

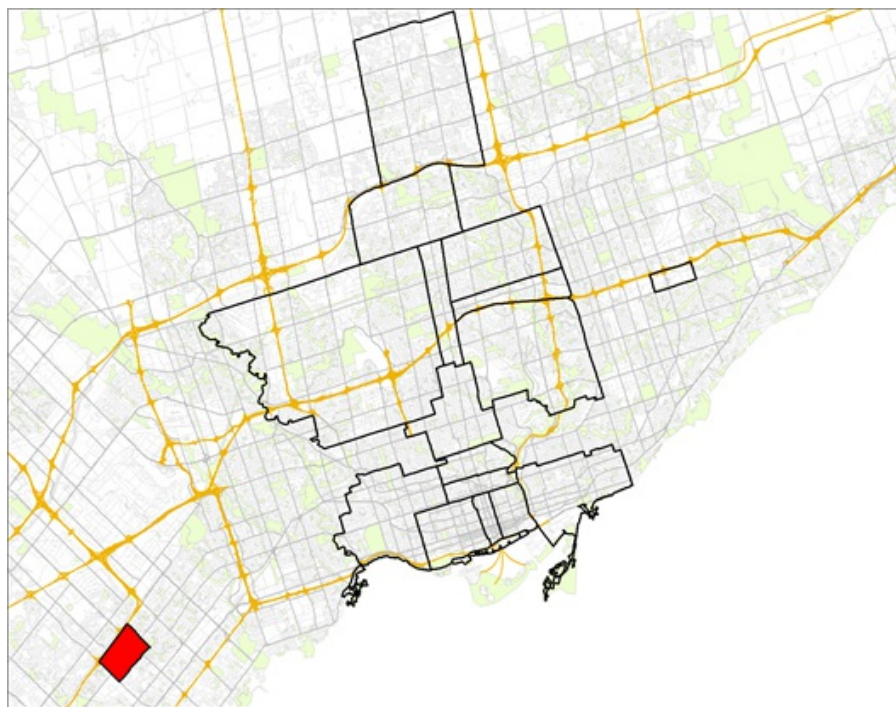


Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of February 2019



Mississauga City Centre Submarket Report - February 2019



Mississauga City Centre		GTA
Active Projects	8	330
Total Units	4,495	87,681
Total Sales	3,811	73,122
Rem. Inv.	528	11,269
Avg. \$/SF	\$786	\$965
Avg. SF	775	903
Avg. \$	\$609,355	\$871,303
Current Month Sales (incl. active & sold out)	36	772

Development Applications

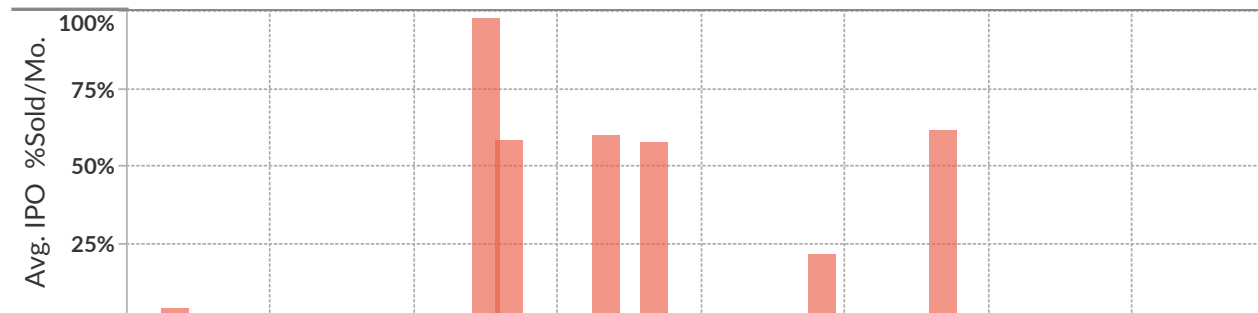
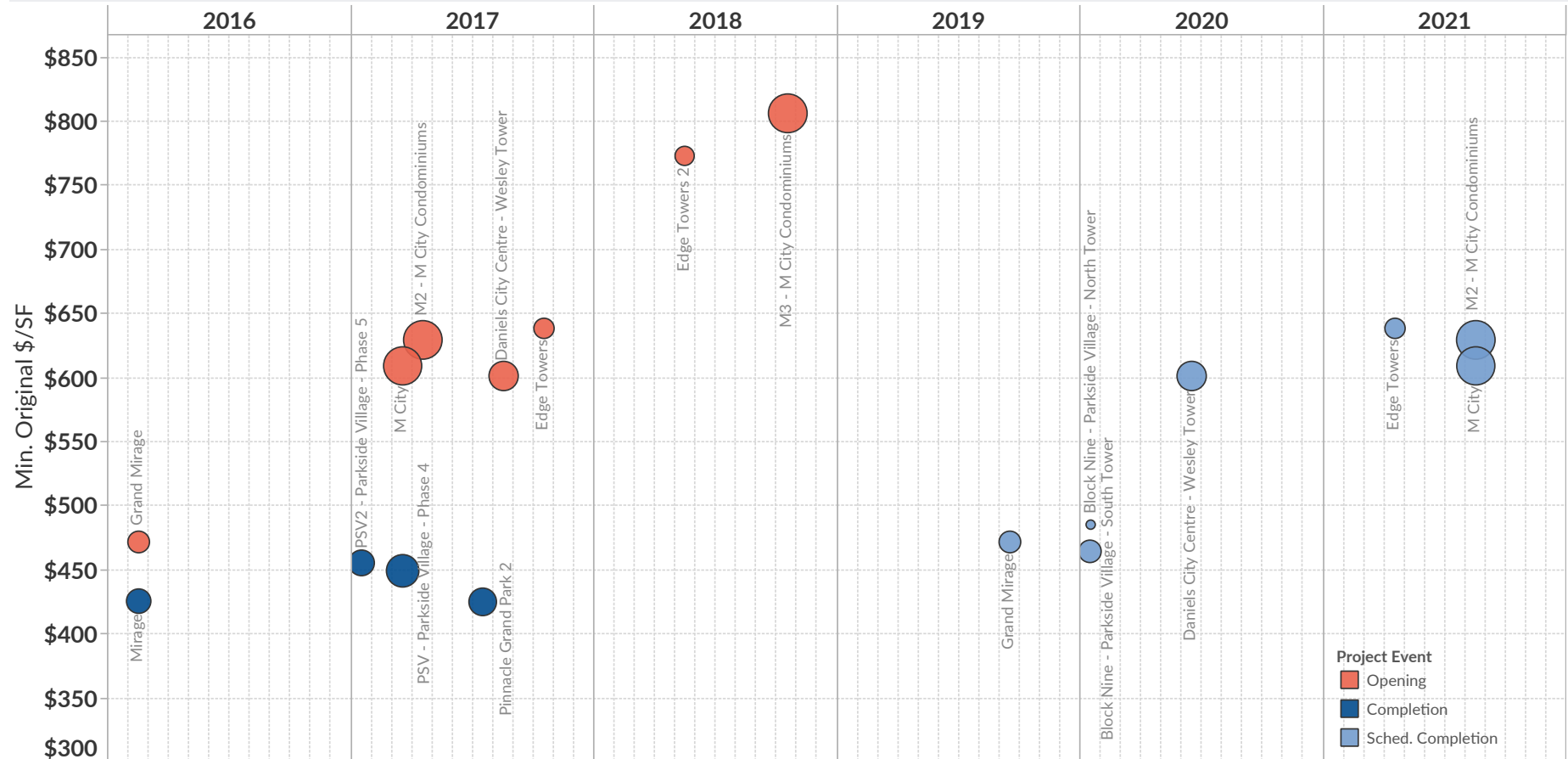
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	323
Total Units		166,695
Min. Floor Space Index		0.1
Max. Floor Space Index		45.5
Avg. Floor Space Index		5.8

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

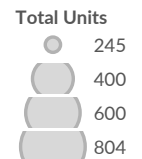


Mississauga City Centre Submarket Report - February 2019

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.



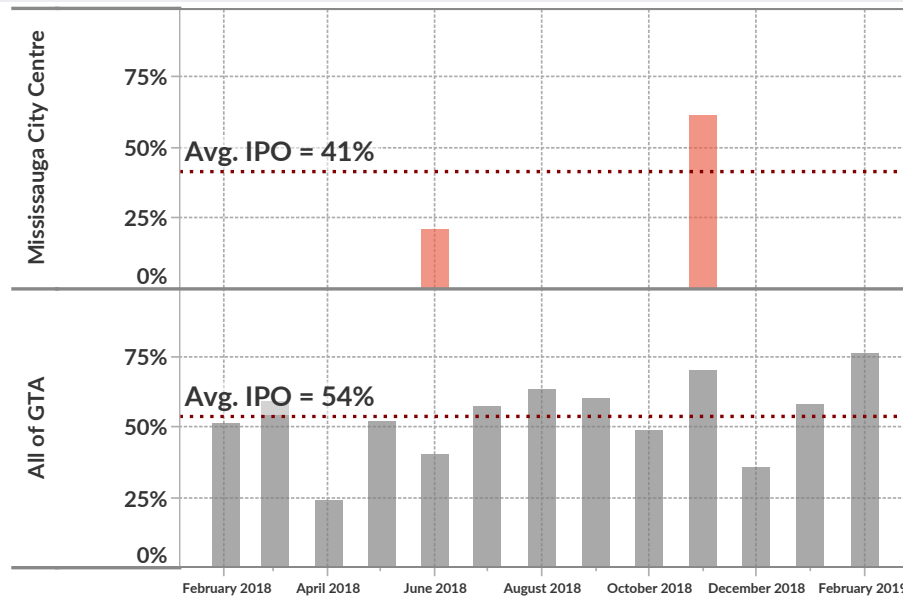
Mississauga City Centre Submarket Report - February 2019

Project Data by Unit Type

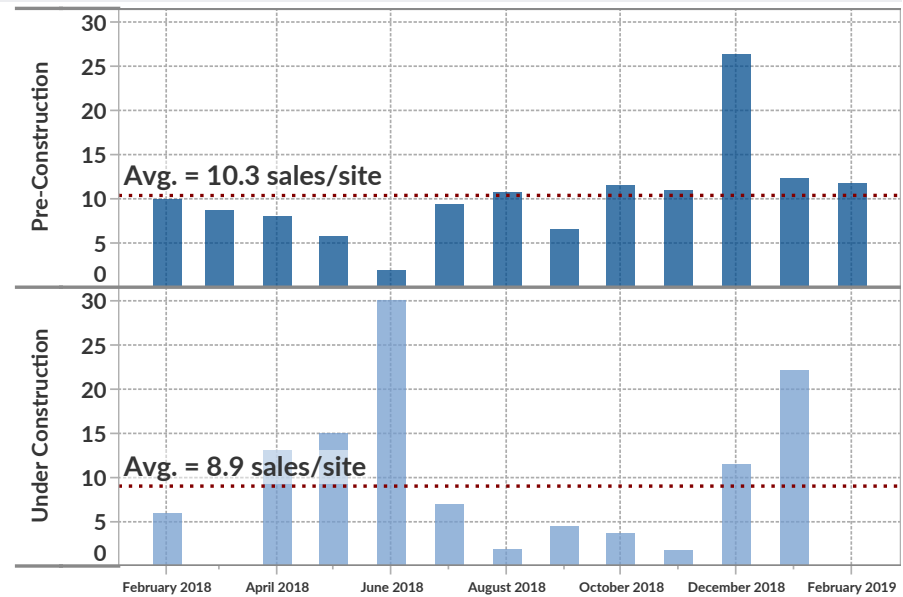
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37		37	0
1 Bedroom	999	9	925	74
1 Bedroom + Den	1,205	9	1,149	56
2 Bedroom	1,431	16	1,148	283
2 Bedroom + Den	559	2	493	66
3 Bedroom & Up	88	0	41	47
Penthouse	16	0	14	2
Other	4	0	4	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$841	465	867	\$390,900	\$635,900
\$842	572	708	\$412,900	\$592,900
\$799	673	1,209	\$426,900	\$1,029,900
\$756	806	1,392	\$513,900	\$1,271,900
\$702	961	1,423	\$594,900	\$1,298,900
\$616	1,608	2,312	\$1,015,900	\$1,399,900

IPO Launch Performance (first 2 months)

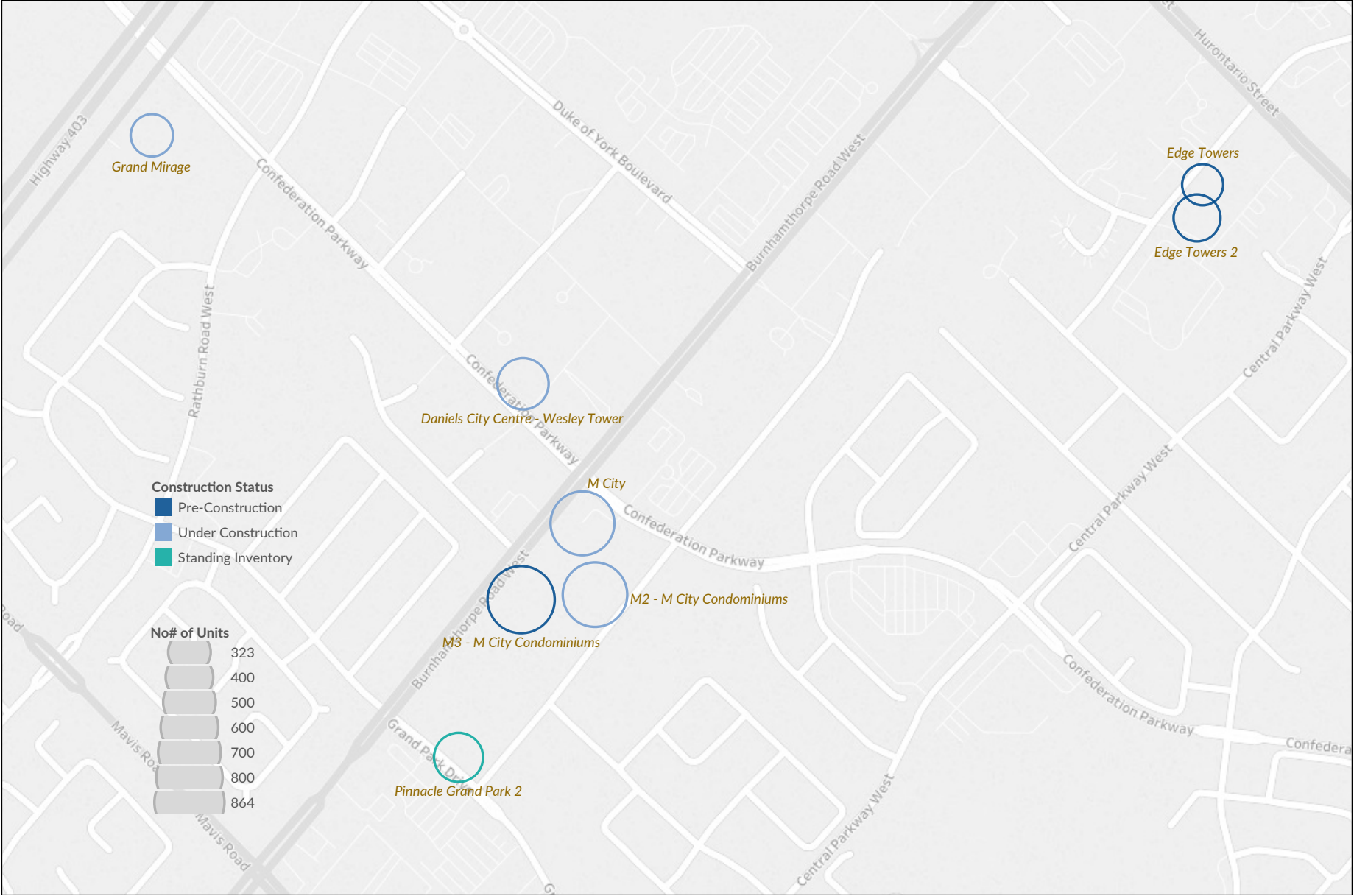


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - February 2019

Current Active Projects



Mississauga City Centre Submarket Report - February 2019

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	22	25	503	\$602	\$734
Edge Towers 2 - Solmar Development Corp.	Apartment	January 2022	24	38	132	422	\$773	\$852
Edge Towers - Solmar Development Corp.	Apartment	April 2021	0	1	58	323	\$639	\$851
Grand Mirage - Conservatory Group	Apartment	September 2019	0	0	16	344	\$472	\$728
M City - Rogers Real Estate Development Limited and Urban ..	Apartment	August 2021	0	0	33	781	\$610	\$664
M2 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	August 2021	0	0	51	797	\$630	\$660
M3 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	March 2023	11	33	208	864	\$806	\$797
Pinnacle Grand Park 2 - Pinnacle International	Apartment	July 2017	1	1	5	461	\$425	\$638

Mississauga City Centre Submarket Report - February 2019

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	1	17	5,751	5,232	220	\$2,254	1,962	\$4,421,244	5,168
Central Waterfront	16	15	6,871	6,062	730	\$1,315	997	\$1,311,498	16,844
Don Mills - York Mills	5	8	2,327	2,087	180	\$865	1,173	\$1,014,796	10,889
Downtown Core	21	8	4,272	3,864	317	\$1,300	593	\$771,172	20,308
Downtown East	4	16	5,192	4,874	290	\$986	893	\$880,817	16,321
Downtown West	124	30	11,377	9,593	1,321	\$1,248	772	\$963,248	13,807
Etobicoke Waterfront	3	8	3,726	3,409	180	\$1,086	847	\$919,157	1,439
Highway7 - Yonge	1	6	1,582	1,186	256	\$653	918	\$598,848	.
Mississauga City Centre	36	8	4,495	3,811	528	\$786	775	\$609,355	.
North Toronto	36	10	3,192	2,519	575	\$1,142	810	\$925,390	6,287
North Yonge Corridor	28	6	2,254	1,575	502	\$935	780	\$729,132	4,495
North York East	1	2	528	499	28	\$937	1,016	\$952,400	2,381
North York West	10	9	2,266	1,996	249	\$809	722	\$583,510	10,665
Not Applicable	277	141	24,534	18,703	4,358	\$701	950	\$665,554	40,105
Scarborough City Centre									2,245
Sheppard Corridor	176	14	4,391	3,755	636	\$933	806	\$752,334	4,168
Thornhill									.
Toronto East	6	13	1,600	1,431	127	\$992	985	\$976,528	2,168
Toronto West	27	11	2,037	1,311	709	\$982	866	\$850,700	12,983
Yonge - St. Clair	0	8	1,286	1,215	63	\$1,215	1,275	\$1,548,293	169

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