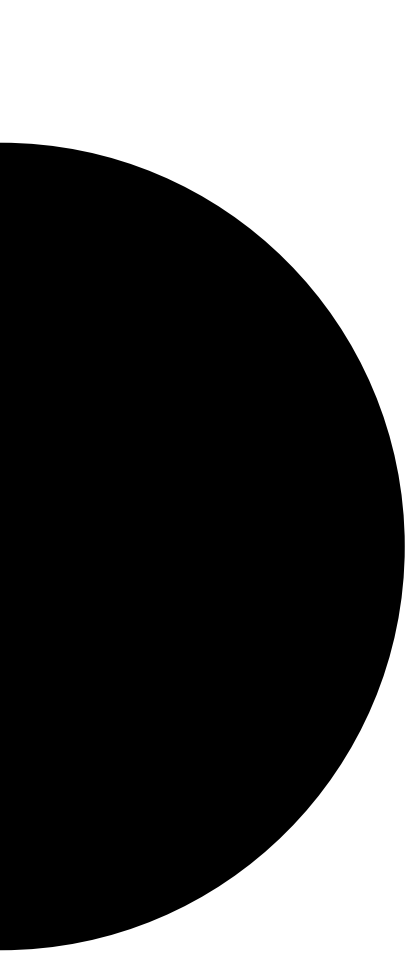
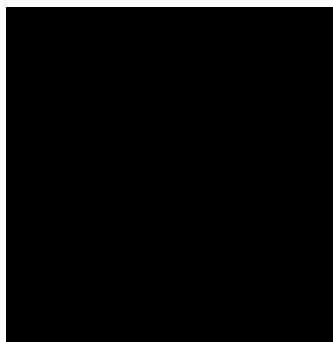
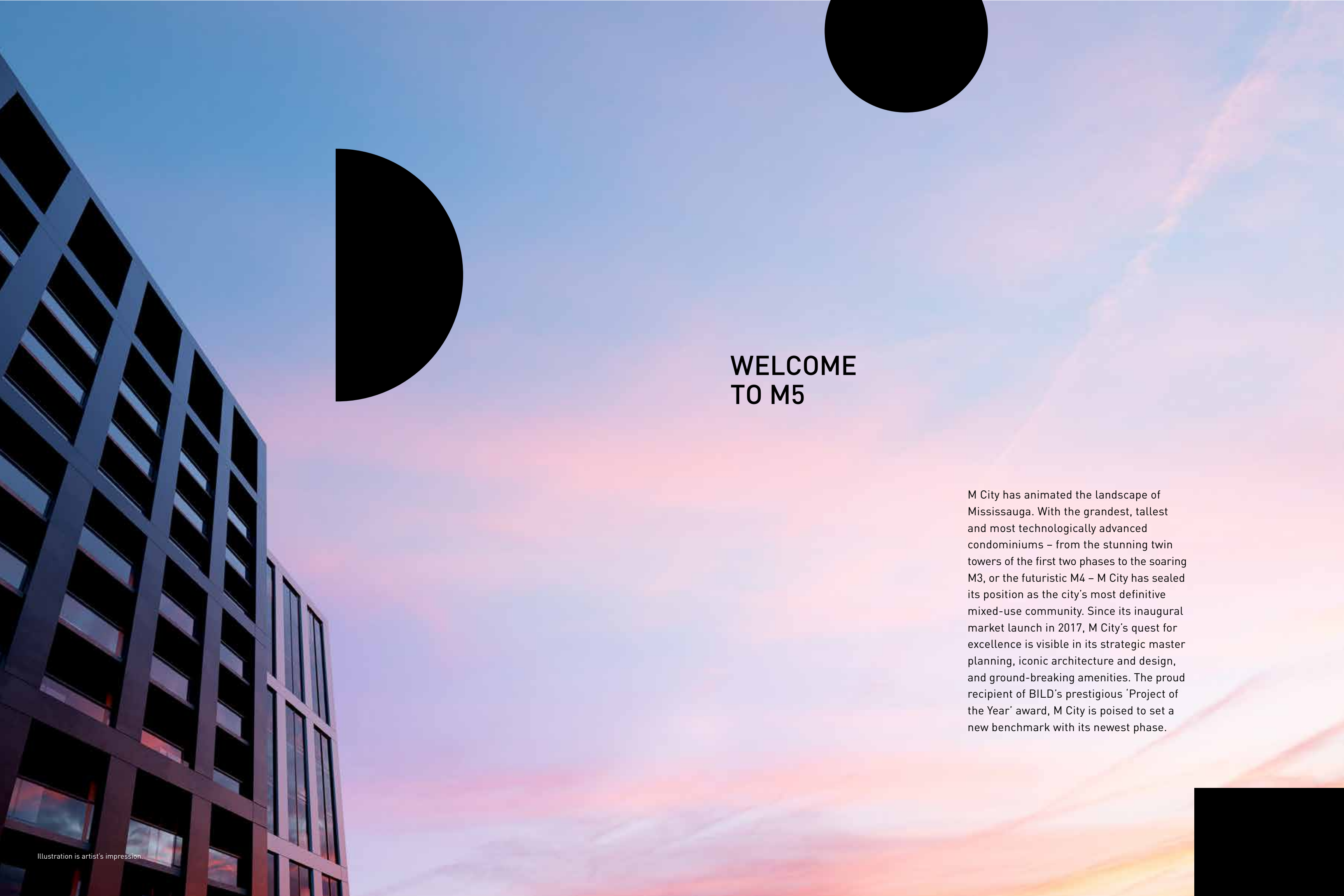


M CITY 5 CONDOMINIUMS





WELCOME TO M5

M City has animated the landscape of Mississauga. With the grandest, tallest and most technologically advanced condominiums – from the stunning twin towers of the first two phases to the soaring M3, or the futuristic M4 – M City has sealed its position as the city’s most definitive mixed-use community. Since its inaugural market launch in 2017, M City’s quest for excellence is visible in its strategic master planning, iconic architecture and design, and ground-breaking amenities. The proud recipient of BILD’s prestigious ‘Project of the Year’ award, M City is poised to set a new benchmark with its newest phase.



Illustration is artist's impression.



Illustration is artist's impression.

AN EXCEPTIONAL COMMUNITY

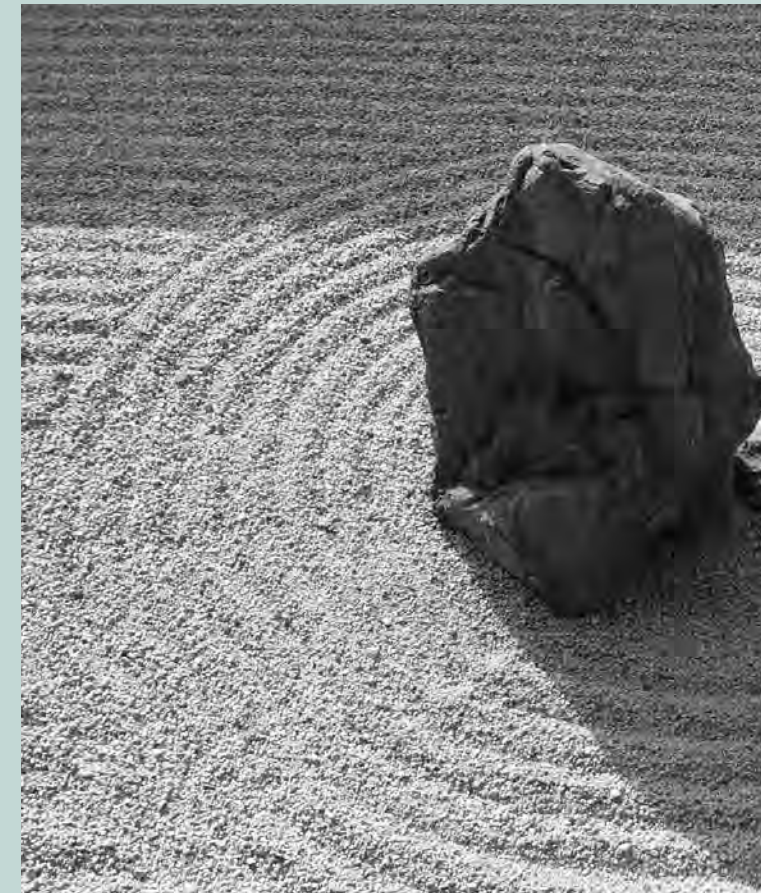
8-towers. 15-acres. 4.3 million square feet. M City is a master-planned community of magnificent proportions. Designed by Cooper Robertson, internationally acclaimed urban planners, it brings spectacular architecture, expansive green space, and modern lifestyle amenities into one landmark neighbourhood. With over 2 acres of new parkland and a dedicated connection to the Mary Fix multi-use trail and John “Bud” Cleary Park, M City embraces the relationship between natural and built-form environments.

Walkable and connected, M City is a people-first community. With generous tree-lined promenades, dotted with shops and cafes, minutes from transit options, including the forthcoming Hurontario LRT and Mississauga prime attractions – arts and culture, shopping, dining, schools, M City is at the centre of it all.

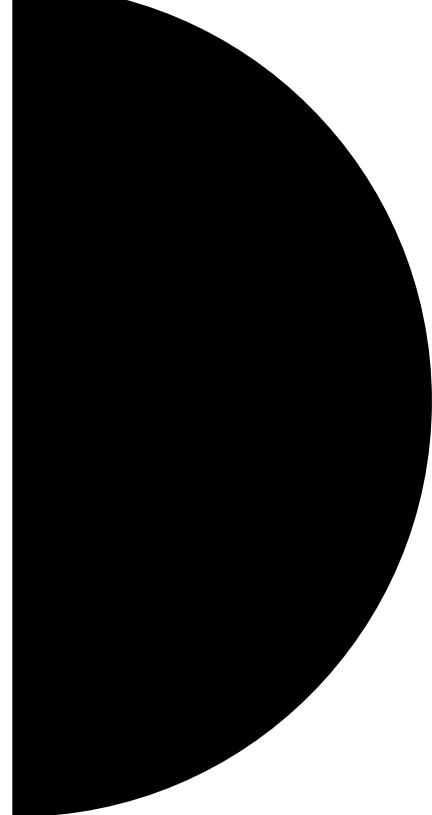


Illustration is artist's impression.

Overlooking the lush M Park, M5 ushers a calm living experience. The tower's reserved character reflects its more intimate and personal offerings. With a host of health and wellness-focused amenities and chic interiors that celebrate simple, clean lines, M5 is all about mindful living and balance: thoughtful design and stunning finishes, sustainability and luxury, technology and timelessness. M5 nurtures, inspires and enhances the everyday.



**A NEW
EXPERIENCE**



The understated design of M5 exudes an air of quiet confidence. The tower's crisp linear silhouette is a combination of two staggered vertical volumes. With a geometry of black and white forms creating a grid-like pattern, M5 makes a simple yet elegant statement. The clean lines and dark masonry of the podium complement its restrained architectural character and work in unison to give M5 its unique voice within the overall community.

A QUIET PRESENCE





Illustration is artist's impression.

VIEW OF LOBBY ENTRANCE FROM M PARK



LIVE WELL

With a focus on well-being, interior design firm Cecconi Simone integrated biophilic materials and prioritized a connection to nature and the outdoors throughout the interior spaces and amenities.



"If we were to describe M5 as a persona, it is introspective, reserved and calm, offering residents the ability to choose to engage or be solitary in the myriad of beautiful amenity spaces available."

ELAINE CECCONI / CECCONI SIMONE

AMENITIES



Illustration is artist's impression.

LOBBY

Located on the seventh floor and weaving seamlessly between indoors and outdoors, the amenity program at M5 offers a spa-like experience for the mind and body.



The dedicated Wellness Centre features a signature Hammam steam bath, individual infrared saunas, meditation room, private treatment room and a Zen Lounge. This serenity spills onto the exterior terrace, where a hot plunge pool, hammocks, lounge seating, and a fire bowl maintain the spa-like feeling.



Illustration is artist's impression.

OUTDOOR LOUNGE WITH HOT PLUNGE POOL



Illustration is artist's impression.

HAMMAM STEAM BATH



Illustration is artist's impression.

INFRARED SAUNAS



Illustration is artist's impression.

FITNESS CENTRE

M5 is home to an equal measure of calm and positive energy. The Fitness Centre includes a gym equipped with cardio and weight machines, a dedicated spin studio, a virtual fitness studio, and an outdoor yoga area to promote total wellness.

In addition to the wellness and fitness-focused options, M5 has an array of essential amenities designed with flexibility in mind. Multipurpose spaces that adapt to the occasion, from celebrations to work meetings, play dates to quiet moments of solitude. A dining room and event space, sitting room, media screening room, outdoor dining with barbecues, fireplace lounge, kids' indoor playroom and outdoor splash pad, and more are present for all to enjoy.



Illustration is artist's impression.

DINING ROOM + EVENT SPACE





Illustration is artist's impression.

OUTDOOR SPLASH PAD + KIDS' PLAY AREA



GROUND FLOOR

- ① Lobby Entrance
- ② Concierge
- ③ Mailroom
- ④ Parcel Room
- ⑤ Elevator Lobby
- ⑥ W/C
- ⑦ Townhomes
- ⑧ Retail

7TH FLOOR

ENTERTAINMENT

- ① Dining Room + Event Space
- ② Media Screening Room
- ③ Sitting Room
- ④ Kids' Indoor Playroom
- ⑤ Kids' Splash Pad and Play Area
- ⑥ Outdoor Dining and BBQs
- ⑦ Outdoor Fireplace Lounge

WELLNESS CENTRE

- ⑧ Zen Lounge
- ⑨ Treatment Room
- ⑩ Meditation Room
- ⑪ Individual Infrared Saunas
- ⑫ Hammam Steam Bath
- ⑬ Hot Plunge Pool and Outdoor Lounge

FITNESS

- ⑭ Fitness Centre
- ⑮ Spin Studio
- ⑯ Virtual Fitness Studio
- ⑰ Outdoor Yoga Area



Designed for the modern, ever-changing life, every suite at M5 offers efficient and highly livable open-concept floor plans, kitchens with integrated appliances and custom cabinetry with increased depth for greater storage, expansive windows, and private outdoor spaces. Your home at M5 offers the best of condo living and opportunities for customization with three distinct finish packages and other available options to suit your needs.

LIVE
COMFORTABLY

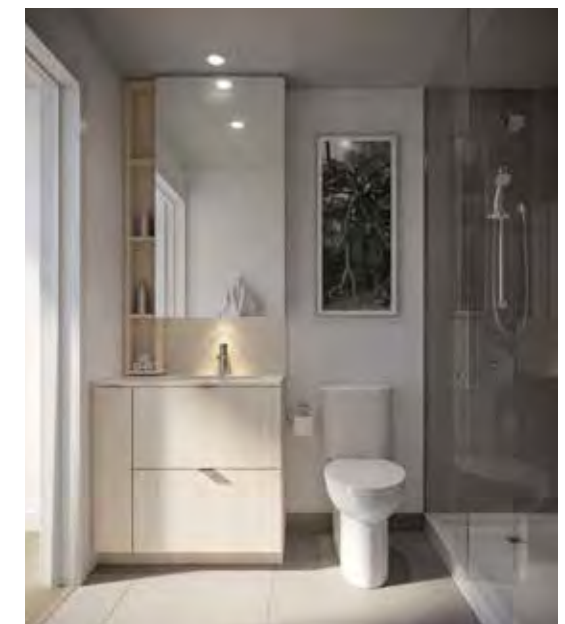




DARK SCHEME



MEDIUM SCHEME



LIGHT SCHEME

Artwork: Apple Tree, New York State, 2005 © Geoffrey James - courtesy Stephen Bulger Gallery

Artwork this page: Colville Wolf 6275 (Half Dollar), 2013 © William Eakin / Chestnut, Spadina House, Toronto, 2005 © Geoffrey James - courtesy Stephen Bulger Gallery
 Artwork right page: Artwork: Colville Goose 6179 (Silver Dollar), 2013 © William Eakin / Willow, Ward's Island, Toronto, 2005 © Geoffrey James - courtesy Stephen Bulger Gallery

Illustrations are artist's impressions.

LIVE SMART

Connected lifestyle is a standard feature at M5. M City has partnered with Rogers to develop one of the most technologically advanced condominium buildings in Canada. With access to a smart building ecosystem, every resident at M5 will enjoy a unique and frictionless living experience.



ROGERS SMART COMMUNITY™

In partnership with 1VALET, Rogers Smart Community helps ensure safety and convenience are always at your fingertips. Every resident will have access to a smartphone-centric living experience which includes hands-free digital building access, video guest verification, facial recognition and more.



IGNITE INTERNET™

Every suite comes wired with Rogers Ignite Internet Gigabit. With download speeds of up to 1.5 gigabits per second, you can enjoy the true freedom of a consistent connection, perfect for Netflix marathons, virtual meetings, online gaming, smart appliances and so much more.



WIFI COVERAGE

With an advanced fibre-powered network, you can enjoy secure, state-of-the-art wall-to-wall Wi-Fi coverage in your home and throughout the amenity spaces at M5. The Rogers Ignite Wi-Fi promise delivers an effortless connected home experience whether you're lounging on the couch or poolside with friends.



DAS SYSTEM

A Distributed Antenna System (DAS) delivers Rogers wireless network throughout the building to increase wireless connectivity in places like the underground parking garage and elevators where it may be harder to get a consistent connection. That means reliable coverage to make calls, access data, stream music and more.

ROGERS SMART COMMUNITY

APP FEATURES:

This smartphone-based service with its wide range of app features keeps you connected to your home and provides the freedom to control your environment from the palm of your hands.



SMART LOCK

Every suite comes standard with an integrated smart lock for unprecedented access control directly from your phone.



SMART THERMOSTAT

Every suite comes standard with an integrated smart thermostat which allows you to control your home's temperature remotely and create heating and air conditioning schedules for comfort and energy efficiency.



SMARTPHONE VIDEO CALLING

See who's at the building entrance before letting them in.



FACIAL RECOGNITION ENTRY

Enter your building with only a smile.



PACKAGE DELIVERY

Never miss another delivery notification.



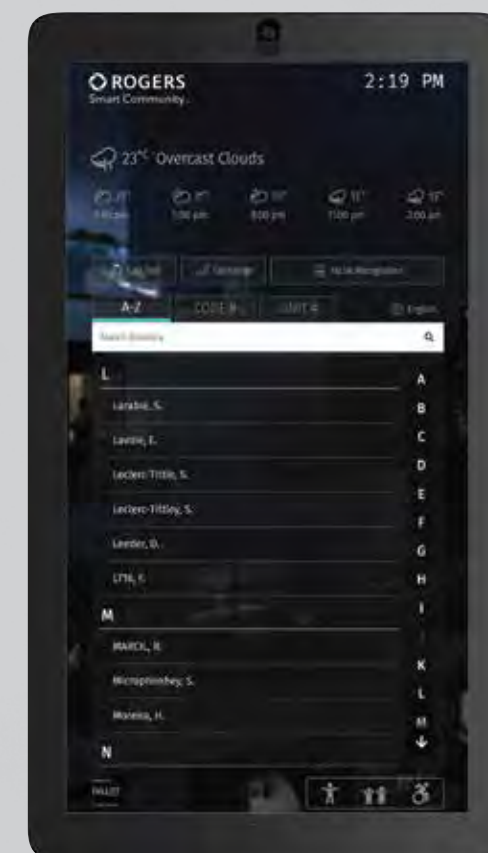
DIGITAL KEYS

Enter your building and suite using only your mobile phone.



COMMUNITY MESSAGING & AMENITY BOOKING

Receive building messages and news directly on your phone. Schedule and book your condo amenities from anywhere, anytime.



ROGERS Powered by **1VALET**
Smart Community

FEATURES + FINISHES

Building Features

- _ IBI Group-designed 36-storey metal and glass tower with a six-storey masonry-clad podium
- _ Interiors by Cecconi Simone Inc.
- _ Four residential elevators
- _ Seven-level underground garage for residential, visitor, and commercial parking. Residential parking is separated from visitor and commercial parking

Building Amenities

- _ Lobby with 24-hour concierge, fireplace, lounge seating, and automated parcel storage room
- _ Wellness Centre with Hammam steam bath, infrared saunas, meditation room, treatment room, Zen Lounge, and change rooms
- _ Outdoor hot plunge pool with poolside seating
- _ Indoor/outdoor reflecting pool
- _ Fitness Centre with cardio, weight training, spin studio, virtual fitness studio, and outdoor yoga area
- _ Dining Room + Event Space with prep kitchen, fireplace, and adjoining sitting room
- _ Media Screening Lounge
- _ Outdoor Dining Area with BBQs
- _ Outdoor Fireplace Lounge
- _ Outdoor Kids’ Play Area and Splash Pad
- _ Indoor Kids’ Playroom and Party Space
- _ Onsite Property Management Office

Suite Details

- _ Cecconi Simone custom-designed suites with a choice of finishes from designer’s curated selections
- _ Floor-to-ceiling height of approximately 9 feet in principal rooms excluding mechanical system bulkheads*
- _ Smooth ceiling finish

- _ Pre-finished vinyl flooring in all living areas and bedrooms from designer’s curated selections
- _ Custom-designed suite entry doors with contemporary hardware and smart door lock integrated with Rogers Smart Community**
- _ Stacked 24” washer and dryer laundry centre
- _ Floor tile in laundry area

Kitchens

- _ Cecconi Simone custom-designed kitchen cabinetry with under cabinet lighting
- _ Quartz countertop with square edge profile and porcelain tile backsplash
- _ Undermount stainless steel sink and single lever chrome faucet with pull-down spray head
- _ All suites with 24” integrated fridge, 24” integrated dishwasher, 24” stainless steel slide-in range, range vent, and stainless-steel microwave

Bathrooms

- _ Cecconi Simone custom-designed vanity and medicine cabinet with mirror and under cabinet lighting
- _ Quartz countertop with square edge profile
- _ Undermount sink with contemporary single-lever faucet
- _ Floor and wall tiles as per plans
- _ Frameless glass shower enclosure and full-height wall tile for separate showers as per plans
- _ Acrylic shower pan as per plan
- _ Rectangular-design white acrylic soaker tub with full-height tile tub surround as per plans
- _ Contemporary low-flush toilets
- _ Pressure balanced valve(s) for tub and/or shower
- _ Recessed lighting
- _ Exterior vented exhaust fan

- _ Contemporary low flush toilet
- _ Accessory package including towel bar and toilet paper holder, where applicable

Technology, Communication, and Electrical Features

- _ Rogers Smart Community entry console in lobby vestibule with smartphone video calling, opt-in facial recognition, parcel delivery scanner, contactless building access and additional features**
- _ Pre-installed Rogers Smart Community package in every suite, including smart door lock on suite entry door, smart thermostat, and integration with 1VALET app**
- _ Rogers Ignite™ Gigabit 1.5Gbps internet service including advanced Wi-Fi modem and unlimited data usage**
- _ Advanced fibre-powered Wi-Fi network offering seamless internet connectivity throughout the building and amenity areas
- _ Distributed Antenna System (DAS) for increased Rogers wireless network connectivity throughout the building for reliable coverage to make calls, access data, stream music, and more
- _ All suites are pre-wired for video, voice and internet by way of one (1) hardwired outlet in the main living area
- _ Fiber feed to each suite, with 4K and IPTV capability
- _ Electrical service panel with breakers in all suites
- _ Switch controlled receptacles in living areas and bedrooms, down-lighting in foyer, track lighting in kitchen

Safety and Security Features

- _ Rogers Smart Community entry console in lobby vestibule with smartphone video calling, opt-in facial recognition, parcel delivery scanner, contactless building access and additional features

- _ Electric fob-based access system at main building entry points and amenity areas
- _ Closed circuit cameras at strategically located entry points
- _ 24-hour front desk concierge service
- _ Alerts and property management messages and news sent directly to your smartphone with Rogers Smart Community powered by 1VALET app**
- _ Fully sprinklered for fire protection
- _ Smoke detectors in every suite and all common areas
- _ Garage is painted white and brightly lit
- _ Secured storage locker rooms

Environmental Features

- _ Energy efficient HVAC system with energy recovery ventilator (ERV) reduces heating and cooling costs and brings fresh air directly into the suite
- _ Individually controlled heating and cooling
- _ Smart thermostat can be adjusted remotely with Rogers Smart Community powered by 1VALET app**
- _ Individual suite metering of utility consumption***
- _ Exterior glazing with Low-E glass
- _ Energy Star™-rated Appliances where applicable
- _ Low flush toilets
- _ Systems commissioning to ensure building energy systems are properly installed and calibrated

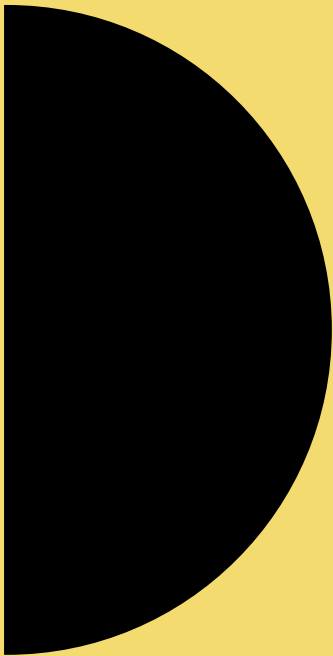
Homeowner Warranty Protection

- _ Tarion Warranty Corporation New Home Warranty Protection
- _ One-Year, Two-Year and Seven-Year Warranty Protection as per Tarion Construction Performance Guidelines
- _ Manufacturer’s warranty on appliances

Notes: *Ceiling heights are subject to bulkheads, exposed ducts, dropped ceilings and structural beams. **Rogers Smart Community and Bulk Internet Service monthly fees apply and are included in the common element budget. Refer to Condominium Documents for details. The Rogers Smart Community features, products and services described herein are subject to change in the sole and absolute discretion of Rogers Communications Inc. depending on the features, products and services ultimately integrated with the Rogers Smart Community program at the time of installation. ***Refer to Condominium Documents for further information about suite metering. All Features and Finishes are subject to change without notice. E.&O.E. April 2022.



CITY CENTRE LIVING



M City is in the heart of Mississauga City Centre. A lively, colourful and diverse neighbourhood. Steps from Celebration Square, Living Arts Centre and Art Gallery of Mississauga; the premier shops and department stores of Square One; the serene oasis of Kariya Park; and the ever-changing culinary landscape of trendy restaurants and popular favourites, M City is your launchpad for endless attractions in the downtown district.

NEIGHBOURHOOD





SHOPS/GROCERIES

- 1 GoodLife
- 2 Indigo
- 3 Square One Shopping Centre
- 4 T&T Supermarket
- 5 Whole Foods Market
- 6 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 Blackjack BBQ
- 3 Dal Moro's Fresh Pasta
- 4 Earls
- 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 Cheescake
- 13 Village Juicery

SCHOOLS

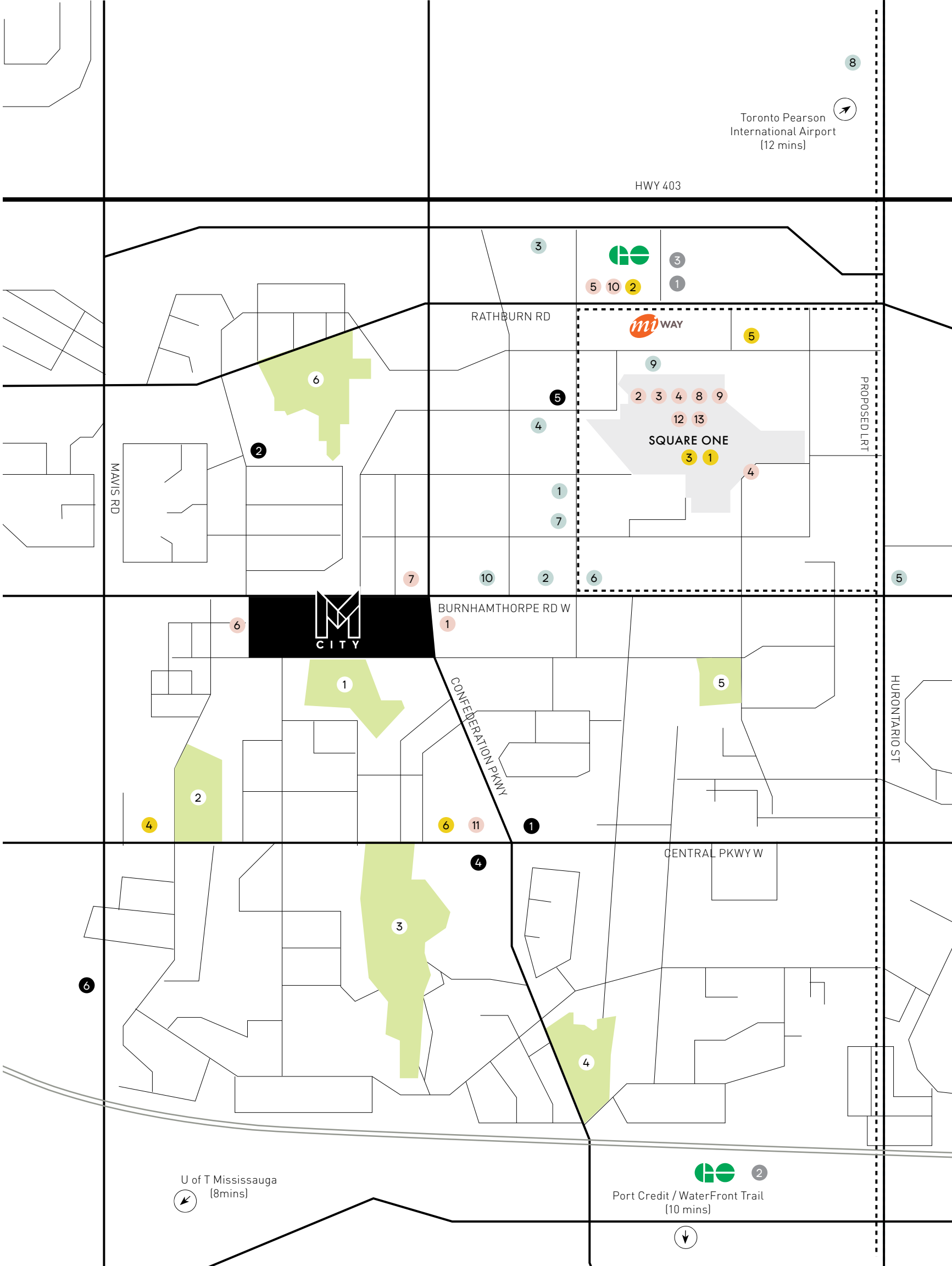
- 1 Bishop Scalabrini School
- 2 Corpus Christi School
- 3 Fairview Public School
- 4 Father Michael Goetz Catholic Secondary School
- 5 Sheridan College – Hazel McCallion Campus
- 6 University of Toronto (Mississauga)

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

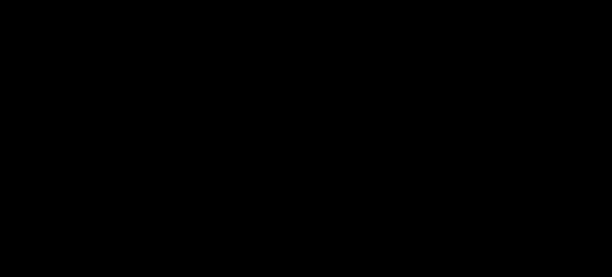
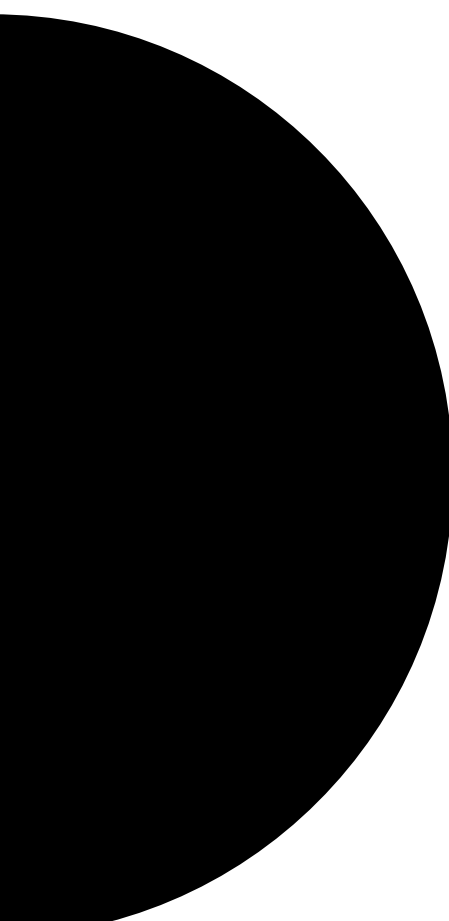
- 1 City Centre Transit Terminal
- 2 Cooksville GO
- 3 Square One GO Bus Terminal



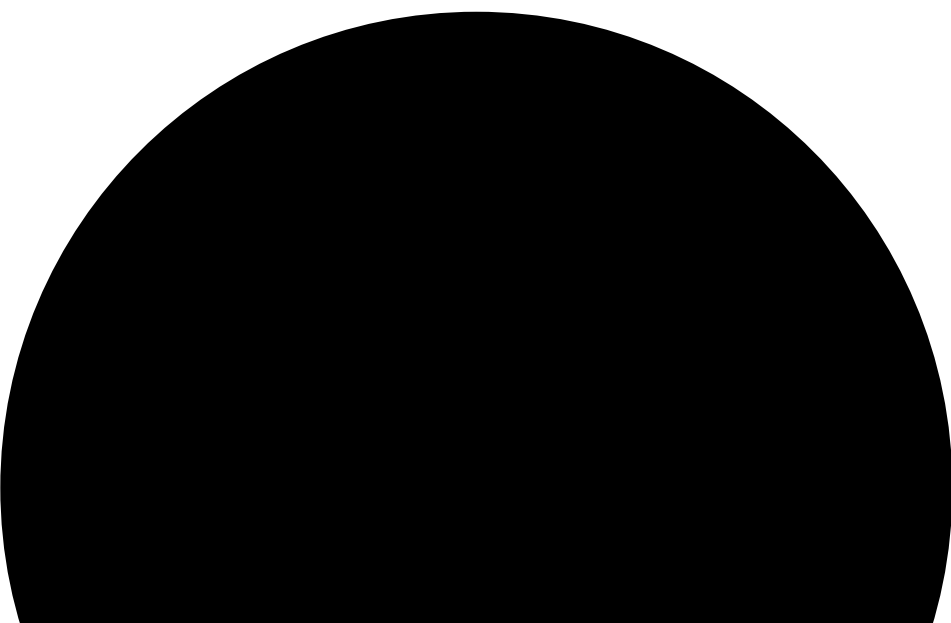


Current views from M5. For directional reference only.

SOUTHEAST VIEW FROM THE 35TH FLOOR



M CITY is the product of many minds.
From the award-winning development team
to the internationally acclaimed architects
and designers, urban planners, engineers
to marketing and sales professionals, this
multidisciplinary group is inspired by a
singular vision – to create a world-class
community that will be a catalyst for the
future of Mississauga’s City Centre.



**CREATORS +
COLLABORATORS**

ROGERS REAL ESTATE DEVELOPMENT LIMITED

Rogers Real Estate Development Limited is the owner and developer of M City. The company is part of an affiliated group of companies, which together represent the Rogers family private holding companies. The Rogers family private holding companies are the majority and controlling shareholders of Rogers Communications Inc., a leading diversified public Canadian communications company created by one of Canada's all-time business giants, Ted Rogers.

The development of M City will continue Rogers' long history in Mississauga. In the 1960's Ted Rogers purchased 43 hectares of farmland in Mississauga on which to locate transmitters for one of his first business ventures, radio station CHFI. CHFI remains Toronto's number one rated radio station to this day. When the transmitters were relocated in the early 1990s, the site was retained by Ted and "we developed much of it and sold it to builders for new homes." The current site was re-zoned in 2002 to allow for a wider possibility of land uses including increased residential development.

Rogers Real Estate Development Limited has engaged the services of Urban Capital to manage the development of M City. "It is our intention for the launch of M City to be viewed as a catalyst for downtown Mississauga and we are honoured to have the opportunity to transform a long-held family asset into a new, lively community in the burgeoning downtown."

URBAN CAPITAL

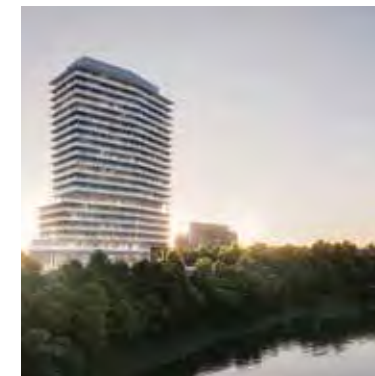
Urban Capital is one of Canada's leading developers with an award-winning reputation for architectural design, environmental sustainability, and a commitment to cities. Working in partnership with the best architects, designers and planners, the company is widely recognized for its pioneering role in bringing high-design urban living across Canada.

Consistently named among the top 5 condo developers in Toronto, Urban Capital has over 9,300 condominium units developed or under development since 1996. With a reputation as urban regenerators, the company has brought its high standards and visionary approach to neighbourhood-conscious developments in Toronto, Halifax, Ottawa, Montreal, Winnipeg and Saskatoon. urbancapital.ca

A SELECTION OF CURRENT AND COMPLETED PROJECTS BY URBAN CAPITAL



M City



Kingsway by the River



Cite Midtown



Reina



Nrth



Ravine



Harris Square



Queensway Park



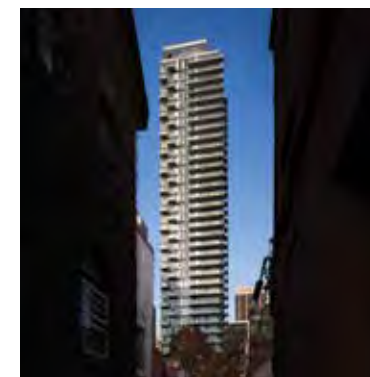
River City



Tableau



Smart House



Nicholas



Boutique



Trinity Townes



St. Andrew

ARCHITECT



IBI Group is known for its vibrant, livable and sustainable urban environments. A leader in residential, hospitality, retail and mixed-use design, it's the name behind award-winning projects like the Delta flagship hotel in Toronto and L'Avenue, a 50-storey mixed-use project in Montreal. It has designed many of Toronto's exclusive high-end developments such as the Ritz Carlton Hotel and Residences (in association with KPF), Museum House to name a few. The firm is currently working in major cities across Canada, US, UK, Middle East and India. ibigroup.com

INTERIOR DESIGNER

CECCONI SIMONE

Cecconi Simone is an award-winning interior-design practice based in Toronto, Canada, privately owned and operated by Elaine Cecconi and Anna Simone. Established in 1982, Cecconi Simone has designed some of the most beautiful and successful interior environments for the retail, corporate, hotel-hospitality and residential sectors in Canada, the United States, Anguilla, Italy, Spain, the United Arab Emirates, Qatar, India and China. Cecconi Simone has positioned itself as an industry leader, designing intelligent, progressive and brand-specific interiors for a diverse cross-section of projects around the world. cecconisimone.com

MASTER PLANNER

COOPER ROBERTSON

Cooper Robertson practices award-winning architecture and urban design with both disciplines working together at a range of scales. The firm skillfully addresses large-scale urban design challenges, shapes major cultural and educational buildings, and crafts exceptional resorts and private residences. In all of the firm's work, Cooper Robertson seeks to wed practicality and professional rigor with art and design; to combine reason and passion. The firm's work is borne from the careful consideration of uniqueness of place and connectivity to context and is realized through outstanding technical ability and deft understanding of requirements. cooperrobertson.com

STRUCTURAL ENGINEER



Specializing in structural engineering, building science, and structural restoration, RJC Engineers is one of North America's leading engineering firms having worked on many of Canada's premier residential projects including M City. Throughout its 72-year history, the company has demonstrated creative thinking and technical excellence in the structural design of buildings. With a staff of nearly 600 across the country, clients benefit from highly personalized service at the local level with the depth, and resources of a large, national firm. RJC has the largest team of structural engineers specializing in building design in Toronto, with a staff of nearly 200. rjc.ca

CIVIL ENGINEER



WSP is one of the world's leading professional services consulting firms. Dedicated to the local communities and propelled by international brainpower, the team consists of technical experts and strategic advisors including engineers, technicians, scientists, architects, planners, surveyors and environmental specialists, as well as other design, program and construction management professionals. The company designs lasting solutions in the Transportation & Infrastructure, Property & Buildings, Environment, Power & Energy, Resources and Industry sectors, as well as offers strategic advisory services. wsp.com

LANDSCAPE ARCHITECT



The Planning Partnership (TPP) is an interdisciplinary landscape architecture, urban design and planning firm based in Toronto. The firm currently has a staff of 30 led by 7 partners with specializations in Planning, Urban Design, Landscape Architecture and Public Consultation. The firm is recognized for its unique collaborative approach to identifying opportunities for change and for problem solving. TPP has prepared specific designs and studies related to transit oriented developments, downtown revitalization, community design, waterfront planning and park design. planpart.ca

MECHANICAL/ELECTRICAL ENGINEER



Founded in 1965, Smith + Andersen is a trusted Canadian consulting engineering firm with offices in Vancouver, Kelowna, Calgary, Edmonton, Winnipeg, London, Toronto, Ottawa, and Halifax. Reputed mechanical and electrical consultants, it has reached new levels of engineering and design excellence in the communications, security, and audio-visual fields, and provides enhanced services such as lighting, building automation systems, and intelligent integrated systems design. Known for its client-focussed approach, the company's efficient, sustainable and reliable design and engineering solutions can be seen in some of the most exciting projects in Canada. smithandandersen.com

SALES



With annual new home sales of over two billion dollars, Baker Real Estate Inc. is one of Canada's most successful real estate companies. For over two decades, Baker has specialized in the project marketing and sales of new home communities, including condominiums, townhomes and single-family homes as well as hotel condominiums and resort properties. The company was formed by Pat Baker and has grown into a prestigious group of real estate professionals, servicing Canada's premier builders and developers in both local and international markets. Baker has established offices in Toronto, Montreal, Beijing, Singapore, Hong Kong and most recently, Shanghai. baker-re.com

BRANDING AND MARKETING



L.A. is one of North America's foremost companies specializing in branding, marketing, and communications for major real estate developments. Inspired by its motto, 'creativity is the only advantage,' the Toronto based firm has created memorable brands and award-winning marketing programs for developments across Canada and the United States. la-ads.com

PUBLIC RELATIONS



KG&A is an award-winning communications strategy and public relations firm with a niche focus in architecture, real estate development and city building. They know the local and international media landscape inside and out and pride themselves on being renowned for their event concepts and stakeholder engagement. Their campaign strategies repeatedly foster partnerships transform business and maximize impact for clients. KG&A is considered one of the best kept secrets in the business. kg-inc.com