

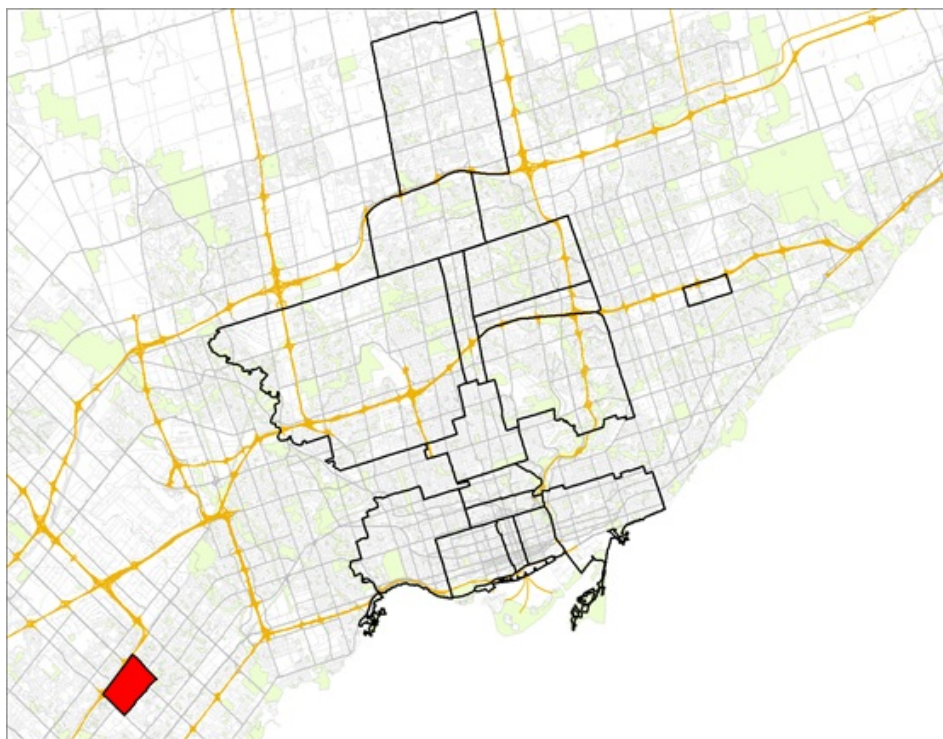


Greater Toronto Area  
Mississauga City Centre

New Homes High Rise Submarket Report  
Data as of February 2023



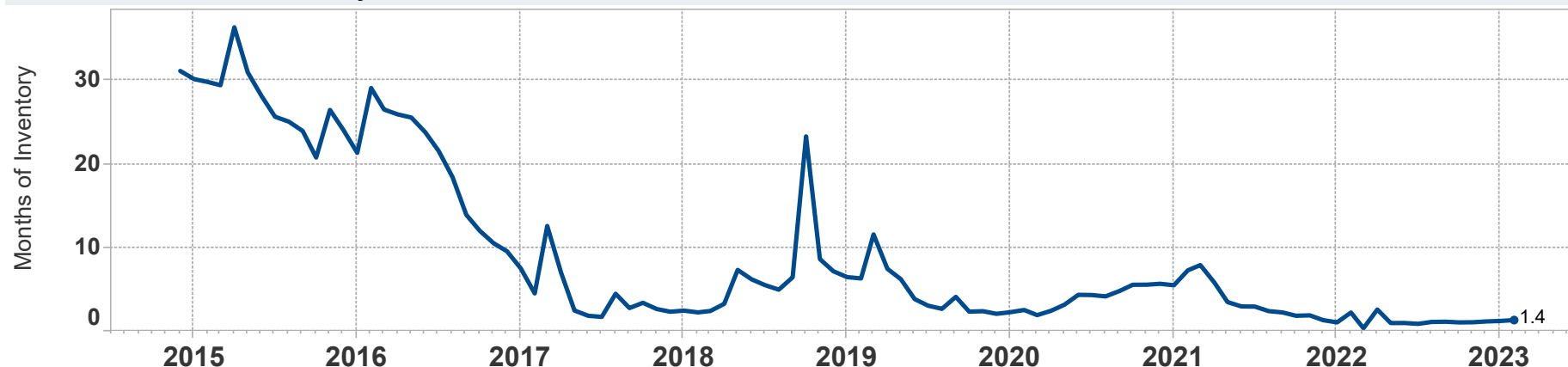
# Mississauga City Centre Submarket Report - February 2023



| Mississauga City Centre                       |           | GTA         |
|-----------------------------------------------|-----------|-------------|
| Distinct count of Site Name                   | 9         | 350         |
| No. of Units                                  | 4,393     | 90,342      |
| Total Sales                                   | 4,282     | 77,311      |
| Act Inv                                       | 111       | 13,031      |
| Avg. wt. \$/sf                                | \$1,218   | \$1,432     |
| Avg. Project \$/SF                            | \$1,221   | \$1,289     |
| Avg. SF                                       | 755       | 825         |
| Avg. \$                                       | \$919,967 | \$1,180,936 |
| Current Month Sales (incl. active & sold out) | 0         | 697         |

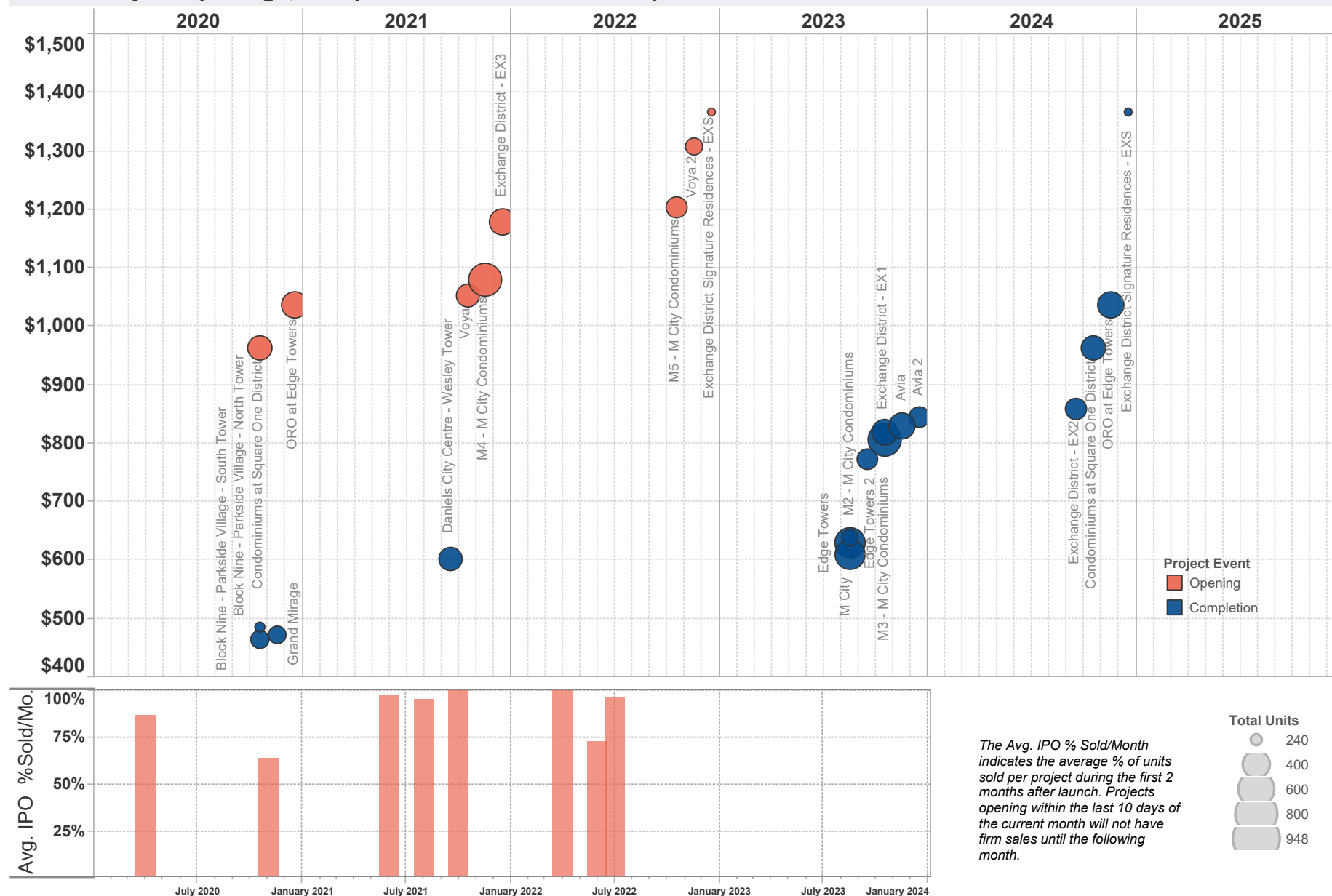
| Development Applications |                 |
|--------------------------|-----------------|
| Mississauga City Centre  | City of Toronto |
|                          | 765             |
|                          | 424,430         |
|                          | 0.0             |
|                          | 61.9            |
|                          | 7.9             |

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



# Mississauga City Centre Submarket Report - February 2023

## Recent Project Openings, Completions & Scheduled Completions



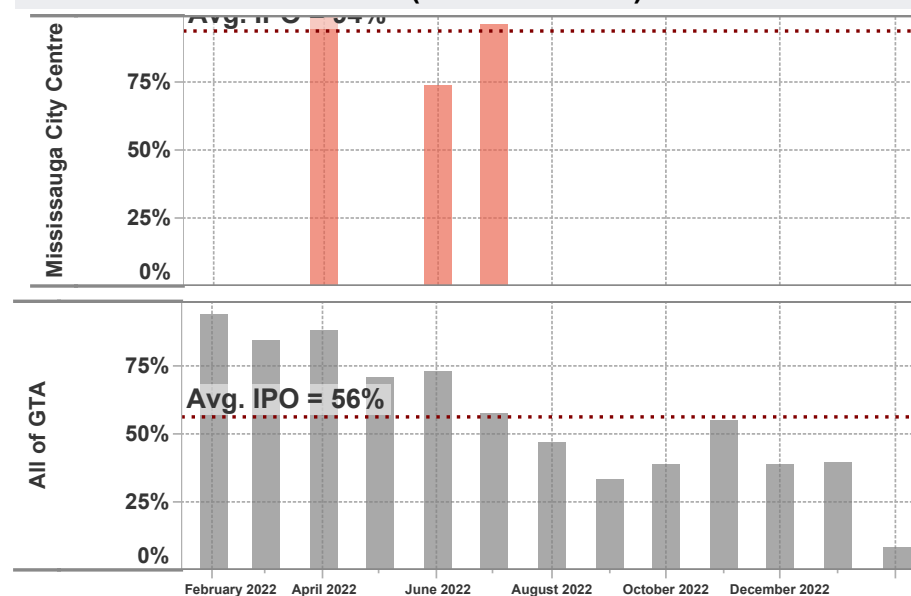
# Mississauga City Centre Submarket Report - February 2023

## Project Data by Unit Type

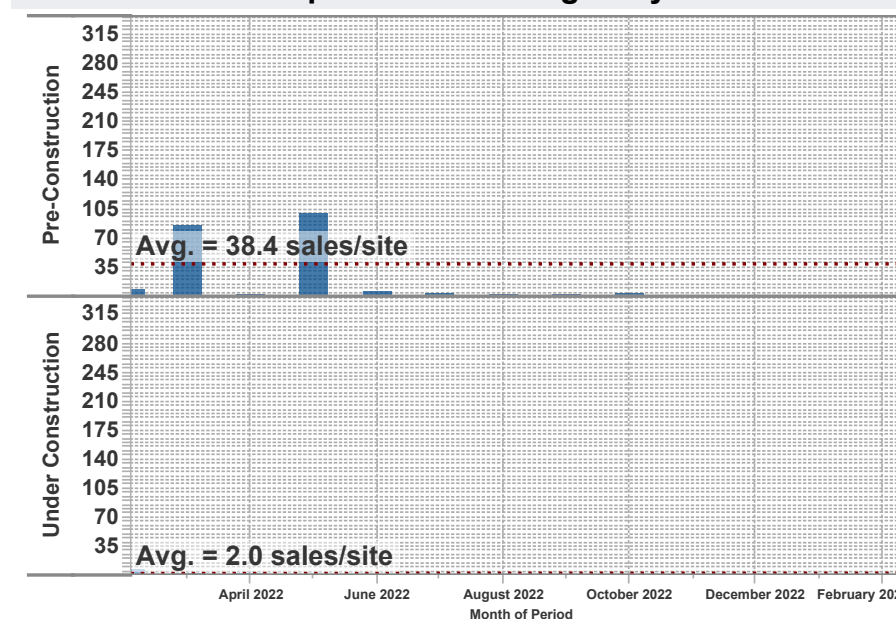
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 38           | 0                   | 37          | 1       |
| 1 Bedroom       | 1,044        | 0                   | 1,036       | 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)

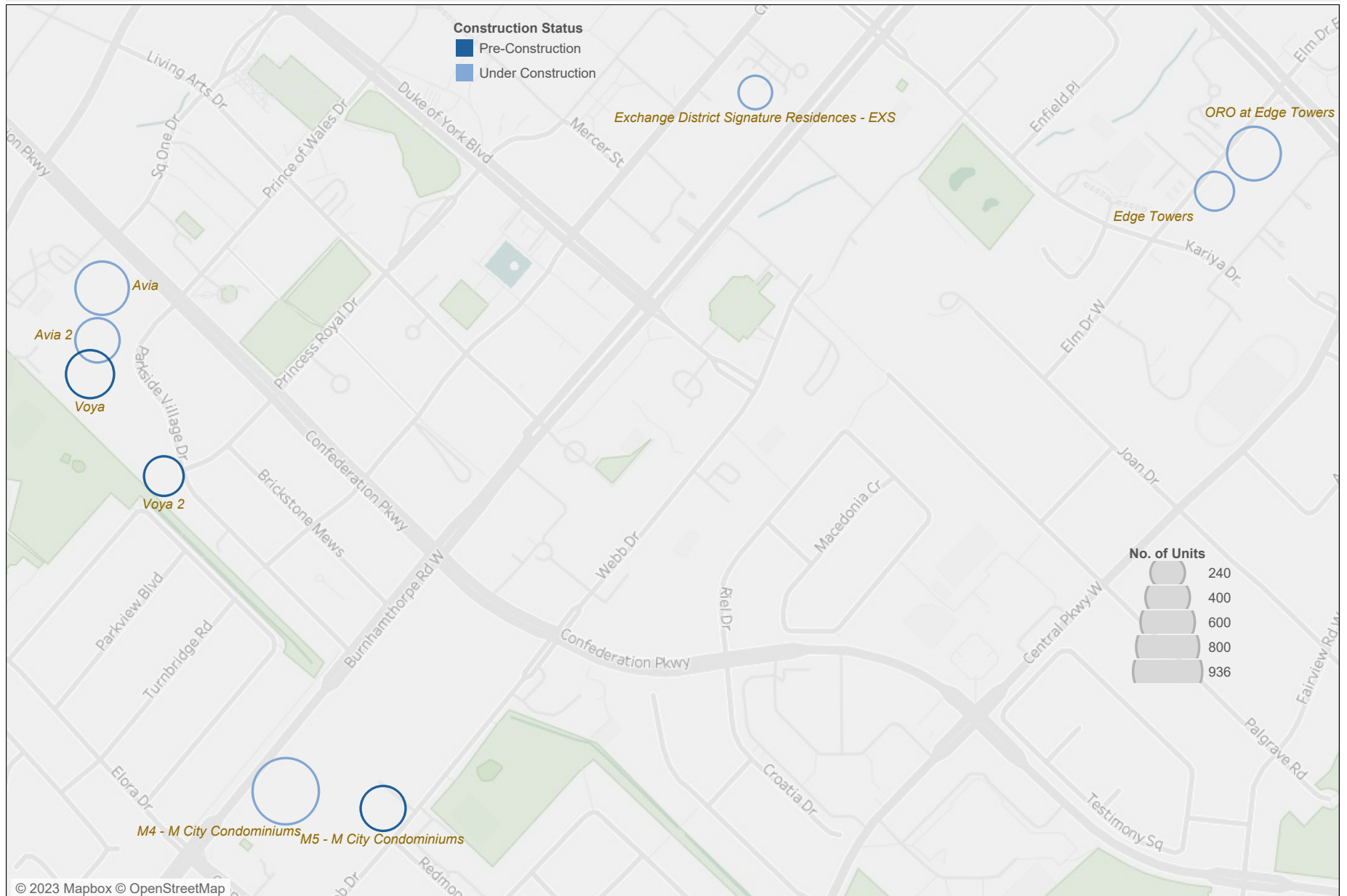


## Post Launch Absorption: Mississauga City Centre



# Mississauga City Centre Submarket Report - February 2023

## Current Active Projects



## Mississauga City Centre Submarket Report - February 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 - February 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       | • 2                 | • 17                    | • 4,424                     | • 281   | • \$2,593      | • 1,397 | • \$3,620,660 | • 17,365    |
| Central Waterfront      | • 0                 | • 8                     | • 3,995                     | • 478   | • \$1,709      | • 1,135 | • \$1,939,854 | • 12,588    |
| Don Mills - York Mills  | • 0                 | • 14                    | • 3,850                     | • 86    | • \$1,142      | • 1,217 | • \$1,389,468 | • 26,740    |
| Downtown Core           | • 23                | • 8                     | • 4,704                     | • 659   | • \$1,879      | • 761   | • \$1,429,177 | • 30,497    |
| Downtown East           | • 53                | • 18                    | • 5,777                     | • 1,125 | • \$1,541      | • 684   | • \$1,054,621 | • 23,178    |
| Downtown West           | • 98                | • 22                    | • 7,479                     | • 804   | • \$1,794      | • 1,028 | • \$1,844,752 | • 17,137    |
| Etobicoke Waterfront    | • 3                 | • 1                     | • 540                       | • 25    | • \$1,627      | • 795   | • \$1,293,233 | • 9,281     |
| Highway7 - Yonge        | • 2                 | • 5                     | • 1,295                     | • 38    | • \$1,103      | • 1,123 | • \$1,238,292 | • 23,308    |
| Mississauga City Centre | • 0                 | • 9                     | • 4,282                     | • 111   | • \$1,218      | • 755   | • \$919,967   | • 20,807    |
| North Toronto           | • 0                 | • 18                    | • 3,494                     | • 357   | • \$1,545      | • 946   | • \$1,461,767 | • 238       |
| North Yonge Corridor    | • 263               | • 9                     | • 2,294                     | • 941   | • \$1,693      | • 651   | • \$1,102,189 | • 32,887    |
| North York East         | • 0                 | • 1                     | • 497                       | • 0     | • .            | • .     | • .           | • 129,027   |
| North York West         | • 3                 | • 8                     | • 911                       | • 243   | • \$1,462      | • 1,141 | • \$1,669,227 | • 20,375    |
| Not Applicable          | • 127               | • 157                   | • 24,931                    | • 5,688 | • \$1,141      | • 786   | • \$897,324   | • 14,778    |
| Scarborough City Centre |                     |                         |                             |         |                |         |               | • 12,760    |
| Sheppard Corridor       | • 0                 | • 12                    | • 2,228                     | • 690   | • \$1,301      | • 728   | • \$947,824   | • 29,036    |
| Thornhill               | • 0                 | • 2                     | • 410                       | • 29    | • \$1,367      | • 1,700 | • \$2,323,017 | • 4,428     |
| Toronto East            | • 7                 | • 10                    | • 1,421                     | • 390   | • \$1,259      | • 703   | • \$884,290   |             |
| Toronto West            | • 94                | • 24                    | • 3,926                     | • 818   | • \$1,333      | • 830   | • \$1,105,831 |             |
| Yonge - St. Clair       | • 22                | • 7                     | • 853                       | • 268   | • \$1,907      | • 960   | • \$1,831,612 |             |

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