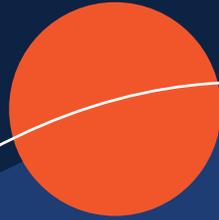


WESTSHORE

AT LONG BRANCH



INVESTOR BROCHURE

WHY INVEST IN THE GTA?



1.5 million
Immigrants set to arrive in Canada by 2025
(Immigration.ca)
Canada aims to welcome 485,000 new permanent residents in 2024, 500,000 in 2025 and plateau at 500,000 in 2026.



Fastest Growing
Region in Ontario (Ontario.ca)



+43%
Population Growth by 2046
(to over 10 Million, from 7 Million in 2023)



+3.1%
Job Growth Q3 YoY
(Ontario.ca)



+7%
Condo Price Growth in Etobicoke
(Q3 YoY)

- 1 Why Invest in the GTA?
- 2 Immigration Enhancing Canada's Economy
- 3 GTA attracting new immigrants
- 4 GTA Q3 Sales
- 5 GTA Rental Market
- 6 The Pearson Economic Zone
- 8 Why Westshore?
- 10 Connected Living
- 12 Your Amenities
- 14 The Details
- 16 The Vision is Here
- 18 The Heights
- 20 Minto Communities

IMMIGRATION ENHANCING CANADA'S ECONOMY

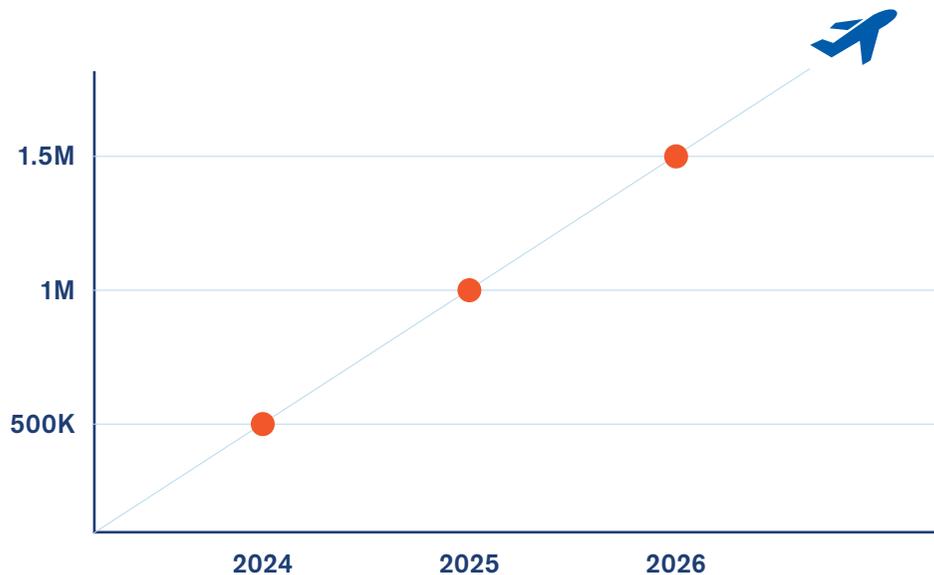
Canada is set to welcome nearly 1.5 million Immigrants by 2025¹



485,000
IN 2024

500,000
IN 2025

500,000
IN 2026



GTA ATTRACTING NEW IMMIGRANTS

A Large Portion of Future Immigrants will Reside in the GTA²



80% of New Immigrants
FROM 2003 - 2023 SETTLED IN THE GTA

¹<https://www.canada.ca/en/immigration-refugees-citizenship/news/notices/supplementary-immigration-levels-2024-2026.html>

²Source: <https://www.ontario.ca/document/ontarios-long-term-report-economy/chapter-1-demographic-trends-and-projections#:~:text=This%20chart%20shows%20the%20total,reach%2010.2%20million%20in%202046>

Q3 SALES ALL TRREB AREAS

2017

5,684 UNITS
\$510,206

+24%
PRICE INCREASE

2020

7,072 UNITS
\$633,484

+13%
PRICE INCREASE

2023

4,415 UNITS
\$716,145

Q3 2022 VS Q3 2023 ALL TRREB AREAS

4,177 Units

Q3 2022

+6%
INCREASE
TRREB Condo Market Report

4,415 Units

Q3 2023

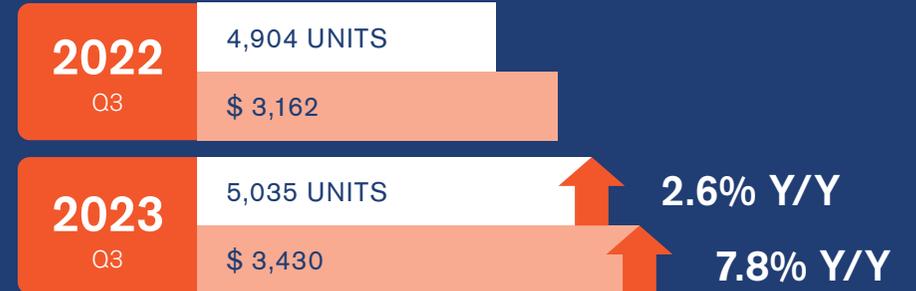
GTA RENTAL MARKET

Average Increase in Condo Rental Prices Y/Y

Average 1-Bedroom Condo



Average 2-Bedroom Condo



14,408 condo rentals in Q3 2023

↑ 7.8%
compared to 13,366 in Q3 2022

5 Year Increase for a 1-Bedroom Rental

↑ 28%
2018: \$2,055 – 2023: \$2,633

THE PEARSON ECONOMIC ZONE

The area around **Pearson International Airport** is Canada's second largest employment zone.

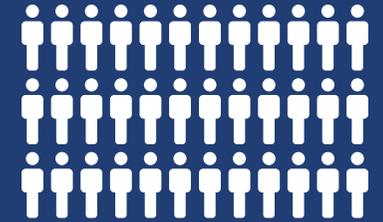
14 min.  from Westshore

The Zone is **6X** the size of Downtown Toronto
161 SQ.KM.



400,000 JOBS

Canada's **second largest employment zone** after downtown Toronto (550K)



In Ontario, The Zone accounts for:

51%

of air transportation jobs

36%

of warehousing and storage jobs

25%

of pharmaceutical and medicine manufacturing jobs



The Zone contributed **\$53.4 billion** to Ontario's economy



1 in 10 large companies in Ontario are located in the Zone



Pearson Airport processes over **45%** of Canada's air cargo



55% of workers in the PEZ are immigrants, relative to 31% across Ontario

In 2021, **\$40.2 billion** worth of exports were moved through Toronto Pearson Airport

(Toronto Board of Trade)

WHY WESTSHORE?

Average Pre Construction PSF



↑ 49%
PSF over 4 years

Condo Resale Price Index

Etobicoke W06 Municipality



Top 3 Rental Sub-markets

Toronto Downtown

\$ 3,380 Average Rent
\$ 4.16/PSF

North York

\$ 2,859 Average Rent
\$ 3.51/PSF

Etobicoke

\$ 2,861 Average Rent
\$ 3.48/PSF

Most Recent Leased Units in Etobicoke

*W06 Municipality

1-Bedroom	\$ 2,644 /Month
2-Bedroom	\$ 3,590 /Month
3-Bedroom	\$ 5,160 /Month

Recent Sold Units at Long Branch

* 1 Bedroom and 2 Bedroom Units are Sold Out for Westshore Phase 1

1-Bedroom

Resale	Westshore (Starting)
\$635,000	\$529,900

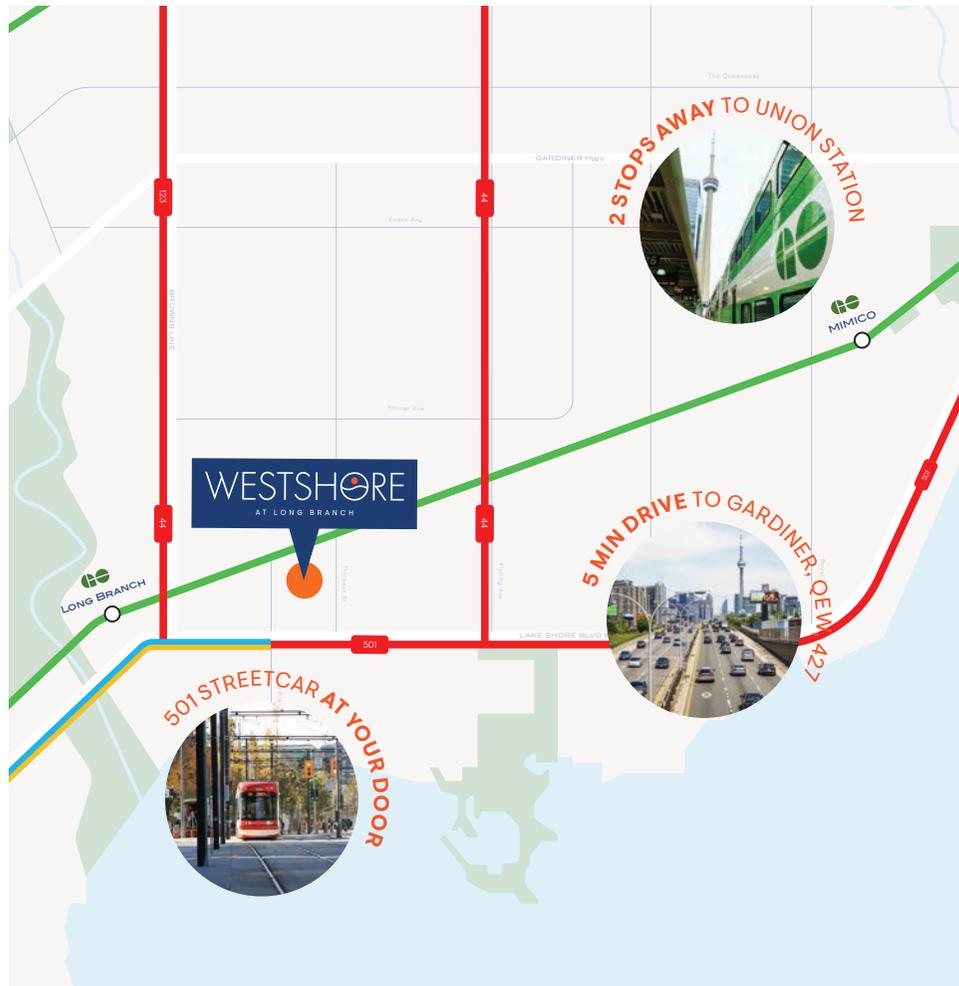
2-Bedroom

Resale	Westshore (Starting)
\$945,000	\$694,900

3-Bedroom

Resale	Westshore (Starting)
\$1,115,000	\$969,900

CONNECTED LIVING



A short trip to
Mississauga.
 Minutes to
 Downtown Toronto.

-  Go train
-  23 bus
-  5 bus
-  123, 44 & 501 Streetcar



5 MIN WALK TO WATERFRONT

- 5 Min Drive**
To Gardiner, QEW & 427
- 2 Stops**
To Union Station
- 501 Streetcar**
At Your Door
- CF Sherway Mall**
Under 10 Min Drive
- 2 Stops**
To Union Station



WESTSHORE
AT LONG BRANCH

● PARKS

1. Marie Curtis Park
2. Colonel Samuel Smith Park
3. Long Branch Park
4. Birch Park
5. Syd Cole Park
6. Rotary Peace Park
7. Cliff Lumsdon Park
8. Humber Bay Park East
9. Lakefront Promenade Park

● ENTERTAINMENT

10. Oceah Oceah
11. Mississauga Sailing Club
12. Marie Curtis Park East Beach
13. Lakefront Promenade Marina
14. TorontoSail.ca
15. Jaja Spa

● EDUCATION

16. Humber College
17. Lakeshore Collegiate Institute
18. The Holy Trinity Catholic School
19. Seventh Street Junior School
20. Vincent Massey Academy

● DINING

21. Pulcinella Ristorante
22. Terminal 3 Coffee Roasters
23. Woody's Burgers Bar & Grill
24. Starbucks
25. Black Goat Cafe
26. 850 Degrees Pizzeria
27. Kettleman's Bagel
28. Thai Barn Na
29. Egglicious

● SHOPPING

30. CF Sherway Gardens
31. Costco Wholesale
32. Dixie Outlet Mall
33. Alderwood Plaza
34. IKEA Etobicoke
35. Farm Boy
36. Shoppers Drug Mart
37. Paris Calling
38. Funny Bones
39. PoochyKat
40. Joan's Blooming Place

**YOUR
AMENITIES**

WESTSHORE

AT LONG BRANCH



THE DETAILS

- Located at Lake Shore Blvd. W. and Long Branch Ave.
- Phase 1: Hybrid Stacked Townhomes 3 Block Release
- 150 Units
- Units Range from 472 - 1,282 Square Feet
- Product Types:
 - The Garden Towns
 - The Flats
 - The Sky Towns





THE VISION IS HERE

A Minto community at the centre of
Lakeshore's ongoing revitalization.



THE HEIGHTS

A new, innovative design. The first of its kind.

The Heights, multi-unit Hybrid Stacked Townhomes, offer exceptional contemporary living with a variety of product options to choose from, including The Sky Towns, 2-storey upper units and rooftop terrace; The Flats, 1-storey balcony units; and The Garden Towns, 2-storey ground-level units with garden patio. These spacious homes range from 472-1,282 square feet and feature 1-3 bedrooms, making them suitable for any lifestyle. You'll love the convenience of our underground parking garage and elevator, and the welcoming sense of community created by our common corridor.

New **Urban Towns**. A **Hybrid Platform**.

THE FLATS

1-Storey Bungalow
with Terrace

THE SKY TOWNS

2-Storey Townhome
with Rooftop Terrace



EXTENDED DEPOSIT STRUCTURE

5% IN 2023 • 5% IN 2024 • 2.5% IN 2025

\$5,000 on signing

Balance to 5% in 30 days

2.5% in 120 days

2.5% in 180 days

2.5% in 540 days

2.5% Occupancy

TOTAL : 15%

A TRUSTED BUILDER.

For over 65 years, Minto Communities has been building new homes, master-planned communities and condominiums, one home and one relationship at a time. When you choose a Minto Communities home, you're choosing more than just a home builder — you're choosing a trusted partner to help you along every step of your home buying journey. From thoughtfully designed and sustainable spaces and vibrant communities, to award-winning quality service and construction, we strive for greatness in everything we build.

MASTER-PLANNED COMMUNITIES

We understand what families need for their overall happiness and well-being. Details like social connections, outdoor enjoyment and easy access to amenities, schools and transit. That's why we build every Minto Communities home with the surrounding neighbourhood in mind.

SUSTAINABLE LIVING

We believe our success is measured by the health and vibrancy of the lives we touch and the environments we create. From green building to community building, from quality living to responsible investing, our commitment to people — and the planet — is a vital part of what we do.



INNOVATION

We never stop exploring new and innovative ways to help you live better. Our feature-rich Smart Home Package is the perfect example, putting control at your fingertips. Available in applicable communities, this technology has been carefully designed to help streamline your life with the click of a button.

INSPIRING PLACES TO LIVE

We design our homes to fit your lifestyle. That's why we constantly evolve our designs to meet the ever-changing trends, styles and needs of today while at the same time carefully integrating homeowner feedback.



THE GTA'S MOST TRUSTED INVESTMENT

It's been proven for over **65 years** and more than **100,000 homes**:

Minto understands its buyers.

- Putting homeowners first.
- Quality craftsmanship, prime location, sustainable features, Smart technology.

100K+
HOMES BUILT



minto
Communities