

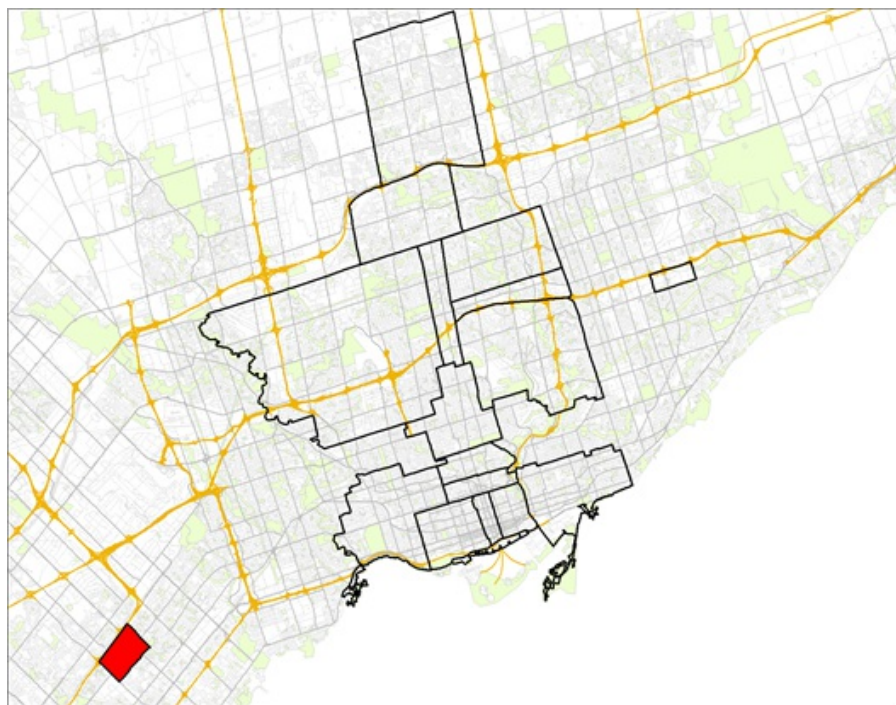


Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of May 2018



Mississauga City Centre Submarket Report - May 2018



Mississauga City Centre		GTA
Active Projects	5	293
Total Units	2,707	73,039
Total Sales	2,492	63,694
Rem. Inv.	215	9,345
Avg. \$/SF	\$686	\$902
Avg. SF	909	906
Avg. \$	\$623,234	\$817,926
Current Month Sales (incl. active & sold out)	27	2,003

Development Applications

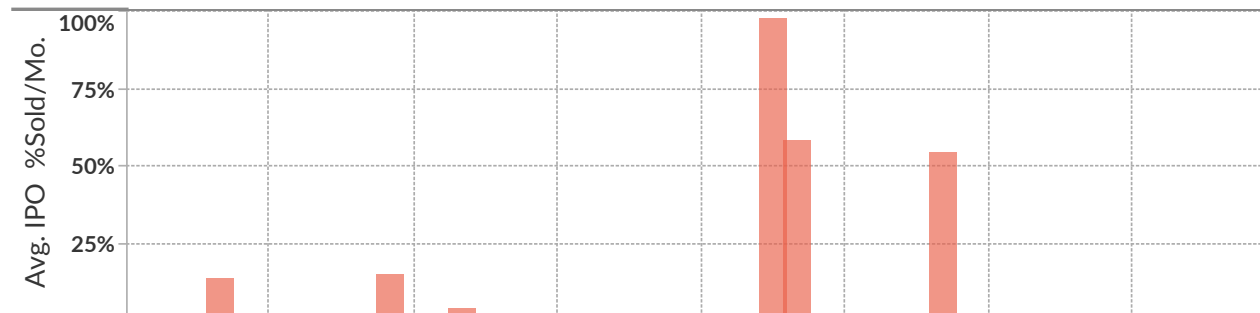
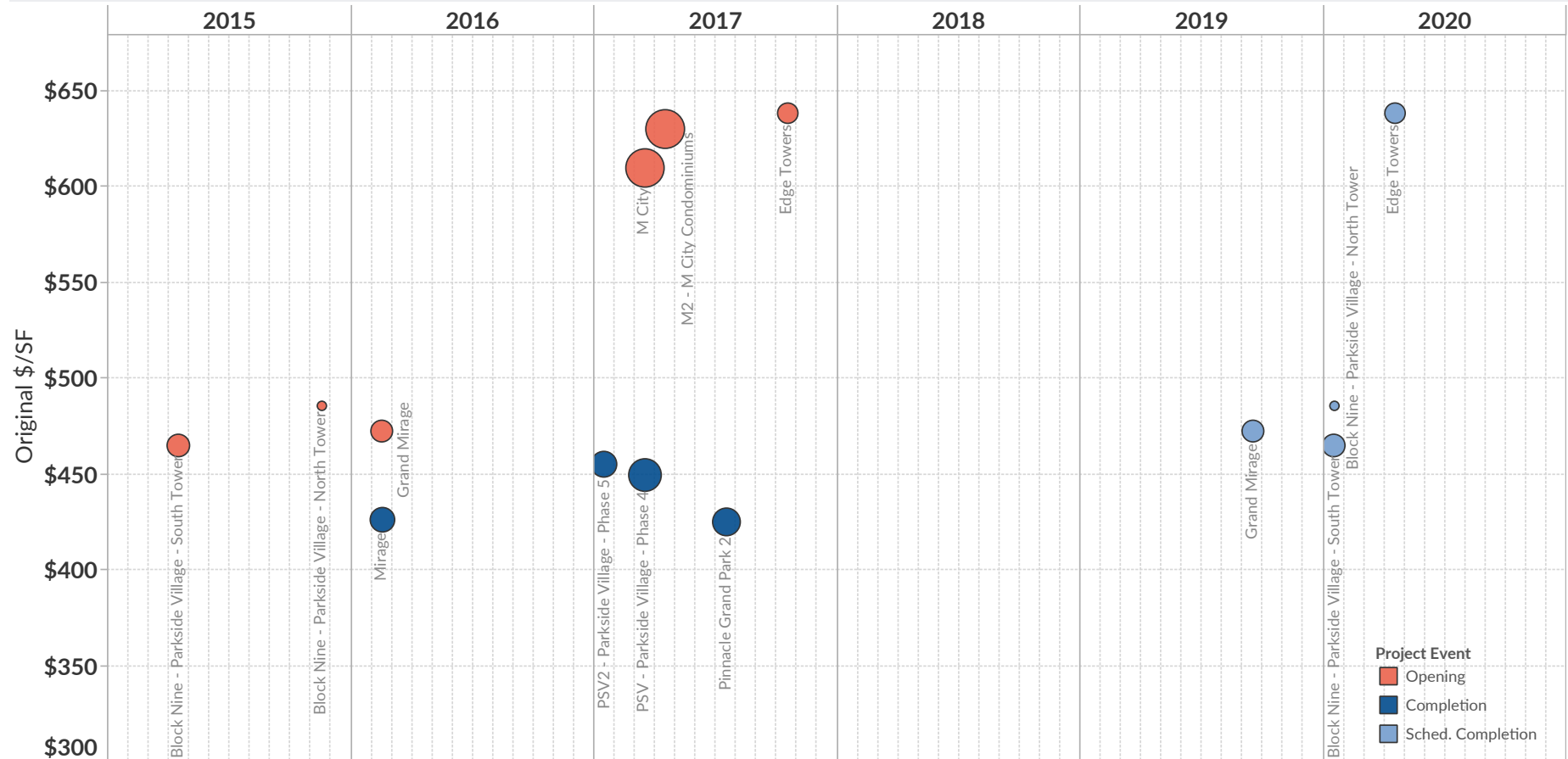
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	338
Total Units		150,769
Min. Floor Space Index		0.1
Max. Floor Space Index		44.3
Avg. Floor Space Index		7.3

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

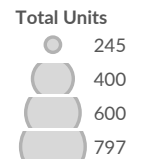


Mississauga City Centre Submarket Report - May 2018

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.



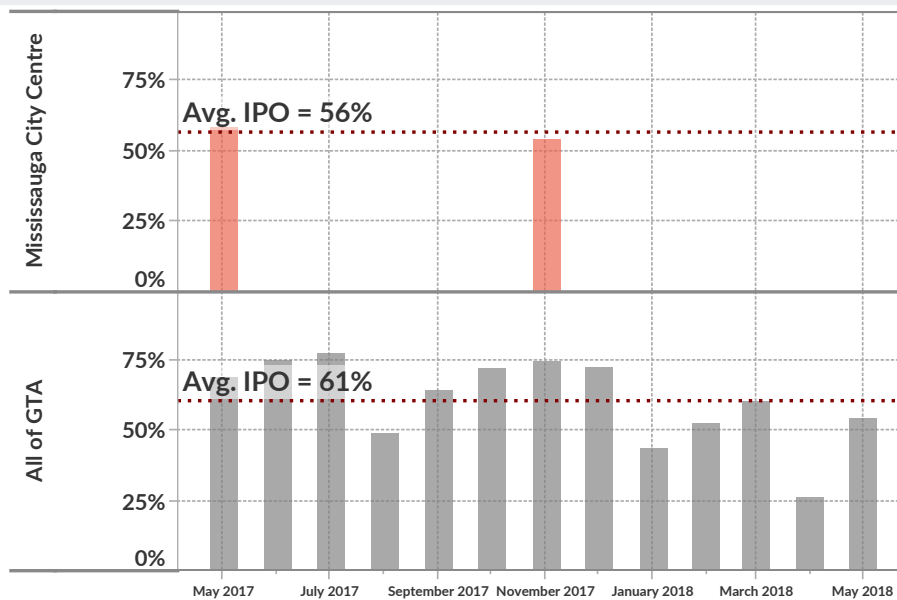
Mississauga City Centre Submarket Report - May 2018

Project Data by Unit Type

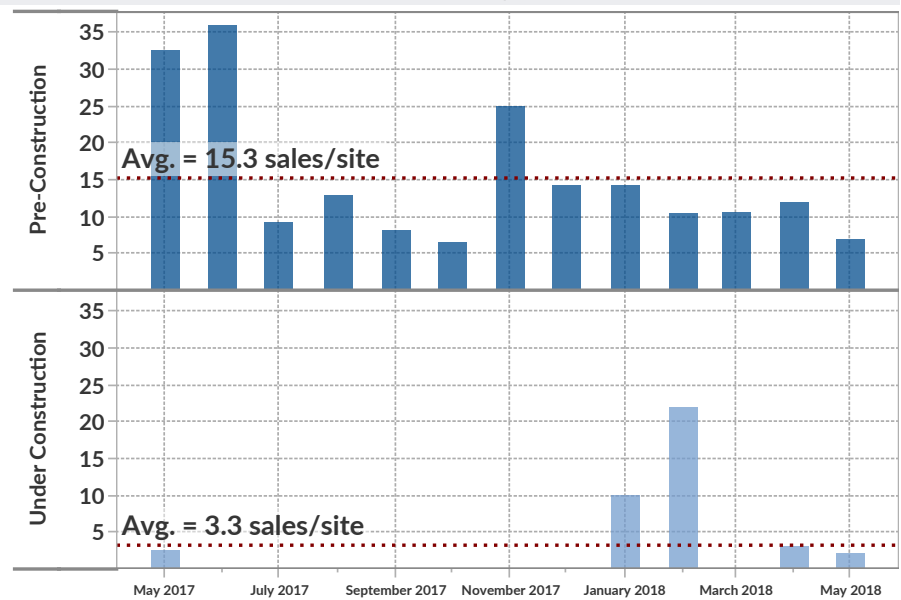
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37		37	0
1 Bedroom	552	5	532	20
1 Bedroom + Den	765	7	728	37
2 Bedroom	805	12	728	77
2 Bedroom + Den	498	2	448	50
3 Bedroom & Up	30	0	4	26
Penthouse	16	1	12	4
Other	4	0	3	1

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$711	465	867	\$349,900	\$635,900
\$717	574	708	\$412,900	\$535,900
\$696	664	1,247	\$426,900	\$999,900
\$697	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)

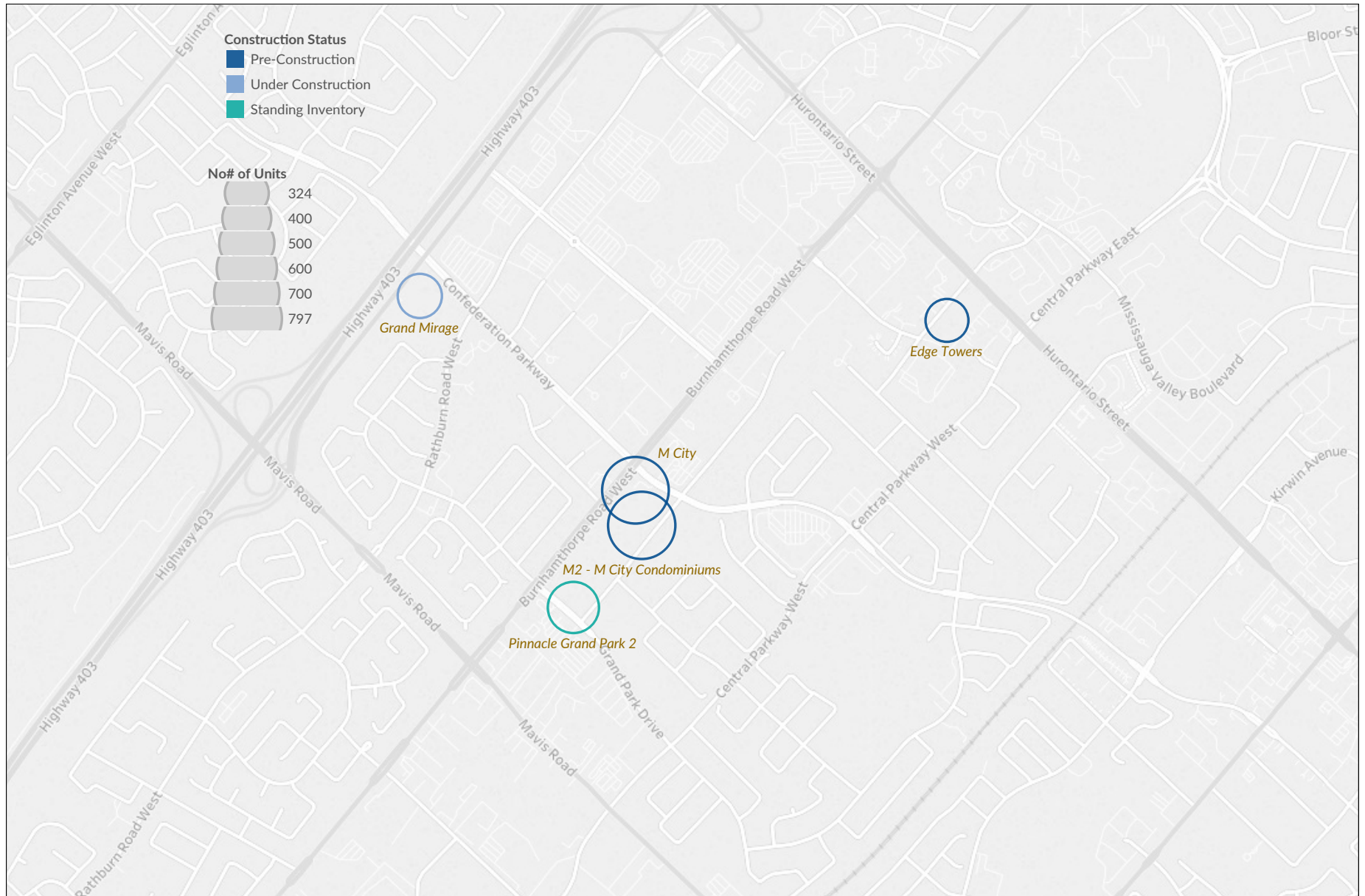


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - May 2018

Current Active Projects



Mississauga City Centre Submarket Report - May 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	19	122	61	324	\$639	\$775
Grand Mirage - Conservatory Group	Apartment	September 2019	2	37	26	344	\$472	\$681
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	2	35	75	797	\$630	\$664
Pinnacle Grand Park 2 - Pinnacle International	Apartment	July 2017	4	10	9	461	\$425	\$602

Mississauga City Centre Submarket Report - May 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	• 7	• 16	• 5,669	• 5,176	• 493	• \$1,709	• 1,066	• \$1,822,748	• 5,043
Central Waterfront	• 118	• 11	• 4,818	• 4,123	• 695	• \$1,149	• 866	• \$995,598	• 11,951
Don Mills - York Mills	• 8	• 10	• 2,412	• 2,194	• 218	• \$830	• 1,309	• \$1,086,506	• 10,393
Downtown Core	• 17	• 8	• 3,492	• 3,310	• 182	• \$1,124	• 919	• \$1,032,805	• 7,917
Downtown East	• 204	• 14	• 4,393	• 4,075	• 318	• \$945	• 896	• \$846,562	• 9,796
Downtown West	• 319	• 26	• 9,820	• 8,109	• 1,711	• \$1,113	• 736	• \$818,745	• 18,657
Etobicoke Waterfront	• 18	• 9	• 3,735	• 3,454	• 281	• \$996	• 827	• \$823,867	• 241
Highway7 - Yonge	• 123	• 7	• 1,754	• 1,313	• 441	• \$650	• 894	• \$581,541	•
Mississauga City Centre	• 27	• 5	• 2,707	• 2,492	• 215	• \$686	• 909	• \$623,234	•
North Toronto	• 63	• 8	• 2,183	• 1,961	• 222	• \$1,009	• 915	• \$923,121	• 7,108
North Yonge Corridor	• 32	• 5	• 1,756	• 1,505	• 251	• \$876	• 776	• \$679,860	• 4,420
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 875
North York West	• 181	• 10	• 2,047	• 1,696	• 351	• \$720	• 809	• \$582,367	• 8,413
Not Applicable	• 854	• 128	• 21,255	• 18,066	• 3,189	• \$670	• 996	• \$668,072	• 40,030
Scarborough City Centre									• 3,760
Sheppard Corridor	• 6	• 10	• 3,146	• 2,682	• 464	• \$890	• 760	• \$676,273	• 6,394
Thornhill									•
Toronto East	• 0	• 11	• 1,296	• 1,236	• 60	• \$809	• 949	• \$767,969	• 1,231
Toronto West	• 20	• 4	• 601	• 438	• 163	• \$974	• 806	• \$785,175	• 11,872
Yonge - St. Clair	• 6	• 9	• 1,304	• 1,219	• 85	• \$1,314	• 1,314	• \$1,727,197	• 1,101

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