

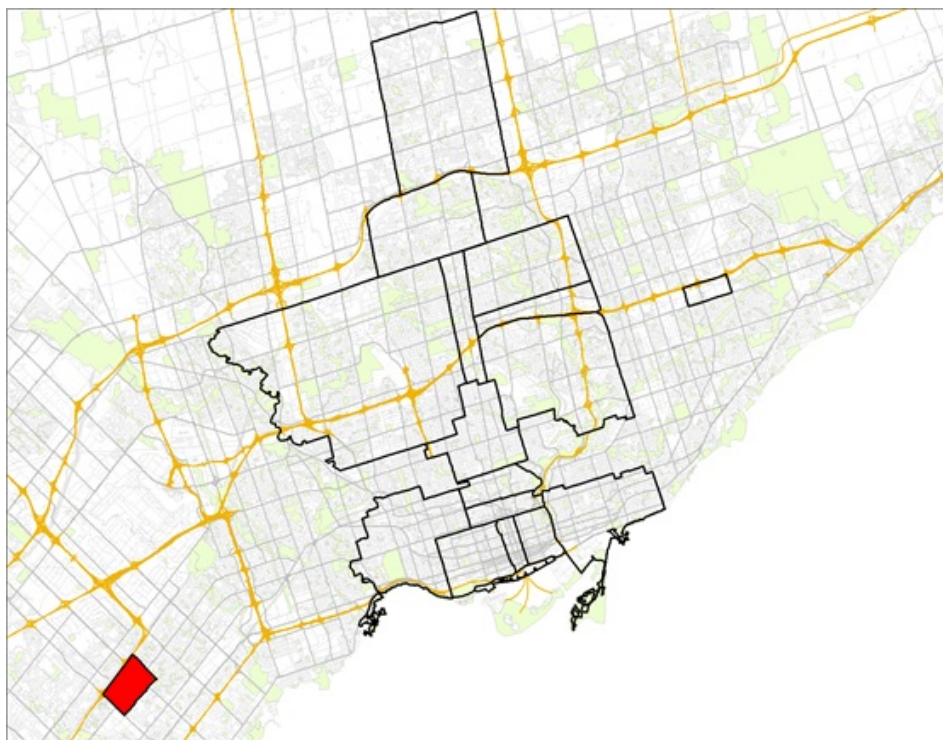


Greater Toronto Area  
Mississauga City Centre

New Homes High Rise Submarket Report  
Data as of November 2022



# Mississauga City Centre Submarket Report - November 2022

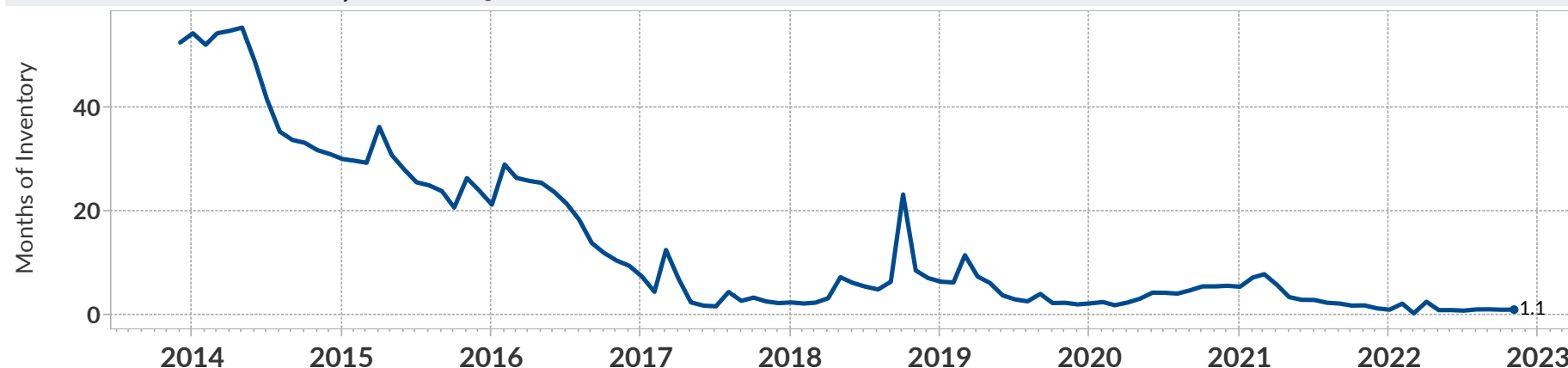


| Mississauga City Centre                       |           | GTA         |
|-----------------------------------------------|-----------|-------------|
| Distinct count of Site Name                   | 9         | 345         |
| No. of Units                                  | 4,393     | 88,680      |
| Total Sales                                   | 4,282     | 76,683      |
| Act Inv                                       | 111       | 11,997      |
| Avg. wt. \$/sf                                | \$1,218   | \$1,431     |
| Avg. Project \$/SF                            | \$1,221   | \$1,290     |
| Avg. SF                                       | 755       | 846         |
| Avg. \$                                       | \$919,967 | \$1,210,702 |
| Current Month Sales (incl. active & sold out) | 5         | 1,053       |

## Development Applications

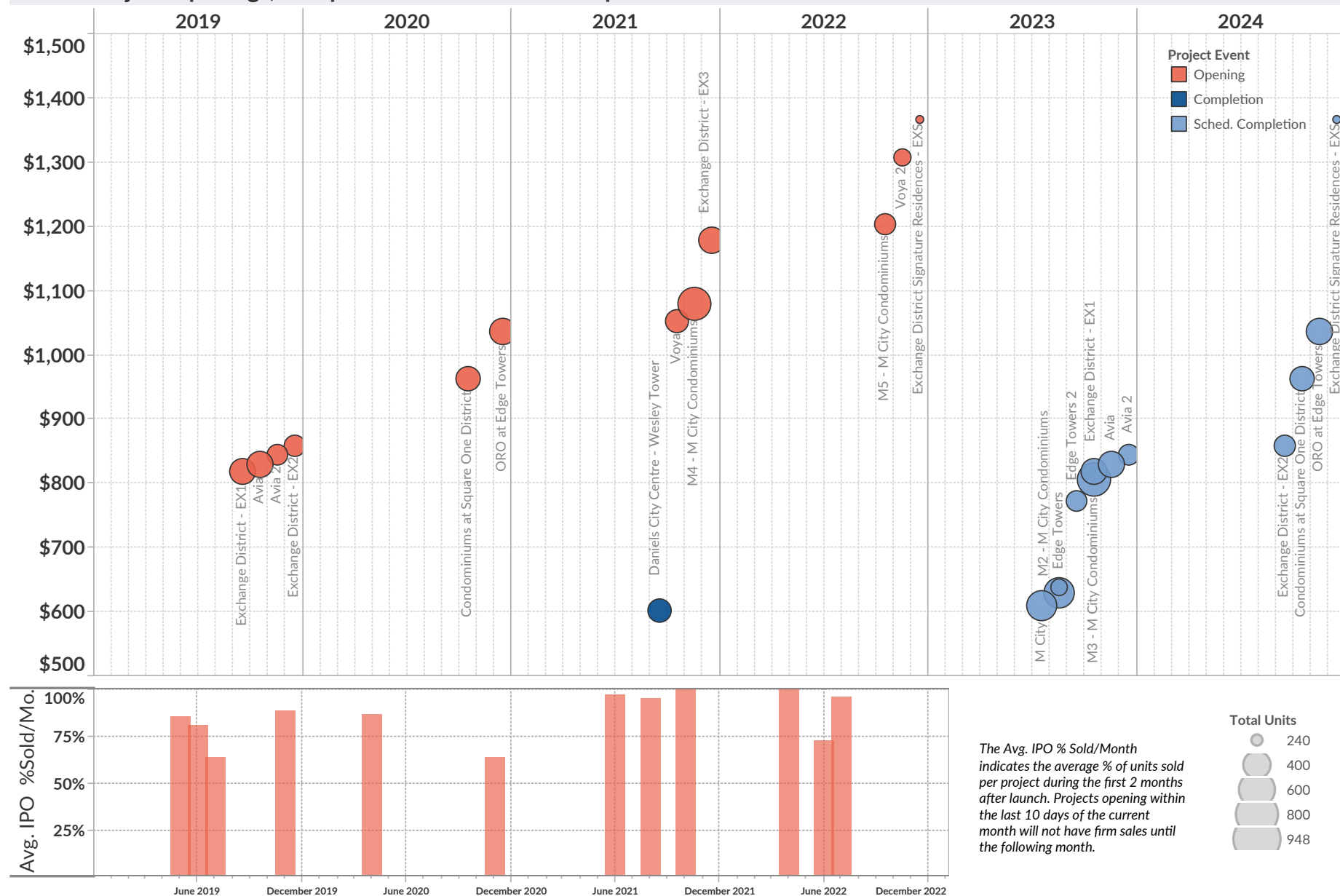
| Mississauga City Centre | City of Toronto |
|-------------------------|-----------------|
|                         | 759             |
|                         | 417,669         |
|                         | 0.0             |
|                         | 61.7            |
|                         | 7.8             |

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



# Mississauga City Centre Submarket Report - November 2022

## Recent Project Openings, Completions & Scheduled Completions



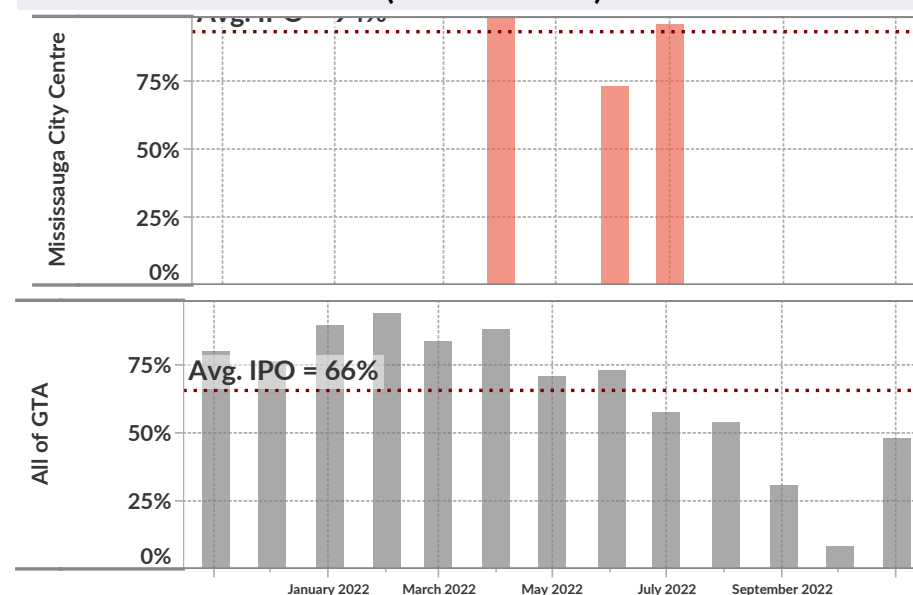
# Mississauga City Centre Submarket Report - November 2022

## Project Data by Unit Type

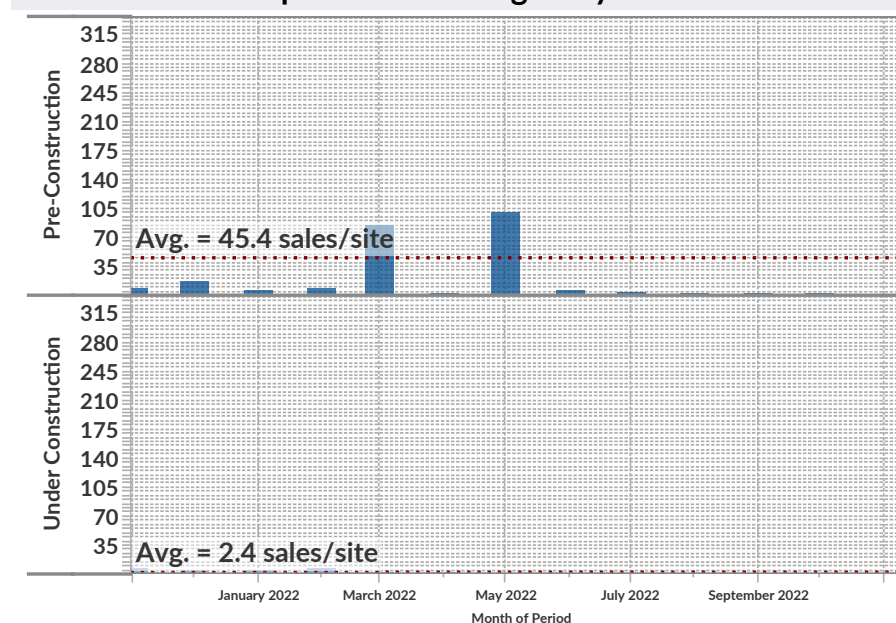
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 38           | 0                   | 37          | 1       |
| 1 Bedroom       | 1,044        | 1                   | 1,036       | 8       |
| 1 Bedroom + Den | 1,331        | 3                   | 1,299       | 32      |
| 2 Bedroom       | 1,631        | 0                   | 1,589       | 42      |
| 2 Bedroom + Den | 258          | 0                   | 238         | 20      |
| 3 Bedroom & Up  | 73           | 0                   | 68          | 5       |
| Penthouse       | 18           | 1                   | 15          | 3       |
| Other           |              |                     |             |         |

| Avg. wt. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|----------------|-----------------|------------------|------------------|-------------------|
| \$1,278        | 460             | 603              | \$485,900        | \$850,400         |
| \$1,302        | 477             | 809              | \$650,000        | \$1,051,900       |
| \$1,237        | 681             | 888              | \$825,000        | \$1,338,400       |
| \$1,162        | 694             | 929              | \$850,000        | \$1,035,900       |
| \$1,092        | 899             | 1,011            | \$1,025,000      | \$1,059,900       |
| \$1,028        | 1,849           | 1,849            | \$1,900,000      | \$1,900,000       |
|                |                 |                  |                  |                   |

## IPO Launch Performance (first 2 months)

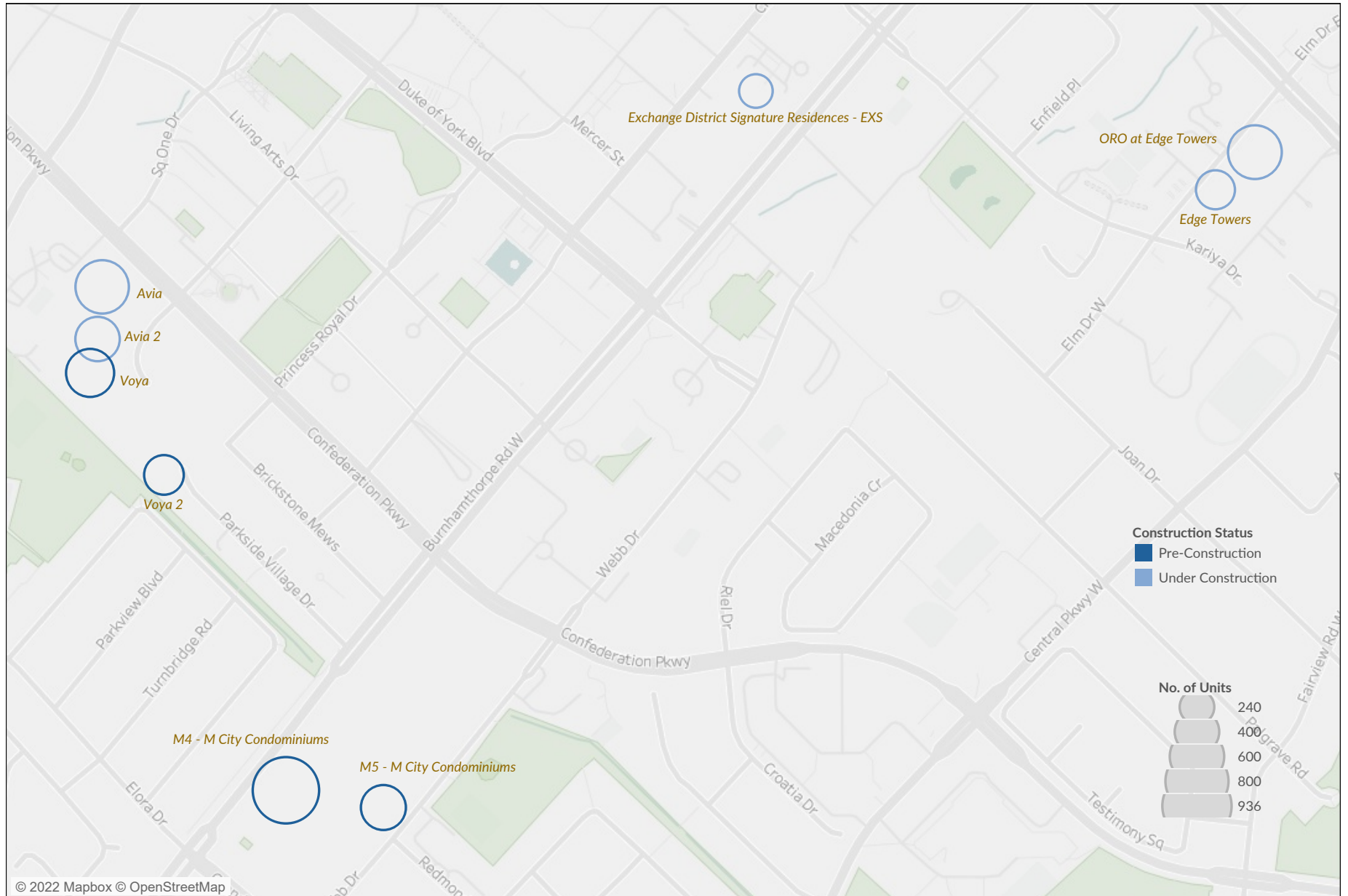


## Post Launch Absorption: Mississauga City Centre



# Mississauga City Centre Submarket Report - November 2022

## Current Active Projects



# Mississauga City Centre Submarket Report - November 2022

## Current Active Project List

|                                                                |              |                         |                     |     |         |              | *                   |                                |
|----------------------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|--------------------------------|
| Site Name                                                      | Product Type | Month, Year of Occ Date | Current Month Sales | YTD | Act Inv | No. of Units | Min. Original \$/SF | Avg. Current Price Per Sq Foot |
| Avia 2 - Amacon Developments                                   | Apartment    | October 2023            | 0                   | 1   | 0       | 419          | \$845               | \$1,126                        |
| Avia - Amacon Developments                                     | Apartment    | September 2023          | 0                   | 3   | 0       | 606          | \$830               | \$1,067                        |
| Edge Towers - Solmar Development Corp.                         | Apartment    | March 2023              | 0                   | 0   | 1       | 323          | \$639               | \$1,056                        |
| Exchange District Signature Residences - EXS - Camrost Felco.. | Apartment    | August 2024             | 1                   | 232 | 8       | 240          | \$1,367             | \$1,523                        |
| M4 - M City Condominiums - Rogers Real Estate Developmen..     | Apartment    | January 2027            | 0                   | 19  | 0       | 936          | \$1,080             | \$1,261                        |
| M5 - M City Condominiums - Rogers Real Estate Developmen..     | Apartment    | January 2026            | 2                   | 357 | 73      | 430          | \$1,204             | \$1,174                        |
| ORO at Edge Towers - Solmar Development Corp.                  | Apartment    | October 2024            | 2                   | 65  | 29      | 614          | \$1,037             | \$1,246                        |
| Voya 2 - Amacon Developments                                   | Apartment    | February 2026           | 0                   | 334 | 0       | 334          | \$1,308             | \$1,372                        |
| Voya - Amacon Developments                                     | Apartment    | February 2026           | 0                   | 15  | 0       | 491          | \$1,053             | \$1,161                        |

# Mississauga City Centre Submarket Report - November 2022

| Monthly Sales           |                     |                         | Current GTA Active Projects |         |                |         |               | Dev. Apps.  |
|-------------------------|---------------------|-------------------------|-----------------------------|---------|----------------|---------|---------------|-------------|
| Sub Market              | Current Month Sales | Distinct count of Sit.. | Total Sales                 | Act Inv | Avg. wt. \$/sf | Avg. SF | Avg. \$       | Total Units |
| Bloor - Yorkville       | • 16                | • 17                    | • 4,374                     | • 332   | • \$2,511      | • 1,422 | • \$3,571,151 | • 16,039    |
| Central Waterfront      | • 2                 | • 8                     | • 3,994                     | • 519   | • \$1,682      | • 1,130 | • \$1,900,994 | • 13,643    |
| Don Mills - York Mills  | • 2                 | • 14                    | • 3,842                     | • 83    | • \$1,146      | • 1,210 | • \$1,387,154 | • 24,933    |
| Downtown Core           | • 17                | • 8                     | • 4,586                     | • 774   | • \$1,842      | • 751   | • \$1,383,156 | • 28,717    |
| Downtown East           | • 13                | • 18                    | • 5,686                     | • 841   | • \$1,551      | • 695   | • \$1,077,458 | • 25,407    |
| Downtown West           | • 4                 | • 24                    | • 7,795                     | • 886   | • \$1,813      | • 987   | • \$1,790,127 | • 18,911    |
| Etobicoke Waterfront    | • 0                 | • 1                     | • 533                       | • 1     | • \$1,626      | • 466   | • \$757,900   | • 9,281     |
| Highway7 - Yonge        | • 0                 | • 4                     | • 1,171                     | • 24    | • \$1,113      | • 1,310 | • \$1,457,125 | • 23,957    |
| Mississauga City Centre | • 5                 | • 9                     | • 4,282                     | • 111   | • \$1,218      | • 755   | • \$919,967   | • 20,775    |
| North Toronto           | • 6                 | • 18                    | • 3,477                     | • 378   | • \$1,557      | • 959   | • \$1,493,166 | • 206       |
| North Yonge Corridor    | • 202               | • 7                     | • 1,985                     | • 118   | • \$1,537      | • 775   | • \$1,190,863 | • 33,243    |
| North York East         | • 0                 | • 1                     | • 497                       | • 0     | • .            | • .     | • .           | • 123,527   |
| North York West         | • 48                | • 8                     | • 895                       | • 257   | • \$1,432      | • 1,160 | • \$1,661,056 | • 18,119    |
| Not Applicable          | • 640               | • 154                   | • 24,941                    | • 6,194 | • \$1,166      | • 776   | • \$904,759   | • 14,847    |
| Scarborough City Centre |                     |                         |                             |         |                |         |               | • 11,407    |
| Sheppard Corridor       | • 6                 | • 11                    | • 2,221                     | • 284   | • \$1,432      | • 827   | • \$1,184,479 | • 29,741    |
| Thornhill               | • 0                 | • 2                     | • 410                       | • 29    | • \$1,367      | • 1,700 | • \$2,323,017 | • 4,916     |
| Toronto East            | • 1                 | • 13                    | • 1,639                     | • 419   | • \$1,264      | • 711   | • \$898,221   |             |
| Toronto West            | • 88                | • 23                    | • 3,787                     | • 668   | • \$1,335      | • 856   | • \$1,143,026 |             |
| Yonge - St. Clair       | • 3                 | • 5                     | • 568                       | • 79    | • \$2,183      | • 1,480 | • \$3,230,906 |             |

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