

EXCLUSIVE VIP BROKERS' HOT LIST*

PODIUM

MODEL	EXPOSURE	BED TYPE	APPROX. SUITE SIZE (SQ.FT)	STARTING FLOOR	VIP PRICE
P-S-517	N	STUDIO	517	3	\$639,900
P-1B+M-513	W	1B+M	513	6	\$658,900
P-1B-535	N	1B	535	4	\$660,900
P-1B+F+M-568	S	1B+F+M	568	4	\$700,900
P-1B+F-663	E	1B+F	663	3	\$759,900
P-1B+F-689	W	1B+F	689	3	\$789,900
P-2B-695	W	2B	695	6	\$841,900
P-2B-699	N	2B	699	5	\$841,900
P-2B+M-748	E	2B+M	748	3	\$885,900
P-2B+M-770	SW	2B+M	770	3	\$909,900
P-2B+M-803	W	2B+M	803	3	\$919,900
P-2B+D-806	S	2B+D	806	3	\$959,900
P-2B+F+M-893	SE	2B+F+M	893	3	\$1,035,900
P-2B+D-933	NE	2B+D	933	3	\$1,059,900
P-3B-963	NW	3B	963	5	\$1,100,900

TOWER

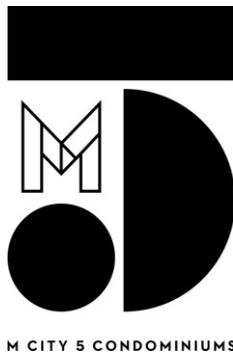
MODEL	EXPOSURE	BED TYPE	APPROX. SUITE SIZE (SQ.FT)	STARTING FLOOR	VIP PRICE
1B-464	S	1B	464	18	\$635,900
1B-477	E	1B	477	27	\$654,900
1B-474	E	1B	474	29	\$656,900
1B+F-477	W	1B+F	477	36	\$728,900
1B+F-537	W	1B+F	537	23	\$730,900
1B+F-555	E	1B+F	555	9	\$736,900
1B+F-590	W	1B+F	590	17	\$764,900
2B-681	E	2B	681	18	\$865,900
2B-686	NE	2B	686	9	\$876,900
2B-699	SW	2B	699	9	\$906,900
2B-720	NW	2B	720	19	\$906,900
2B-746	SE	2B	746	8	\$945,900

To book a virtual or in person appointment, please speak to any of our Sales Representatives

* Some restrictions may apply. Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice. **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. E. & O.E. August 6, 2022. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

The M City Sales Office is located at 505 Webb Drive, Mississauga, Ontario, L5B 0K7.

Email: mcitycondos@bakersales.info
Phone: 905-232-0552



M CITY 5 CONDOMINIUMS

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

PARKING

\$50,000

Parking currently available for units 535 sf and larger. All other units will be waitlisted

MAINTENANCE FEE

Approx. \$0.64 per square foot

(Excluding utilities, Rogers Bulk Internet and Rogers Smart Community package)

INTERNATIONAL DEPOSIT STRUCTURE

\$5,000 on signing
Balance of 10% in 30 days
10% in 90 days
10% in 370 days
5% on occupancy

LOCKER

\$5,000

Lockers currently available for units 567 sf and larger. All other units will be waitlisted

PARKING MAINTENANCE

\$49.95/month

OCCUPANCY COMMENCING

January 26, 2026

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.

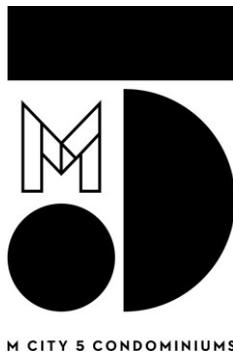
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M CITY 5 CONDOMINIUMS

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

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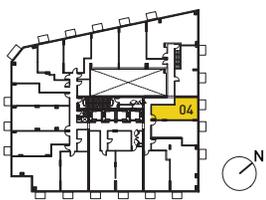
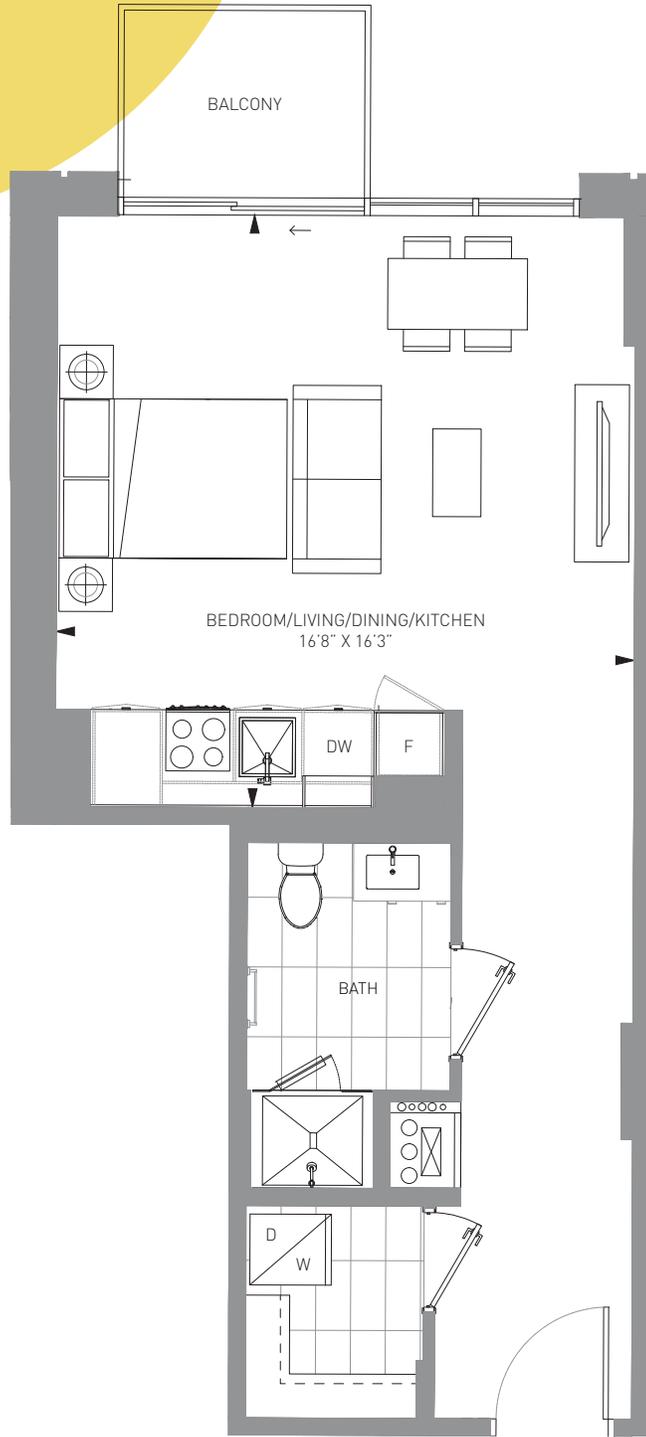
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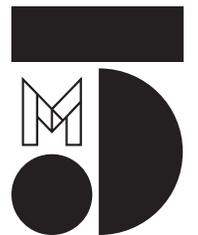
Phone: 905-232-0552

P-S-517

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



3rd Floor

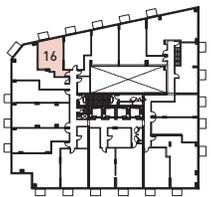
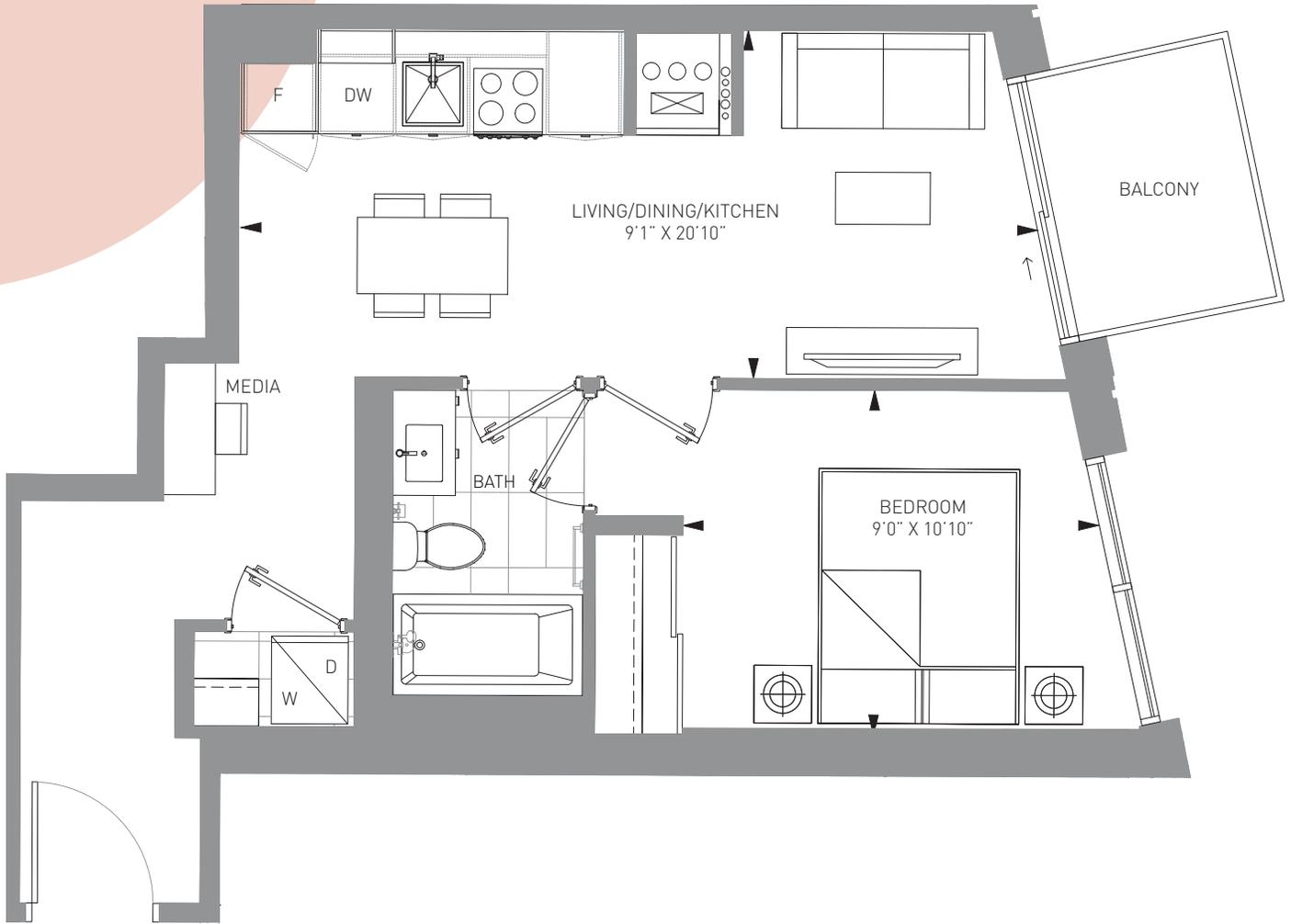


M CITY 5 CONDOMINIUMS

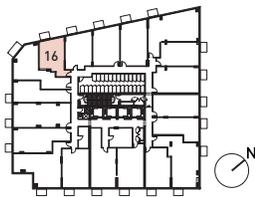
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P-1B+M-513

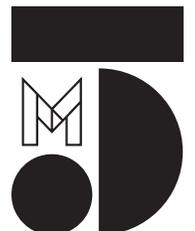
1 BED + MEDIA
INTERIOR: 513 SF
EXTERIOR: 37 SF
TOTAL: 550 SF



3rd Floor



4-6 Floor

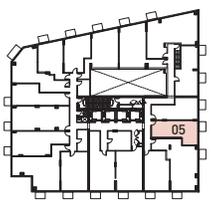
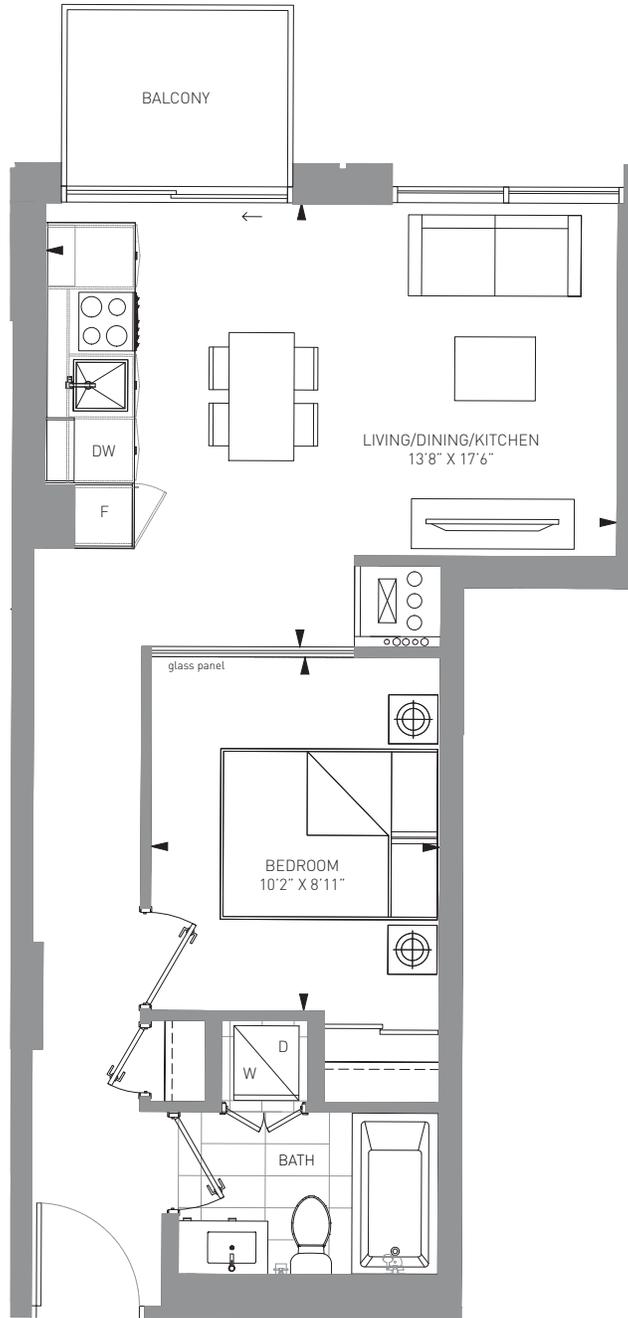


M CITY 5 CONDOMINIUMS

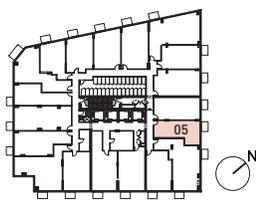
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P-1B-535

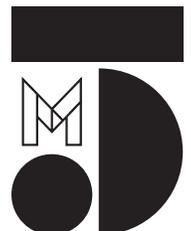
1 BED
INTERIOR: 535 SF
EXTERIOR: 37 SF
TOTAL: 572 SF



3rd Floor



4-6 Floor

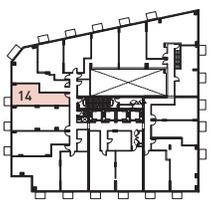
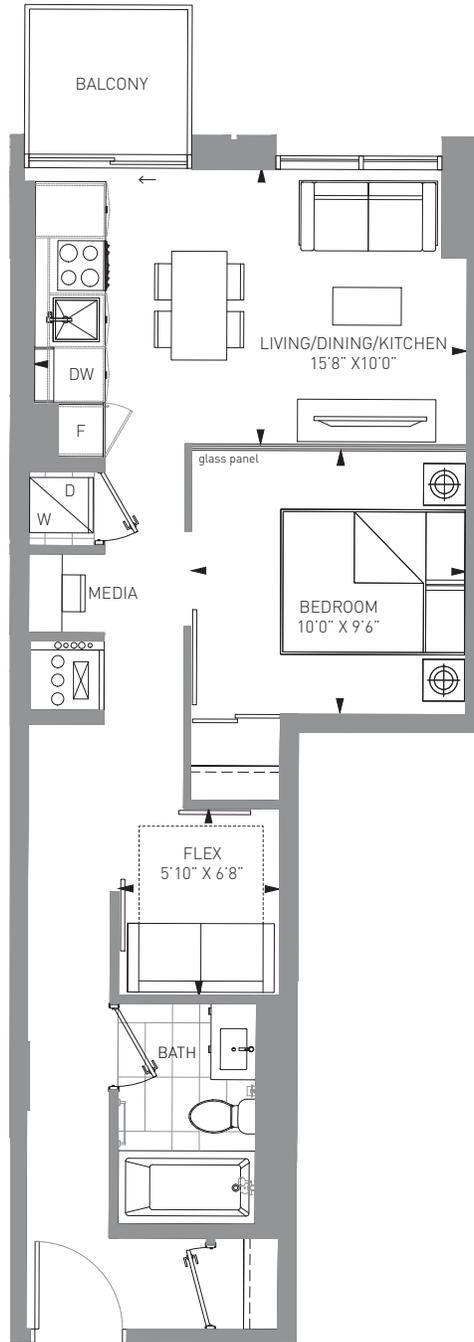


M CITY 5 CONDOMINIUMS

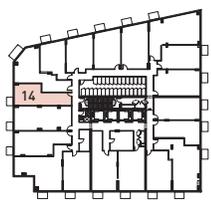
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P-1B+F+M-568

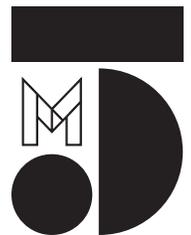
1 BED + FLEX + MEDIA
INTERIOR: 568 SF
EXTERIOR: 29 SF
TOTAL: 597 SF



3rd Floor



4-6 Floor

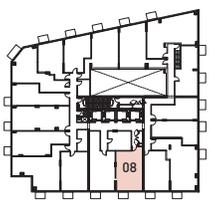
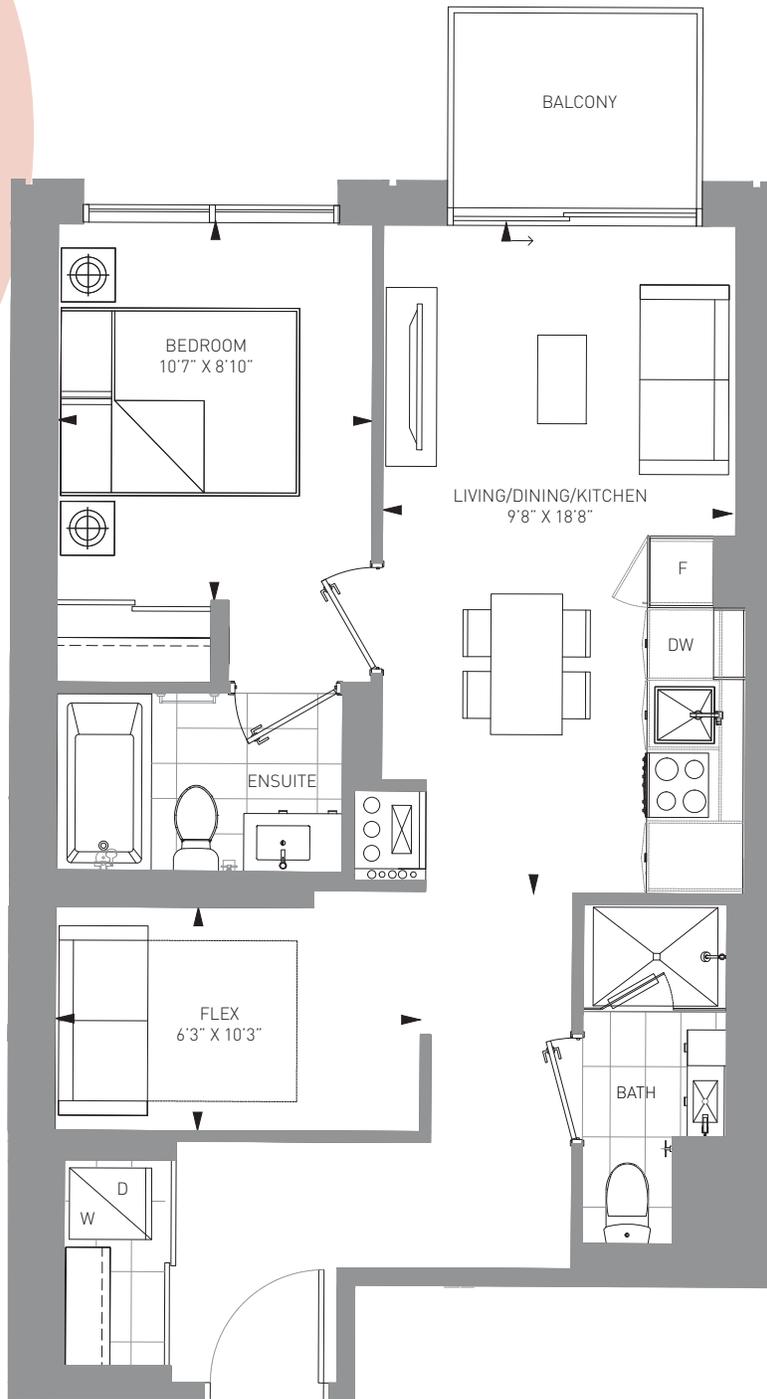


M CITY 5 CONDOMINIUMS

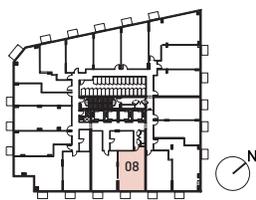
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P-1B+F-663

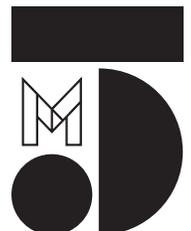
1 BED + FLEX + 2 BATH
INTERIOR: 663 SF
EXTERIOR: 36 SF
TOTAL: 699 SF



3rd Floor



4-6 Floor

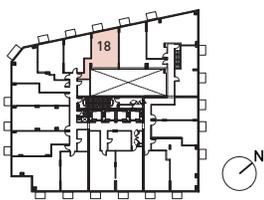
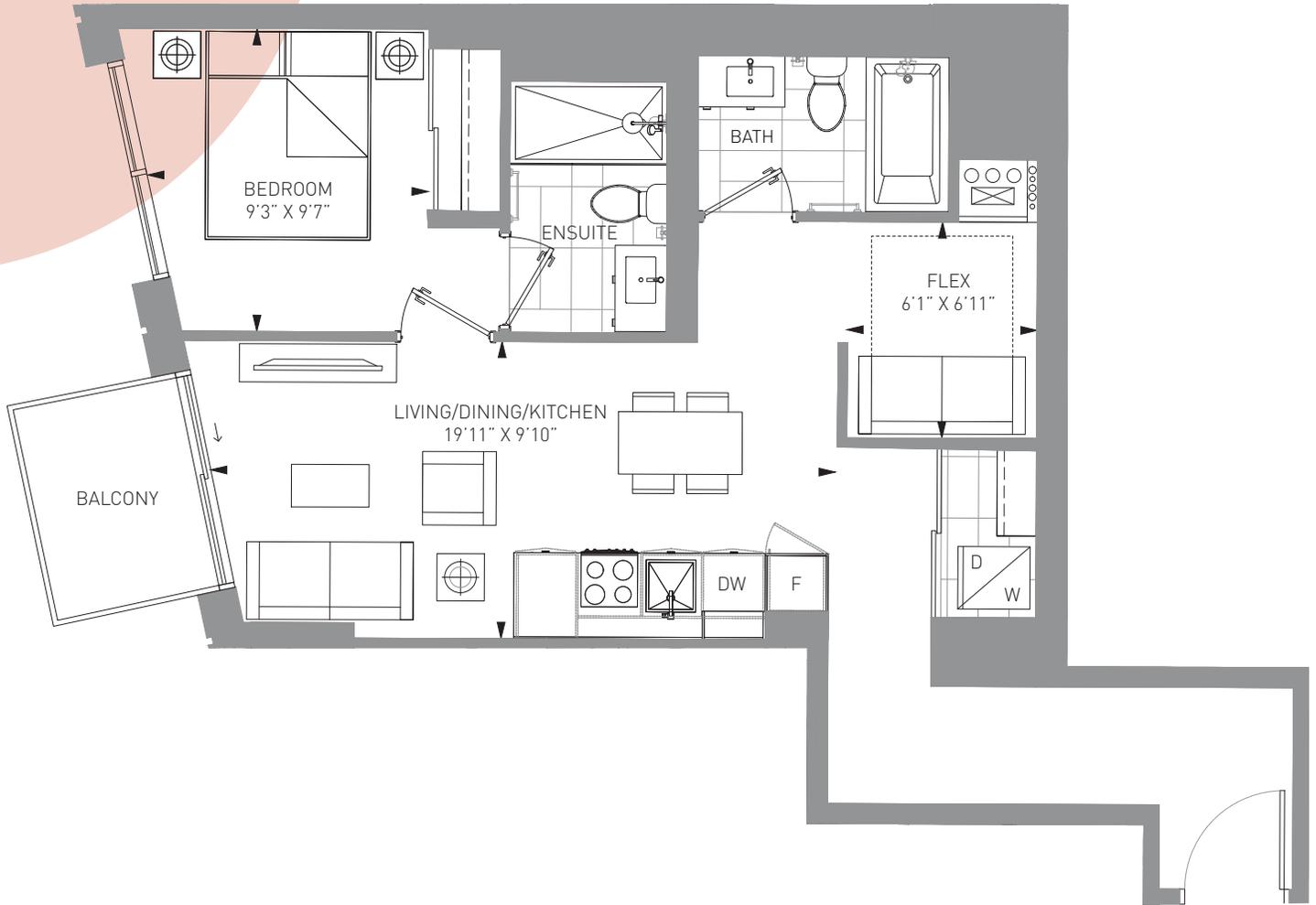


M CITY 5 CONDOMINIUMS

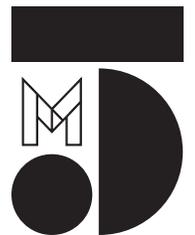
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P-1B+F-689

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



3rd Floor

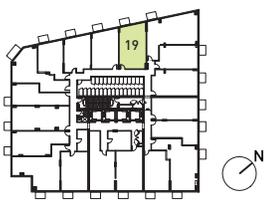
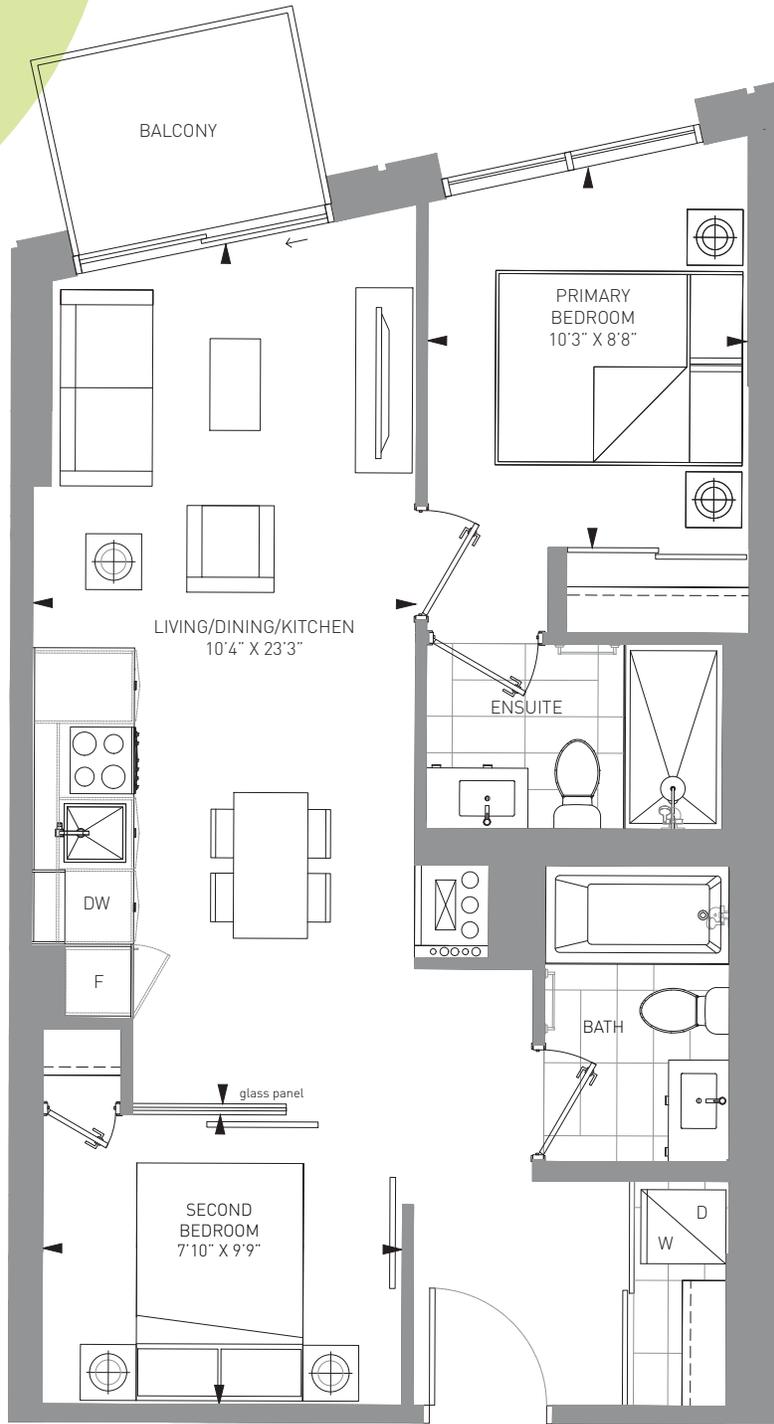


M CITY 5 CONDOMINIUMS

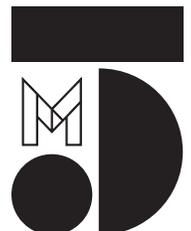
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P-2B-695

2 BED + 2 BATH
INTERIOR: 695 SF
EXTERIOR: 36 SF
TOTAL: 731 SF



4-6 Floor

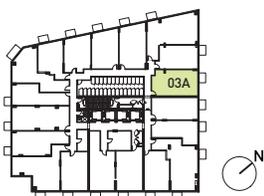
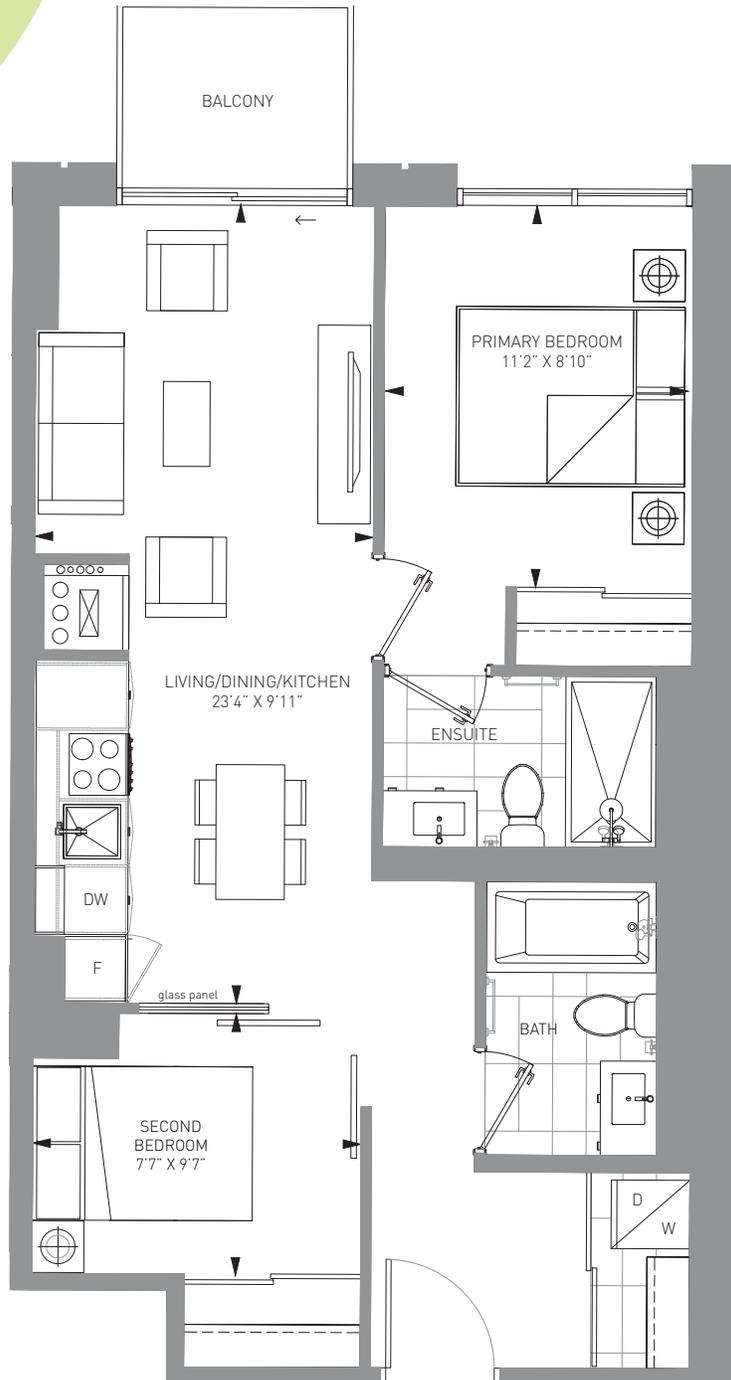


M CITY 5 CONDOMINIUMS

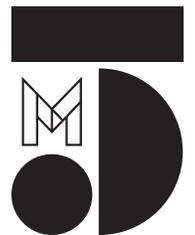
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P-2B-699

2 BED + 2 BATH
INTERIOR: 699 SF
EXTERIOR: 35 SF
TOTAL: 734 SF



4-6 Floor

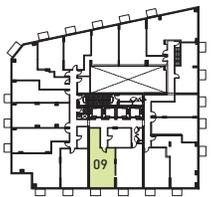
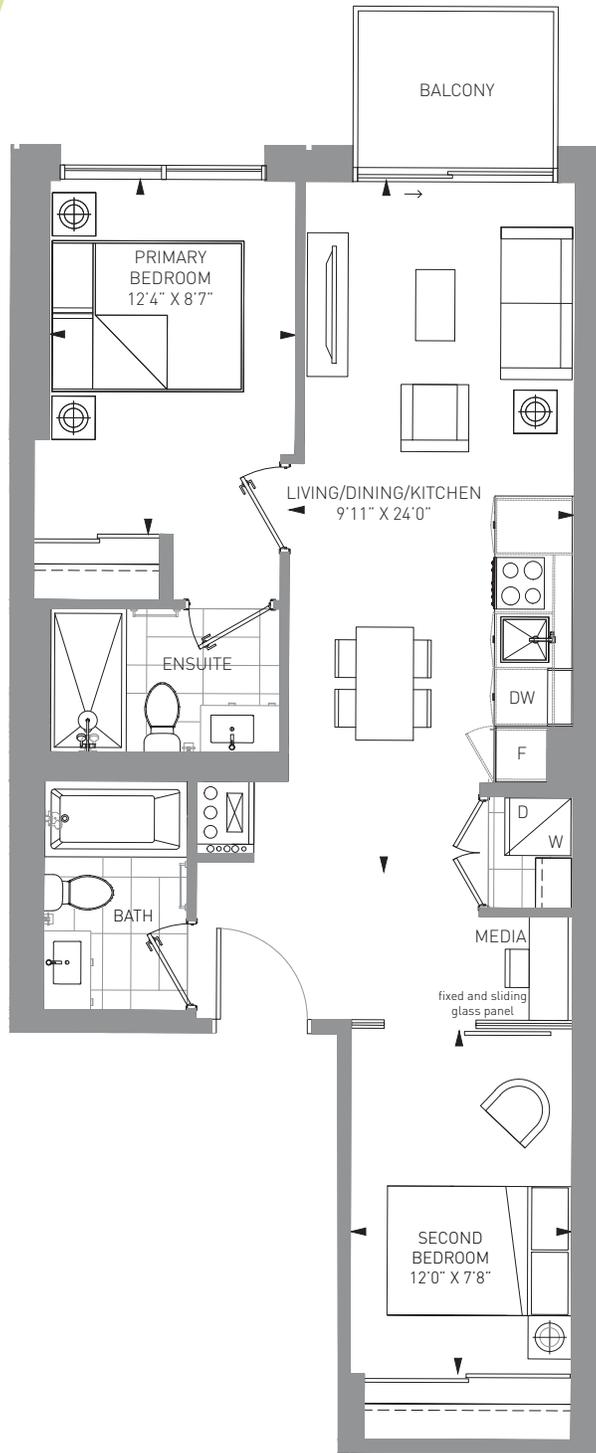


M CITY 5 CONDOMINIUMS

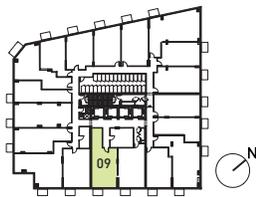
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P-2B+M-748

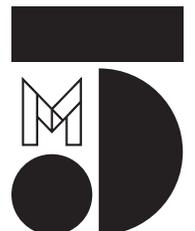
2 BED + MEDIA + 2 BATH
INTERIOR: 748 SF
EXTERIOR: 36 SF
TOTAL: 784 SF



3rd Floor



4-6 Floor

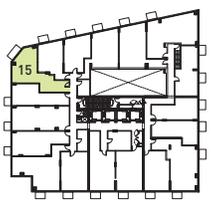


M CITY 5 CONDOMINIUMS

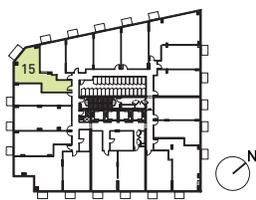
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P-2B+M-770

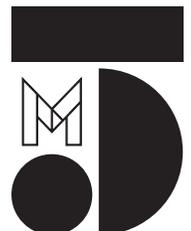
2 BED + MEDIA + 2 BATH
INTERIOR: 770 SF
EXTERIOR: 36 SF
TOTAL: 806 SF



3rd Floor



4-6 Floor

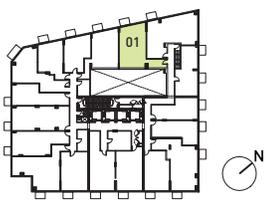


M CITY 5 CONDOMINIUMS

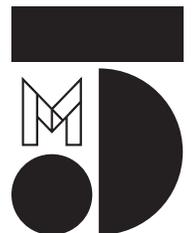
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P-2B+M-803

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



3rd Floor

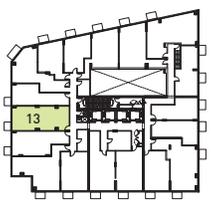
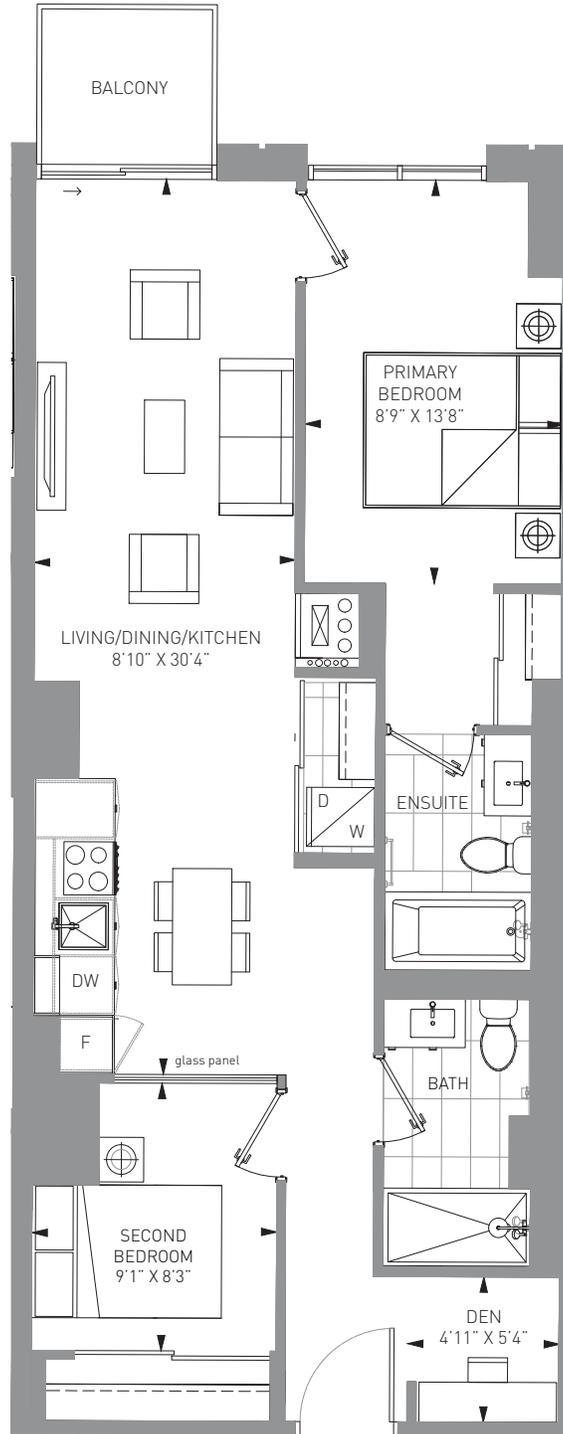


M CITY 5 CONDOMINIUMS

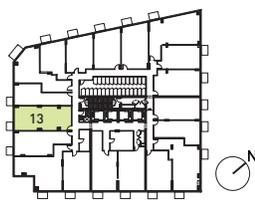
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P-2B+D-806

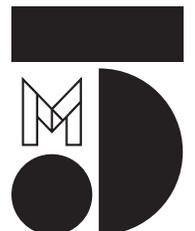
2 BED + DEN + 2 BATH
INTERIOR: 806 SF
EXTERIOR: 30 SF
TOTAL: 836 SF



3rd Floor



4-6 Floor

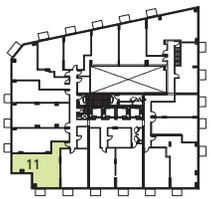
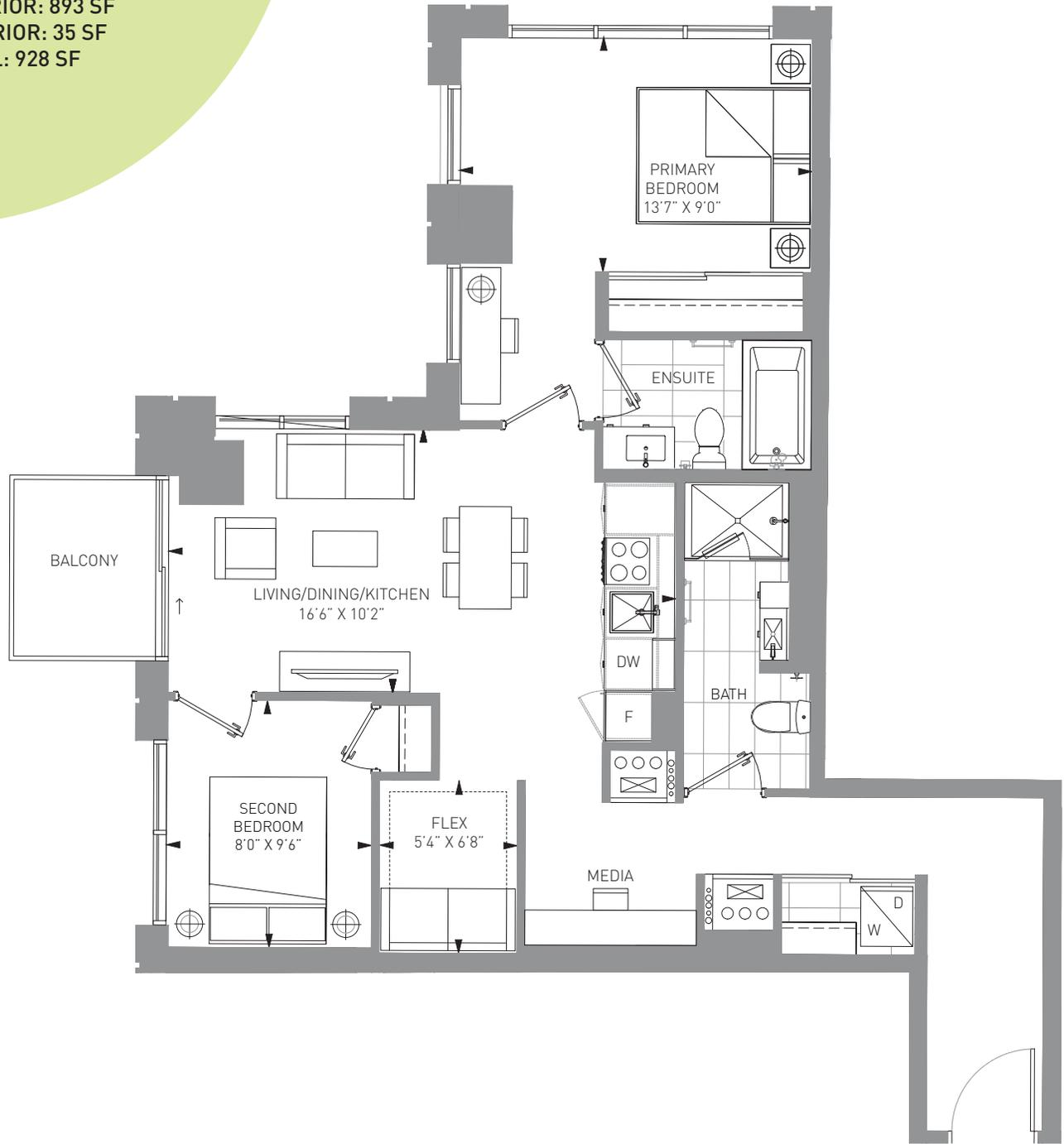


M CITY 5 CONDOMINIUMS

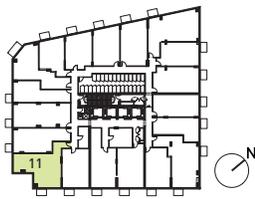
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P-2B+F+M-893

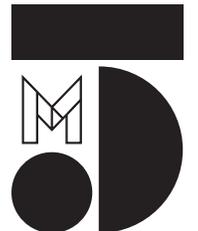
2 BED + FLEX + MEDIA + 2 BATH
INTERIOR: 893 SF
EXTERIOR: 35 SF
TOTAL: 928 SF



3rd Floor



4-6 Floor

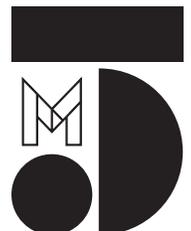
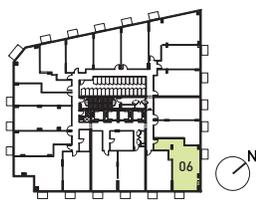
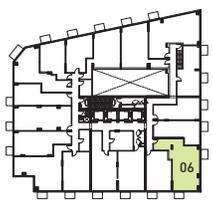
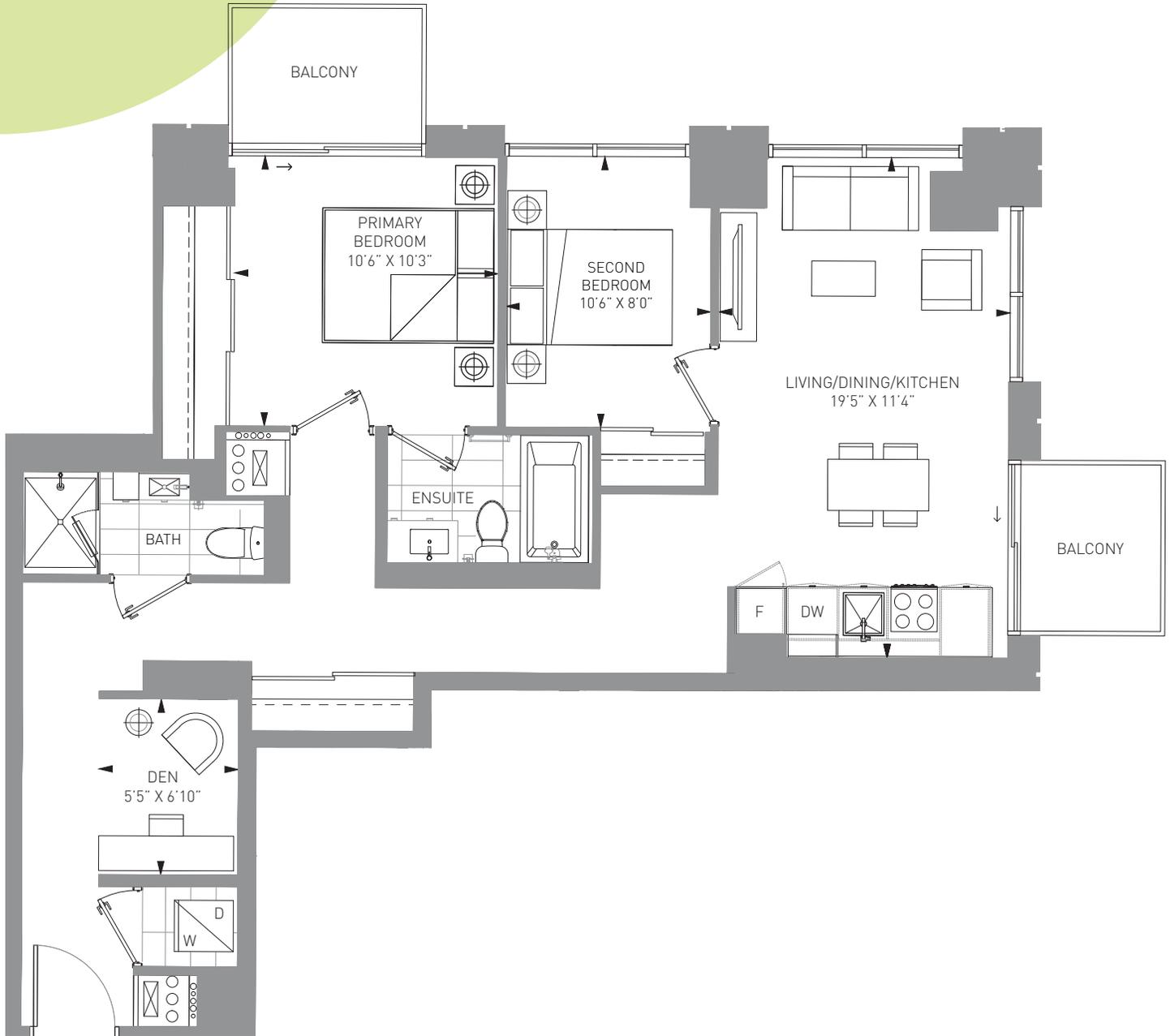


M CITY 5 CONDOMINIUMS

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P-2B+D-933

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

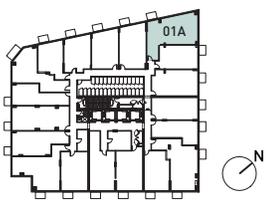
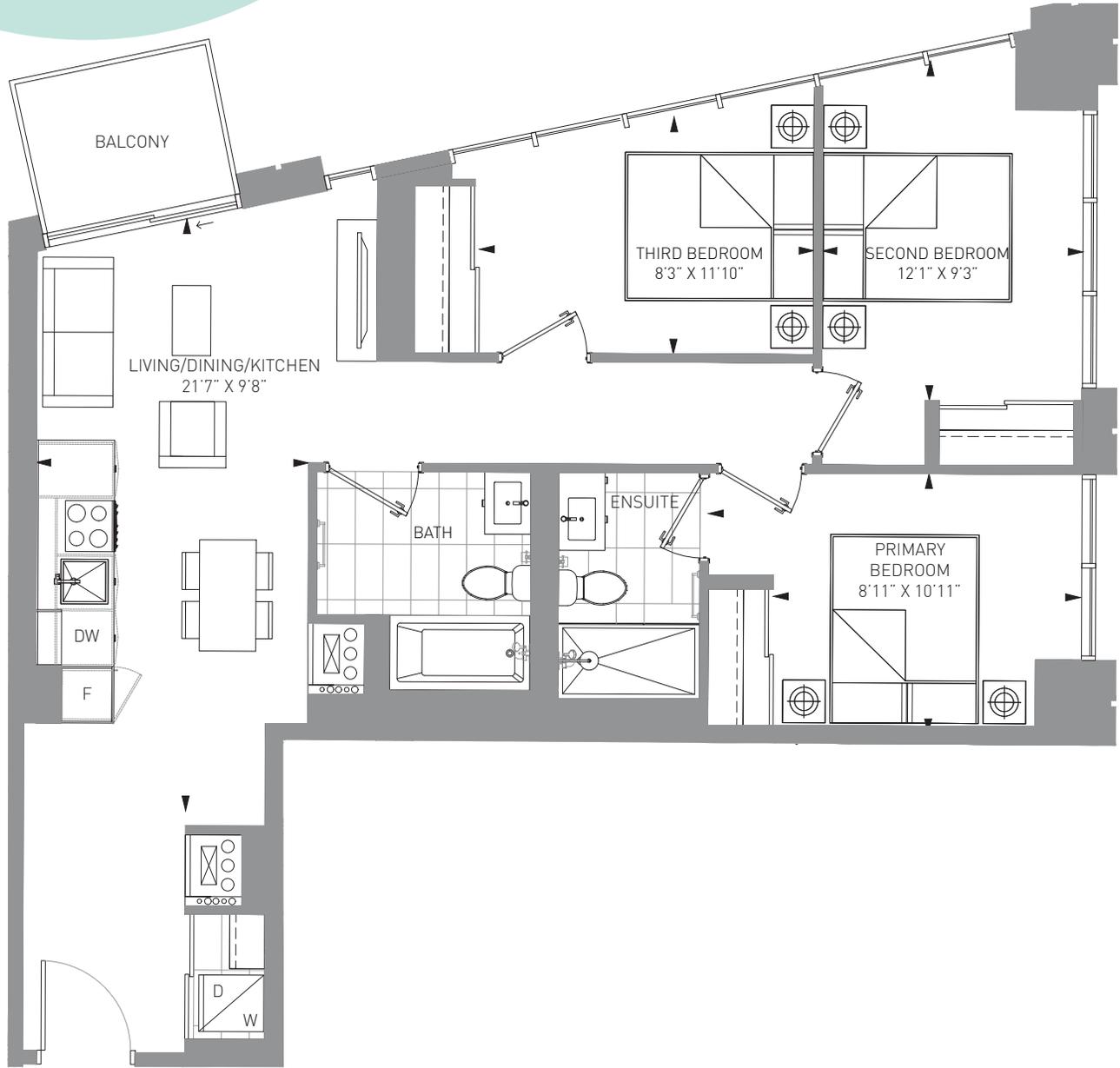


M CITY 5 CONDOMINIUMS

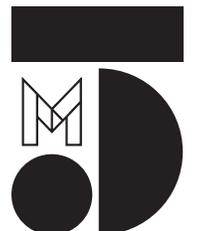
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P-3B-963

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



4-6 Floor

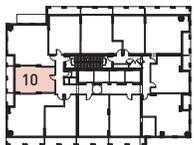
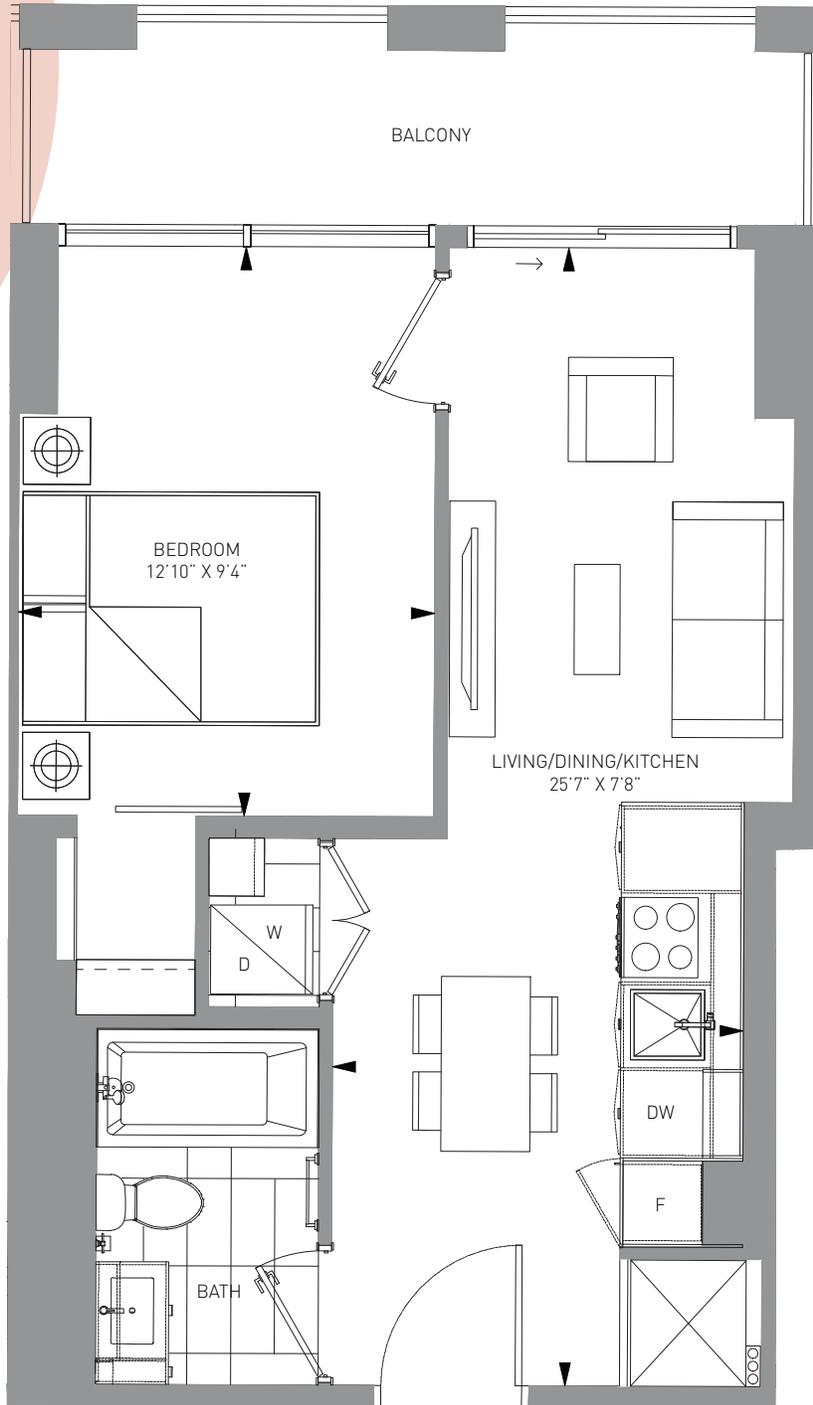


M CITY 5 CONDOMINIUMS

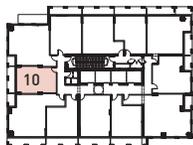
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1B-464

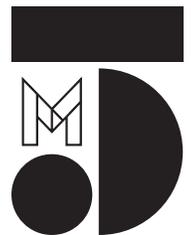
1 BED
INTERIOR: 464 SF
EXTERIOR: 79 SF
TOTAL: 543 SF



8-24 Floor



25-36 Floor

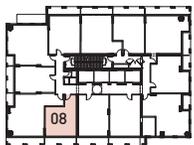
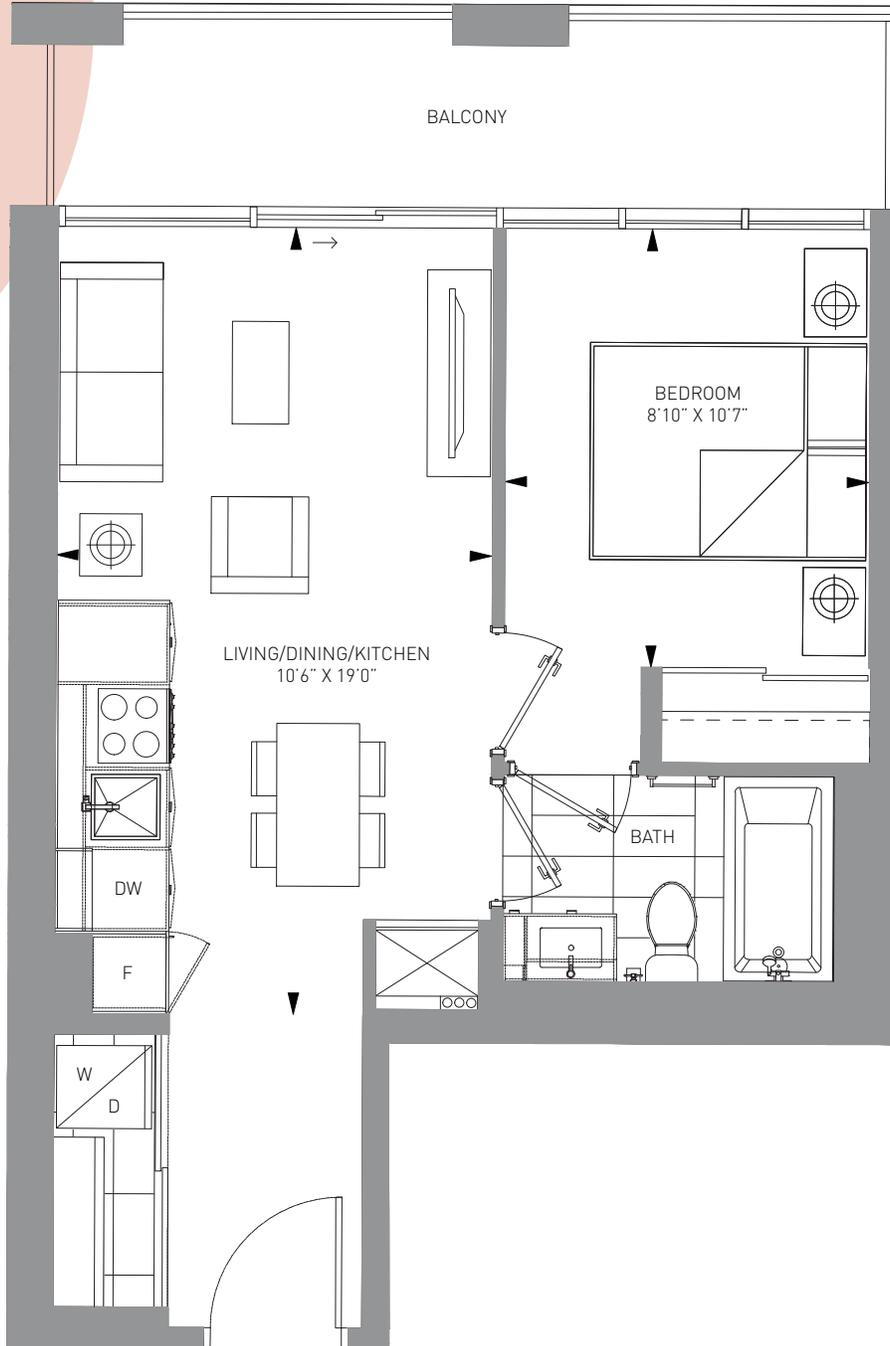


M CITY 5 CONDOMINIUMS

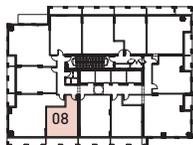
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1B-477

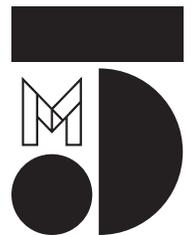
1 BED
INTERIOR: 477 SF
EXTERIOR: 91 SF
TOTAL: 568 SF



8-24 Floor



25-36 Floor

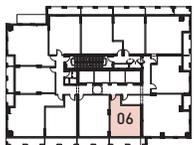
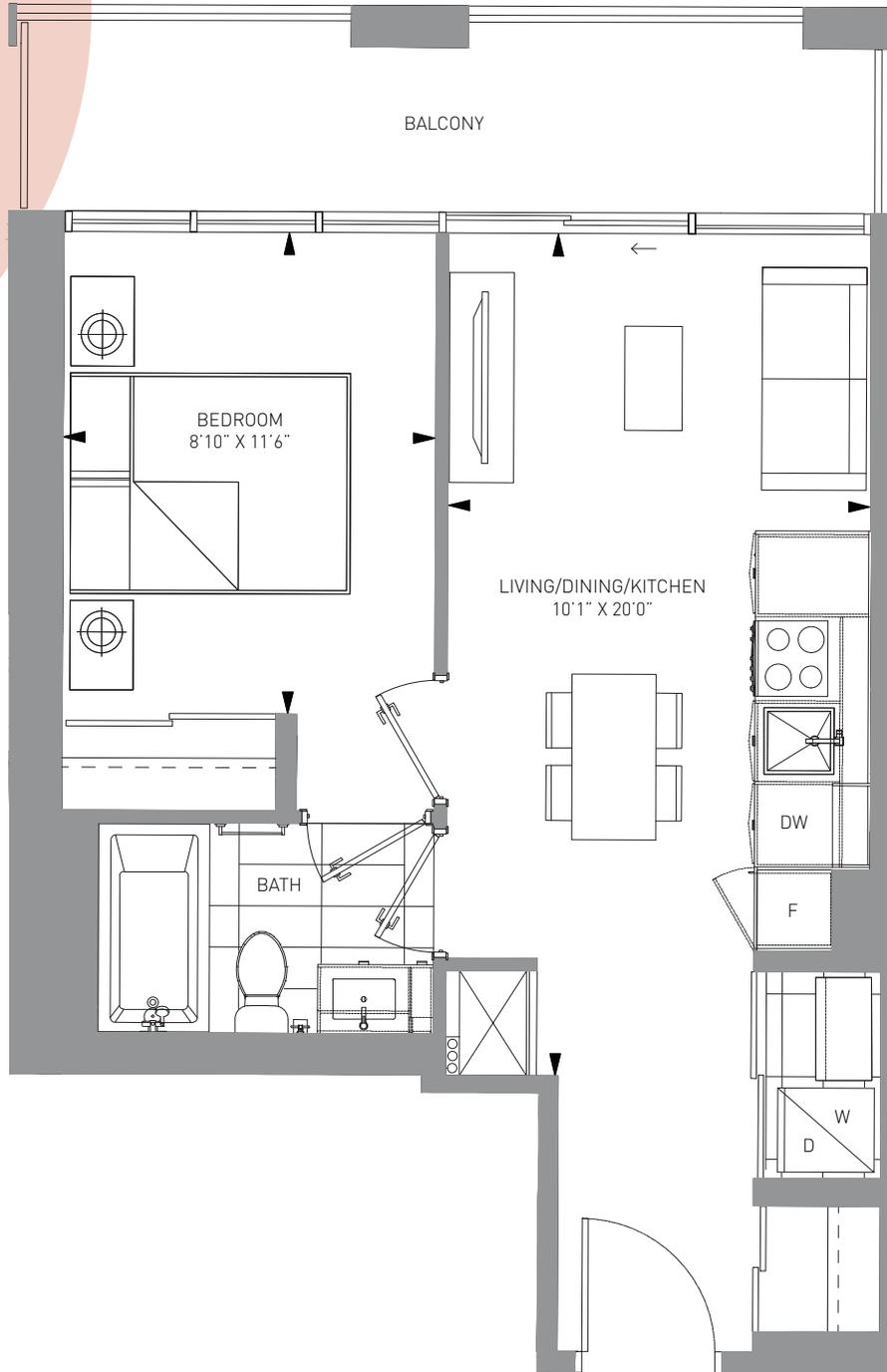


M CITY 5 CONDOMINIUMS

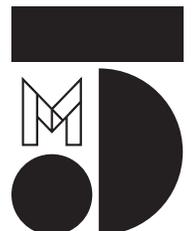
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1B-474

1 BED
INTERIOR: 474 SF
EXTERIOR: 103 SF
TOTAL: 577 SF



25-36 Floor

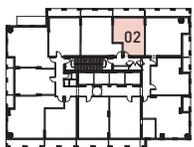
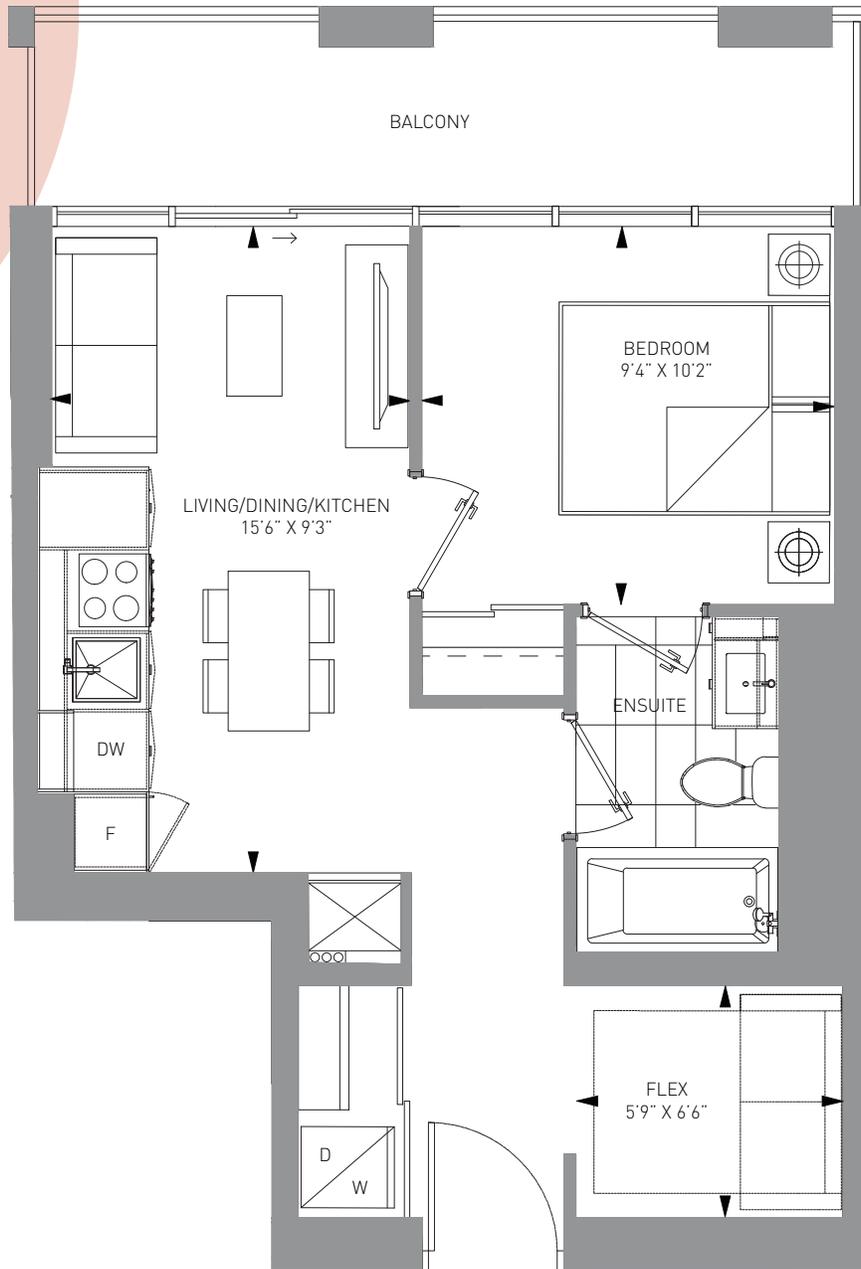


M CITY 5 CONDOMINIUMS

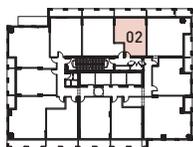
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1B+F-477

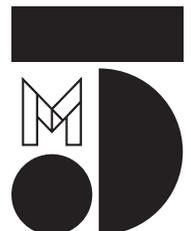
1 BED + FLEX
INTERIOR: 477 SF
EXTERIOR: 92 SF
TOTAL: 569 SF



8-24 Floor



25-36 Floor

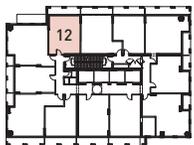
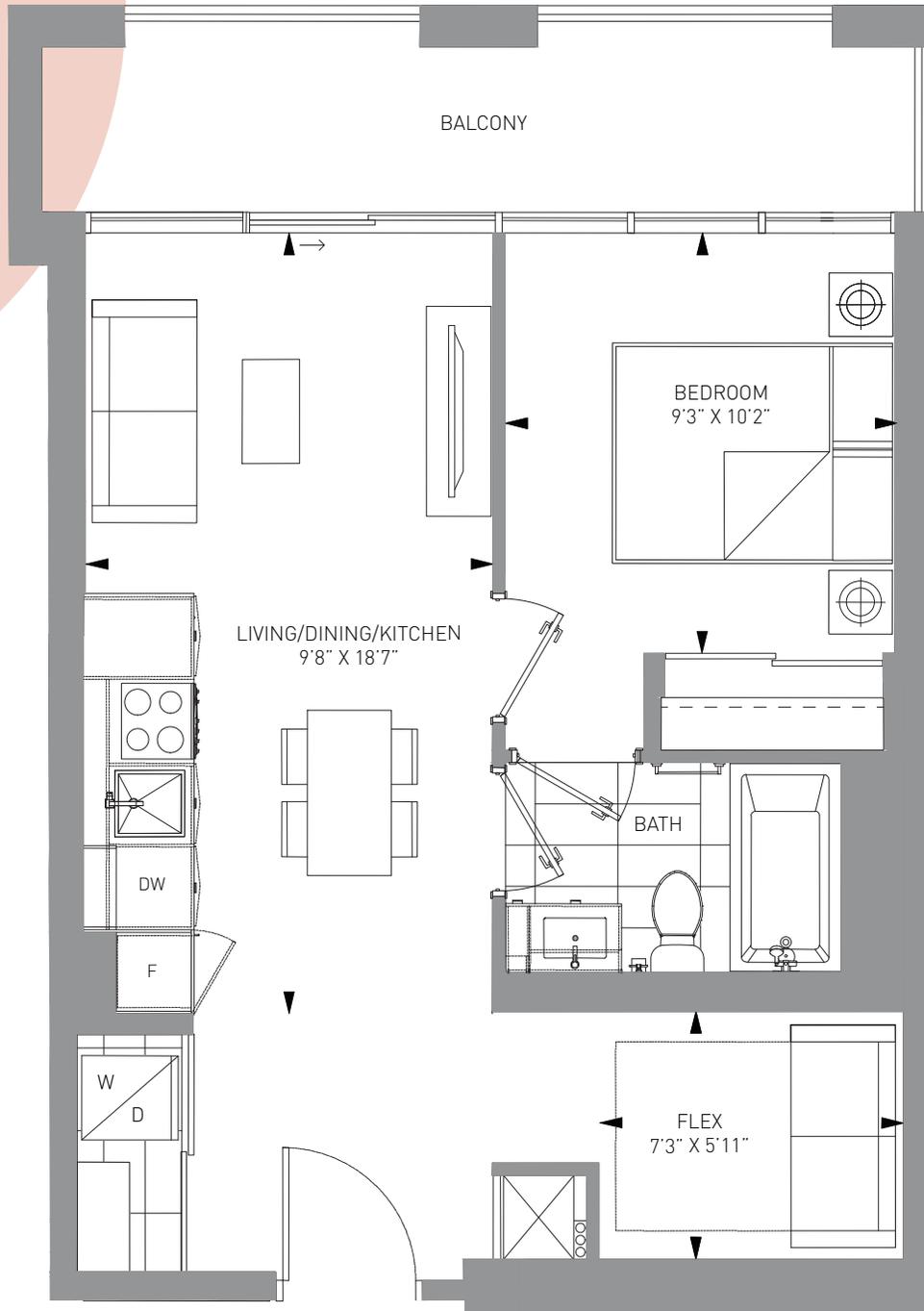


M CITY 5 CONDOMINIUMS

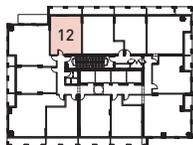
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1B+F-537

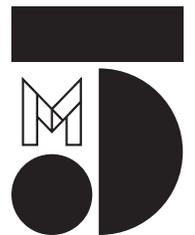
1 BED + FLEX
INTERIOR: 537 SF
EXTERIOR: 95 SF
TOTAL: 632 SF



18-24 Floor



25-36 Floor

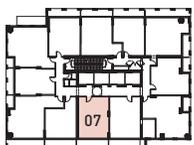
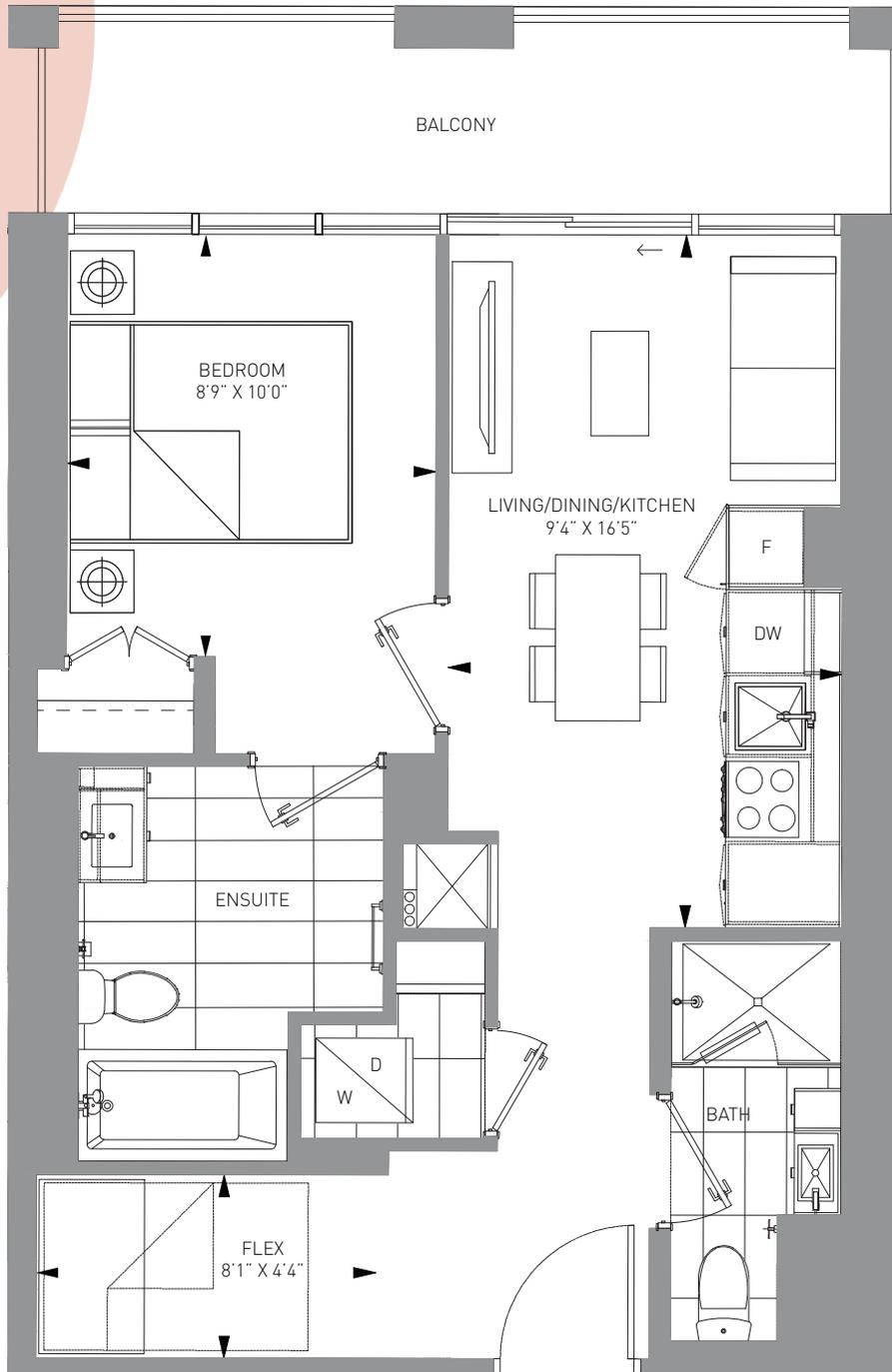


M CITY 5 CONDOMINIUMS

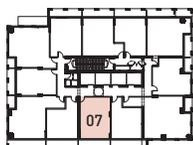
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1B+F-555

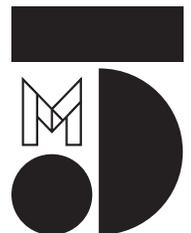
1 BED + FLEX + 2 BATH
INTERIOR: 555 SF
EXTERIOR: 91 SF
TOTAL: 646 SF



8-24 Floor



25-36 Floor

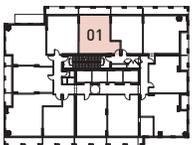
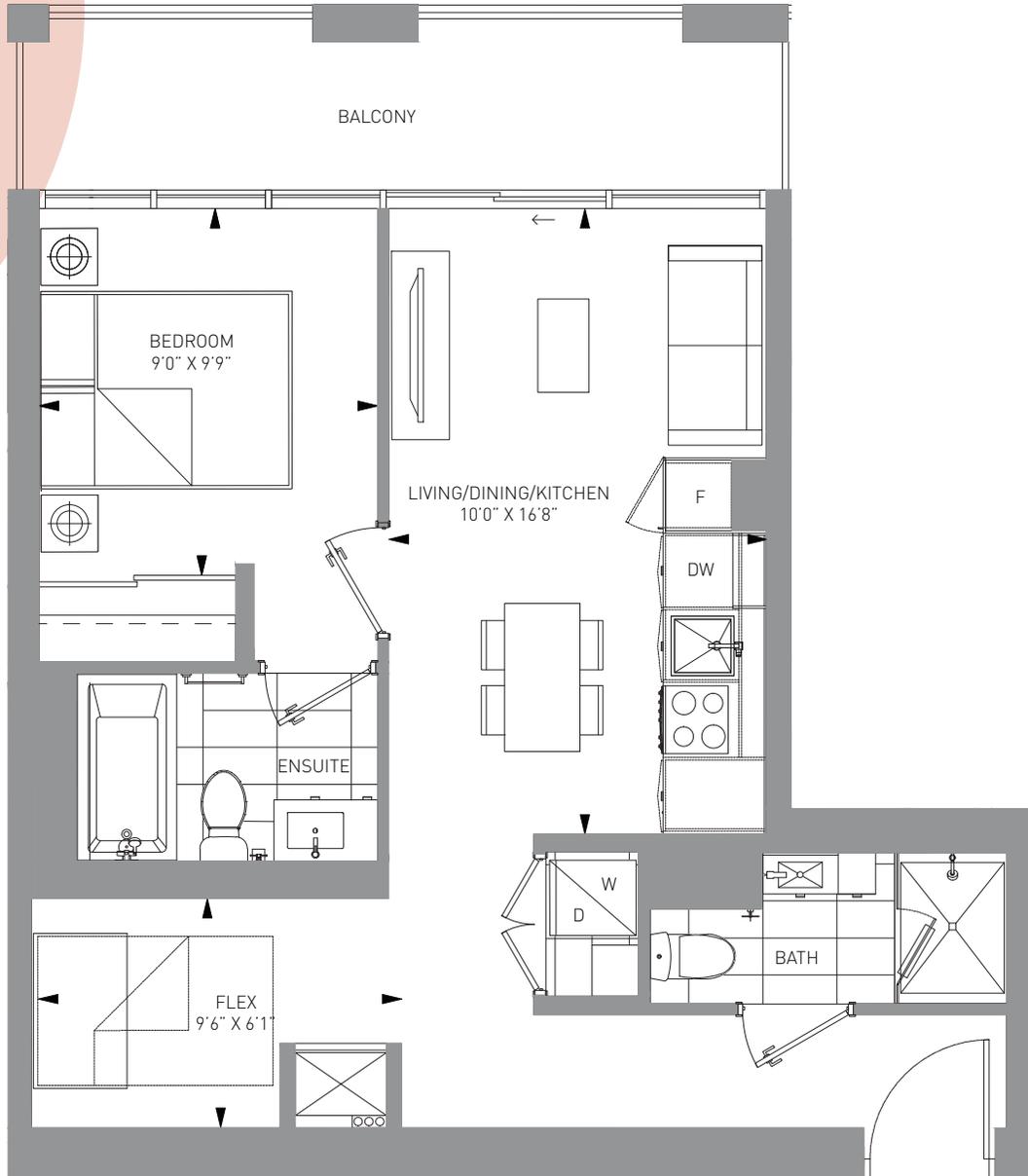


M CITY 5 CONDOMINIUMS

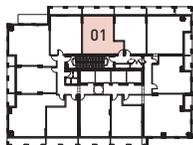
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1B+F-590

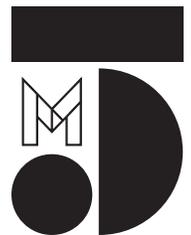
1 BED + FLEX + 2 BATH
INTERIOR: 590 SF
EXTERIOR: 92 SF
TOTAL: 682 SF



8-24 Floor



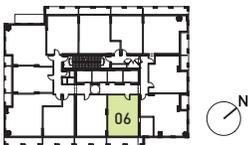
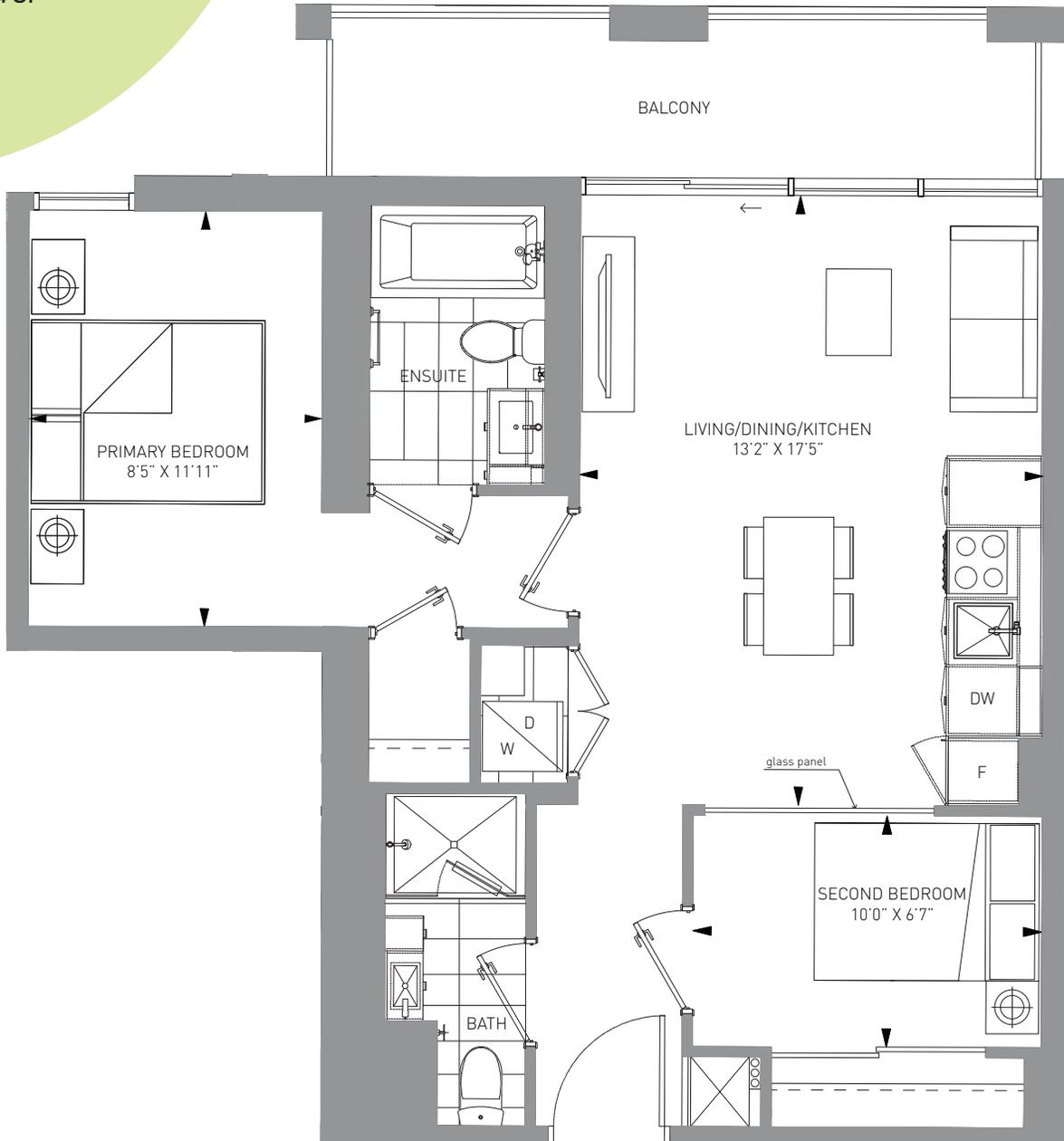
25-36 Floor



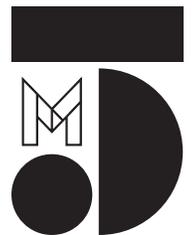
M CITY 5 CONDOMINIUMS

2B-681

2 BED + 2 BATH
INTERIOR: 681 SF
EXTERIOR: 103 SF
TOTAL: 784 SF



8-24 Floor

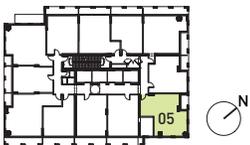
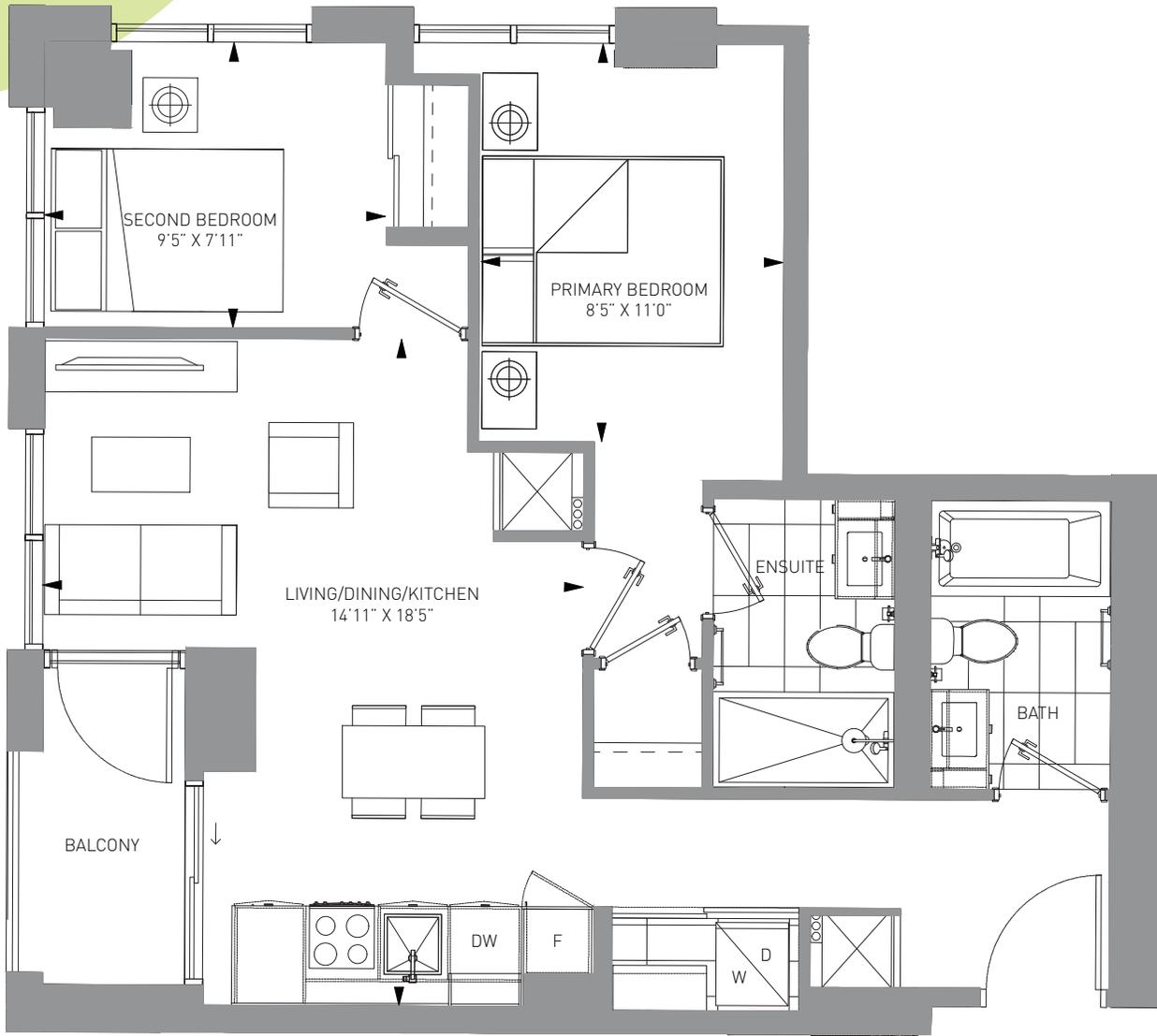


M CITY 5 CONDOMINIUMS

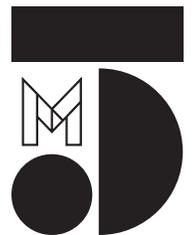
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2B-686

2 BED + 2 BATH
INTERIOR: 686 SF
EXTERIOR: 41 SF
TOTAL: 727 SF



8-24 Floor

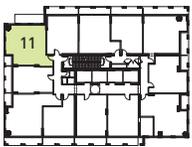
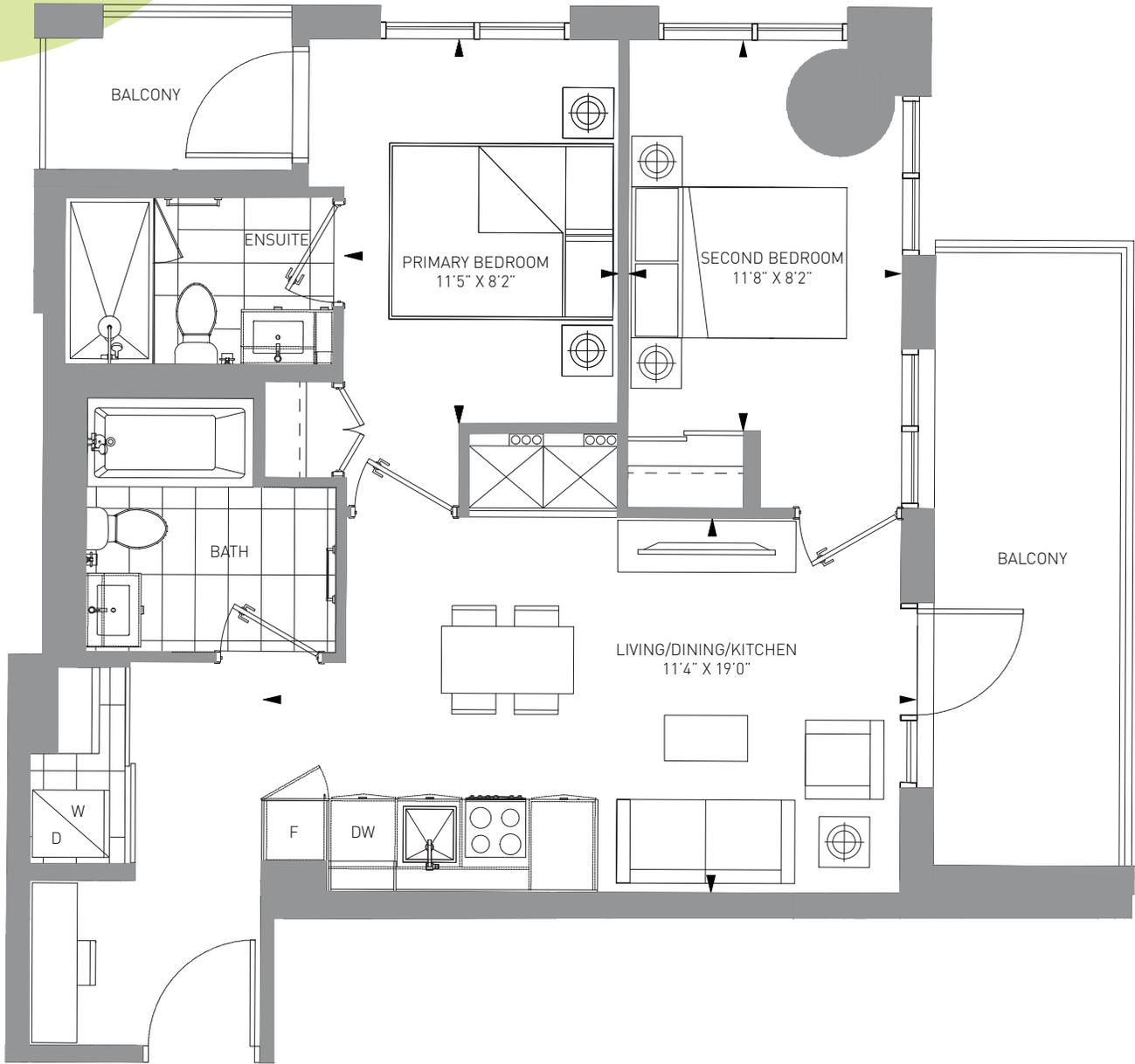


M CITY 5 CONDOMINIUMS

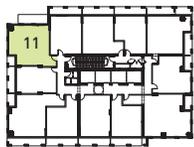
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2B-699

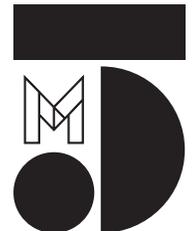
2 BED + 2 BATH
INTERIOR: 699 SF
EXTERIOR: 134 SF
TOTAL: 833 SF



8-24 Floor



25-36 Floor

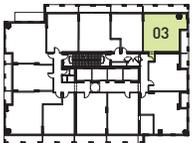
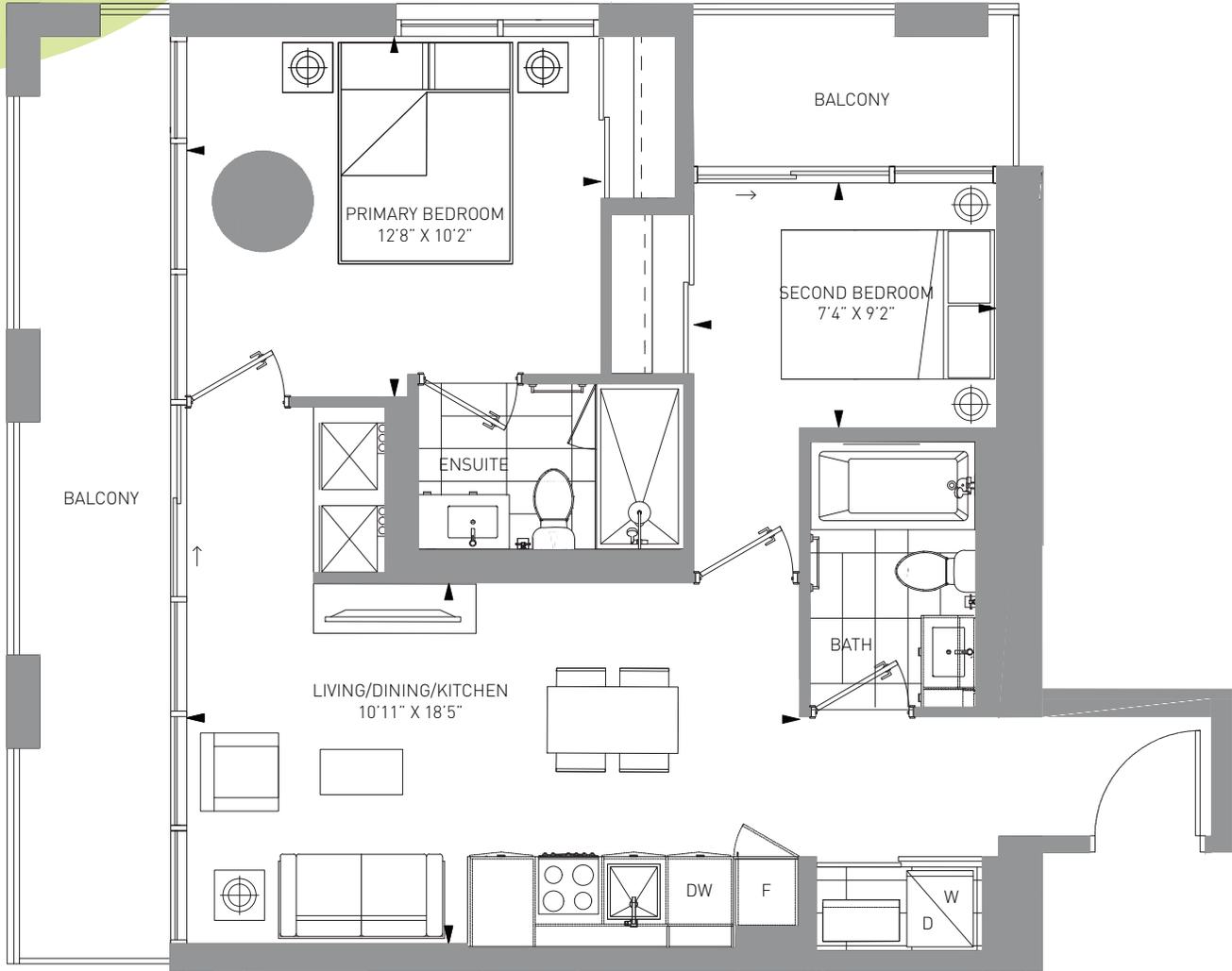


M CITY 5 CONDOMINIUMS

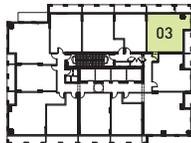
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2B-720

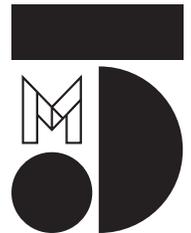
2 BED + 2 BATH
INTERIOR: 720 SF
EXTERIOR: 170 SF
TOTAL: 890 SF



8-24 Floor



25-36 Floor

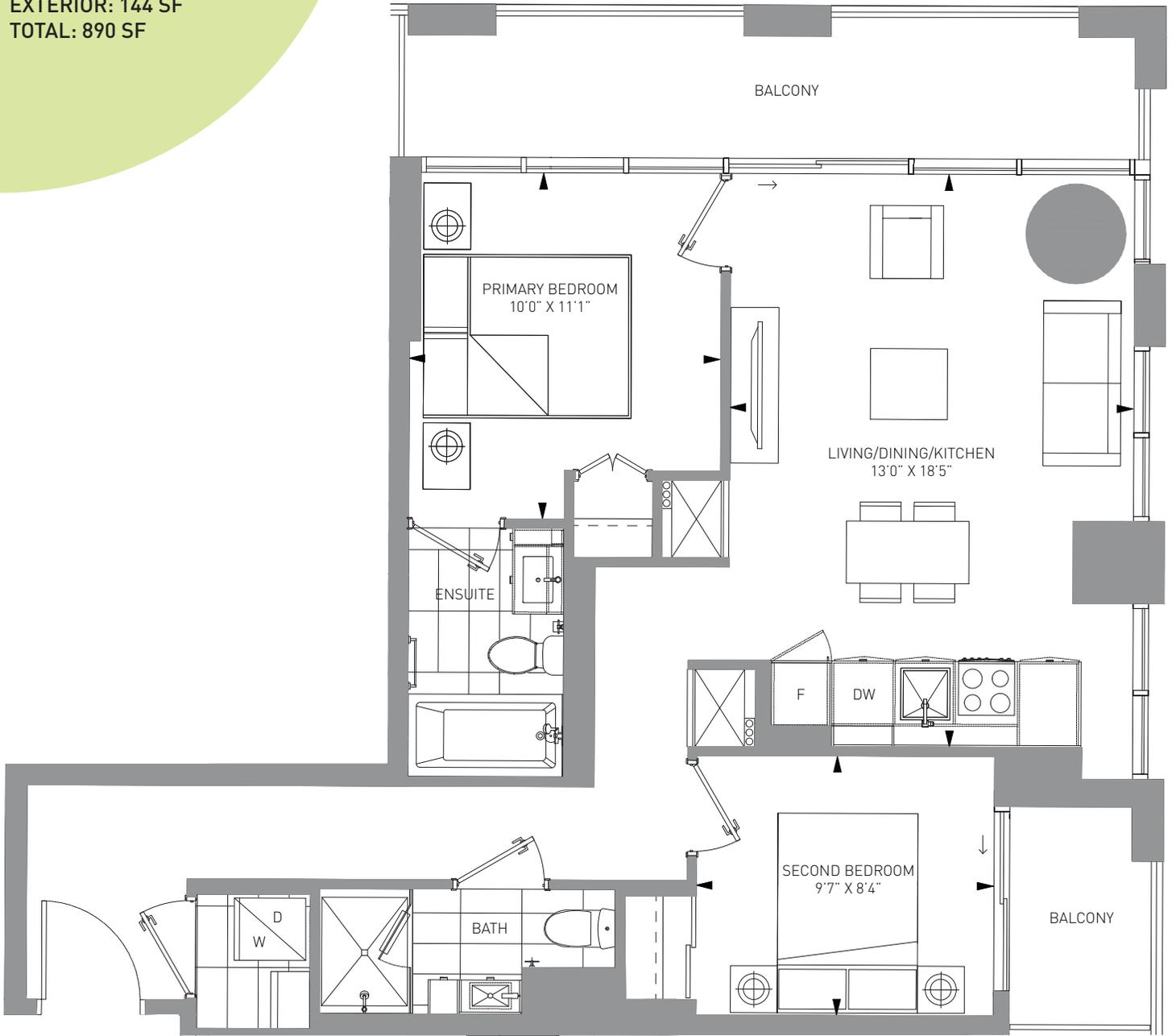


M CITY 5 CONDOMINIUMS

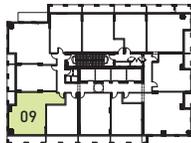
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being 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 panels 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

2B-746

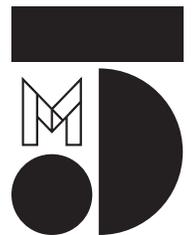
2 BED + 2 BATH
INTERIOR: 746 SF
EXTERIOR: 144 SF
TOTAL: 890 SF



8-24 Floor



25-36 Floor



M CITY 5 CONDOMINIUMS

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 panels 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