



Exclusive Sneak Peek

# *INFORMATION PACKAGE*





# *EXPERIENCE THE NEW MISSISSAUGA.*

The vision has been realized. A city unto itself, Exchange District is at the centre of it all. Top restaurants. Sought-after brands. Luxury details. Adjacent to Square One Shopping Centre. Expansive outdoor urban piazza and downtown promenade. Night life. Day life. It's all right here... Following the immense success of EX1 and EX2, EX3 is Exchange District's final residential offering.

**Extraordinary urban living awaits.**

FOR MORE INFORMATION, CONTACT [INFO@THEEXCHANGEDISTRICT.COM](mailto:INFO@THEEXCHANGEDISTRICT.COM) | 905.306.1881 | [THEEXCHANGEDISTRICT.COM](http://THEEXCHANGEDISTRICT.COM)

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# THE FUTURE IS HERE.

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# CITY. CENTRE.

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.

*"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*

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# THE OPPORTUNITY

EX3 is Exchange District's final residential offering with a new apex of urban living, at the centre of it all...



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



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



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



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.



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\*



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.



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 ...

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# MARKET STATISTICS

Toronto vs. Mississauga Condo Prices	2017	2018	2019	2020	2021
Yr./Yr. % Chg. Mississauga		3.9%	11.6%	16.5%	5.9%
Yr./Yr. % Chg. Toronto		9.6%	5.1%	5.6%	6.7%
Toronto vs. Mississauga Price Difference Same Year	35.8%	43.2%	34.9%	22.4%	23.2%

Source: MLS June Report Yearly

Toronto vs. Mississauga Rental Rates Difference Same Year	2017	2018	2019	2020	2021
1 Bedrooms	23.0%	14.6%	7.5%	4.3%	0.3%
2 Bedrooms	35.3%	33.2%	22.4%	15.5%	8.9%

Source: MLS Q2 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.
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Expected completion of the NEW Hurontario LRT is 2022

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## 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

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**66** storeys

**660** residential units

**20,000+** square feet of  
exclusive amenities

EX3 is the Exchange District's final residential offering. Rising 66 storeys amidst the Exchange District's vibrant 1.8 Million square feet of coveted retail, shopping, dining, office and commercial spaces, new lush parks, thoughtfully designed public areas, and more, EX3 stands conveniently adjacent to Square One Shopping Centre and steps to the new Hurontario LRT Rapid transit system.



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- 
- Podium
- Cafes & Restaurants
- Lobby
- Retail

# FLOOR A

**BRISBANE  
SUITE 05**  
2 BED / 2 BATH  
**786 sq. ft.**  
INTERIOR: 685 sq.ft.  
EXTERIOR: 101 sq.ft.

**CAMBRIDGE  
SUITE 06**  
2 BED / 2 BATH  
**766 sq. ft.**  
INTERIOR: 665 sq.ft.  
EXTERIOR: 101 sq.ft.



Typ. Floor A

**FRANKFURT  
SUITE 04**  
2 BED / 2 BATH  
**853 sq. ft.**  
INTERIOR: 750 sq.ft.  
EXTERIOR: 103 sq.ft.

**GUANGZHOU  
SUITE 07**  
2 BED / 2 BATH  
**788 sq. ft.**  
INTERIOR: 685 sq.ft.  
EXTERIOR: 103 sq.ft.

**FLORENCE  
SUITE 03**  
2 BED / 2 BATH  
**675 sq. ft.**  
INTERIOR: 675 sq.ft.  
EXTERIOR: 0 sq.ft.

**DUBAI  
SUITE 08**  
1 BED / 1 BATH  
**420 sq. ft.**  
INTERIOR: 420 sq.ft.  
EXTERIOR: 0 sq.ft.

**FRANKFURT  
SUITE 02**  
2 BED / 2 BATH  
**853 sq. ft.**  
INTERIOR: 750 sq.ft.  
EXTERIOR: 103 sq.ft.

**DUBAI  
SUITE 09**  
1 BED / 1 BATH  
**420 sq. ft.**  
INTERIOR: 420 sq.ft.  
EXTERIOR: 0 sq.ft.

**BRISBANE  
SUITE 01**  
2 BED / 2 BATH  
**786 sq. ft.**  
INTERIOR: 685 sq.ft.  
EXTERIOR: 101 sq.ft.

**CAMBRIDGE  
SUITE 11**  
2 BED / 2 BATH  
**766 sq. ft.**  
INTERIOR: 665 sq.ft.  
EXTERIOR: 101 sq.ft.

**GUANGZHOU  
SUITE 10**  
2 BED / 2 BATH  
**788 sq. ft.**  
INTERIOR: 685 sq.ft.  
EXTERIOR: 103 sq.ft.

2 Bed / 2 Bath  
1 Bed / 1 Bath

26 JULY 2021

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# FLOOR B



Typ. Floor B

## BALI SUITE 04 2 BED / 2 BATH

950 sq. ft.  
INTERIOR: 820 sq.ft.  
EXTERIOR: 130 sq.ft.

## BOSTON SUITE 03 2 BED PLUS FLEX / 2 BATH

1,040 sq. ft.  
INTERIOR: 885 sq.ft.  
EXTERIOR: 155 sq.ft.

## BALI SUITE 02 2 BED / 2 BATH

950 sq. ft.  
INTERIOR: 820 sq.ft.  
EXTERIOR: 130 sq.ft.

## OSAKA SUITE 05 1 BED / 1 BATH

515 sq. ft.  
INTERIOR: 515 sq.ft.  
EXTERIOR: 0 sq.ft.

## OSAKA SUITE 06 1 BED / 1 BATH

515 sq. ft.  
INTERIOR: 515 sq.ft.  
EXTERIOR: 0 sq.ft.

## SEVILLE SUITE 07 - MOD. 2 BED / 2 BATH

776 sq. ft.  
INTERIOR: 670 sq.ft.  
EXTERIOR: 106 sq.ft.

## MACAO SUITE 08 - MOD. 1 BED / 2 BATH / FLEX

698 sq. ft.  
INTERIOR: 600 sq.ft.  
EXTERIOR: 98 sq.ft.

## MACAO SUITE 09 - MOD. 1 BED / 2 BATH / FLEX

698 sq. ft.  
INTERIOR: 600 sq.ft.  
EXTERIOR: 98 sq.ft.

## SEVILLE SUITE 10 - MOD. 2 BED / 2 BATH

776 sq. ft.  
INTERIOR: 670 sq.ft.  
EXTERIOR: 106 sq.ft.

## OSAKA SUITE 01 1 BED / 1 BATH

515 sq. ft.  
INTERIOR: 515 sq.ft.  
EXTERIOR: 0 sq.ft.

## OSAKA SUITE 11 1 BED / 1 BATH

515 sq. ft.  
INTERIOR: 515 sq.ft.  
EXTERIOR: 0 sq.ft.

- 2 Bed + FLEX / 2 Bath
- 1 Bed + FLEX / 1 Bath
- 2 Bed / 2 Bath
- 1 Bed / 1 Bath

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# *EVERY DAY LUXURIES; EVERY DETAIL CONSIDERED.*

International leading brands bring state-of-the-art finishes and features to EX3 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.

## FULGOR MILANO

Fulgor Milano's signature technology provides professional tools for your kitchen to help you achieve chef-worthy recipes. Offered as a creative concept and design in the world of cooking, Fulgor Milano promoted the Italian spirit of excellence around the world. Their use of modern equipment and machinery combined with lean production methods and dedicated human resources promotes a high level of quality and flexibility, providing the opportunity to transform the kitchen into a modern, innovative, friendly, comfortable, safe, ergonomic and stylish space.

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# *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 •

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IN COLLABORATION WITH ...



### 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.

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# *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.



Building Excellence

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# *EXTERIOR LOBBY ENTRANCE*



*USE IN  
AMEN  
REND  
FROM  
WITH*

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# *EXTERIOR BUILDING*



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# *INTERIOR SUITE*



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