

The journey starts at Grand Central Mimico™ – a vibrant, hyper connected, new district with a design focused on the future. Vandyk is leading the way in bringing the world-class concept of transit-oriented communities to Toronto. This all-inclusive transit-oriented master planned neighbourhood will feature a new modern reconstruction of the Mimico GO Station, with integrated access points to new mixed-use buildings, connecting residents to downtown Toronto and the future Ontario Line.

THE SOUTH BUILDING

UNIT MODEL	UNIT TYPE	UNIT SIZE	EXPSOURE	STARTING FLOOR	STARTING PRICE
THE ELIZABETH	1 BEDROOM	495 Sq. Ft.	NORTH	7	\$569,900
THE HOPKINS	1 BEDROOM	500 Sq. Ft.	WEST	7	\$579,900
THE GRANT	1 BEDROOM + DEN	496 Sq. Ft.	NORTH	7	\$579,900
THE CONNERY	1 BEDROOM	454 Sq. Ft.	SOUTH	7	\$589,900
THE STEWART	2 BEDROOMS	684 Sq. Ft.	NORTH EAST / NORTH WEST	7	\$739,900
THE MOORE	2 BEDROOMS	620 Sq. Ft.	SOUTH	7	\$749,900
THE NIVEN	2 BEDROOMS	675 Sq. Ft.	SOUTH WEST	7	\$759,900
THE SWINTON	2 BEDROOMS + DEN	736 Sq. Ft.	EAST	7	\$789,900
THE WINSLET	3 BEDROOMS + DEN	898 Sq. Ft.	SOUTH EAST	7	\$999,900

THE SOUTH BUILDING - TERRACE COLLECTION

UNIT MODEL	UNIT TYPE	UNIT SIZE	TERRACE SIZE	EXPSOURE	STARTING PRICE
THE BECKHAM	STUDIO	400 Sq.Ft.	158 Sq.Ft.	EAST	\$549,900
THE DIANA	1 BEDROOM	468 Sq.Ft.	104 Sq.Ft.	NORTH	\$569,900
THE KNIGHTLY	1 BEDROOM + DEN	530 Sq.Ft.	104 Sq.Ft.	NORTH	\$639,900
THE MCKELLEN	1 BEDROOM + DEN	586 Sq.Ft.	295 Sq.Ft.	WEST	\$729,900
THE TAYLOR	2 BEDROOMS + MEDIA	747 Sq.Ft.	535 Sq.Ft.	NORTH WEST	\$899,900
THE VICTORIA	3 BEDROOMS	865 Sq.Ft.	101 Sq.Ft.	SOUTH EAST	\$929,900
THE THOMPSON	3 BEDROOMS	870 Sq.Ft.	446 Sq.Ft.	NORTH EAST	\$1,049,900
THE WILKINSON	3 BEDROOMS + DEN	884 Sq.Ft.	578 Sq.Ft.	SOUTH WEST	\$1,099,900

PLEASE NOTE THE ABOVE IS A SAMPLE PRICE LIST AND DOES NOT INCLUDE ALL AVAILABLE UNITS. ALL THE UNITS WITHIN THE FLOOR PLAN PACKAGE ARE CURRENTLY AVAILABLE. FLOOR PREMIUMS ARE GENERALLY \$1,000/FLOOR WITH CERTAIN UNITS \$2,000/FLOOR. CERTAIN FLOORS MAY HAVE A SINGLE FLOOR PREMIUM GREATER THEN THE TYPICAL INCREASE DUE TO VIEW OR OTHER FACTOR. PLEASE SPEAK TO A SALES REPRESENTATIVE FOR EXACT PRICING.

INCENTIVE SUMMARY

Capped Development Charges*:

JR 1BR/Studio/1BR/1BR+Den @ \$12,000 | 2BR/2BR+Den @ \$15,000 | 3BR and Larger @ \$17,000

All Inclusive Development Charges Caps include:

- Development Charges
- Section 37 Fees
- Education Levies
- Parkland Levies
- GO Transit Levies

Units on floors 2-4 Have 10ft Ceilings**

Right to Lease During Occupancy*

Assignment*

\$10,000 Off Parking

\$2,000 Off Lockers

Estimated Occupancy:

January 2026

LIMITED TIME DEPOSIT STRUCTURE PROMOTION - ONLY 15% DOWN UNTIL OCCUPANCY!

Preferred Extended Deposit Structure

- \$5,000 on signing
- Balance to 5% in 30 days
- 2.5% in ~~90~~ 150 days
- 2.5% in ~~180~~ 270 days
- 5% in ~~270~~ 450 days
- 5% on ~~365~~ days Occupancy

International Deposit Structure

- 10% on signing (via Bank Draft or Wire Transfer)
- 10% in 270 days
- 10% in 450 days
- 5% on Occupancy

Maintenance: \$0.65 /sq.ft.

Excluding: Water, Hydro, High Speed Internet and Vandyk Smart Connect Building & Suite Automation

Property Taxes (per city of Toronto)*:

0.6%

Parking: ~~\$60,000~~ \$50,000

Locker: ~~\$5,000~~ \$3,000

PHASE ONE

DEVELOPER

THE
BUCKINGHAM

GRAND CENTRAL MIMICO

VANDYK
P R O P E R T I E S

**Some exceptions may apply. *Amendment Required. One Assignment only for qualifying Assignee subject to vendor's conditions for Assignments being met. Please see Sales Representative for details.
Note: This Limited Time offer may be changed or withdrawn at any time without notice. This offer may not be combined with any other offer or promotion. Certain conditions apply.
Premiums apply to floors, balconies, terraces and views. Please see Sales Representative for full details. E & O. E.