

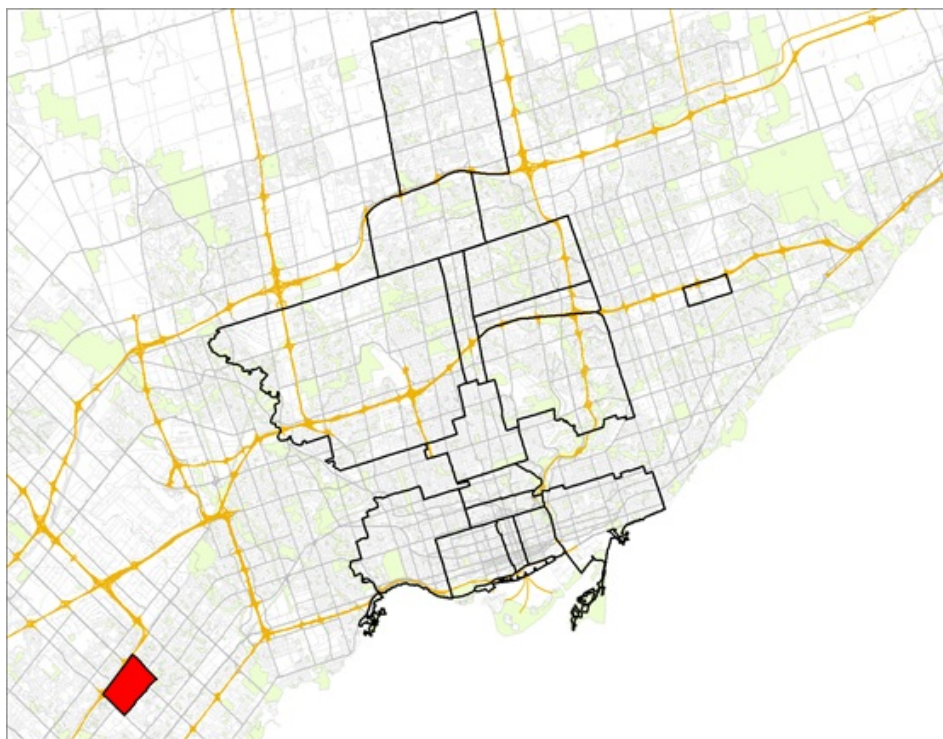


Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of August 2023



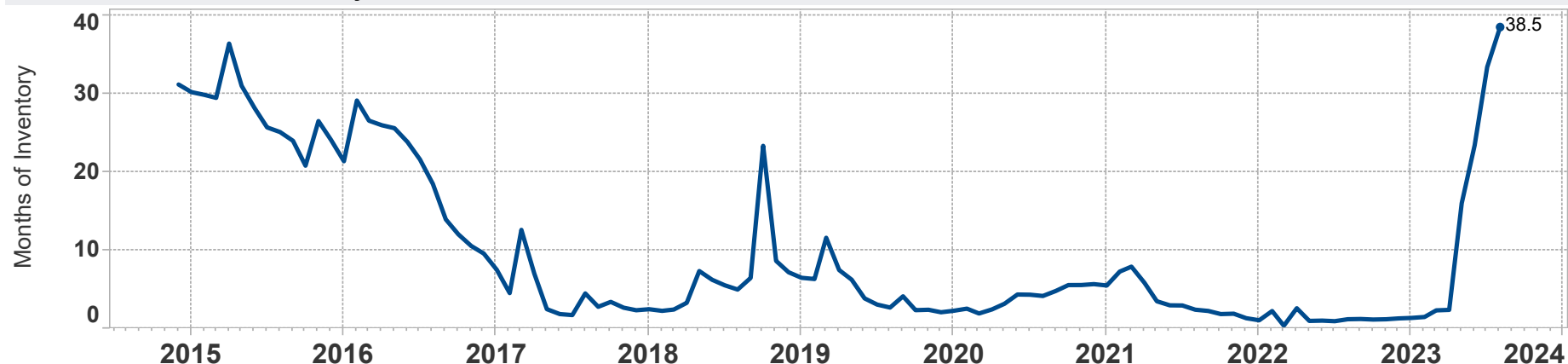
Mississauga City Centre Submarket Report - August 2023



Mississauga City Centre		GTA
Distinct count of Site Name	8	385
No. of Units	4,070	96,568
Total Sales	3,961	82,326
Act Inv	109	14,242
Avg. wt. \$/sf	\$1,244	\$1,408
Avg. Project \$/SF	\$1,239	\$1,286
Avg. SF	769	821
Avg. \$	\$957,260	\$1,156,529
Current Month Sales (incl. active & sold out)	5	443

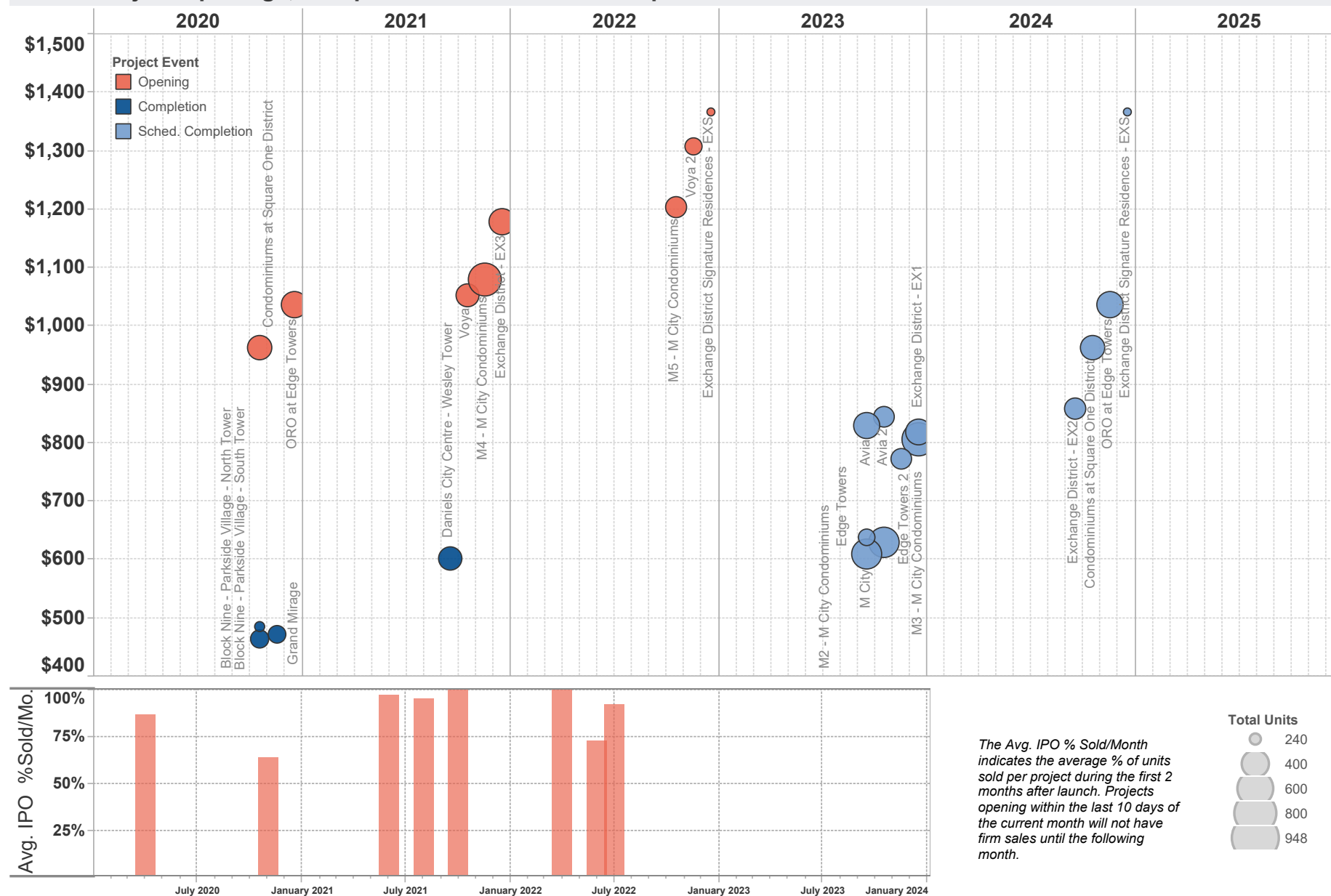
Development Applications	
Mississauga City Centre	City of Toronto
	794
	462,476
	0.0
	61.7
	8.1

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



Mississauga City Centre Submarket Report - August 2023

Recent Project Openings, Completions & Scheduled Completions



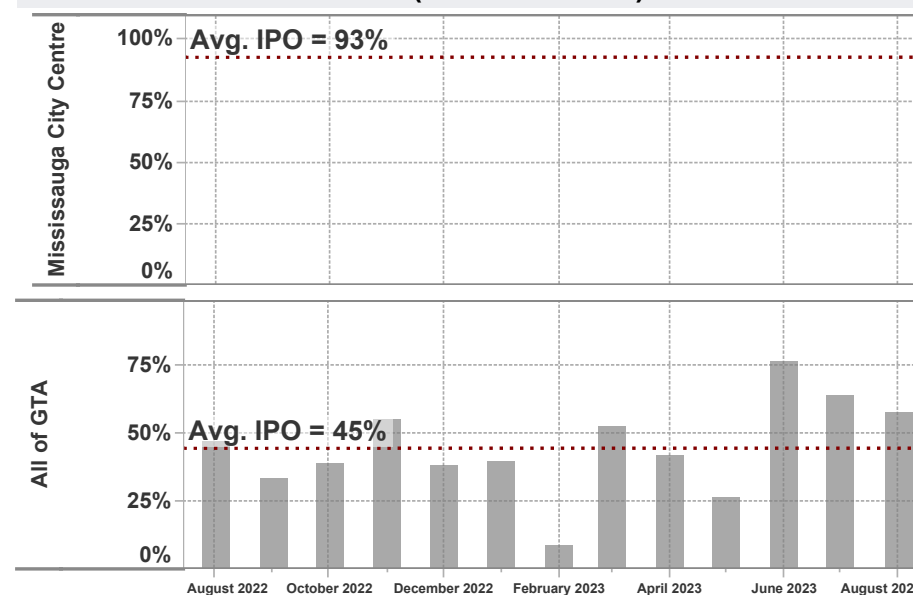
Mississauga City Centre Submarket Report - August 2023

Project Data by Unit Type

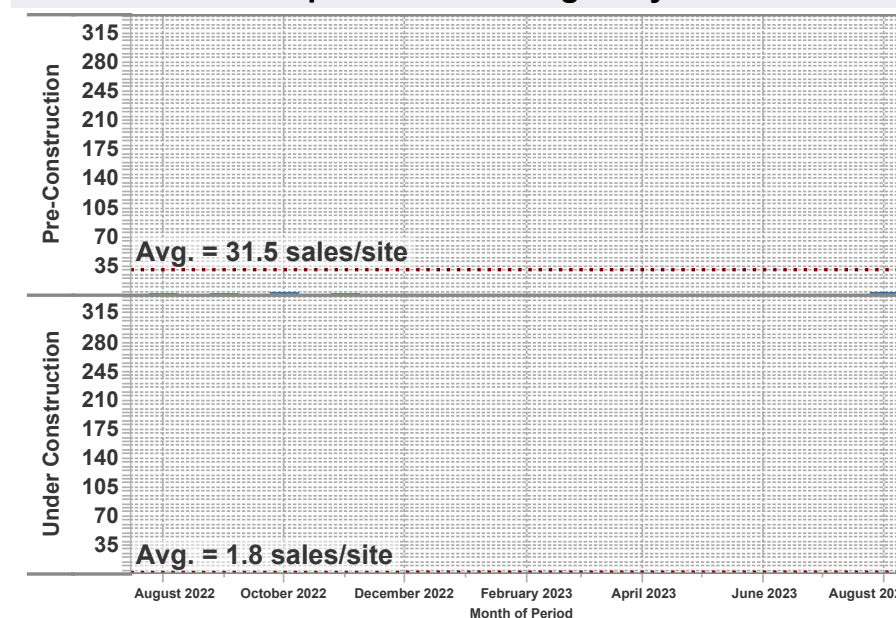
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	38	0	37	1
1 Bedroom	1,018	3	1,012	6
1 Bedroom + Den	1,212	1	1,184	28
2 Bedroom	1,504	0	1,457	47
2 Bedroom + Den	207	1	188	19
3 Bedroom & Up	73	0	68	5
Penthouse	18	0	15	3
Other				

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,394	464	603	\$597,900	\$866,400
\$1,329	477	809	\$650,000	\$1,051,900
\$1,280	681	888	\$825,000	\$1,307,400
\$1,162	694	929	\$850,000	\$1,035,900
\$1,092	899	1,011	\$1,025,000	\$1,059,900
\$1,011	1,849	1,849	\$1,840,000	\$1,900,000

IPO Launch Performance (first 2 months)

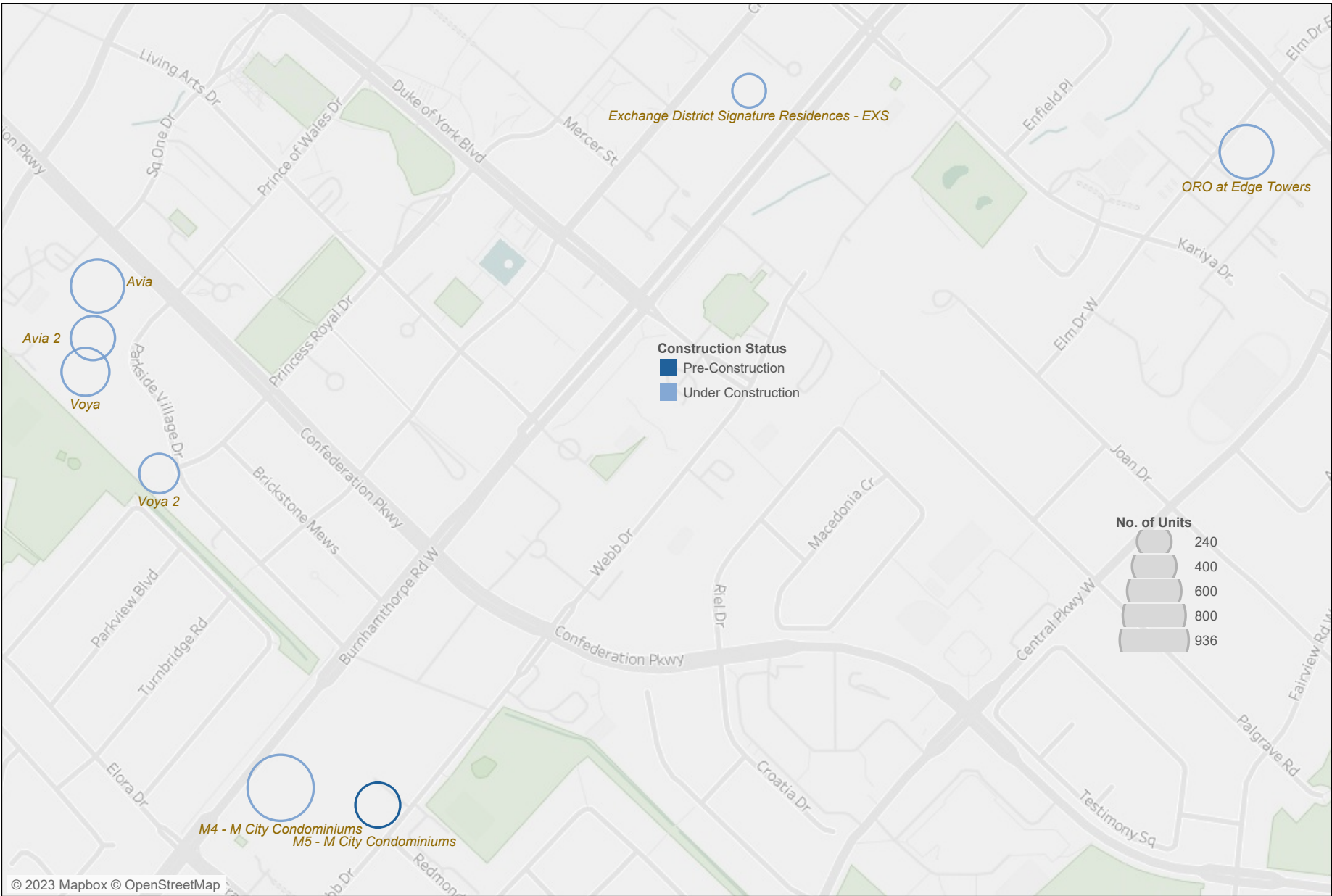


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - August 2023

Current Active Projects



Mississauga City Centre Submarket Report - August 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
Exchange District Signature Residences - EXS - Camrost Fel..	Apartment	August 2024	0	0	19	240	\$1,367	\$1,518
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	5	10	63	430	\$1,204	\$1,167
ORO at Edge Towers - Solmar Development Corp.	Apartment	October 2024	0	2	27	614	\$1,037	\$1,237
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 - August 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	11	16	4,247	470	\$2,512	1,108	\$2,783,935	16,439
Central Waterfront	3	6	2,544	484	\$1,710	1,130	\$1,932,586	17,168
Don Mills - York Mills	1	14	3,850	104	\$1,138	1,170	\$1,331,442	28,216
Downtown Core	3	8	4,815	523	\$1,877	760	\$1,427,423	31,600
Downtown East	18	20	6,218	1,383	\$1,513	694	\$1,050,669	25,705
Downtown West	4	23	7,668	746	\$1,789	1,056	\$1,888,873	17,279
Etobicoke Waterfront	1	1	545	20	\$1,647	811	\$1,335,505	9,281
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	25,237
Mississauga City Centre	5	8	3,961	109	\$1,244	769	\$957,260	26,058
North Toronto	14	18	3,520	367	\$1,560	924	\$1,441,857	305
North Yonge Corridor	9	8	2,636	604	\$1,558	673	\$1,048,874	32,789
North York East	0	1	497	0	.	.	.	143,340
North York West	22	11	1,113	586	\$1,331	867	\$1,154,406	24,358
Not Applicable	288	194	30,613	7,545	\$1,168	779	\$909,976	14,963
Scarborough City Centre								13,202
Sheppard Corridor	0	12	2,619	280	\$1,407	830	\$1,168,501	30,819
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,717
Toronto East	8	10	1,493	318	\$1,249	707	\$882,844	
Toronto West	53	22	3,803	394	\$1,384	879	\$1,216,180	
Yonge - St. Clair	3	7	874	247	\$1,910	957	\$1,827,520	



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