

ARTFORM

The Mark of Exceptional Design

EMBLEM

At EMBLEM, design is the heart and soul of the brand. We design with intention and purpose, to ensure every space is as functional as it is beautiful. Our team imagines living in your future home before we have even built it, obsessing about the design of every space from the inside to the outside.

The Building

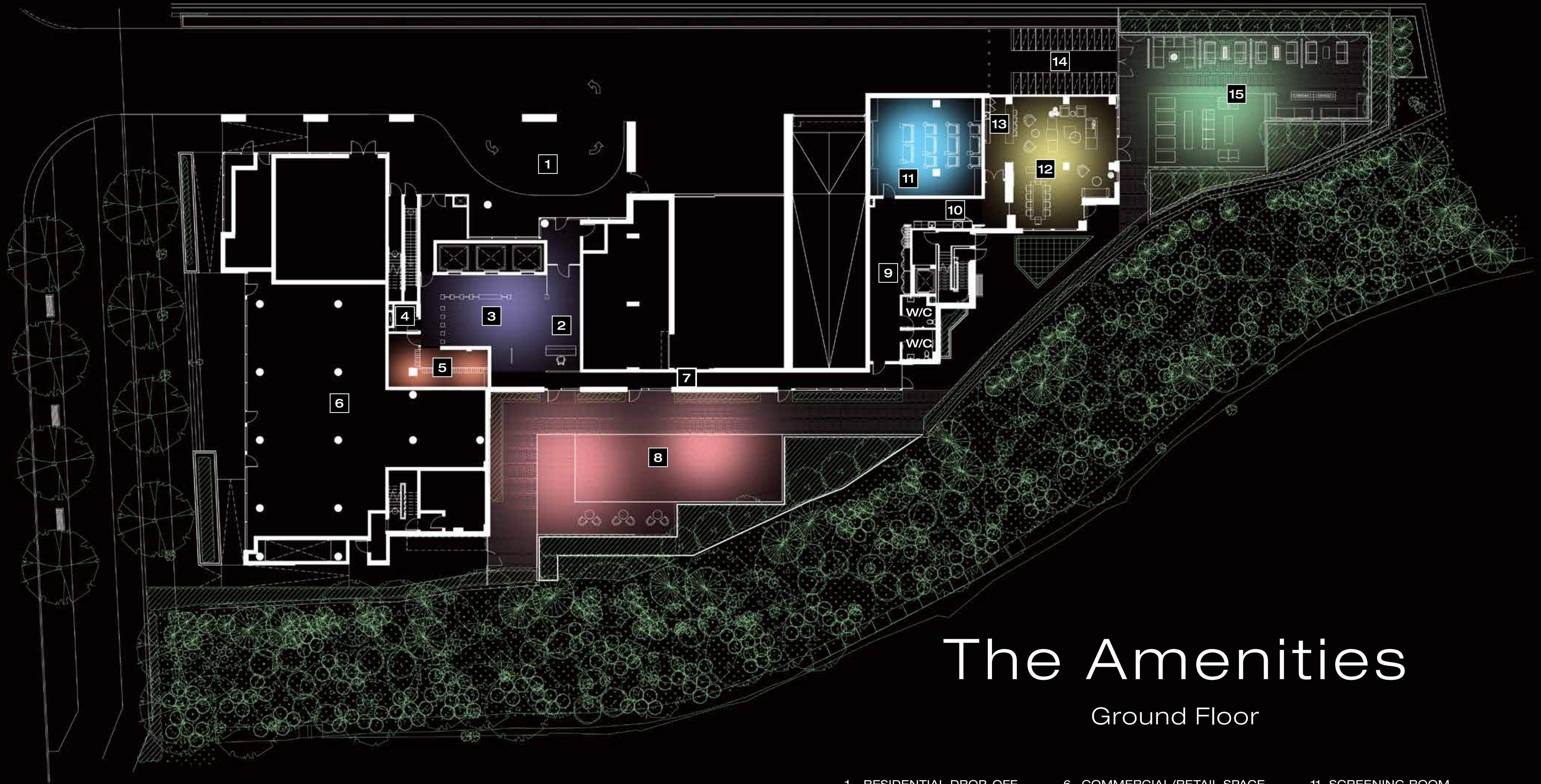
86 Dundas East

17
Storeys

17,500
(Approximate) Square Feet
of Amenity Space

336
Units

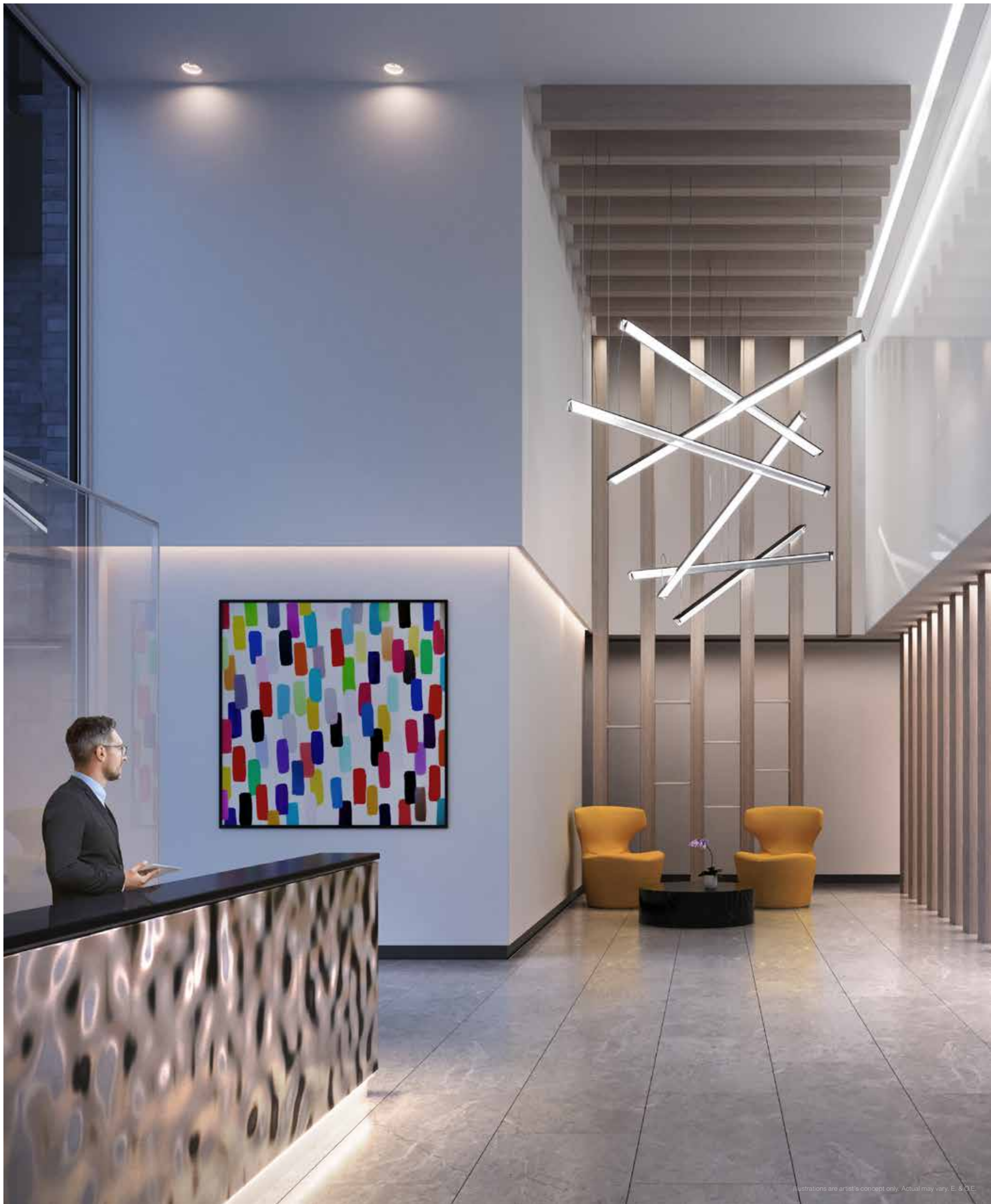




The Amenities

Ground Floor

- | | | |
|-------------------------|----------------------------|-----------------------------|
| 1. RESIDENTIAL DROP-OFF | 6. COMMERCIAL/RETAIL SPACE | 11. SCREENING ROOM |
| 2. RESIDENTIAL LOBBY | 7. GALLERY | 12. PARTY ROOM |
| 3. LOUNGE | 8. OUTDOOR COURTYARD | 13. BAR |
| 4. PARCELS | 9. FOYER | 14. SHORT TERM BIKE PARKING |
| 5. MAIL ROOM | 10. KITCHEN | 15. OUTDOOR LOUNGE |



LOBBY



Illustrations are artist's concept only. Actual may vary. E. & O.E.

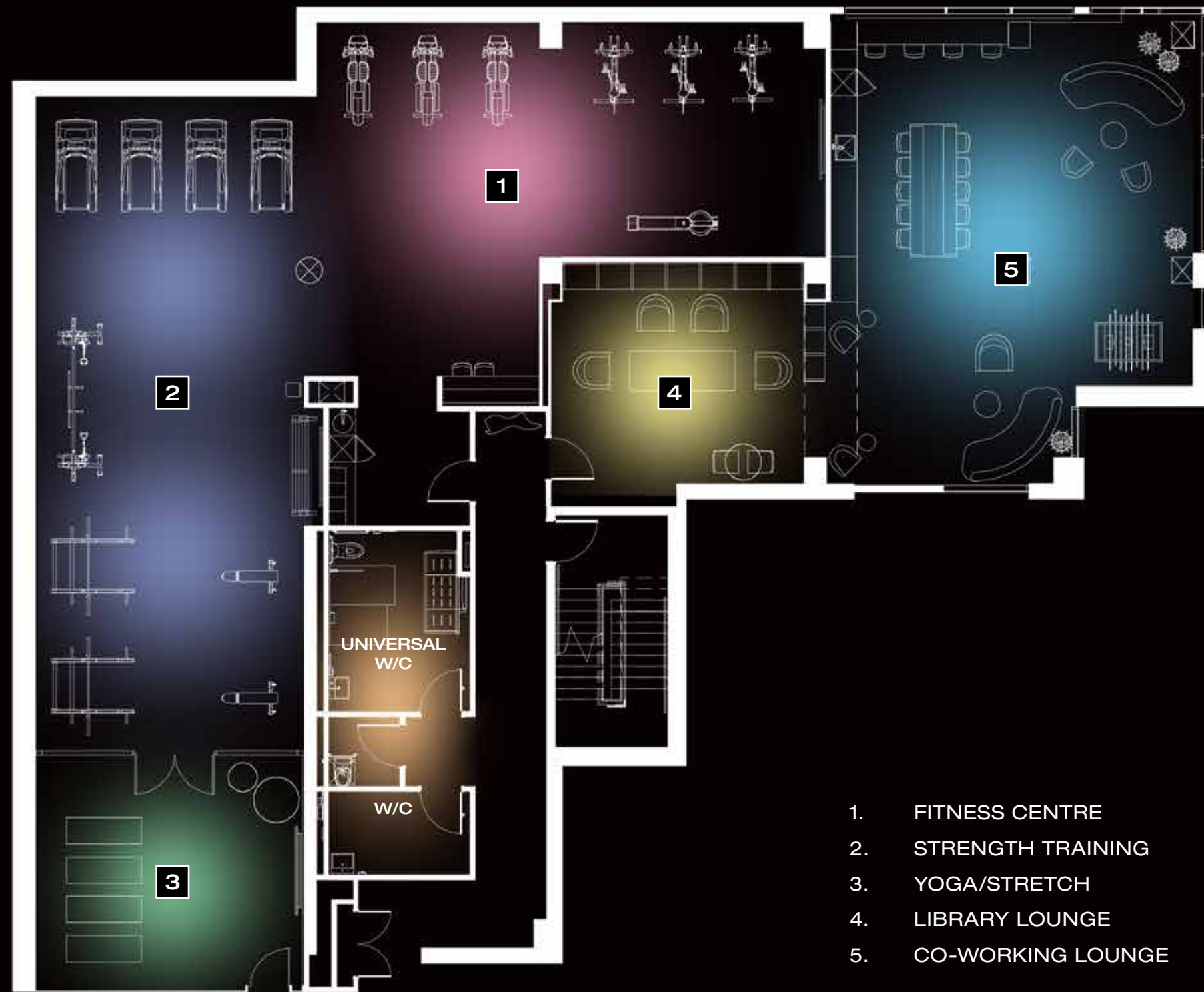


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TOP: OUTDOOR LOUNGE BOTTOM: PARTY ROOM

The Amenities

Second Floor



1. FITNESS CENTRE
2. STRENGTH TRAINING
3. YOGA/STRETCH
4. LIBRARY LOUNGE
5. CO-WORKING LOUNGE



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TOP: FITNESS CENTRE BOTTOM: CO-WORKING LOUNGE

Mississauga



#1

Ranking in Top 10 Mid-Sized North American Cities of the Future.¹

98,000

Registered Businesses Employing More than 445,000 People.²

3rd

Largest City in Ontario.³

6th

Largest City in Canada.³

Value in Numbers

Mississauga

Toronto

Projected Yearly
Rental Return

up to **6%** ↑

Calculated based on rental rates as per TREB Q4 2019 Rental Report.

up to **1%**

Calculated based on the average unsold PPSF of \$1,349 for Toronto's new condo prices. (Source: Urbanation Q4 2019 New Condo Prices)

Average Resale
Condo Price Increase

19.4% ↑

Based on TREB Q4 2019 Condo Market Report

10.3%

Based on TREB Q4 2019 Condo Market Report

Average Sold Price
Increase for New Condos

13% ↑

Based on Urbanation Q4 2019 Report

8%

Based on Urbanation Q4 2019 Report

Average Year-to-Year
Rent Increase

10.2% ↑

Based on Rentals.ca

8.6%

Based on Rentals.ca

No representations are made with respect to the actual numbers achieved.



TOP: ARTFORM EXTERIOR BOTTOM: ARTFORM VIEW FROM COOKSVILLE PARK

HURONTARIO ST.



DUNDAS ST. E.

Cooksville
Today

HURONTARIO ST.



DUNDAS ST. E.

Cooksville
Tomorrow

Hurontario LRT

Cooksville's status as a transportation hub will be enhanced with the new 18km Hurontario Light Rapid Transit (LRT) line. With 19 stops, the LRT will connect to the existing Cooksville GO Station, and its Dundas stop is only 300 metres away from Artform.

Vision Cooksville

Vision Cooksville is an initiative that will shape the bright future of the area, forming a new identity for Cooksville. It includes walkable streets, parks, recreation facilities, diverse housing opportunities, and unique businesses.

Dundas Connects

Artform will play a major role in the Dundas Connects project, a master plan that will revitalize the Dundas corridor, transforming it into a vibrant, dynamic street that nourishes the fast-growing population.

Dundas Connects Growth Projection

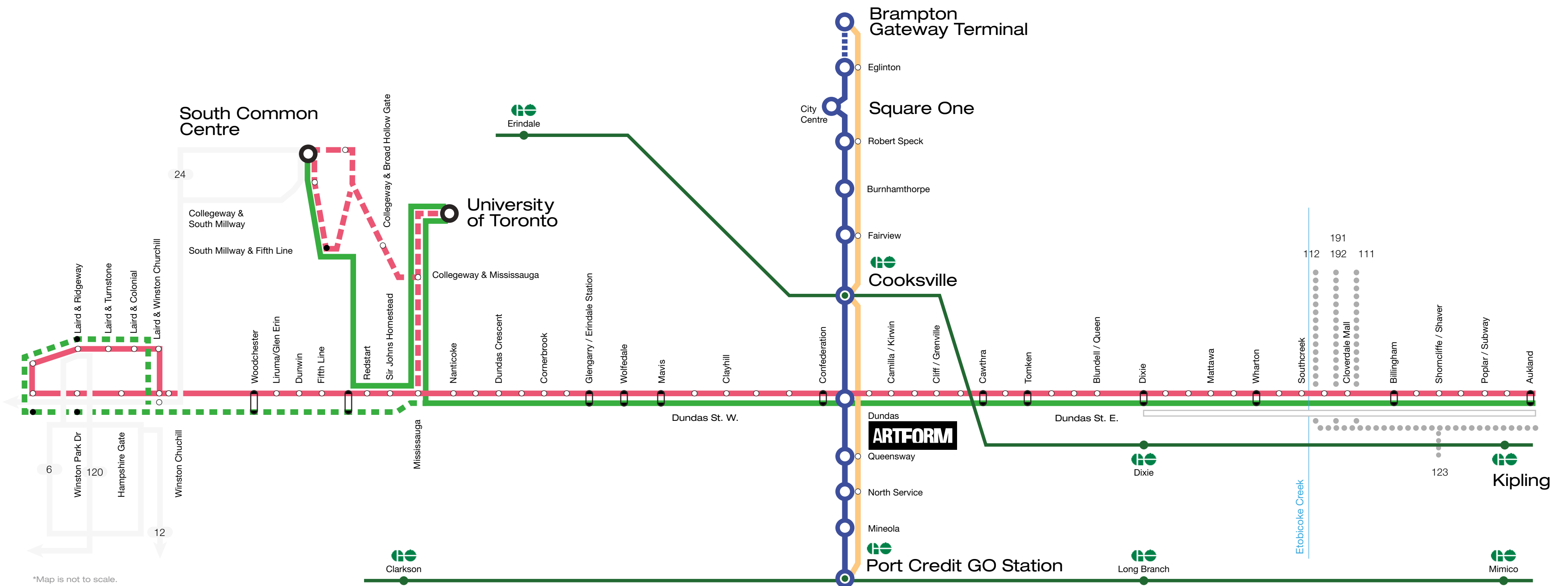
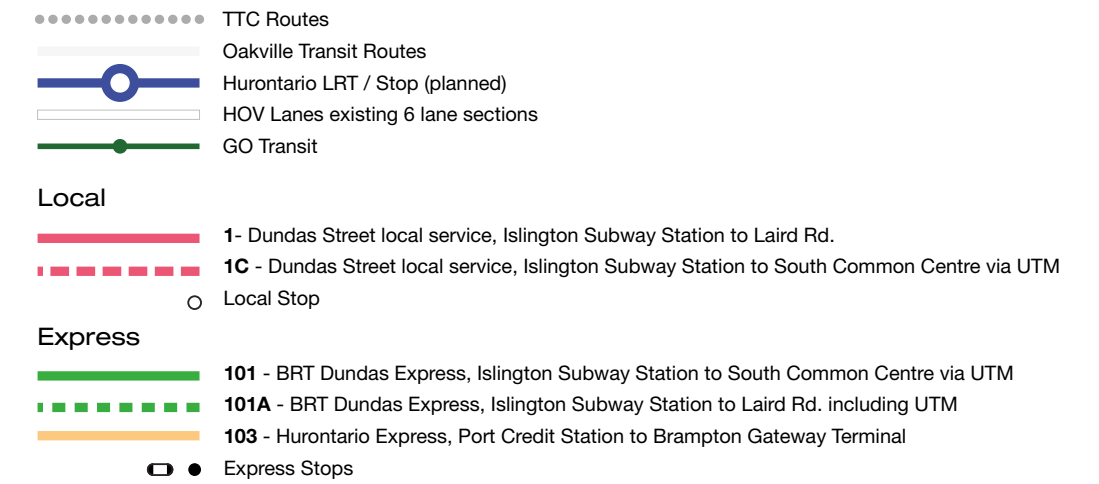
52,000
New Residents

9,600
New Jobs



The Dundas Connects Master Plan

The City of Mississauga's Official Plan pinpoints Hurontario and Dundas Streets as "Intensification Corridors" that will be developed with a greater concentration of homes, employment opportunities, transit and other services. Cooksville's important status as a transportation hub for the GTA will be cemented with the improvement of public transit in the area.



Hurontario LRT

1 Stop _____ to Cooksville GO Station

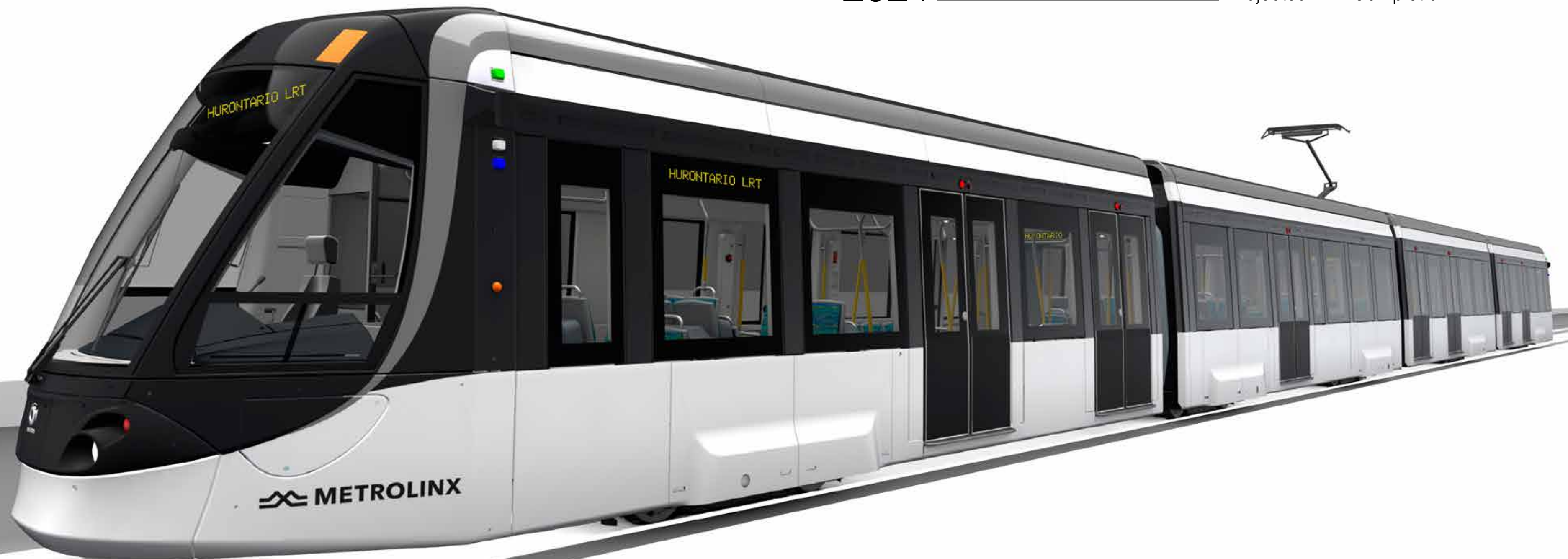
5 Stops _____ to Square One

19 Stops _____ LRT Stations on Hurontario St.

300M _____ From Artform to Dundas Stop

18 Km _____ Length of Hurontario LRT




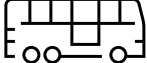
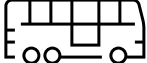



2024 _____ Projected LRT Completion





Easy Access

From Artform

By	Minutes	Destination
	4	Cooksville GO Station
	5	QEW
	6	HWY 403
	12	Hurontario BRT Bus to Square One
	15	Dundas BRT Bus to University of Toronto Mississauga
	15	Pearson Airport
	30	Downtown Toronto
	30	Cooksville GO Train to Union Station

Area Amenities



Square One Shopping Centre

- 1. Whole Foods Market
- 2. Cineplex Mississauga
- 3. Food District
- 4. Holt Renfrew
- 5. The Rec Room

Restaurants & Bars

- 6. Scaddabush Italian Kitchen and Bar
- 7. The Cold Pressery
- 8. Alioli Ristorante
- 9. Foodie North
- 10. Red Lobster

Grocery & Shops

- 11. Bairrada Churrasqueira Grillhouse
- 12. KAGE Restobar
- 13. Halo Espresso Bar
- 14. Goodfellas Wood Oven Pizza
- 15. Daddy O Doughnuts
- 16. Oceans Supermarket
- 17. Metro
- 18. Wholesale Club
- 19. T&T Supermarket
- 20. La Novita Bakery
- 21. Trigo Bakery
- 22. Tokyo Cheesecake Cafe
- 23. LCBO
- 24. Real Canadian Superstore
- 25. Shoppers Drug Mart
- 26. Starbucks
- 27. La Casa Dolce Bakery & Cafe

Fitness, Activities & Health

- 28. LA Fitness
- 29. Sky Zone Trampoline Park
- 30. Le Refuge Yoga
- 31. Goodlife Fitness
- 32. Dynacare Lab and Health Centre

Culture & Community

- 33. Mississauga YMCA
- 34. Trillium Health Partners Hospital
- 35. Orangetheory Fitness
- 36. Mississauga Golf and Country Club
- 37. Mississauga Valley Community Centre
- 38. Living Arts Centre
- 39. Art Gallery of Mississauga
- 40. Central Library
- 41. Mississauga Celebration Square

Banks

- 42. RBC Royal Bank
- 43. TD Bank
- 44. Scotiabank
- 45. HSBC Bank



ART GALLERY

PLATFORM