

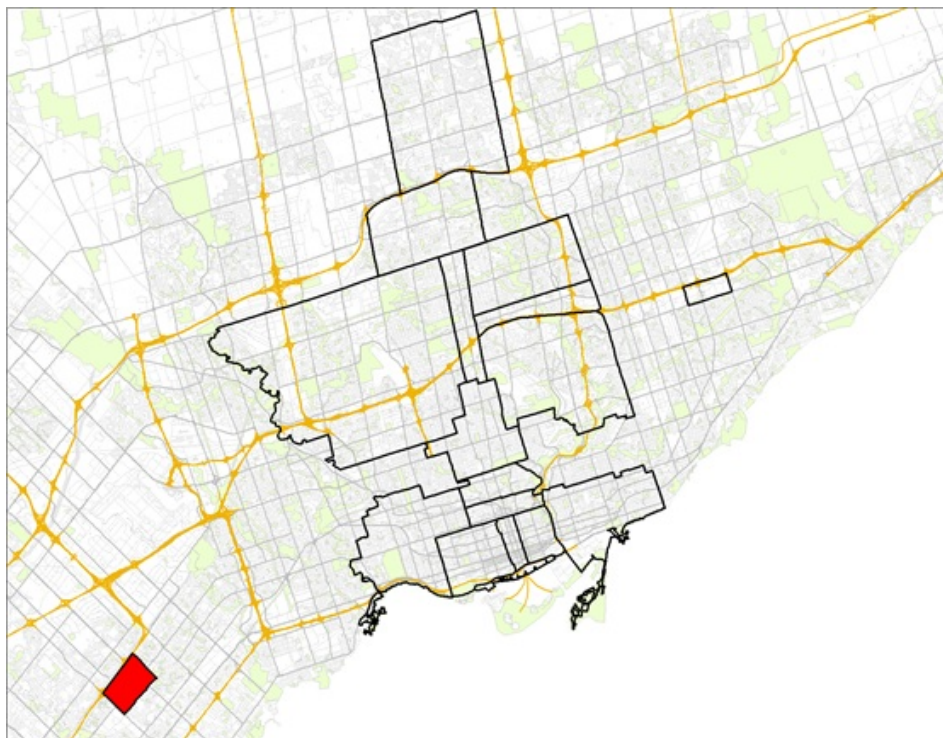


Greater Toronto Area  
Mississauga City Centre

New Homes High Rise Submarket Report  
Data as of February 2024

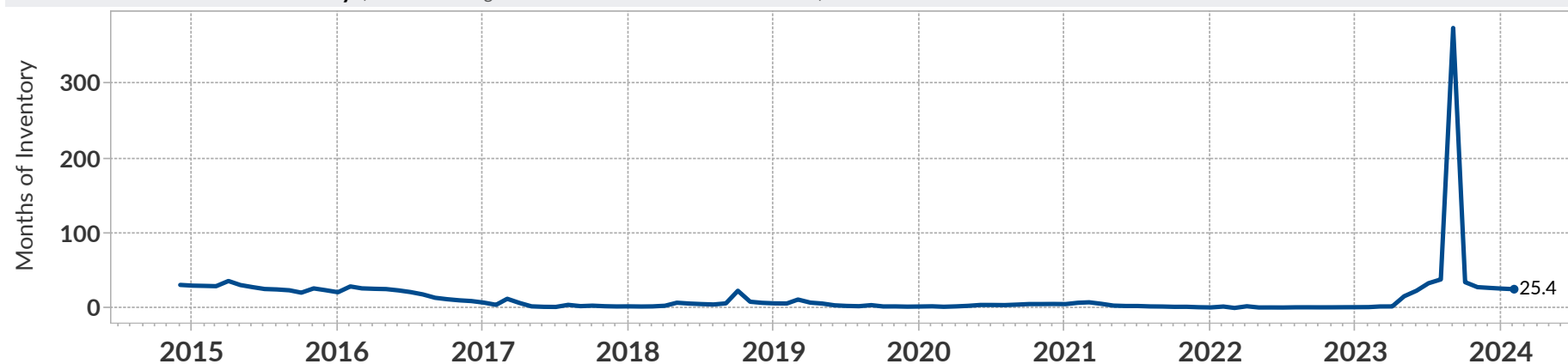


# Mississauga City Centre Submarket Report - February 2024



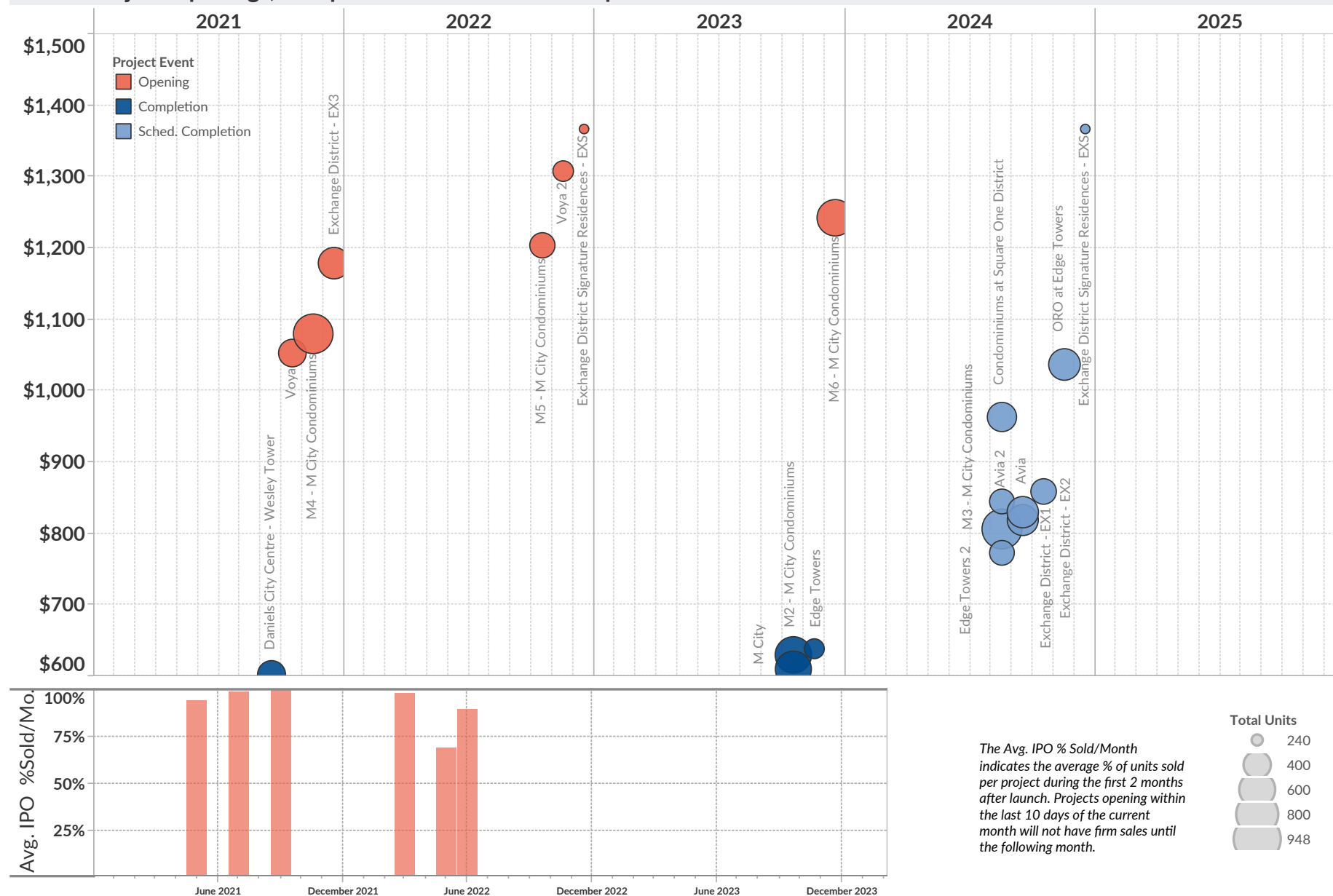
| Mississauga City Centre     |           | GTA         |
|-----------------------------|-----------|-------------|
| Distinct count of Site Name | 9         | 380         |
| No. of Units                | 4,866     | 97,390      |
| Total Sales                 | 4,243     | 80,643      |
| Act Inv                     | 623       | 16,747      |
| Avg. \$/sf                  | \$1,241   | \$1,402     |
| Avg. Project \$/SF          | \$1,239   | \$1,303     |
| Avg. SF                     | 631       | 792         |
| Avg. \$                     | \$782,322 | \$1,110,173 |
| No Measure Value            | 6         | 379         |

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



# Mississauga City Centre Submarket Report - February 2024

## Recent Project Openings, Completions & Scheduled Completions



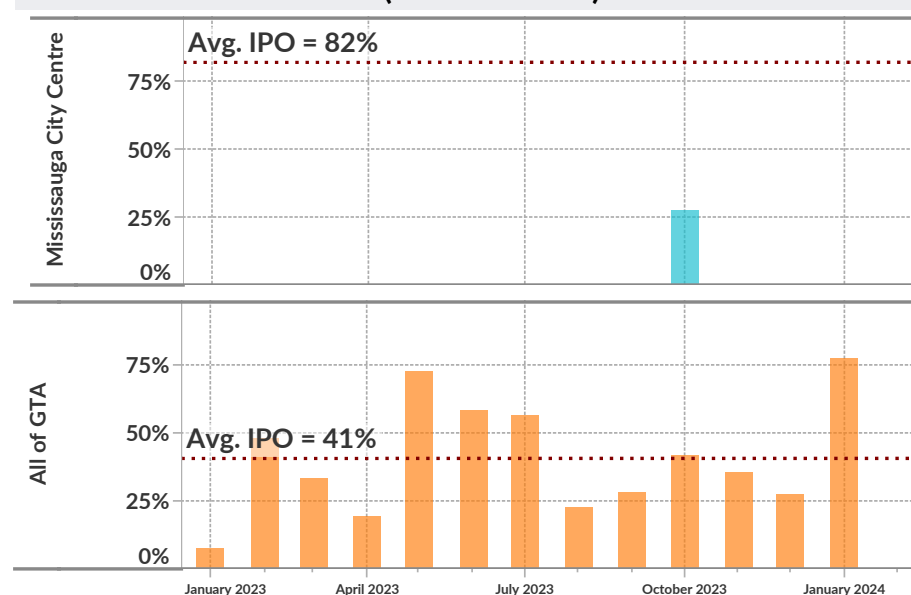
# Mississauga City Centre Submarket Report - February 2024

## Project Data by Unit Type

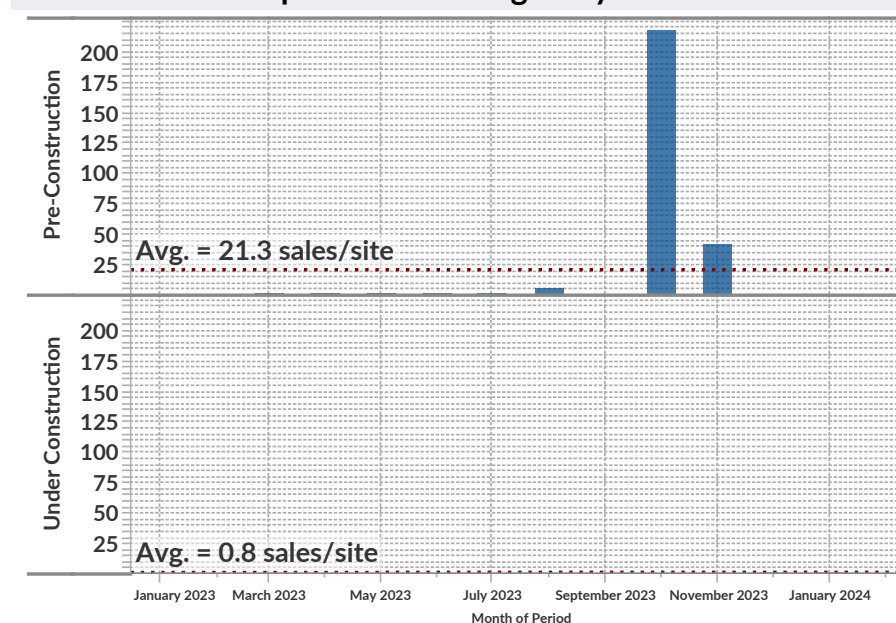
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 133          | 0                   | 105         | 28      |
| 1 Bedroom       | 1,121        | 2                   | 1,062       | 59      |
| 1 Bedroom + Den | 1,492        | 4                   | 1,312       | 180     |
| 2 Bedroom       | 1,685        | 0                   | 1,482       | 203     |
| 2 Bedroom + Den | 344          | 0                   | 198         | 146     |
| 3 Bedroom & Up  | 73           | 0                   | 69          | 4       |
| Penthouse       | 18           | 0                   | 15          | 3       |
| Other           |              |                     |             |         |

| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,370    | 271             | 313              | \$389,900        | \$409,900         |
| \$1,308    | 431             | 603              | \$570,900        | \$866,400         |
| \$1,231    | 477             | 809              | \$619,900        | \$1,051,900       |
| \$1,245    | 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)

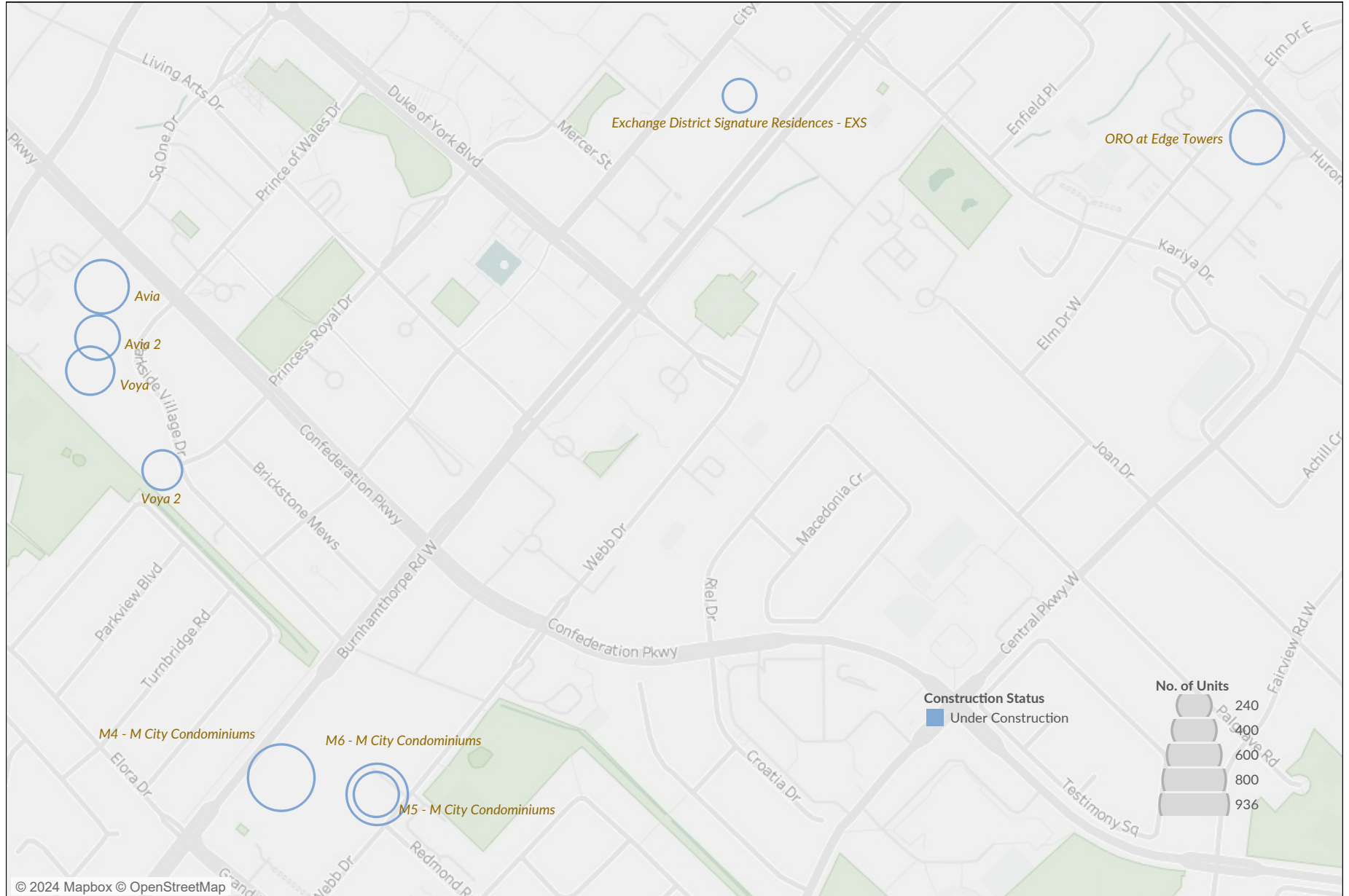


## Post Launch Absorption: Mississauga City Centre



# Mississauga City Centre Submarket Report - February 2024

## Current Active Projects



# Mississauga City Centre Submarket Report - February 2024

## 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 Foot |
| Avia 2 - Amacon Developments                                   | Apartment    | June 2024               | 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 Felco.. | Apartment    | August 2024             | 0                   | 0   | 19      | 240          | \$1,367             | \$1,518                        |
| M4 - M City Condominiums - Rogers Real Estate Developmen..     | Apartment    | January 2027            | 0                   | 0   | 0       | 936          | \$1,080             | \$1,261                        |
| M5 - M City Condominiums - Rogers Real Estate Developmen..     | Apartment    | January 2026            | 0                   | 0   | 61      | 430          | \$1,204             | \$1,169                        |
| M6 - M City Condominiums - Rogers Real Estate Developmen..     | Apartment    | January 2029            | 6                   | 13  | 516     | 796          | \$1,243             | \$1,239                        |
| ORO at Edge Towers - Solmar Development Corp.                  | Apartment    | October 2024            | 0                   | 0   | 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 - February 2024

## Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | 35                  | 17                          |
| Central Waterfront      | 4                   | 7                           |
| Don Mills - York Mills  | 0                   | 13                          |
| Downtown Core           | 3                   | 6                           |
| Downtown East           | 10                  | 20                          |
| Downtown West           | 6                   | 25                          |
| Etobicoke Waterfront    | 3                   | 1                           |
| Highway7 - Yonge        | 0                   | 5                           |
| Mississauga City Centre | 6                   | 9                           |
| North Toronto           | 2                   | 18                          |
| North Yonge Corridor    | 9                   | 9                           |
| North York East         |                     |                             |
| North York West         | 0                   | 10                          |
| Not Applicable          | 251                 | 192                         |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | 31                  | 12                          |
| Thornhill               | 0                   | 2                           |
| Toronto East            | 9                   | 6                           |
| Toronto West            | 6                   | 20                          |
| Yonge - St. Clair       | 4                   | 8                           |

## Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$     |
|-------------|---------|------------|---------|-------------|
| 4,446       | 577     | \$2,387    | 1,071   | \$2,556,762 |
| 2,979       | 895     | \$1,653    | 964     | \$1,593,022 |
| 3,237       | 303     | \$1,178    | 858     | \$1,011,319 |
| 3,658       | 463     | \$1,878    | 780     | \$1,464,300 |
| 5,925       | 1,561   | \$1,445    | 696     | \$1,005,677 |
| 7,942       | 832     | \$1,694    | 983     | \$1,665,259 |
| 551         | 14      | \$1,644    | 860     | \$1,414,329 |
| 913         | 278     | \$1,020    | 709     | \$722,745   |
| 4,243       | 623     | \$1,241    | 631     | \$782,322   |
| 3,522       | 368     | \$1,579    | 930     | \$1,467,442 |
| 2,745       | 744     | \$1,656    | 696     | \$1,153,097 |
|             |         |            |         |             |
| 1,118       | 447     | \$1,366    | 827     | \$1,130,437 |
| 31,167      | 7,879   | \$1,176    | 770     | \$905,938   |
|             |         |            |         |             |
| 2,596       | 445     | \$1,432    | 828     | \$1,185,204 |
| 411         | 28      | \$1,367    | 1,690   | \$2,310,536 |
| 887         | 181     | \$1,263    | 645     | \$814,792   |
| 3,262       | 449     | \$1,277    | 909     | \$1,161,589 |
| 1,041       | 660     | \$1,806    | 623     | \$1,124,676 |



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

[altusgroup.com](https://altusgroup.com)

#### DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&O.E.