

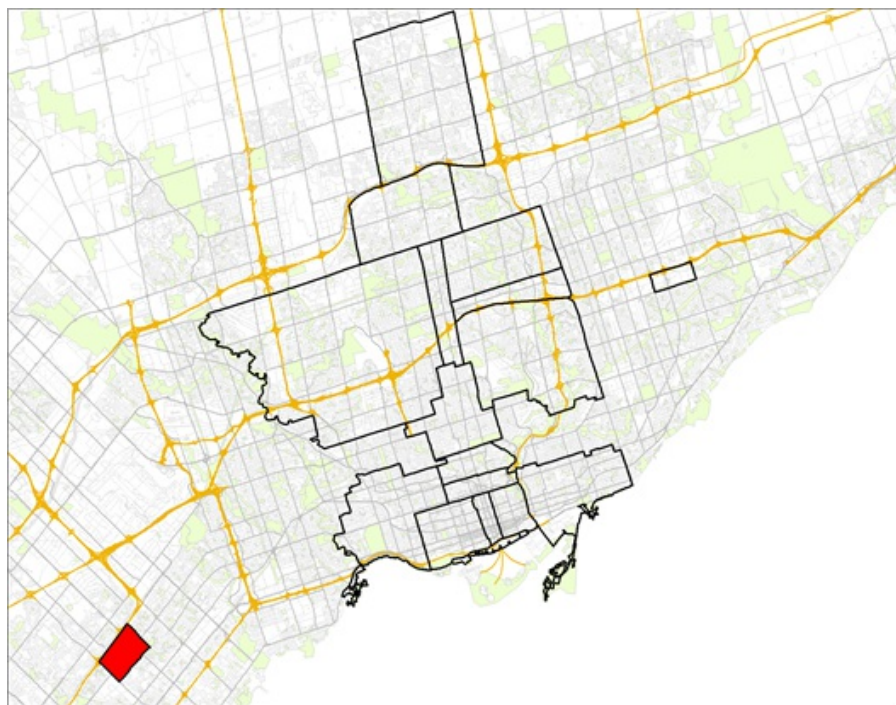


Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of June 2018



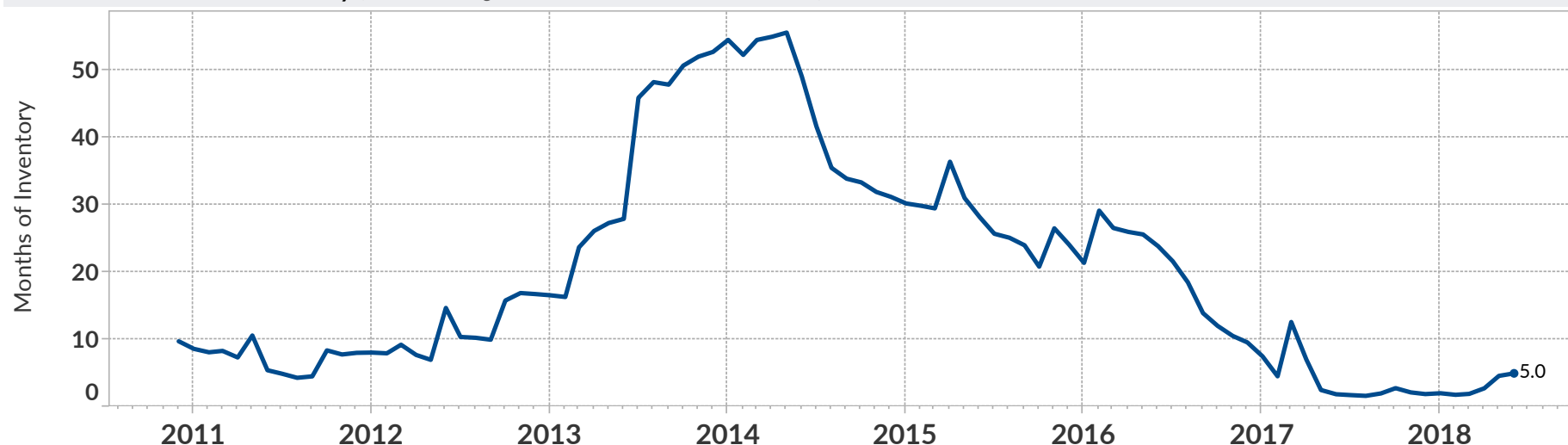
Mississauga City Centre Submarket Report - June 2018



Mississauga City Centre			GTA	
Active Projects	5		304	
Total Units	2,707		74,948	
Total Sales	2,496		64,613	
Rem. Inv.	211		10,335	
Avg. \$/SF	\$689		\$927	
Avg. SF	911		919	
Avg. \$	\$627,068		\$851,957	
Current Month Sales (incl. active & sold out)		18	2,079	

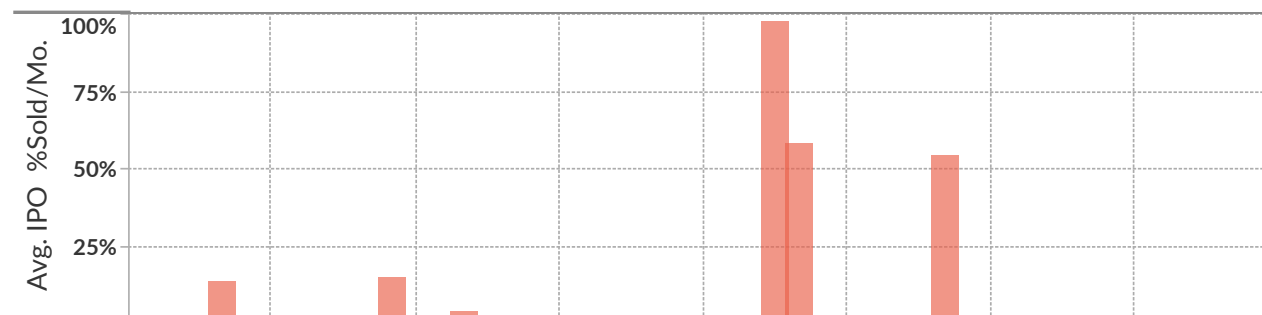
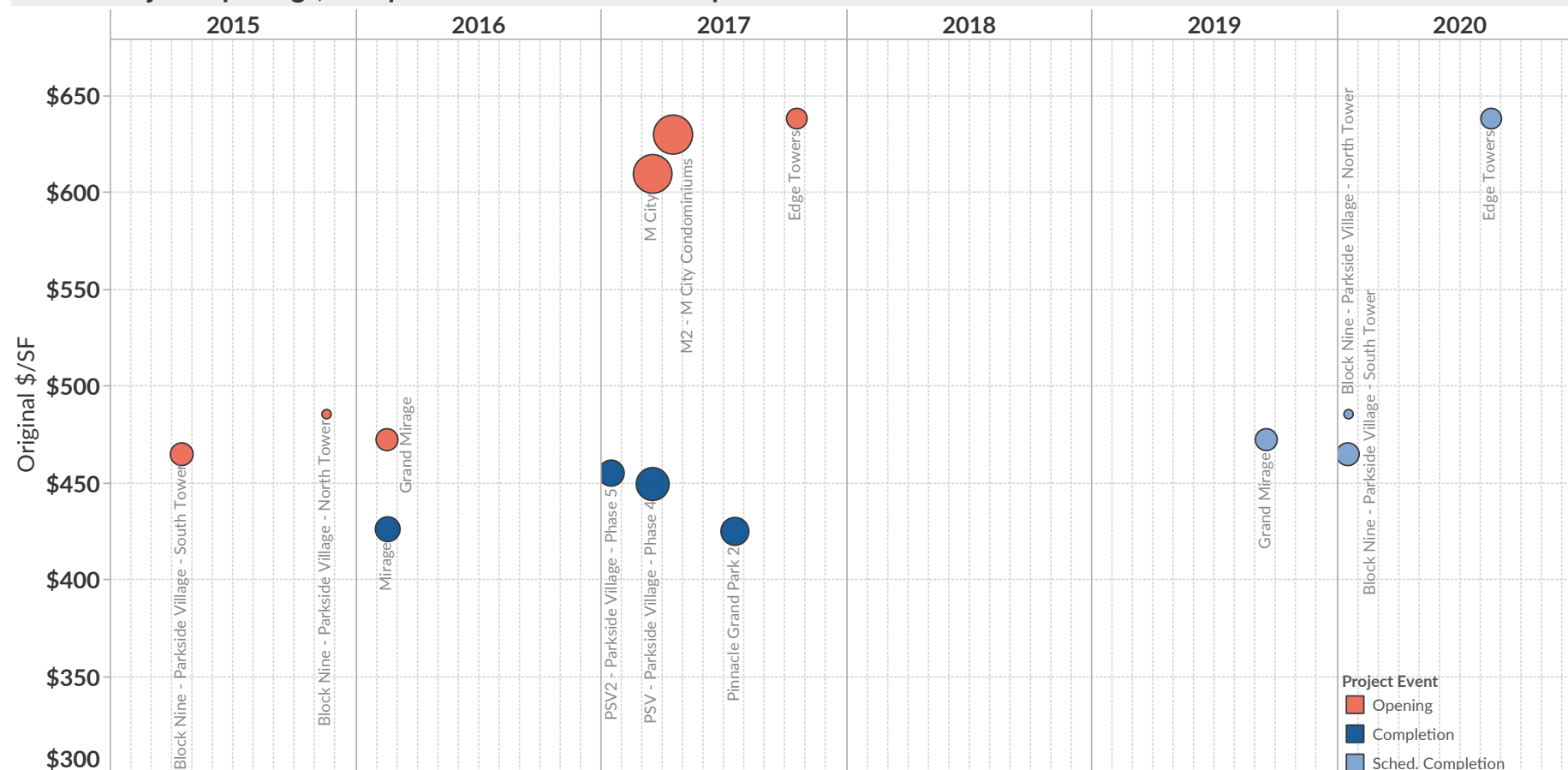
Development Applications			
Mississauga City Centre			City of Toronto
Number of Dev. Apps.	0		267
Total Units			134,054
Min. Floor Space Index			0.1
Max. Floor Space Index			45.5
Avg. Floor Space Index			5.6

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

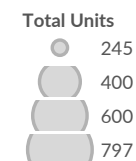


Mississauga City Centre Submarket Report - June 2018

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.



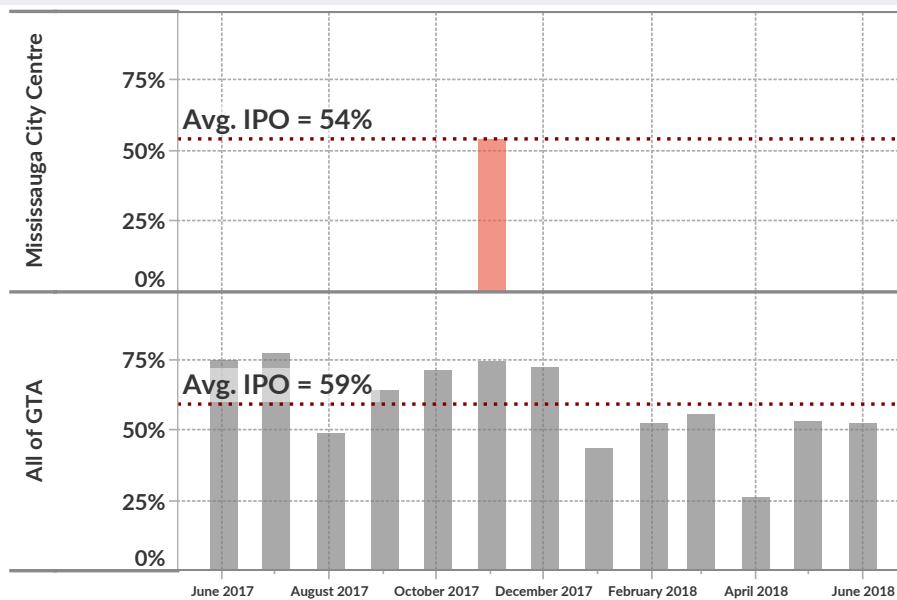
Mississauga City Centre Submarket Report - June 2018

Project Data by Unit Type

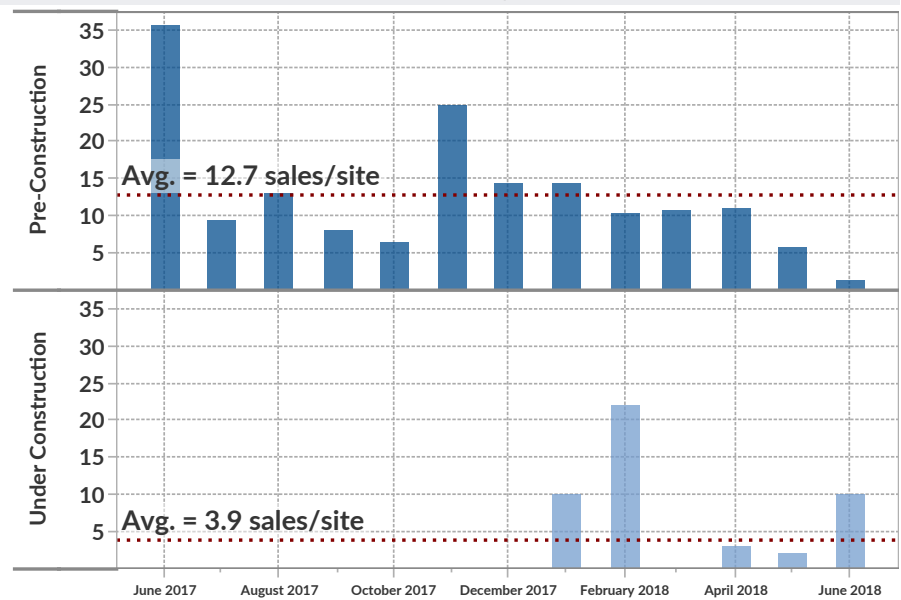
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37		37	0
1 Bedroom	552	6	537	15
1 Bedroom + Den	765	6	731	34
2 Bedroom	805	2	725	80
2 Bedroom + Den	498	3	446	52
3 Bedroom & Up	30	0	4	26
Penthouse	16	1	13	3
Other	4	0	3	1

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$741	465	867	\$349,900	\$635,900
\$731	574	708	\$412,900	\$535,900
\$697	664	1,247	\$426,900	\$999,900
\$693	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)

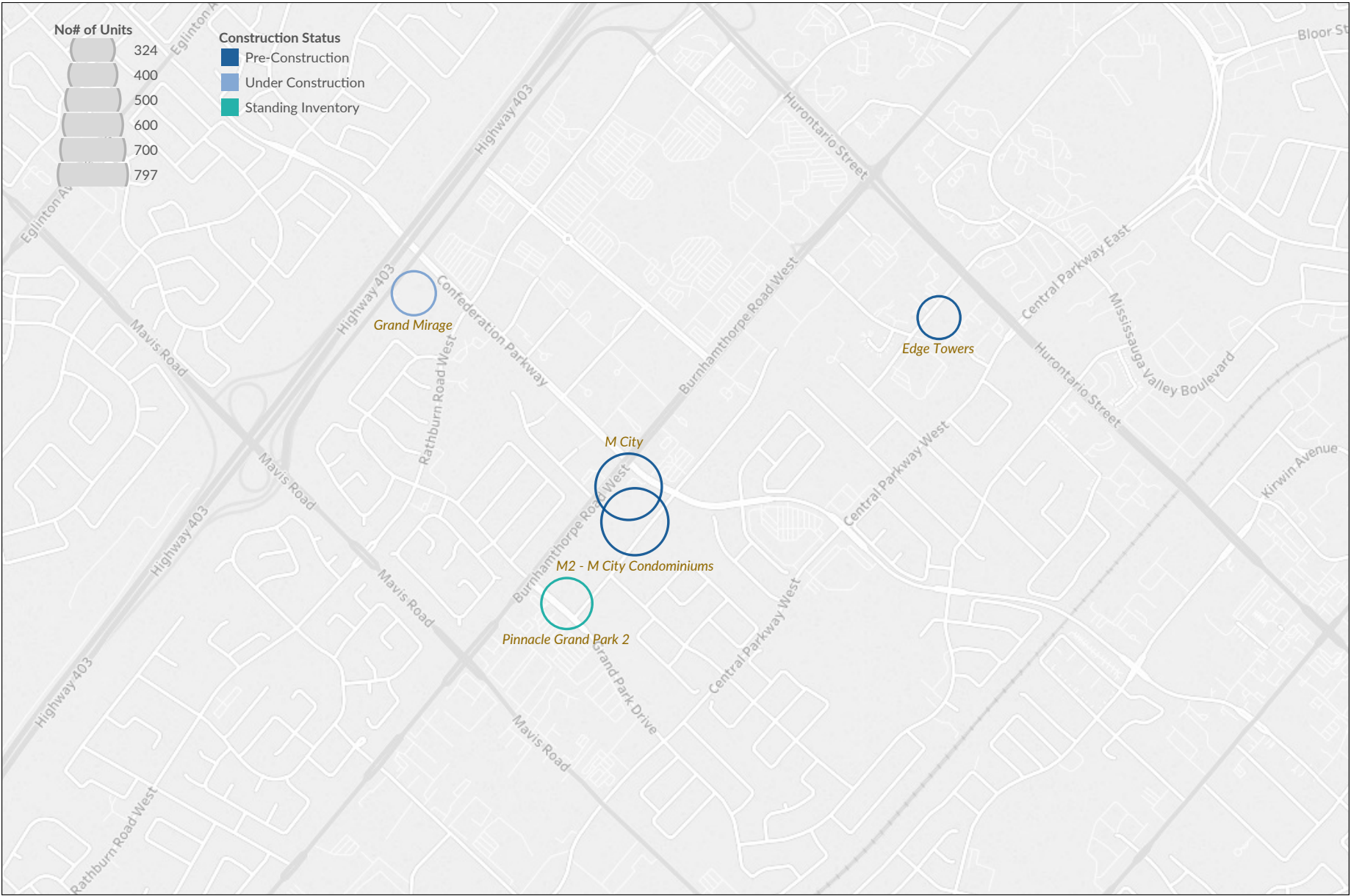


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - June 2018

Current Active Projects



Mississauga City Centre Submarket Report - June 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	August 2020	0	117	66	324	\$639	\$775
Grand Mirage - Conservatory Group	Apartment	September 2019	10	47	21	344	\$472	\$681
M City - Rogers Real Estate Development Limited and Urban ..	Apartment	August 2021	0	7	43	781	\$610	\$664
M2 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	August 2021	4	36	74	797	\$630	\$664
Pinnacle Grand Park 2 - Pinnacle International	Apartment	July 2017	4	14	7	461	\$425	\$581

Mississauga City Centre Submarket Report - June 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	17	5,717	5,178	539	\$1,906	1,239	\$2,361,017	2,658
Central Waterfront	203	12	5,043	4,326	717	\$1,227	998	\$1,223,704	16,310
Don Mills - York Mills	10	10	2,412	2,204	208	\$846	1,276	\$1,078,915	10,647
Downtown Core	12	8	3,503	3,322	181	\$1,116	982	\$1,096,132	9,614
Downtown East	67	15	4,628	4,130	498	\$954	835	\$796,585	10,008
Downtown West	175	27	10,123	8,342	1,781	\$1,141	719	\$820,610	11,533
Etobicoke Waterfront	12	9	3,735	3,466	269	\$996	816	\$811,950	.
Highway7 - Yonge	61	6	1,442	1,062	380	\$655	897	\$586,998	.
Mississauga City Centre	18	5	2,707	2,496	211	\$689	911	\$627,068	.
North Toronto	23	8	2,167	1,940	227	\$1,032	892	\$920,763	6,133
North Yonge Corridor	547	6	2,164	1,761	403	\$912	727	\$663,567	3,814
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	1,134
North York West	64	11	2,361	1,920	441	\$727	782	\$568,235	8,209
Not Applicable	822	132	21,777	18,056	3,721	\$663	996	\$660,212	33,303
Scarborough City Centre									2,245
Sheppard Corridor	12	11	3,258	2,822	436	\$888	775	\$687,548	5,415
Thornhill									.
Toronto East	9	11	1,296	1,245	51	\$798	1,003	\$800,196	1,056
Toronto West	38	5	661	476	185	\$994	957	\$951,130	12,348
Yonge - St. Clair	4	9	1,303	1,222	81	\$1,315	1,312	\$1,725,619	.

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