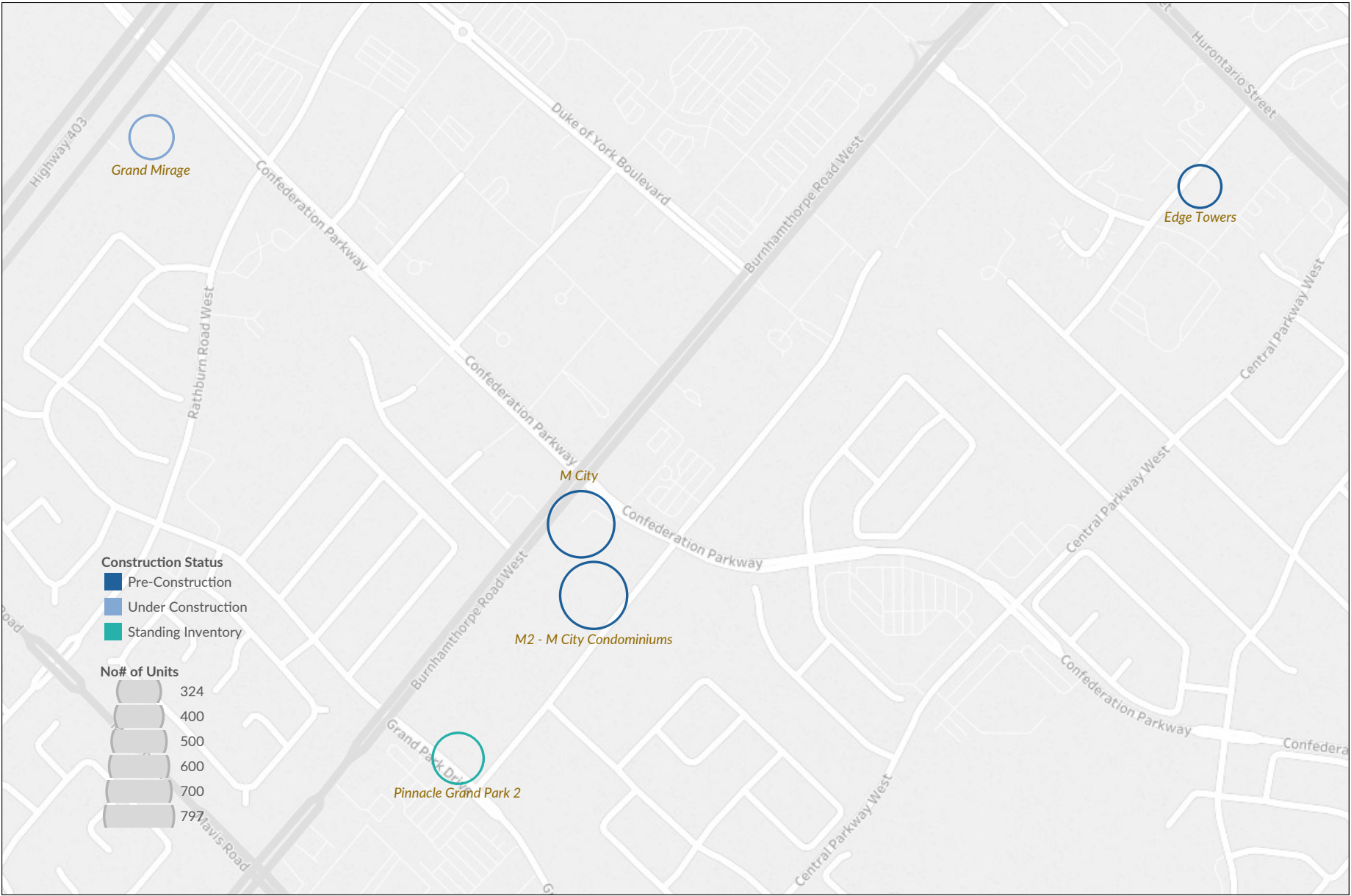


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - March 2018

Current Active Projects



Mississauga City Centre Submarket Report - March 2018

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Edge Towers - Solmar Development Corp.	Apartment	April 2020	23	70	116	324	\$639	\$775
Grand Mirage - Conservatory Group	Apartment	September 2019	0	32	31	344	\$472	\$682
M City - Rogers Real Estate Development Limited and Urban ..	Apartment	August 2021	1	6	44	781	\$610	\$664
M2 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	August 2021	8	29	81	797	\$630	\$664
Pinnacle Grand Park 2 - Pinnacle International	Apartment	July 2017	0	0	16	461	\$425	\$602

Mississauga City Centre Submarket Report - March 2018

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	2	16	5,669	5,197	472	\$1,649	1,009	\$1,663,497	5,043
Central Waterfront	160	11	4,552	3,954	598	\$1,135	844	\$958,416	11,951
Don Mills - York Mills	119	10	2,412	2,148	264	\$839	1,310	\$1,099,037	10,393
Downtown Core	17	9	3,747	3,544	203	\$1,096	898	\$984,271	7,917
Downtown East	4	12	3,769	3,512	257	\$948	899	\$851,534	9,796
Downtown West	143	25	9,480	8,218	1,262	\$1,105	774	\$855,315	18,657
Etobicoke Waterfront	31	9	3,735	3,408	327	\$994	834	\$828,925	241
Highway7 - Yonge	350	8	2,017	1,273	744	\$661	900	\$595,226	.
Mississauga City Centre	32	5	2,707	2,419	288	\$700	877	\$613,558	.
North Toronto	5	6	2,024	1,802	222	\$914	832	\$760,648	7,108
North Yonge Corridor	22	4	1,714	1,465	249	\$937	699	\$655,131	4,420
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	875
North York West	33	9	1,788	1,602	186	\$728	964	\$702,142	8,413
Not Applicable	607	121	20,491	17,639	2,852	\$644	978	\$629,877	40,030
Scarborough City Centre									3,760
Sheppard Corridor	107	11	3,381	2,902	479	\$890	765	\$680,226	6,394
Thornhill									.
Toronto East	1	10	1,216	1,172	44	\$781	1,061	\$828,317	1,231
Toronto West	6	4	601	405	196	\$917	793	\$727,515	11,872
Yonge - St. Clair	10	9	1,304	1,197	107	\$1,261	1,356	\$1,710,327	1,101

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.