

EXCLUSIVE INCENTIVE PROGRAM*

LIMITED TIME OFFER
WEDNESDAY, MARCH 31, 2021

FOR YOUR CLIENT

EXTENDED DEPOSIT STRUCTURE

\$5,000 with APS
Balance to 5% in 30 days
5% in 240 days
5% in 470 days
5% on Occupancy

Plus

ONE YEAR FREE MAINTENANCE*

Excluding metered utilities and Rogers Ignite and Smart Community Package

Plus

FREE ASSIGNMENT

(Legal Fees & HST to be paid)*

Plus

FREE LOCKER – First 200 Sales Only!*

(Value of \$5000)

Plus

RIGHT TO LEASE DURING OCCUPANCY*

Plus

CAPPED DEVELOPMENT CHARGES

\$12,000 for 1B and 1B+D
\$15,000 for 2B and up

Plus

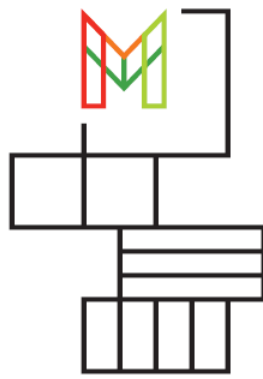
ROGERS Ignite Gigabit Internet and ROGERS Smart Community Package**

(Exclusive rate of only \$55+ HST/month)

Unlimited internet usage; download speeds of up to 1.5 Gbps; Gigabit Wi-Fi modem rental included.**

Rogers Smart Community powered by the 1Valet app includes integration with smart door lock on suite entry door, smart thermostat, and an enhanced smart ecosystem throughout the building with smartphone-based building automation features.

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M CITY FOUR
CONDOMINIUMS

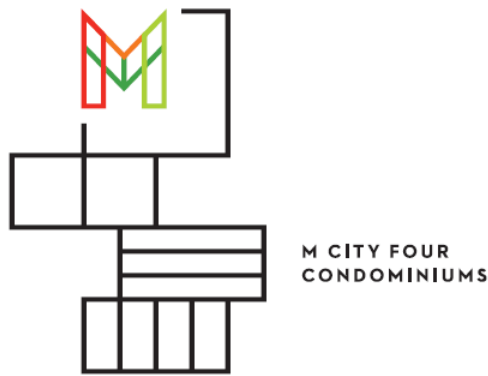
EXCLUSIVE V.I.P. PRICE LIST LIMITED TIME OFFER

MODEL	EXPOSURE	BED TYPE	APPROX. SUITE SIZE (SQ. FT.)	STARTING FLOOR	VIP PRICE
Mendoza	E	1B	473	10	\$459,400
Mississauga	N	1B	483	10	\$469,400
Maricopa	E	1B	473	49	\$478,900
Mumbai	N	1B	476	18	\$488,400
Montreal	S	1B	420	10	\$496,400
Manila	S	1B	428	10	\$506,400
Miami	N	1B+F	499	10	\$554,400
Mesa	S	1B+F	488	10	\$569,400
Milan	W	1B+F	573	49	\$633,900
Madison	E	1B+F	599	10	\$639,400
Manchester	S	1B+F	561	49	\$653,900
Modesto	E	1B+F	605	49	\$658,900
Memphis	W	1B+F	678	10	\$659,400
Macao	NE	2B+M	667	10	\$694,400
Moscow	NW	2B+M	649	18	\$708,400
Malmo	NW	2B+M	657	10	\$709,400
Munich	SE	2B+M	690	10	\$722,400
Moncton	SW	2B+M	659	10	\$729,400
Milton	SE	2B+M	659	49	\$733,900
Melbourne	SE	2B+M	720	10	\$743,400
Mojave	NW	2B+M	733	49	\$763,900
Madrid	NW	2B+M	731	10	\$783,400
Marseilles	SE	3B+M	870	49	\$886,900
Marrakesh	NW	3B+M	889	58	\$927,400
Maracay	NW	3B+M	935	49	\$970,900

***\$500.00 Floor premiums apply.**

*Subject to availability. View premiums apply. Please speak to sales representative for details.

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M CITY FOUR
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EXCLUSIVE V.I.P. PRICE LIST LIMITED TIME OFFER

<p><u>EXTENDED DEPOSIT STRUCTURE</u></p> <p>Limited Time Only \$5,000 on Signing Balance of 5 % in 30 days 5% in 240 days 5% in 470 days 5% on Occupancy</p> <p>OCCUPANCY COMMENCING January 25, 2027</p>	<p><u>INTERNATIONAL DEPOSIT STRUCTURE</u></p> <p>Limited Time Only \$5,000 on Signing Balance of 10% in 30 days 10% in 90 days 10% in 370 days 5% on occupancy</p> <p>TAXES Estimated at approximately 1% of Purchase Price</p> <p><i>Prices Include H.S.T.</i></p>	<p>MAINTENANCE Approximately \$0.61 per sq. ft. (Excluding utilities, Rogers Bulk Internet and Rogers Smart Community package)</p> <p>PARKING \$50,000 Suites under 476 sq. ft. will be waitlisted</p> <p>PARKING MAINTENANCE FEE \$49.95/month</p> <p>LOCKER Free Locker* (First 200 sales only) Value of \$5,000 Available as long as quantities last</p> <p>LOCKER MAINTENANCE FEE \$22.95/month</p>
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SUITE FEATURES

M4 will feature an array of stunning interior finishes including custom-designed kitchens by Cecconi Simone with quartz countertop and tile backsplash, 24" integrated fridge, 24" integrated dishwasher and 24" stainless steel slide in-range and stainless steel microwave, smart door lock and smart thermostat integrated with Rogers Smart Community**, vinyl flooring in all living areas & bedrooms, and floor to ceiling heights of approximately 9' in principal living rooms***

BUILDING FEATURES

A monumental 67 storey metal and glass tower with 8-storey podium designed by award winning Core Architects. Interiors designed by Cecconi Simone Interior Design. Eleven elevators for residents' convenience. A luxurious lobby with 24hr. concierge, shared work area and fireplace lounge. Residents and their guests can enjoy M4's amenities including: the sprawling amenity terrace featuring multiple lounge areas, firepits, BBQs and private dining areas, cabanas, TV's, Bar and hammock; outdoor salt-water pool with poolside seating and sun deck; the "Nakaniwa Garden" open-air courtyard with waterfall and rock garden; fitness center and yoga/dance studio; games and screening room; outdoor kids playground and indoor playroom; party room with dining, prep kitchen and fireplace lounge, and "The Retreat," a tranquil hideaway with architectural bench seating and privacy landscaping.

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