

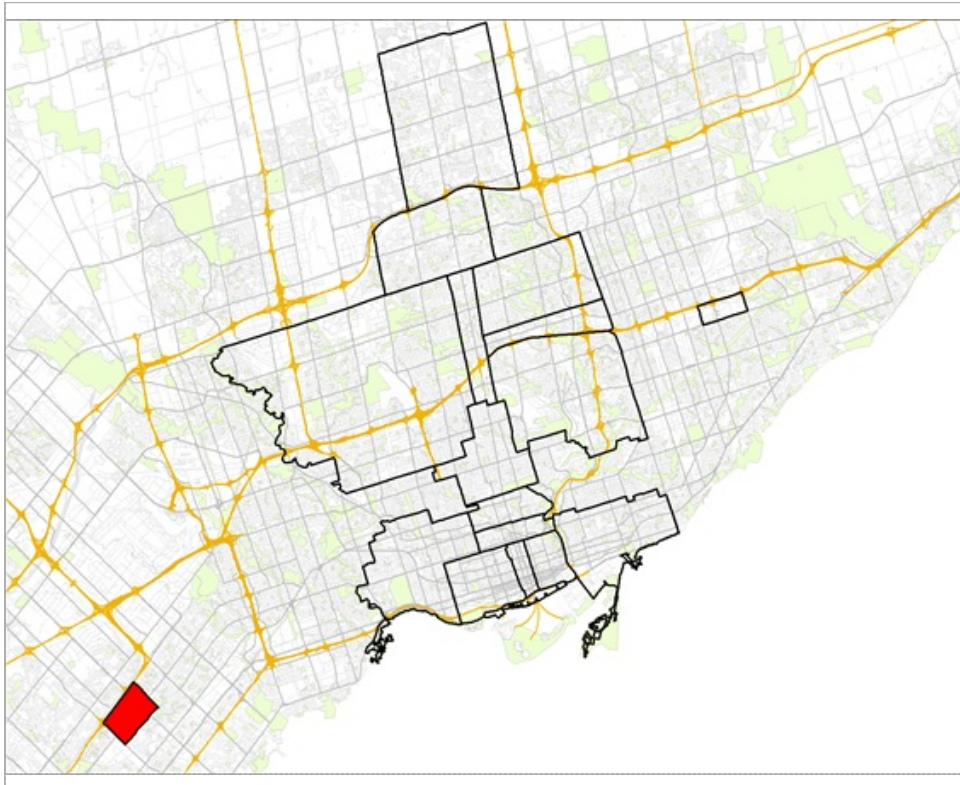


## Greater Toronto Area | Mississauga City Centre New Homes High Rise Submarket Report

Data as of November 2025

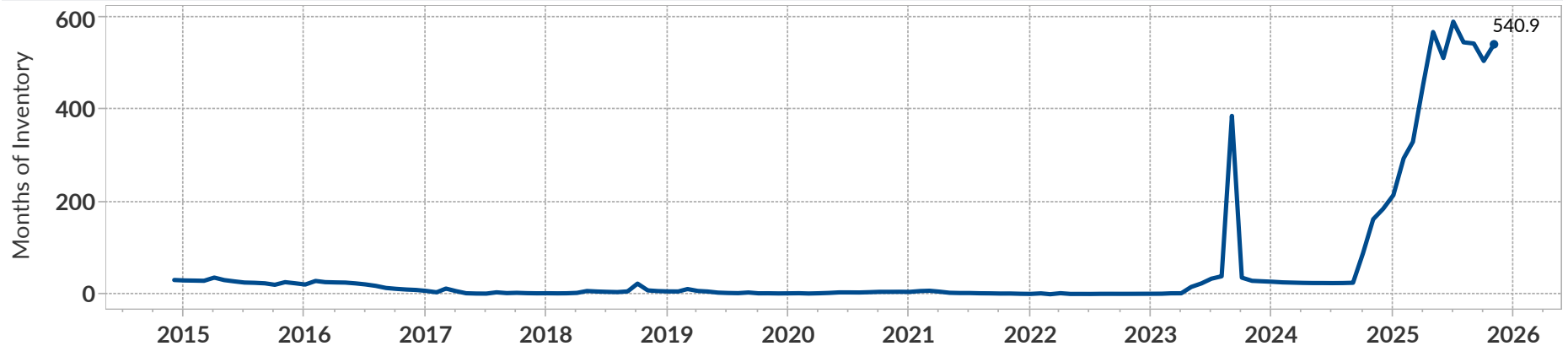


# Mississauga City Centre Submarket Report - November 2025



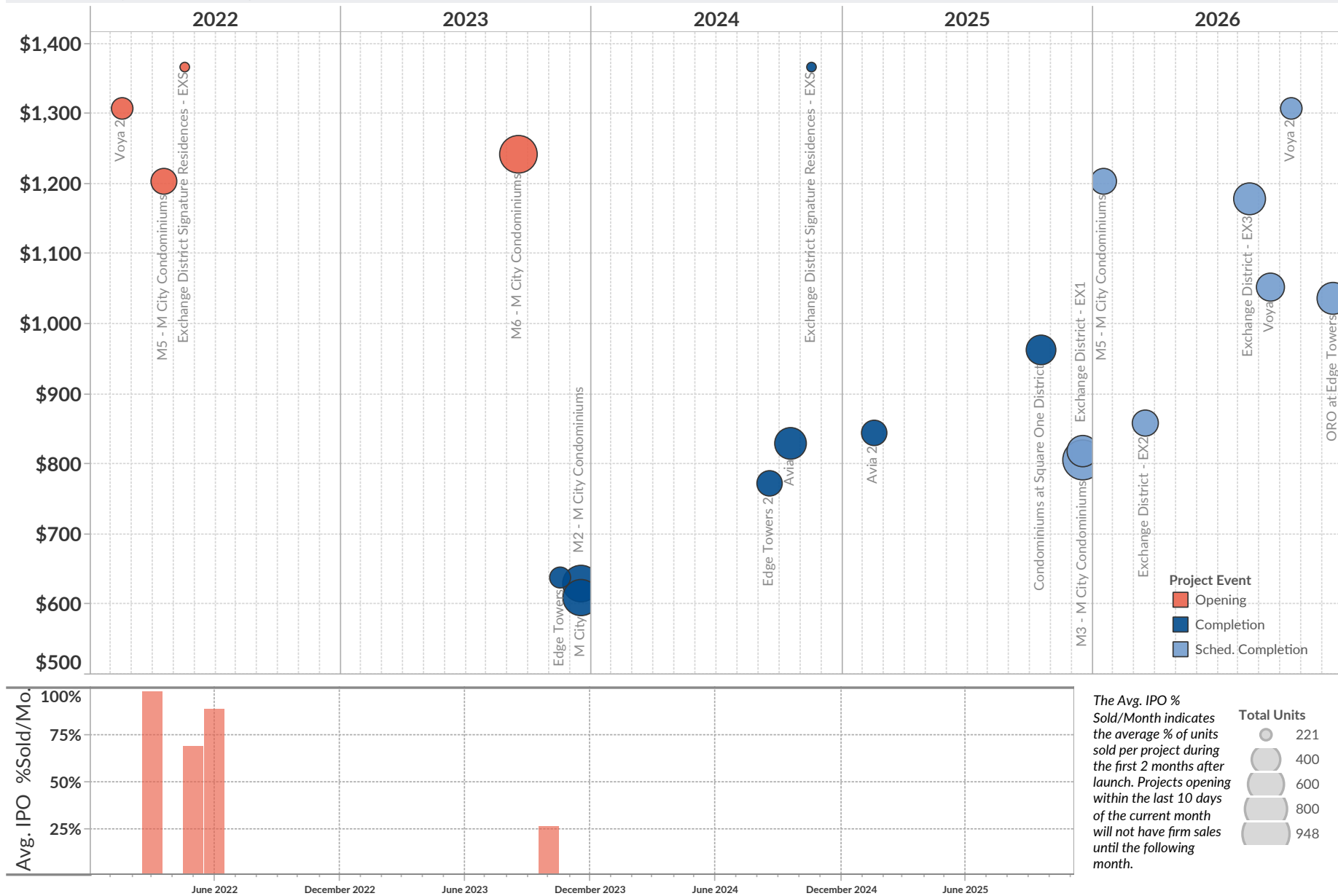
| Mississauga City Centre     |       | GTA         |
|-----------------------------|-------|-------------|
| Distinct count of Site Name | 9     | 317         |
| No. of Units                | 5,209 | 81,810      |
| Total Sales                 | 4,578 | 66,418      |
| Act Inv                     | 631   | 15,392      |
| Avg. \$/sf                  |       | \$1,375     |
| Avg. Project \$/SF          |       | \$1,290     |
| Avg. SF                     |       | 788         |
| Avg. \$                     |       | \$1,083,722 |
| Current Month Sales         |       | 165         |

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



# Mississauga City Centre Submarket Report - November 2025

## Recent Project Openings, Completions & Scheduled Completions



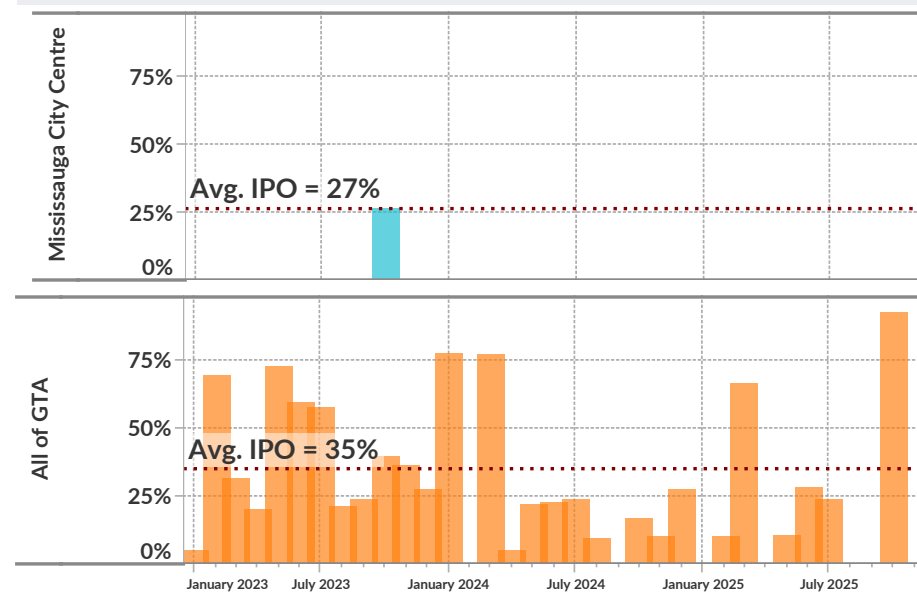
# Mississauga City Centre Submarket Report - November 2025

## Project Data by Unit Type

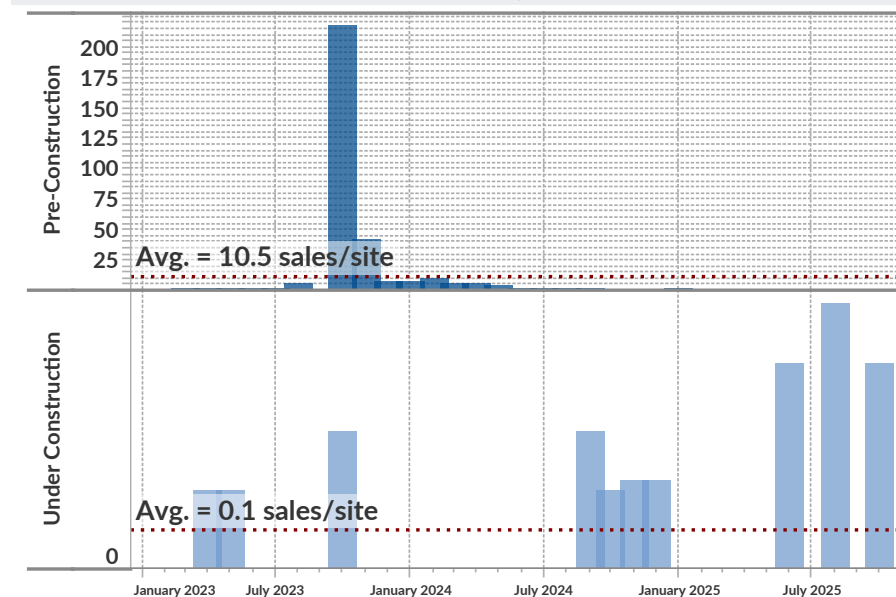
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 140          | 0                   | 113         | 27      |
| 1 Bedroom       | 1,236        | 0                   | 1,184       | 52      |
| 1 Bedroom + Den | 1,538        | 0                   | 1,363       | 175     |
| 2 Bedroom       | 1,786        | 0                   | 1,590       | 196     |
| 2 Bedroom + Den | 392          | 0                   | 244         | 148     |
| 3 Bedroom & Up  | 99           | 0                   | 69          | 30      |
| Penthouse       | 18           | 0                   | 15          | 3       |
| Other           |              |                     |             |         |

| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,443    | 271             | 517              | \$440,900        | \$639,900         |
| \$1,207    | 446             | 603              | \$539,900        | \$661,900         |
| \$1,264    | 462             | 809              | \$624,900        | \$1,051,900       |
| \$1,223    | 639             | 883              | \$725,900        | \$1,147,900       |
| \$1,207    | 628             | 933              | \$824,900        | \$1,059,900       |
| \$1,129    | 821             | 989              | \$975,900        | \$1,100,900       |
| \$1,011    | 1,849           | 1,849            | \$1,840,000      | \$1,900,000       |
|            |                 |                  |                  |                   |

## IPO Launch Performance (first 2 months)

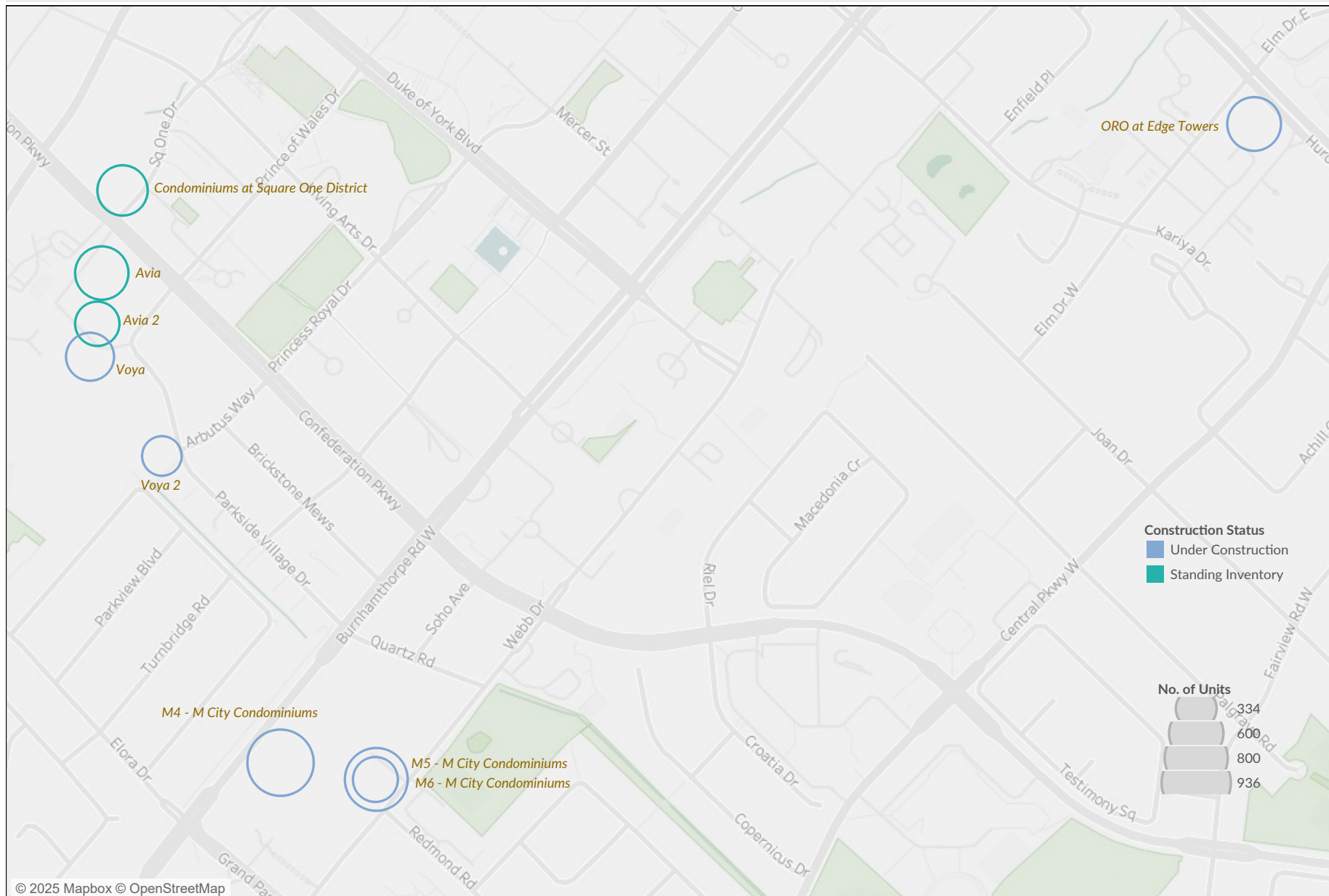


## Post Launch Absorption: Mississauga City Centre



# Mississauga City Centre Submarket Report - November 2025

## Current Active Projects



## Mississauga City Centre Submarket Report - November 2025

### 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 \$/SF |
|---------------------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|--------------------|
| Avia 2 - Amacon Developments                                  | Apartment    | February 2025           | 0                   | 0   | 0       | 419          | \$845               | \$1,126            |
| Avia - Amacon Developments                                    | Apartment    | October 2024            | 0                   | 0   | 0       | 606          | \$830               | \$1,067            |
| Condominiums at Square One District - Daniels Corporation a.. | Apartment    | October 2025            | 0                   | 7   | 12      | 539          | \$963               | \$1,104            |
| M4 - M City Condominiums - Rogers Real Estate Developmen..    | Apartment    | December 2028           | 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             | \$1,203            |
| M6 - M City Condominiums - Rogers Real Estate Developmen..    | Apartment    | January 2029            | 0                   | 2   | 533     | 840          | \$1,243             | \$1,228            |
| ORO at Edge Towers - Solmar Development Corp.                 | Apartment    | December 2026           | 0                   | 2   | 25      | 614          | \$1,037             | \$1,237            |
| Voya 2 - Amacon Developments                                  | Apartment    | October 2026            | 0                   | 0   | 0       | 334          | \$1,308             | \$1,372            |
| Voya - Amacon Developments                                    | Apartment    | September 2026          | 0                   | 0   | 0       | 491          | \$1,053             | \$1,161            |

# Mississauga City Centre Submarket Report - November 2025

## Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | • 3                 | • 16                        |
| Central Waterfront      | • 0                 | • 4                         |
| Don Mills - York Mills  | • 3                 | • 10                        |
| Downtown Core           | • 0                 | • 6                         |
| Downtown East           | • 1                 | • 16                        |
| Downtown West           | • 2                 | • 19                        |
| Etobicoke Waterfront    | • 1                 | • 1                         |
| Highway7 - Yonge        | • 0                 | • 4                         |
| Mississauga City Centre | • 0                 | • 9                         |
| North Toronto           | • 1                 | • 14                        |
| North Yonge Corridor    | • 1                 | • 8                         |
| North York East         |                     |                             |
| North York West         | • 4                 | • 9                         |
| Not Applicable          | • 138               | • 164                       |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | • 0                 | • 8                         |
| Thornhill               | • 0                 | • 2                         |
| Toronto East            | • 3                 | • 5                         |
| Toronto West            | • 8                 | • 16                        |
| Yonge - St. Clair       | • 0                 | • 6                         |

## Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$       |
|-------------|---------|------------|---------|---------------|
| • 3,006     | • 419   | • \$2,348  | • 996   | • \$2,337,249 |
| • 1,838     | • 916   | • \$1,642  | • 905   | • \$1,485,872 |
| • 1,827     | • 258   | • \$1,426  | • 912   | • \$1,299,813 |
| • 3,687     | • 435   | • \$1,865  | • 785   | • \$1,464,664 |
| • 4,644     | • 862   | • \$1,378  | • 737   | • \$1,015,041 |
| • 5,938     | • 1,056 | • \$1,875  | • 941   | • \$1,763,955 |
| • 559       | • 6     | • \$1,636  | • 782   | • \$1,278,733 |
| • 894       | • 198   | • \$1,056  | • 798   | • \$842,726   |
| • 4,578     | • 631   | • \$1,223  | • 661   | • \$807,988   |
| • 2,379     | • 306   | • \$1,596  | • 912   | • \$1,456,142 |
| • 2,350     | • 712   | • \$1,624  | • 687   | • \$1,115,830 |
|             |         |            |         |               |
| • 1,133     | • 535   | • \$1,300  | • 759   | • \$986,752   |
| • 26,687    | • 8,050 | • \$1,132  | • 748   | • \$847,048   |
|             |         |            |         |               |
| • 1,917     | • 346   | • \$1,346  | • 834   | • \$1,123,103 |
| • 419       | • 24    | • \$1,550  | • 1,708 | • \$2,647,813 |
| • 888       | • 158   | • \$1,251  | • 667   | • \$833,914   |
| • 2,600     | • 328   | • \$1,301  | • 840   | • \$1,092,905 |
| • 1,074     | • 152   | • \$2,168  | • 1,301 | • \$2,819,861 |



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