

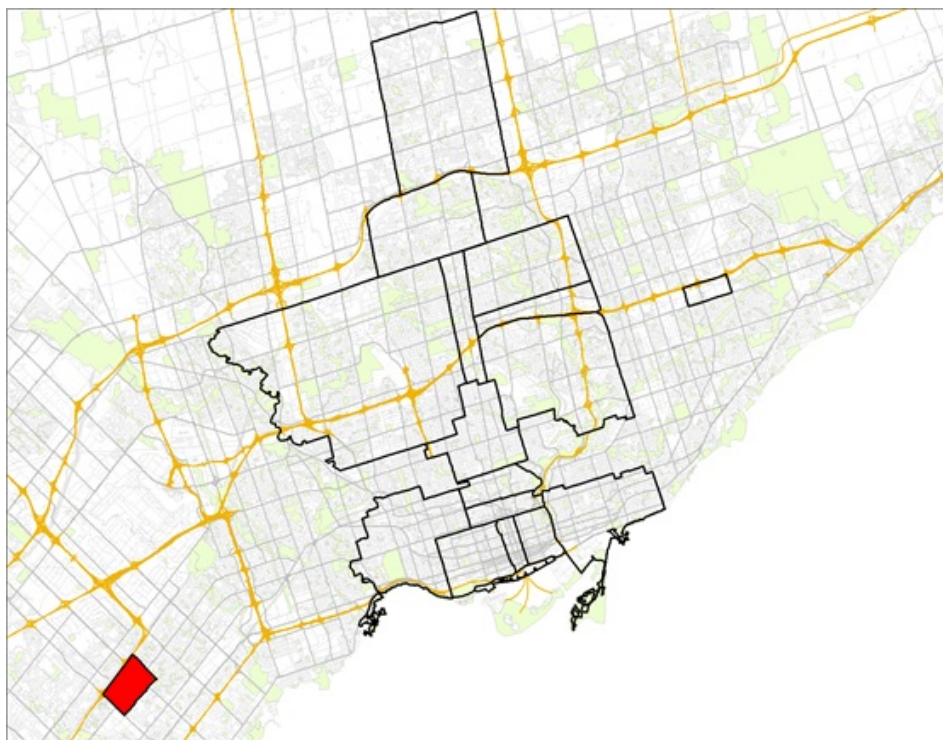


Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of January 2023



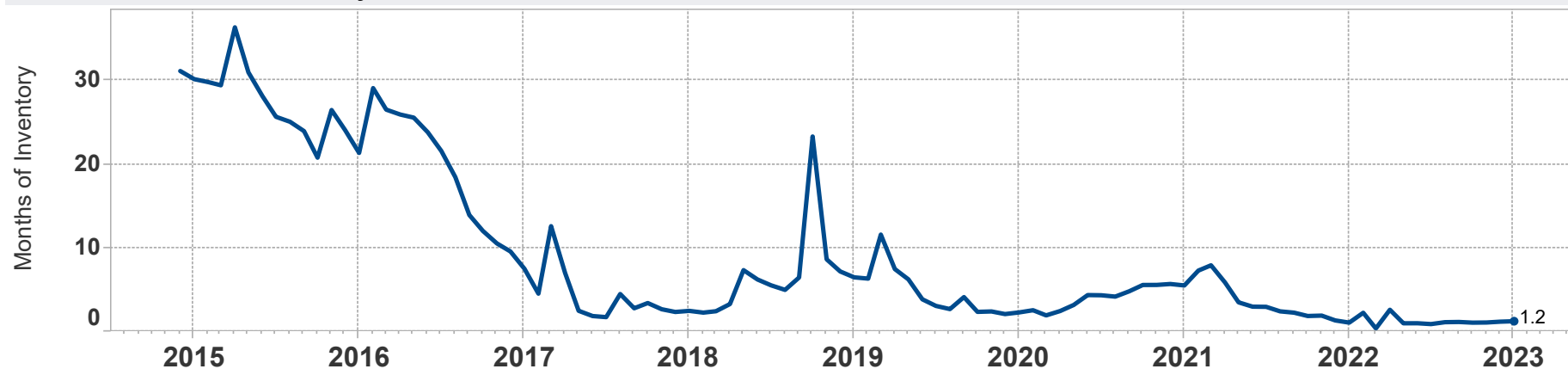
Mississauga City Centre Submarket Report - January 2023



Mississauga City Centre		GTA
Distinct count of Site Name	9	345
No. of Units	4,393	88,911
Total Sales	4,282	77,042
Act Inv	111	11,869
Avg. wt. \$/sf	\$1,218	\$1,421
Avg. Project \$/SF	\$1,221	\$1,293
Avg. SF	755	845
Avg. \$	\$919,967	\$1,201,296
Current Month Sales (incl. active & sold out)	0	381

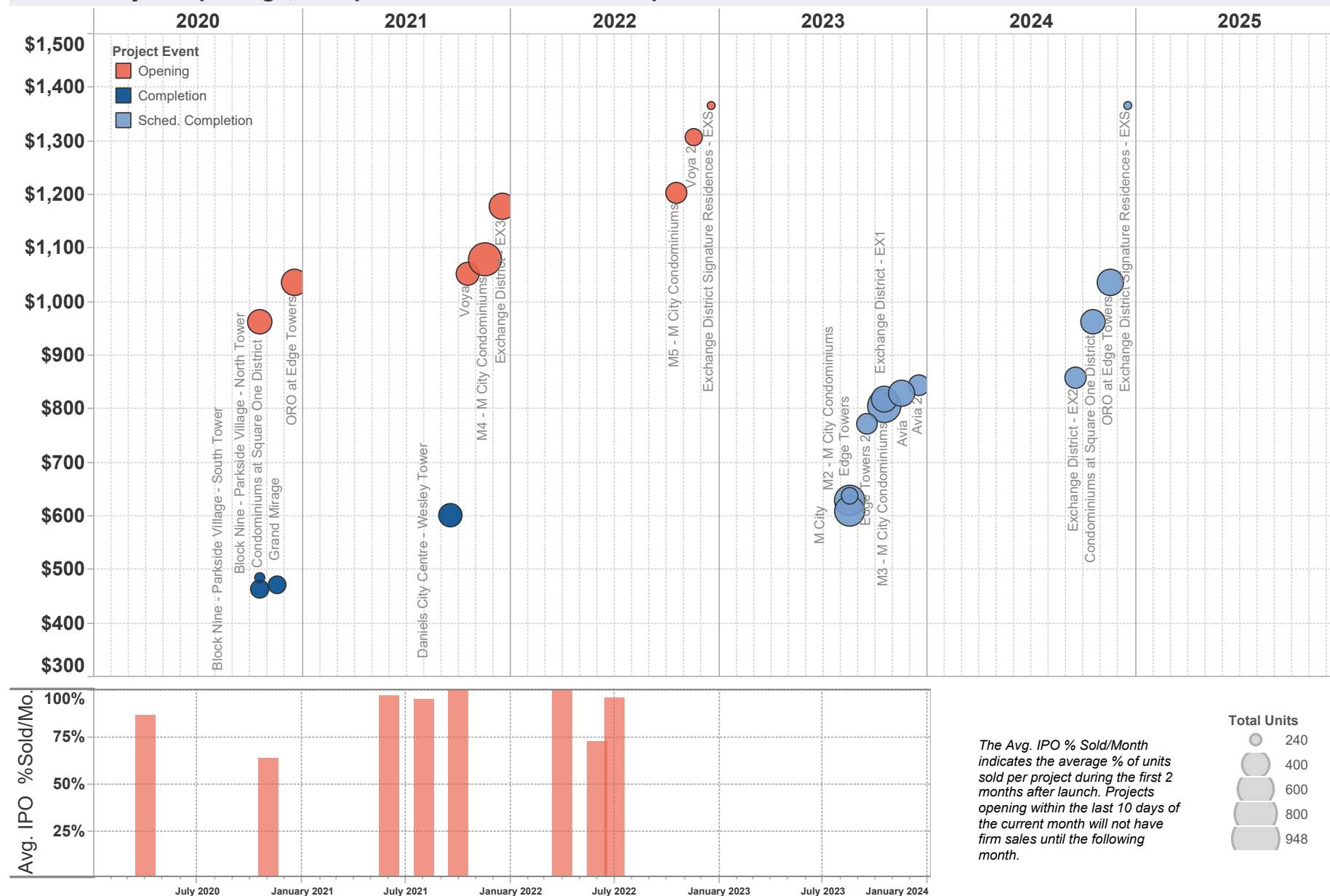
Development Applications	
Mississauga City Centre	City of Toronto
	761
	422,579
	0.0
	61.7
	7.9

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



Mississauga City Centre Submarket Report - January 2023

Recent Project Openings, Completions & Scheduled Completions



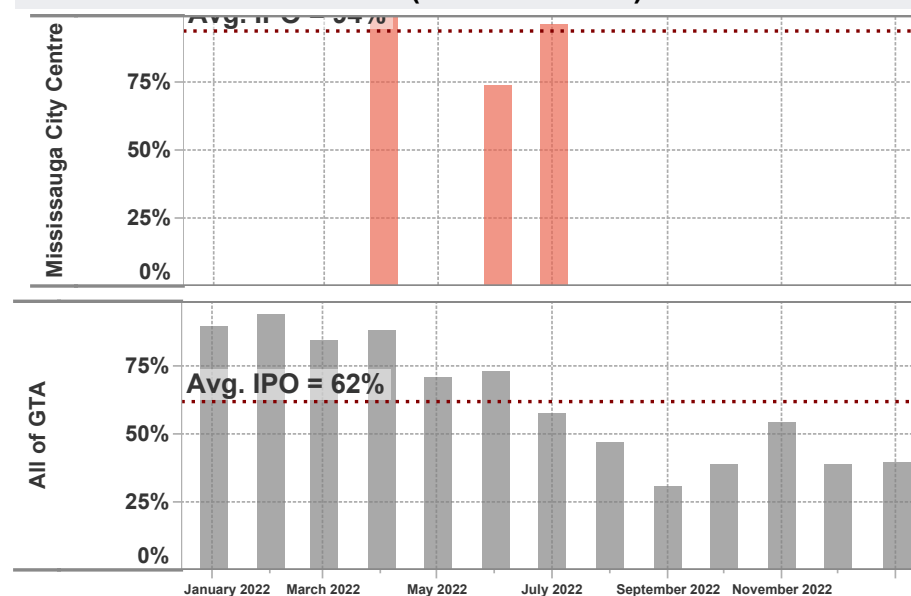
Mississauga City Centre Submarket Report - January 2023

Project Data by Unit Type

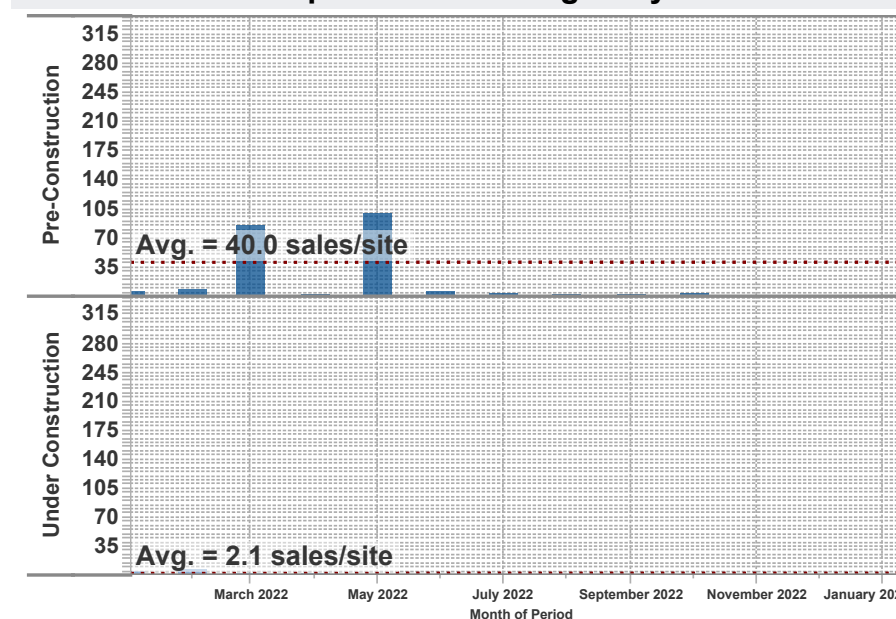
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	38	0	37	1
1 Bedroom	1,044	0	1,036	8
1 Bedroom + Den	1,331	0	1,299	32
2 Bedroom	1,631	0	1,589	42
2 Bedroom + Den	258	0	238	20
3 Bedroom & Up	73	0	68	5
Penthouse	18	0	15	3
Other				

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)

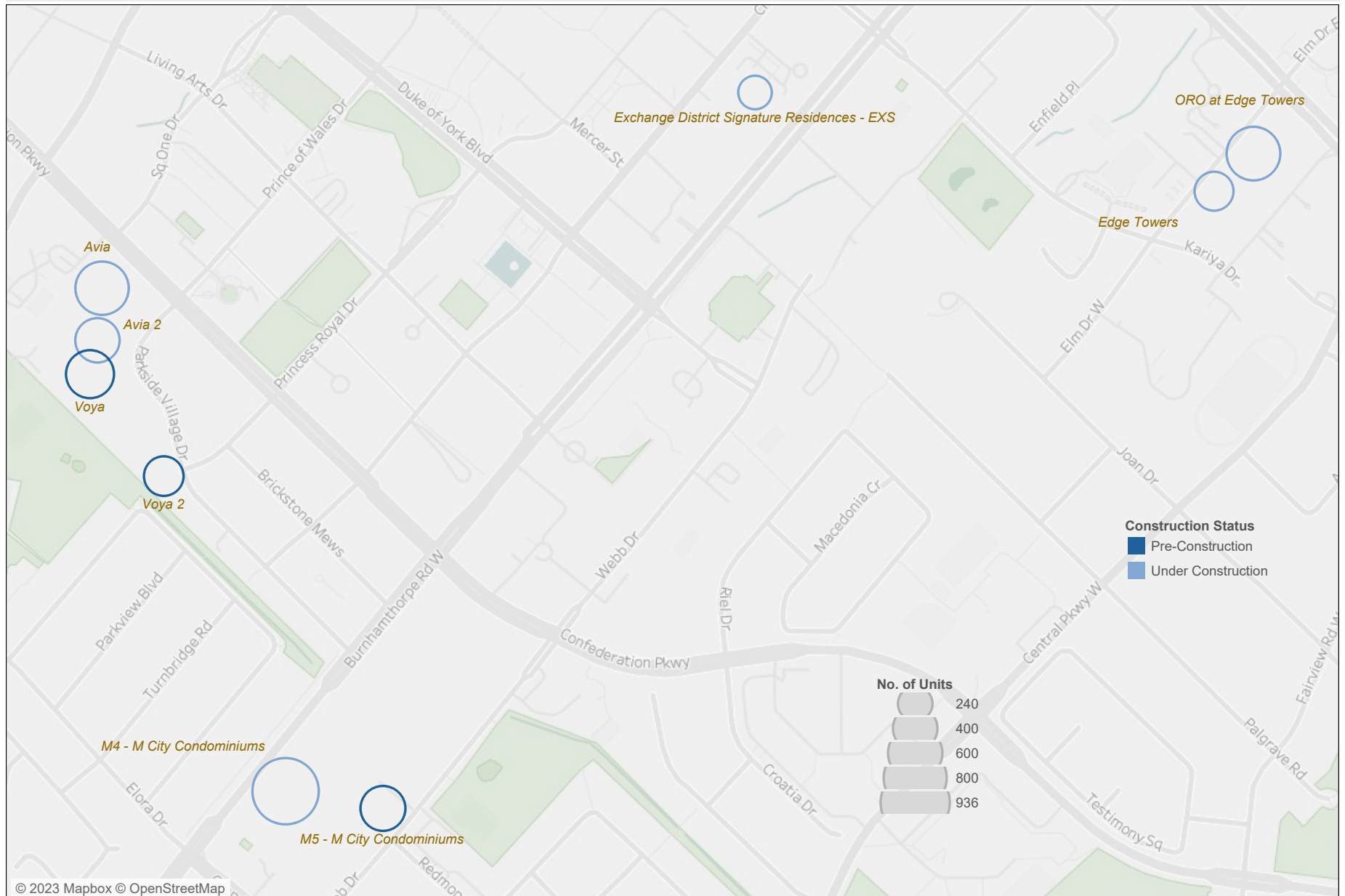


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - January 2023

Current Active Projects



Mississauga City Centre Submarket Report - January 2023

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	0	0	419	\$845	\$1,126
Avia - Amacon Developments	Apartment	September 2023	0	0	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	0	8	240	\$1,367	\$1,523
M4 - M City Condominiums - Rogers Real Estate Developme..	Apartment	January 2027	0	0	0	936	\$1,080	\$1,261
M5 - M City Condominiums - Rogers Real Estate Developme..	Apartment	January 2026	0	0	73	430	\$1,204	\$1,174
ORO at Edge Towers - Solmar Development Corp.	Apartment	October 2024	0	0	29	614	\$1,037	\$1,246
Voya 2 - Amacon Developments	Apartment	February 2026	0	0	0	334	\$1,308	\$1,372
Voya - Amacon Developments	Apartment	February 2026	0	0	0	491	\$1,053	\$1,161

Mississauga City Centre Submarket Report - January 2023

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	14	17	4,424	281	\$2,575	1,404	\$3,616,696	16,046
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	13,674
Don Mills - York Mills	0	14	3,850	86	\$1,142	1,217	\$1,389,468	26,178
Downtown Core	1	8	4,625	736	\$1,867	749	\$1,397,511	29,932
Downtown East	216	19	5,936	1,184	\$1,542	680	\$1,049,382	23,877
Downtown West	6	24	7,799	903	\$1,805	984	\$1,776,927	18,422
Etobicoke Waterfront	0	1	537	0	.	.	.	9,281
Highway7 - Yonge	0	5	1,293	40	\$1,102	1,106	\$1,218,985	24,242
Mississauga City Centre	0	9	4,282	111	\$1,218	755	\$919,967	20,820
North Toronto	8	18	3,494	357	\$1,545	946	\$1,462,361	238
North Yonge Corridor	32	8	2,031	521	\$1,311	686	\$899,158	33,217
North York East	0	1	497	0	.	.	.	125,448
North York West	3	8	908	246	\$1,461	1,154	\$1,685,273	20,375
Not Applicable	73	153	24,774	5,517	\$1,137	799	\$908,486	14,794
Scarborough City Centre								12,605
Sheppard Corridor	8	11	2,233	272	\$1,442	828	\$1,193,633	28,988
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	4,442
Toronto East	4	11	1,554	397	\$1,261	713	\$898,721	
Toronto West	16	23	3,832	632	\$1,346	876	\$1,179,420	
Yonge - St. Clair	0	5	568	79	\$2,183	1,480	\$3,230,906	

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