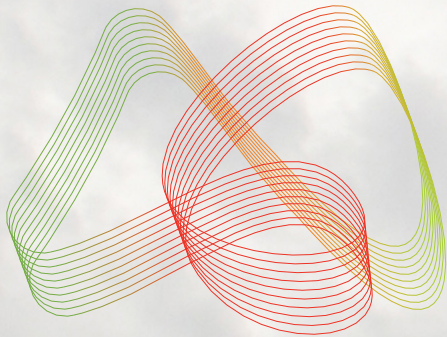


INSIDER REPORT



M CITY 6 CONDOMINIUMS

TOP REASONS TO BUY AT M6

PRIME LOCATION
M6 sits in the heart of downtown Mississauga, a 57 storey glass tower with a 6 storey podium, approximately 830 suites, providing a spectacular investment opportunity. Here are a few reasons to why M6 is your next best investment.

IMPRESSIVE WALK AND TRANSIT SCORES
M6 scores big when it comes to transit and connectivity, offering easy access to Hwys 403, 401, and QEW, proximity to Cooksville Go Station, Pearson Airport, and seamless connections to GO Transit, Mississauga Transit, Zum, and future Hazel McCallion LRT.

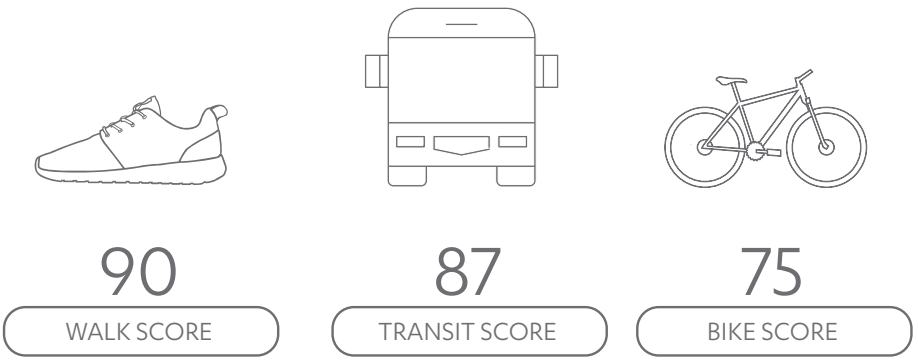
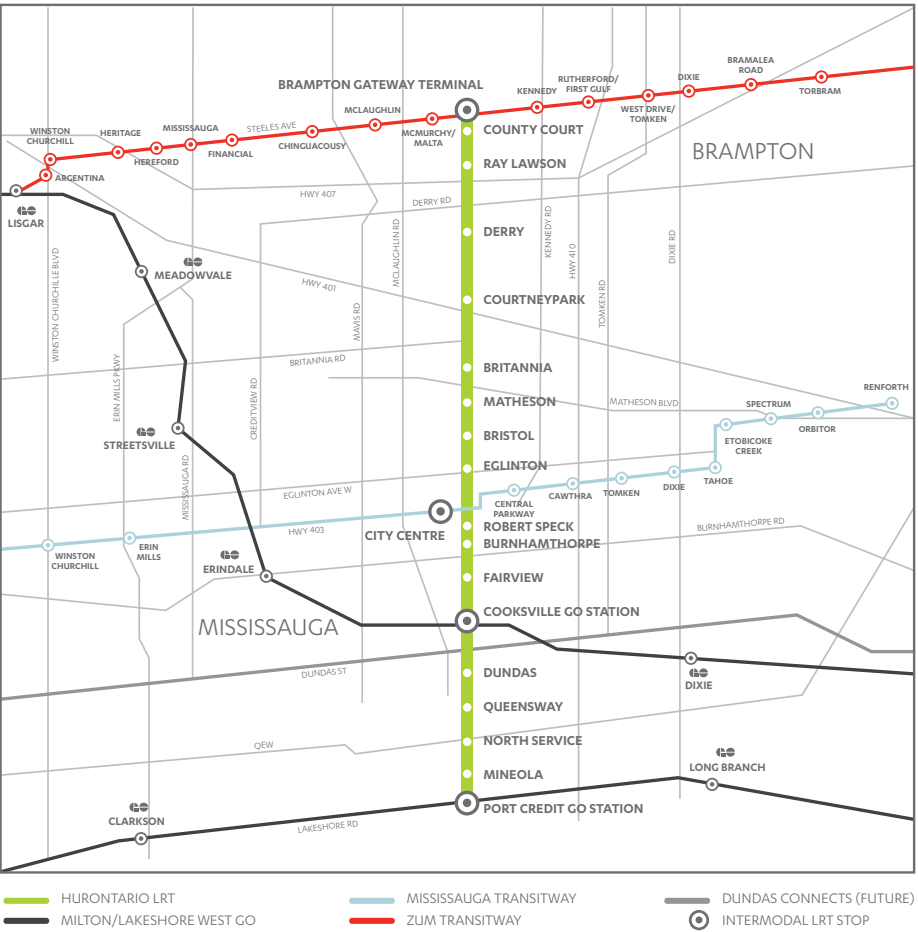
COMMUTER'S PARADISE
M6 is a commuter's paradise located in downtown Mississauga and a 30-min drive to downtown Toronto.

SPECTACULAR AMENITIES
Fitness Centre with Yoga Studio, Outdoor Training Area, Spin Studio and Virtual Personal Training, Putting Green, Bocce Courts, Pool & Hot Tub with Sun Deck, Multipurpose Sports Court with Running Track, Communal Lounge, Kids' Play Area & Craft Room, Experience Shower & Steam Rooms, Saunas, Outdoor Kids' Play Area & Splash Pad, Theatre, and more.

INVESTMENT POTENTIAL
In the past 6 years, the appreciation rate in downtown Mississauga has been increasing steadily compared to downtown Toronto. Also, you only pay one Land Transfer Tax in Mississauga.

HURONTARIO LRT PROJECT
The Hurontario LRT Project, now called the Hazel McCallion Line, will bring fast and reliable rapid transit to the cities of Mississauga and Brampton along the Hurontario corridor. There will be a stop at the City Centre. This will add to the resale value of the project.

TRANSIT: THE WINNING TICKET



THE HAZEL MCCALLION LINE
The Hazel McCallion Line (Hurontario LRT) will bring a new, environmentally friendly, and reliable method of transportation to a rapidly growing region. This new light rail will feature 19 stops, travel through two urban growth centres and connect to major transit systems, including GO Transit. It will be a critical link for businesses and residents along the Hurontario corridor.

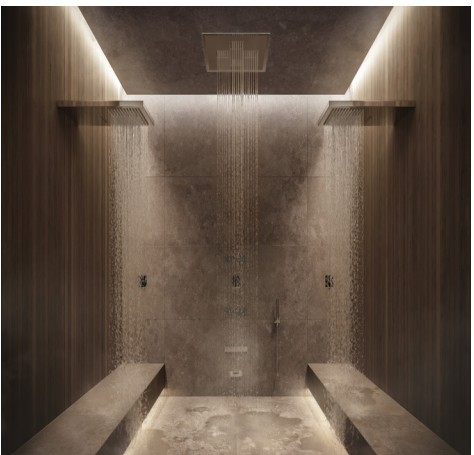
- HIGHLIGHT:**
- 18 km of rapid transit
 - 19 stops on a dedicated right-of-way
 - 6 transit systems and rail connections along the route
 - Link to Port Credit and Cooksville GO Stations, and Square One GO Bus Terminal
 - Connect to Mississauga Transitway, Brampton Transit, ZUM and MiWay
 - Connect to Brampton Gateway Terminal



Illustration is artist's impression.

OVER 37,000 SF OF SPECTACULAR AMENITIES

Spread across three floors, the amenity program at M6 brings a vibrant resort-style experience with a range of fitness and spa options. Whether you seek invigorating exercise, immersive sports activities, or the thrill of new adventures, our athletic and activity-focused programming infuses a unique energy into your everyday.



EXPERIENCE SHOWER & STEAM ROOM



BOCCE COURTS



MULTIPURPOSE SPORTS COURT & RUNNING TRACK



YOGA STUDIO & OUTDOOR TRAINING



PUTTING GREEN



OUTDOOR TV LOUNGE



POOL & HOT TUB



COURTYARD

GROUND LEVEL:

- LOBBY
- BICYCLE ELEVATOR
- ELEVATORS
- CONCIERGE
- LOUNGE
- DELIVERY PICKUP
- GARAGE ELEVATORS
- MAIL ROOM
- PROPERTY MGT. OFFICE
- PARCEL ROOM
- COURTYARD

5TH LEVEL:

- YOGA STUDIO
- OUTDOOR TRAINING
- FITNESS CENTRE
- PERSONAL TRAINING
- SPIN STUDIO
- THEATRE
- POOL & HOT TUB
- SUN DECK
- COMMUNAL LOUNGE
- KIDS' PLAY AREA & CRAFT ROOM
- EXPERIENCE SHOWER & STEAM ROOMS
- SAUNAS
- MULTIPURPOSE SPORTS COURT
- RUNNING TRACK
- PUTTING GREEN
- OUTDOOR KIDS' PLAY AREA & SPLASH PAD

7TH LEVEL:

- OUTDOOR TV LOUNGE
- BBQ LOUNGE
- COMMUNAL BBQ
- FIREPLACE LOUNGE
- DINING ROOM
- PIANO LOUNGE
- BOCCE COURTS
- COMMUNAL SEATING
- CATERING KITCHEN
- BAR LOUNGE
- GAMES ROOM
- TV LOUNGE
- FLEX SPACE
- SHARED WORKSPACE

Illustrations are artist's impressions.

CANADA'S
IMMIGRATION PLAN

2023-2025 IMMIGRATION LEVELS

YEAR	NEW IMMIGRANTS
2023	465,000
2024	485,000
2025	500,000

- 500,000 immigrants to be welcomed into Canada each year leading up to 2025.
- Demand for rental has been increasing dramatically since 2022. The already high housing demand will lead to price increases (great news for our investors). The labour force will be impacted positively, as construction delays will decline.
- Ontario grabs the first position with the highest number of immigrants in Canada.
- Nearly 44% of all Canadian immigrants settled in Ontario in 2021. (Statistics Canada)

MISSISSAUGA'S
REAL ESTATE MARKET

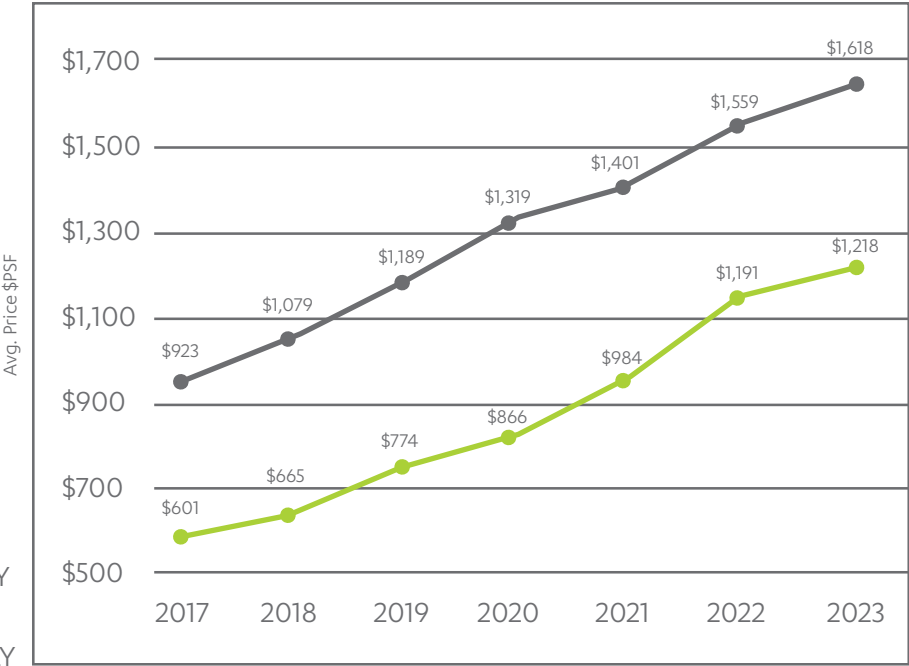
MISSISSAUGA CONDO RENTAL MARKET
5 YEAR RENTAL GROWTH RATE

UNIT TYPE	2023	2018	% CHANGE
Studio	\$2,111	\$1,500	41%
1B	\$2,492	\$1,890	32%
2B	\$3,001	\$2,290	31%

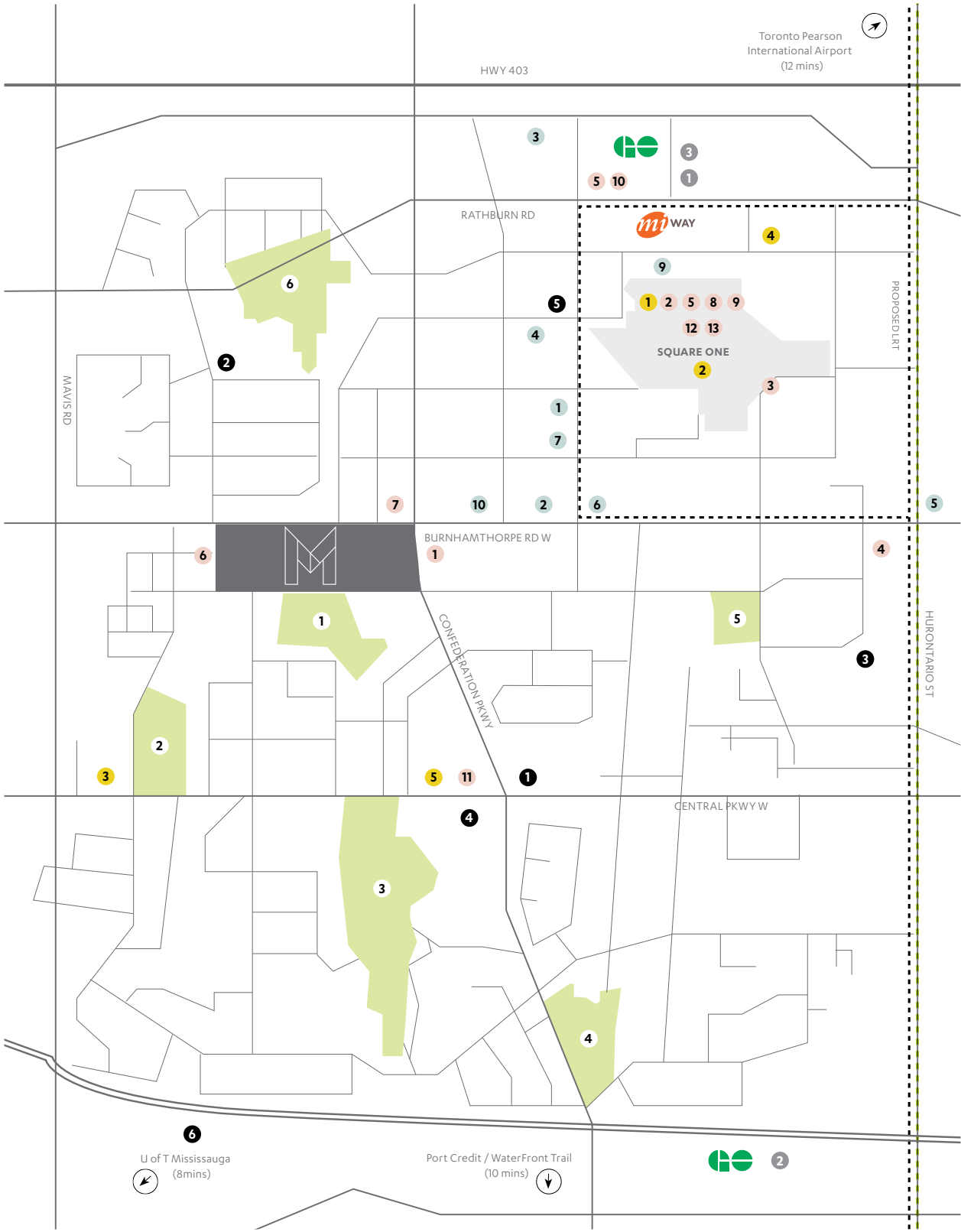
Source: TREBB, comparing 2023 vs. 2022 Condo Market Reports

TORONTO:
69% IN 5 YRS OR 14% ANNUALLY
MISSISSAUGA:
98% IN 5 YRS OR 20% ANNUALLY

AVERAGE PRICE PER-SQUARE-FOOT FOR CONDOS BY YEAR IN
TORONTO AND MISSISSAUGA, 2017 TO 2022 & JAN-JUL 2023



DOWNTOWN
MISSISSAUGA



SHOPS/GROCERIES

- 1 Indigo
- 2 Square One Shopping Centre
- 3 T&T Supermarket
- 4 Whole Foods Market
- 5 Wholesale Club

PARKS

- 1 Bud Cleary
- 2 City View Park
- 3 Dr. Martin L. Dobkin Park
- 4 Fairview Park
- 5 Kariya Park
- 6 Zonta Meadows Park

RESTAURANTS/CAFÉS

- 1 Alioli Ristorante
- 2 Dal Moro's Fresh Pasta
- 3 Earls
- 4 Goodfellas Wood Oven Pizza
- 5 Jack Astor's
- 6 Kelseys
- 7 Kinton Ramen
- 8 La Carnita
- 9 Reds
- 10 Scaddabush
- 11 The Alley Bubble Tea
- 12 Uncle Tetsu's Cheesecake
- 13 Village Juicery

SCHOOLS

- 1 Bishop Scalabrini School
- 2 Corpus Christi School
- 3 Fairview Public School
- 4 Father Michael Goetz Catholic Secondary School
- 5 Sheridan College – Hazel McCallion Campus
- 6 University of Toronto (Mississauga)

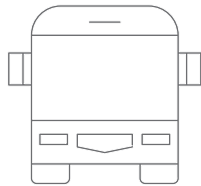
LANDMARKS/AMENITIES

- 1 Art Gallery of Mississauga
- 2 Central Library
- 3 Cineplex Cinemas
- 4 Living Arts Centre
- 5 Marilyn Monroe Towers
- 6 Mississauga Celebration Square
- 7 Mississauga City Hall
- 8 Paramount Centre
- 9 The Rec Room
- 10 YMCA Centre

TRANSIT

- 1 City Centre Transit Terminal
- 2 Cooksville GO
- 3 Square One GO Bus Terminal

UNIVERSITY OF TORONTO
Mississauga Campus



20 MIN.
BUS RIDE

U OF T STUDENT POPULATION		
	UofT Mississauga	International Students
Total:	13,621	3,920

Source: planningandbudget.utoronto.ca

POST SECONDARY
STATS



15 MIN.
WALK

SHERIDAN COLLEGE
Hazel McCallion Campus

SHERIDAN COLLEGE STUDENT POPULATION	
	Hazel McCallion Campus
Total (Full + Part Time):	7,810

Source: Sheridan at a Glance | About Sheridan | Sheridan College

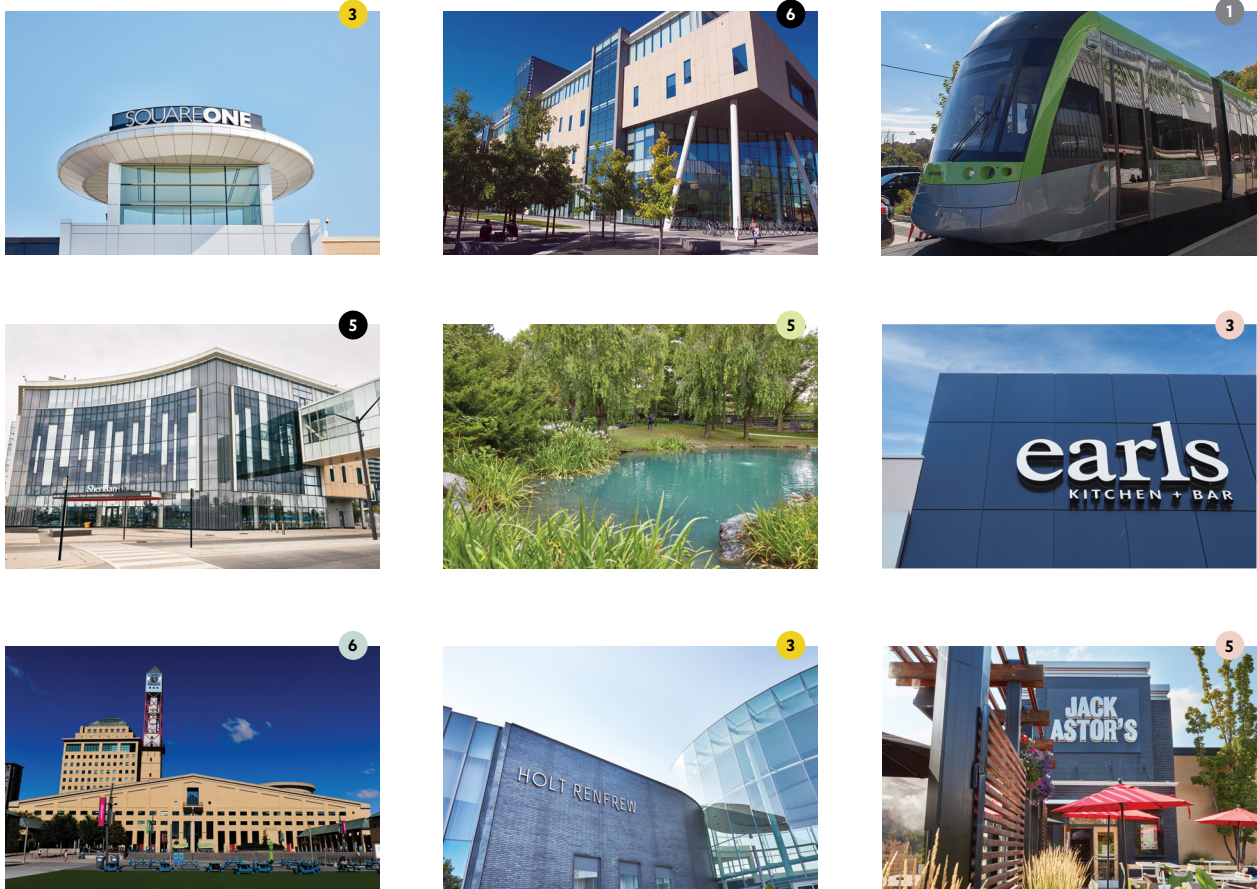




Illustration is artist's impression.