

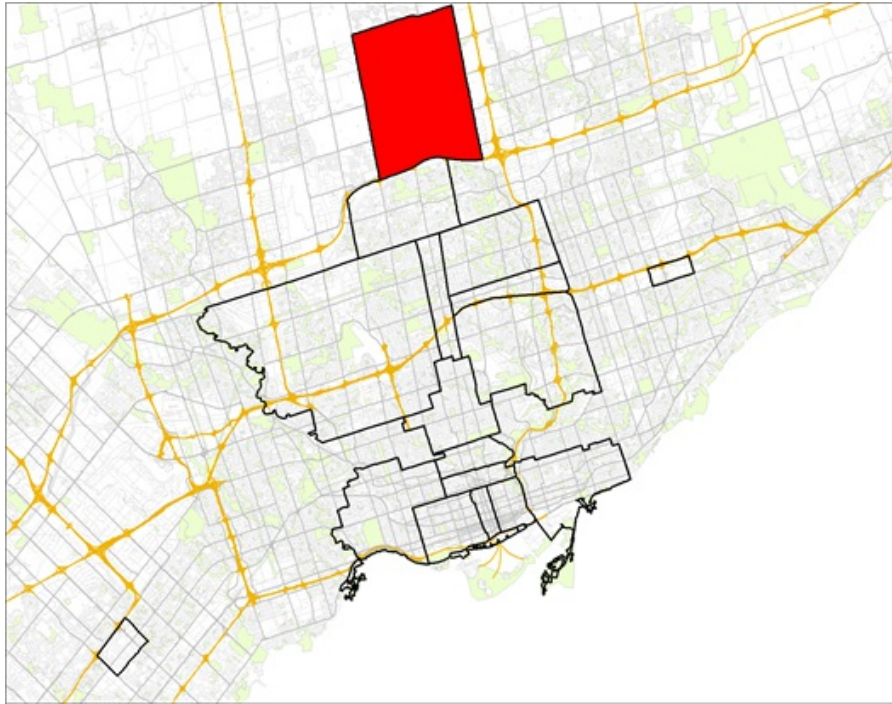


Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of November 2018



Mississauga City Centre Submarket Report - November 2018



Mississauga City Centre		GTA
Active Projects	8	330
Total Units	4,549	85,769
Total Sales	3,540	70,643
Rem. Inv.	657	11,254
Avg. \$/SF	\$787	\$929
Avg. SF	708	904
Avg. \$	\$556,945	\$839,519
Current Month Sales (incl. active & sold out)		443
		2,454

Development Applications

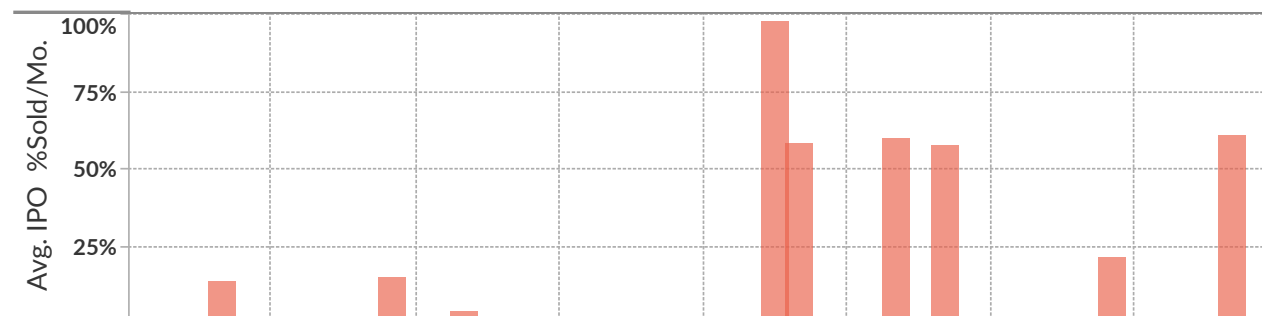
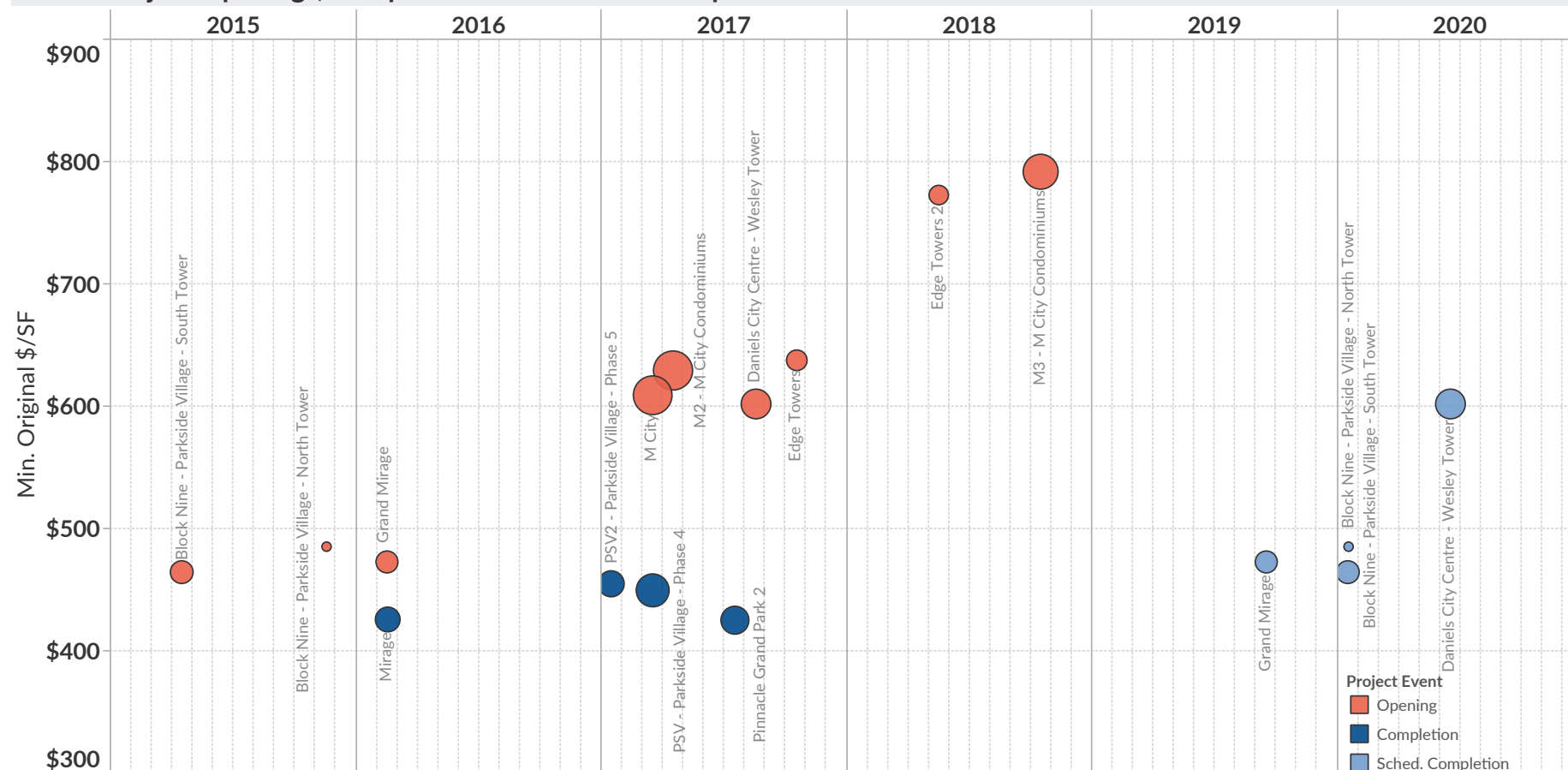
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	288
Total Units		140,875
Min. Floor Space Index		0.1
Max. Floor Space Index		45.5
Avg. Floor Space Index		5.8

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

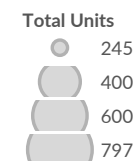


Mississauga City Centre Submarket Report - November 2018

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.



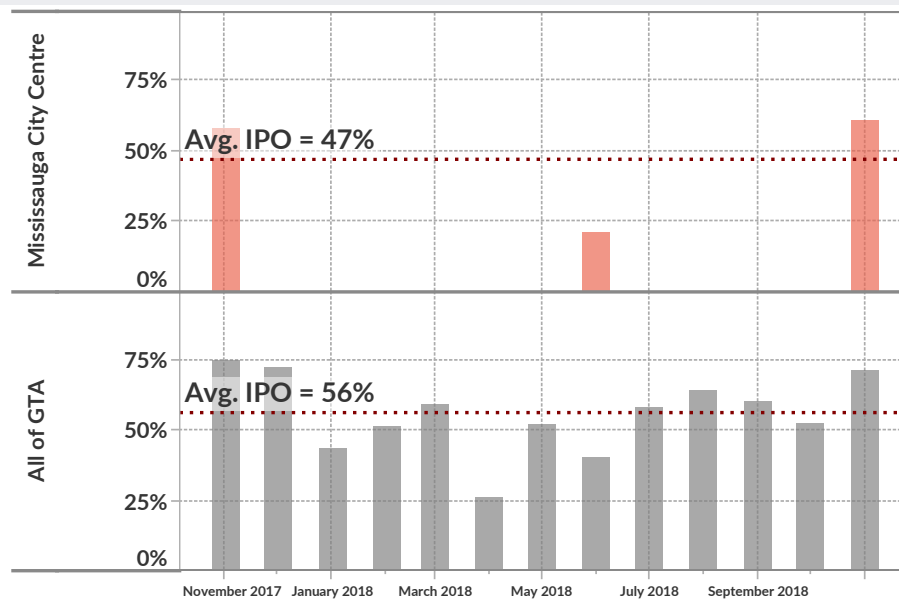
Mississauga City Centre Submarket Report - November 2018

Project Data by Unit Type

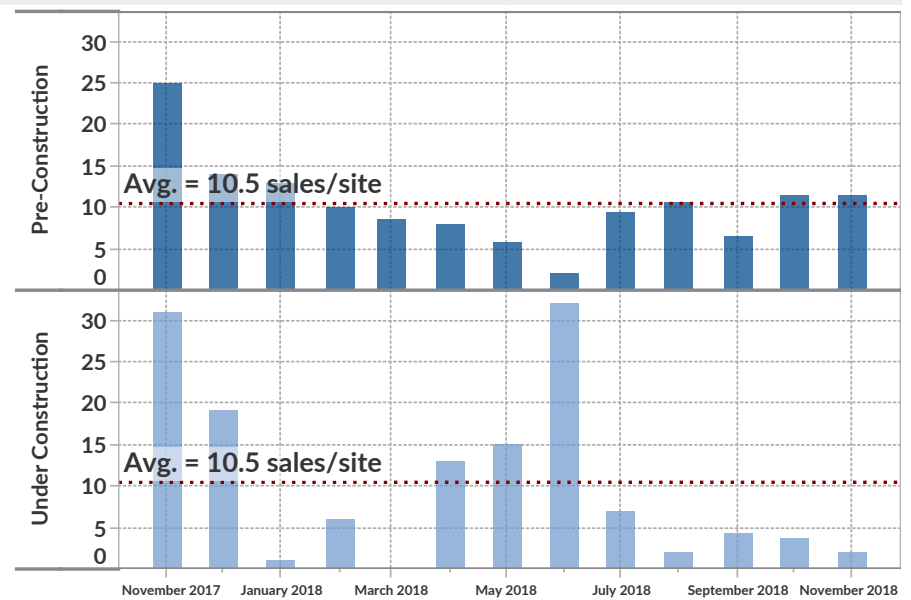
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37		37	0
1 Bedroom	924	59	769	155
1 Bedroom + Den	1,153	99	1,043	110
2 Bedroom	1,429	272	1,145	284
2 Bedroom + Den	552	8	492	60
3 Bedroom & Up	82	5	36	46
Penthouse	16	0	14	2
Other	4	0	4	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$819	458	867	\$390,900	\$635,900
\$829	572	708	\$412,900	\$590,900
\$799	648	1,209	\$426,900	\$1,029,900
\$748	806	1,282	\$513,900	\$1,049,900
\$687	764	1,310	\$594,900	\$867,900
\$616	1,608	2,312	\$1,015,900	\$1,399,900

IPO Launch Performance (first 2 months)

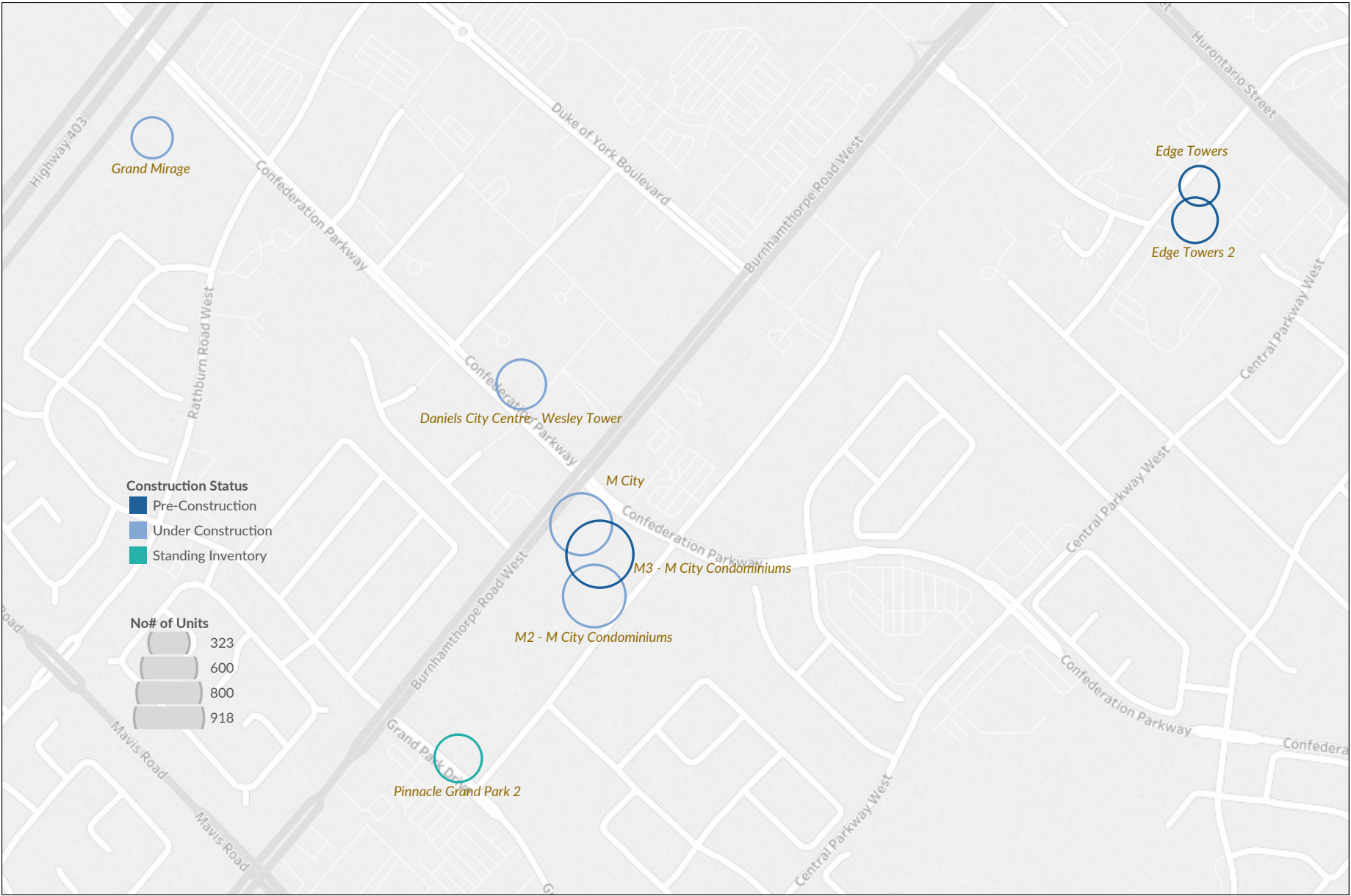


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - November 2018

Current Active Projects



Mississauga City Centre Submarket Report - November 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	0	80	73	503	\$602	\$774
Edge Towers 2 - Solmar Development Corp.	Apartment	January 2022	18	152	156	422	\$773	\$858
Edge Towers - Solmar Development Corp.	Apartment	January 2021	5	113	63	323	\$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	21	30	781	\$610	\$665
M2 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	August 2021	3	62	48	797	\$630	\$659
M3 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	March 2023	414	414	266	918	\$792	\$801
Pinnacle Grand Park 2 - Pinnacle International	Apartment	July 2017	0	16	5	461	\$425	\$635

Mississauga City Centre Submarket Report - November 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	• 9	• 17	• 5,733	• 5,215	• 214	• \$2,075	• 1,789	• \$3,711,751	• 4,666
Central Waterfront	• 86	• 14	• 6,359	• 5,409	• 870	• \$1,296	• 950	• \$1,230,683	• 11,626
Don Mills - York Mills	• 9	• 8	• 2,259	• 2,059	• 200	• \$873	• 1,130	• \$986,121	• 10,667
Downtown Core	• 18	• 8	• 4,272	• 3,842	• 28	• \$1,351	• 973	• \$1,314,306	• 17,560
Downtown East	• 41	• 17	• 5,243	• 4,902	• 313	• \$964	• 878	• \$846,497	• 9,479
Downtown West	• 180	• 29	• 10,990	• 8,812	• 1,681	• \$1,230	• 754	• \$927,456	• 13,899
Etobicoke Waterfront	• 9	• 8	• 3,590	• 3,393	• 197	• \$1,052	• 854	• \$898,275	• 1,439
Highway7 - Yonge	• 20	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 443	• 8	• 4,549	• 3,540	• 657	• \$787	• 708	• \$556,945	•
North Toronto	• 144	• 8	• 2,485	• 2,213	• 230	• \$1,122	• 995	• \$1,116,119	• 6,179
North Yonge Corridor	• 16	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,121
North York East	• 0	• 3	• 681	• 645	• 35	• \$883	• 1,100	• \$971,400	• 2,381
North York West	• 17	• 12	• 2,610	• 2,289	• 298	• \$796	• 766	• \$610,070	• 9,624
Not Applicable	• 1,114	• 141	• 24,262	• 18,143	• 4,718	• \$690	• 949	• \$654,766	• 26,788
Scarborough City Centre									• 2,245
Sheppard Corridor	• 95	• 13	• 3,969	• 3,238	• 405	• \$912	• 812	• \$739,893	• 4,219
Thornhill									•
Toronto East	• 18	• 13	• 1,699	• 1,503	• 108	• \$938	• 1,006	• \$943,594	• 6,362
Toronto West	• 233	• 11	• 2,040	• 1,192	• 767	• \$971	• 850	• \$825,451	• 12,673
Yonge - St. Clair	• 2	• 8	• 1,282	• 1,213	• 61	• \$1,262	• 1,259	• \$1,588,820	•

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