

M CITY 6 CONDOMINIUMS

EXCLUSIVE PRICE LIST*

| MODEL | BED TYPE | APPROX SIZE | VIEW | BATHROOM | EXTERIOR* | FLOORS | VIP PRICE STARTING FROM* |
|--------|----------|-------------|------|----------|-----------|--------|--------------------------|
| B-446 | 1B+M | 446 | E | 1 | 105* | 39 | \$608,900 |
| B-479 | 1B+M | 479 | N | 1 | 112* | 9 | \$610,900 |
| C-493 | 1B+D | 493 | N | 1 | 39* | 22 | \$633,900 |
| C-494 | 1B+D | 494 | NE | 1 | 62* | 11 | \$642,900 |
| C-538 | 1B+F | 538 | W | 1 | 115* | 9 | \$670,900 |
| C-571 | 1B+F | 571 | W | 1.5 | 106* | 12 | \$689,900 |
| C-562 | 1B+F | 562 | W | 1.5 | 114* | 34 | \$701,900 |
| C1-587 | 1B+F | 587 | E | 1.5 | 83* | 28 | \$705,900 |
| E1-628 | 2B+D | 628 | S | 2 | 113* | 8 | \$824,900 |
| E2-628 | 2B+D | 628 | S | 2 | 105* | 8 | \$824,900 |
| D-675 | 2B+M | 675 | E | 2 | 114* | 37 | \$845,900 |
| D-693 | 2B | 693 | NW | 2 | 172* | 8 | \$850,900 |
| D2-684 | 2B | 684 | SE | 2 | 275* | 8 | \$855,900 |
| E-741 | 2B+F | 741 | E | 2 | 90* | 37 | \$879,900 |
| D1-725 | 2B+M | 725 | SW | 2 | 273* | 8 | \$880,900 |
| D2-725 | 2B+M | 725 | SW | 2 | 271* | 30 | \$902,900 |

Please speak to a Sales Representative for more details*

ALL CHEQUES TO BE MADE PAYABLE TO: Harris Sheaffer LLP In Trust

EXTENDED DEPOSIT
STRUCTURE

\$10,000 bank draft on signing
Balance of 5% in 30 days
2.5% in 180 days
2.5% in 395 days
2.5% in 760 days
2.5% in 1125 days
5% on occupancy

CANADIAN NON-RESIDENT
DEPOSIT STRUCTURE

\$10,000 bank draft on signing
Balance of 5% in 30 days
5% in 180 days
5% in 300 days
5% in 395 days
5% in 760 days
5% in 1125 days
5% on occupancy

PARKING

\$60,000

Parking currently available for units 479 sqft and larger.
All other units will be waitlisted

EV PARKING

\$70,000

MAINTENANCE FEE
TOWER: Approx. \$0.69 per square foot

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

LOCKER

\$7,000

Lockers currently available for 2B and larger.
All other units will be waitlisted

PARKING MAINTENANCE

\$49.95/month

OCCUPANCY COMMENCING

Early 2029

LOCKER MAINTENANCE

\$22.95/month

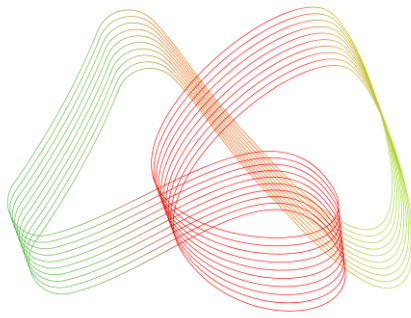
SUITE FEATURES

M6 will feature an array of stunning interior finishes including pre-finished 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 with 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

A fusion of free-flowing curves and dramatic angles that converge in spectacular fashion. M6 is a 57-storey metal and glass tower with 6-storey podium designed by Hariri Pontarini. Interiors designed by Cecconi Simone Inc. Six elevators for residents’ convenience. A luxurious lobby with 24hr. concierge. Residents and their guests can enjoy M6’s amenities such as outdoor pool and hot tub with sun deck. Outdoor dining areas with BBQs and Outdoor TV lounge. Experience shower and steam rooms and saunas. Fitness centre, virtual fitness studio, spin studio and yoga studio. Multipurpose sports court for basketball, pickleball and badminton. Putting green and bocce courts. Dining Room and Event Space. Piano lounge, theatre room, TV lounge and games room. Shared workspace. Outdoor kids’ play area with splashpad, and kids’ play area and craft room.

* 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. November 21, 2023. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.



M CITY 6 CONDOMINIUMS

CLIENT INCENTIVES

LIMITED TIME OFFER

Free Assignment

Plus legal fees, admin fees & HST*

(Value of \$10,000)

Free Right to Lease During Interim Occupancy

Plus legal fees, admin fees & HST*

(Value of \$5,000)

Capped Development Charges and Levies

1B+F and Smaller - ~~\$18,000~~ \$16,500

2B and Larger - ~~\$20,000~~ \$18,500

EXTENDED DEPOSIT STRUCTURE

\$10,000 Bank Draft on Signing

Balance of 5% in 30 days

2.5% in 180 days

2.5% in 395 days

2.5% in 760 days

2.5% in 1125 days

5% on occupancy

Parking

~~\$70,000~~ \$60,000

Please speak to Sales Representative for more details.

EV Parking

~~\$80,000~~ \$70,000

Available for a limited time. Restrictions apply afterwards.

Locker

~~\$8,000~~ \$7,000

Lockers currently available for 2B and larger. All other units will be waitlisted.

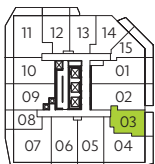
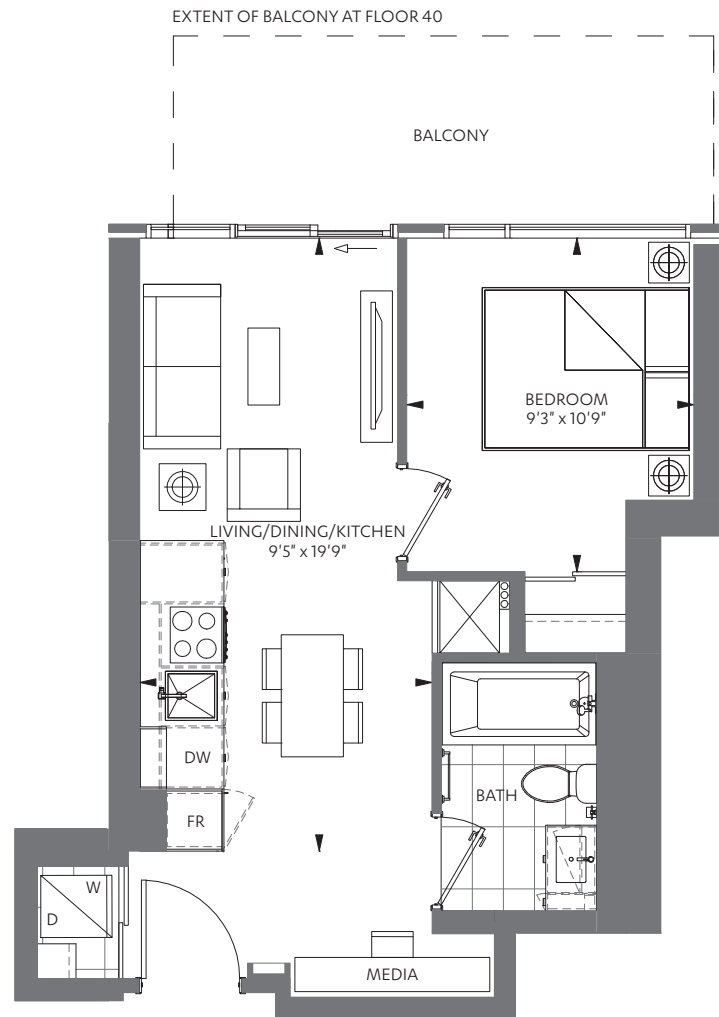
* Some restrictions may apply. Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice. **Rogers Smart Community and Bulk Internet Service monthly fees apply and are included in the common element budget. Refer to Condominium 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. November 21, 2023. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

1 BED + MEDIA + 1 BATH

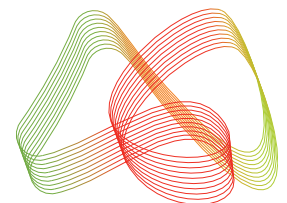
B-446

INTERIOR: 446 SF
EXTERIOR: 104 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.



FLOOR 40



M CITY 6 CONDOMINIUMS

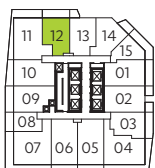
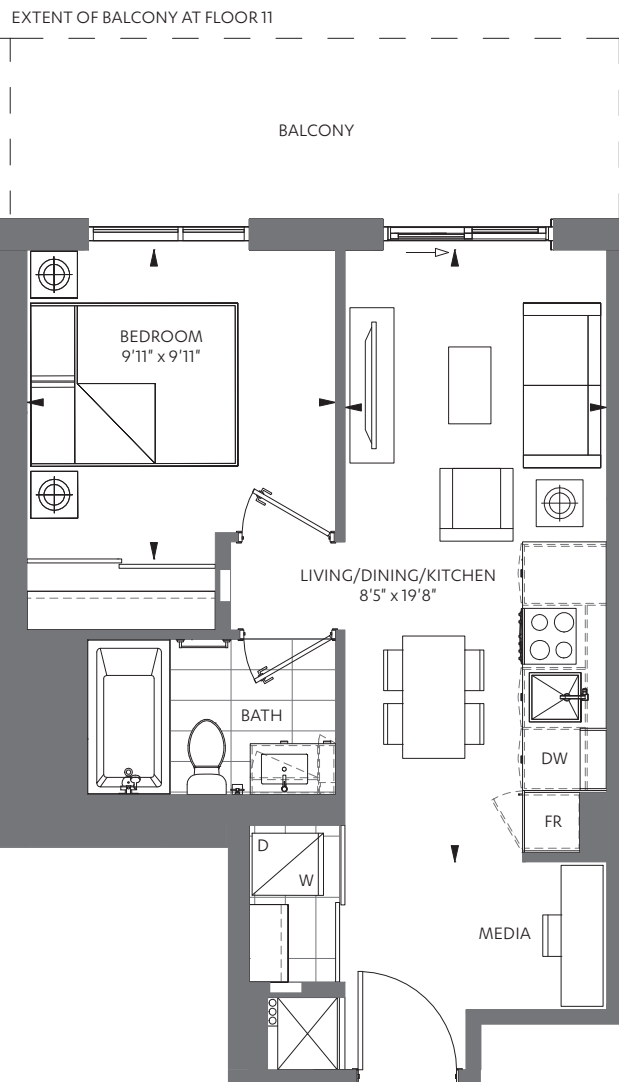
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being 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. September, 2023

1 BED + MEDIA + 1 BATH

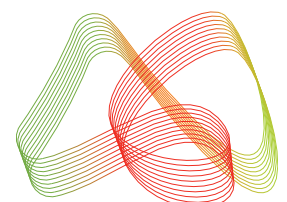
B-479

INTERIOR: 479 SF
EXTERIOR: 116 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.



FLOOR 11



M CITY 6 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. September, 2023

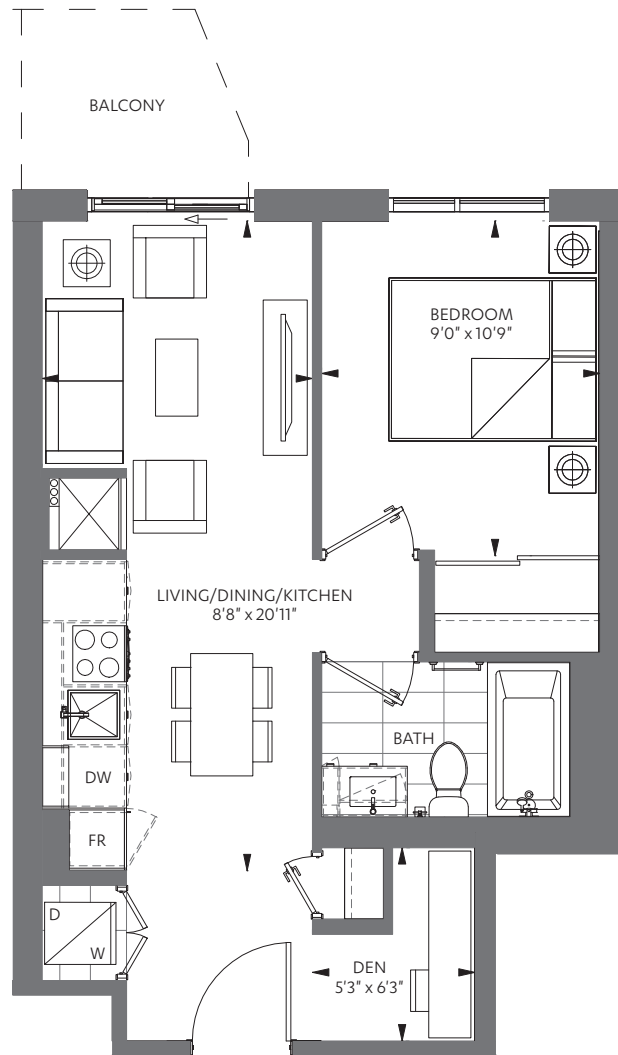


1 BED + DEN + 1 BATH

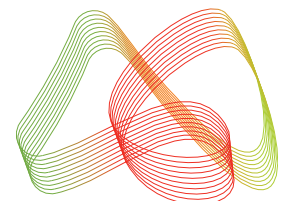
G-493

INTERIOR: 493 SF
EXTERIOR: 39 SF

BALCONY AT FLOOR 11 (NO BALCONY AT UNITS 813 & 913)



FLOOR 11



M CITY 6 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. September, 2023

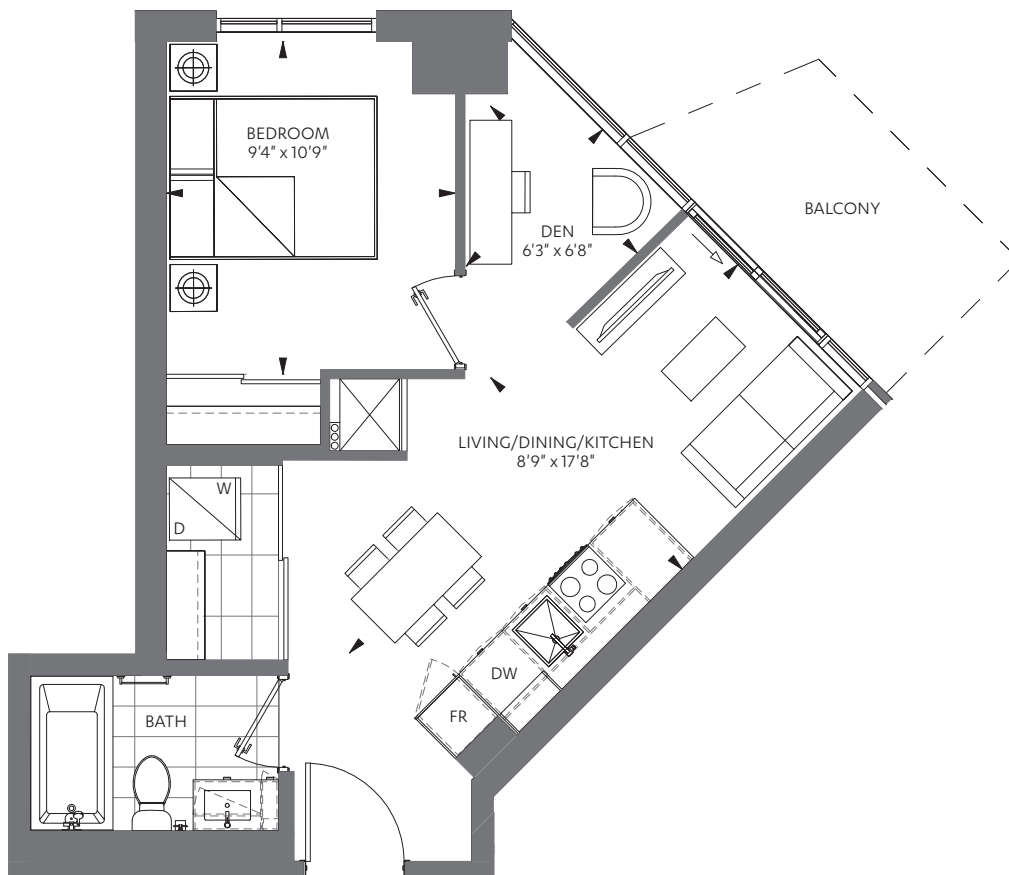
1 BED + DEN + 1 BATH

E-494

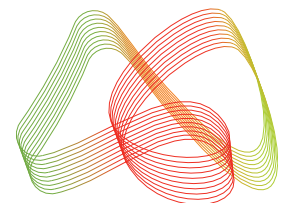
INTERIOR: 494 SF
EXTERIOR: 62 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.

BALCONY AT FLOOR 11



FLOOR 11



M CITY 6 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. September, 2023

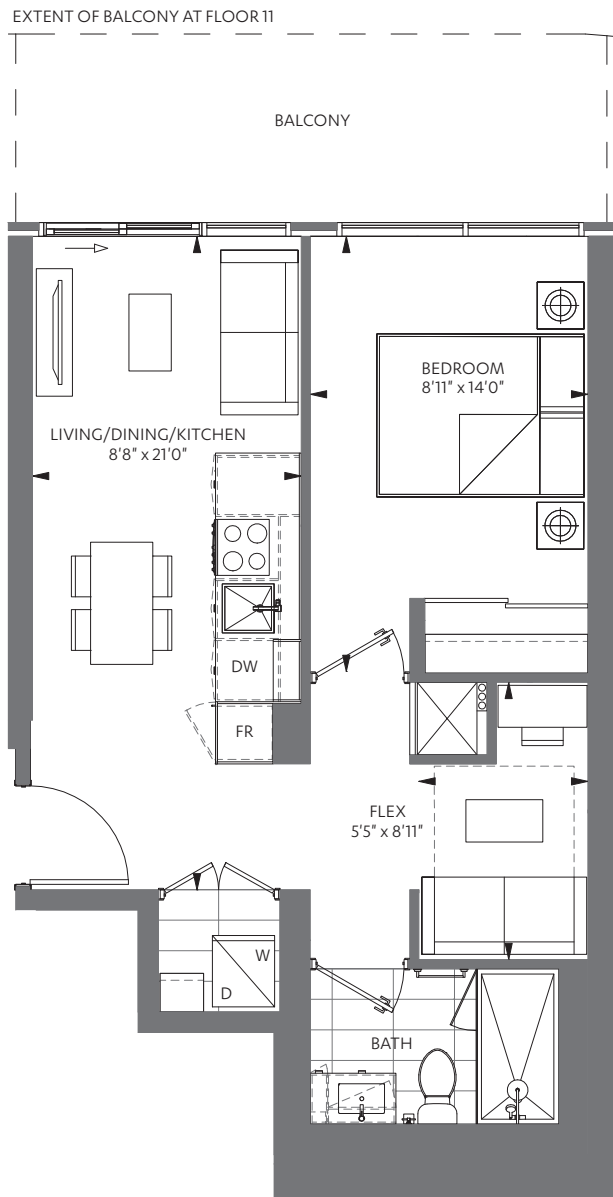


1 BED + FLEX + 1 BATH

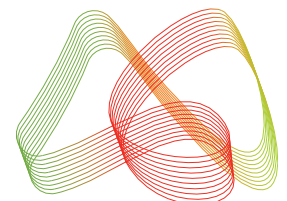
G-538

INTERIOR: 538 SF
EXTERIOR: 114 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.



FLOOR 11



M CITY 6 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. September, 2023

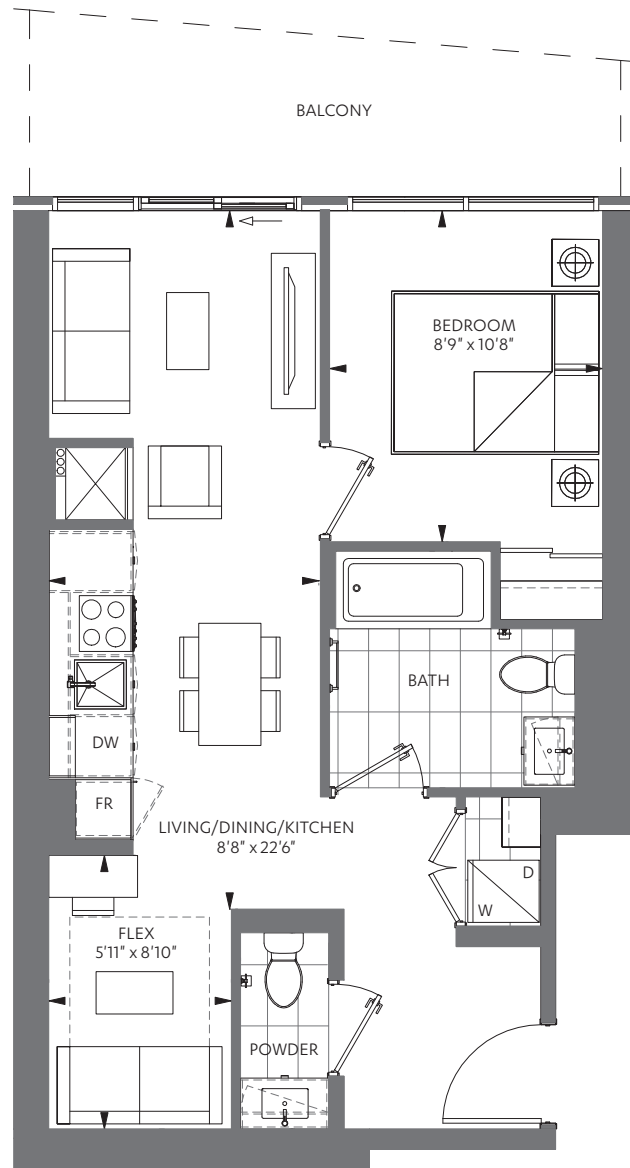
1 BED + FLEX + 1.5 BATH (BF)

G-571

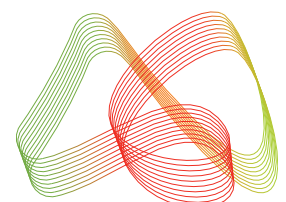
INTERIOR: 571 SF
EXTERIOR: 102 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.

EXTENT OF BALCONY AT FLOOR 11



FLOOR 11



M CITY 6 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. September, 2023

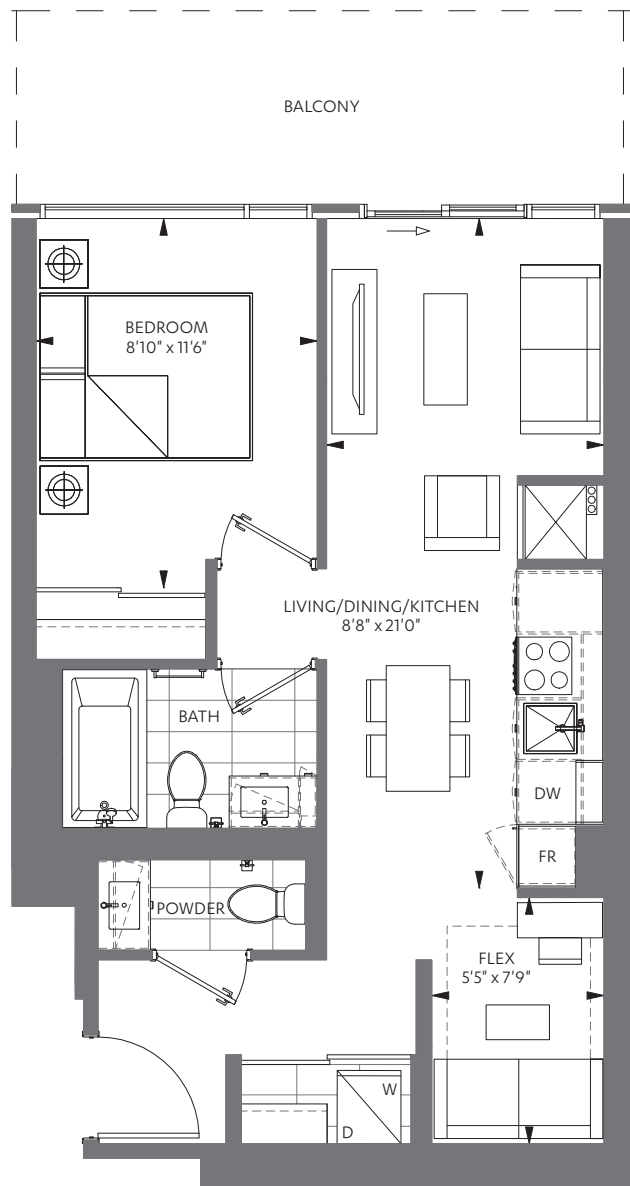


1 BED + FLEX + 1.5 BATH

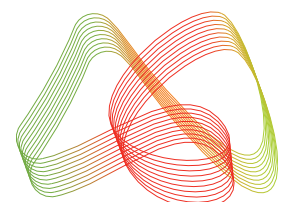
G562

INTERIOR: 562 SF
EXTERIOR: 115 SF

EXTENT OF BALCONY AT FLOOR 11



FLOOR 11



M CITY 6 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. September, 2023

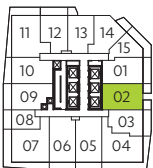
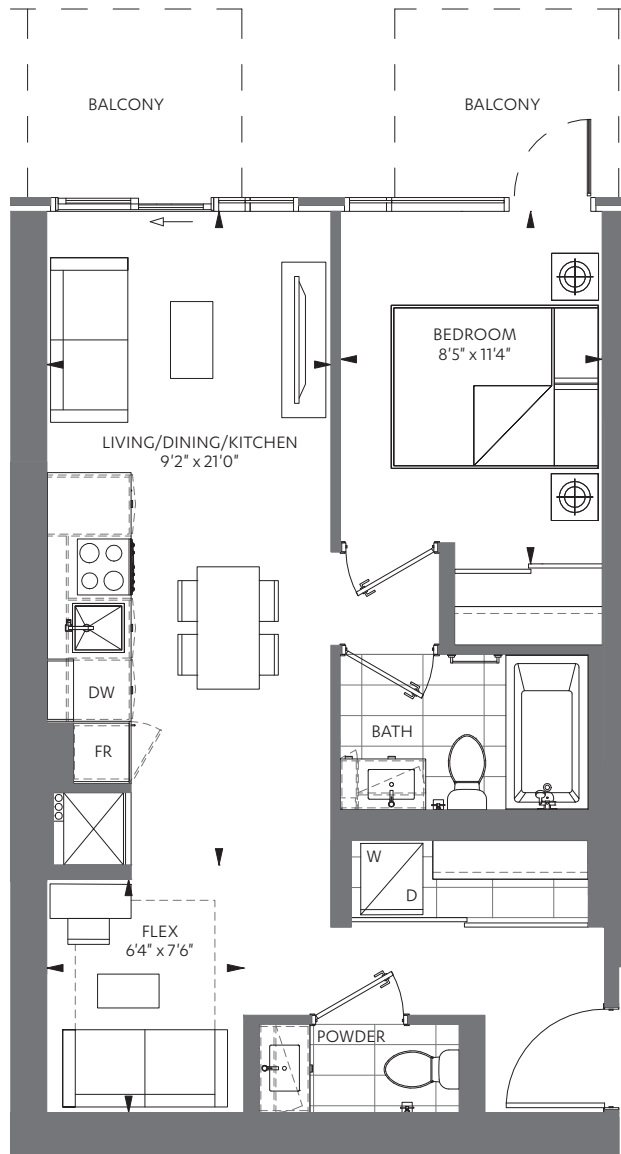
1 BED + FLEX + 1.5 BATH

C2-587

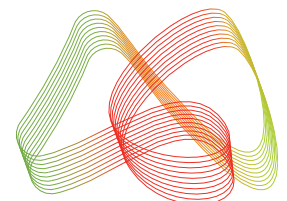
INTERIOR: 587 SF
EXTERIOR: 83 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.

EXTENT OF BALCONY AT FLOOR 11



FLOOR 11



M CITY 6 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. September, 2023

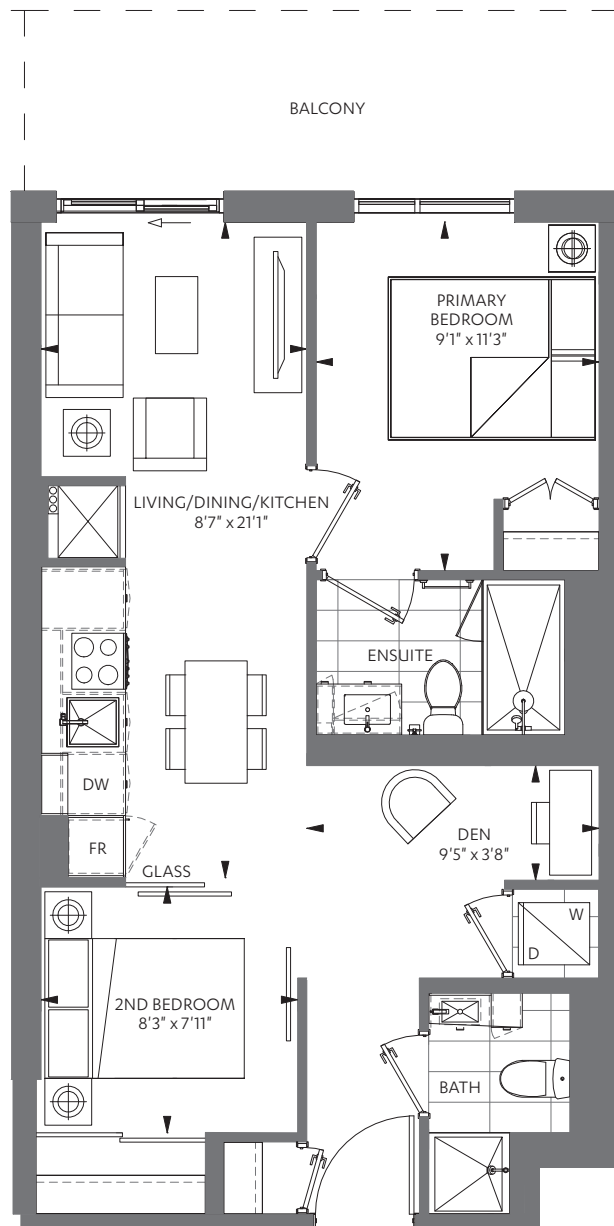
2 BED + DEN + 2 BATH

E1-628

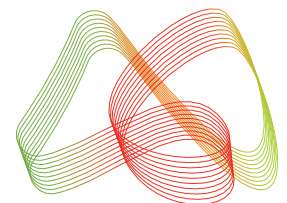
INTERIOR: 628 SF

EXTERIOR: 112 SF

EXTENT OF BALCONY AT FLOOR 11



FLOOR 11



M CITY 6 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. September, 2023

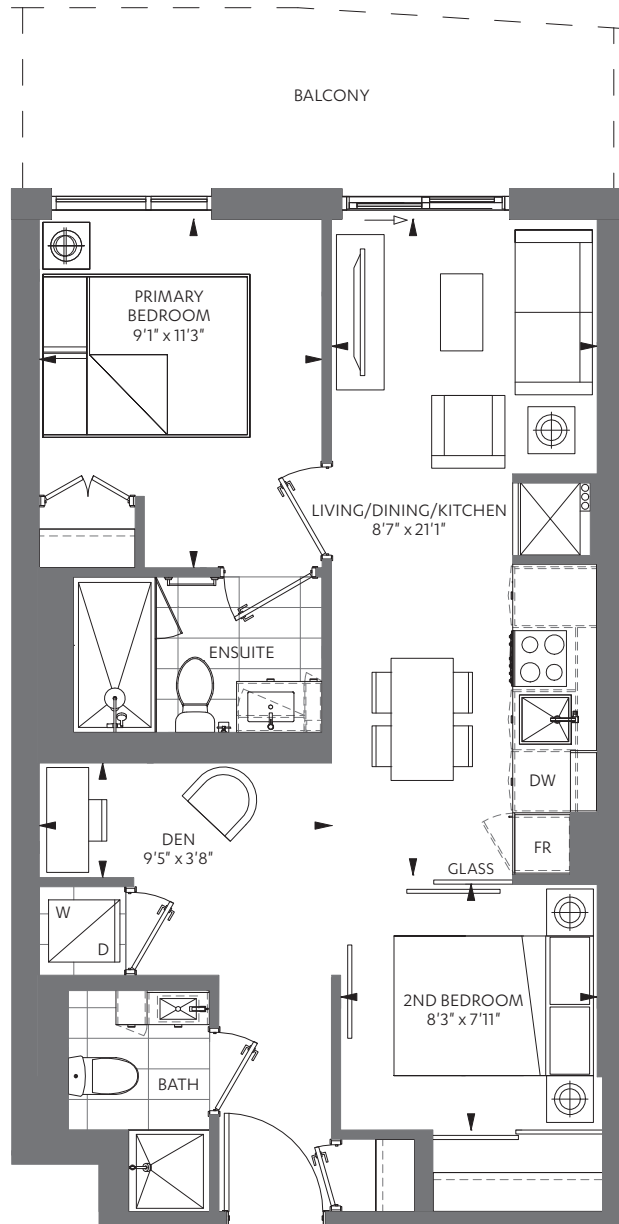
2 BED + DEN + 2 BATH

E2-628

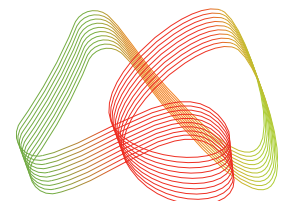
INTERIOR: 628 SF
EXTERIOR: 109 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.

EXTENT OF BALCONY AT FLOOR 11



FLOOR 11



M CITY 6 CONDOMINIUMS

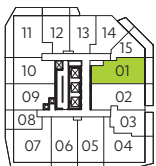
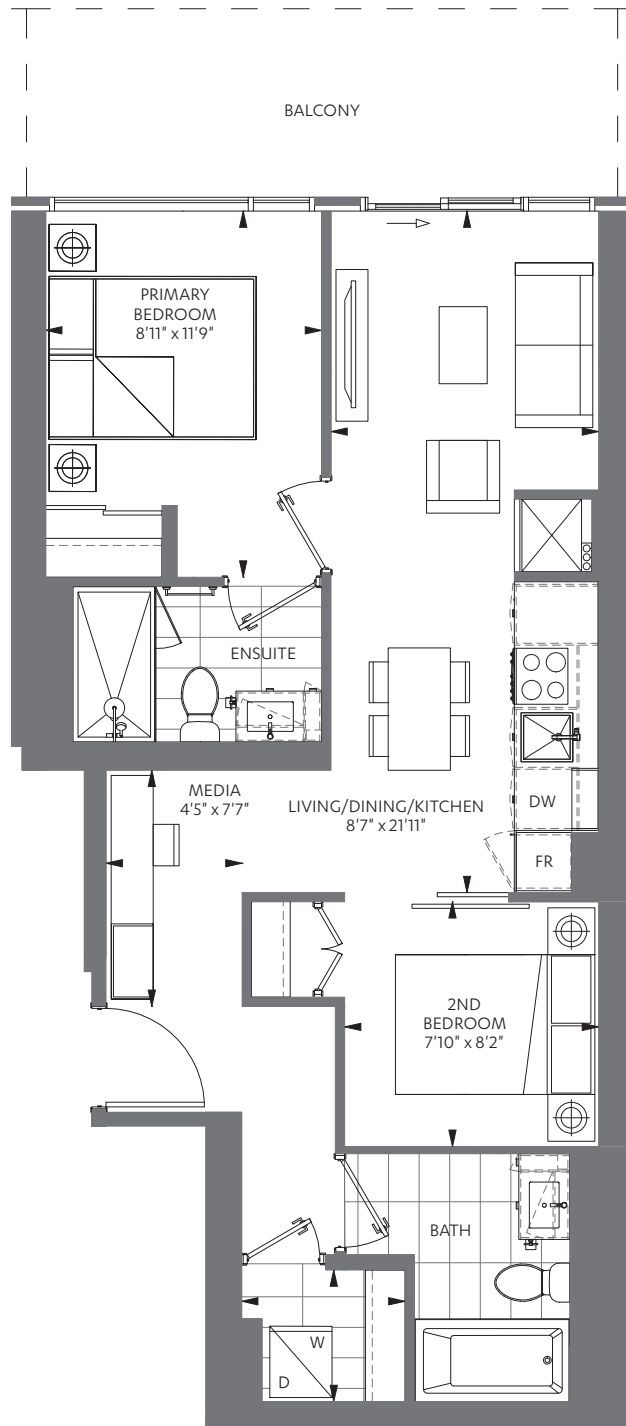
The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being 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. September, 2023

2 BED + MEDIA + 2 BATH

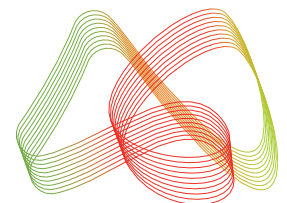
D-675

INTERIOR: 675 SF
EXTERIOR: 114 SF

EXTENT OF BALCONY AT FLOOR 40



FLOOR 40



M CITY 6 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. September, 2023

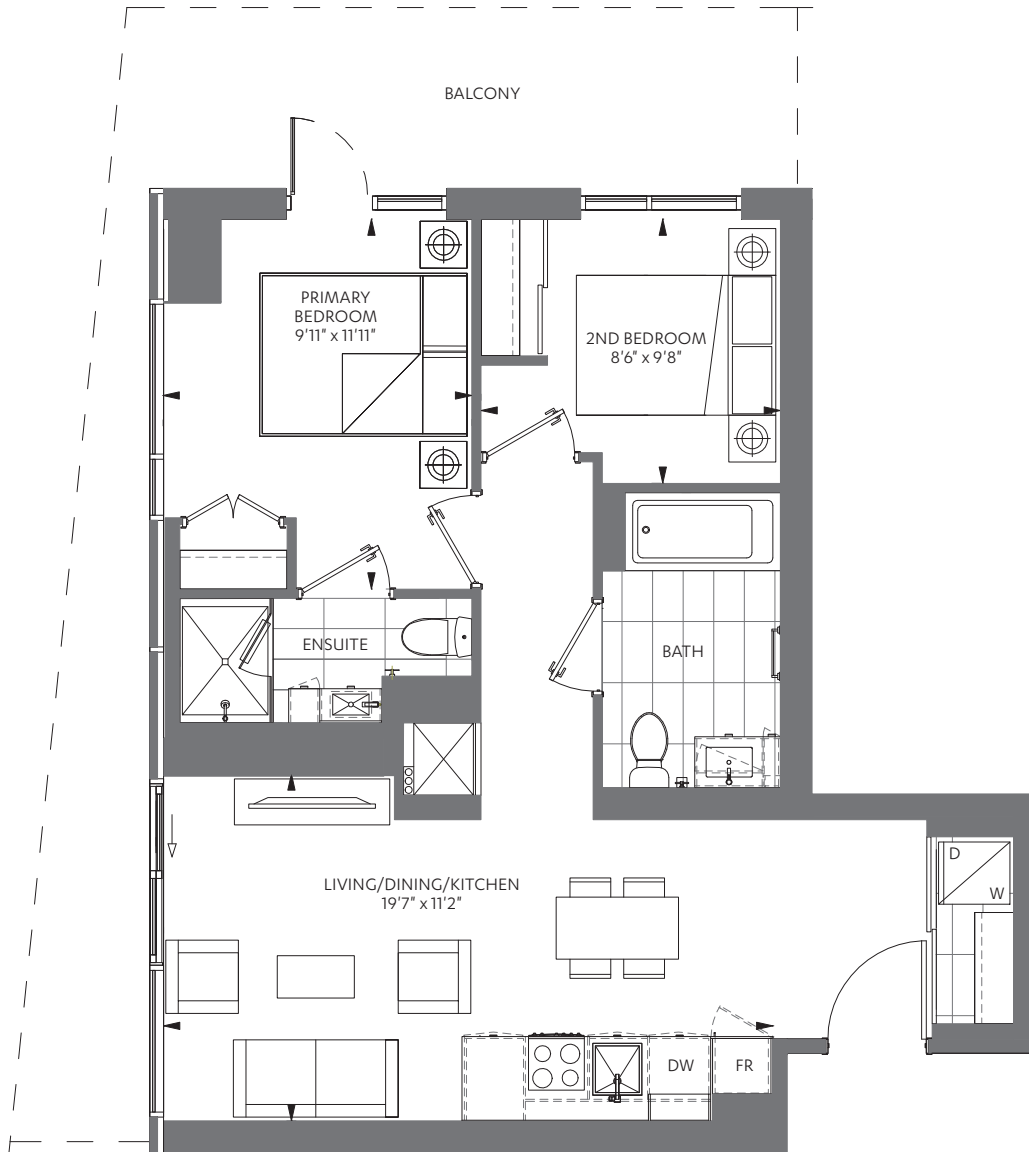
2 BED + 2 BATH (BF)

D-693

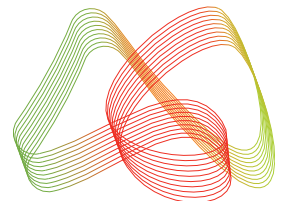
INTERIOR: 693 SF
EXTERIOR: 215 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.

EXTENT OF BALCONY AT FLOOR 11



FLOOR 11



M CITY 6 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. September, 2023

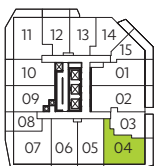
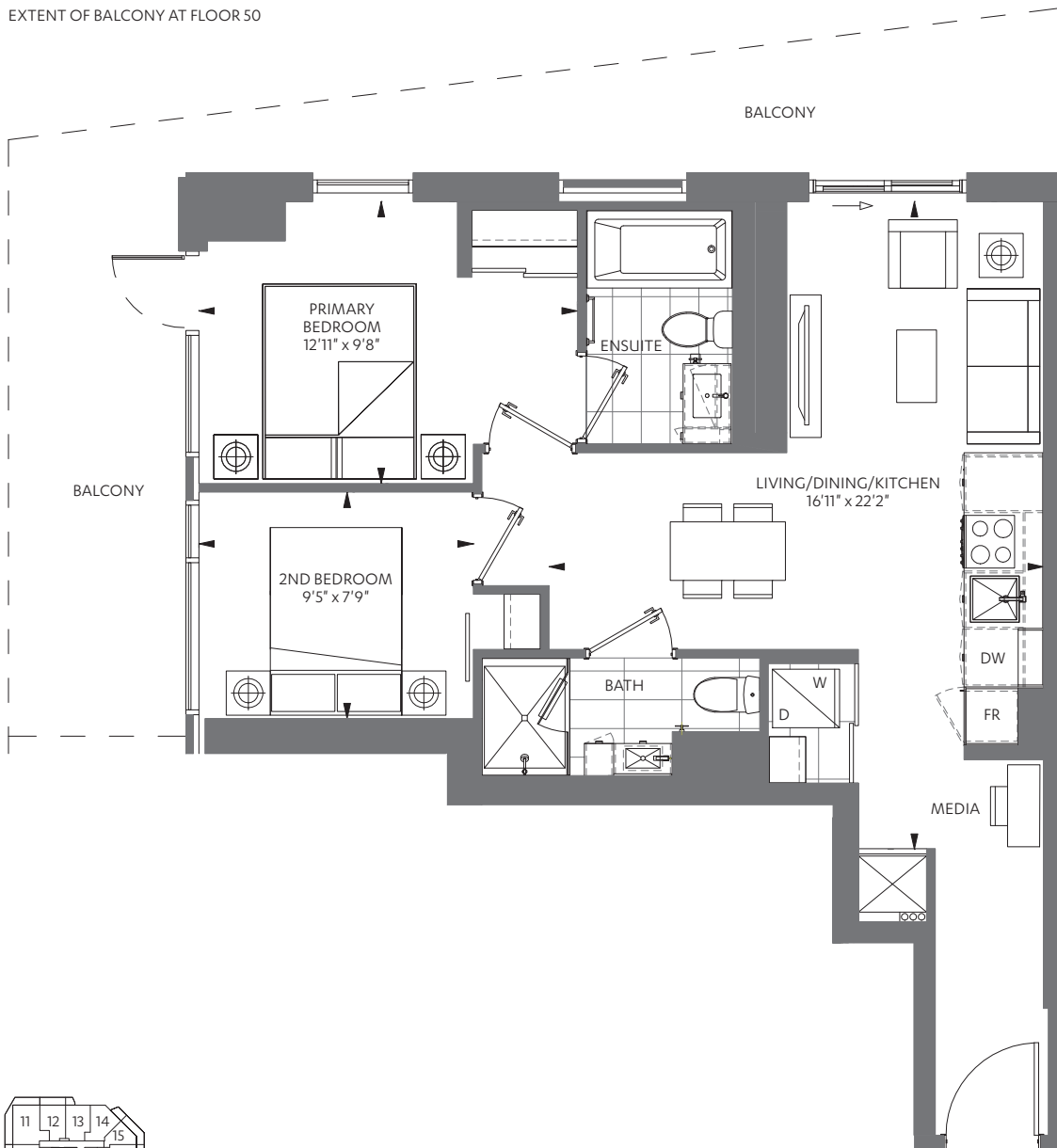
2 BED + MEDIA + 2 BATH

D2-684

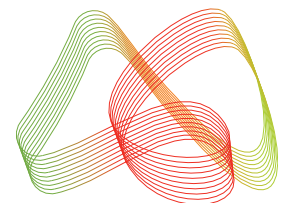
INTERIOR: 684 SF
EXTERIOR: 236 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.

EXTENT OF BALCONY AT FLOOR 50



FLOOR 50



M CITY 6 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. September, 2023

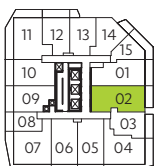
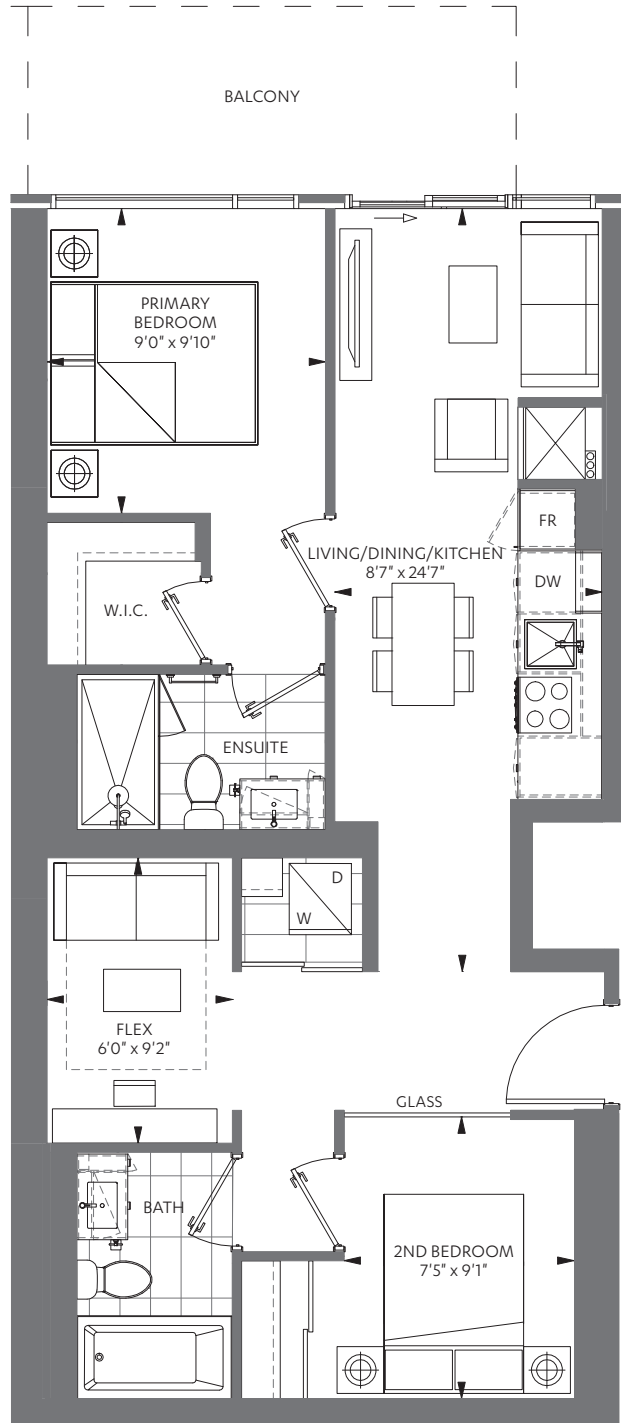
2 BED + FLEX + 2 BATH

E-741

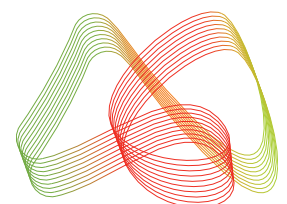
INTERIOR: 741 SF
EXTERIOR: 94 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.

EXTENT OF BALCONY AT FLOOR 40



FLOOR 40



M CITY 6 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. September, 2023

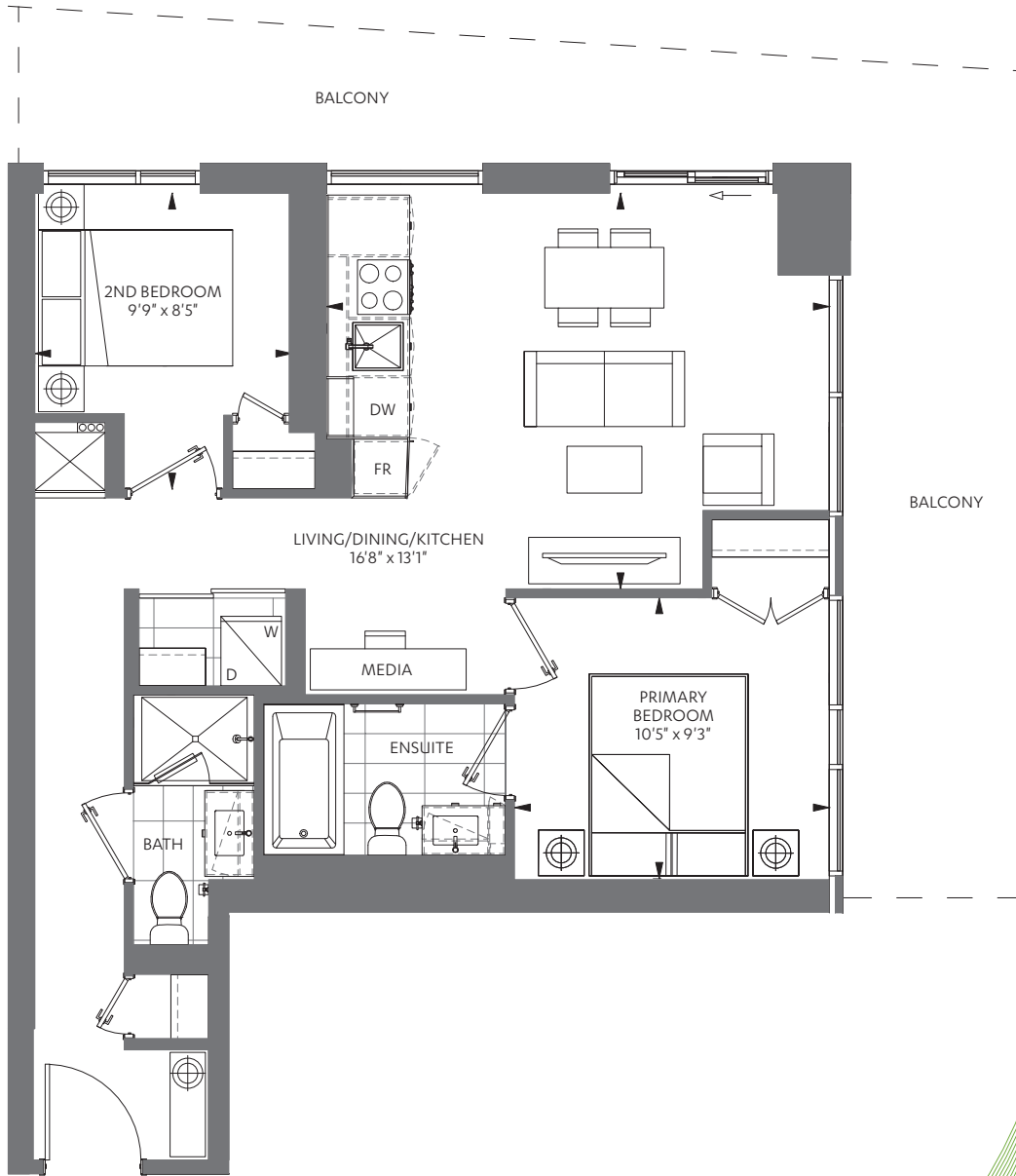
2 BED + MEDIA + 2 BATH

D1-725

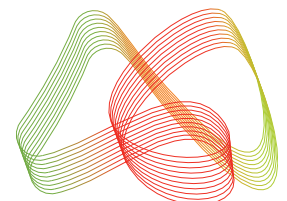
INTERIOR: 725 SF
EXTERIOR: 285 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.

EXTENT OF BALCONY AT FLOOR 11



FLOOR 11



M CITY 6 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. September, 2023

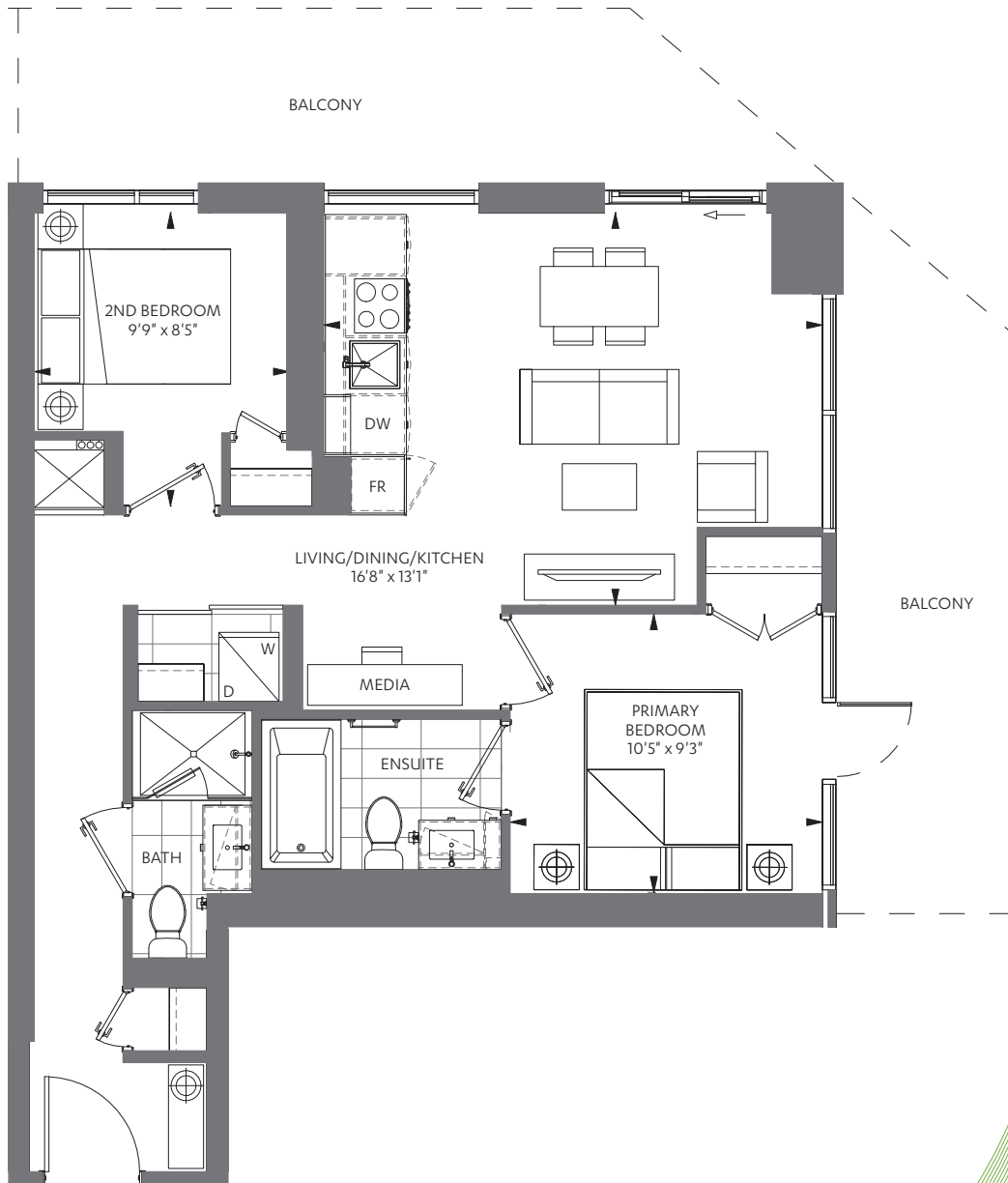
2 BED + MEDIA + 2 BATH

D2-725

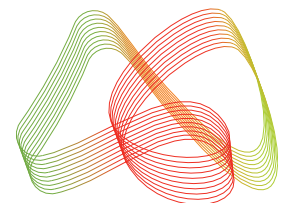
INTERIOR: 725 SF
EXTERIOR: 271 SF*

*Balcony square footage and layout correspond to this floor only. To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.

EXTENT OF BALCONY AT FLOOR 30



FLOOR 30



M CITY 6 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. September, 2023