

EXS

Exclusive Sneak Peek

INFORMATION PACKAGE

151 CITY CENTRE DRIVE





EXS

*WHAT'S NEXT
AT EXCHANGE
DISTRICT.*

Exchange Signature Residences is the apex of Exchange District and the final opportunity for elevated living downtown Mississauga. Enjoy sophisticated finishes in this best-in-class location, built by a trusted developer, while surrounded by a world of urban amenities at your door.

be EXCEPTIONAL



EXS

A LEVEL ABOVE

Exclusive Listing Brokerage to Barberry (DP) Inc.: International Home Marketing Group Realty Inc. Brokers protected. Illustrations are artist's concept. Prices and specifications are subject to change without notice. E.&O.E. Statistical information contained in this document has been supplied by a third-party vendor including but not limited to, T.R.E.B., O.R.E.A., MLS, Toronto Global, City of Mississauga, etc. Although reasonable efforts have been made to present current and accurate data for public use, The Exchange District and its affiliates do not guarantee the accuracy of the content of information contained herein, and shall not be held liable for any damages of any kind for reliance therein. Proposed LRT subject to Government approval and construction.



EXS

CITY. CENTRE.

"We've looked worldwide to round out the group of consultants that have designed Exchange District to bring our vision to fruition...creating a vibrant urban district that's a destination to the larger community but home to a lucky few."

JOSEPH FELDMAN

Vice President, Camrost Felcorp

Exchange District is a new urban destination with 1.8 million square feet of exciting retail, shopping, dining, office and commercial spaces, a boutique hotel, expansive outdoor urban piazza and downtown promenade, thoughtfully-designed public areas, modern condominium residences, and more. This vibrant new district is adjacent to Square One Shopping Centre and steps to the new Hurontario LRT Rapid transit system.

THE OPPORTUNITY

EXS is Exchange District's final residential offering with a new apex of urban living, at the centre of it all...



TRANSIT

Direct mass transit access including the Cooksville GO Train Station and the **NEW Hurontario LRT** (expected completion 2024) with 20 kilometres of LRT lines and **22 LRT stops**



GROWTH

700,000 Mississauga residents with **21.7% population growth** expected by 2041*



CONNECTION

5 minutes to extensive highway network, **10 minutes** to Pearson International Airport & **20 minutes** to the City of Toronto



HIGH DEMAND

High demand for Mississauga real estate with a **0.8%** rental vacancy rate in 2021, an average of **11.3%** in rental increases, and over a **30%** price increase in the last 3 years



BUSINESS

Mississauga is home to over **70 fortune 500 regional head offices**, has the highest concentration of Japanese head offices outside of Japan, and is expected to have over **500,000 jobs** in and around the City Centre by 2031*



ATTRACTION

Exchange District is only steps to **Square One Shopping Centre, Canada's second largest shopping mall** with more than 2,200,000 square feet of retail space, 360+ stores, and attracting more than 25,000,000 visitors each year



PUBLIC PARKS

Quality public spaces, including a **20-acre** new central park being developed, and **72 acres** of Mississauga waterfront being rejuvenated

1.8M SQ FT URBAN DISTRICT • TRUE MASTER-PLAN COMMUNITY • RESTAURANTS • SHOPPING • GROCERY • CAFÉ • BARS • URBAN PIAZZA WITH SEASONAL POP UP VENDORS • TRANSIT • 20,000+ SQ FT OF INDOOR AND OUTDOOR LIFESTYLE AMENITIES • PARKS & PUBLIC SPACES • NEW RETAIL • ADJACENT TO SQUARE ONE SHOPPING CENTRE • LUXURY BRAND PARTNERSHIPS AS STANDARD • A TRUSTED DEVELOPMENT TEAM WITH MORE THAN 45+ YEARS OF CITY BUILDING • SO MUCH MORE ...

MARKET STATISTICS

Toronto vs. Mississauga Condo Prices	2017	2018	2019	2020	2021	2022
Yr./Yr. % Chg. Toronto		7%	2%	18%	-1%	17%
Yr./Yr. % Chg. Mississauga		8%	5%	19%	7%	26%
Toronto vs. Mississauga Price Difference Same Year	31%	30%	27%	26%	19%	12%

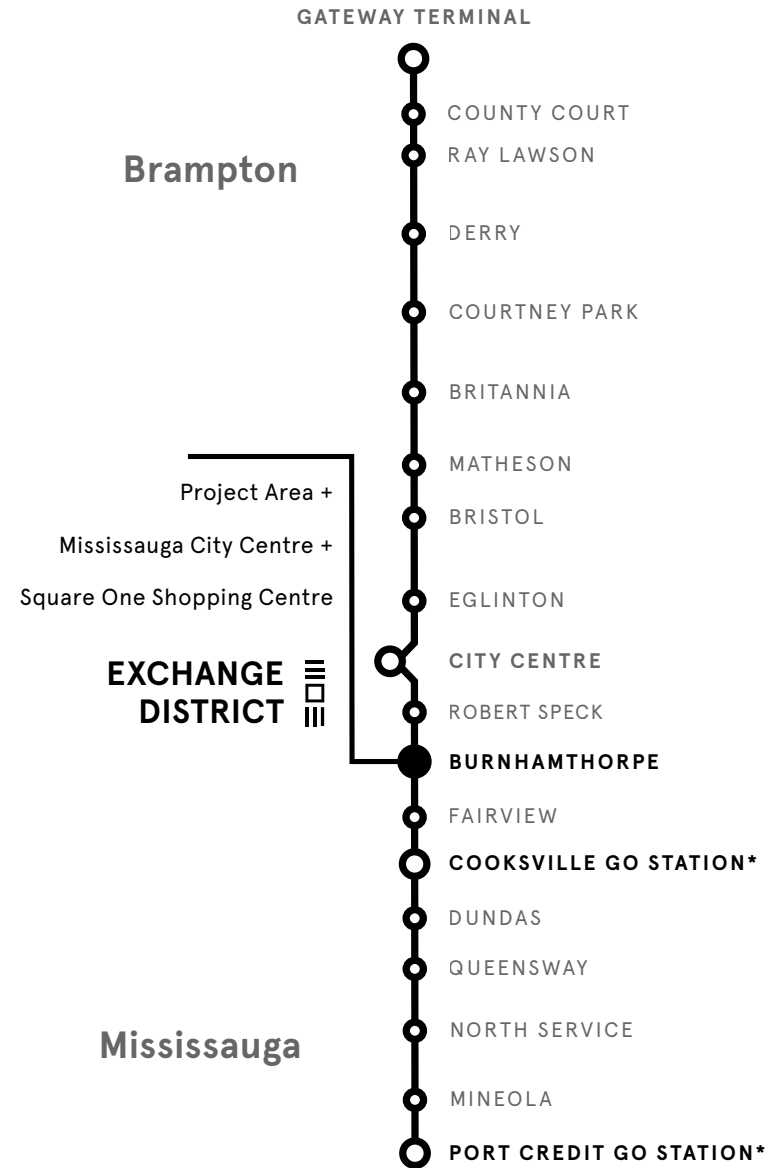
Source: MLS March Report Yearly

Toronto vs. Mississauga Rental Rates Difference Same Year	2017	2018	2019	2020	2021
1 Bedrooms	14%	9%	4%	-2%	2%
2 Bedrooms	26%	21%	15%	10%	11%

Source: MLS Q4 Rental Report Yearly

Summary:	Year over year Mississauga prices & rental rates are increasing at a faster rate than Toronto. The gap has substantially closed in the past 2 years. During the pandemic, rental rates in Mississauga has shown more resilience than Toronto.
----------	---

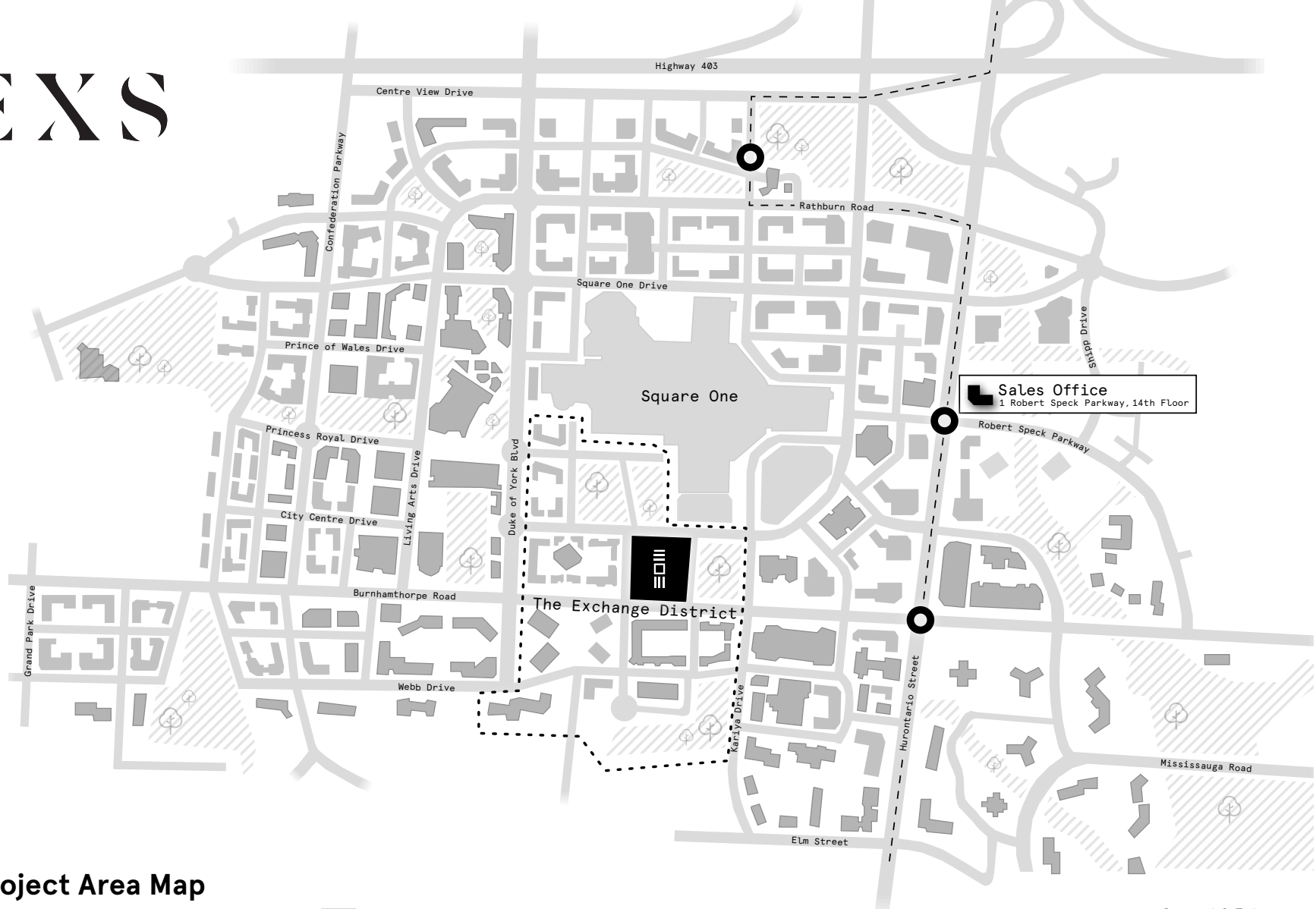
EXS



*Direct access to Union Station
Downtown Toronto

Expected completion of the NEW Hurontario LRT is 2022

ENS



Project Area Map

- | | | | |
|--|--|--|---|
|  Exchange District Condominiums |  Square One Shopping Centre |  LRT Line |  Current & Future Parks and Public Space |
|  Exchange District Area |  LRT Station |  Future Density |  Existing Development |

Proposed LRT subject to Government approval and construction. Artist's Concept

EXS

31 storeys

250 residential units

20,000+ square feet of
exclusive amenities

26 boutique hotel suites

Exchange Signature Residences is the apex of Exchange District and the final opportunity for elevated living downtown Mississauga. Enjoy sophisticated finishes in this best-in-class location, built by a trusted developer, while surrounded by a world of urban amenities at your door. Enjoy sophisticated finishes in this best-in-class location, built by a trusted developer, while surrounded by a world of urban amenities. This is life a level above.



EVERY DAY LUXURIES; EVERY DETAIL CONSIDERED.

International leading brands bring state-of-the-art finishes and features to EXS suites, including:

LATCH

Latch is an innovative smart access system that brings seamless access to every door in a modern building. With Latch, you can open and manage doors in a condominium building—all from the security and convenience of your smartphone. A fully integrated system of both hardware and software, Latch is expanding smart access through thoughtful and intuitive designs made for modern living. In buildings utilizing the Latch system, residents can open doors with convenient and flexible credentials, and share access confidently and securely with trusted visitors when they are away, by smartphone, doorcode, or keycard.



Trevisana Kitchens & Interiors perfects the essential features that are synonymous to the superiority of Italian design and artisan manufacturing. The Trevisana story began nearly half a century ago in Italy's northern province of Treviso. Today Trevisana Kitchens & Interiors proudly bring Italian quality made cabinets into Canadian homes, maintaining their core values of unsurpassed quality Italian workmanship.

KOHLER®

Since 1873, Kohler Co. has been improving the level of gracious living by providing exceptional products and services for customers' homes and lifestyles. Kohler believes better business and a better world go hand-in-hand. Whether through beautiful kitchen and bath products, innovative engines and generators, memorable hospitality offerings or developing clean water, sanitation, and community development solutions around the world. To put it simply, Kohler strives to enhance the quality of life for current and future generations through design, craftsmanship and innovation, and is fueled by the passion of more than 36,000 associates worldwide.

Miele

Miele has been an independent family-owned company since its establishment in 1899 and is equally committed to its owners, employees, customers, suppliers, the environment and society. The company focus is on manufacturing domestic appliances for the kitchen, the laundry room and for floor care, as well as machines for use in commercial operations and medical facilities ("Miele Professional"). The strategic vision is to be the world's most trusted and desirable premium brand.

ENS

EXPERIENCE THE CAMROST DIFFERENCE

45+ YEARS OF EXPERTISE • 2 GENERATIONS OF DEEP INDUSTRY RELATIONSHIPS • 100% COMMITMENT TO QUALITY MATERIALS, FINISHES & TOP BRAND PARTNERSHIPS • 33+ NATIONAL, PROVINCIAL & REGIONAL INDUSTRY AWARDS FOR BUILDING & DESIGN EXCELLENCE • 80 RESIDENTIAL BUILDINGS IN THE GTA • AWARD-WINNING MASTER-PLANNED COMMUNITY WITH INTEGRATED RETAIL, RESTAURANTS, TRANSIT & LIFESTYLE PROGRAMMING • 2 MILLION SQ FT OF OFFICE, RETAIL & COMMERCIAL SPACES • A++ RECORD OF CUSTOMER CARE & SATISFACTION • 100% ATTENTION TO THOUGHTFUL DETAILS, SPACE PLANNING, COMMUNITY BUILDING, FUTURE-FORWARD INNOVATIONS & SUSTAINABLE VALUE •



IBI Architects

IBI Group is a proud leader in the emerging application of technology in the design and planning of smart cities. Formerly known as Page + Steele Architects, IBI Group is renowned for its extensive residential expertise, and has shaped the Toronto skyline with many of the City's most exclusive, high-end developments, including The Ritz Carleton Hotel and Residences, The Avenue, The Delta Hotel, The Four Seasons Hotel and Residences, Upper East Village, and more. With projects that span Canada, the United States, the United Kingdom, the Middle East, and India, IBI's multidisciplinary approach - from the creation of connected schools and hospitals, to the use of social media and smart devices to improve urban mobility - has defined the cities of tomorrow.



BDP Architects Retail Architects

BDP is different. The group's unique position as a collective with experts spanning the spectrum of the built environment gives them a special status and capability in the design world. They are place-makers who work at every scale. Passionate about the role of design to improve everyday life, BDP has employed design practices that focus on place-making and user centred design. With offices that span the globe, including the United Kingdom, Ireland, China, India, Abu Dhabi, the Netherlands, Japan, Singapore, and Canada. BDP looks to introduce a global influence on every project they touch.



MAED Collective Interior Designer

MAED Collective was founded by Corinne Huard after 20 years of dedication to design and discovery. The MAED Collective interior design studio is an innovative collection of artistic professionals passionate about creating sustainable and engaging spaces, recognizing the imperative balances of aesthetic and purpose. The practice continuously evolves by working with the world's prominent innovators and leaders in Hospitality, Residential, Retail, and Work Space industries.



Diverso Energy Geothermal

Diverso Energy offers a unique business model for large commercial and multi-family buildings that reduces energy costs, has a positive environmental impact, while removing the construction costs usually associated with a geothermal energy system. Diverso's Energy as a Service model converts the capital cost into a long-term operating expense while providing a resilient, low risk renewable heating and cooling solution. With over 30 years' combined experience, we know geothermal.



Camcorp Construction Construction

Built on experience. A member of the Camrost Group of Companies, Camcorp Construction offers a full complement of services in all aspects of the construction process, execution and delivery. Known for a hands-on approach amongst the trades, and for a meticulous attention to detail, Camcorp Construction has enabled Camrost Felcorp to be directly involved in all stages of the development process.



INTERNATIONAL HOME MARKETING GROUP REALTY INC., BROKERAGE (IHMG)

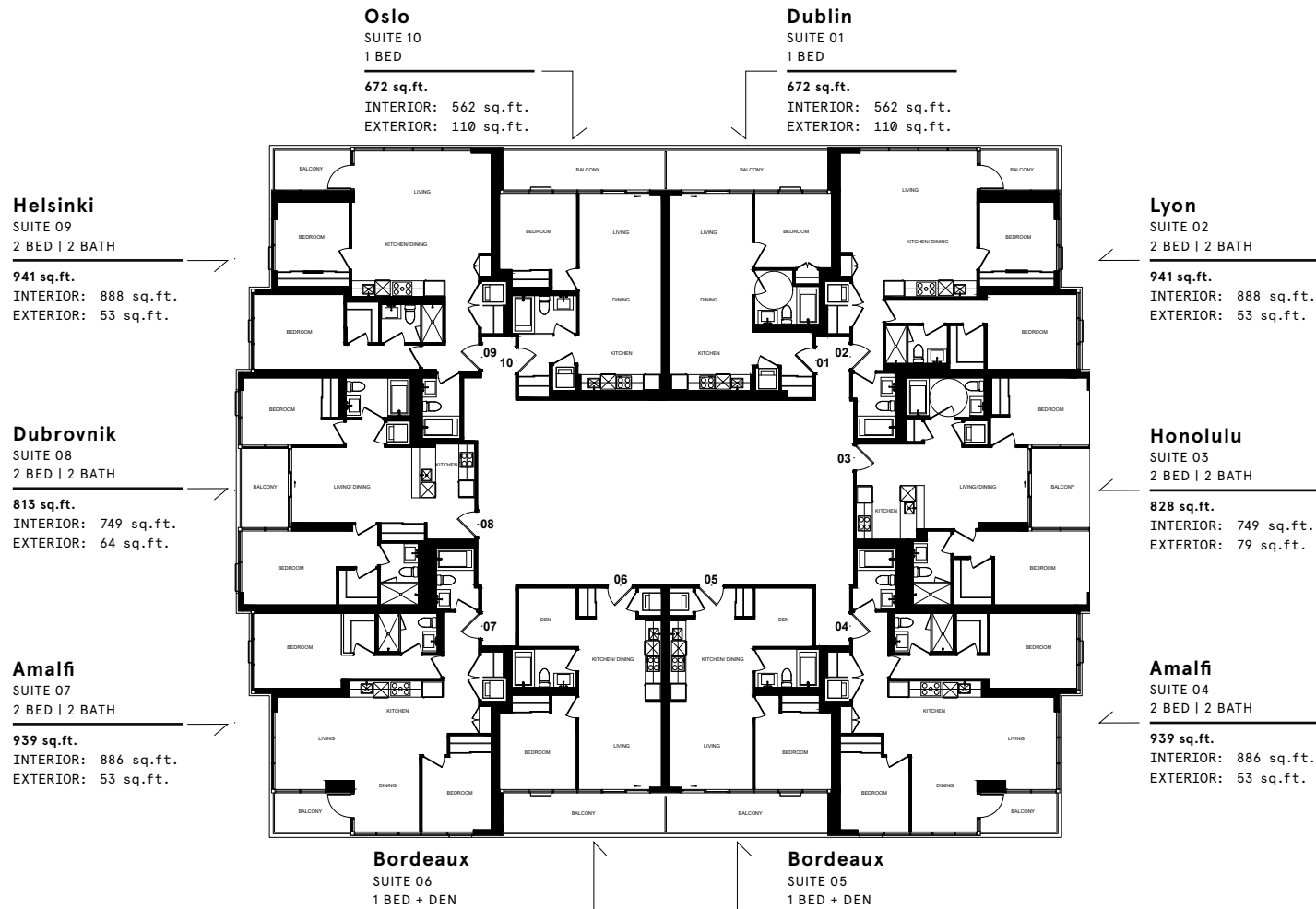
Since 1993, International Home Marketing Group has provided reliable turnkey solutions to builders and developers in search of full-service sales management and marketing services. Whether it is a single tower, small infill development or large master planned community, our approach to sales and marketing management can be described as "bespoke". Experience, strategy, dedication, and energy are at our core and drive us forward. With this and our commitment to the purchaser's experience, we have forged long standing relationships with all of our clients.



BUILDING EXCELLENCE FOR 45+ YEARS

Camrost Felcorp has established its place as one of the foremost names in the development industry since 1976 by consistently leading the way in creating landmark condominiums, and is behind many of the Greater Toronto Area's most distinctive and memorable residential communities and commercial properties. Unique in design, each is built on a similar foundation of superior craftsmanship, a pre-eminent address, and a timeless style that is ahead of the industry.

With an impressive portfolio that includes over 80 buildings, with 20,000 residences and more than 2 million square feet of office and retail space, Camrost Felcorp continues to complete substantial high-rise projects in Toronto and throughout the GTA.

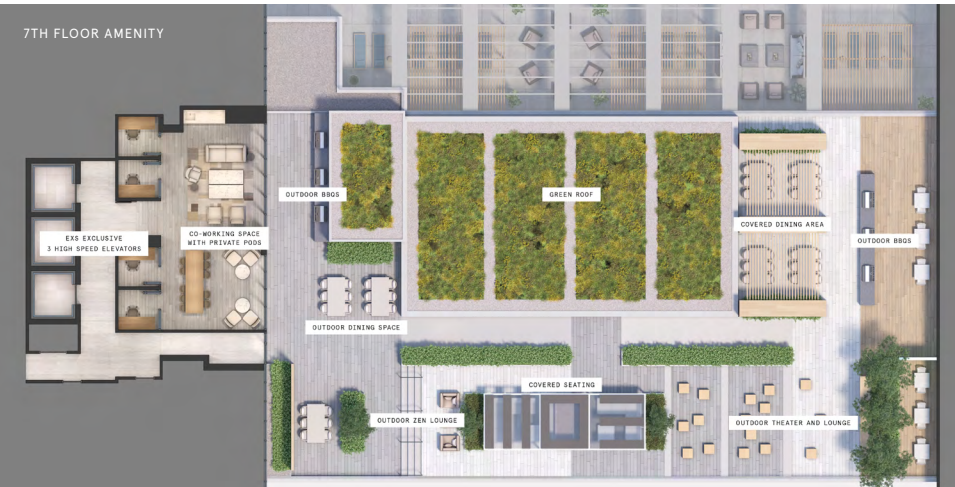


FLOOR TYPICAL
FLOORS 8 - 31



EXS

A LEVEL ABOVE



EXS



EXPERIENCE IT ALL





SIGNATURE LUXURY FEATURES AND SERVICES



THE LAST OPPORTUNITY

to own at Exchange District



BOUTIQUE HOTEL

with two floors, 26 suites,
dedicated elevator access
and concierge



COMMERCIAL SPACE

with 30,000 sq ft of flexible
office space

20,000+

sq ft of indoor & outdoor lifestyle
amenities including an indoor pool,
rooftop lounge, basketball court,
fitness studio, and co-working space



STEPS TO NEW LRT

50% faster commute times
and 19 stops connecting
two cities



BYBLOS

TOP RESTAURANTS

including Byblos & Edo,
and more



SHOPPING

adjacent to Square One
shopping centre and 350+ stores



URBAN PIAZZA

with seasonal pop-up
vendors and outdoor seating



EXTENSIVE HIGHWAY NETWORK

10 min to Pearson Airport
and 20 min to downtown Toronto



EASY TRANSIT ACCESS

with 19 LRT stops
within 18km



NEW RETAIL

with exciting announcements
coming soon



PARKS & PUBLIC SPACES,

20+ acres of existing and future parks,
72 acres of Mississauga waterfront nearby



A TRUSTED DEVELOPMENT TEAM

with more than 45+ years of
city building and the Camrost
difference



MOST AWARDED MASTER-PLAN COMMUNITY

in Mississauga, including the gold award
for best master plan community in
North America 2022 from the National
Association of Home Builders