

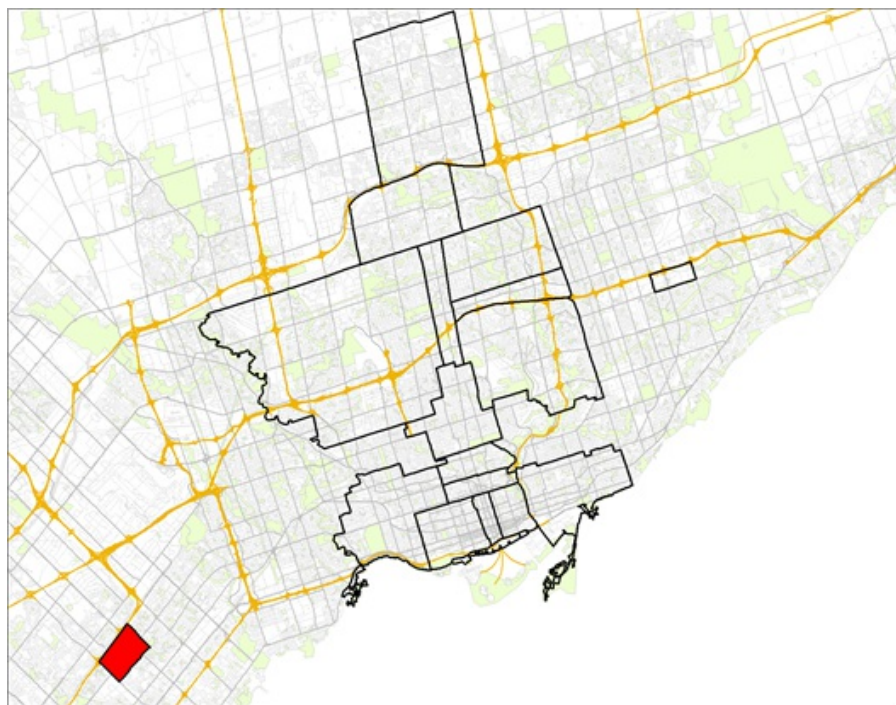


Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of July 2018



Mississauga City Centre Submarket Report - July 2018

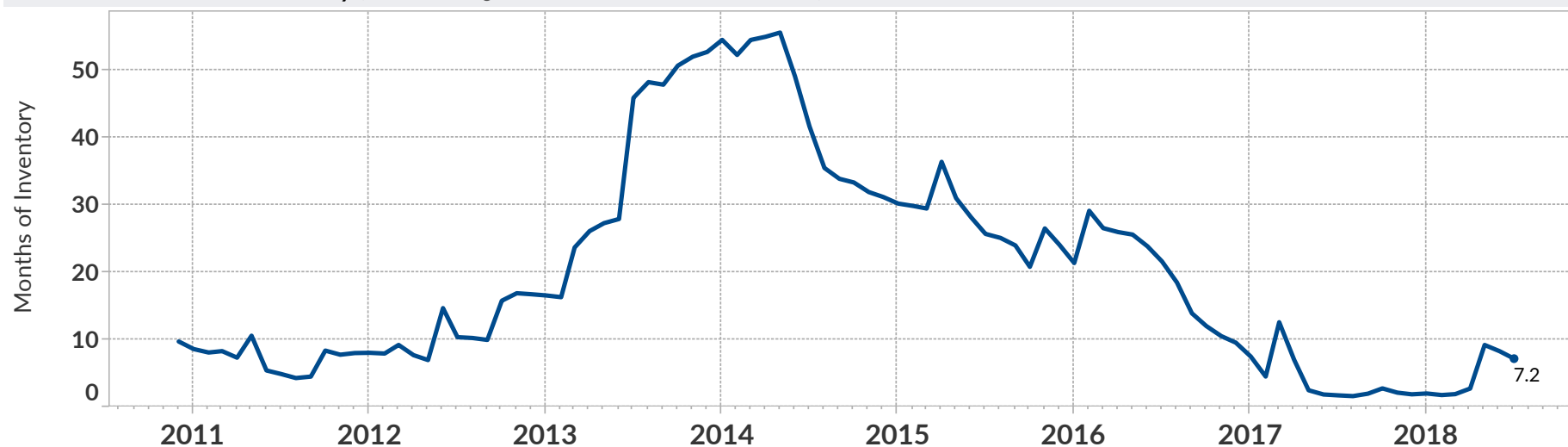


Mississauga City Centre		GTA
Active Projects	6	299
Total Units	2,938	74,568
Total Sales	2,592	64,637
Rem. Inv.	346	9,931
Avg. \$/SF	\$754	\$923
Avg. SF	808	921
Avg. \$	\$609,096	\$850,420
Current Month Sales (incl. active & sold out)	43	855

Development Applications

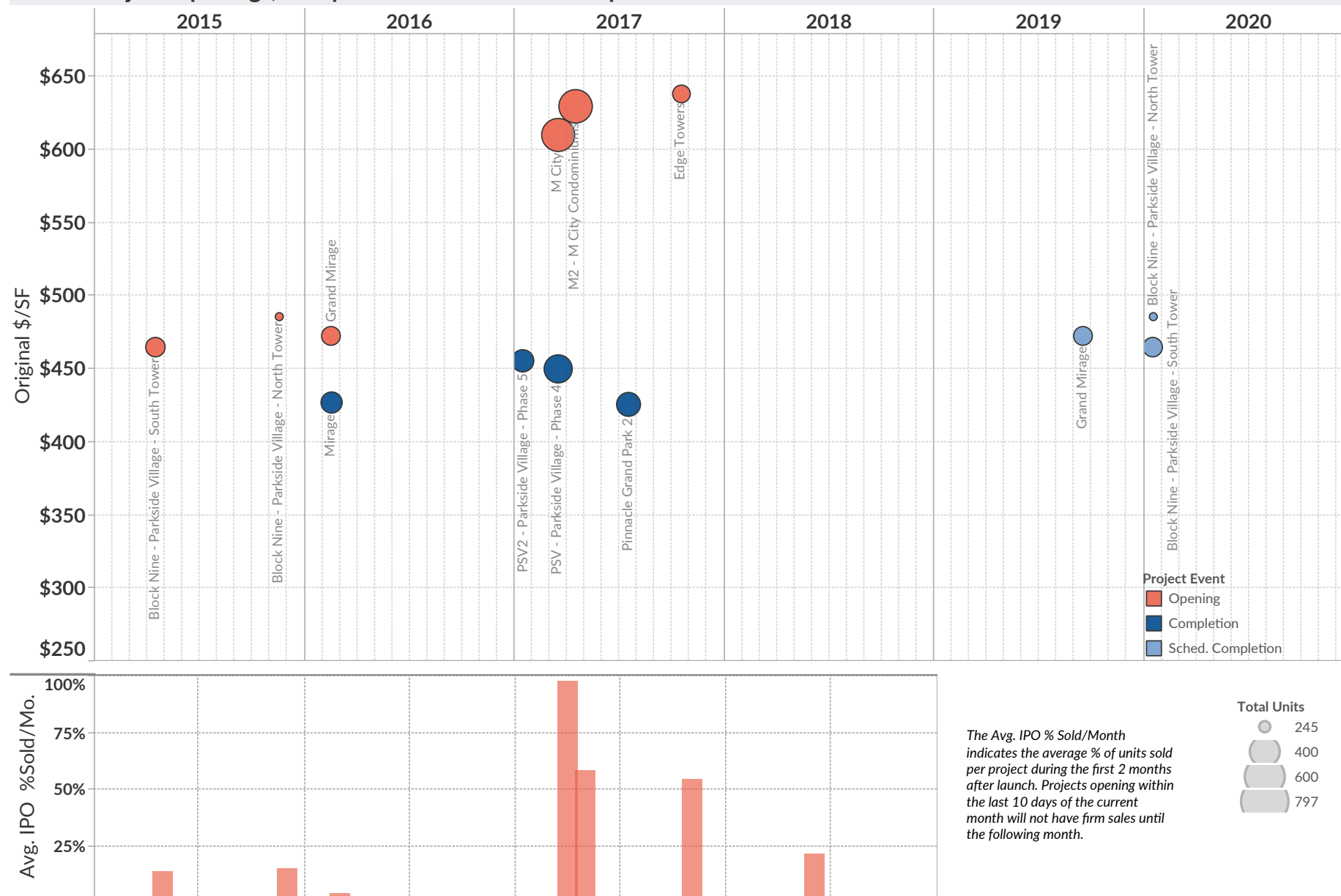
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	278
Total Units		291,396
Min. Floor Space Index		0.1
Max. Floor Space Index		45.5
Avg. Floor Space Index		5.5

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



Mississauga City Centre Submarket Report - July 2018

Recent Project Openings, Completions & Scheduled Completions



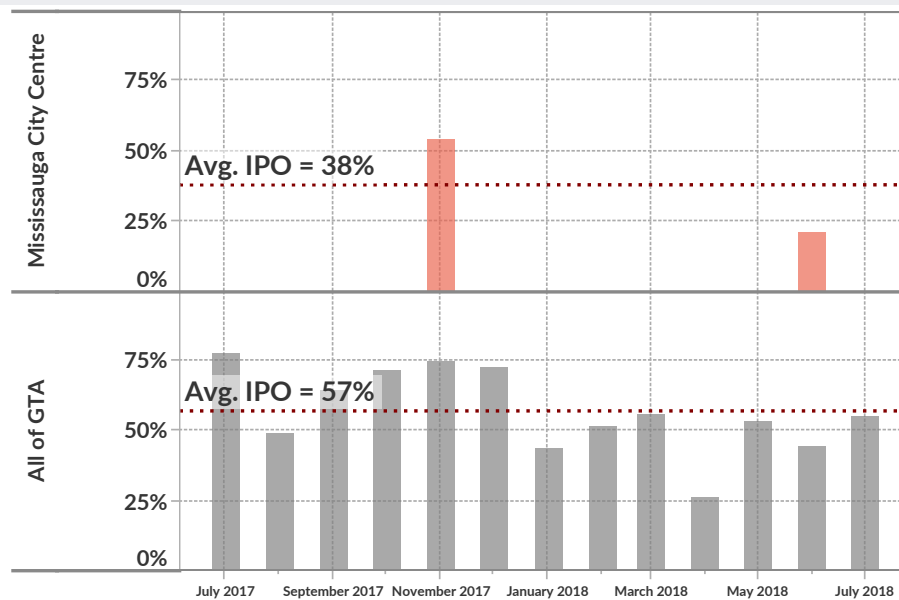
Mississauga City Centre Submarket Report - July 2018

Project Data by Unit Type

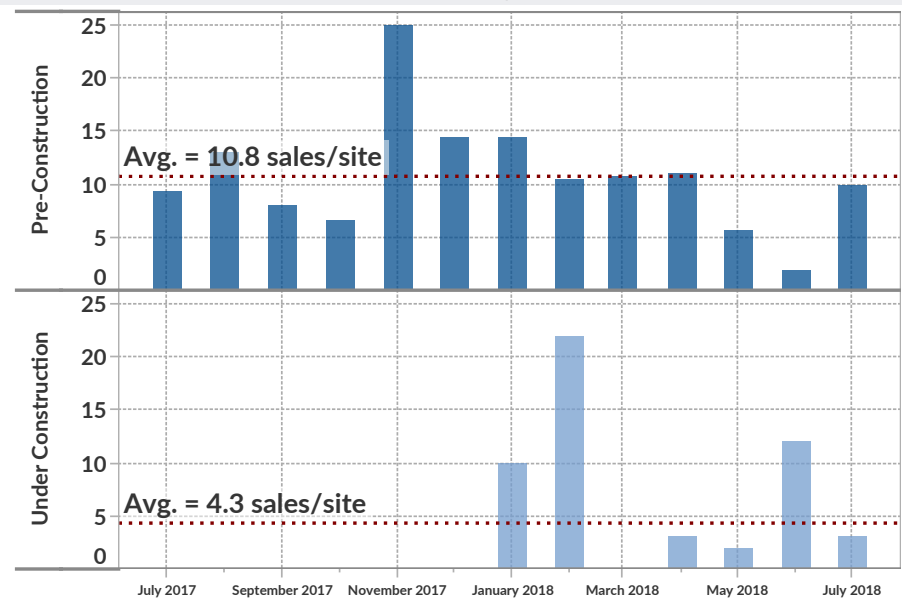
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37		37	0
1 Bedroom	594	17	559	35
1 Bedroom + Den	828	8	764	64
2 Bedroom	931	14	762	169
2 Bedroom + Den	498	3	449	49
3 Bedroom & Up	30	1	5	25
Penthouse	16	0	13	3
Other	4	0	3	1

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$811	465	867	\$390,900	\$635,900
\$811	574	708	\$412,900	\$590,900
\$766	673	1,209	\$426,900	\$1,029,900
\$736	806	1,282	\$513,900	\$1,049,900
\$645	968	1,310	\$594,900	\$867,900
\$636	1,608	2,190	\$1,015,900	\$1,399,900
\$434	1,267	1,267	\$549,900	\$549,900

IPO Launch Performance (first 2 months)

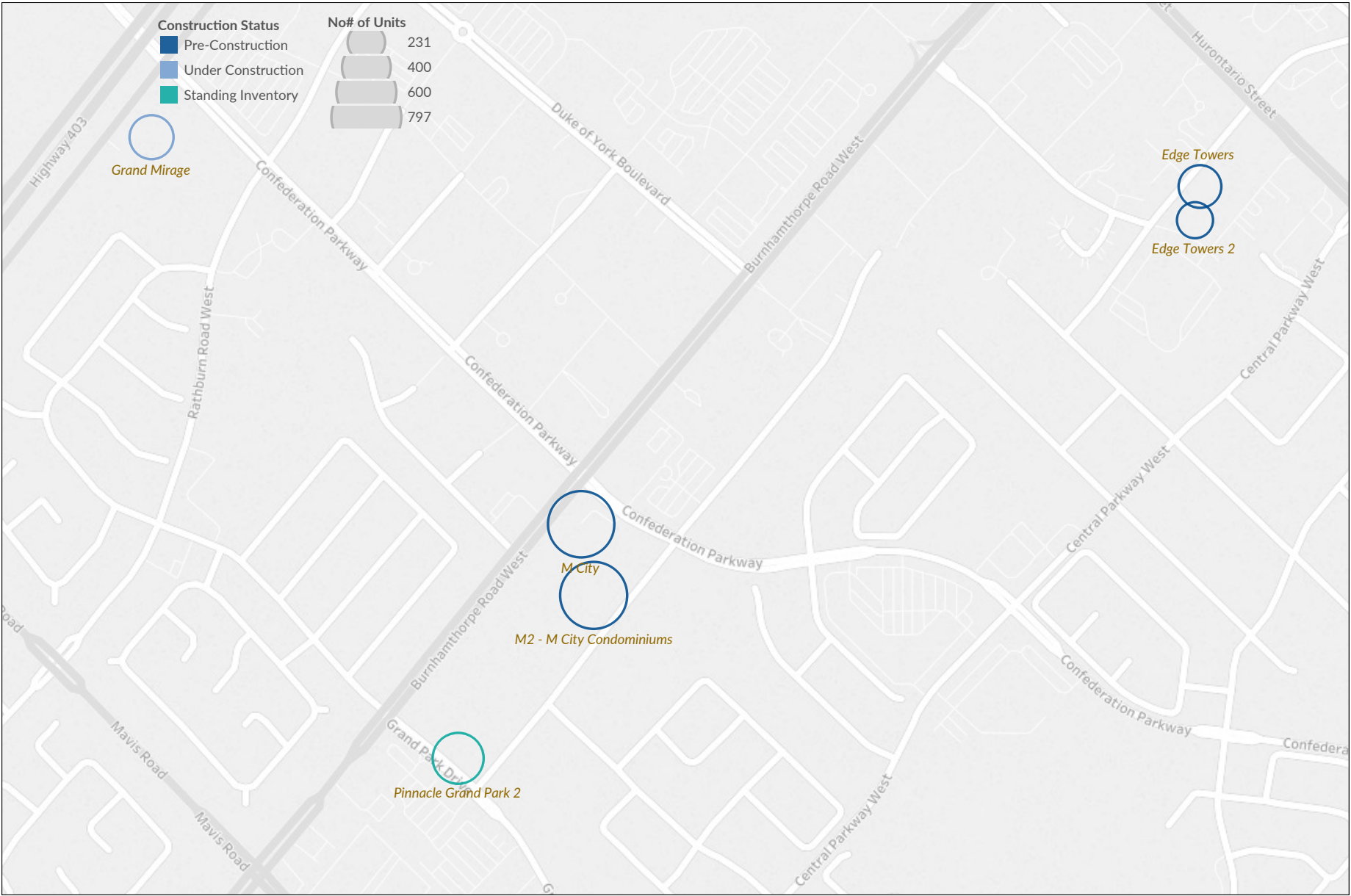


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - July 2018

Current Active Projects



Mississauga City Centre Submarket Report - July 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 2 - Solmar Development Corp.	Apartment	February 2021	33	82	149	231	\$773	\$824
Edge Towers - Solmar Development Corp.	Apartment	January 2021	1	120	63	324	\$639	\$775
Grand Mirage - Conservatory Group	Apartment	September 2019	3	52	16	344	\$472	\$734
M City - Rogers Real Estate Development Limited and Urban ..	Apartment	August 2021	2	9	41	781	\$610	\$664
M2 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	August 2021	4	40	70	797	\$630	\$664
Pinnacle Grand Park 2 - Pinnacle International	Apartment	July 2017	0	14	7	461	\$425	\$619

Mississauga City Centre Submarket Report - July 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	• 8	• 17	• 5,722	• 5,186	• 536	• \$1,868	• 1,245	• \$2,324,583	• 6,347
Central Waterfront	• 72	• 12	• 5,043	• 4,398	• 645	• \$1,210	• 991	• \$1,198,748	• 25,489
Don Mills - York Mills	• 7	• 10	• 2,412	• 2,211	• 201	• \$845	• 1,286	• \$1,086,859	• 26,520
Downtown Core	• 9	• 8	• 3,503	• 3,335	• 168	• \$1,112	• 1,015	• \$1,129,071	• 34,924
Downtown East	• 10	• 15	• 4,628	• 4,139	• 489	• \$963	• 826	• \$795,735	• 17,395
Downtown West	• 137	• 27	• 10,136	• 8,480	• 1,656	• \$1,145	• 732	• \$837,471	• 26,635
Etobicoke Waterfront	• 21	• 9	• 3,735	• 3,487	• 248	• \$1,012	• 841	• \$851,080	• 318
Highway7 - Yonge	• 29	• 6	• 1,442	• 1,053	• 389	• \$654	• 901	• \$589,024	•
Mississauga City Centre	• 43	• 6	• 2,938	• 2,592	• 346	• \$754	• 808	• \$609,096	•
North Toronto	• 29	• 7	• 2,075	• 1,877	• 198	• \$1,013	• 885	• \$896,407	• 10,983
North Yonge Corridor	• 13	• 6	• 1,997	• 1,768	• 229	• \$920	• 726	• \$667,932	• 7,623
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 5,715
North York West	• 21	• 11	• 2,361	• 1,940	• 421	• \$726	• 783	• \$568,179	• 23,294
Not Applicable	• 420	• 129	• 21,530	• 17,839	• 3,691	• \$670	• 991	• \$663,983	• 60,700
Scarborough City Centre									• 4,490
Sheppard Corridor	• 25	• 11	• 3,258	• 2,847	• 411	• \$890	• 783	• \$696,847	• 11,439
Thornhill									•
Toronto East	• 4	• 10	• 1,204	• 1,157	• 47	• \$791	• 1,015	• \$803,089	• 2,759
Toronto West	• 6	• 5	• 652	• 482	• 170	• \$1,006	• 908	• \$913,406	• 29,071
Yonge - St. Clair	• 1	• 8	• 1,281	• 1,201	• 80	• \$1,306	• 1,299	• \$1,696,196	•

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