

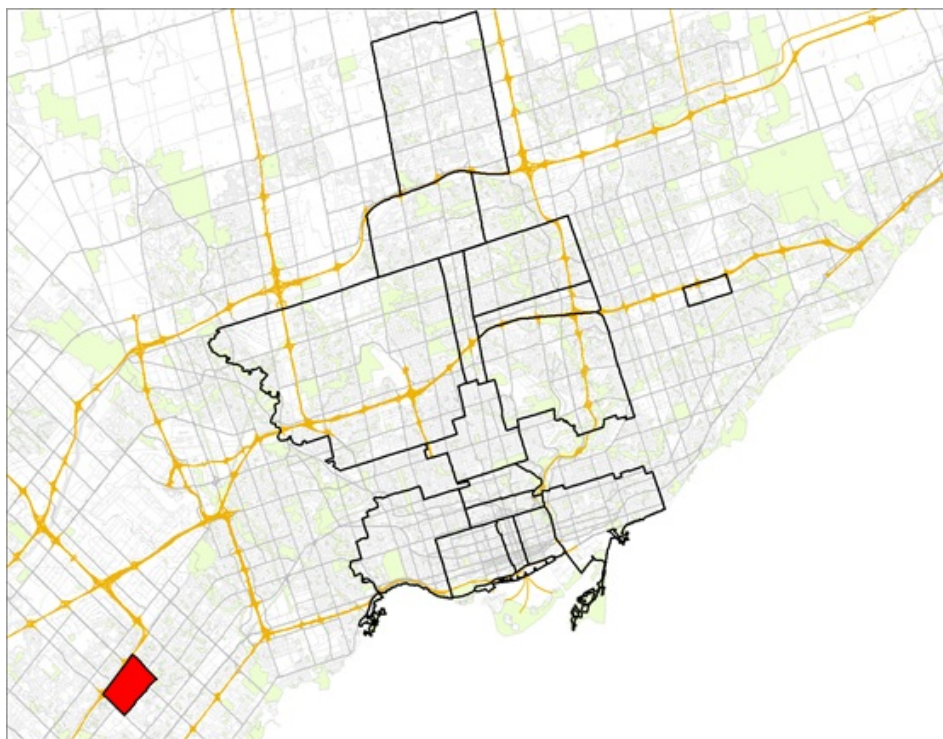


Greater Toronto Area
Mississauga City Centre

New Homes High Rise Submarket Report
Data as of September 2023



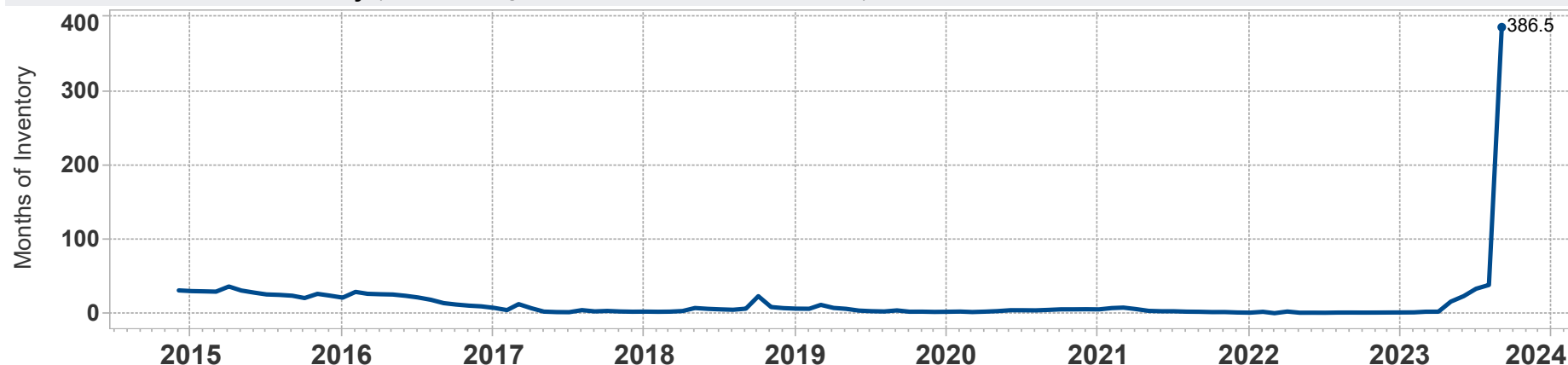
Mississauga City Centre Submarket Report - September 2023



Mississauga City Centre		GTA
Distinct count of Site Name	9	390
No. of Units	4,895	99,243
Total Sales	3,961	82,881
Act Inv	934	16,362
Avg. wt. \$/sf	\$1,244	\$1,400
Avg. Project \$/SF	\$1,239	\$1,289
Avg. SF	578	786
Avg. \$	\$718,713	\$1,100,373
Current Month Sales (incl. active & sold out)	0	1,290

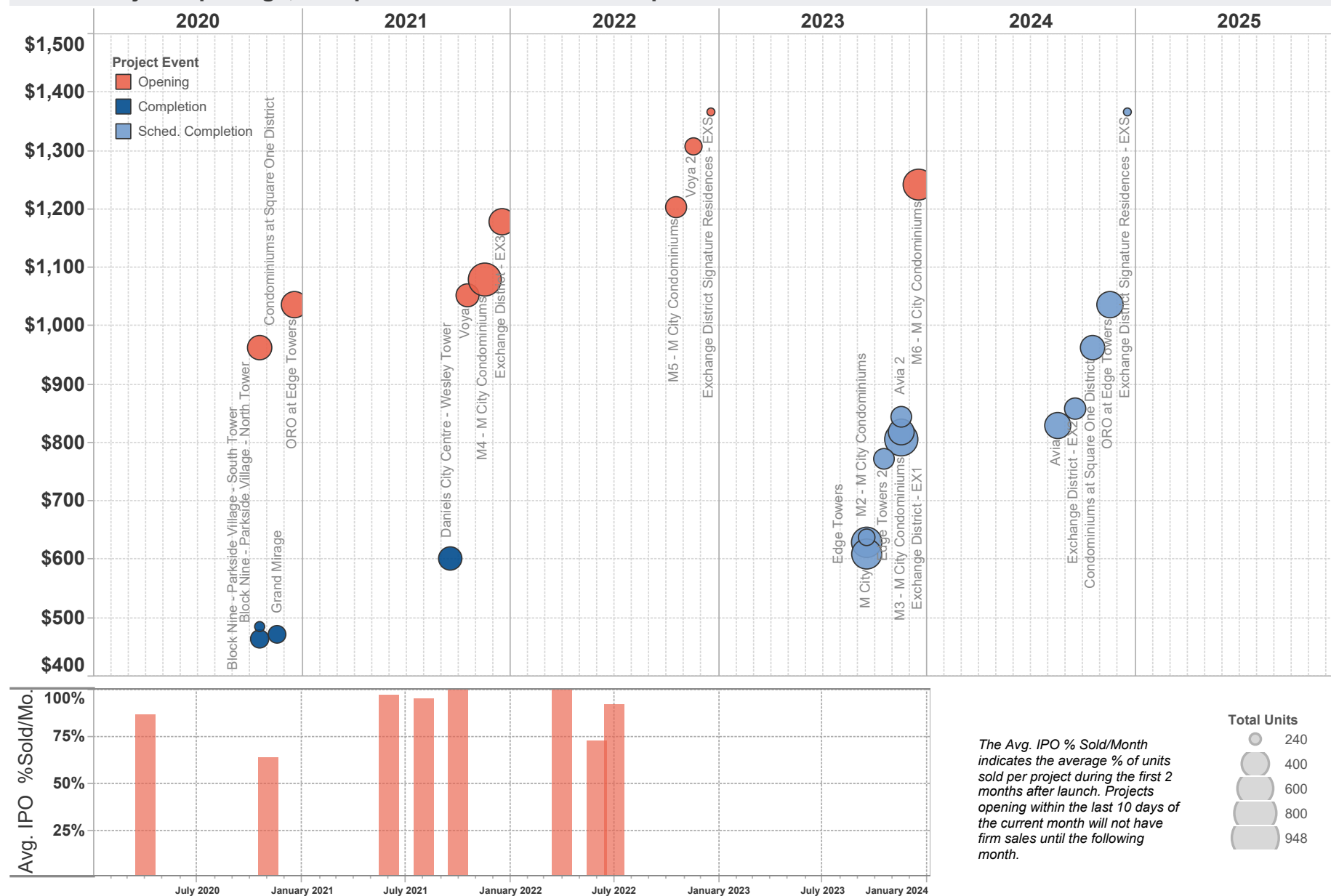
Development Applications	
Mississauga City Centre	City of Toronto
	792
	462,470
	0.0
	61.7
	8.1

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



Mississauga City Centre Submarket Report - September 2023

Recent Project Openings, Completions & Scheduled Completions



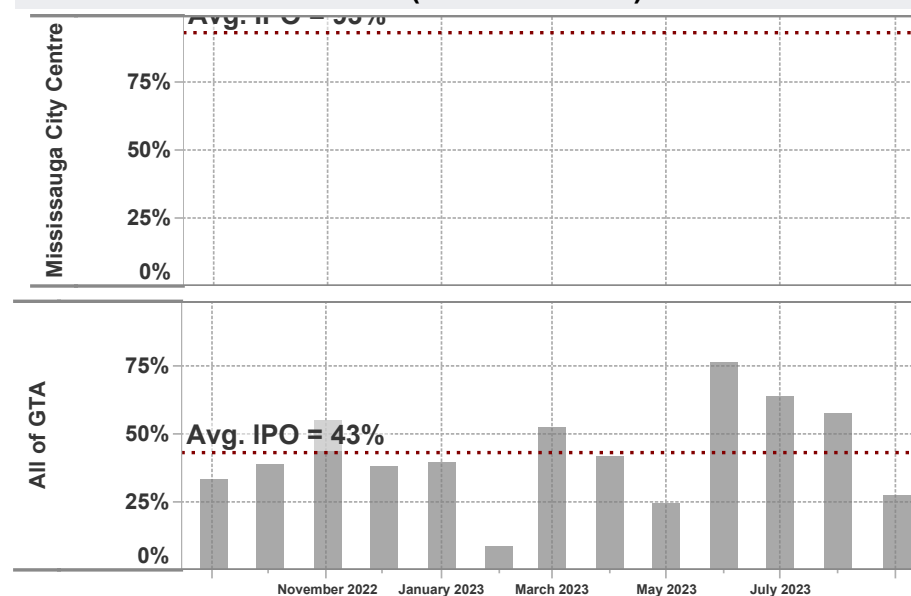
Mississauga City Centre Submarket Report - September 2023

Project Data by Unit Type

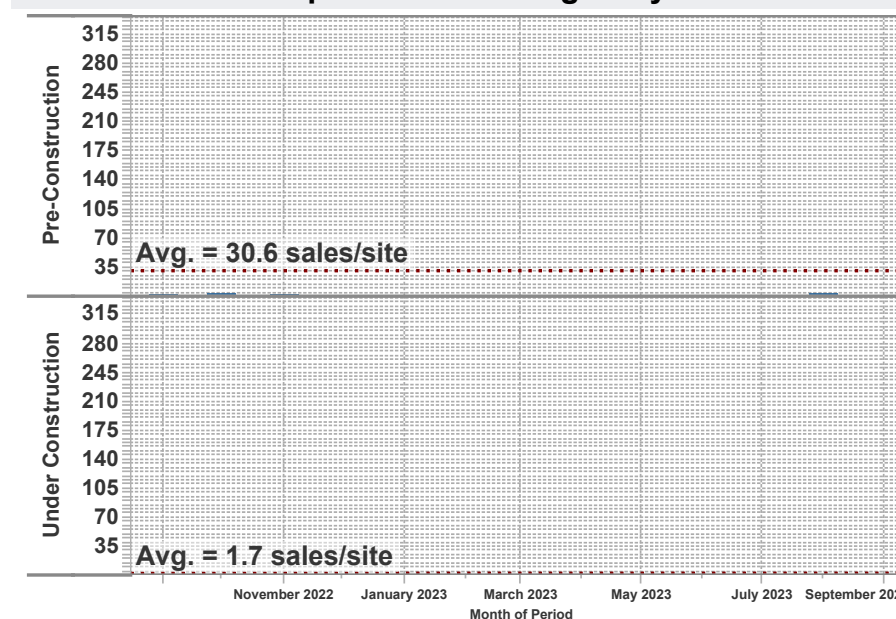
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	148	0	37	111
1 Bedroom	1,128	0	1,012	116
1 Bedroom + Den	1,510	0	1,184	326
2 Bedroom	1,685	0	1,457	228
2 Bedroom + Den	333	0	188	145
3 Bedroom & Up	73	0	68	5
Penthouse	18	0	15	3
Other				

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,370	271	313	\$389,900	\$409,900
\$1,304	431	603	\$570,900	\$866,400
\$1,221	477	809	\$619,900	\$1,051,900
\$1,244	675	888	\$825,000	\$1,307,400
\$1,233	628	929	\$824,900	\$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)

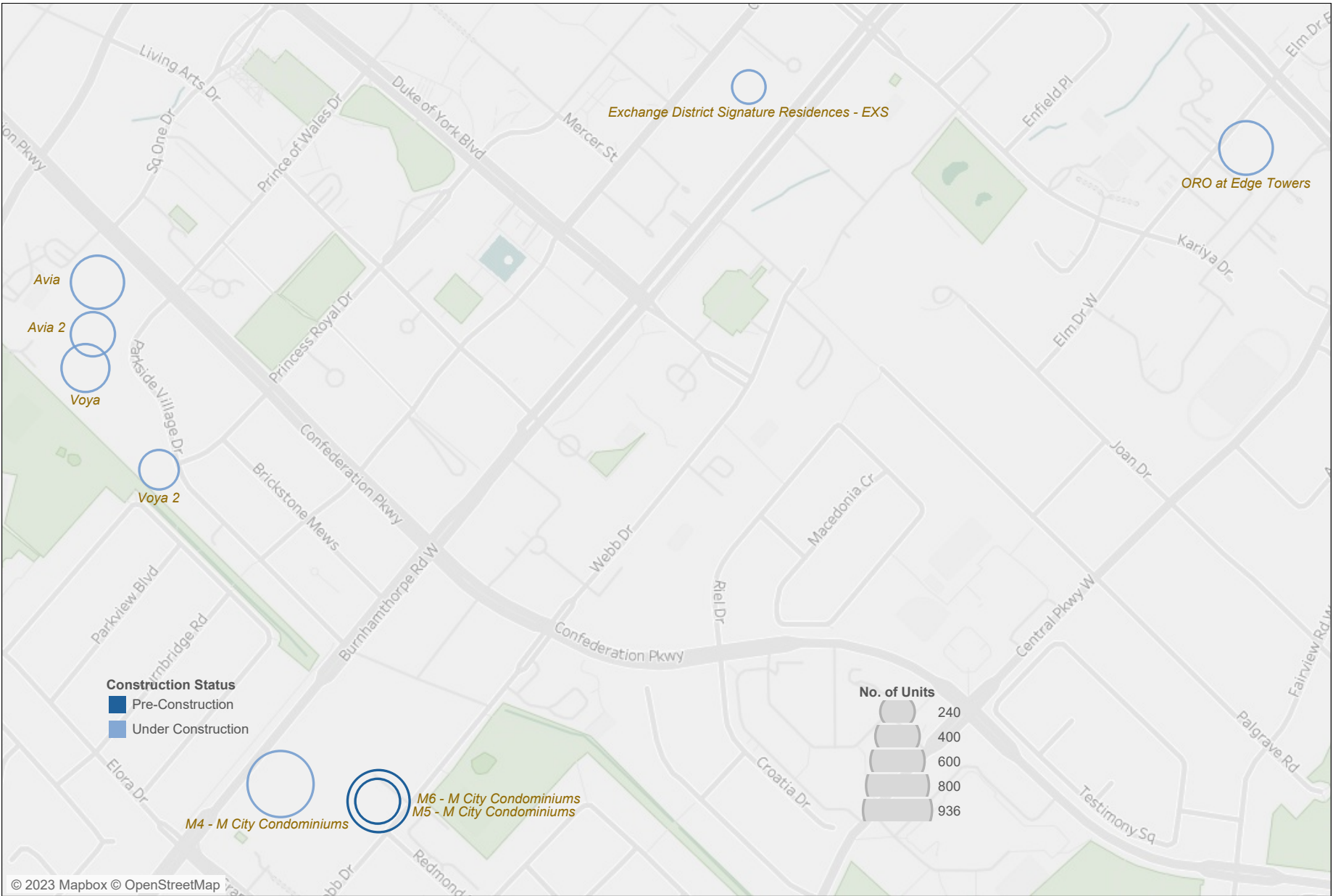


Post Launch Absorption: Mississauga City Centre



Mississauga City Centre Submarket Report - September 2023

Current Active Projects



Mississauga City Centre Submarket Report - September 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	December 2023	0	0	0	419	\$845	\$1,126
Avia - Amacon Developments	Apartment	March 2024	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	0	10	63	430	\$1,204	\$1,167
M6 - M City Condominiums - Rogers Real Estate Developme..	Apartment	January 2029	0	0	825	825	\$1,243	\$1,243
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 - September 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	130	17	4,374	645	\$2,364	993	\$2,347,311	16,534
Central Waterfront	0	6	2,544	484	\$1,710	1,130	\$1,932,586	17,168
Don Mills - York Mills	5	13	3,531	100	\$1,141	1,173	\$1,338,302	27,949
Downtown Core	5	8	4,820	518	\$1,872	760	\$1,421,931	31,614
Downtown East	14	21	6,232	1,757	\$1,495	668	\$998,899	25,506
Downtown West	130	24	7,798	832	\$1,776	1,019	\$1,809,473	17,279
Etobicoke Waterfront	1	1	546	19	\$1,647	811	\$1,335,505	8,698
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	26,252
Mississauga City Centre	0	9	3,961	934	\$1,244	578	\$718,713	25,804
North Toronto	1	18	3,519	368	\$1,565	930	\$1,455,739	305
North Yonge Corridor	14	8	2,650	590	\$1,563	672	\$1,049,549	32,858
North York East	0	1	497	0	.	.	.	143,616
North York West	38	10	1,093	484	\$1,385	854	\$1,183,788	24,358
Not Applicable	809	198	31,367	8,474	\$1,167	757	\$883,833	14,963
Scarborough City Centre								13,202
Sheppard Corridor	36	11	2,361	244	\$1,404	836	\$1,174,095	30,647
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,717
Toronto East	91	10	1,584	227	\$1,256	730	\$916,542	
Toronto West	15	22	3,819	378	\$1,386	879	\$1,218,272	
Yonge - St. Clair	1	7	875	246	\$1,917	951	\$1,823,364	



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