

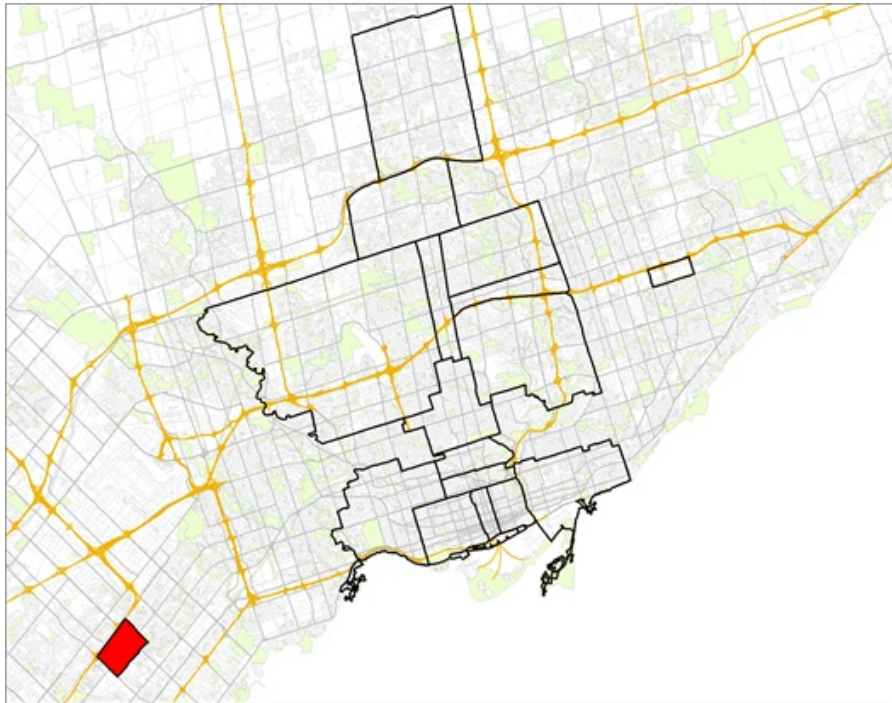


Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of March 2020



Mississauga City Centre Submarket Report - March 2020



Mississauga City Centre		GTA
Active Projects	11	356
Total Units	6,383	94,959
Total Sales	5,808	80,698
Rem. Inv.	351	10,083
Avg. \$/SF	\$826	\$1,080
Avg. SF	912	981
Avg. \$	\$753,150	\$1,059,142
Current Month Sales (incl. active & sold out)	142	2,840

Development Applications

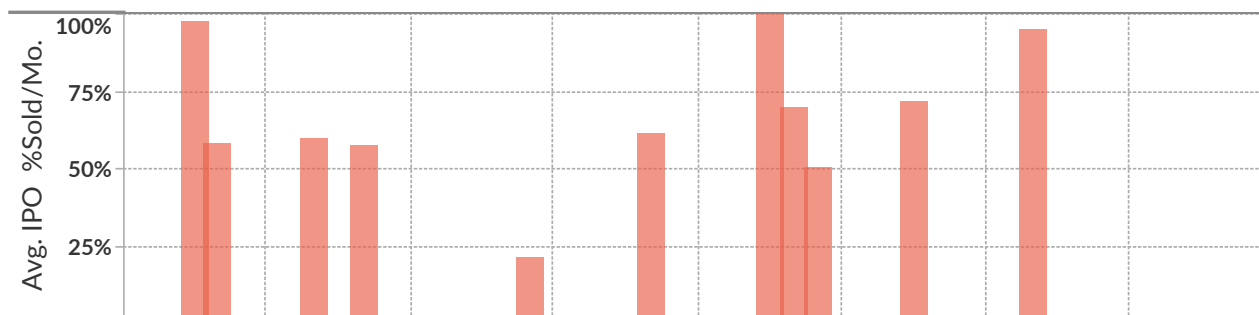
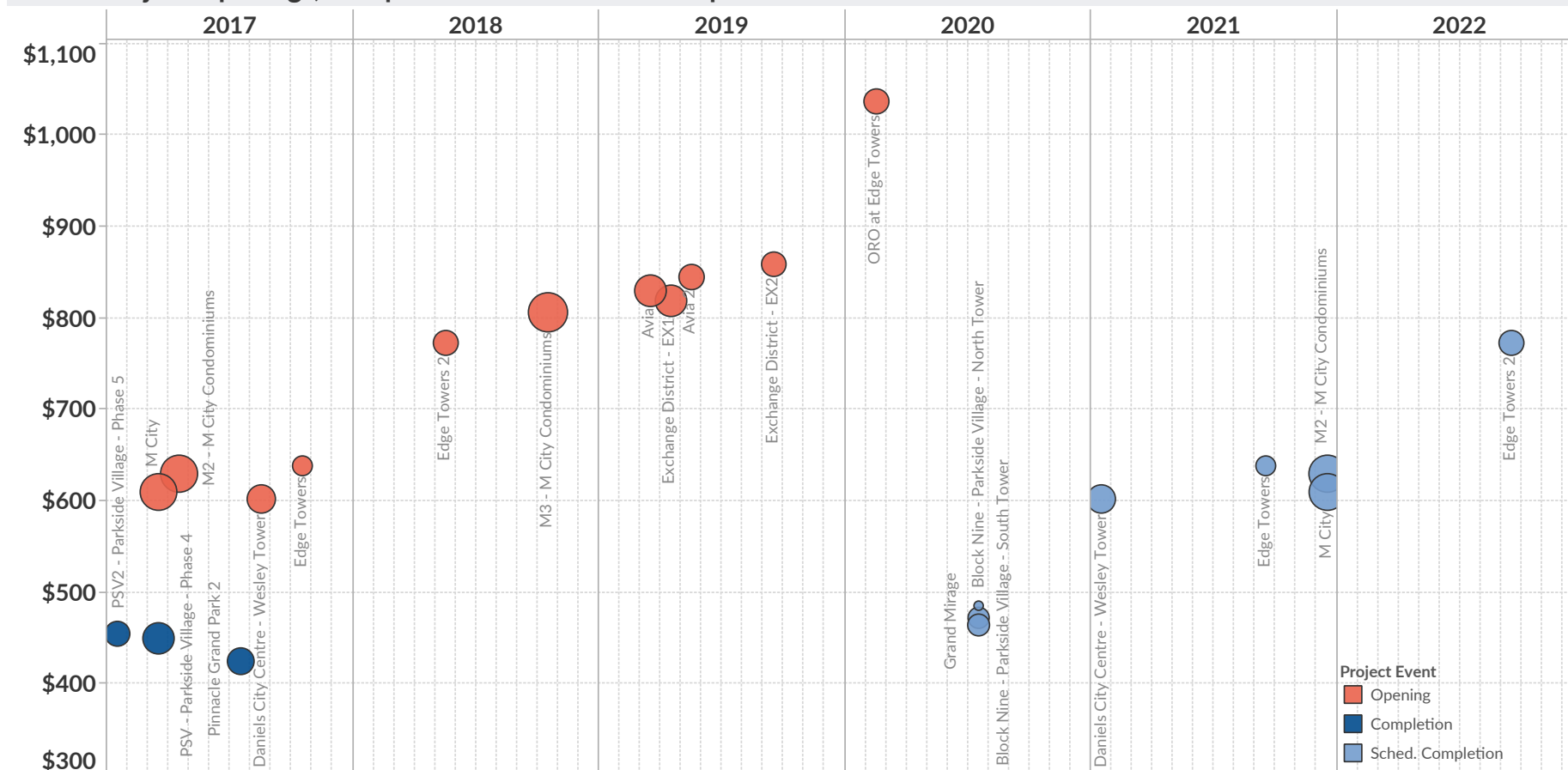
Mississauga City Centre		City of Toronto
Number of Dev. Apps.	0	387
Total Units		215,812
Min. Floor Space Index		0.1
Max. Floor Space Index		44.5
Avg. Floor Space Index		6.5

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

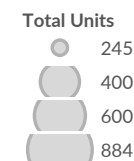


Mississauga City Centre Submarket Report - March 2020

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.



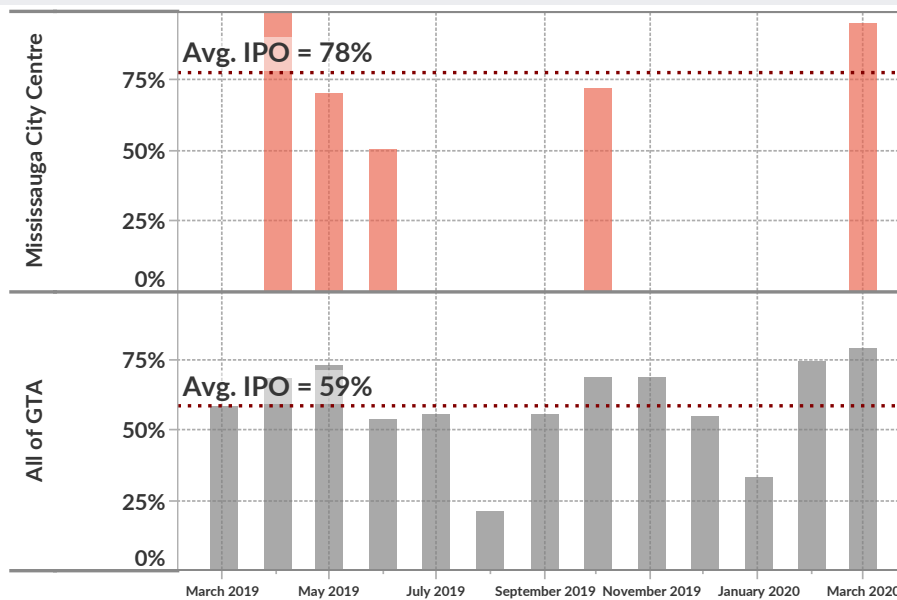
Mississauga City Centre Submarket Report - March 2020

Project Data by Unit Type

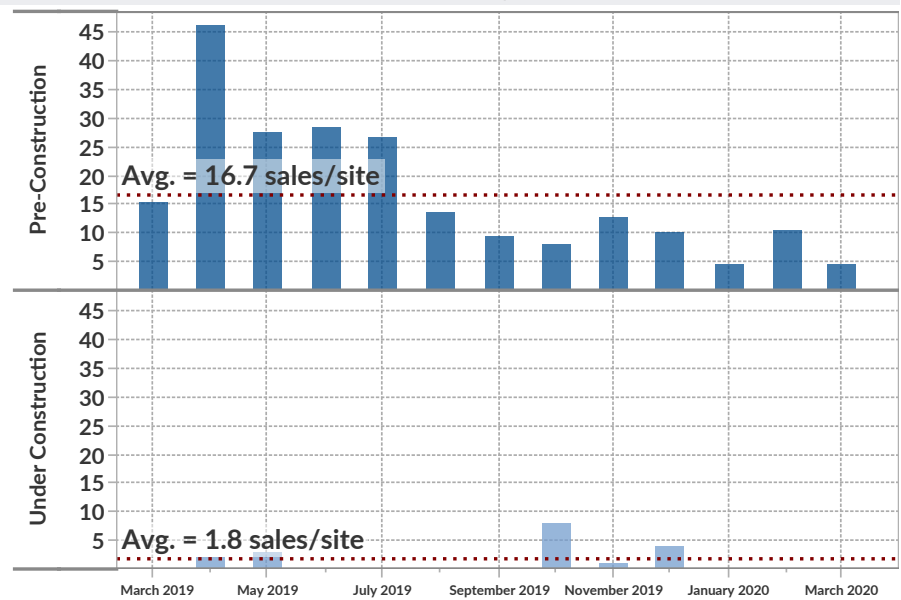
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	78	0	78	0
1 Bedroom	1,451	0	1,442	9
1 Bedroom + Den	1,516	83	1,486	30
2 Bedroom	2,449	55	2,291	158
2 Bedroom + Den	536	4	447	89
3 Bedroom & Up	106	0	57	49
Penthouse	14	0	7	7
Other	9	0	0	9

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,091	460	492	\$485,900	\$559,900
\$951	555	740	\$412,900	\$762,900
\$880	649	1,155	\$426,900	\$1,054,400
\$794	764	1,486	\$513,900	\$1,392,900
\$709	961	1,423	\$594,900	\$1,423,900
\$883	614	928	\$566,400	\$794,900
\$704	1,183	1,551	\$909,600	\$1,016,100

IPO Launch Performance (first 2 months)

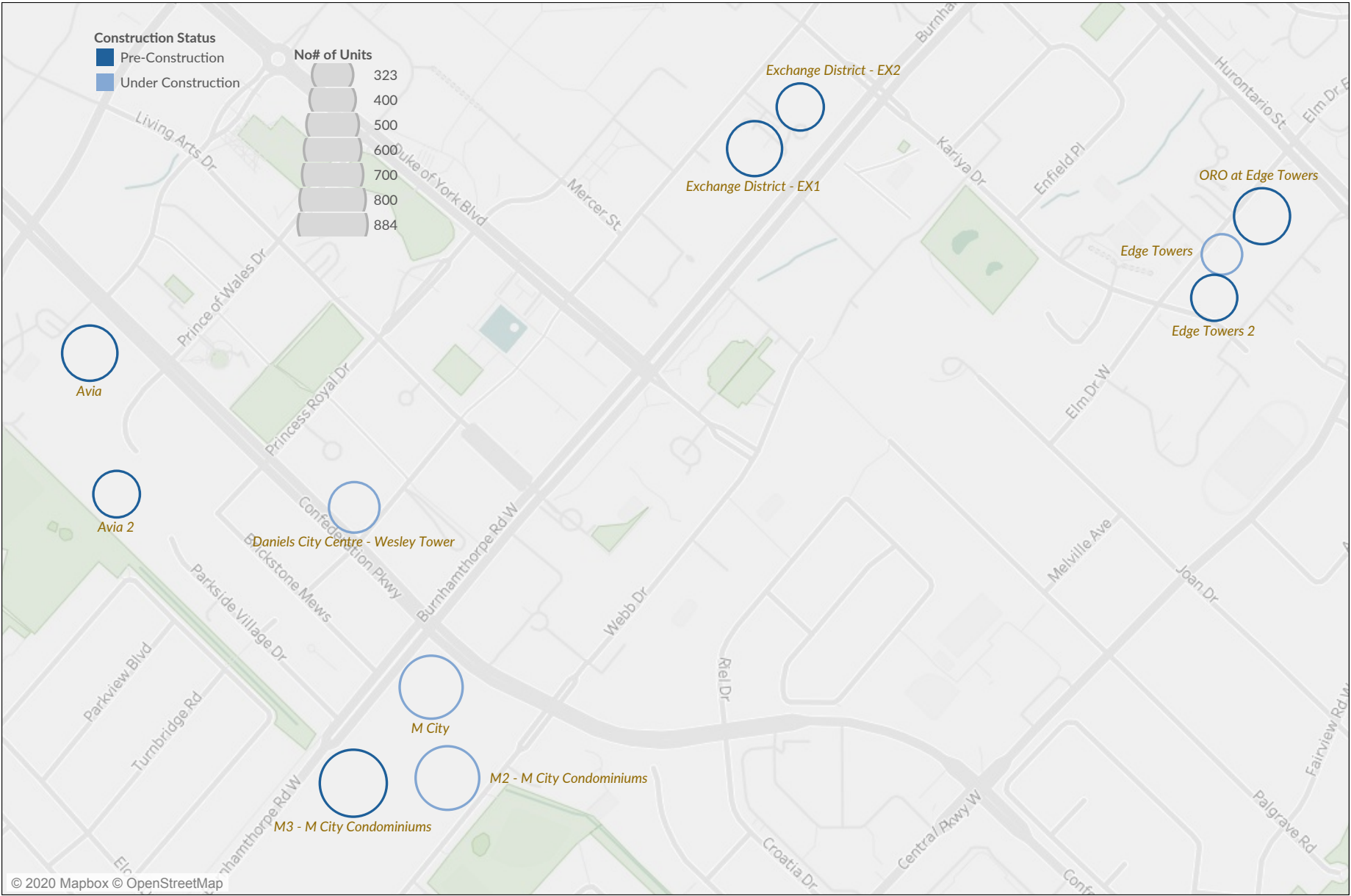


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - March 2020

Current Active Projects



Mississauga City Centre Submarket Report - March 2020

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
Avia 2 - Amacon Developments	Apartment	October 2023	10	40	86	427	\$845	\$859
Avia - Amacon Developments	Apartment	September 2023	0	0	13	601	\$830	\$808
Daniels City Centre - Wesley Tower - Daniels Corporation	Apartment	January 2021	0	0	10	503	\$602	\$743
Edge Towers 2 - Solmar Development Corp.	Apartment	September 2022	0	6	15	418	\$773	\$1,004
Edge Towers - Solmar Development Corp.	Apartment	September 2021	0	1	15	323	\$639	\$1,012
Exchange District - EX1 - Camrost Felcorp	Apartment	November 2023	4	27	16	595	\$819	\$972
Exchange District - EX2 - Camrost Felcorp	Apartment	November 2024	6	26	20	437	\$859	\$1,018
M City - Rogers Real Estate Development Limited and Urban ..	Apartment	December 2021	0	0	31	781	\$610	\$662
M2 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	December 2021	0	0	50	797	\$630	\$660
M3 - M City Condominiums - Rogers Real Estate Developmen..	Apartment	August 2023	2	4	74	884	\$806	\$927
ORO at Edge Towers - Solmar Development Corp.	Apartment	October 2024	120	400	21	617	\$1,037	\$1,092

Mississauga City Centre Submarket Report - March 2020

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	82	16	6,184	5,410	241	\$2,359	1,553	\$3,662,910	8,252
Central Waterfront	41	13	6,642	5,780	850	\$1,444	994	\$1,435,507	17,952
Don Mills - York Mills	35	11	3,261	2,914	257	\$935	1,196	\$1,119,192	11,337
Downtown Core	152	8	4,748	4,076	488	\$1,506	672	\$1,012,221	18,916
Downtown East	67	18	6,423	5,604	619	\$1,235	805	\$994,215	14,710
Downtown West	965	32	10,985	9,478	1,046	\$1,440	884	\$1,273,142	18,650
Etobicoke Waterfront	13	3	1,632	1,464	48	\$1,145	883	\$1,011,008	8,726
Highway7 - Yonge	34	7	1,742	1,422	320	\$685	1,047	\$717,071	.
Mississauga City Centre	142	11	6,383	5,808	351	\$826	912	\$753,150	.
North Toronto	197	11	3,148	2,502	470	\$1,242	820	\$1,018,570	7,829
North Yonge Corridor	7	5	1,692	1,380	93	\$1,154	773	\$891,477	7,142
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	25	9	1,815	1,554	236	\$908	1,165	\$1,058,078	9,016
Not Applicable	734	158	29,577	24,399	3,494	\$762	1,020	\$776,920	70,256
Scarborough City Centre									2,245
Sheppard Corridor	27	14	4,015	3,452	480	\$1,095	919	\$1,005,529	7,370
Thornhill	254	5	1,444	1,059	384	\$1,042	1,092	\$1,137,198	.
Toronto East	8	12	1,395	1,177	168	\$1,027	940	\$965,332	3,735
Toronto West	56	14	2,613	2,072	431	\$1,112	966	\$1,074,237	11,179
Yonge - St. Clair	1	7	732	628	99	\$1,487	1,632	\$2,427,313	2,403

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