

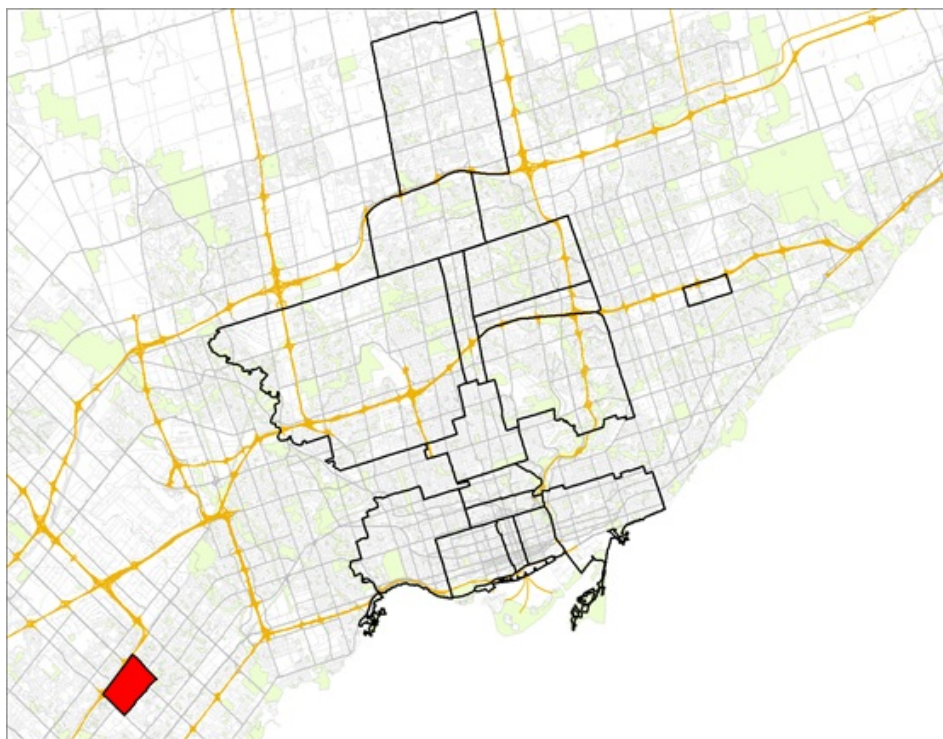


Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of December 2022



Mississauga City Centre Submarket Report - December 2022



Mississauga City Centre		GTA
Distinct count of Site Name	9	344
No. of Units	4,393	88,333
Total Sales	4,282	76,743
Act Inv	111	11,590
Avg. wt. \$/sf	\$1,218	\$1,418
Avg. Project \$/SF	\$1,221	\$1,290
Avg. SF	755	853
Avg. \$	\$919,967	\$1,209,903
Current Month Sales (incl. active & sold out)	0	398

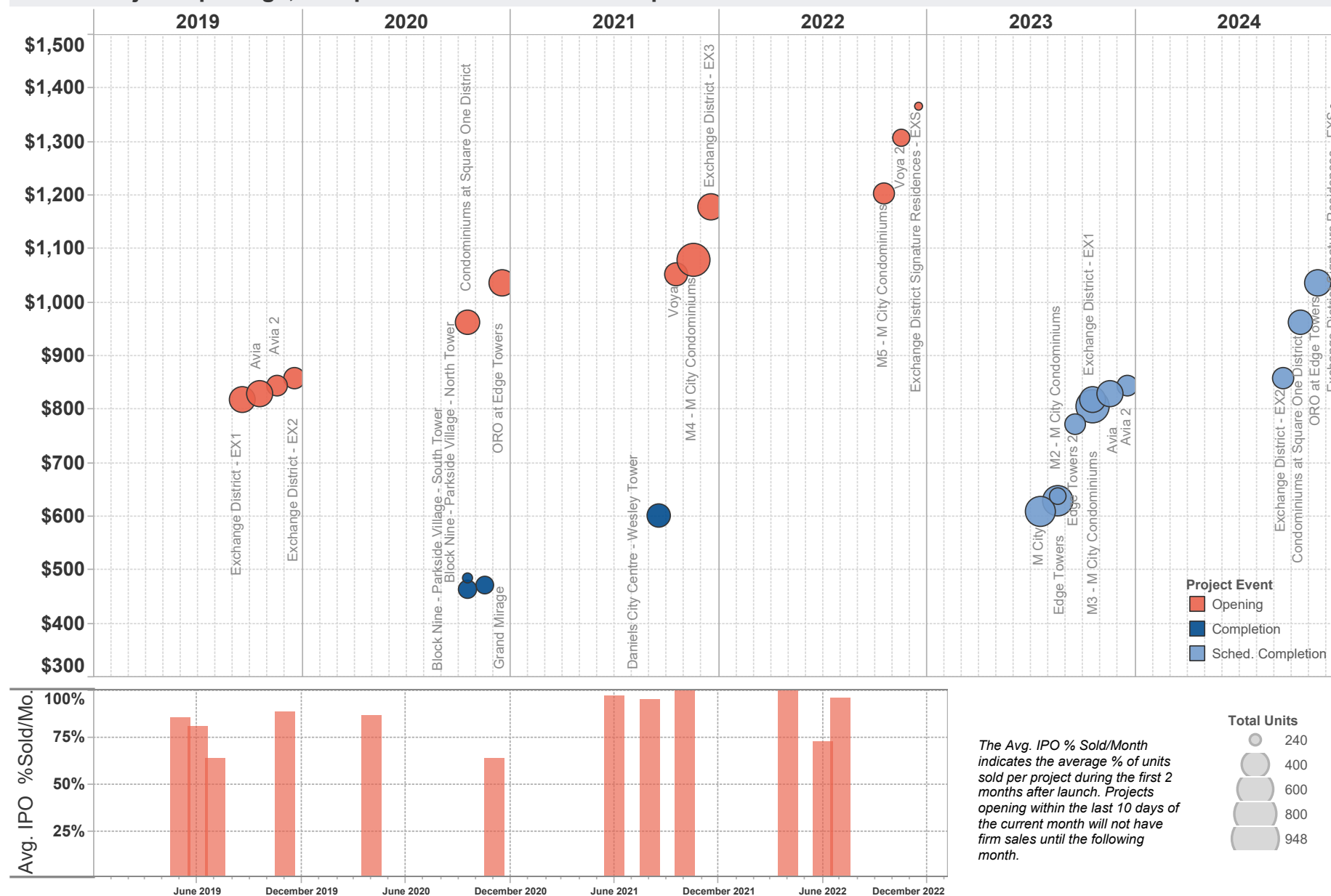
Development Applications	
Mississauga City Centre	City of Toronto
	770
	620,781
	0.0
	61.7
	7.8

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



Mississauga City Centre Submarket Report - December 2022

Recent Project Openings, Completions & Scheduled Completions



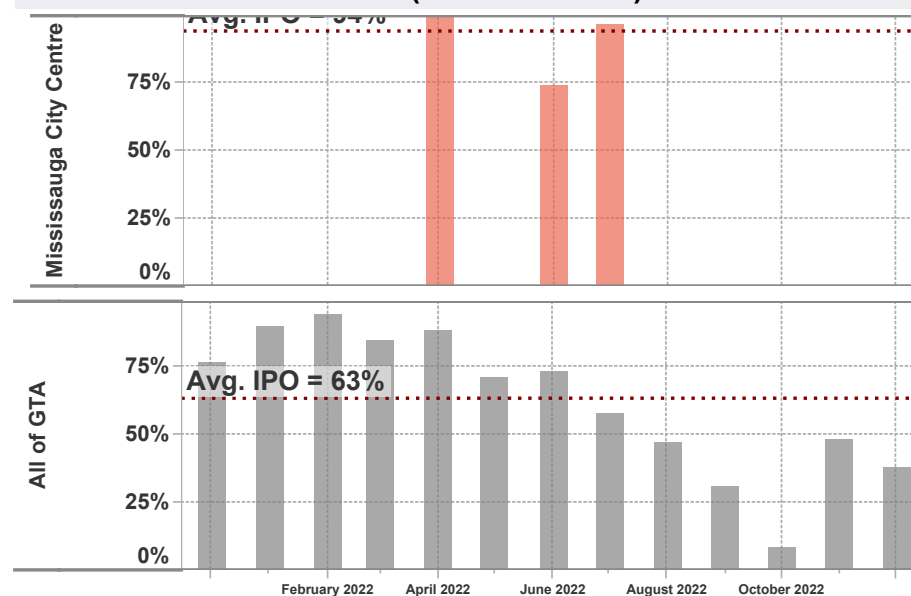
Mississauga City Centre Submarket Report - December 2022

Project Data by Unit Type

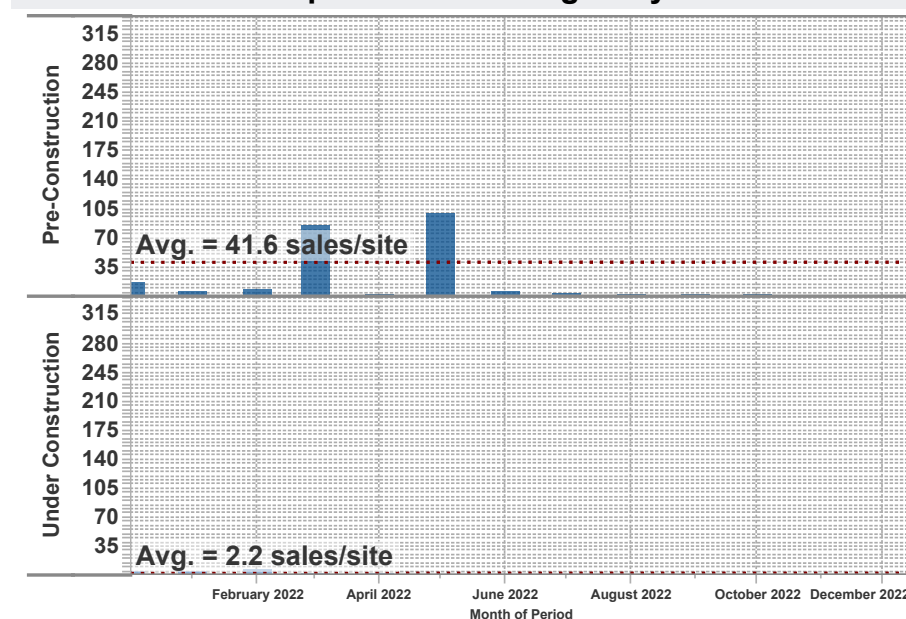
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	38	0	37	1
1 Bedroom	1,044	0	1,036	8
1 Bedroom + Den	1,331	0	1,299	32
2 Bedroom	1,631	0	1,589	42
2 Bedroom + Den	258	0	238	20
3 Bedroom & Up	73	0	68	5
Penthouse	18	0	15	3
Other				

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)

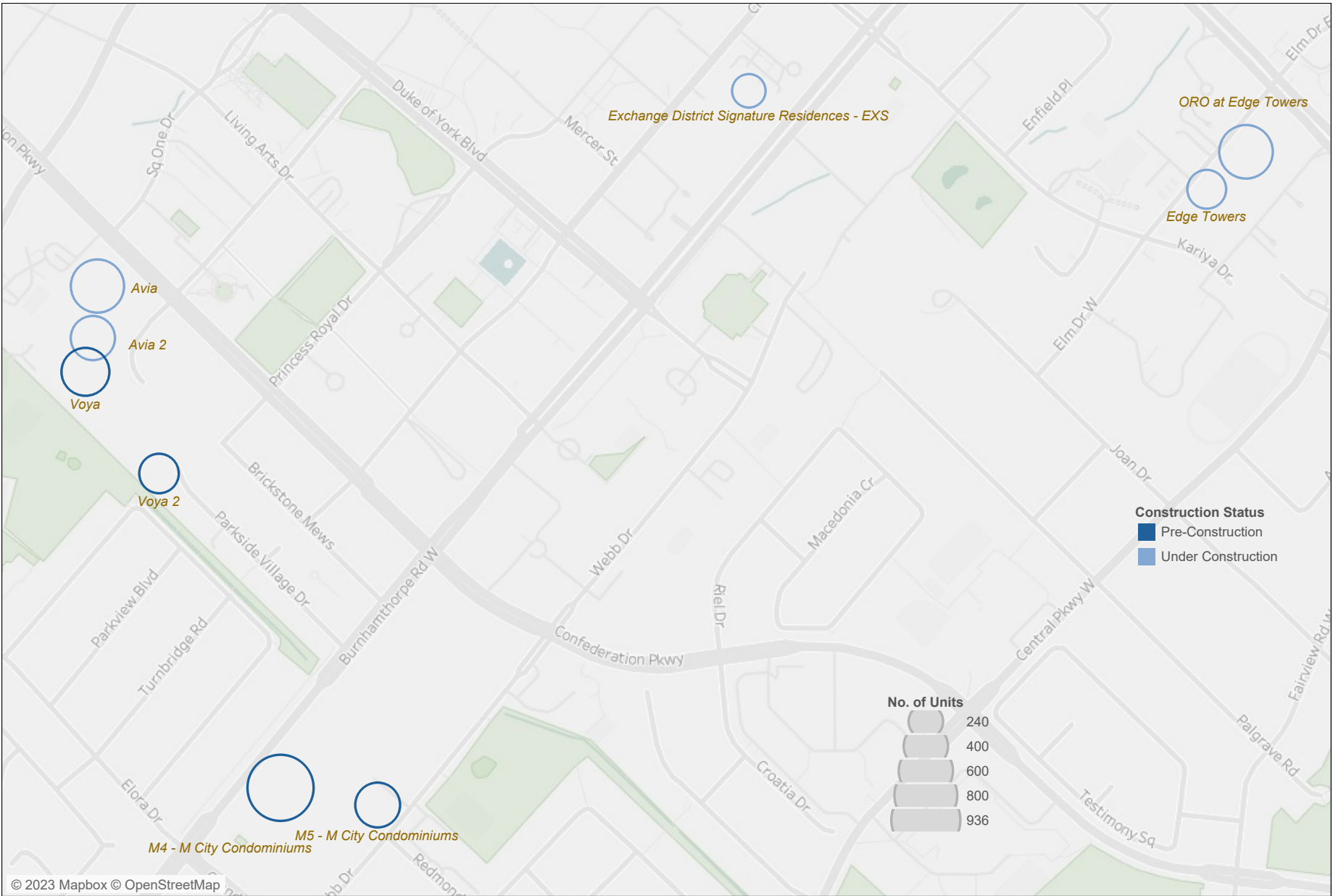


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - December 2022

Current Active Projects



Mississauga City Centre Submarket Report - December 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 Fo..
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 Fel..	Apartment	August 2024	0	232	8	240	\$1,367	\$1,523
M4 - M City Condominiums - Rogers Real Estate Developme..	Apartment	January 2027	0	19	0	936	\$1,080	\$1,261
M5 - M City Condominiums - Rogers Real Estate Developme..	Apartment	January 2026	0	357	73	430	\$1,204	\$1,174
ORO at Edge Towers - Solmar Development Corp.	Apartment	October 2024	0	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 - December 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	10	17	4,410	295	\$2,548	1,416	\$3,606,558	23,003
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	30,507
Don Mills - York Mills	0	14	3,851	85	\$1,140	1,222	\$1,393,092	37,120
Downtown Core	31	8	4,624	736	\$1,873	747	\$1,398,732	46,479
Downtown East	25	18	5,720	806	\$1,554	697	\$1,083,190	39,123
Downtown West	36	24	7,792	910	\$1,806	984	\$1,776,570	29,509
Etobicoke Waterfront	0	1	537	0	.	.	.	16,727
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	34,227
Mississauga City Centre	0	9	4,282	111	\$1,218	755	\$919,967	25,285
North Toronto	9	18	3,486	369	\$1,552	959	\$1,488,675	206
North Yonge Corridor	15	7	1,999	104	\$1,563	795	\$1,242,253	43,624
North York East	0	1	497	0	.	.	.	184,492
North York West	11	8	906	246	\$1,434	1,160	\$1,662,611	20,364
Not Applicable	227	154	24,824	5,984	\$1,141	791	\$902,136	20,011
Scarborough City Centre								16,376
Sheppard Corridor	4	11	2,225	280	\$1,431	827	\$1,184,161	45,986
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	7,742
Toronto East	3	12	1,625	402	\$1,263	706	\$892,135	
Toronto West	27	23	3,821	652	\$1,339	866	\$1,159,884	
Yonge - St. Clair	0	5	568	79	\$2,183	1,480	\$3,230,906	

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