

R E A C H ————— H I G H E R

M3 ————— THE THIRD TOWER ————— AT M CITY







EXPERIENCE GREATNESS — THE EVOLUTION OF A SINGULAR
PASSION TO CREATE THE ULTIMATE URBAN RESIDENTIAL
COMMUNITY — THIS IS M CITY — MISSISSAUGA'S
FUTURE STARTS HERE.

M CITY REDEFINES LIVING — EXPANDING THE HORIZON
OF EXPECTATIONS — THROUGH DESIGN, TECHNOLOGY,
SUSTAINABILITY, AND SPACE.

M CITY IS CENTRAL — CLOSE TO EVERYTHING THE CITY HAS
TO OFFER — CULTURE. ARTS. SHOPPING. ATHLETICS.
SCHOOLS. COMMUNITY — M CITY IS WALKABLE,
CONNECTED AND APPROACHABLE —
WITH A RANGE OF AMENITIES THAT ARE — WORLD-CLASS.



M

M CITY STANDS ABOVE
IT ALL — A BEACON OF
BRILLIANCE IN
MISSISSAUGA'S SKYSCAPE.

CITY





M CITY FROM ABOVE

Illustration is artist's impression.

M City _____ is a 9-tower, 15-acre, 4.3 million sq. ft. master-planned community. The site features fresh, expansive green space including over 2 acres of new parkland and a dedicated connection to the Mary Fix multi-use trail and John "Bud" Cleary Park.

The new community is designed for pedestrians, with a generous tree-lined promenade dotted with retail shops and cafes, and only minutes from transit options including the planned Hurontario LRT. The M City master plan _____ was designed by internationally renowned urban planners Cooper Robertson of New York.

IT'S TIME TO SET THE NEW STANDARD.

M1 AND M2 — THE FIRST TWO TOWERS AT M CITY, WERE MET WITH RECORD-BREAKING SUCCESS — NOW **M3** TAKES CENTRE STAGE.

M3 IS PURE SCULPTURE — IT ESCHEWS THE TYPICAL
BUILT FORM — IT STANDS ON ITS OWN — A MONUMENT AT 81
SOARING STOREYS — SOME WILL CALL IT ART
OTHERS WILL CALL IT HOME — EVERYONE WILL BE
CAPTIVATED BY ITS EVOCATIVE FORM.

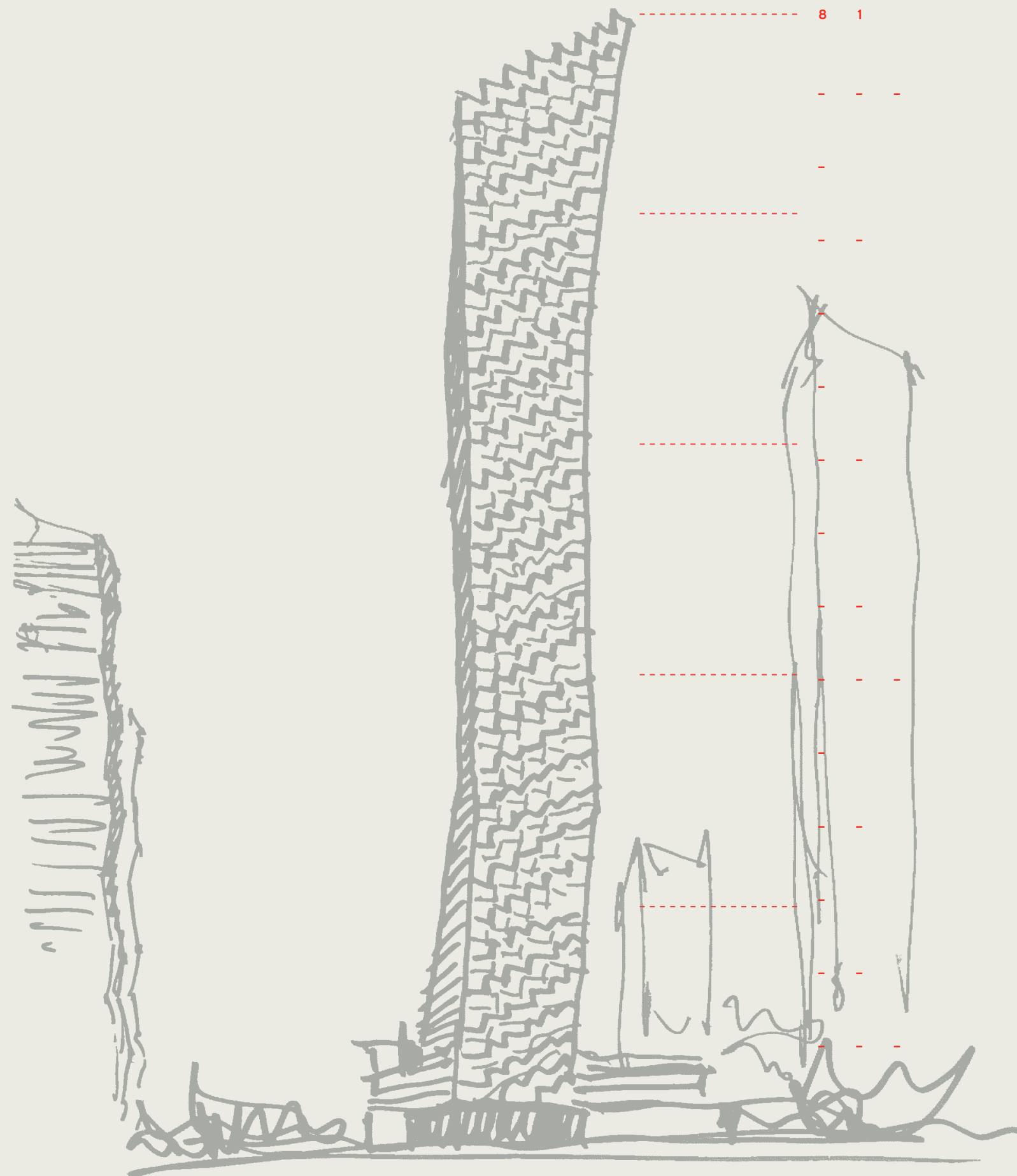
Ultimately, it's about living. About the personal experience. And pride of place. It's about balance; thoughtful design and stunning finishes, sustainability and luxury, technology and timelessness.

M3 is about all of this and more — Experience the future of stylish living at M3.



M3 (at left), M1 & M2 (at far right)

Illustration is artist's impression.

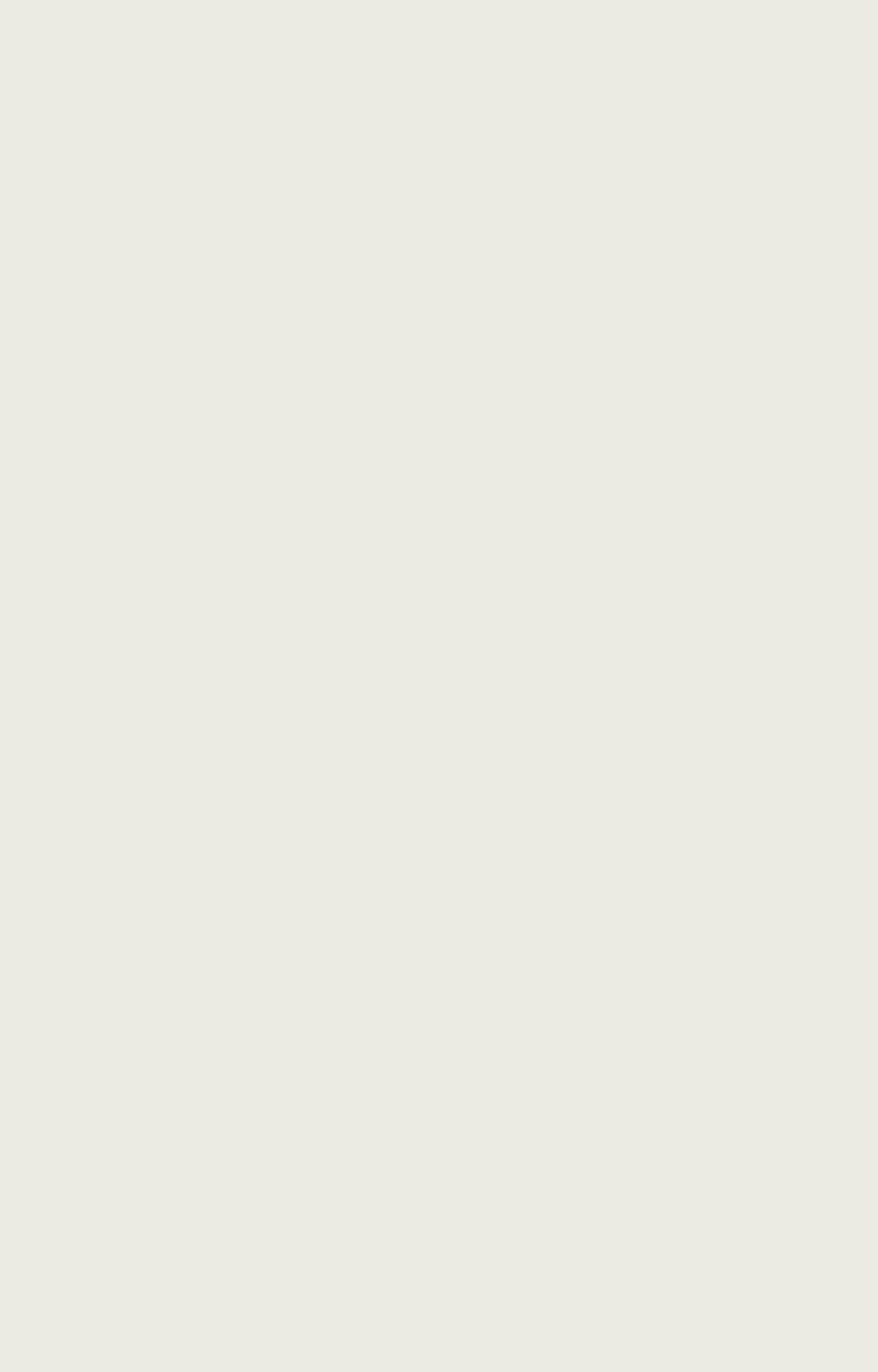


THE MATRIX OF ARCHITECTURAL DESIGN IS COMPLICATED.

IT DEMANDS A VIRTUOSO PERFORMANCE BY ALL OF THOSE INVOLVED IN THE CREATIVE PROCESS — FOR **M3** THE RESULTS OF THIS INTENSE COLLABORATIVE VENTURE GOES BEYOND CONVENTIONAL STANDARDS TO PRODUCE AN ELEGANT CONCEPT THAT FEELS EFFORTLESS.

M3 IS ICONIC IN THE TRUEST SENSE OF THE WORD. 81 STOREYS OF CLEAR GLAZING WRAPPED IN SAWTOOTH BALCONIES, PUNCTUATED BY WHITE AND BLACK BANDING IN A ZIG-ZAG CONFIGURATION THAT DRAWS THE EYE UPWARDS TO THE SKY — ARCHITECTURE AS ART. AN ELEGANT, SOPHISTICATED FORM THAT TWISTS CONVENTION AND CULMINATES AT ITS DRAMATIC PEAK.

M3 ENGAGES A SENSE OF PERPETUAL MOVEMENT — A METAMORPHOSIS OF INSIGHT, FUNCTION, BEAUTY, AND BRILLIANCE.



M3 TOWER AND M PARK

Illustration is artist's impression.



M3 LOBBY

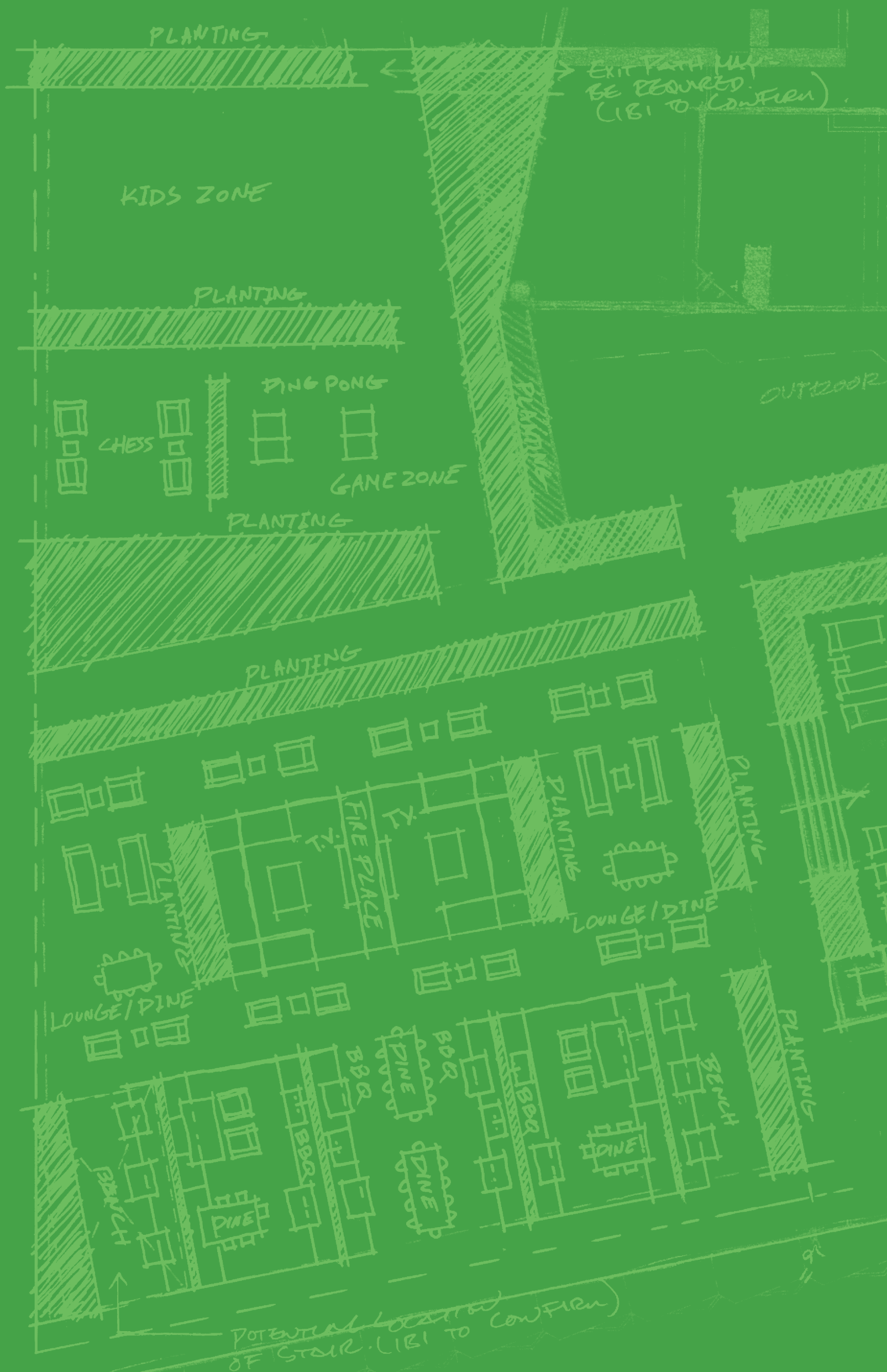
Illustration is artist's impression.





M PARK - M CITY'S SIGNATURE GREEN SPACE

Illustration is artist's impression.



STRIKING IN SCALE, THE M3 AMENITY PROGRAM UNFOLDS ACROSS THE TOP TWO LEVELS OF THE PODIUM.

INTERPLAYING BETWEEN INDOOR AND OUTDOOR, THEY'RE DESIGNED TO CELEBRATE THE SEASONS. THE CENTERPIECE IS THE ICONIC MULTI-LEVEL GLASS PAVILION OVERLOOKING THE NEW 2-ACRE PARK.

THIS GLOWING LIGHTBOX ——— FEATURES THE FITNESS CENTRE AND THE STUNNING SALT-WATER INFINITY POOL. A WALL OF OVERSIZED GLASS DOORS OPEN UP TO THE OUTDOOR SUNDECK AND SPLASH PAD.

The sprawling amenity terrace hosts multiple private dining areas with barbecue stations, lounge seating, an outdoor living room with TV and fireplace, kids' playground, and games area.

In addition to the pool and fitness centre, the interior amenities include a private dining room with prep kitchen, a luxe screening room, a dynamic event space, a kids' zone and more.



M3 TERRACE

Illustration is artist's impression.



M3 FITNESS CENTRE AND POOL

Illustration is artist's impression.



M3 POOL

Illustration is artist's impression.



M3 POOL AND TERRACE

Illustration is artist's impression.



M3 FITNESS CENTRE

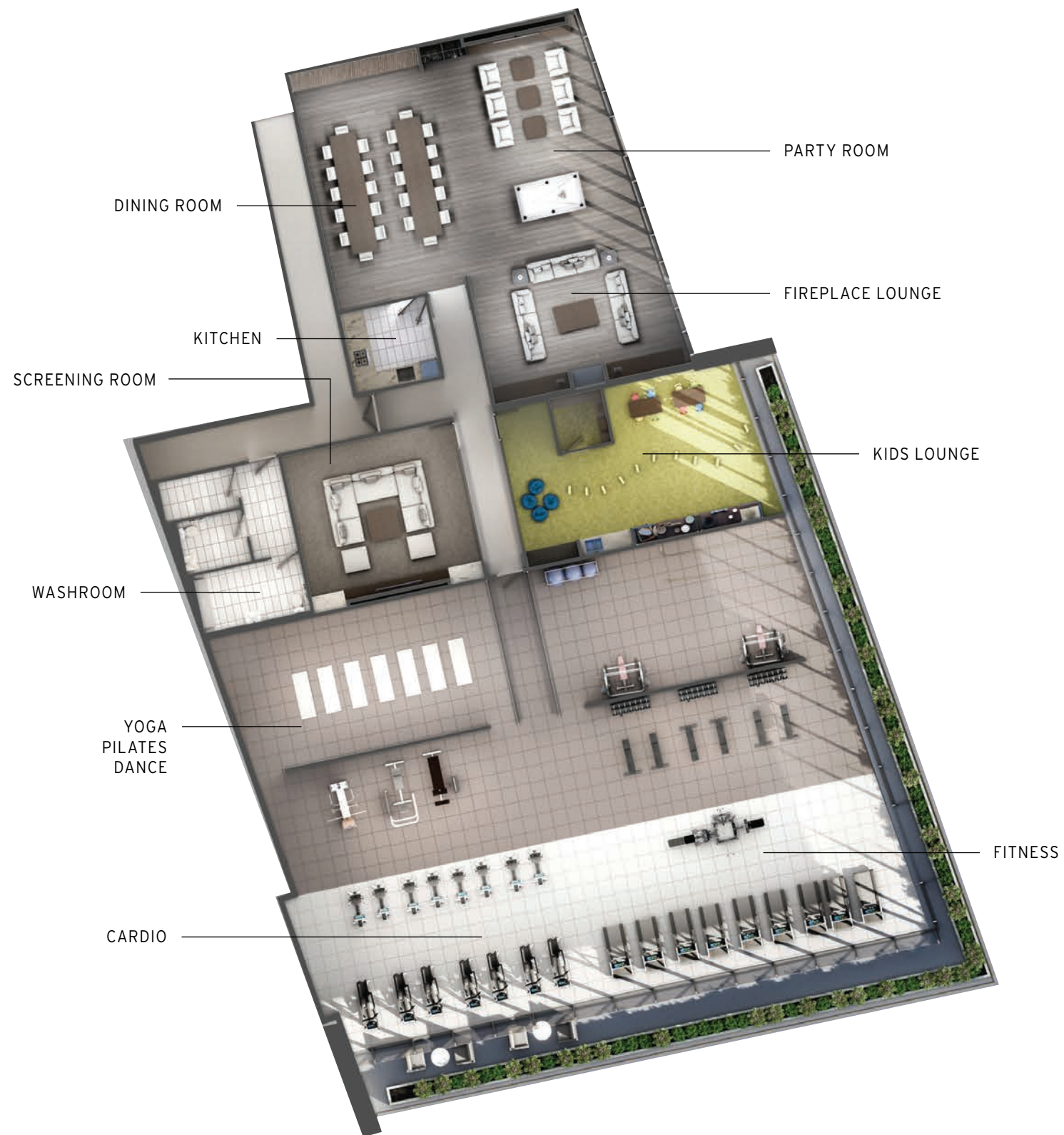
Illustration is artist's impression.





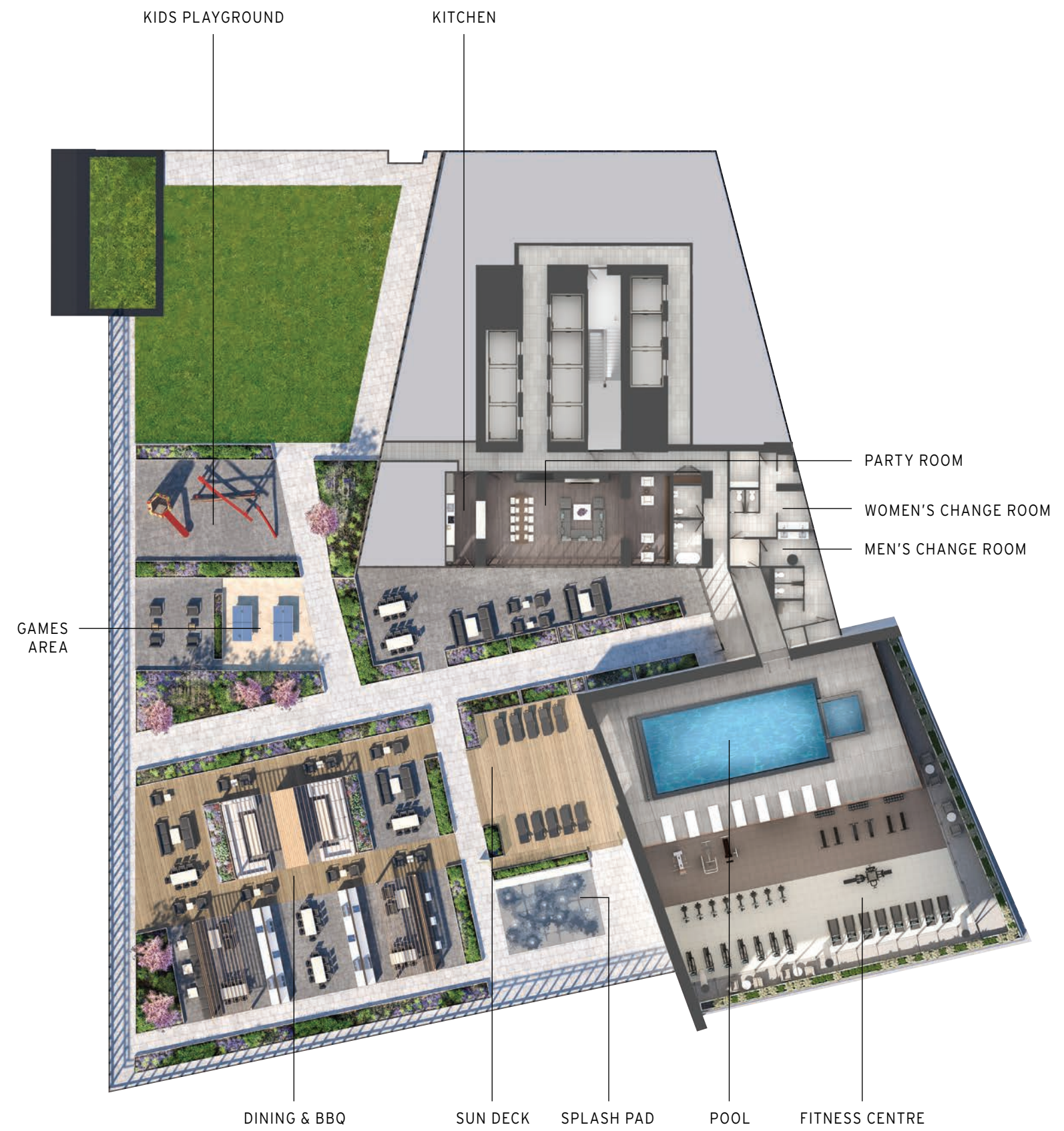
M3 EXTERIOR TRELLIS

Illustration is artist's impression.



M3 6TH FLOOR AMENITY PLAN

Illustration is artist's impression.



M3 7TH FLOOR AMENITY PLAN

Illustration is artist's impression.

WHAT'S NEXT?

SCARCELY A DAY GOES BY WITHOUT
A BOLD NEW CLAIM ABOUT THE
HOTTEST DESIGN TREND
WHEN IN FACT, THE TIME-TESTED
IDEA OF NATURAL, LAYERED,
NUANCED INTERIOR DESIGN IS
THE ESSENCE OF GOOD TASTE
AND LONGEVITY.

AT M3 OUR DESIGN TEAM HAS CONSIDERED AN APPROACH
THAT IS RELEVANT BEAUTIFUL AND TIMELESS .

This aesthetic, conceived in natural stone, rich wood, clear glass, crisp tones, and other natural and neutral materials is carried throughout the building. Elegant materials, rich colours, and dramatic lighting are the hallmarks of refined living at M3.



M3 SUITE INTERIOR

Illustration is artist's impression.

NORTHEAST VIEW

N

E



See it all with beautiful views in every direction. Enjoy the sunrise on Lake Ontario and delight in the _____ twinkle of city lights at night.

Current views from M City. For directional reference only.

SOUTH VIEW

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S



FEATURES

BUILDING FEATURES

- Award-winning IBI Group-designed 81-storey metal and glass tower with 6-storey podium
- Interiors by Cecconi Simone Interior Design
- All suites with oversized balconies as per plan
- Eleven elevators total; all residential elevators provide access to parking and amenities
- Six-level underground garage for residential parking; five-level above-ground garage for residential, visitor, and commercial parking
- Located in the heart of Downtown Mississauga, a short walk to Square One and future LRT

BUILDING AMENITIES

- Two storey lobby with 24 hr. concierge and fireplace lounge
- Indoor salt water pool with adjacent outdoor sun deck
- Fitness studio with cardio and weight machines, spinning, and yoga
- Dining room with prep kitchen
- Event space with prep kitchen, TV lounge and games area
- Party room with prep kitchen, bar, and TV lounge
- Screening room
- Splash pad and kids playground
- Indoor kids playroom
- Outdoor lounge seating with fireplace
- Outdoor barbecue stations and private outdoor dining areas

SUITE DETAILS

- Cecconi Simone custom designed suite layouts with choice of finishes from designer's curated selections
- Every suite has an oversized balcony per plan
- Floor to ceiling height of approximately 9 feet in principal rooms excluding mechanical system bulkheads*
- Smooth ceiling finish
- High-performance laminate wood flooring in all living areas and bedrooms, from designer's curated selections
- Custom designed suite entry doors with brushed metal hardware
- Stacked 24" washer and dryer laundry centre

KITCHENS

- Cecconi Simone custom designed kitchen cabinetry
- Stone countertop with square edge profile, and porcelain backsplash
- Under-mount 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
- Stone countertop
- Under-mount sink with contemporary single-lever faucet
- Porcelain floor tiles and ceramic wall tiles as per plans
- Frameless glass shower enclosure for separate showers as per plans
- Deep contour soaker tub with full-height tile tub surround as per plans
- Contemporary low-flush toilets
- Accessory package including towel bar and toilet paper holder, where applicable
- Exterior vented exhaust fan

SAFETY AND SECURITY FEATURES

- Entry phone system in lobby vestibule
- Electric fob-based access system at main building entry points and amenity areas
- Closed circuit cameras at strategically located entry points
- 24 hr. front desk concierge service
- Suite entry door can be locked/unlocked with Rogers Smart Home Monitoring App**
- Alerts, alarm notices sent directly to your smartphone with Rogers Smart Home Monitoring 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

TECH, COMMUNICATION, AND ELECTRICAL FEATURES

- Pre-installed Rogers Smart Home Monitoring package, including smart door lock on suite entry door, motion sensor, door sensor, smart thermostat, and integration with Rogers Smart Home Monitoring mobile/tablet app**
- Rogers Ignite™ high speed internet service including advanced wi-fi modem and unlimited data usage**
- Pre-wired for telephone and cable outlets in living areas and bedrooms
- Fiber feed to each suite, 4K and IP TV capable
- Electrical service panel with breakers
- Switch controlled receptacles in living areas and bedrooms, down-lighting in foyer, track lighting in kitchen

FINISHES

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 Home Monitoring 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 Home Monitoring and Bulk Internet Service monthly fees apply and are included in the common element budget. Refer to Condominium Documents (Disclosure Statement) for details.
- *** Refer to Condominium Documents (Declaration) for further information about suite metering

All Features and Finishes are subject to change without notice. E.&O.E. October 2018



M3 SUITE BATHROOM

Illustration is artist's impression.



Illustration is artist's impression.

M3 SUITE KITCHEN



MISSISSAUGA IS WHERE CULTURE THRIVES.

DREAMS FLOURISH. AND JOY
OVERFLOWS —————
MISSISSAUGA IS ART AND SOCIETY,
SHOPPING AND DINING, ADVENTURE
————— AND RELAXATION.

EXPERIENCE THE VIBRANT DIVERSITY AND RHYTHM OF LIFE
IN THE CITY CENTRE ————— SHOP THE DESIGNER
FASHION BRANDS AT SQUARE ONE. WATCH THE FIREWORKS
AT CELEBRATION SQUARE. ENJOY DATE NIGHTS AT JAMIE'S
ITALIAN. TAKE IN THE ART SCENE AT THE ART GALLERY OF
MISSISSAUGA —————
LAUGH AND PLAY IN THE PARKS. CYCLE THROUGH THE BIKE
TRAILS. MEET THE NEIGHBOURS.

GET OUT ————— EXPLORE AND HAVE FUN.



TRANSIT

- 1 Square One GO Bus Terminal
- 2 City Centre Transit Terminal
- 3 Cooksville GO Station
- Planned new Light Transit Railway (LRT)

LANDMARKS & AMENITIES

- 1 Mississauga Civic Centre
- 2 Mississauga Celebration Square
- 3 Living Arts Centre
- 4 Central Library
- 5 'Marilyn Monroe' Towers
- 6 YMCA Centre
- 7 Playdium
- 8 Cineplex Cinemas Mississauga
- 9 Art Gallery of Mississauga
- 10 Sky Zone Trampoline Park

SHOPPING & GROCERY

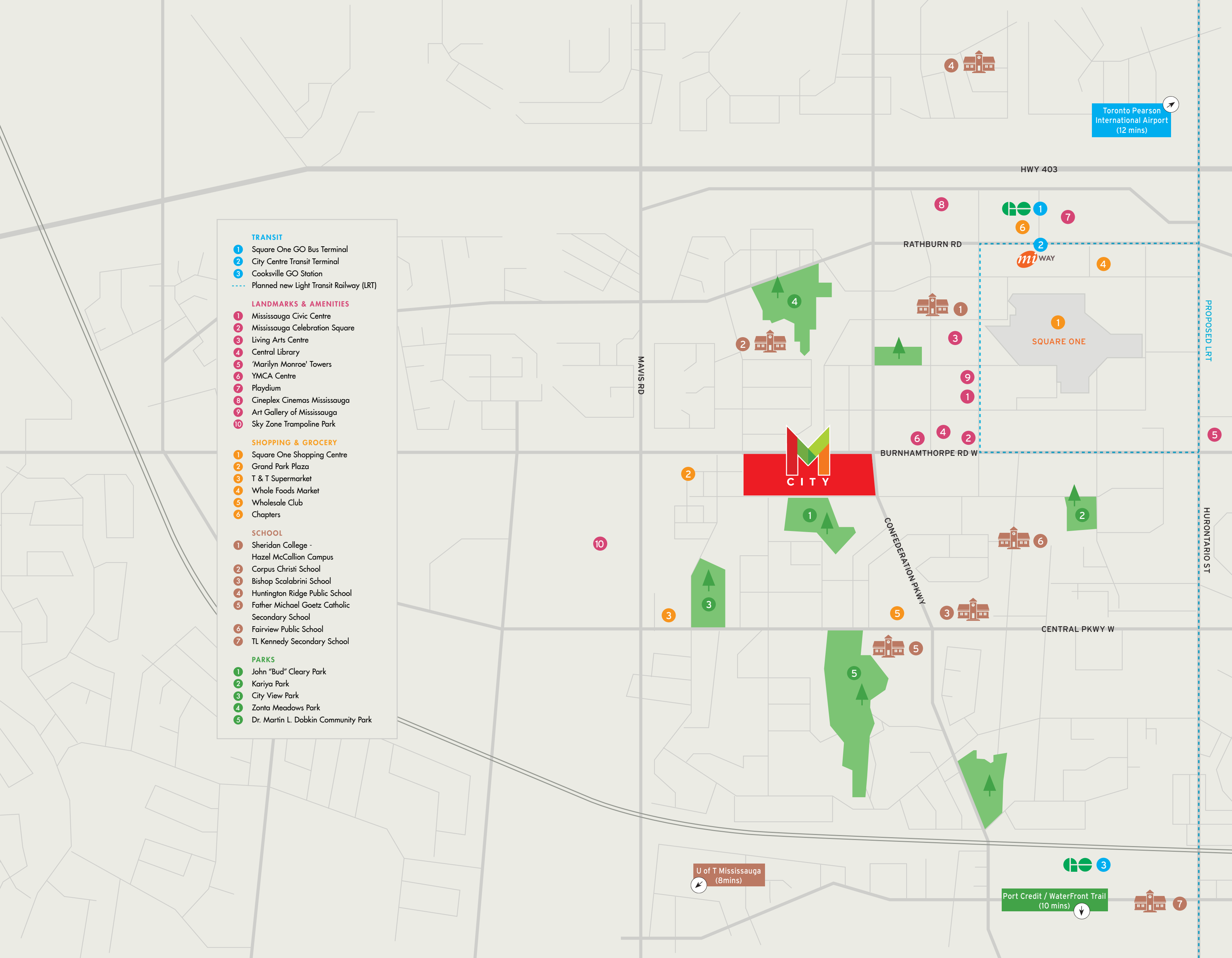
- 1 Square One Shopping Centre
- 2 Grand Park Plaza
- 3 T & T Supermarket
- 4 Whole Foods Market
- 5 Wholesale Club
- 6 Chapters

SCHOOL

- 1 Sheridan College - Hazel McCallion Campus
- 2 Corpus Christi School
- 3 Bishop Scalabrini School
- 4 Huntington Ridge Public School
- 5 Father Michael Goetz Catholic Secondary School
- 6 Fairview Public School
- 7 TL Kennedy Secondary School

PARKS

- 1 John "Bud" Cleary Park
- 2 Kariya Park
- 3 City View Park
- 4 Zonta Meadows Park
- 5 Dr. Martin L. Dobkin Community Park



Toronto Pearson International Airport (12 mins)

HWY 403

RATHBURN RD

miWAY

SQUARE ONE

BURNHAMTHORPE RD W

CITY

CONFEDERATION PKWY

CENTRAL PKWY W

MAVIS RD

PROPOSED LRT

HURONTARIO ST

U of T Mississauga (8mins)

Port Credit / WaterFront Trail (10 mins)

7

DEVELOPMENT — TEAM

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 the number one rated Toronto radio station to this day. "It was a lot of money, but I had to take the opportunity to buy the land when it arose. Over the years, this land near Hurontario and Burnhamthorpe in the heart of what would become Mississauga has greatly appreciated in value. At first, we used the rising value to secure more business loans". (Ted Rogers - Relentless The True Story of the Man Behind Rogers Communications). When the transmitters were relocated, in the early 1990's, 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 the first, second and third phases of M City. It is our intention for 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 as a top 10 condo developer in Toronto, Urban Capital has over 7,000 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 development from Toronto to Halifax, Ottawa, Montreal, Winnipeg, and Saskatoon.

urbancapital.ca

Selection of current and completed projects by Urban Capital.



Kingsway by the River, Toronto



Harris Square, Toronto



Ravine, Toronto



No.1 River Landing, Saskatoon



River City 3, Toronto



Smart House, Toronto



Gorsebrook Park, Halifax



Tableau, Toronto



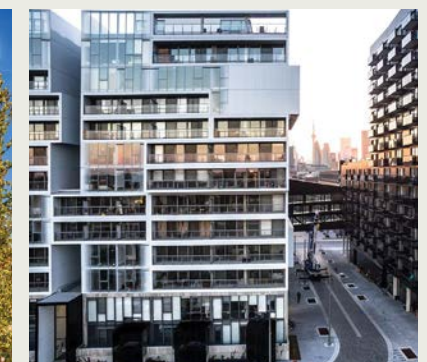
Nicholas, Toronto



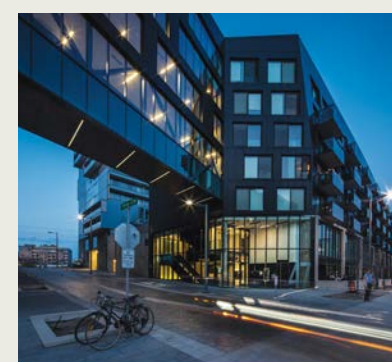
Boutique, Toronto



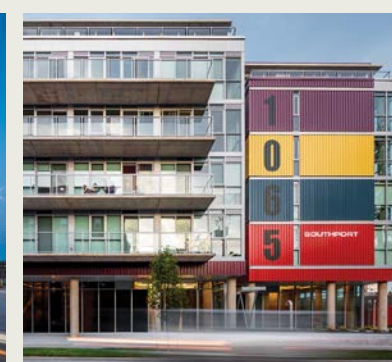
TrinityTownes, Toronto



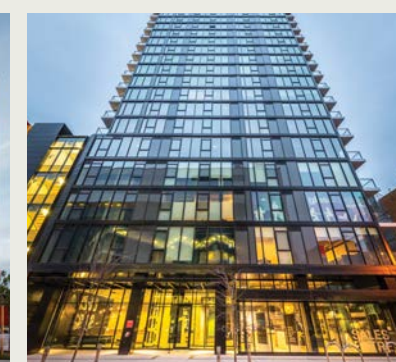
River City 2, Toronto



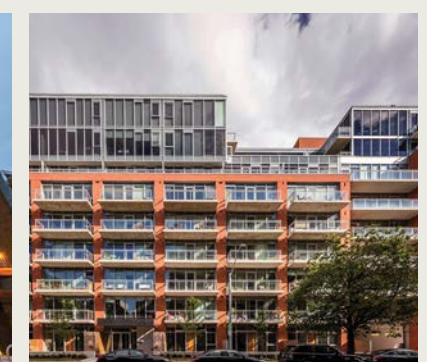
River City 1, Toronto



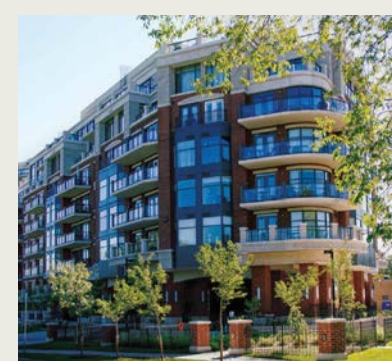
Southport, Halifax



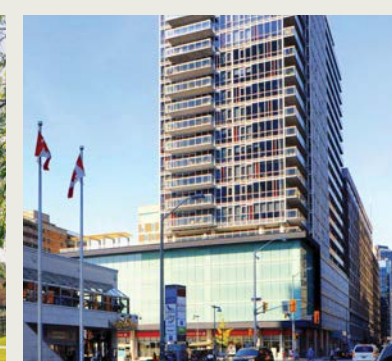
Glasshouse, Winnipeg



Hideaway, Ottawa



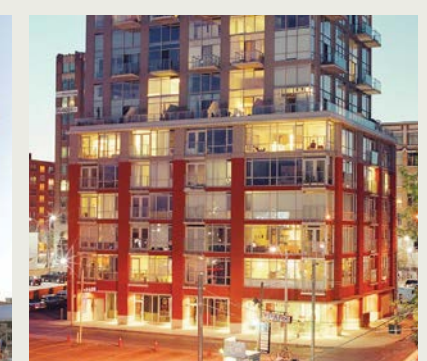
St Andrew, Toronto



Mondrian, Ottawa



McGill Ouest, Montréal



Charlotte Lofts, Toronto

DESIGN & MARKETING — TEAM

IBI GROUP ARCHITECTS

IBI Group is a global firm of architects, engineers, designers and technology professionals who create vibrant, livable and sustainable urban environments. IBI Group Architects are recognized leaders in residential, hospitality, retail and mixed-use design. Under the leadership of Design Principal and Global Director of Buildings, Mansoor Kazerouni, the firm has recently completed such award winning projects as the Delta flagship hotel in downtown Toronto and L'Avenue, a 50 storey mixed use project in Montreal, both recognized as landmark buildings. IBI has designed many of Toronto's exclusive high-end developments such as the Ritz Carlton Hotel and Residences (in association with KPF), Museum House and numerous other condominium developments across the GTA. The firm is currently working in major cities across Canada, the United States, the UK, Middle East and India.

ibigroup.com

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. The underlying and unifying theme of the firm's work attests that architecture and urban design are critically interconnected disciplines that must be taken together to achieve lasting quality and value.

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

CECCONI SIMONE INC.

Cecconi Simone Inc. 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, 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

BAKER REAL ESTATE INC.

With annual new home sales of over two billion dollars, Baker Real Estate Incorporated 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 in Shanghai.

baker-re.com

kg&a

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.

kingraham.ca

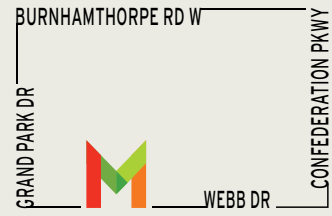
L.A. INC.

Since 1985 L.A. Inc. has created successful strategic branding and marketing communications solutions for clients in luxury retailing, hospitality/food service and tourism. The company is best known, however, for their groundbreaking and award-winning branding and marketing initiatives in the residential real estate industry. Since inception, L.A. Inc. has been instrumental in clients selling over 160,000 residential suites and consistently outperforming competition in rental properties. L.A. Inc. is headquartered in Toronto but works globally.

la-ads.com

M CITY PRESENTATION CENTRE

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ROGERS REAL ESTATE DEVELOPMENT LIMITED



Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.
Sizes and specifications are subject to change without notice. E. & O.E.
All illustrations are artist's impression.

