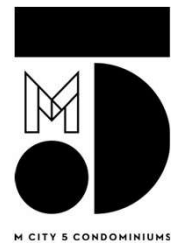


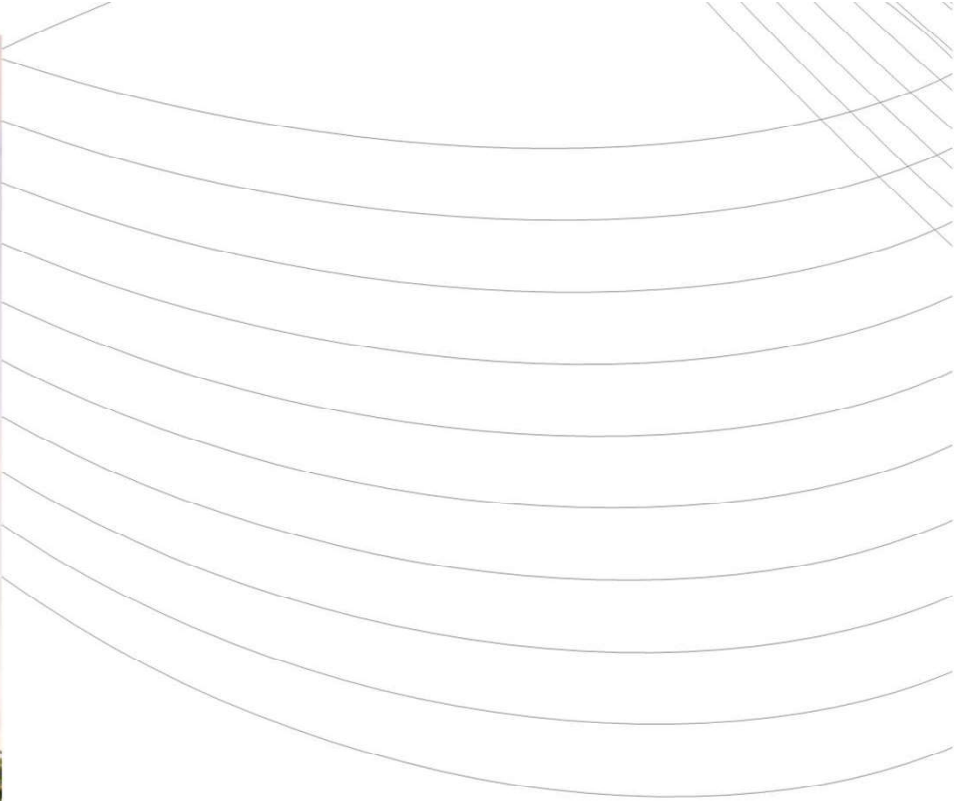
M CITY 6 CONDOMINIUMS

WELCOME
TO
M6.









M6 Amenities

1. Aerial
2. Courtyard
3. Hero
4. Lobby Entrance
5. Retail Promenade

[View Ground Floor Plan](#)

[View 5th Floor Amenities →](#)

[View 7th Floor Amenities →](#)





Illustration is artist's impression.









IMMIGRATION

CANADA'S IMMIGRATION PLAN 2023-2025

465,000 IN 2023

485,000 IN 2024

500,000 IN 2025

500,000 immigrants to be welcomed into Canada each year leading up to 2025.

800,000 people are anticipated to move to Toronto which is almost a **30% increase** in population by 2030.

Demand for rental has been increasing dramatically since 2022, and the already high housing demand, which will lead to price increases (great news for our investors). Labor force will be impacted positively, construction delays will decline.

Ontario grabs the first position with the highest number of immigrants in Canada. Nearly 44% of the Canadian immigrants settled in Ontario in 2021. (Statistics Canada)

1. Source: <https://www.canada.ca/en/immigration-refugees-citizenship/news/2022/11/an-immigration-plan-to-grow-the-economy.html>

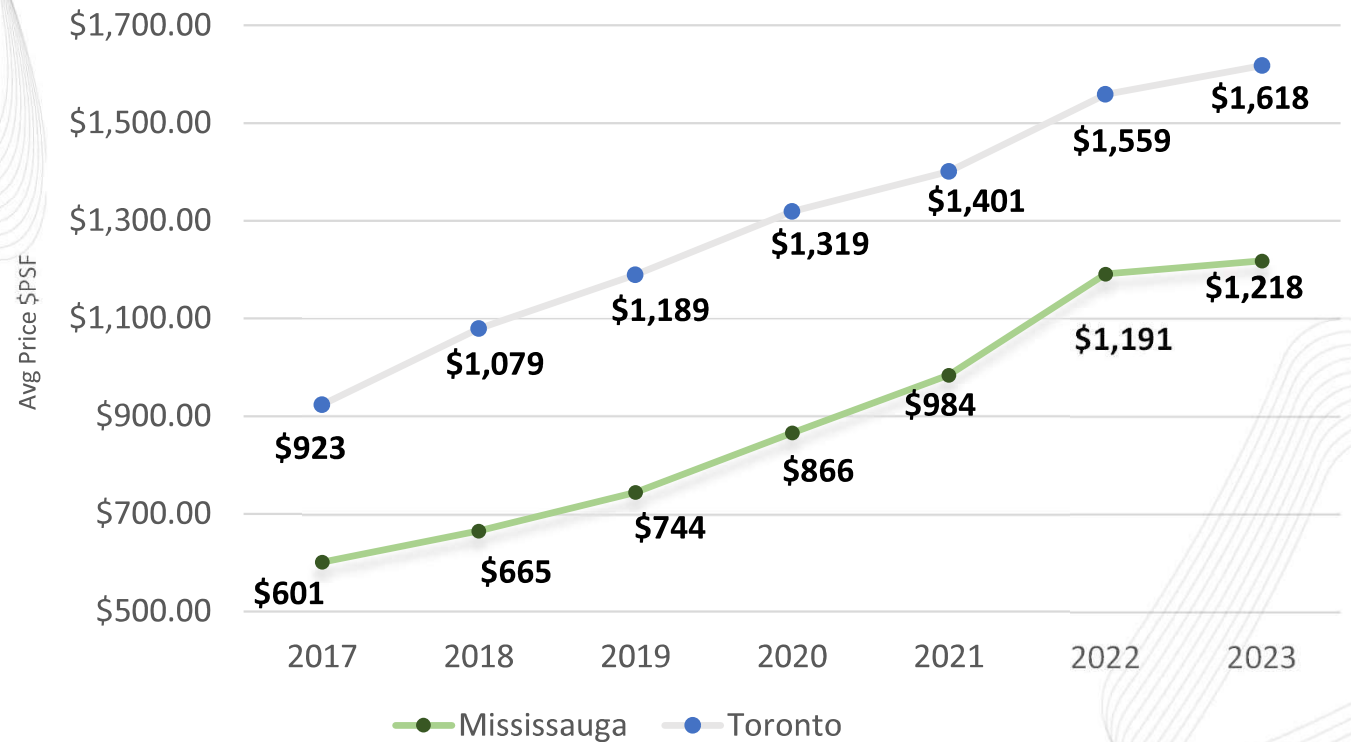
2. Source: https://www.toronto.ca/wp-content/uploads/2019/11/99b4-TOHealthCheck_2019Chapter1.pdf

MARKET UPDATE

Toronto
69% in 5 yrs or 14% annually

Mississauga
98% in 5 yrs or 20% annually

**Average Price Per-Square-Foot for New Condos by Year
in Toronto and Mississauga, 2017 to 2022 & Jan-Jul 2023**

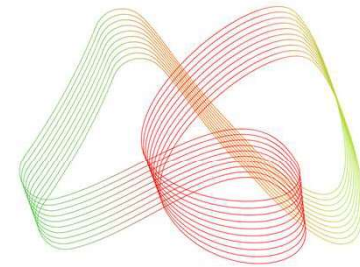


RENTAL MARKET UPDATE

Over the last five years (2018 to 2023),
Mississauga one- and two-bedroom condo
rents grew by 32% and 31%, respectively.

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%



M CITY 6 CONDOMINIUMS

M CITY 6 CONDOMINIUMS

BUILDING DETAILS

- 57 Storeys
- Approx. 830 Suites
- Architect: HARIRI PONTARINI ARCHITECTS
- Interior Designer: CECCONI SIMONE INC.
- Estimated Occupancy: Early 2029



TOP REASONS TO BUY AT M6

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 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

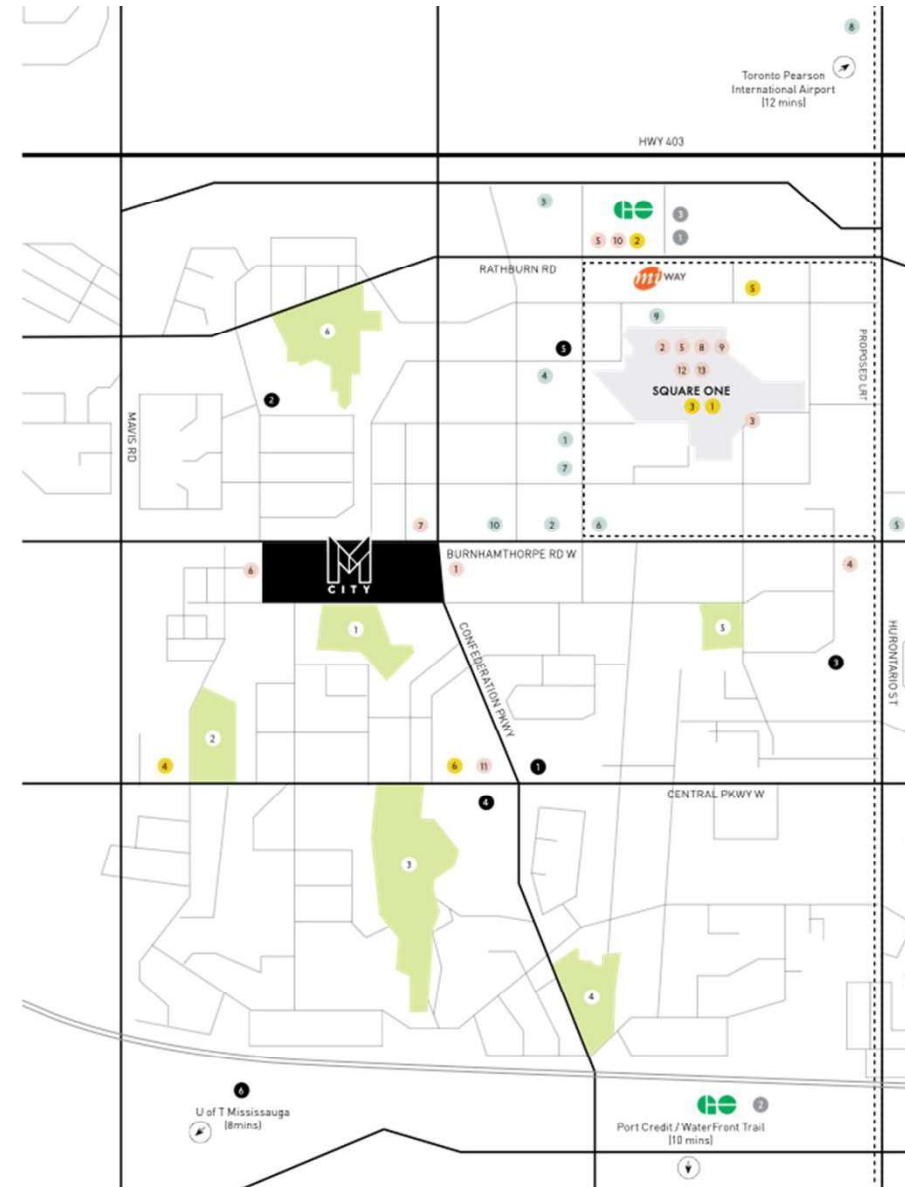
- 1 Bishop Scalabrini School
- 2 Corpus Christi School
- 3 Fairview Public School
- 4 Father Michael Goetz Catholic Secondary School
- 5 Sheridan College – Hazel McCallion Campus
- 6 University of Toronto (Mississauga)

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



PRIME LOCATION



Kariya Park



Celebration Square



Port Credit Memorial Park



Living Arts Centre



Square One

TRANSIT



EDUCATION



Total Student Population: **13,621**

Total International Students: **3,920**

Sheridan

Hazel McCallion Campus



Total Student Population: **7,810**

1. Source <https://planningandbudget.utoronto.ca/wp-content/uploads/2023/04/22-23-Enrolment-Report-Final.pdf>

2. Sheridan at a Glance | About Sheridan | Sheridan College

EDUCATION



OVER 37,000 SQ FT OF SPECTACULAR AMENITIES

GROUND LEVEL

- 1 LOBBY ENTRANCE
- 2 BICYCLE ELEVATOR
- 3 ELEVATORS
- 4 CONCIERGE
- 5 LOUNGE
- 6 DELIVERY PICKUP
- 7 GARAGE ELEVATORS
- 8 MAIL ROOM
- 9 PROPERTY MGT. OFFICE
- 10 PARCEL ROOM
- 11 COURTYARD

5TH LEVEL

- 1 YOGA STUDIO
- 2 OUTDOOR TRAINING
- 3 FITNESS CENTRE
- 4 PERSONAL TRAINING
- 5 SPIN STUDIO
- 6 THEATRE
- 7 POOL & HUT TUB
- 8 SUN DECK
- 9 COMMUNAL
LOUNGE
- 10 KIDS' PLAY AREA & CRAFT ROOM
- 11 EXPERIENCE SHOWER & STEAM ROOMS
- 12 SAUNAS
- 13 MULTIPURPOSE SPORTS COURT
- 14 RUNNING TRACK
- 15 PUTTING GREEN
- 16 OUTDOOR KIDS' PLAY AREA & SPLASHPAD

7TH LEVEL

- 1 OUTDOOR TV LOUNGE
- 2 BBQ LOUNGE
- 3 COMMUNAL BBQ
- 4 FIREPLACE LOUNGE
- 5 DINING ROOM
- 6 PIANO LOUNGE
- 7 BOCCE COURTS
- 8 COMMUNAL SEATING
- 9 CATERING KITCHEN
- 10 BAR LOUNGE
- 11 GAMES ROOM
- 12 TV LOUNGE
- 13 FLEX SPACE
- 14 SHARED WORKSPACE

LEVEL

GROUND

- 1 LOBBY ENTRANCE
- 2 BICYCLE ELEVATOR
- 3 ELEVATORS
- 4 CONCIERGE
- 5 LOUNGE
- 6 DELIVERY PICKUP
- 7 GARAGE ELEVATORS
- 8 MAIL ROOM
- 9 PROPERTY MGT. OFFICE
- 10 PARCEL ROOM
- 11 COURTYARD



Illustration is artist's impression.

Level Five is your gateway to a vibrant resort-style experience with a range of fitness and spa options. Whether you seek an invigorating exercise, immersive sports activities, or the exhilaration of new adventures, the athletic and activity-focused programming brings a distinctive energy to the everyday.

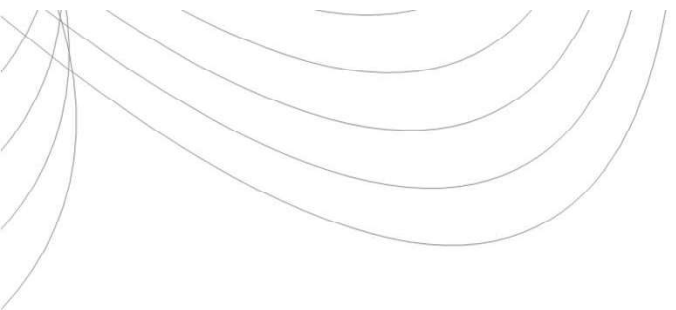
5TH

LEVEL

- 1 YOGA STUDIO
- 2 OUTDOOR TRAINING
- 3 FITNESS CENTRE
- 4 PERSONAL TRAINING
- 5 SPIN STUDIO
- 6 THEATRE
- 7 POOL & HOT TUB
- 8 SUN DECK
- 9 COMMUNAL LOUNGE
- 10 KIDS' PLAY AREA & CRAFT ROOM
- 11 EXPERIENCE SHOWER & STEAM ROOMS
- 12 SAUNAS
- 13 MULTIPURPOSE SPORTS COURT
- 14 RUNNING TRACK
- 15 PUTTING GREEN
- 16 OUTDOOR KIDS' PLAY AREA & SPLASH PAD



Illustration is artist's impression.



7TH

When you want to hit the pause button,
Level Seven is the destination of choice.
From hosting friends around a fire pit to
just stargazing in solitude.

LEVEL

- 1 OUTDOOR TV LOUNGE
- 2 BBQ LOUNGE
- 3 COMMUNAL BBQ
- 4 FIREPLACE LOUNGE
- 5 DINING ROOM
- 6 PIANO LOUNGE
- 7 BOCCIE COURTS
- 8 COMMUNAL SEATING
- 9 CATERING KITCHEN
- 10 BAR LOUNGE
- 11 GAMES ROOM
- 12 TV LOUNGE
- 13 FLEX SPACE
- 14 SHARED WORKSPACE



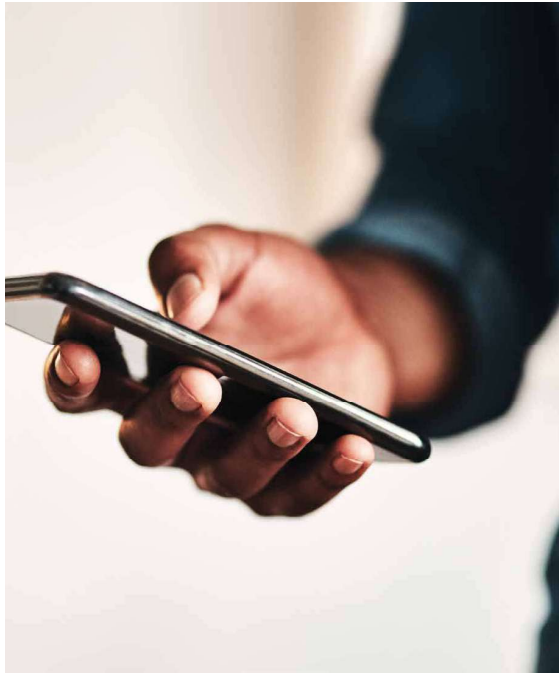
Illustration is artist's impression.



Illustration is artist's impression.

LOBBY

LIVESMART



Connected lifestyle is a standard feature at M6. M City has partnered with Rogers to develop one of Canada's most technologically advanced condominium buildings. With access to a smart building ecosystem, every resident at M6 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, including 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.

Wi-Fi 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 M6. 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 hand.

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 that 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 NOTIFICATIONS
Never miss another delivery notification.

DIGITAL KEYS
Enter your building and suite using only your mobile phone.

COMMUNITY MESSAGING AND AMENITY BOOKING
Receive building messages and news directly to your phone. Schedule and book your condo amenities from anywhere, anytime.



Rogers Smart Community and Bulk Internet Service monthly fees apply and are included in the common element budget. Refer to Condominium Documents for details. *Speeds may vary with internet traffic, server gateway/router, computer (quality, location in home, software and applications installed), home wiring, home network or other factors. An Ethernet/wired connection and at least one additional wired or wireless connection are required to reach maximum download speeds of up to 1.5 Gbps for Ignite Internet Gigabit. See Acceptable Use Policy at rogers.com/terms. **Trademarks of or used under license from Rogers Communications Inc. or an affiliate. ©2023 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 and/or depicted 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.



Illustration is artist's impression.

YOGA STUDIO & OUTDOOR TRAINING



Illustration is artist's impression.

POOL & HOT TUB



Illustration is artist's impression.

COURTYARD



Illustration is artist's impression.

BOCCE COURTS



Illustration is artist's impression.

MULTIPURPOSE SPORTS COURT & RUNNING TRACK

VIEWS



35th Floor – Southeast View

Current views from M6. For directional reference only.

35th Floor – North View



35th Floor – Northwest View