

EXCLUSIVE VIP BROKERS' HOT LIST*

PODIUM

MODEL	EXPOSURE	BED TYPE	ВАТН	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+M-568	S	1B+F+M	1	568	4	\$700,900
P-1B+F+M-614	N	1B+F+M	1	614	6	\$741,900
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	3	\$885,900
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	ВАТН	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-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-720	NW	2B	2	720	19	\$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

\$50,000

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

PARKING MAINTENANCE

\$49.95/month

LOCKER

\$5,000

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.

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

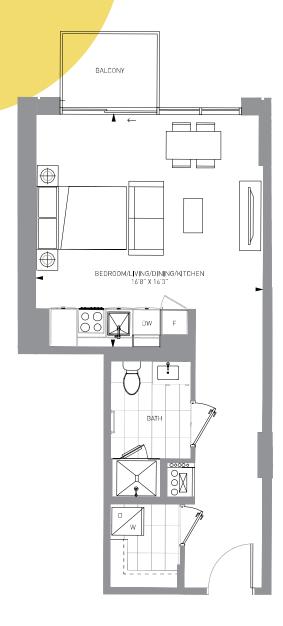
5% in 90 180 days

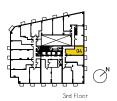
5% in 270 370 days

5% in 450 540 days

P-S-517

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

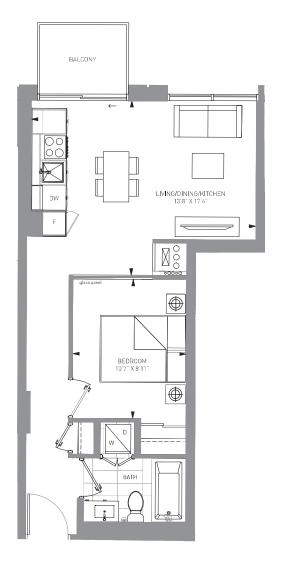




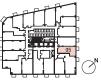


P-1B-535

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





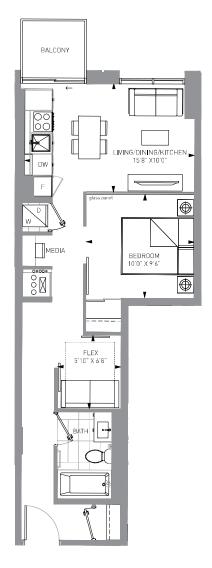




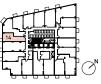
The Purchaser advicewings and agrees that teiche has reviewed the key plain for the level on which the Unit is boated, including, without limitation, the enticipated design, configuration and/or access pointed of any exclusive use common area belony or terrace appurament; to the specific Unit being purchased, which design, configuration, and/or access pointed as a way from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glades pass as a part or any to the Unit may be sponded gases, water of passing a place and gases and and gases

P-1B+F+M-568

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





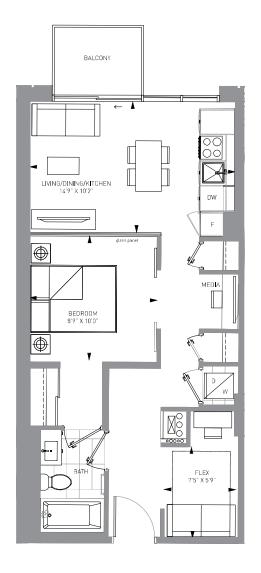


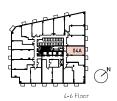


The Purchaser acknowledges and agrees that he/othe has reviewed the key plan for the level on which the Unit is located, including, without limitation, the articipated design, configuration and/or access points of any exclusive use common area belong vinterman and the production of the production of

P-1B+F+M-614

1 BED + FLEX + MEDIA INTERIOR: 614 SF EXTERIOR: 36 SF TOTAL: 650 SF

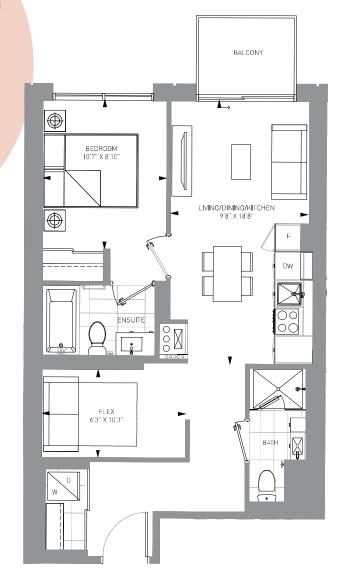




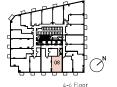


P-1B+F-663

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





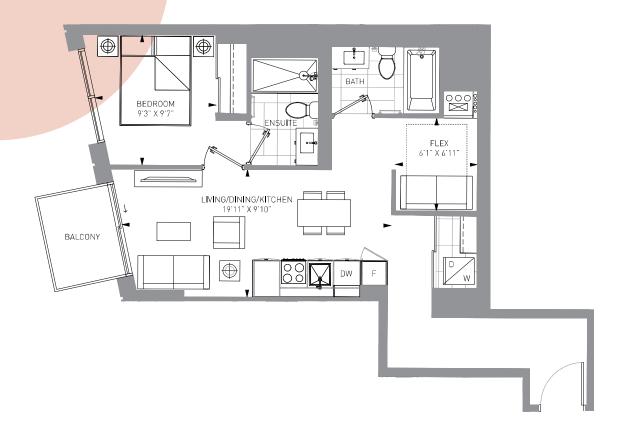


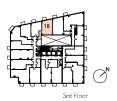


The Purchaser advancedages and agrees that Height has reviewed the kery plan for the level on which the Unit's located, including, without limitation, the actionated design, configuration and locates post-custure use common are backory or terrace appurrenant to the Unit may be spanned a gas, vision gas, glassed gass, and/or such other glass as the Vederor make the glass panned as appurrenant to the Unit may be spanned a gas, vision gas, glassed gass, and/or such other glass as the Vederor make the glass panned as panned to the Unit may be spanned a gas, vision gas, glassed gass, and/or such other glass as the Vederor make the glass panned as panned to the Unit may be spanned a gas, vision gas, glassed and seed gass, and/or such other glass as the Vederor make the glass panned as panned to the Unit may be spanned gass, vision gas, glassed gass, and/or such other gass as the Vederor make the glass panned as a panned to the Unit may be spanned gass, vision gas, glassed gass, and/or such other gass, and or such other gass, and

P-1B+F-689

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



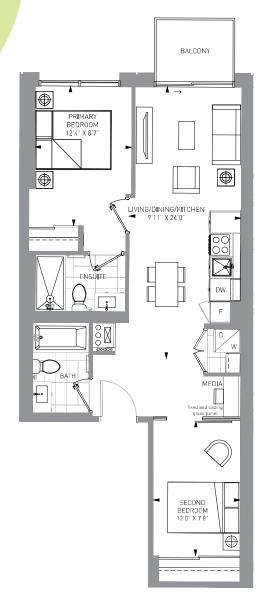




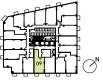
The Purchaser advocwledges and agrees that heights has reviewed the keypias for the level on which the Unit is located, including, without limitation, the articinated design, configuration and/or access pointful singuistic economics are ablatory or terrace appurrenant; to the specific Unit or agree and appreciate the Legislance appurrenant to the Unit may be appured to gass, vision gass, glarace digities, and/or such other glasss as the Mendor may be retired to level. The Purchaser advocwledges and agrees that the glass pane a appurrenant to the Unit may be appured up asses, vision gass, glarace glass, and/or such other glasss as the Mendor may be retired to the purchaser advocwledges and agrees that the control of the may be appured to gass, vision gass, glarace glass, and of such other glass as the Mendor may be retired to the purchaser and the

P-2B+M-748

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









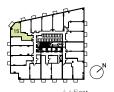
The Purchaser advice/degs and agrees that teiche has reviewed the key plain for the level on which the Unit is boated, including, without timitation, the enticipated design, configuration and/or access pointed of any exclusive use common area belony or terrace appurement; to the specific Unit being purchased, which design, configuration, and/or access pointed as a way from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glades pass as a part event to built in the period pass, was on pass gladed gass, and/or active standard gass, and/or access pointed gas access point

P-2B+M-770

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







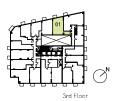


The Purchaser advockedges and agrees that Highe has reviewed the key plan for the level on which the Unit's located, including, without limitation, the actionated design, configuration and/or access pointful damy exclusive use common are backory or terraise appurement, to the specific Unit being purchased, which design, configuration, and/or access pointful may very from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the teglass panes a appure earn to the Unit may be spanded gass, valued gass, and/or such other glass as a the Mentor may determine, in its size and absolute asserted, based on the final architectural design of the building and the building active reason way contain architectural elements not shown on plans, sizes and assigned assigned as a specific other access and access the properties of the propert

P-2B+M-803

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



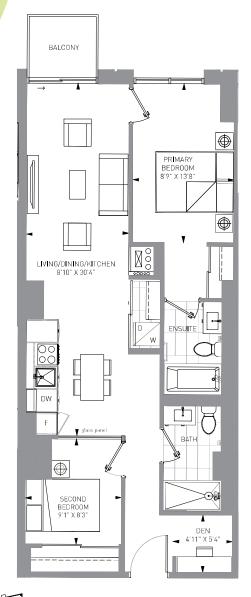




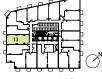
The Purchaser advancedages and agrees that Height has reviewed the kery plan for the level on which the Unit's located, including, without limitation, the actionated design, configuration and locates post-custure use common are backory or terrace appurrenant to the Unit may be spanned a gas, vision gas, glassed gass, and/or such other glass as the Vederor make the glass panned as appurrenant to the Unit may be spanned a gas, vision gas, glassed gass, and/or such other glass as the Vederor make the glass panned as panned to the Unit may be spanned a gas, vision gas, glassed gass, and/or such other glass as the Vederor make the glass panned as panned to the Unit may be spanned a gas, vision gas, glassed and seed gass, and/or such other glass as the Vederor make the glass panned as panned to the Unit may be spanned gass, vision gas, glassed gass, and/or such other gass as the Vederor make the glass panned as a panned to the Unit may be spanned gass, vision gas, glassed gass, and/or such other gass, and or such other gass, and

P-2B+D-806

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









The Purchaser advancedages and agrees that Height has reviewed the kery plan for the level on which the Unit's located, including, without limitation, the actionated design, configuration and locates post-custure use common are backory or terrace appurrenant to the Unit may be spanned a gas, vision gas, glassed gass, and/or such other glass as the Vederor make the glass panned as appurrenant to the Unit may be spanned a gas, vision gas, glassed gass, and/or such other glass as the Vederor make the glass panned as panned to the Unit may be spanned a gas, vision gas, glassed gass, and/or such other glass as the Vederor make the glass panned as panned to the Unit may be spanned a gas, vision gas, glassed and seed gass, and/or such other glass as the Vederor make the glass panned as panned to the Unit may be spanned gass, vision gas, glassed gass, and/or such other gass as the Vederor make the glass panned as a panned to the Unit may be spanned gass, vision gas, glassed gass, and/or such other gass, and or such other gass, and

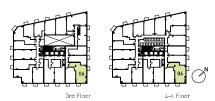
P-2B+F+M-893 2 BED + FLEX + MEDIA + 2 BATH INTERIOR: 893 SF **EXTERIOR: 35 SF** TOTAL: 928 SF \oplus PRIMARY BEDROOM 13'7" X 9'0" \bigoplus \oplus ENSU**I**TE 00 BALCONY LIVING/DINING/KITCHEN 16'6" X 10'2" DW F 000 SECOND FLEX BEDROOM 8'0" X 9'6" MEDIA : X : 000

M CITY 5 CONDOMINIUMS

P-2B+D-933

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



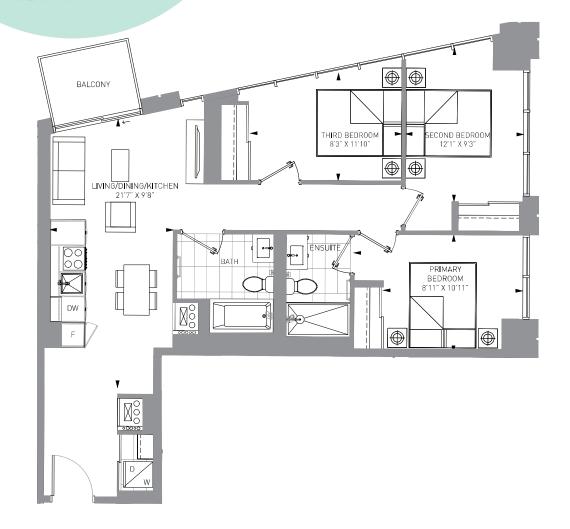


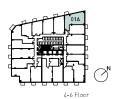


The Purchaser advice/degs and agrees that feithe has reviewed the key plain for the level on which the Unit is boated, including, without limitation, the articipated design, configuration and/or access pointed of any exclusive use common area belongy or terrace appurament: to the specific Unit being purchased, which design, configuration, and/or access pointed again, any from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glades part are part event to built my pay be pointed as as worn gains gladed glass, and/or such other present and the present and absolute described, based on plains. Described and present a described and absolute described, based on plains. Described green and absolute described, based on plains. Described predictables are subject to change without motion, E. — C.B., Where is qualified.

P-3B-963

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

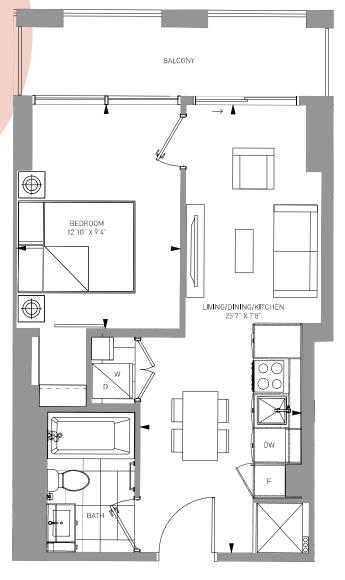






The Purchaser advisor/delegas and agness that I eight has reviewed the key plain for the level on which the Unit is located, including, without limitation, the articisated design, configuration and/or access pointed of any exclusive use common area laterary or retrievant to the specific Unit being purchased, which disagin, configuration, and/or access pointed in you way from unit on all and/or level to level. The Purchaser acknowledges and agrees that the legislas pane as appurte ment to the Unit rinary be appured by a specific and in a specific access and advised served to the first and activate turned design of the building and the energy model report for the building. Exterior access may contain and reflectional eighner is not shown on plans, sixes and aspected on the first architectured design of the building and the energy model report for the building. Exterior access may contain and reflectional eighner is not shown on plans, sixes and aspected and in the first access the production of the specific access the production of the production of the specific access the production of the prod

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





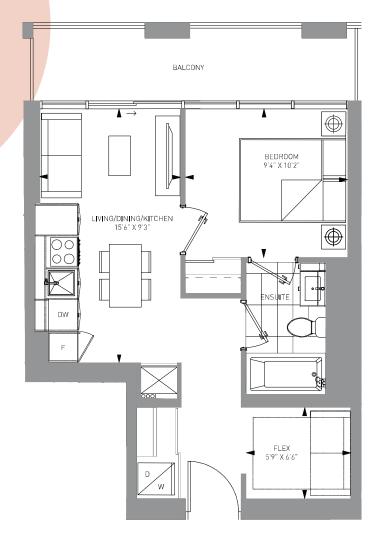


25-36 Floor



The Purchaser advocwledges and agrees that feriche has reviewed the key plan for the level on which the Unit is boated, including, without timutaten, the articipated design, configuration and/or access pointed of any exclusive use common area belong or terrace appurement. The specific Unit being purchased, which design, configuration, and/or access pointed gass, vision gass, gland gass, and/or such that rejeas as the Vendor may be returned to the configuration of plant of gass and the vendor may be returned to the configuration of plant of gass as described as execution plant of gass as the vendor may be returned to the configuration of plant of gass as described as execution plant of gass as the vendor may be returned to the configuration of gass as the vendor may be returned to the configuration of gass as the vendor may be returned to the configuration of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may

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







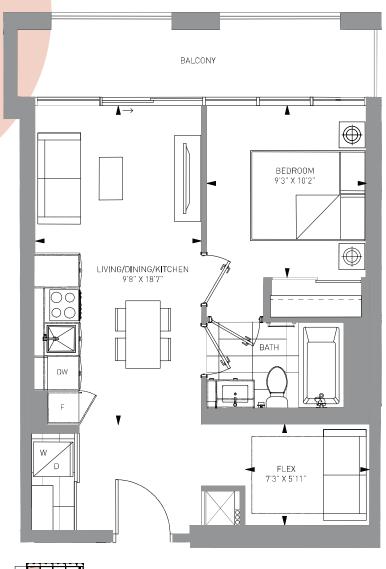


8-24 Floor

25-36 Floor

The Purchaser advocwledges and agrees that feriche has reviewed the key plan for the level on which the Unit is boated, including, without timutaten, the articipated design, configuration and/or access pointed of any exclusive use common area belong or terrace appurement. The specific Unit being purchased, which design, configuration, and/or access pointed gass, vision gass, gland gass, and/or such that rejeas as the Vendor may be returned to the configuration of plant of gass and the vendor may be returned to the configuration of plant of gass as described as execution plant of gass as the vendor may be returned to the configuration of plant of gass as described as execution plant of gass as the vendor may be returned to the configuration of gass as the vendor may be returned to the configuration of gass as the vendor may be returned to the configuration of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may

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



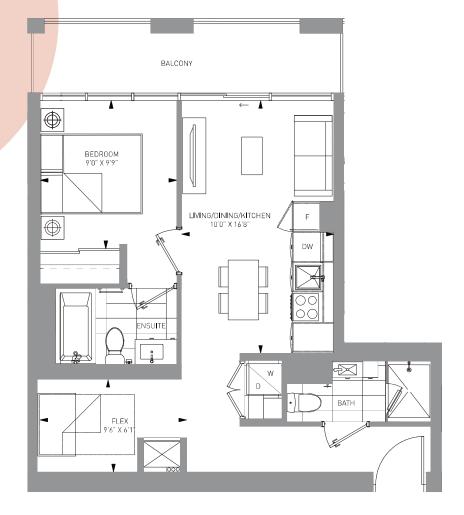






The Purchaser advocwledges and agrees that feriche has reviewed the key plan for the level on which the Unit is boated, including, without timutaten, the articipated design, configuration and/or access pointed of any exclusive use common area belong or terrace appurement. The specific Unit being purchased, which design, configuration, and/or access pointed gass, vision gass, gland gass, and/or such that rejeas as the Vendor may be returned to the configuration of plant of gass and the vendor may be returned to the configuration of plant of gass as described as execution plant of gass as the vendor may be returned to the configuration of plant of gass as described as execution plant of gass as the vendor may be returned to the configuration of gass as the vendor may be returned to the configuration of gass as the vendor may be returned to the configuration of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may be returned to the plant of gass as the vendor may

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



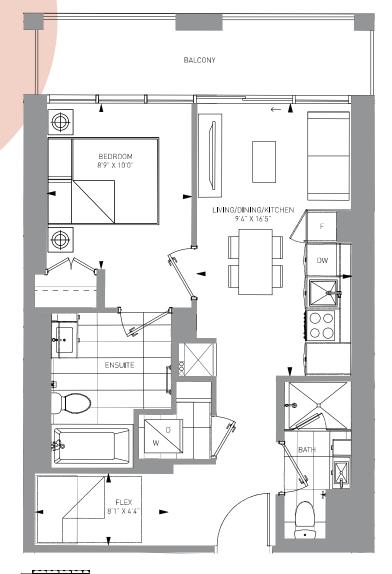






The Purchaser advice/degs and agrees that feithe has reviewed the key plain for the levet on which the Unit is boated, including, without limitation, the articipated design, configuration and/or access pointed of any exclusive use common area belongy or terrace appurament: a the specific Unit being purchased, which design, configuration, and/or access pointed as a way from unit to unit and/or levet to leved, The Purchaser acknowledges and agrees that the glades pass, pass and against glass, and/or such other purchased, which common plants are as an approximate to the process and adaptive description, based on the first proceduration are subject to change without never the building. Extens or area way or other activities until elevents not shown on plants. Date and applications are subject to change without notice, E. - U.S. When it is a subject to adaptive that or the subling activities are as way or other activities until elevents not shown on plants. Date and applications are subject to change without notice, E. - U.S. When it is a subject to a subject

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



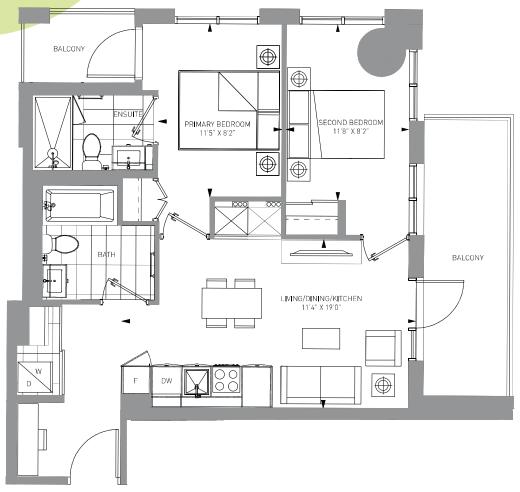






The Purchaser advice/degs and agrees that teiche has reviewed the key plain for the level on which the Unit is boated, including, without timitation, the enticipated design, configuration and/or access pointed of any exclusive use common area belony or terrace appurement; to the specific Unit being purchased, which design, configuration, and/or access pointed as a way from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glades pass as a part event to built in the period pass, was on pass gladed gass, and/or active standard gass, and/or access pointed gas access point

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



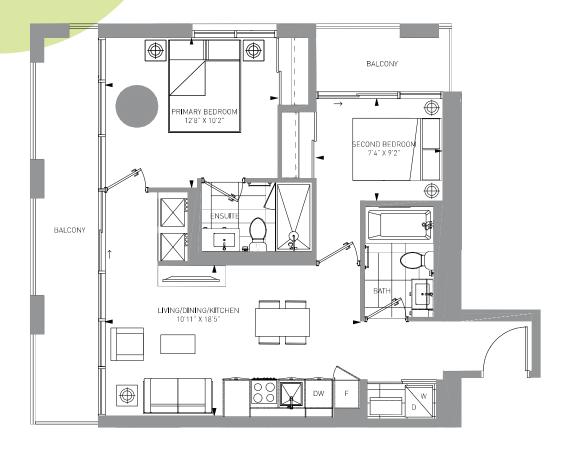






The Purchaser advice/degs and agrees that teiche has reviewed the key plain for the level on which the Unit is boated, including, without timitation, the enticipated design, configuration and/or access pointed of any exclusive use common area belony or terrace appurement; to the specific Unit being purchased, which design, configuration, and/or access pointed as a way from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glades pass as a part event to built in the period pass, was on pass gladed gass, and/or active standard gass, and/or access pointed gas access point

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









The Purchaser advice/degs and agrees that teiche has reviewed the key plain for the level on which the Unit is boated, including, without timitation, the enticipated design, configuration and/or access pointed of any exclusive use common area belony or terrace appurement; to the specific Unit being purchased, which design, configuration, and/or access pointed as a way from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glades pass as a part event to built in the period pass, was on pass gladed gass, and/or active standard gass, and/or access pointed gas access point

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









The Purchaser advice/degs and agrees that teiche has reviewed the key plain for the level on which the Unit is boated, including, without timitation, the enticipated design, configuration and/or access pointed of any exclusive use common area belony or terrace appurement; to the specific Unit being purchased, which design, configuration, and/or access pointed as a way from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glades pass as a part event to built in the period pass, was on pass gladed gass, and/or active standard gass, and/or access pointed gas access point