



Pemberton

ERIN SQUARE

CONDOS IN MISSISSAUGA



2017 in Review



Top Builders - YTD

GTA - Top High Rise Builders by YTD Sales

Builder	2017												Total	Market Share %
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.		
Pemberton Group	33	176	1016	361	42	422	505	71	55	3	511	38	3,233	8.9%
CentreCourt Developments Inc.	0	0	68	0	0	1650	65	1	410	62	9		2,265	6.2%
Tridel	167	549	500	40	366	118	34	18	16	22	339	8	2,177	6.0%
Urban Capital Property Group	34	25	56	743	527	338	44	33	46	30	82	27	1,985	5.4%
Gupta Group	0	994	328	79	76	36	10	0	0	0	0	0	1,523	4.2%
Rogers Real Estate Development Limited			0	706	471	92	28	26	37	21	45	16	1,442	4.0%
Concord Adex	73	26	95	186	21	402	316	16	118	55	44	18	1,370	3.8%
Daniels Corporation	27	61	49	26	340	43	31	1	301	257	43	23	1,202	3.3%
Cresford Developments	2	7	6	3	5	2	4	6	1	927	1	0	964	2.6%
DREAM	79	152	201	12	64	6	2	0	0	302	21	80	919	2.5%

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Pemberton

The Pemberton Difference

“At Pemberton, quality, service and value are not mere buzzwords, but a commitment taken seriously at every level of the company.”

1

Construction team vertically integrated into the company

2

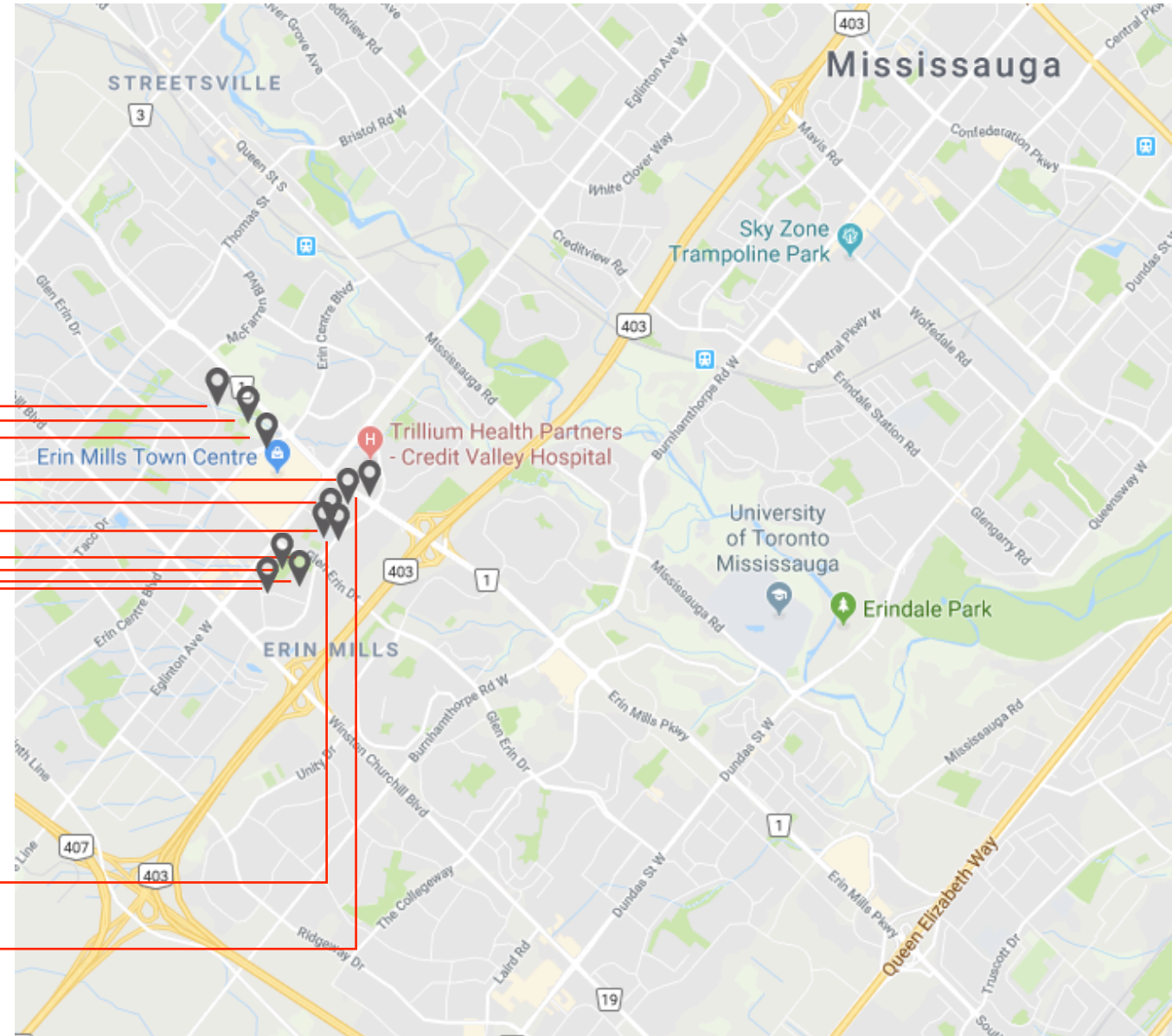
Zoned Sites

3

Experts in the marketplace

Our History in Mississauga

1. Parkway Place Building A
2. Parkway Place Building B
3. Parkway Place Building C
4. Papillon Place Phase I
5. Papillon Place Phase II
6. Nouvelle Condominiums
7. Miracle in Mississauga
8. Downtown Erin Mills Ph. I
9. Downtown Erin Mills Ph. II
10. Mills Square Building A
11. Mills Square Building B



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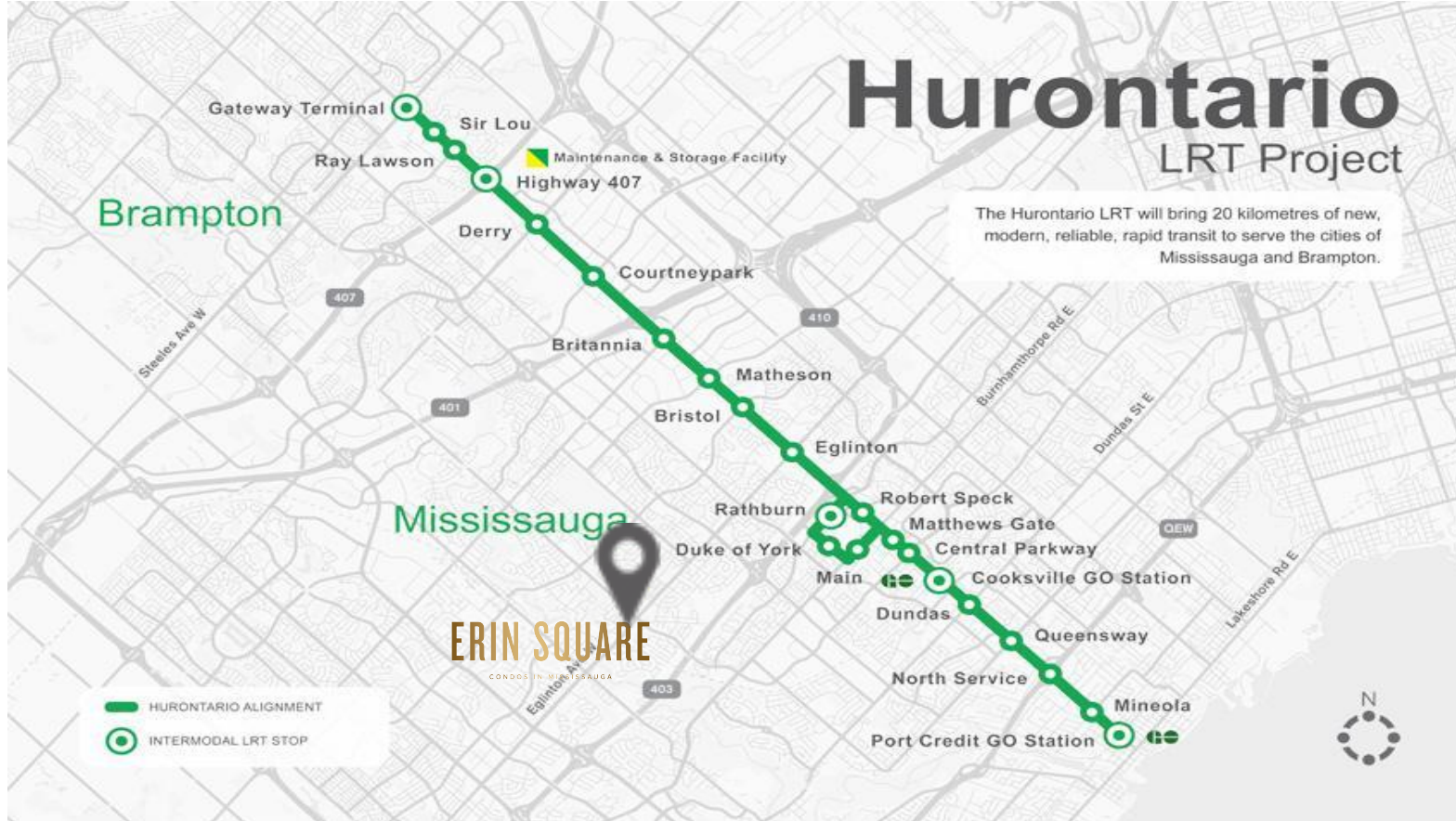
Pemberton

Mississauga

- 2nd Largest City in the GTA (3rd largest in Ont.)
- Larger than Vancouver and Winnipeg, Detroit, Denver, Boston and Washington
- One of the most established transit corridors in the Canada
- 3rd largest transit system in Ontario
- Minutes to the 403, 407, QEW and 401 and Pearson International Airport
- Headquarters a number of fortune 500 companies



The Future of Mississauga: Hurontario LRT Project



- \$40 – 45 Billion of investment projected in Mississauga over the next 15 years

“The Hurontario LRT Masterplan is slated to bring 20 kilometres of new modern, reliable, rapid transit to serve Mississauga and Brampton by 2020”

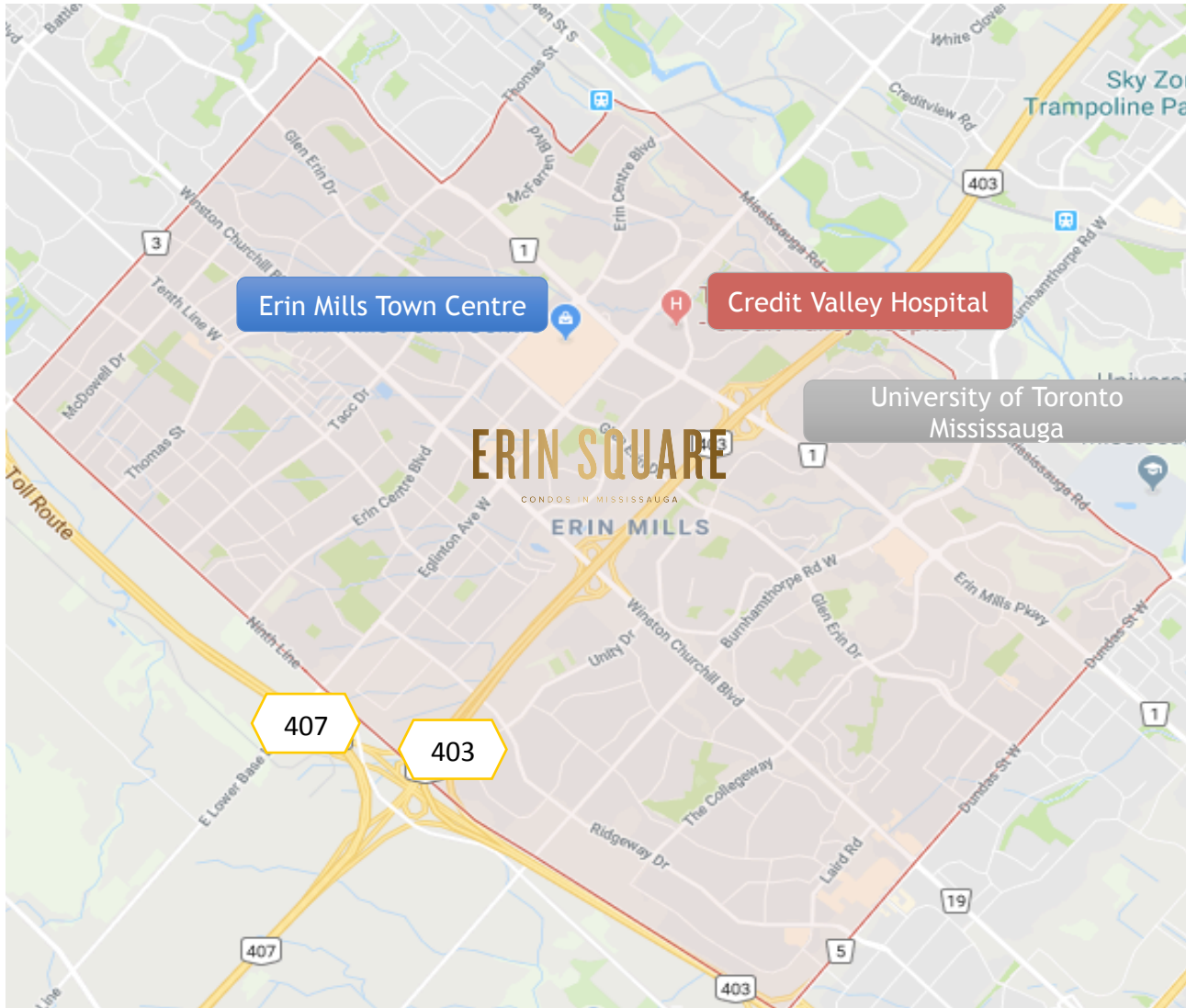
The Future of Mississauga: Mississauga Waterfront Redevelopment



“Estimated to bring over 200,000 sq.ft of office, retail and commercial space minutes away from Erin Square”

Mississauga vs. Toronto: Move Out or Move Up

- Average detached home - Toronto ~ \$1.3M
- Average detached home - Mississauga ~ \$1.1M
- With prohibitive pricing, families are forced to **move out or move up**
- Average condominium asking price in the Downtown Toronto core ~ **\$925,000**
- Downtown homes, and now condominium prices are unaffordable for many families (currently averaging ~\$1,000+ PSF)
- **Mississauga provides the next logical step**
- Affordable living, capital appreciation, growing employment opportunities, easily accessible via transport



Erin Mills: Community Connected

Credit Valley Hospital
One Block Away

Erin Mills Town Centre
One Block East

University of Toronto Mississauga
6 minute drive

Erindale Go Station
7 minute drive

Credit Valley Hospital

- Ranked as the the best hospital in the GTA in 2012
- \$118 million investment in 2015
- Credit Valley Hospital – approximately 5,000 total staff



Erin Mills Town Centre

- Second largest mall in Mississauga
- 220 Stores and Services
- \$100 million redevelopment completed in 2015
- The ultimate convenience - steps from Erin Square



University of Toronto - Mississauga Campus

- Over 15,000 students and growing
- Over 2,500 employees
- Only 1,500 residences available
- New 210,000 square foot North Building (completion 2018)
- \$10 million investment from the City of Mississauga (\$25 Million From UTM) towards the U of T Mississauga's Innovation Complex



Erin Square: Building Features

- Two, 22 Storey towers
- 24 Hour concierge
- 2 Floors of Amenity
- 3rd Floor amenities include: *Fitness Centre, Sauna, Games Room, Children's playground, Guest Suites, Private Dining Room, and Media Lounge*
- 5th Floor rooftop terrace with outdoor pool and cabanas



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Erin Square: Building Features

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Erin Square: Suite Features

- 9 Ft. Smooth Ceiling
- Contemporary-Designed Kitchen Cabinetry
- Under Upper Cabinet Lighting
- Four-Pipe Fan Coil System
- Full Size Stainless Steel Appliances
- Window Covers, Underground Parking & Locker Included

