



M CITY 5 CONDOMINIUMS

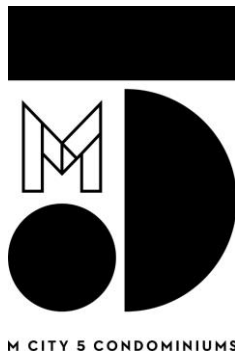
EXCLUSIVE VIP BROKERS' HOT LIST*

PODIUM

| MODEL | EXPOSURE | BED TYPE | BATH | APPROX. SUITE SIZE (SQ.FT) | STARTING FLOOR | VIP PRICE |
|--------------|----------|----------|------|----------------------------|----------------|-------------|
| P-S-517 | N | STUDIO | 1 | 517 | 3 | \$639,900 |
| P-1B-535 | N | 1B | 1 | 535 | 5 | \$661,900 |
| P-1B+F-663 | E | 1B+F | 2 | 663 | 3 | \$759,900 |
| P-1B+F-689 | W | 1B+F | 2 | 689 | 3 | \$789,900 |
| P-2B+M-748 | E | 2B+M | 2 | 748 | 4 | \$886,900 |
| P-2B+M-770 | SW | 2B+M | 2 | 770 | 3 | \$909,900 |
| P-2B+M-803 | W | 2B+M | 2 | 803 | 3 | \$919,900 |
| P-2B+D-806 | S | 2B+D | 2 | 806 | 3 | \$959,900 |
| P-2B+F+M-893 | SE | 2B+F+M | 2 | 893 | 3 | \$1,035,900 |
| P-2B+D-933 | NE | 2B+D | 2 | 933 | 3 | \$1,059,900 |
| P-3B-963 | NW | 3B | 2 | 963 | 5 | \$1,100,900 |

TOWER

| MODEL | EXPOSURE | BED TYPE | BATH | APPROX. SUITE SIZE (SQ.FT) | STARTING FLOOR | VIP PRICE |
|----------|----------|----------|------|----------------------------|----------------|-----------|
| 1B-464 | S | 1B | 1 | 464 | 25 | \$642,900 |
| 1B+F-477 | W | 1B+F | 1 | 477 | 27 | \$699,900 |
| 1B+F-537 | W | 1B+F | 1 | 537 | 23 | \$730,900 |
| 1B+F-563 | N | 1B+F | 2 | 563 | 18 | \$755,900 |
| 1B+F-590 | W | 1B+F | 2 | 590 | 30 | \$777,900 |
| 1B+F-555 | E | 1B+F | 2 | 555 | 34 | \$781,900 |
| 2B-699 | SW | 2B | 2 | 699 | 9 | \$906,900 |
| 2B-746 | SE | 2B | 2 | 746 | 13 | \$950,900 |



**EXTENDED
DEPOSIT STRUCTURE**

\$5,000 bank draft
Balance of 5% in 30 days
5% in 180 days
5% in 370 days
5% in 540 days
Must comply with the Prohibition on the
Purchase of Residential Property by Non-
Canadians Act.

**CANADIAN NON-RESIDENT
DEPOSIT STRUCTURE**

\$5,000 on signing
Balance of 10% in 30 days
10% in 90 days
10% in 370 days
5% on occupancy
Must comply with the Prohibition on the
Purchase of Residential Property by Non-
Canadians Act.

MAINTENANCE FEE
Approx. \$0.64 per square foot
(Excluding utilities, Rogers Bulk Internet and
Rogers Smart Community package)

OCCUPANCY COMMENCING
January 26, 2026

PARKING
\$60,000
Parking currently available for
units 535 sf and larger. All other
units will be waitlisted

PARKING MAINTENANCE
\$49.95/month

LOCKER
\$7,000
Lockers currently available for
units 567 sf and larger. All other
units will be waitlisted

LOCKER MAINTENANCE
\$22.95/month

ALL CHEQUES TO BE MADE PAYABLE TO: Harris Sheaffer LLP In Trust

SUITE FEATURES

M5 will feature an array of stunning interior finishes including vinyl flooring in all living areas & bedrooms, ceiling height of approximately 9 ft. The kitchens feature Cecconi Simone custom designed cabinetry as well as quartz countertops, porcelain backsplashes, under-mount stainless steel sinks with single lever chrome faucets & pull-down spray head. All suites will also feature the following appliances; 24" integrated fridge, 24" integrated dishwasher and 24" stainless steel slide in-range and stainless steel microwave.

BUILDING FEATURES

With a geometry of black and white forms creating a grid-like pattern, M5 is a 36 storey metal and glass tower with 6-storey masonry-clad podium designed by IBI Group. Interiors designed by Cecconi Simone Inc. Four elevators for residents' convenience. A luxurious lobby with 24hr. concierge with a fireplace and lounge seating. Residents and their guests can enjoy M5's amenities such as outdoor lounge with a water sculpture and hot plunge pool. Fitness center, virtual fitness studio, spin studio and outdoor yoga area. Hammam Steam Bath, Individual Infrared Saunas. Treatment Room, Zen Lounge, Meditation Room. Media Lounge and Sitting Room. Dining Room and Event Space. Kid's splashpad outdoor play area and indoor kid's playground. Outdoor amenity terrace with multiple lounge areas, firepits, BBQs and private dining areas and hammock.



M CITY 5 CONDOMINIUMS

CLIENT INCENTIVES

LIMITED TIME OFFER ONLY!

**\$3,000 Assignment Fee
Plus Legal Fees & HST***
(Value of \$5,000)

Capped Development Charges and Levies

1B and Smaller - \$14,500

2B and Larger - \$16,500

Right to Lease During Interim Occupancy

(\$500 Plus Legal Fees & HST*)

(Value of \$5,000)

EXTENDED DEPOSIT STRUCTURE

\$5,000 on signing

Balance of 5% in 30 days

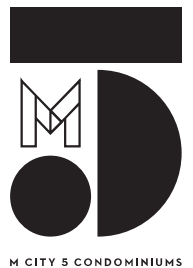
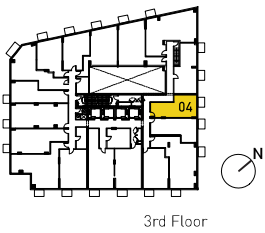
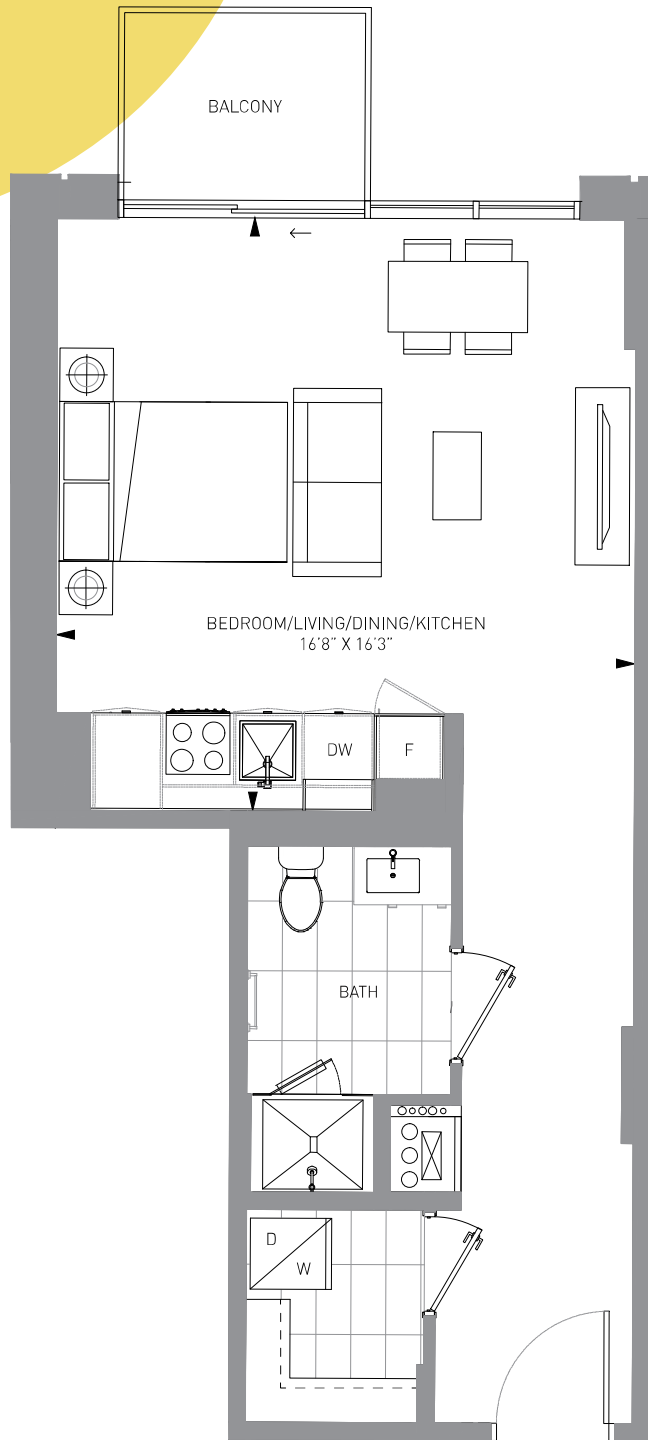
5% in ~~90~~ 180 days

5% in ~~270~~ 370 days

5% in ~~450~~ 540 days

P-S-517

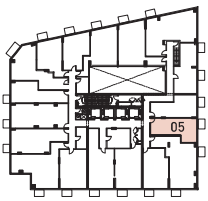
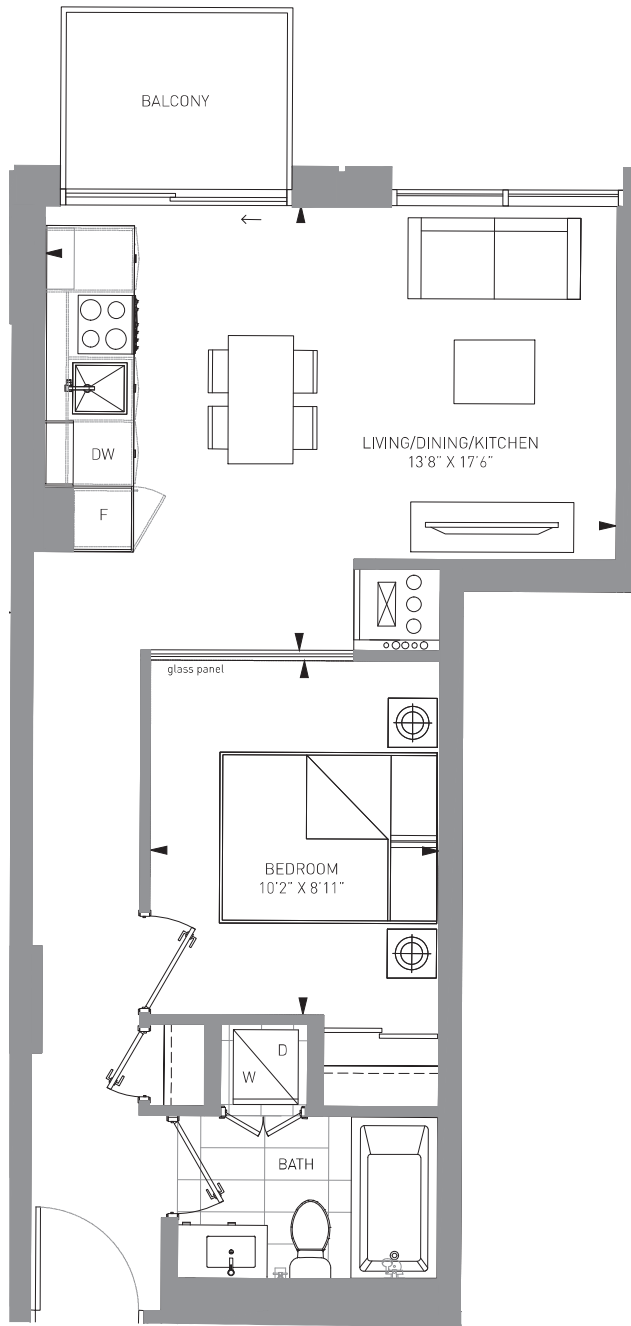
STUDIO
INTERIOR: 517 SF
EXTERIOR: 36 SF
TOTAL: 553 SF



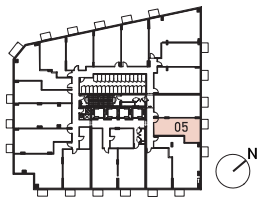
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panel's appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. - O.E. March 16, 2022

P-1B-535

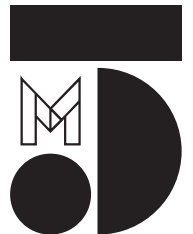
1 BED
INTERIOR: 535 SF
EXTERIOR: 37 SF
TOTAL: 572 SF



3rd Floor



4-6 Floor

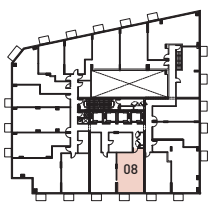
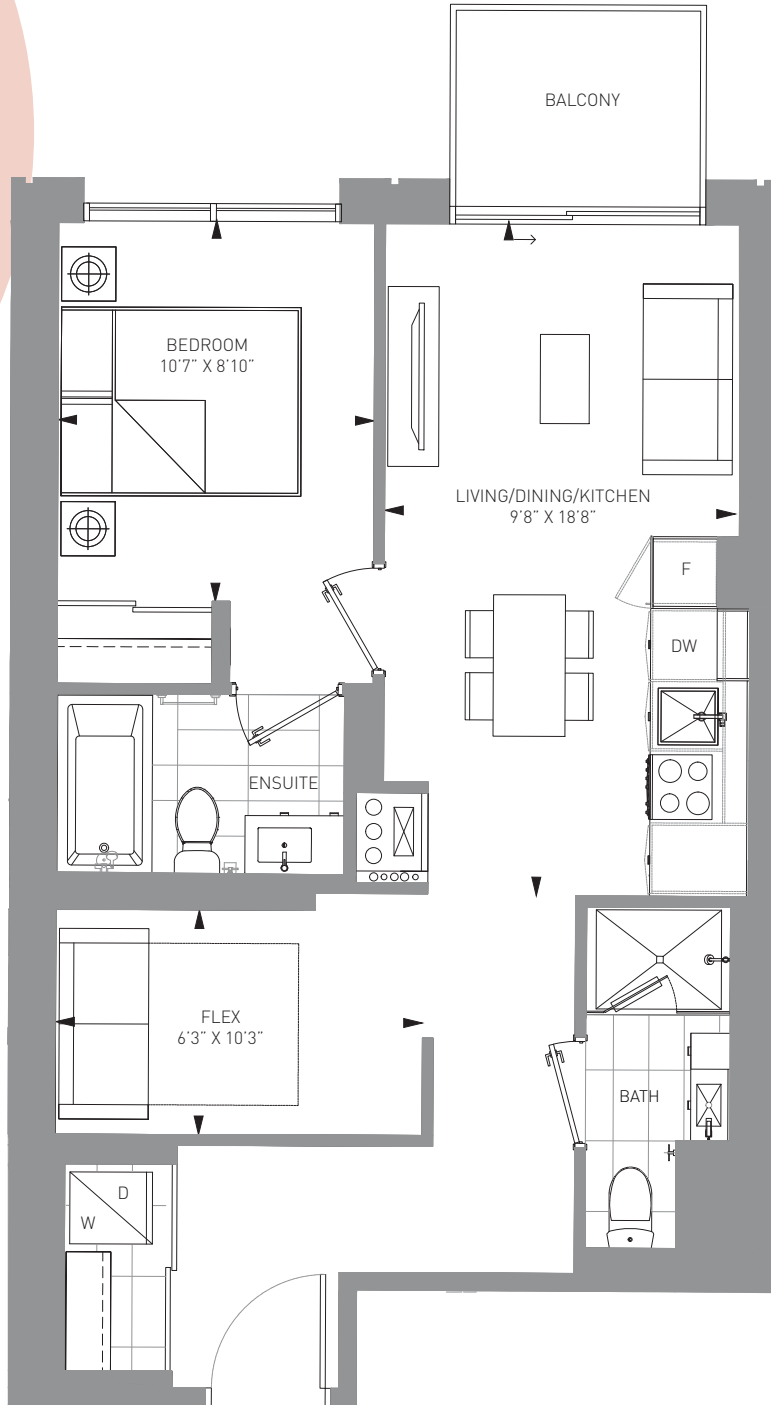


M CITY 5 CONDOMINIUMS

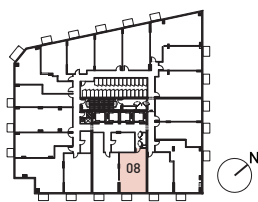
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P-1B+F-663

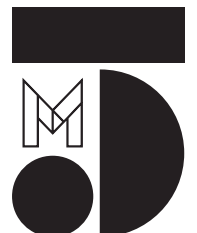
1 BED + FLEX + 2 BATH
INTERIOR: 663 SF
EXTERIOR: 36 SF
TOTAL: 699 SF



3rd Floor



4-6 Floor

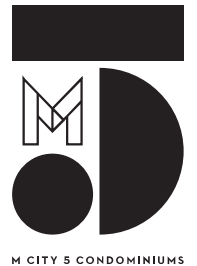
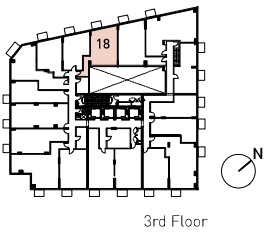
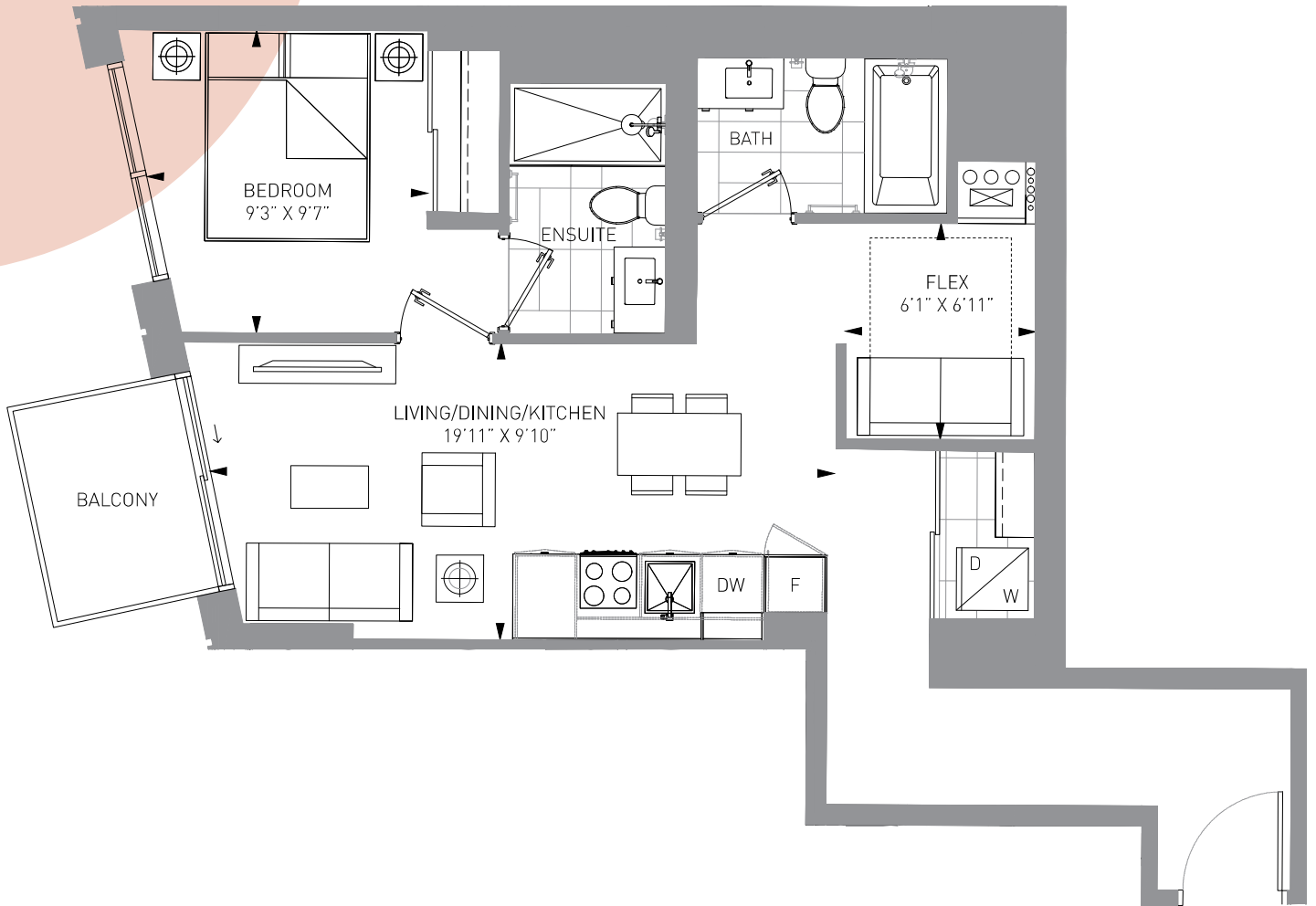


M CITY 5 CONDOMINIUMS

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P-1B+F-689

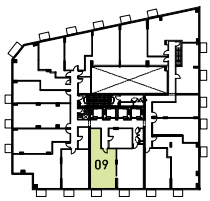
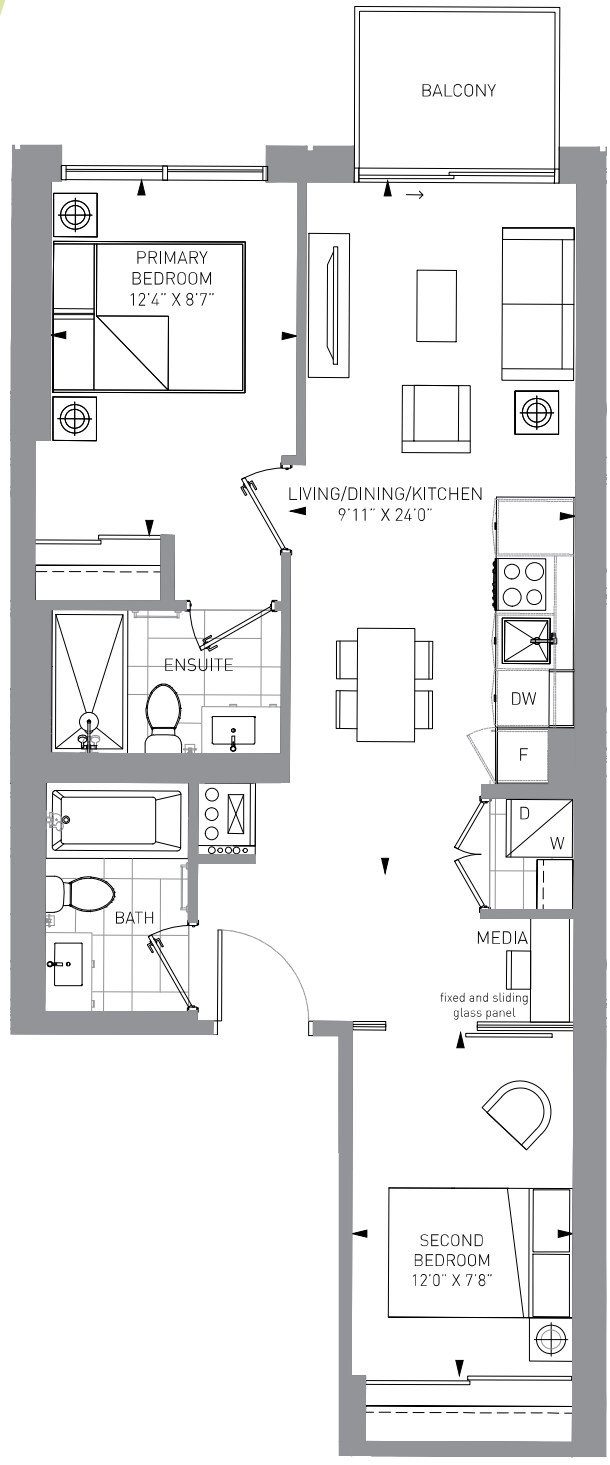
1 BED + FLEX + 2 BATH
INTERIOR: 689 SF
EXTERIOR: 36 SF
TOTAL: 725 SF



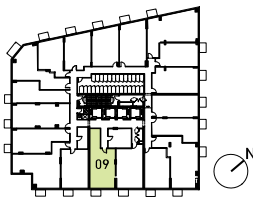
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P-2B+M-748

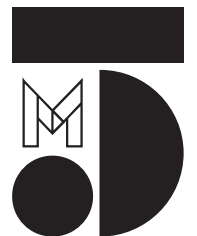
2 BED + MEDIA + 2 BATH
 INTERIOR: 748 SF
 EXTERIOR: 36 SF
 TOTAL: 784 SF



3rd Floor



4-6 Floor

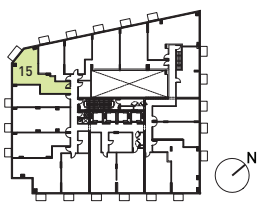


M CITY 5 CONDOMINIUMS

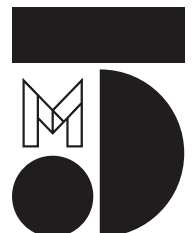
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P-2B+M-770

2 BED + MEDIA + 2 BATH
INTERIOR: 770 SF
EXTERIOR: 36 SF
TOTAL: 806 SF



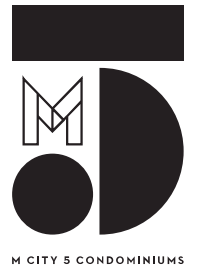
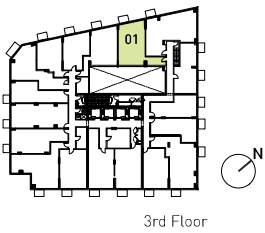
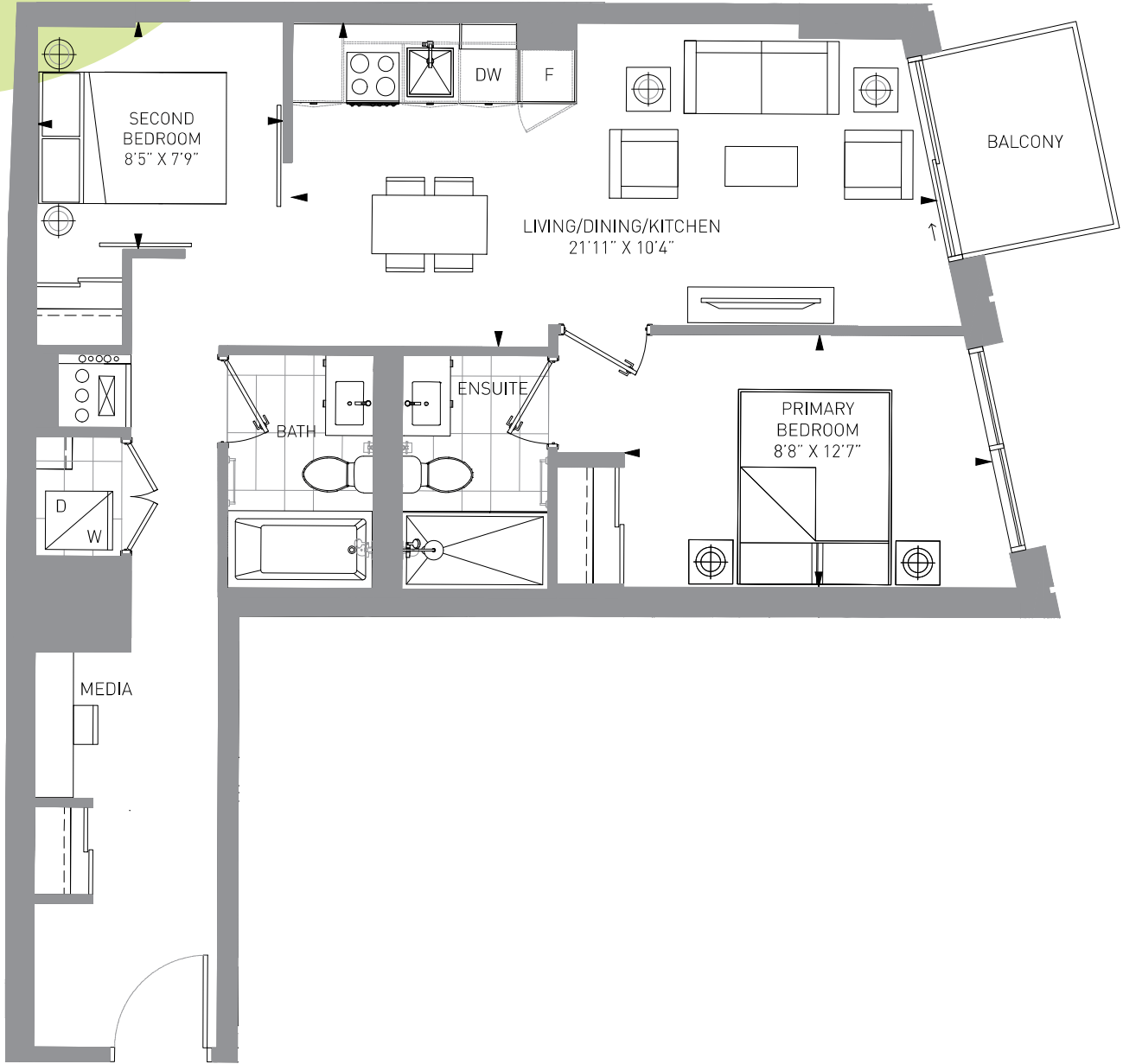
3rd Floor



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P-2B+M-803

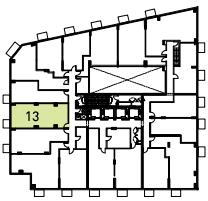
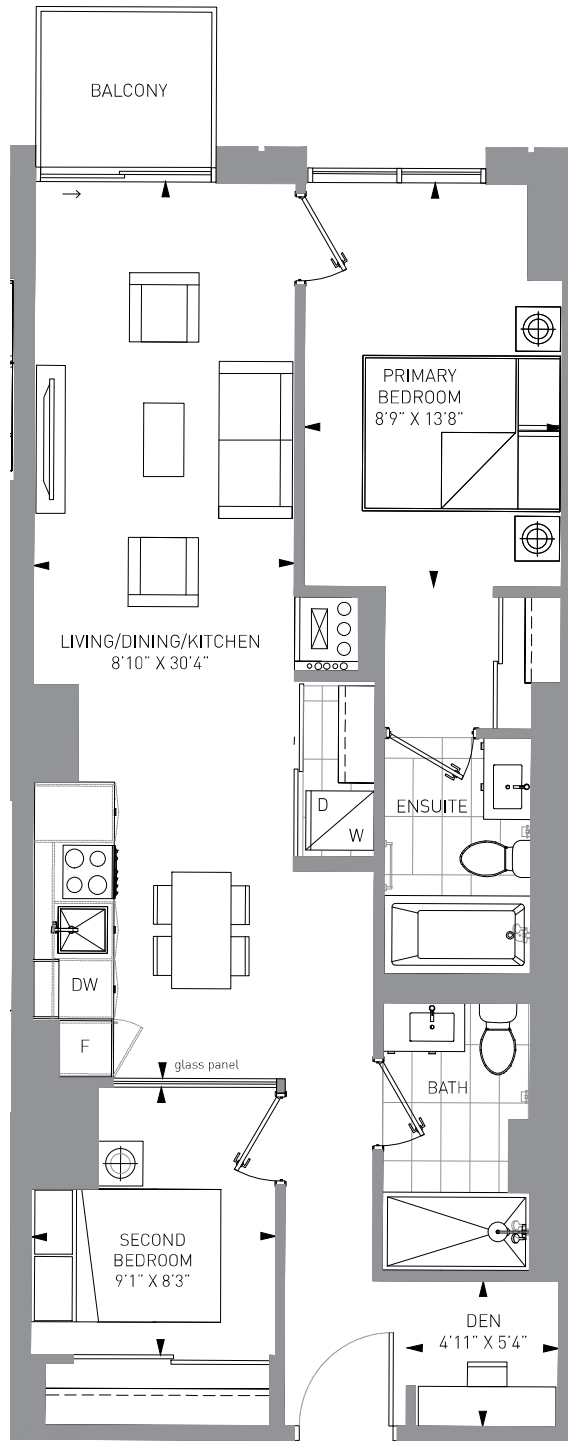
2 BED + MEDIA + 2 BATH
INTERIOR: 803 SF
EXTERIOR: 36 SF
TOTAL: 839 SF



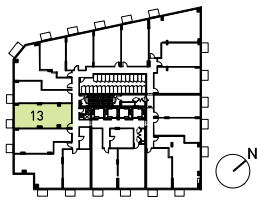
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P-2B+D-806

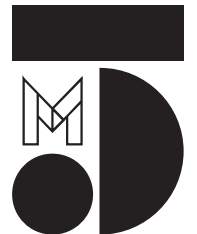
2 BED + DEN + 2 BATH
 INTERIOR: 806 SF
 EXTERIOR: 30 SF
 TOTAL: 836 SF



3rd Floor



4-6 Floor

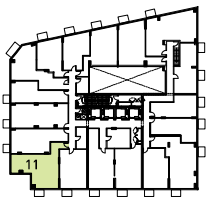
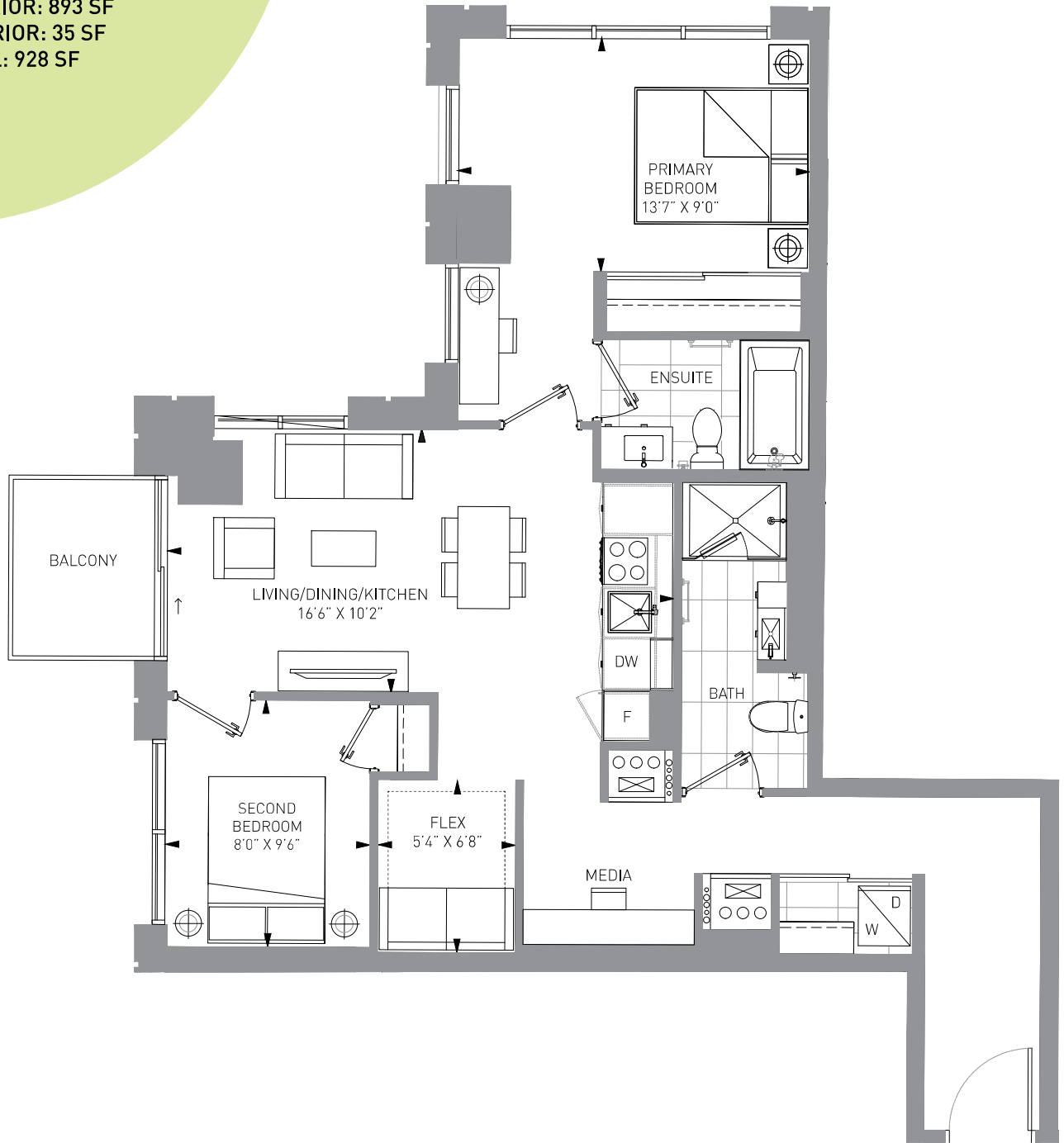


M CITY 5 CONDOMINIUMS

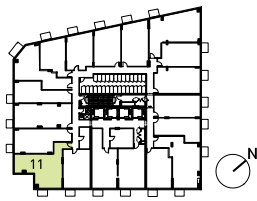
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P-2B+F+M-893

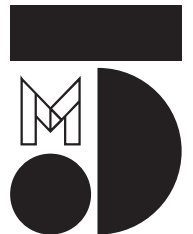
2 BED + FLEX + MEDIA + 2 BATH
 INTERIOR: 893 SF
 EXTERIOR: 35 SF
 TOTAL: 928 SF



3rd Floor



4-6 Floor

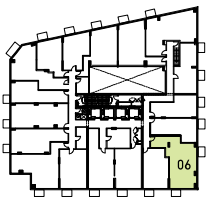
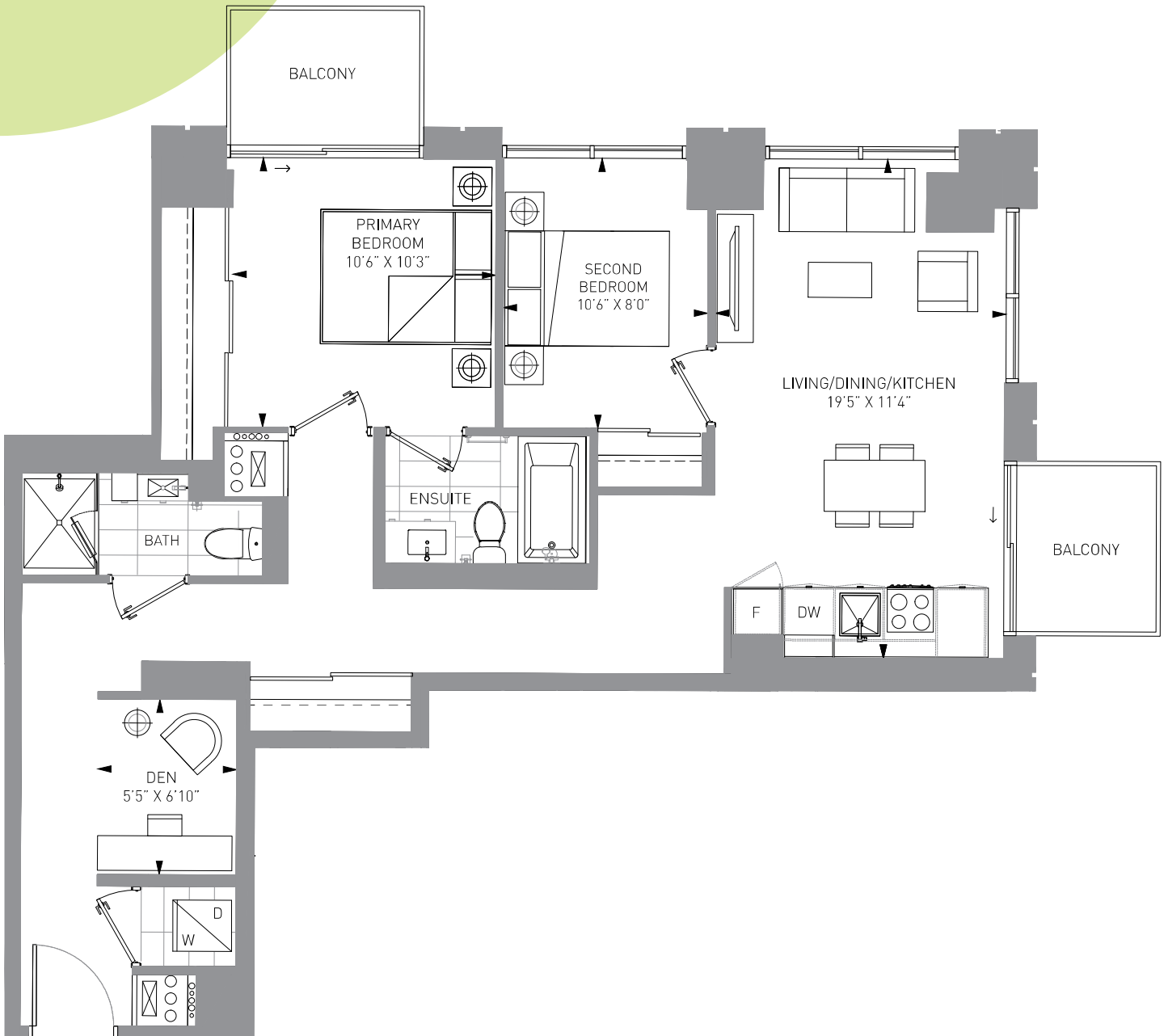


M CITY 5 CONDOMINIUMS

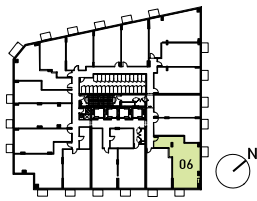
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P-2B+D-933

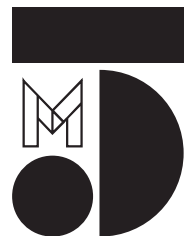
2 BED + DEN + 2 BATH
 INTERIOR: 933 SF
 EXTERIOR: 37 SF + 34 SF
 TOTAL: 1004 SF



3rd Floor



4-6 Floor

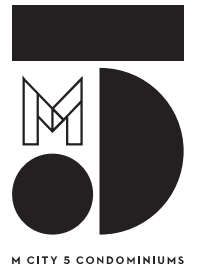
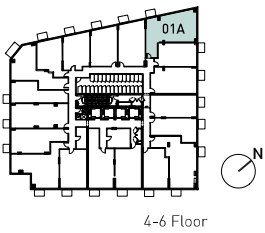
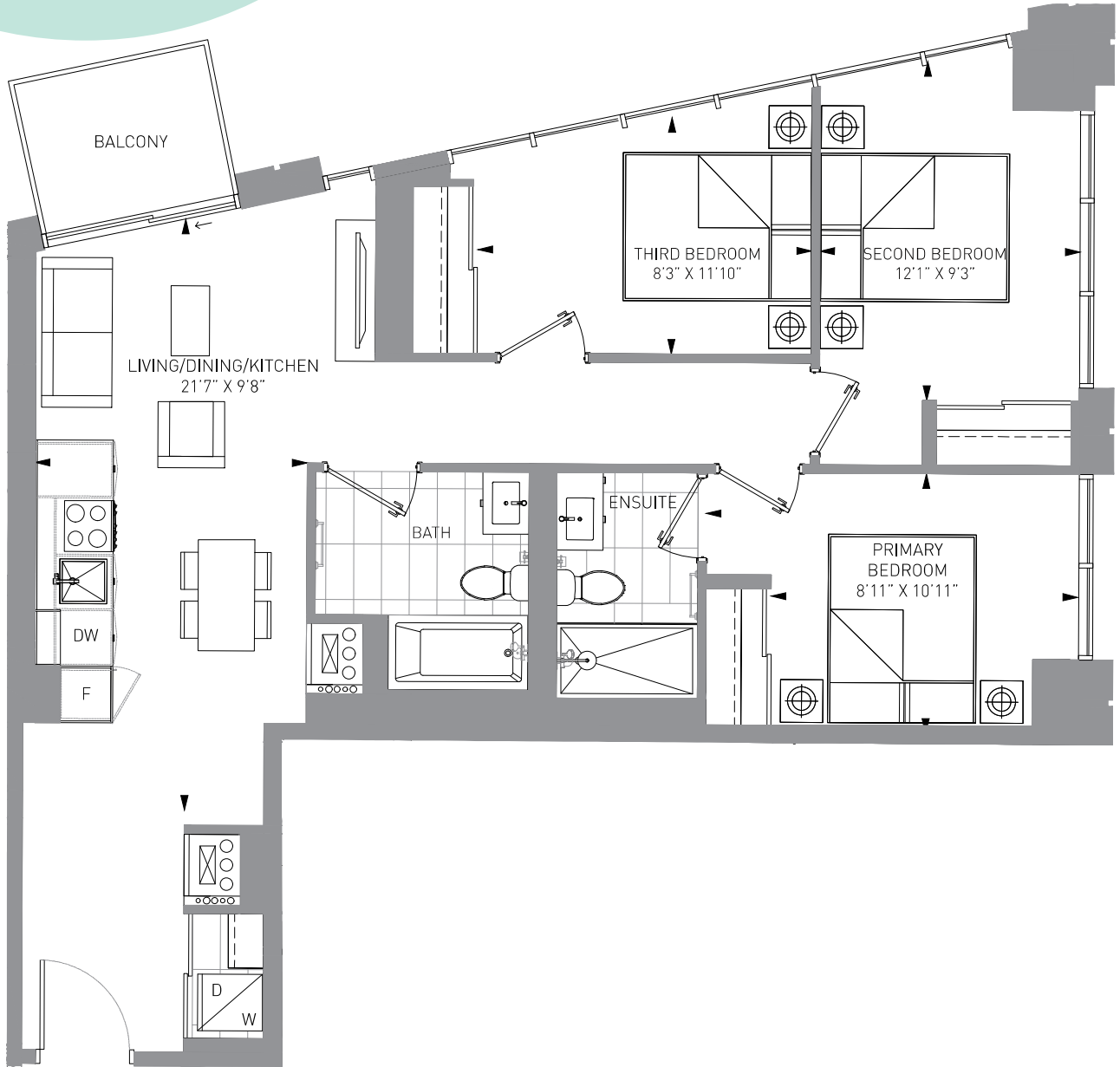


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P-3B-963

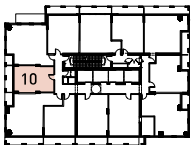
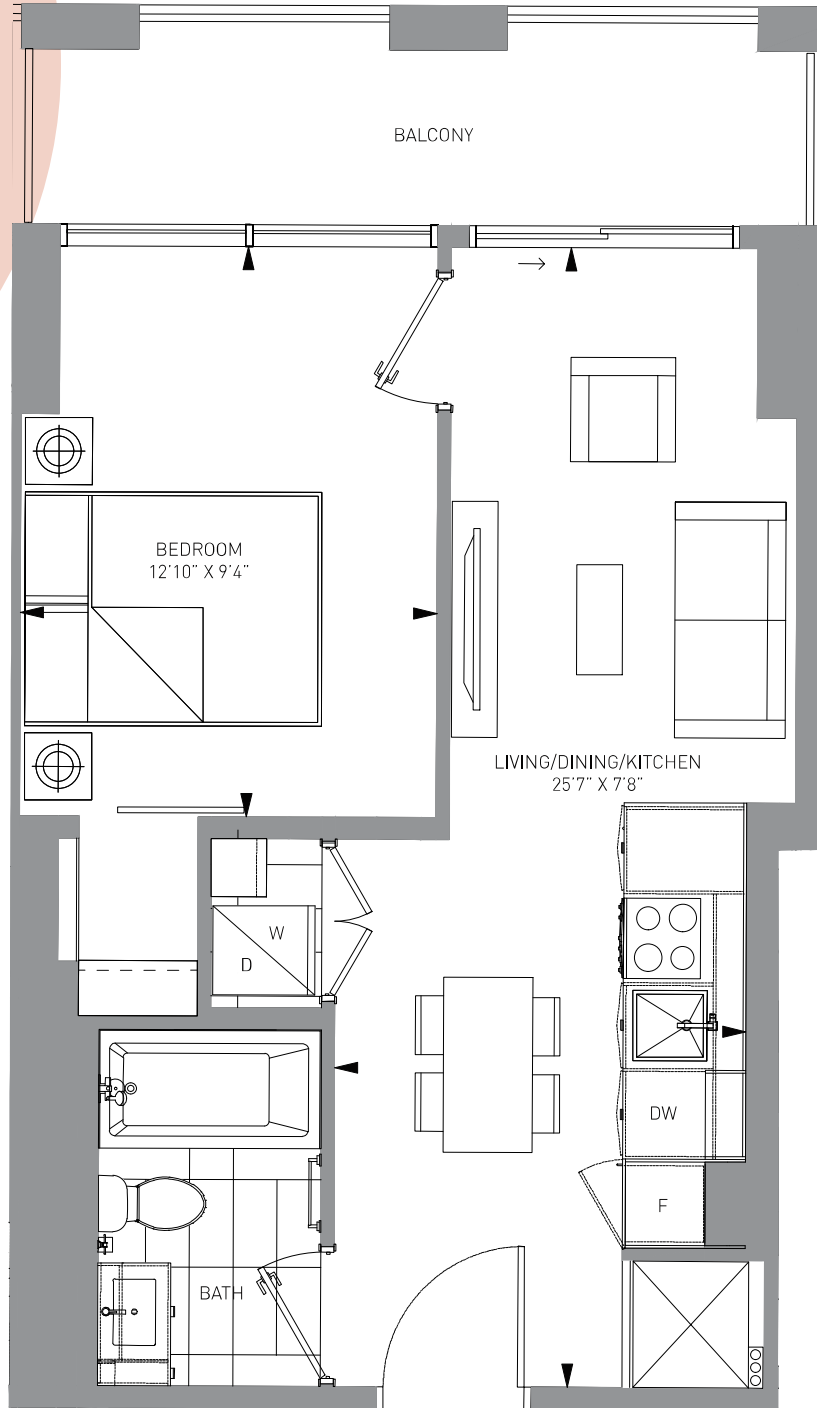
3 BED + 2 BATH
INTERIOR: 963 SF
EXTERIOR: 37 SF
TOTAL: 1000 SF



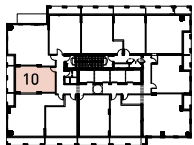
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1B-464

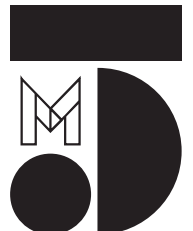
1 BED
INTERIOR: 464 SF
EXTERIOR: 79 SF
TOTAL: 543 SF



8-24 Floor



25-36 Floor

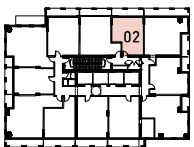
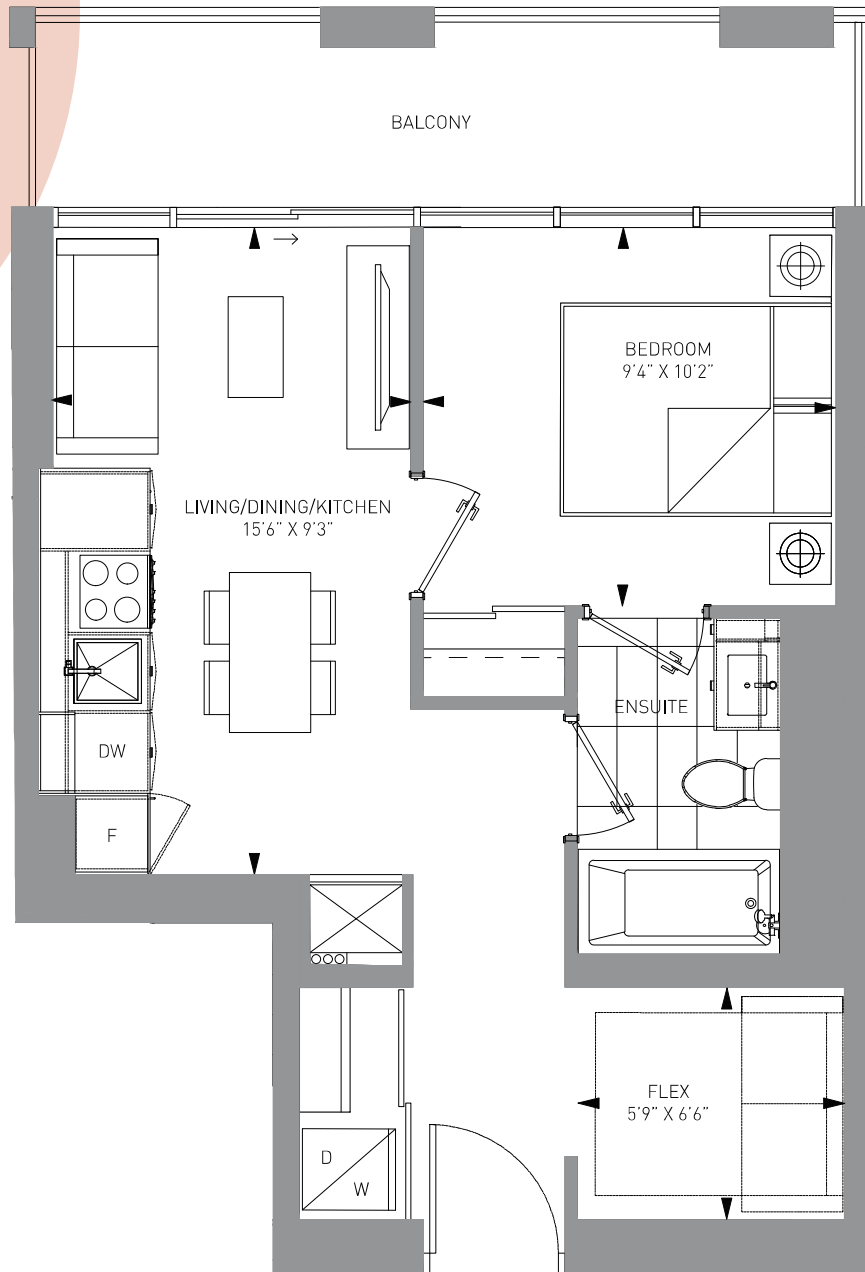


M CITY 5 CONDOMINIUMS

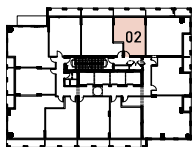
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panel's appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. - O.E. March 16, 2022

1B+F-477

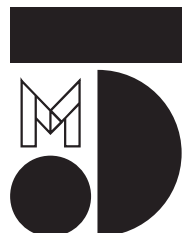
1 BED + FLEX
INTERIOR: 477 SF
EXTERIOR: 92 SF
TOTAL: 569 SF



8-24 Floor



25-36 Floor

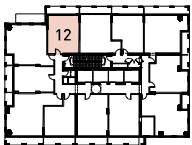
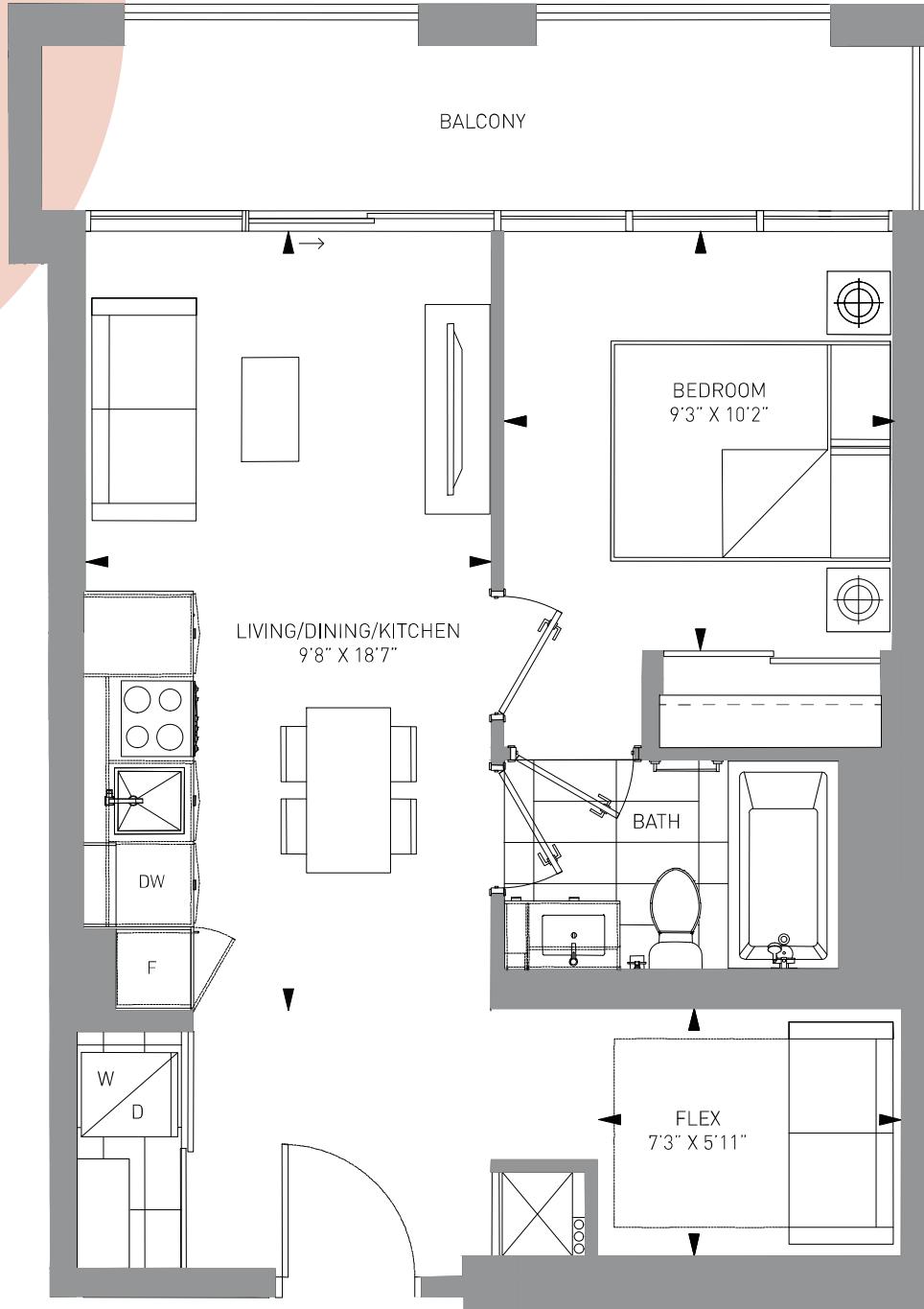


M CITY 5 CONDOMINIUMS

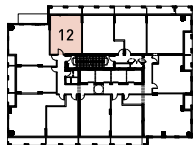
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1B+F-537

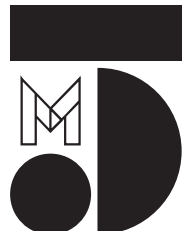
1 BED + FLEX
 INTERIOR: 537 SF
 EXTERIOR: 95 SF
 TOTAL: 632 SF



18-24 Floor



25-36 Floor

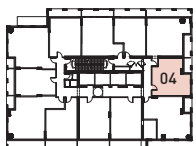
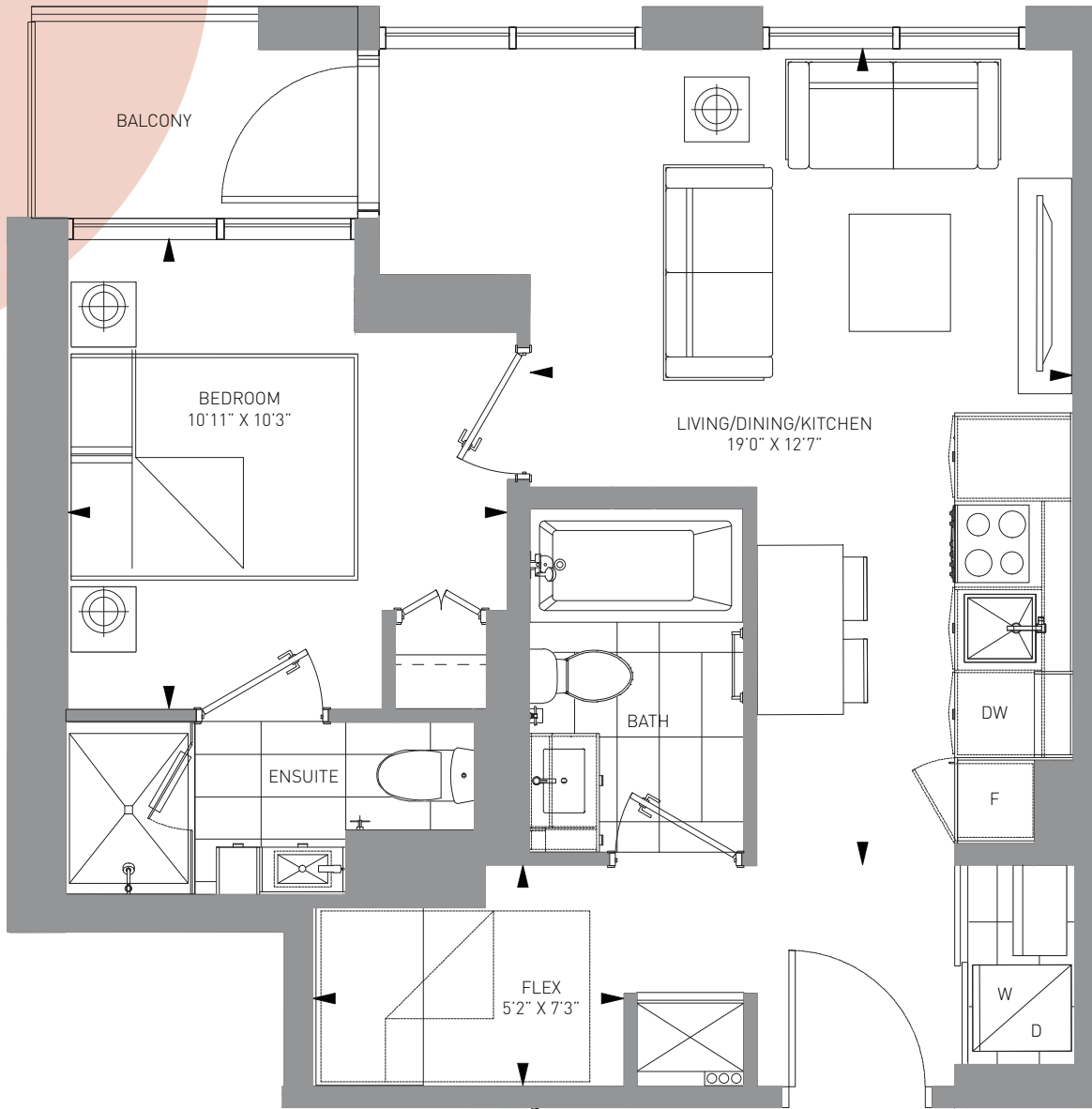


M CITY 5 CONDOMINIUMS

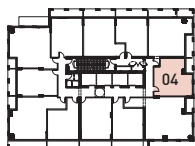
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1B+F-563

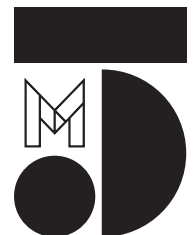
1 BED + FLEX + 2 BATH
 INTERIOR: 563 SF
 EXTERIOR: 37 SF
 TOTAL: 600 SF



8-24 Floor



25-36 Floor

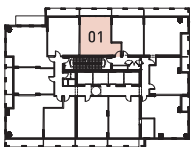
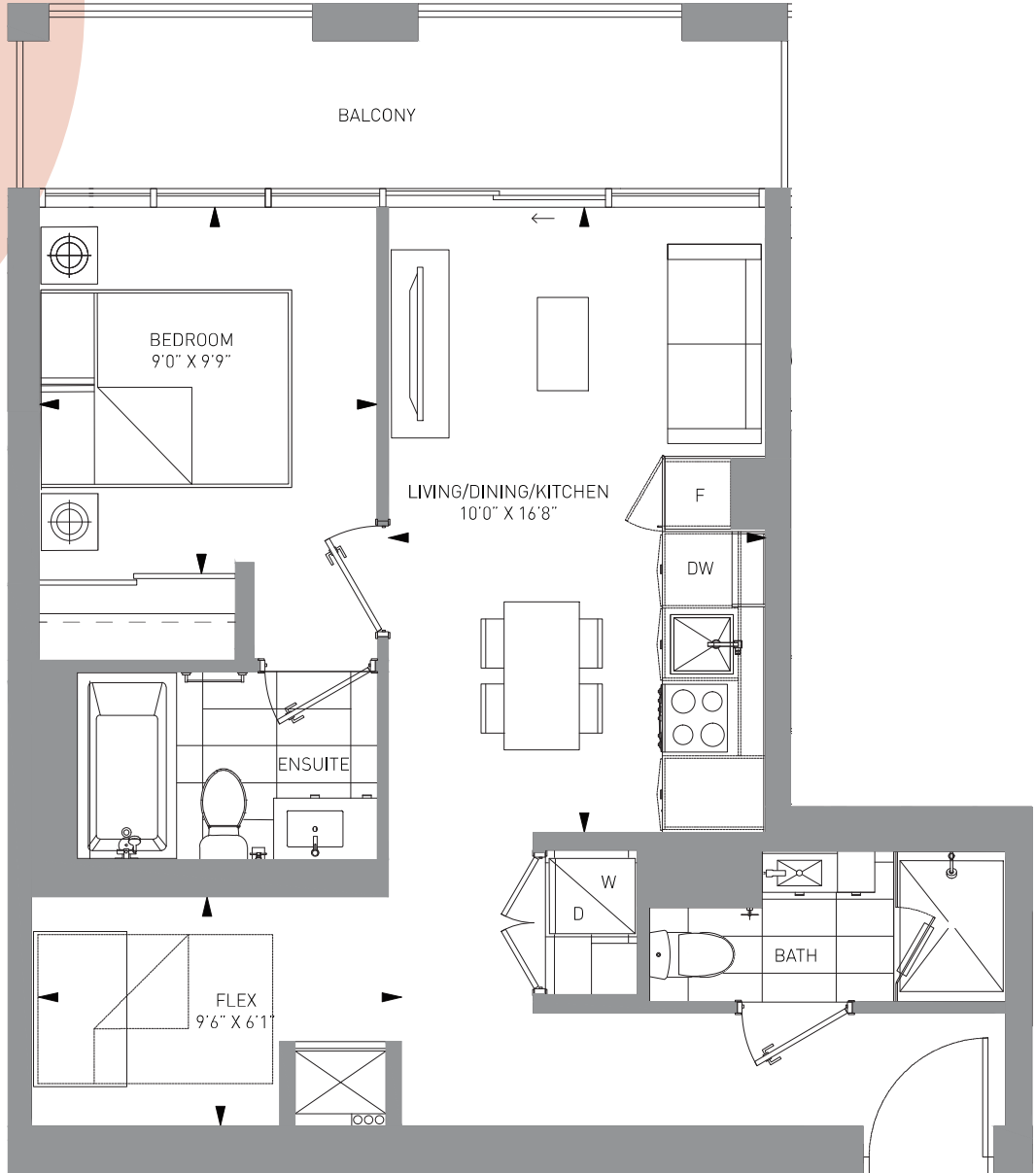


M CITY 5 CONDOMINIUMS

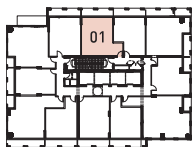
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1B+F-590

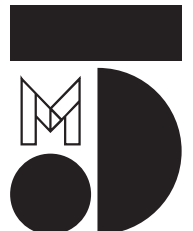
1 BED + FLEX + 2 BATH
 INTERIOR: 590 SF
 EXTERIOR: 92 SF
 TOTAL: 682 SF



8-24 Floor



25-36 Floor

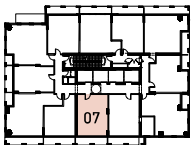
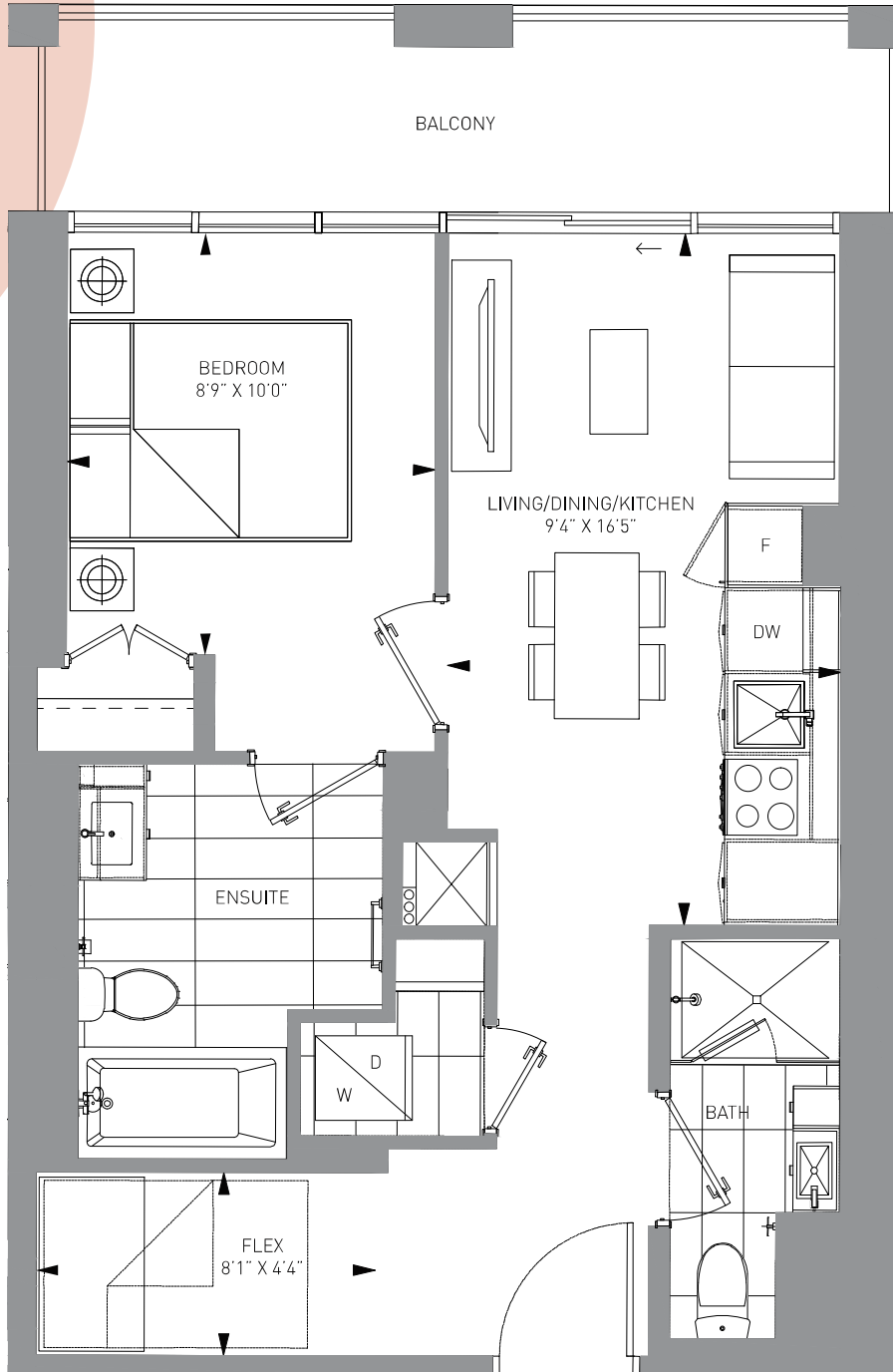


M CITY 5 CONDOMINIUMS

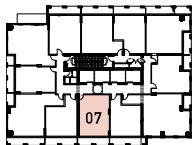
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1B+F-555

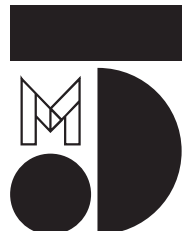
1 BED + FLEX + 2 BATH
INTERIOR: 555 SF
EXTERIOR: 91 SF
TOTAL: 646 SF



8-24 Floor



25-36 Floor

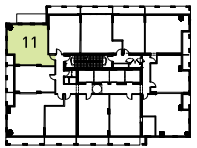
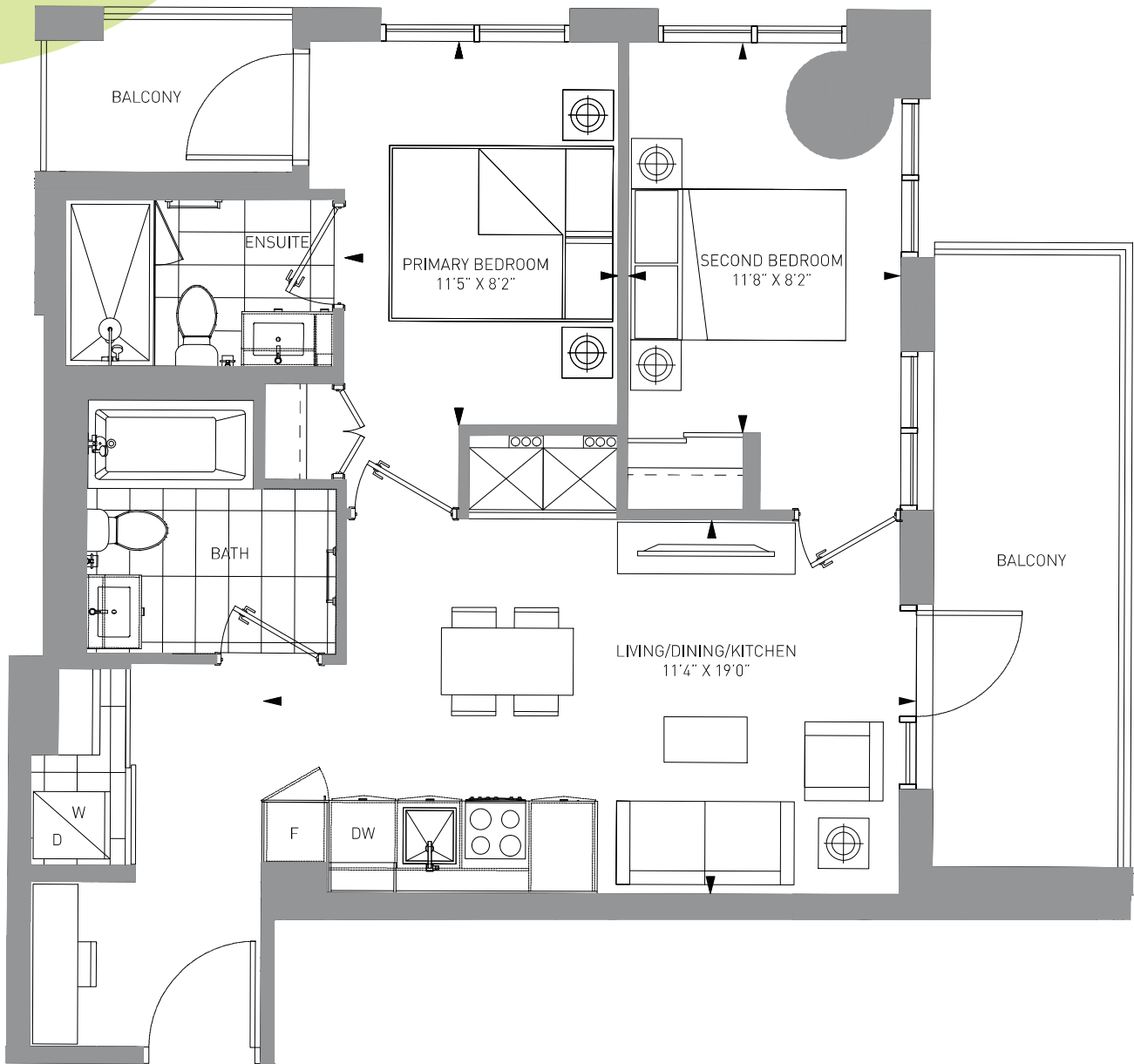


M CITY 5 CONDOMINIUMS

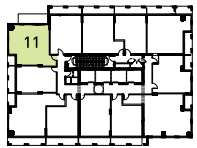
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2B-699

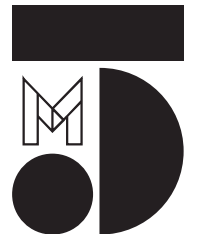
2 BED + 2 BATH
 INTERIOR: 699 SF
 EXTERIOR: 134 SF
 TOTAL: 833 SF



8-24 Floor



25-36 Floor

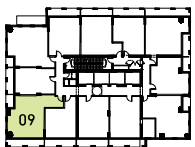
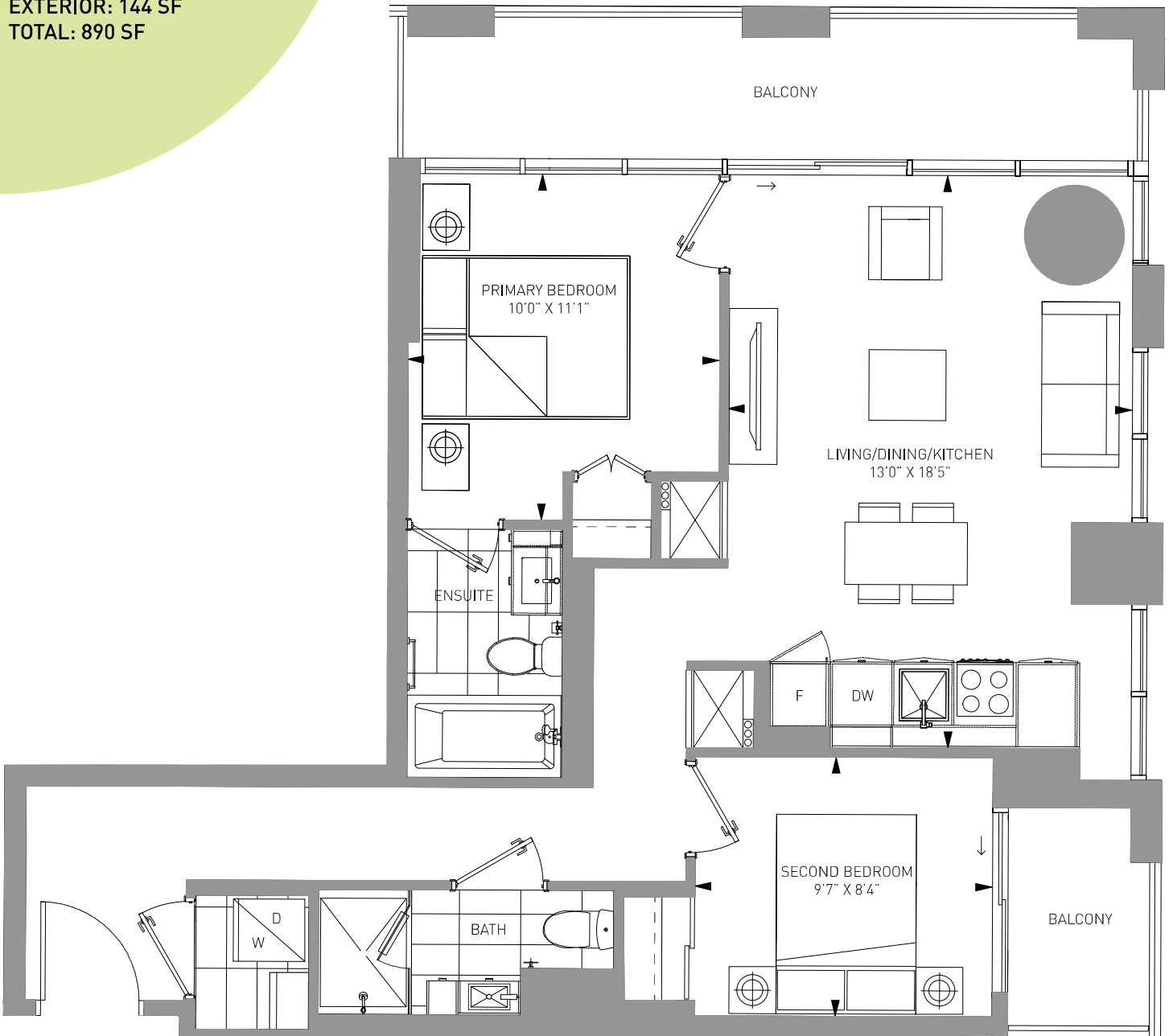


M CITY 5 CONDOMINIUMS

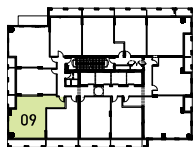
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2B-746

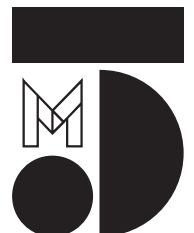
2 BED + 2 BATH
 INTERIOR: 746 SF
 EXTERIOR: 144 SF
 TOTAL: 890 SF



8-24 Floor



25-36 Floor



M CITY 5 CONDOMINIUMS

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