

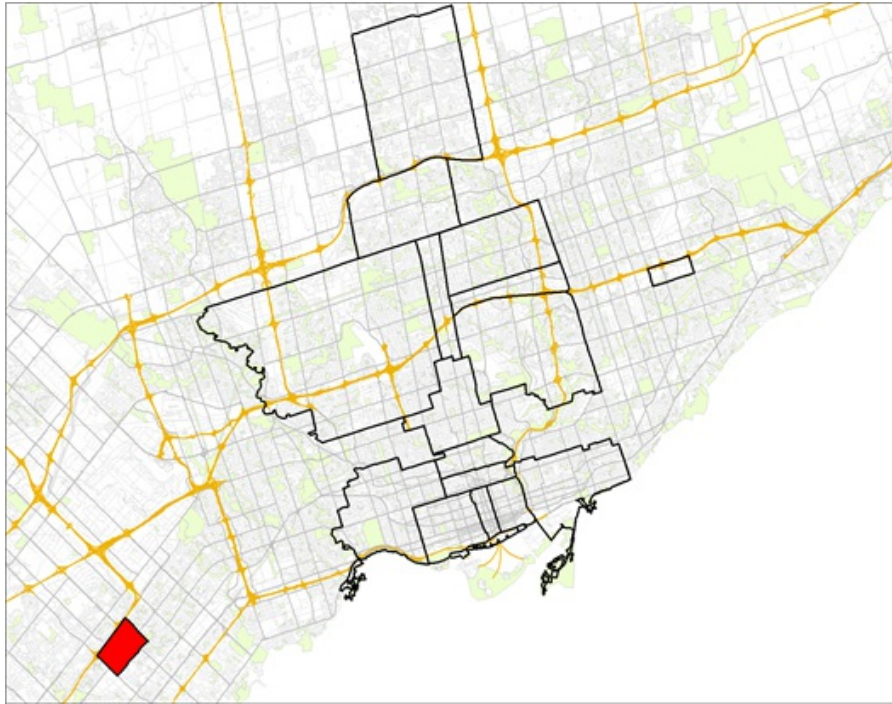


Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of April 2018



Mississauga City Centre Submarket Report - April 2018

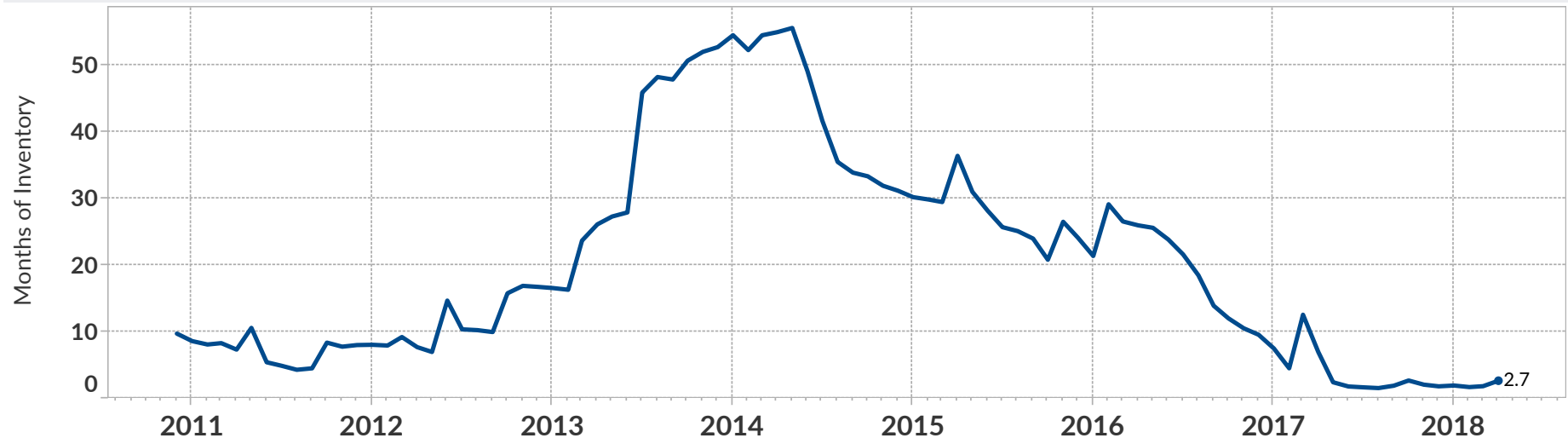


Mississauga City Centre		GTA
Active Projects	5	288
Total Units	2,707	71,507
Total Sales	2,462	61,549
Rem. Inv.	245	9,958
Avg. \$/SF	\$690	\$888
Avg. SF	896	890
Avg. \$	\$618,499	\$790,603
Current Month Sales (incl. active & sold out)	39	1,225

Development Applications

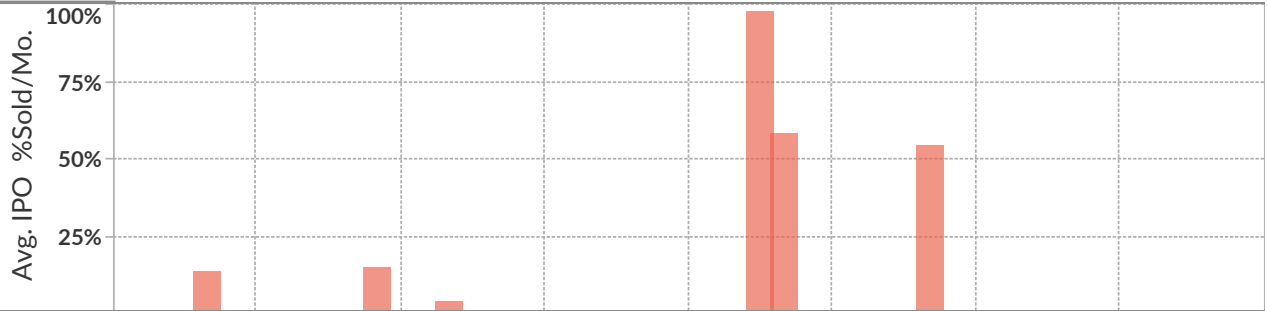
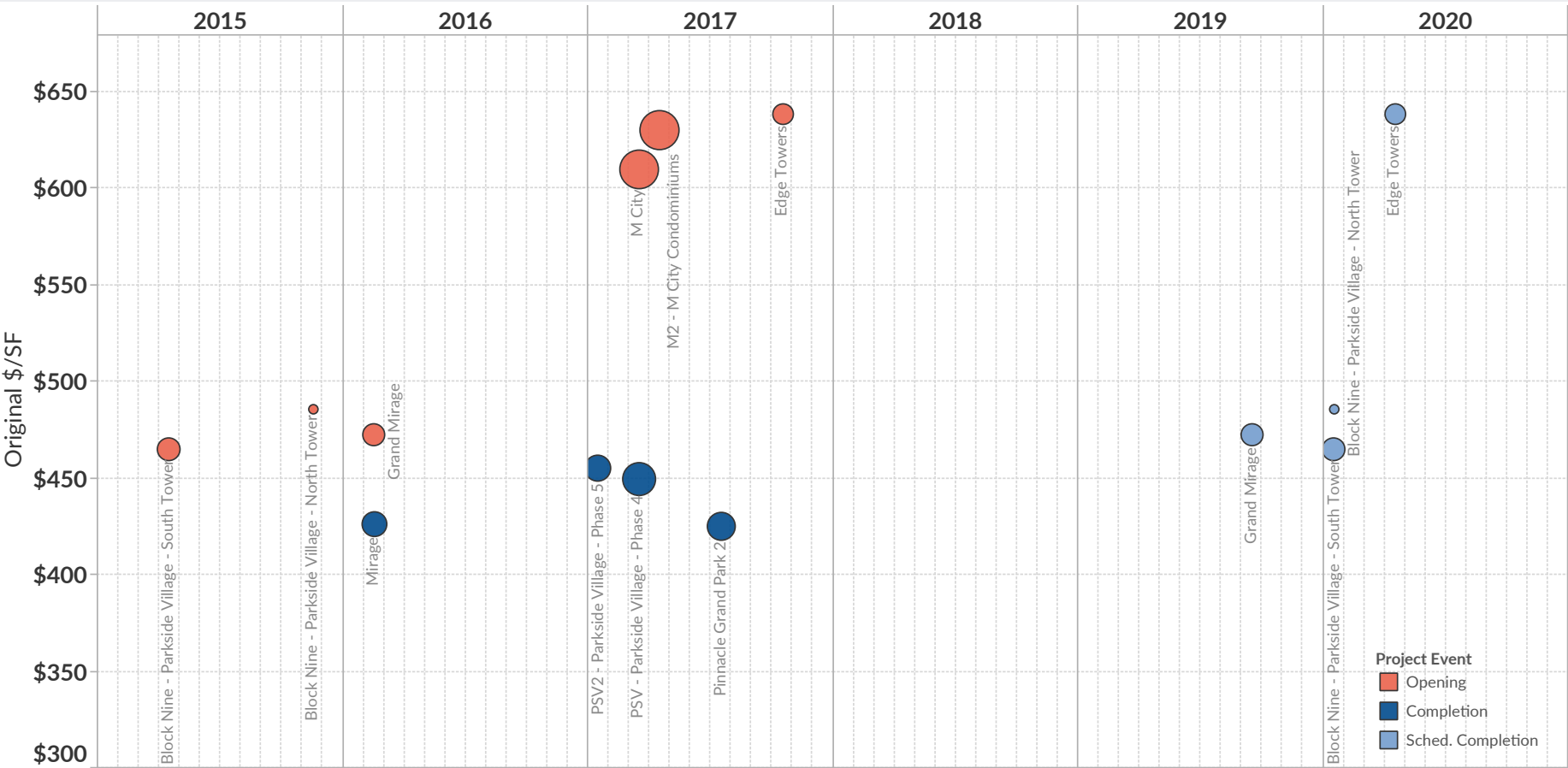
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	338
Total Units		150,769
Min. Floor Space Index		0.1
Max. Floor Space Index		44.3
Avg. Floor Space Index		7.3

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

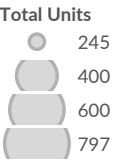


Mississauga City Centre Submarket Report - April 2018

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.



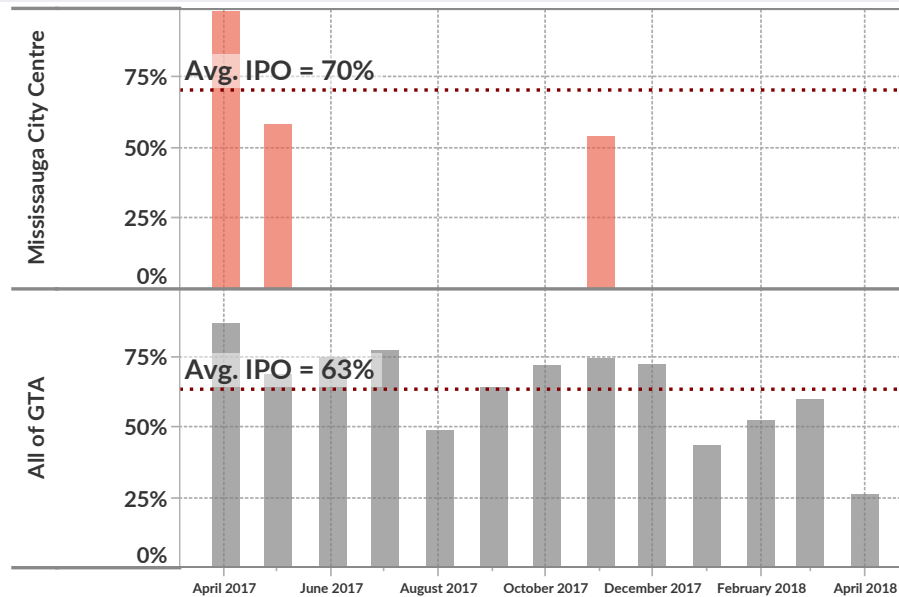
Mississauga City Centre Submarket Report - April 2018

Project Data by Unit Type

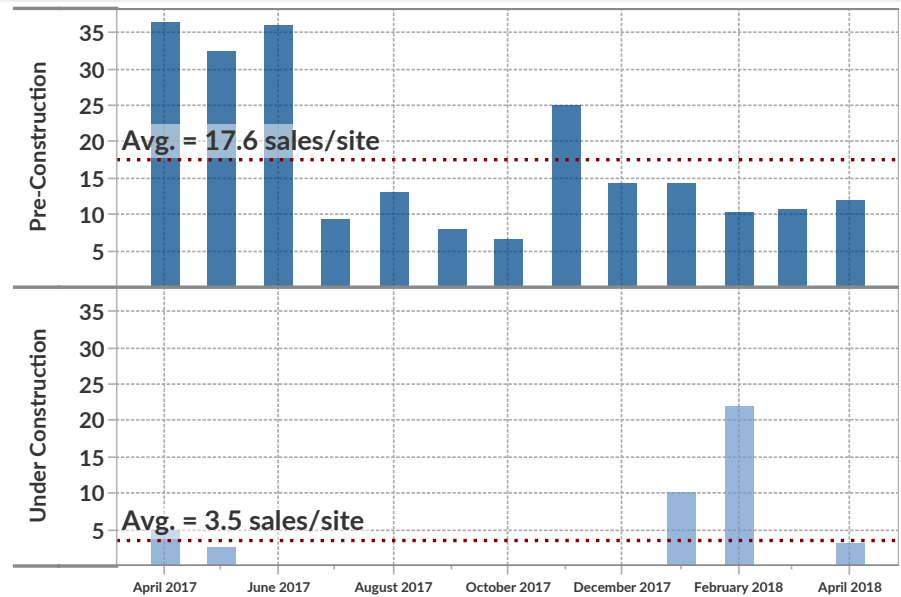
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37		37	0
1 Bedroom	552	5	524	28
1 Bedroom + Den	765	14	721	44
2 Bedroom	805	15	716	89
2 Bedroom + Den	498	5	446	52
3 Bedroom & Up	30	0	4	26
Penthouse	16	0	11	5
Other	4	0	3	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$710	465	867	\$349,900	\$635,900
\$724	574	708	\$412,900	\$535,900
\$704	664	1,247	\$426,900	\$999,900
\$698	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)

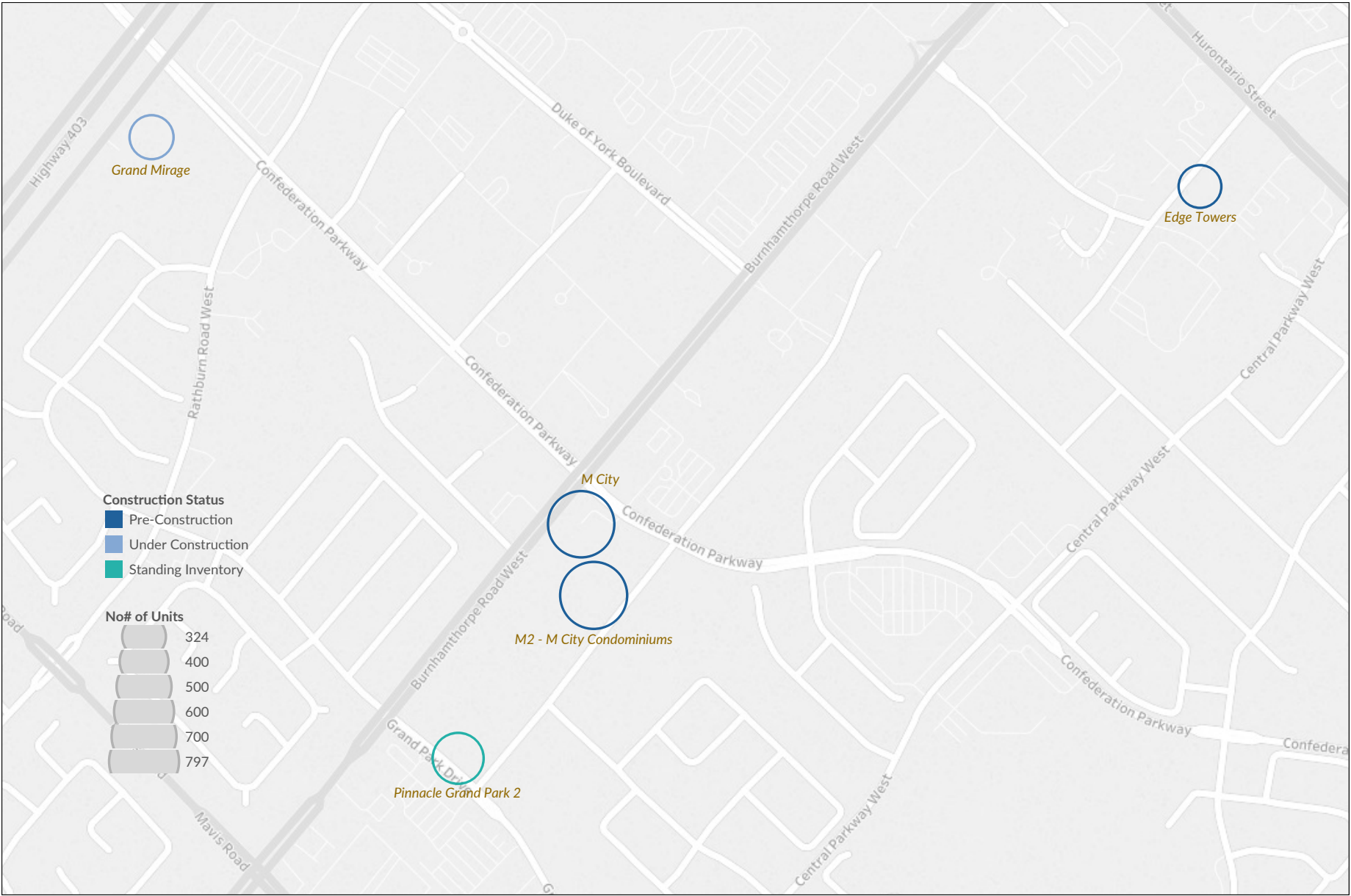


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - April 2018

Current Active Projects



Mississauga City Centre Submarket Report - April 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	32	103	80	324	\$639	\$775
Grand Mirage - Conservatory Group	Apartment	September 2019	3	35	28	344	\$472	\$682
M City - Rogers Real Estate Development Limited and Urban ..	Apartment	August 2021	0	6	44	781	\$610	\$664
M2 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	August 2021	4	33	77	797	\$630	\$664
Pinnacle Grand Park 2 - Pinnacle International	Apartment	July 2017	0	0	16	461	\$425	\$602

Mississauga City Centre Submarket Report - April 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	1	16	5,669	5,193	476	\$1,685	1,025	\$1,727,654	5,043
Central Waterfront	47	11	4,552	4,002	550	\$1,134	864	\$979,612	11,951
Don Mills - York Mills	11	10	2,412	2,190	222	\$842	1,312	\$1,103,781	10,393
Downtown Core	3	9	3,747	3,548	199	\$1,128	898	\$1,012,894	7,917
Downtown East	4	12	3,769	3,521	248	\$950	884	\$839,139	9,796
Downtown West	270	25	9,692	7,789	1,903	\$1,126	737	\$829,691	18,657
Etobicoke Waterfront	22	9	3,735	3,430	305	\$989	841	\$832,149	241
Highway7 - Yonge	256	8	2,017	1,453	564	\$656	891	\$584,595	.
Mississauga City Centre	39	5	2,707	2,462	245	\$690	896	\$618,499	.
North Toronto	51	8	2,183	1,898	285	\$983	871	\$855,898	7,108
North Yonge Corridor	8	4	1,714	1,473	241	\$950	703	\$667,401	4,420
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	875
North York West	0	10	2,058	1,602	456	\$740	825	\$610,691	8,413
Not Applicable	498	125	20,254	16,819	3,435	\$664	967	\$641,941	40,030
Scarborough City Centre									3,760
Sheppard Corridor	8	10	3,146	2,676	470	\$888	765	\$679,221	6,394
Thornhill									.
Toronto East	1	11	1,296	1,236	60	\$809	949	\$767,969	1,231
Toronto West	3	4	601	408	193	\$919	795	\$730,334	11,872
Yonge - St. Clair	3	9	1,304	1,204	100	\$1,258	1,324	\$1,665,351	1,101

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