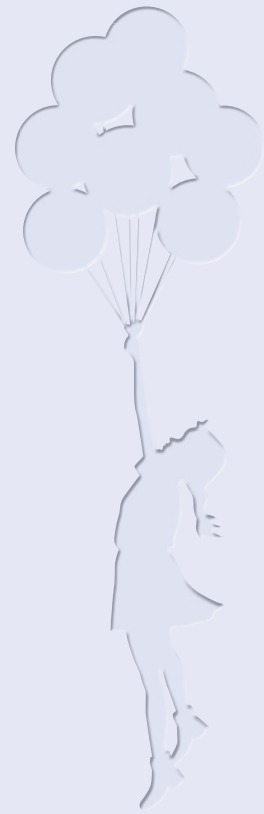


INVESTOR BROCHURE



ABOVE

CONDOMINIUMS AT BRISTOL STATION



RIO CAN
LIVING

MARLIN
SPRING

why invest in the GTA?

overall growth

+5%
job growth
(ONTARIO.CA)



fastest growing
region in ON
(ONTARIO.CA)



condo market

+17%
average resale condo
price increase y/y²



+43%
average increase
in condo sales y/y³



+15%
average
increase in condo
rental price⁴



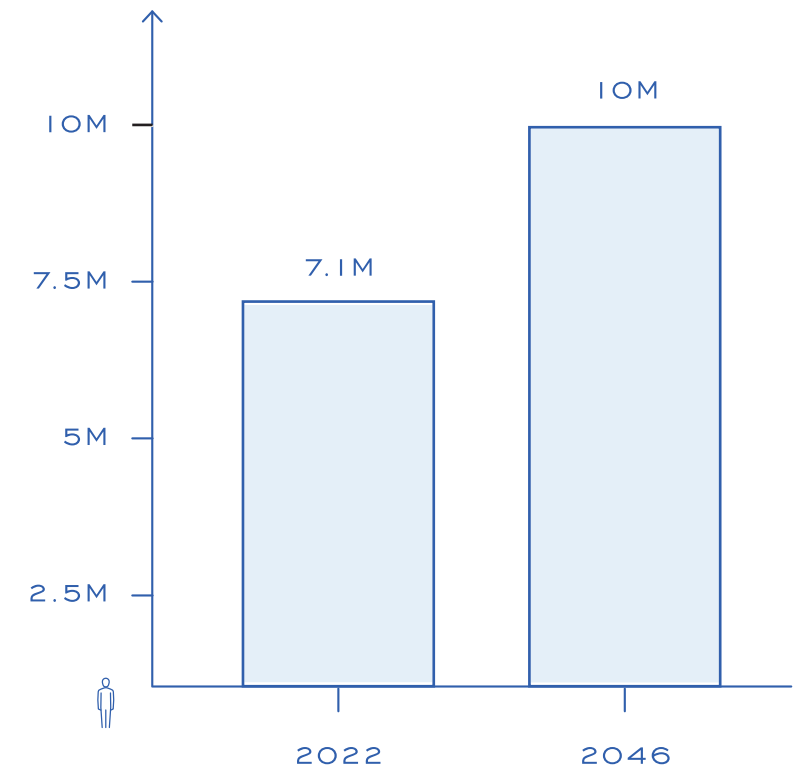
+16.4%
condo price
growth y/y
(TRREB)



Source — ²Based on TRREB Record GTA Home Sales and Average Price in 2021; ³Based on TRREB Market Stats Quick Overview Q4 2020–21; ⁴Based on TRREB Rental Market Report Q4 2021 Average for Studio, 1B, 2B and 3B.

population growth in the GTA

By 2046, the city's population will gain another **2.9 million people**, an increase of **41.3%**.¹



18.3%²
Growth in
Mississauga



27.9%
Growth in
Peel



21.7%³
Growth in the
City of Toronto



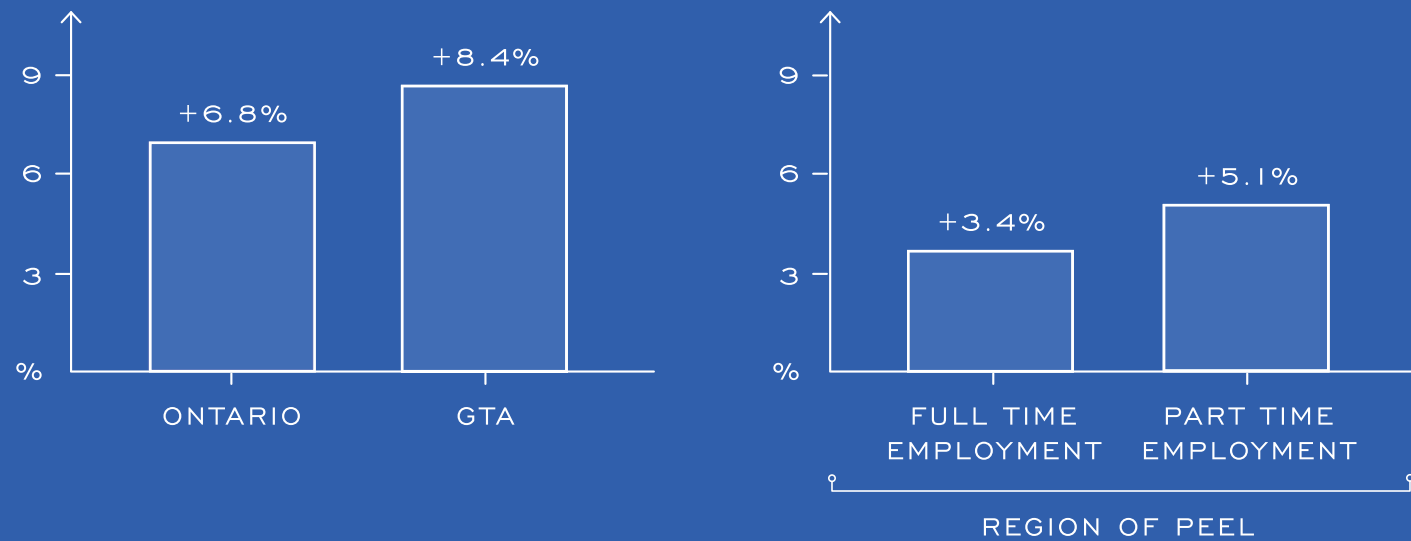
(Based on 2021 Population.)

Source — ¹Based on Ontario Population Projects 2021-2046; ²Based on Region of Peel Demographics and Housing Population Estimates; ³Based on Toronto & Toronto Region, Toronto's Population

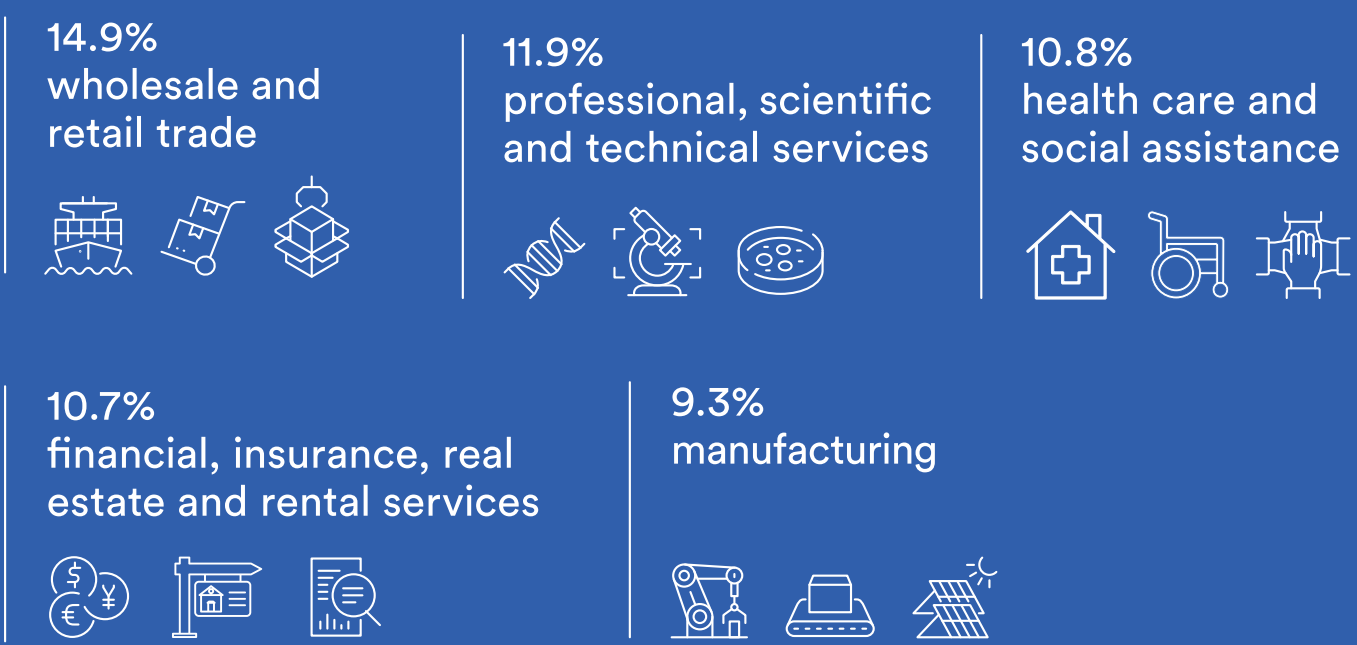
the labour market & economic growth

63.1%¹

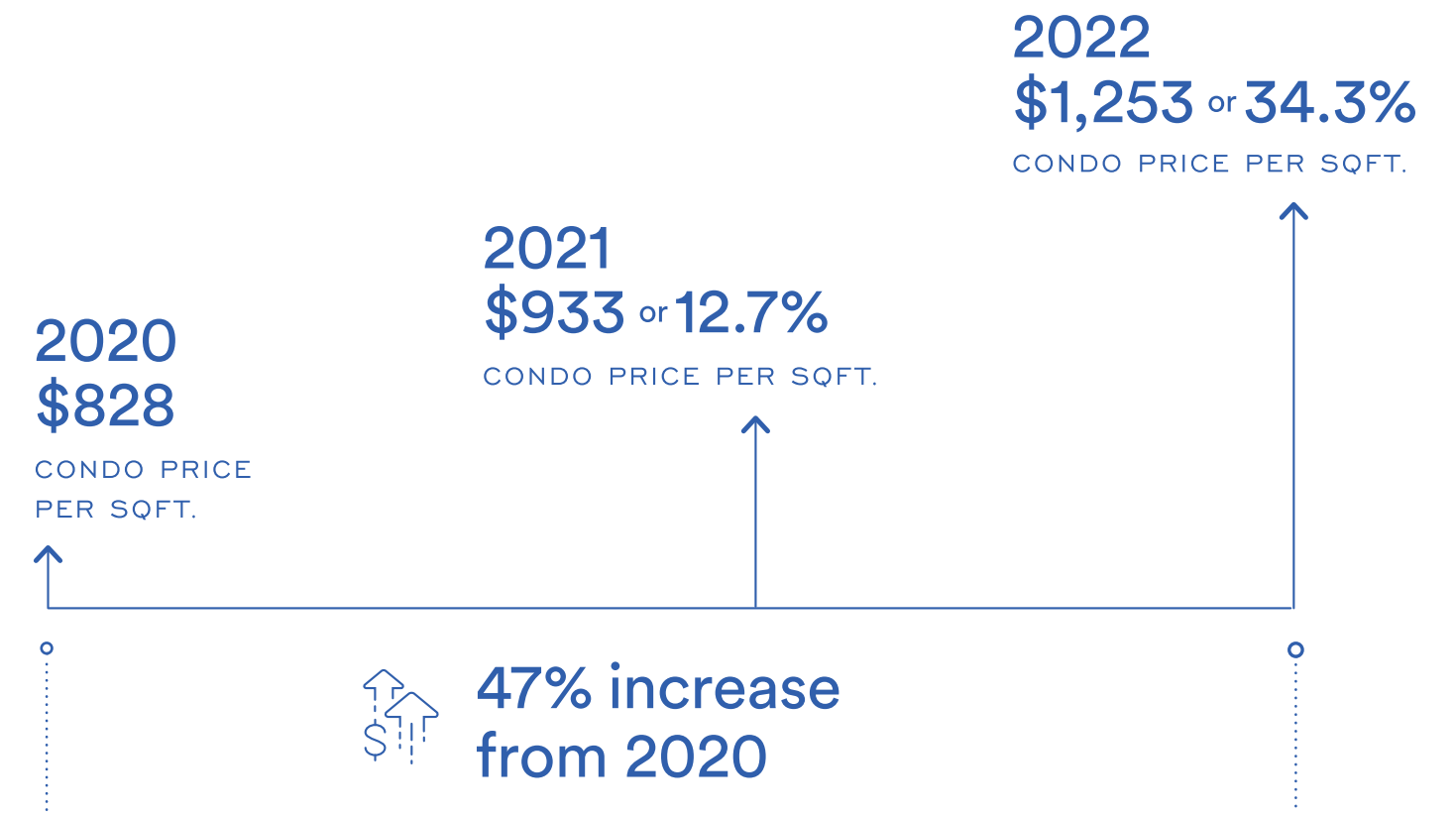
The Greater Toronto Area (GTA)³ experienced the highest rate of growth (+8.4%) in 2022.



top five industries by employment (2019)



year over year per square foot increase since 2020



¹ONTARIO.CA/DOCUMENT/ONTARIO-EMPLOYMENT-REPORTS/APRIL-JUNE-2022, ²SEPTEMBER 2019 – 2021, ³ONTARIO.CA/DOCUMENT/ONTARIO-EMPLOYMENT-REPORTS/APRIL-JUNE-2022, AO-ON.ORG/EN/BLOG/PUBLICATIONS/LABOUR-MARKET-06-2020

west-end growth



New Bristol LRT Station, located next to Above Condos, connects to Port Credit¹



Innovation District will bring 9,000 jobs to Mississauga⁴



Mississauga to host 2022 Skate Canada International³



GYGO! to replace old Playdium Park at Square One²



Mississauga attracts leading global tech companies to set up operations, creating hundreds of jobs⁵

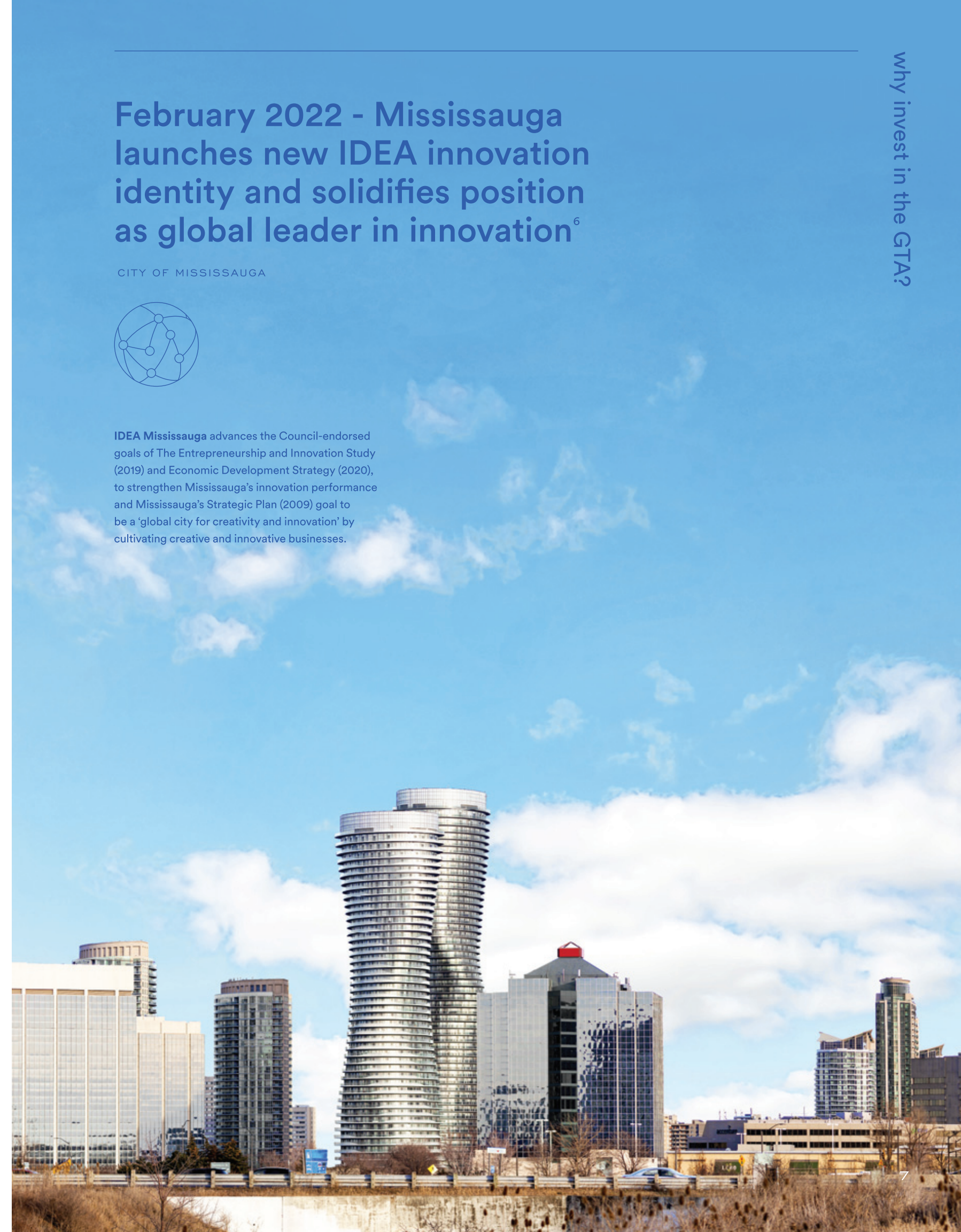
Source — ¹Hurontario Light Rail Transit, City of Mississauga; ²Blog TO; ³InSauga; ⁴Blog TO; ⁵InSauga; Global Tech Company Expands Operations in Ontario, ontario.ca; ⁶City of Mississauga

February 2022 - Mississauga launches new IDEA innovation identity and solidifies position as global leader in innovation⁶

CITY OF MISSISSAUGA



IDEA Mississauga advances the Council-endorsed goals of The Entrepreneurship and Innovation Study (2019) and Economic Development Strategy (2020), to strengthen Mississauga's innovation performance and Mississauga's Strategic Plan (2009) goal to be a 'global city for creativity and innovation' by cultivating creative and innovative businesses.





pre-construction data: GTA highrise

why invest in the GTA?

sales



MAY 2021	MAY 2022
9,948	14,254
ANNUAL %CHG	+43.3%
4-YR %CHG	+53%

average selling price



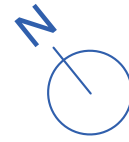
MAY 2021	MAY 2022
\$1,053,973	\$1,176,080
ANNUAL %CHG	+10.5%
4-YR %CHG	+45%

remaining inventory



MAY 2021	MAY 2022
10,582	8,050
ANNUAL %CHG	-23.9%
4-YR %CHG	-43%

why central Mississauga?



transit

1. Future Bristol LRT Station
2. Central Parkway Station
3. City Centre Transit Terminal (Square One Shopping Centre)
4. Tomken Station
5. Cooksville Station

schools & libraries

6. St. Francis Xavier Secondary School
7. San Lorenzo Ruiz Catholic Elementary School
8. Bristol Road Public School
9. Barondale Public School
10. Cooksville Creek Public School
11. Fairwind Senior Public School
12. Sheridan College – Hazel McCallion Campus
13. University of Toronto Mississauga

parks & recreation

14. Frank McKechnie Community Centre & Library
15. Barondale Greenpark
16. Sandalwood Park
17. LA Fitness
18. Eastgate Park
19. Parkway Belt Dog Park
20. Paramount Fine Foods Centre – Multi-Sportsplex
21. Huron Heights Park
22. The Mississauga Golf and Country Club
23. Kariya Park

restaurants & cafés

24. Coco Fresh Tea and Juice
25. Pomodora Italian Kitchen
26. BB Lounge Restaurant
27. Starbucks
28. Fresh – Plant Powered Restaurant
29. COBS Bread Bakery
30. The Burger's Priest
31. Hakka Ren
32. The Wilcox Gastropub
33. Second Cup Café
34. Pho 99
35. Gyubee Japanese Grill
36. Krispy Kreme
37. Congee Queen
38. Heart Sushi
39. The Keg Steakhouse & Bar

shopping

40. Highland Farms
41. Shoppers Drug Mart
42. Oceans Fresh Food Market
43. PetSmart
44. The Beer Store
45. LCBO
46. Loblaws
47. Costco Wholesale
48. Square One Shopping Centre
49. Heartland Town Centre

entertainment

50. Cineplex Cinemas Courtney Park
51. GYGO
52. The Rec Room

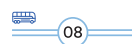
services

53. BMO Bank of Montreal
54. The UPS Store
55. Canada Post
56. Service Ontario
57. TD Bank
58. Scotiabank
59. RBC Royal Bank

FUTURE HURONTARIO LRT



BUS ROUTES



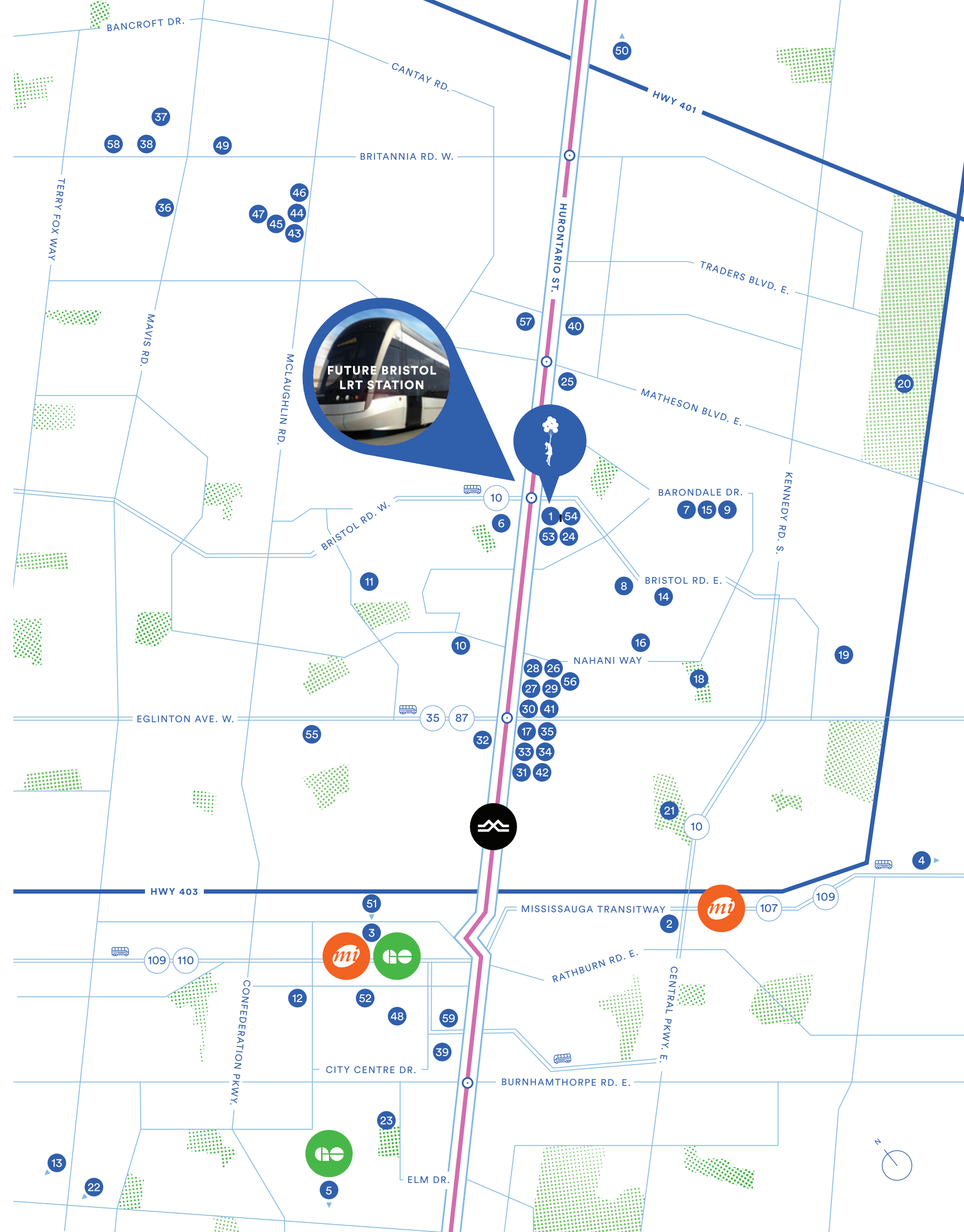
HIGHWAYS



STREETS / ROADS



PARKS



world-class infrastructure



\$9 billion

Approximate \$ worth of Mississauga's infrastructure



Hurontario Light Rail Transit (LRT)

—with Bristol Station next door to Above Condos

The new 18-kilometre (11 miles) Hurontario LRT, which will be named the Hazel McCallion Line when it becomes operational in Fall 2024, will benefit communities across Mississauga and Brampton. Residents will find better, more convenient ways in which to live, work and play. As each city expands with new residents, businesses

and amenities, frequent and reliable transit becomes vital — giving communities the freedom to choose where they want to go, when they want to go. With 19 stops and its own dedicated lane, the Hazel McCallion Line ensures a smooth, fast, convenient ride between Mississauga and Brampton.



Roads and Highways

As the only city in the Greater Toronto Area (GTA) serviced by seven major highways, Mississauga offers fast, convenient access to major destinations in Canada and the USA. As part of the Toronto Region, Mississauga is interconnected by an extensive road network consisting of 587 kilometres (365 miles) of major provincial highway networks and five municipal highways.

QEW	Highway 407
Highway 409	Highway 401
Highway 410	Highway 427
Highway 403	



Trains and Rail

Dundas Connects is a planned development that aims at supporting major improvements including transportation, road maintenance, land use, new developments and the public realm along the Dundas Corridor. The Dundas Corridor is 4-km (2.4 miles) wide and 17-km (10.5 miles) long, stretching from Oakville in the west, to Toronto in the east.

Mississauga, commuters enjoy convenient access to areas far beyond the city.

In fact, Mississauga's Square One GO Bus terminal is the busiest in Canada, which may come as no surprise when considering the city has the second highest local transit ridership per capita in the Greater Toronto Area (after Toronto).

2020	2024
Project Start	Estimated Completion

GO Transit is a key regional public transit service connecting the Greater Golden Horseshoe Region. With so many strategically located GO stations in

Excluding Toronto's Union Station, Mississauga also generates the most GO Train ridership of any municipality, with 21,000 passengers per day.



454 km Total Cycling Network

The City envisions a comfortable, connected and convenient cycling network that includes separated bike lanes, cycle tracks, multi-use trails, conventional bike lanes and shared routes.



Fostering Digital Inclusion

Mississauga offers free wireless internet access in community facilities and public spaces, with many more locations under review.



Largest Airport in Canada

Mississauga is home to Canada's largest airport. Serving over 49 million passengers annually, Toronto Pearson International Airport (Pearson Airport) is a major global hub, providing Canadians with a gateway to the world. With over 330,000 surrounding jobs, the airport is home to the second largest employment zone in the country.

Pearson Airport is the fourth-largest global entry point into the U.S. It boasts flights to 210 destinations and more than 22 million trans-border passengers annually. Overall, Pearson Airport ranks second among North American airports for international connectivity.

Mississauga is growing

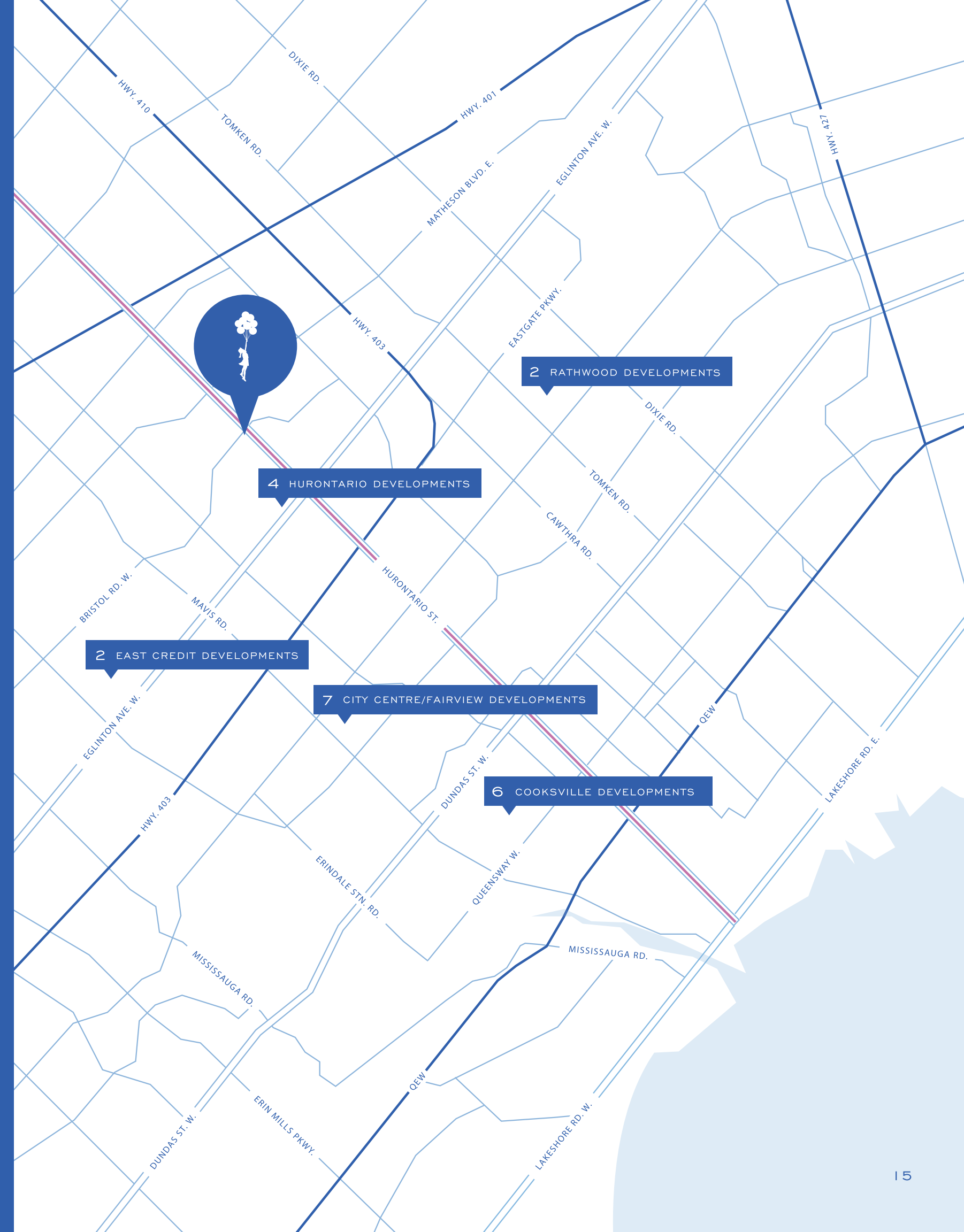
Leading the way as the community evolves.

21
condo developments coming in the next 5+ years

33
new home developments planned in Mississauga, a mix of high-rise and low-rise

3
single-family home developments

9
townhouse developments

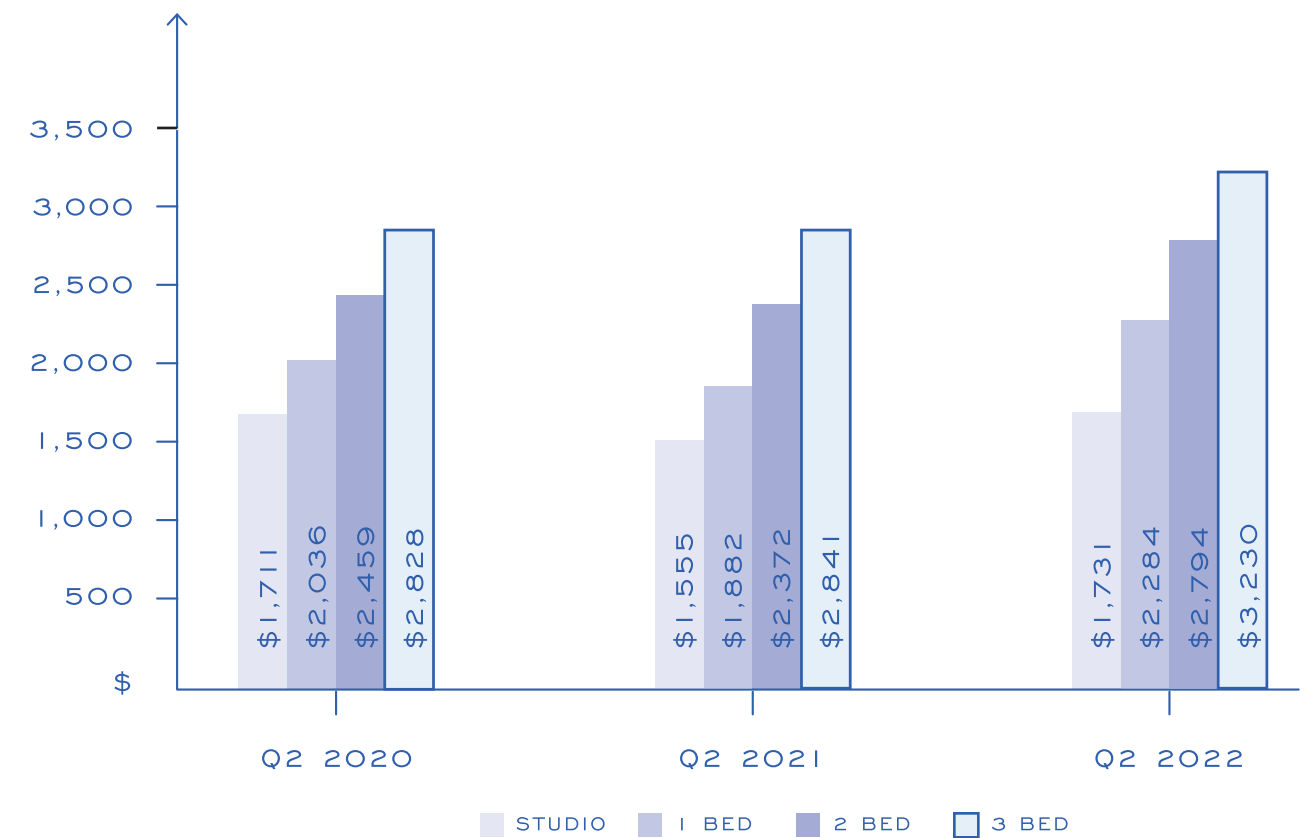


the state of rentals in Mississauga

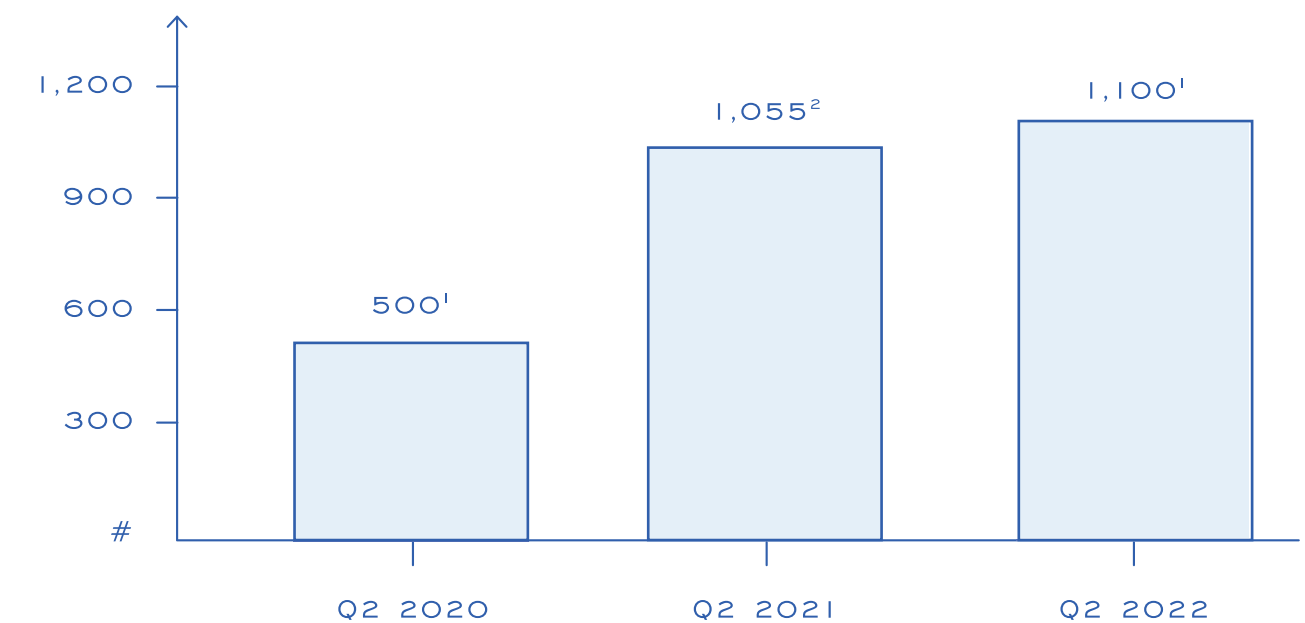
Mississauga has been experiencing the tight market conditions that are pushing average rents back to their pre-pandemic peak. With the number of listings dropping by a substantial annual rate, renters have been competing for the limited stock, pushing the market into double-digit rent increases.

Additionally, we will be seeing a record level of immigration within the next few years – coinciding with an increase of non-permanent residents and students. All of these groups depend heavily on the rental market and, as such, will be looking to Mississauga’s investor-owned condominium apartments in the near future.

recent average lease value for 1, 2, 3 bedroom condos



number of condo rentals



¹BASED ON TRREB RENTAL MARKET REPORT Q1 2022; ²BASED ON TRREB RENTAL MARKET REPORT Q2 2021; ³BASED ON TRREB RENTAL MARKET REPORT Q1 2022; ⁴BASED ON TRREB RENTAL MARKET REPORT Q2 2021; ⁵BASED ON TRREB RENTAL MARKET REPORT Q2 2019

Above

key stats

23 & 17

storey tower 1 storey tower 2

577

number of units

40,000+

sqft. of outdoor and indoor amenities

Above Condos is an idyllic community experience just north of Mississauga's downtown core. This stunning new condominium community is adjacent to the new LRT Bristol Station on Hurontario St., scheduled to be completed the same year as Above Condos.

featuring amenities:

- ROOFTOP TERRACE
- LOBBY LOUNGE
- CO-WORKING SPACE
- FITNESS CAFÉ & LOUNGE
- THEATRE ROOM
- GARDENING ROOM
- COCKTAIL LOUNGE & CHEF KITCHEN
- MAKER STUDIO
- CHILDREN'S PLAY AREA





front entrance



lobby / main entrance



lobby lounge



fitness café & lounge



RIOCAN LIVING

At RioCan Living, we believe building better places to live takes more than bricks and mortar. It means looking at communities and seeing the full picture; what they are, what they could be, and what they need to get there. We make these visions a reality – adding to the story and legacy of each community we engage with.

For us, living is not just about where you live, but how you live. A central location with easy access to commuter routes is essential, but so too is access to friendship

and community; to convenient retail and entertainment amenities; to green spaces and pedestrian-friendly streetscapes; all of the things that link people with a place and shape their sense of belonging.

As builders, designers, property owners, landlords and community stewards we're creating prosperous communities where residents, retailers and service providers support one another to build richer and more rewarding lives. To us, that's what living is all about.

RIOCANLIVING.COM

MARLIN SPRING

“Marlin Spring is a fully integrated real estate company that strategically acquires, develops, constructs and repositions assets throughout North America.”

Marlin Spring's mission is to deliver exceptional Real Estate value to all its stakeholders with an uncompromising adherence to its core values.

The award-winning company brings a fresh, innovative and vibrant energy to the rapidly changing world of residential real estate. With a team of over 100 Real Estate

Professionals, they produce truly inspiring, forward-thinking and imaginative communities.

Marlin Spring has a diversified development portfolio of low, mid, high-rise and mixed-use projects in prime locations throughout the GTA. From boutique condominiums to townhome developments in various locations across the city, they have products to suit everyone's needs.

Their current portfolio includes sought-after communities located in Danforth Village/Upper Beaches, The Beach, Stockyards, The Junction, Vaughan, Oshawa, and Markham.

MARLINSRING.COM



RIO CAN
LIVING

MARLIN
SPRING