

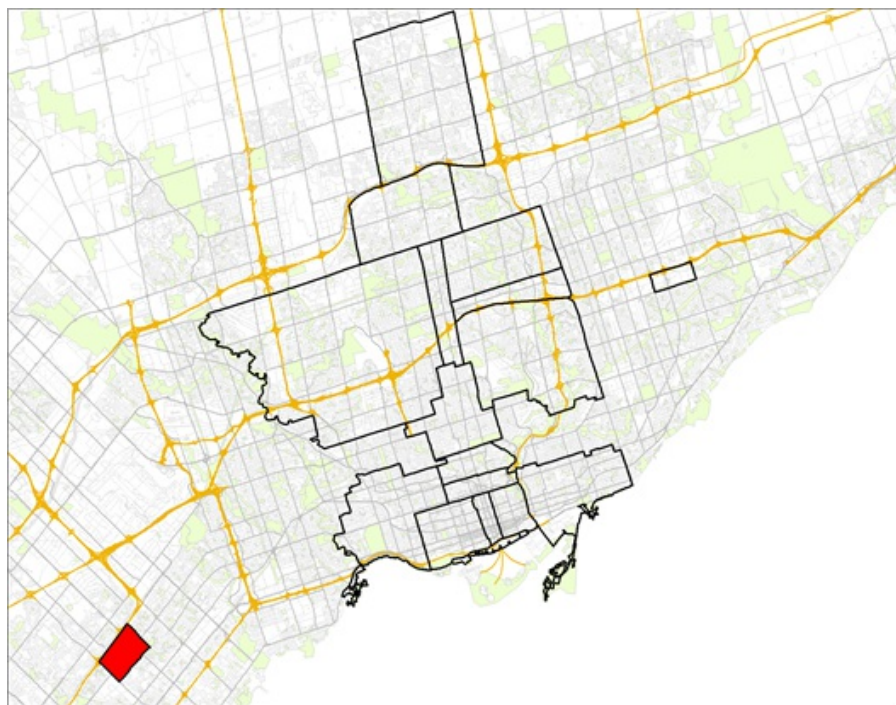


Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of October 2018



Mississauga City Centre Submarket Report - October 2018



Mississauga City Centre		GTA
Active Projects	8	323
Total Units	4,609	82,017
Total Sales	3,083	67,973
Rem. Inv.	1,115	10,982
Avg. \$/SF	\$789	\$931
Avg. SF	691	902
Avg. \$	\$545,824	\$839,129
Current Month Sales (incl. active & sold out)	33	2,805

Development Applications

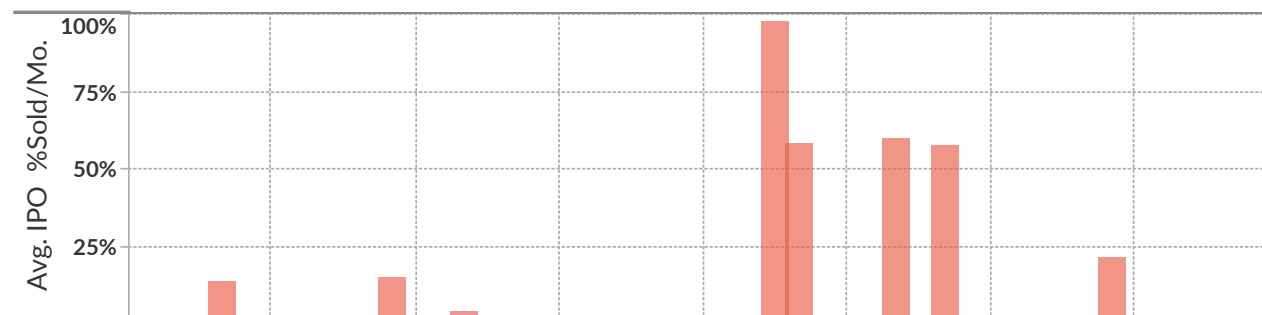
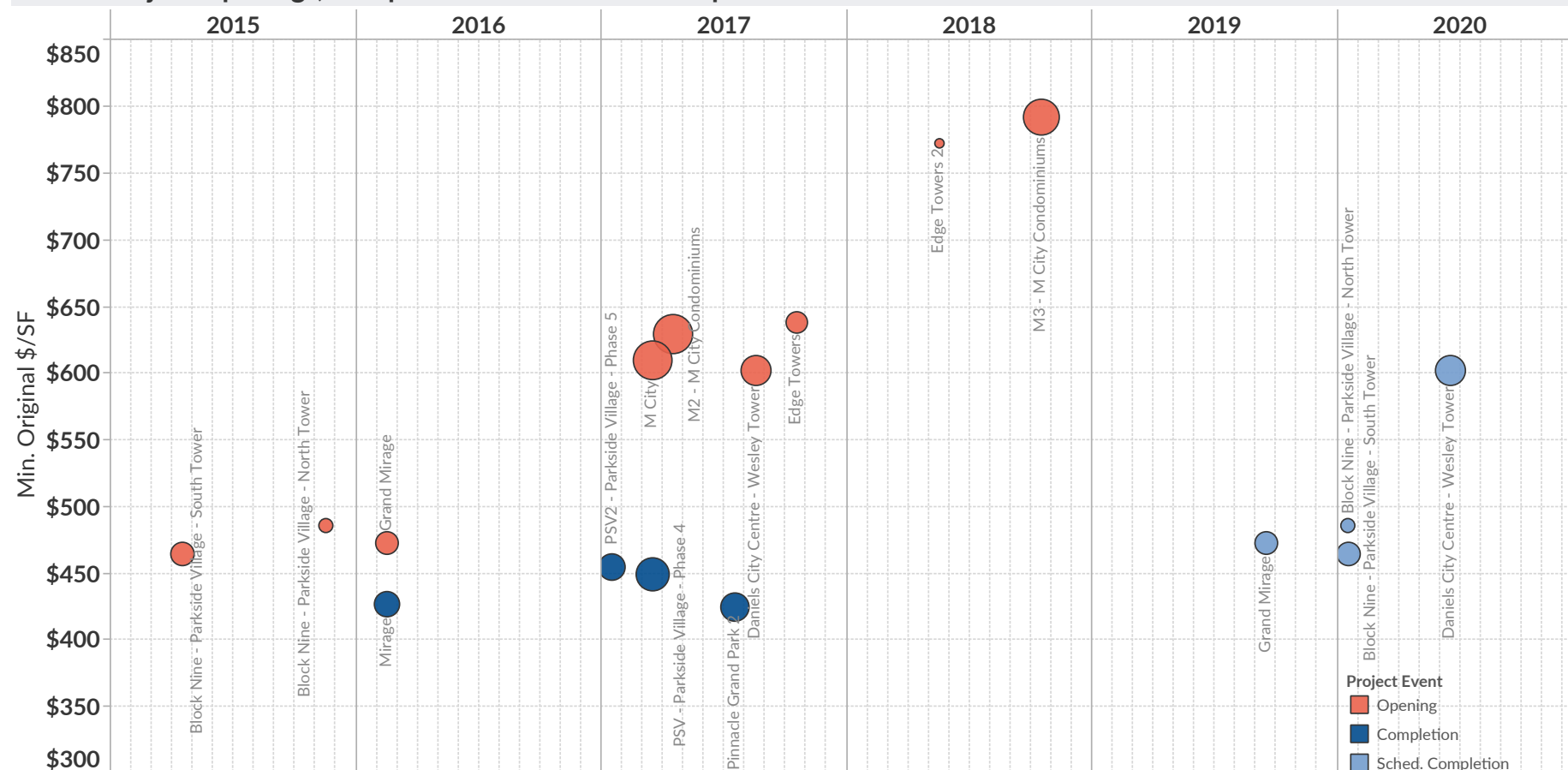
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	286
Total Units		140,394
Min. Floor Space Index		0.1
Max. Floor Space Index		45.5
Avg. Floor Space Index		5.8

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

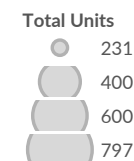


Mississauga City Centre Submarket Report - October 2018

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.



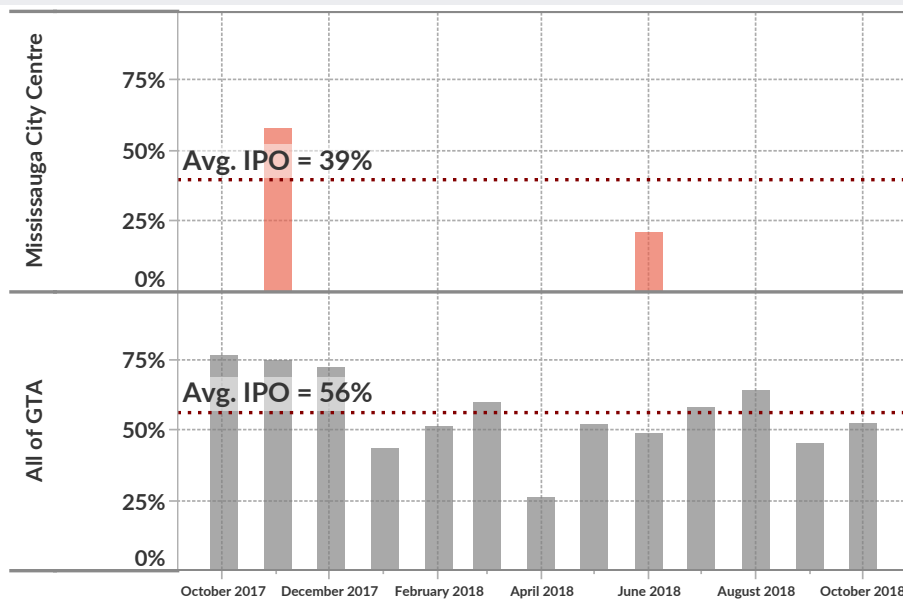
Mississauga City Centre Submarket Report - October 2018

Project Data by Unit Type

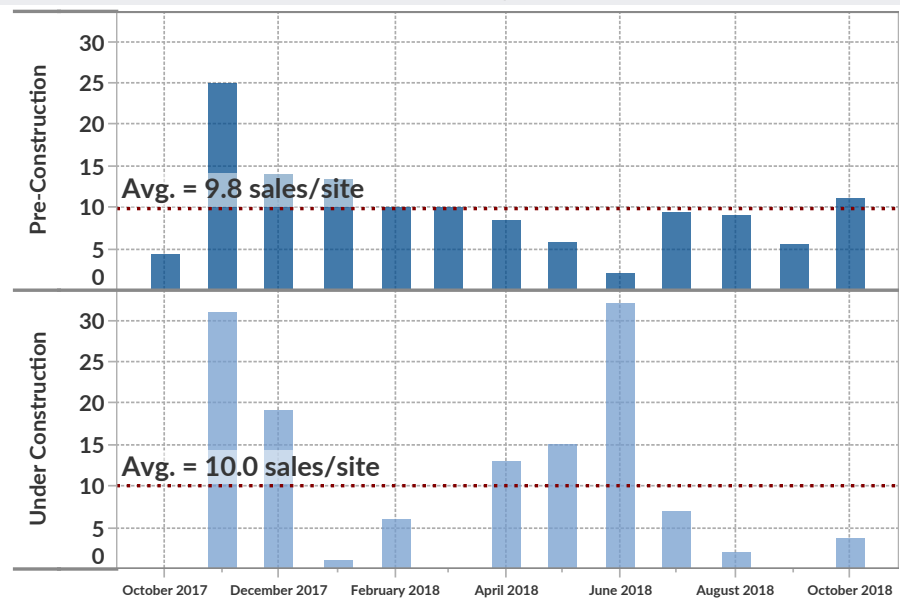
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37		37	0
1 Bedroom	925	3	708	217
1 Bedroom + Den	1,154	5	939	215
2 Bedroom	1,457	20	867	590
2 Bedroom + Den	538	5	483	55
3 Bedroom & Up	67	0	31	36
Penthouse	16	0	14	2
Other	4	0	4	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$808	458	867	\$365,000	\$635,900
\$800	538	708	\$412,900	\$590,900
\$802	648	1,209	\$426,900	\$1,029,900
\$729	806	1,282	\$513,900	\$1,049,900
\$664	968	1,310	\$594,900	\$867,900
\$616	1,608	2,312	\$1,015,900	\$1,399,900

IPO Launch Performance (first 2 months)

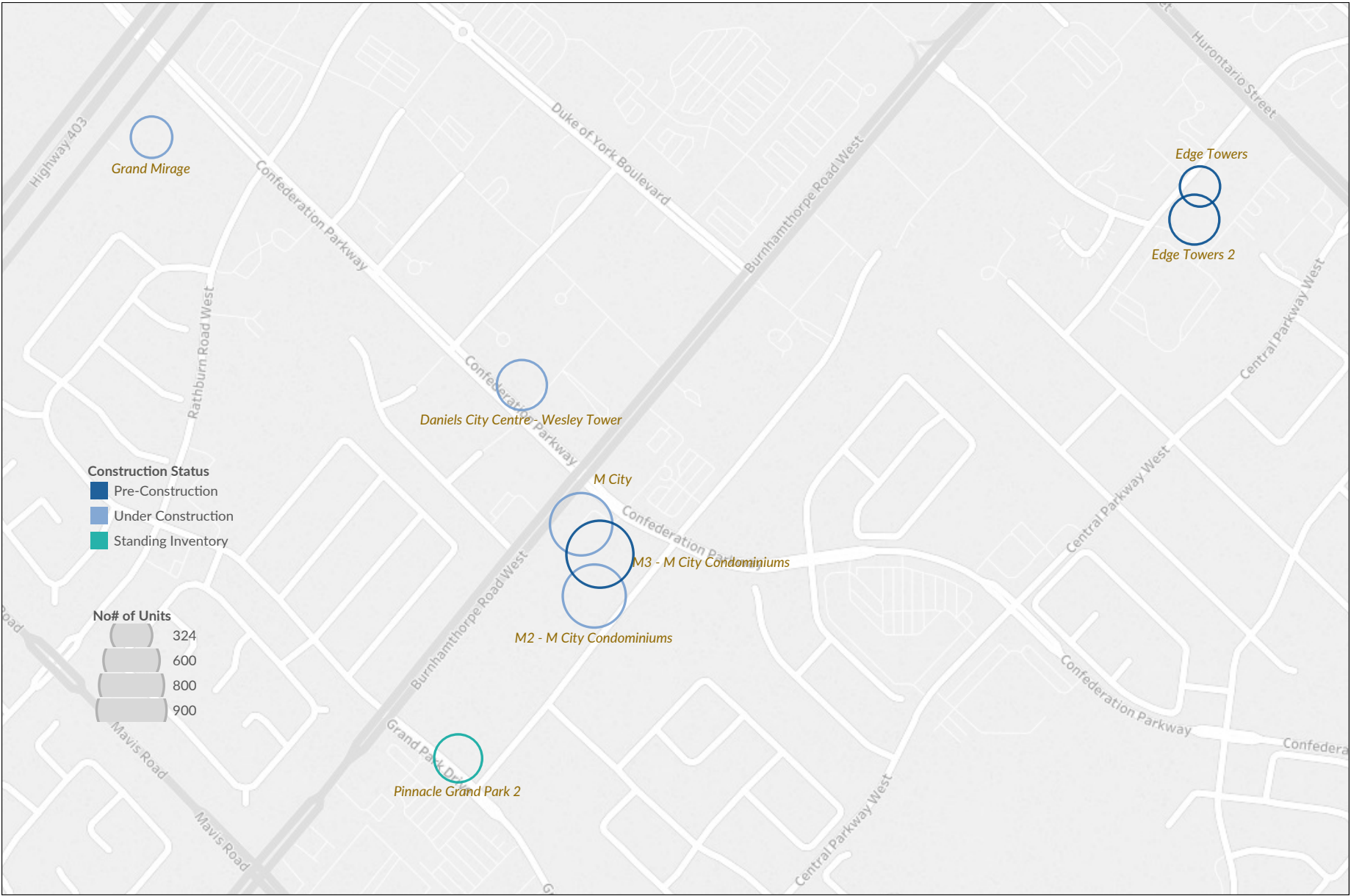


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - October 2018

Current Active Projects



Mississauga City Centre Submarket Report - October 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
Daniels City Centre - Wesley Tower - Daniels Corporation	Apartment	June 2020	2	80	73	503	\$602	\$774
Edge Towers 2 - Solmar Development Corp.	Apartment	January 2022	19	132	176	499	\$773	\$823
Edge Towers - Solmar Development Corp.	Apartment	January 2021	3	114	63	324	\$639	\$844
Grand Mirage - Conservatory Group	Apartment	September 2019	0	52	16	344	\$472	\$728
M City - Rogers Real Estate Development Limited and Urban ..	Apartment	August 2021	3	12	38	781	\$610	\$664
M2 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	August 2021	6	46	64	797	\$630	\$661
M3 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	March 2023	0	0	680	900	\$792	\$809
Pinnacle Grand Park 2 - Pinnacle International	Apartment	July 2017	0	16	5	461	\$425	\$635

Mississauga City Centre Submarket Report - October 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	• 11	• 17	• 5,733	• 5,206	• 223	• \$2,089	• 1,817	• \$3,797,257	• 4,666
Central Waterfront	• 73	• 14	• 6,353	• 5,323	• 949	• \$1,259	• 914	• \$1,151,277	• 11,626
Don Mills - York Mills	• 12	• 8	• 2,238	• 2,050	• 188	• \$847	• 1,151	• \$974,977	• 10,667
Downtown Core	• 27	• 8	• 3,503	• 3,413	• 47	• \$1,351	• 973	• \$1,314,306	• 17,560
Downtown East	• 357	• 17	• 5,243	• 4,876	• 342	• \$983	• 860	• \$845,350	• 9,479
Downtown West	• 278	• 28	• 10,793	• 8,682	• 1,596	• \$1,230	• 739	• \$909,602	• 13,899
Etobicoke Waterfront	• 7	• 8	• 3,590	• 3,385	• 205	• \$1,048	• 855	• \$896,284	• 1,439
Highway7 - Yonge	• 24	• 6	• 1,582	• 1,162	• 280	• \$652	• 920	• \$599,893	• .
Mississauga City Centre	• 33	• 8	• 4,609	• 3,083	• 1,115	• \$789	• 691	• \$545,824	• .
North Toronto	• 212	• 8	• 2,450	• 1,943	• 286	• \$1,111	• 890	• \$988,772	• 6,179
North Yonge Corridor	• 57	• 6	• 2,256	• 1,834	• 231	• \$911	• 761	• \$692,590	• 3,967
North York East	• 0	• 2	• 651	• 645	• 5	• \$706	• 1,595	• \$1,125,400	• 2,381
North York West	• 153	• 12	• 2,610	• 2,281	• 306	• \$788	• 764	• \$602,272	• 9,624
Not Applicable	• 917	• 139	• 21,873	• 17,298	• 3,929	• \$669	• 1,009	• \$674,826	• 26,461
Scarborough City Centre									• 2,245
Sheppard Corridor	• 273	• 13	• 3,969	• 3,170	• 506	• \$907	• 802	• \$727,869	• 4,219
Thornhill									• .
Toronto East	• 259	• 12	• 1,622	• 1,452	• 91	• \$889	• 942	• \$837,501	• 6,362
Toronto West	• 108	• 9	• 1,660	• 959	• 620	• \$946	• 818	• \$773,715	• 12,673
Yonge - St. Clair	• 4	• 8	• 1,282	• 1,211	• 63	• \$1,246	• 1,236	• \$1,541,000	• .

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