

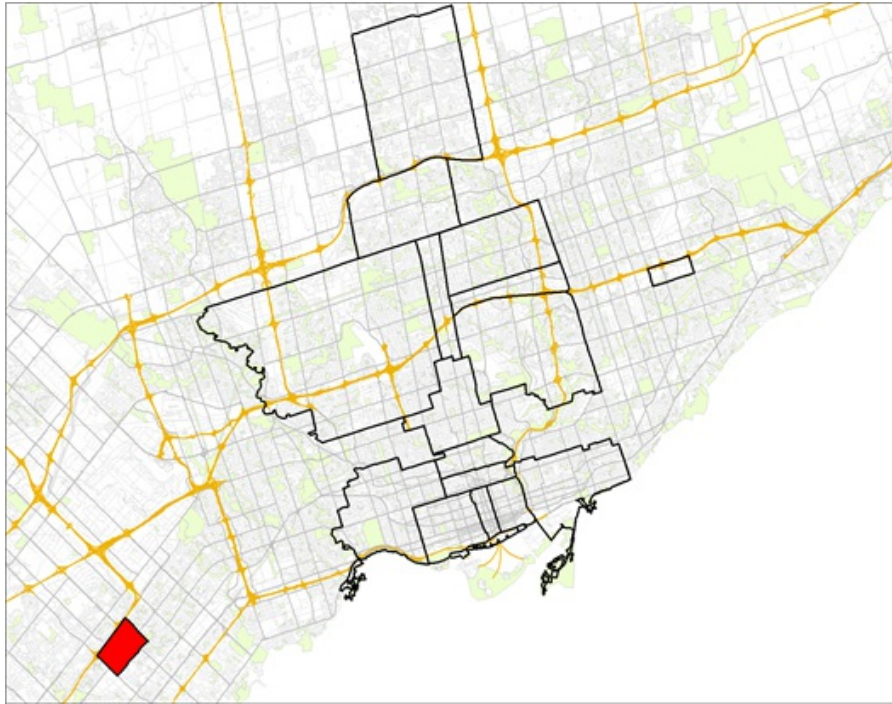


Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of December 2018



Mississauga City Centre Submarket Report - December 2018



Mississauga City Centre		GTA
Active Projects	8	323
Total Units	4,495	84,915
Total Sales	3,600	70,485
Rem. Inv.	597	10,687
Avg. \$/SF	\$782	\$954
Avg. SF	734	917
Avg. \$	\$574,147	\$874,689
Current Month Sales (incl. active & sold out)	66	804

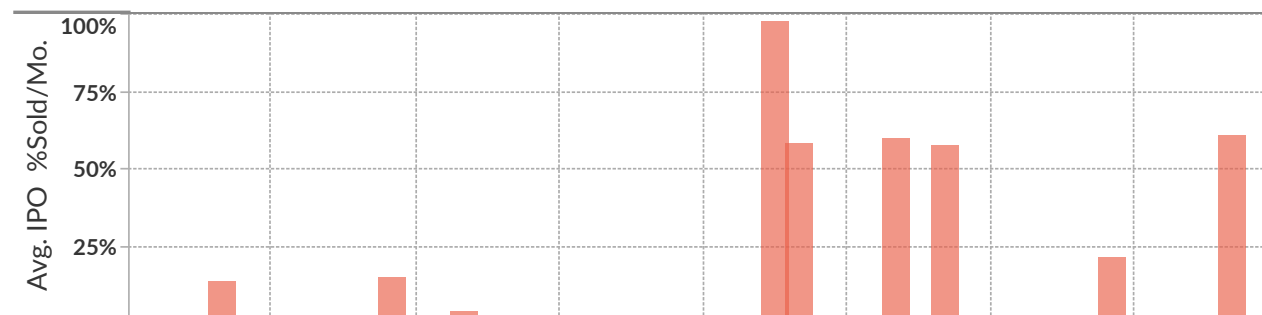
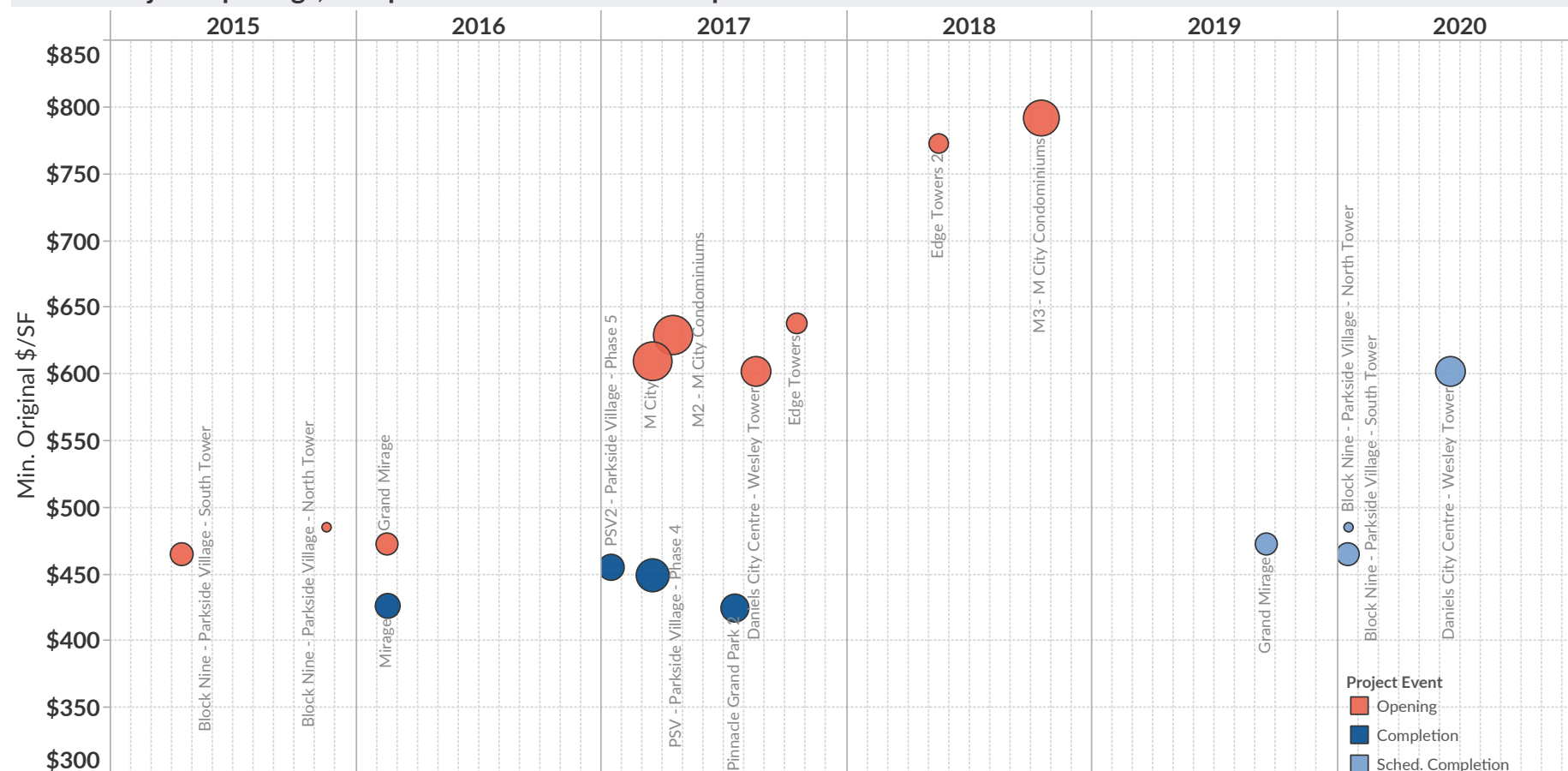
Development Applications		
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	302
Total Units		145,136
Min. Floor Space Index		0.1
Max. Floor Space Index		45.5
Avg. Floor Space Index		5.7

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

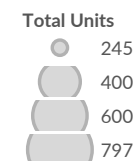


Mississauga City Centre Submarket Report - December 2018

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.



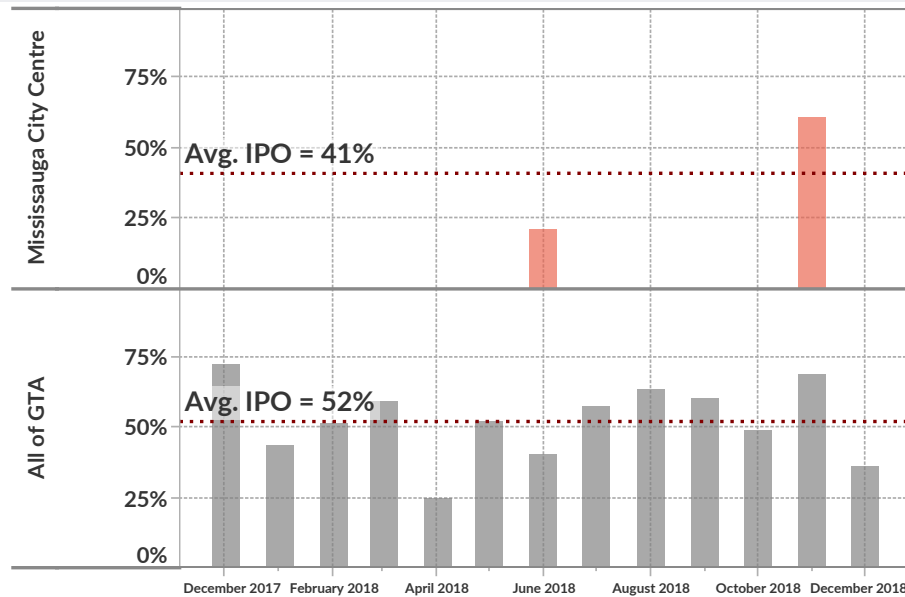
Mississauga City Centre Submarket Report - December 2018

Project Data by Unit Type

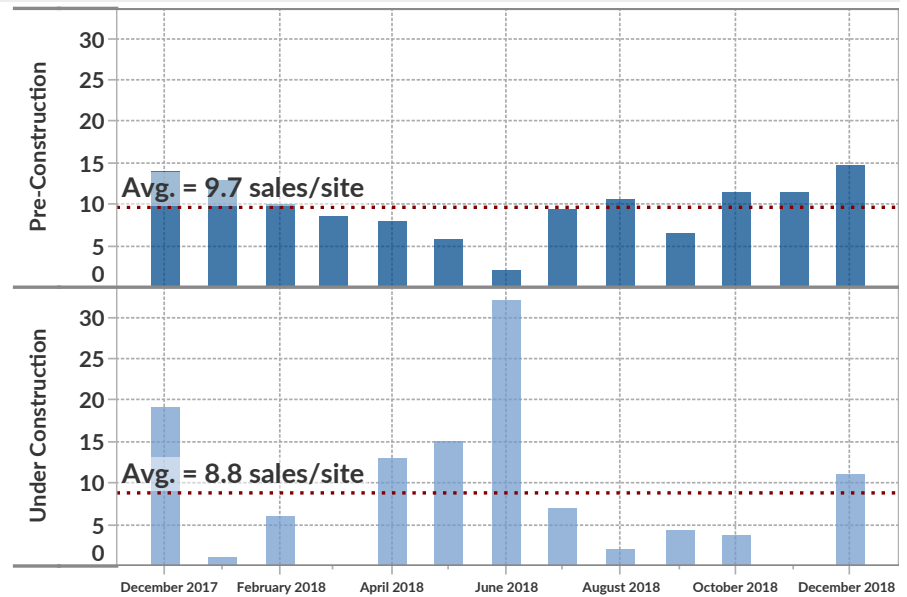
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37		37	0
1 Bedroom	924	14	783	141
1 Bedroom + Den	1,153	27	1,070	83
2 Bedroom	1,429	15	1,156	273
2 Bedroom + Den	552	8	498	54
3 Bedroom & Up	82	2	38	44
Penthouse	16	0	14	2
Other	4	0	4	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$830	458	867	\$390,900	\$635,900
\$818	572	708	\$412,900	\$590,900
\$794	673	1,209	\$426,900	\$1,029,900
\$739	806	1,282	\$513,900	\$1,049,900
\$682	961	1,310	\$594,900	\$867,900
\$616	1,608	2,312	\$1,015,900	\$1,399,900

IPO Launch Performance (first 2 months)

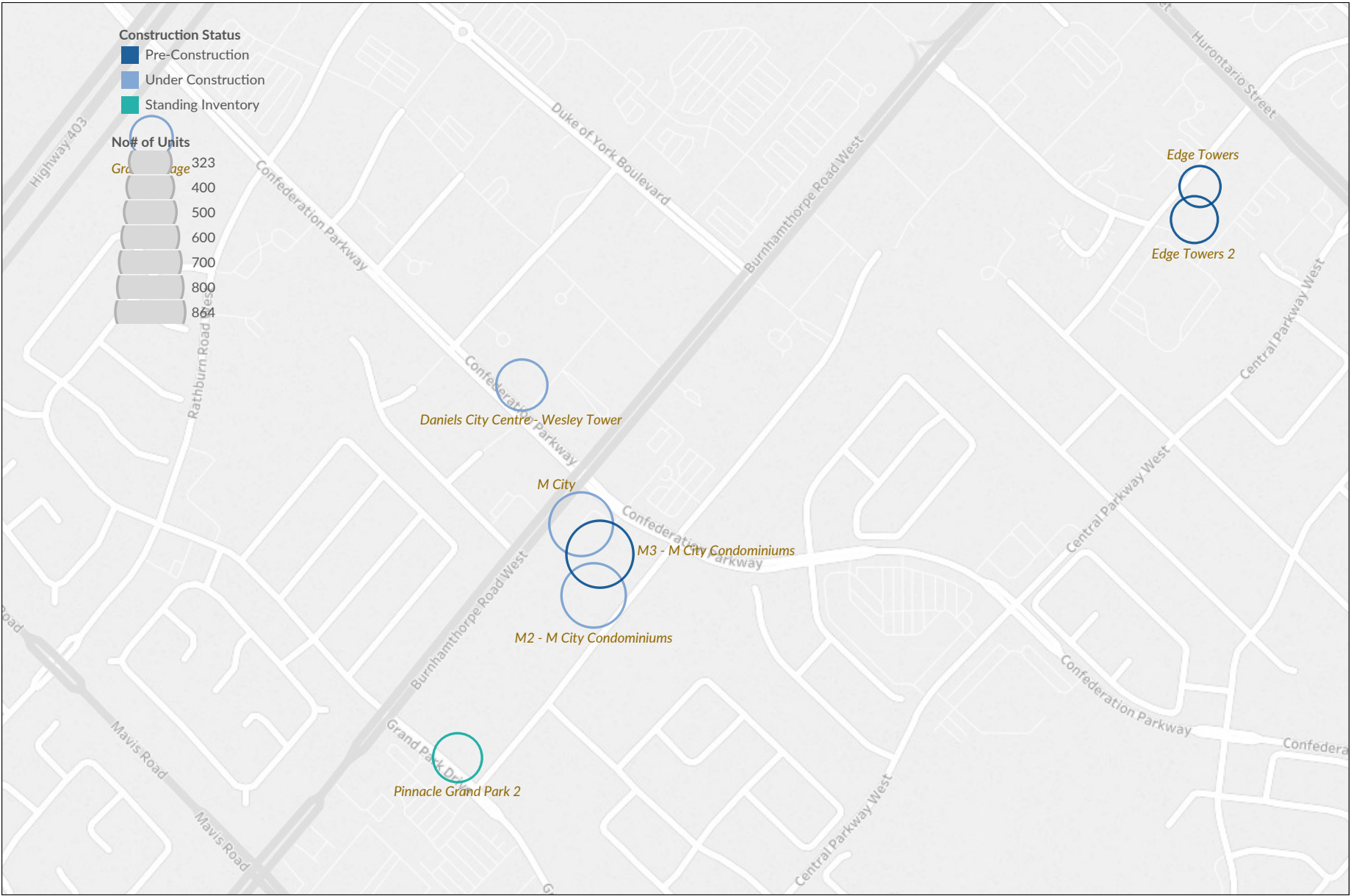


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - December 2018

Current Active Projects



Mississauga City Centre Submarket Report - December 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	22	102	51	503	\$602	\$768
Edge Towers 2 - Solmar Development Corp.	Apartment	January 2022	5	157	151	422	\$773	\$874
Edge Towers - Solmar Development Corp.	Apartment	April 2021	4	117	59	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	0	18	33	781	\$610	\$664
M2 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	August 2021	0	59	51	797	\$630	\$660
M3 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	March 2023	35	449	231	864	\$792	\$787
Pinnacle Grand Park 2 - Pinnacle International	Apartment	July 2017	0	16	5	461	\$425	\$635

Mississauga City Centre Submarket Report - December 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	• 3	• 17	• 5,745	• 5,226	• 226	• \$2,276	• 1,929	• \$4,390,736	• 4,666
Central Waterfront	• 113	• 15	• 6,871	• 6,009	• 783	• \$1,308	• 978	• \$1,278,364	• 11,626
Don Mills - York Mills	• 4	• 8	• 2,267	• 2,073	• 194	• \$893	• 1,106	• \$988,081	• 10,889
Downtown Core	• 6	• 8	• 4,272	• 3,846	• 24	• \$1,291	• 1,321	• \$1,705,058	• 18,308
Downtown East	• 16	• 16	• 5,192	• 4,866	• 298	• \$984	• 880	• \$866,692	• 9,943
Downtown West	• 83	• 29	• 10,933	• 8,917	• 1,563	• \$1,236	• 762	• \$941,564	• 13,899
Etobicoke Waterfront	• 8	• 8	• 3,599	• 3,401	• 198	• \$1,063	• 860	• \$914,954	• 1,439
Highway7 - Yonge	• 0	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 66	• 8	• 4,495	• 3,600	• 597	• \$782	• 734	• \$574,147	•
North Toronto	• 21	• 8	• 2,485	• 2,232	• 211	• \$1,157	• 995	• \$1,150,927	• 6,252
North Yonge Corridor	• 0	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,475
North York East	• 7	• 2	• 528	• 504	• 23	• \$941	• 1,022	• \$961,965	• 2,381
North York West	• 38	• 11	• 2,584	• 2,311	• 250	• \$808	• 721	• \$583,068	• 9,556
Not Applicable	• 347	• 138	• 23,754	• 17,882	• 4,359	• \$685	• 961	• \$658,402	• 28,963
Scarborough City Centre									• 2,245
Sheppard Corridor	• 16	• 12	• 3,577	• 2,734	• 603	• \$967	• 823	• \$795,802	• 4,219
Thornhill									•
Toronto East	• 23	• 12	• 1,531	• 1,396	• 93	• \$931	• 1,022	• \$951,985	• 6,362
Toronto West	• 48	• 11	• 2,049	• 1,237	• 731	• \$979	• 857	• \$839,128	• 12,808
Yonge - St. Clair	• 5	• 8	• 1,287	• 1,216	• 62	• \$1,244	• 1,267	• \$1,576,821	• 84

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