

CONDOMINIUMS_{at}
Square One District





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SQUARE ONE DISTRICT IS MAKING HISTORY

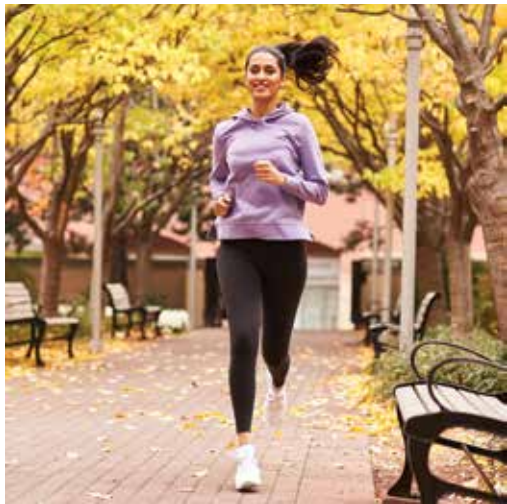
Introducing the Condominiums at Square One District – the first residential residence soaring 45-storeys within the largest and most exciting city expansion in Canada, in the heart of the Mississauga City Centre.

Square One District is a visionary master-planned, mixed-use community that will transform 130-acres around Square One Shopping Centre. Set to become a place where business, life and leisure come together as one, Square One District will include over 18,000 urban residences, a transit mobility hub connected to the future Hurontario LRT and Bus Rapid Transit, retail, dining, recreation, parks, green spaces and a future-forward employment hub. A multi-phase, multi-decade redevelopment, Square One District will be anchored by Square One Shopping Centre, Canada's foremost fashion, lifestyle and entertainment destination, and the largest shopping centre in Ontario.

Your perfect lifestyle awaits!

An aerial perspective of a vibrant urban district. The scene is dominated by several tall, modern skyscrapers with glass and metal facades, some featuring unique architectural details like curved tops or cantilevered sections. In the foreground, a wide, multi-lane street is filled with pedestrians, cars, and bicycles. A large, modern building with a distinctive, angular, glass-and-wood roof structure sits prominently on the left. The street is lined with lush green trees and modern streetlights. In the background, more city buildings are visible under a clear blue sky. The overall atmosphere is one of a thriving, modern city center.

WE'RE THINKING BIG.
THE **SQUARE ONE DISTRICT**
EVOLUTION!



ENJOY THE VIBRANCY OF THE MISSISSAUGA CITY CENTRE

You'll find convenient transit including the GO Transit hub, endless delicious food options, best-in-class retail, community green spaces, and Sheridan College nearby – with even more neighbourhood amenities on the horizon!



STEPS AWAY FROM EVERYTHING YOU'LL EVER NEED

Living at the Condominiums at Square One District puts you in the centre of it all - Square One Shopping Centre, education, parks, shopping, groceries, entertainment, dining and the arts are right at your doorstep, including convenient access to transit, major highways and more.



AMENITIES & EDUCATION

- 1 MISSISSAUGA CIVIC CENTRE
- 2 LIVING ARTS CENTRE
- 3 SHERIDAN COLLEGE
- 4 CENTRAL LIBRARY

SHOPPING & GROCERY

- 1 SQUARE ONE SHOPPING CENTRE
- 2 WHOLE FOODS

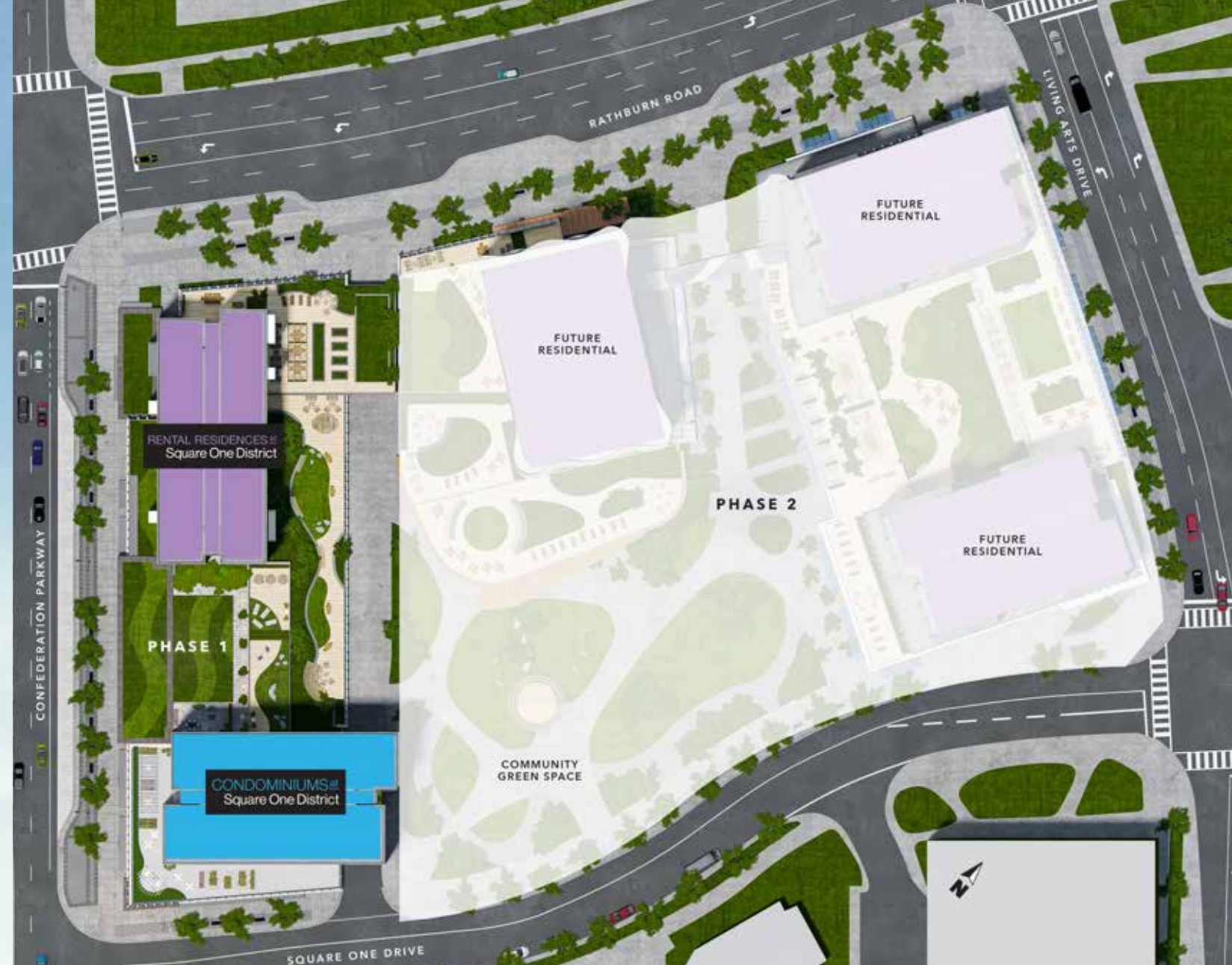
ARTS, ENTERTAINMENT & DINING

- 1 CINEPLEX
- 2 REC ROOM
- 3 THE FOOD DISTRICT

TRANSIT

- 1 GO STATION
- 2 CITY CENTRE TRANSIT TERMINAL & LRT (COMING SOON)





SITE PLAN: A MASTER-PLANNED COMMUNITY WITH A VISION

Bounded by Square One Drive, Confederation Parkway, Rathburn Road and Living Arts Drive, the first multi-phase of Square One District will feature five residential towers. Phase One will encompass the 45-storey **Condominiums at Square One District** and a 37-storey rental residence. Phase Two will include three future residential towers and expansive community green space. Lush landscaping, pedestrian pathways and beautiful active and passive outdoor spaces connect residents to their surrounding environment and enhance a sense of community.

The Condominiums at Square One District is in the heart of Canada's most exciting urban expansion and has the future in mind. Steps to active green spaces, endless culinary experiences as well as close proximity to higher education and the arts - if it is possible to define a 'neighbourhood of neighbourhoods', then this is it! Everything you need now, **with everything you can imagine on the way!**

Illustration is artist's concept. Site plan is not to scale and is subject to final municipal approval. E. & O. E.



FEEL CONNECTED TO YOUR HOME AND THE WORLD.

With incredible shopping, restaurants and so much more just steps from your door, it's easy to fall in love with the convenience of living at the Condominiums at Square One District. And, when it's time to explore the bigger world, you'll find endless opportunities waiting for you.

Highways 403 and 401 are just around the corner for when you feel like hitting the road and heading out of the city for a re-energizing weekend. You'll also find MiWay and GO stops nearby to take you to the office or to visit friends and family. And soon you'll have even more choice when the much anticipated Hurontario LRT Rapid Transit System opens. The Condominiums at Square One District puts you in the centre of so many convenient transit options to get you where you need to go.



NEAREST MIWAY STOP
– **4 MINUTE WALK**



CITY CENTRE TRANSIT TERMINAL
– **9 MINUTE WALK**



COOKSVILLE GO VIA MIWAY
– **17 MINUTES**



COOKSVILLE GO STATION TO UNION STATION
– **30 MINUTES**



KIPLING STATION VIA MIWAY
– **34 MINUTES**



ISLINGTON STATION VIA MIWAY
– **42 MINUTES**



HIGHWAY 401
– **9 MINUTE DRIVE**



HIGHWAY 403
– **5 MINUTE DRIVE**



PEARSON AIRPORT
– **15 MINUTE DRIVE**



SQUARE ONE SHOPPING CENTRE
– **10 MINUTE WALK**



HURONTARIO LRT STATION
– **15 MINUTE WALK**



HURONTARIO LRT
– **2 STOPS** FROM CITY CENTRE



HURONTARIO LRT
– **2 STOPS** FROM COOKSVILLE GO STATION



HURONTARIO LRT
– **7 STOPS** FROM PORT CREDIT GO STATION





- 1** VESTIBULE
- 2** BOOKABLE MEETING ROOMS
- 3** CO-WORKING ZONE
- 4** CONCIERGE
- 5** PARCEL ROOM
- 6** PARKING ELEVATORS
- 7** RESIDENT ELEVATORS
- 8** DOG WASH
- 9** UNIVERSAL WASHROOM
- 10** MAIL ROOM



A CHIC ENTRANCE FOR YOUR CHIC ENTRANCE

The **Condominiums at Square One District** knows how to make a first impression. The warm and welcoming Lobby is sophisticated with sleek and contemporary pieces reminiscent of an upscale hotel. Relax in comfort while you wait for friends or for your dinner delivery. Won't be home when an online order arrives? Don't worry, the 24-hour concierge service has you covered.

BEYOND THE SQUARE:
SQUARE ONE DISTRICT
COMES TO LIFE





LOUNGE



CLIMBING WALL



KIDS' ZONE



HALF-COURT

1 CLUB

THE AMENITIES YOU DREAM OF

Come home to a well-equipped fitness zone, play ball on the half-court, hang out with friends in the lounge, let your kids play and learn in their own dedicated indoor and outdoor spaces, or walk to 'work' in a fabulously appointed co-working zone. The **Condominiums at Square One District** has you covered!

LEVEL 5

- | | |
|------------------|---------------------|
| 1 CLIMBING WALL | 6 KIDS' ZONE |
| 2 FITNESS ZONE | 7 PARENTS' ZONE |
| 3 DRY SAUNA | 8 OUTDOOR PLAY AREA |
| 4 FITNESS STUDIO | 9 OUTDOOR FITNESS |
| 5 FITNESS LOUNGE | 10 HALF-COURT |

LEVEL 6

- | | |
|----------------------------|-------------------------|
| 1 OUTDOOR SEATING & DINING | 7 BOOKABLE MEDIA LOUNGE |
| 2 BBQS | 8 KITCHENETTE |
| 3 BOOKABLE OUTDOOR DINING | 9 BOOKABLE MEETING ROOM |
| 4 LOUNGE | 10 GARDEN PREP STUDIO |
| 5 BOOKABLE PREP KITCHEN | 11 GARDENING PLOTS |
| 6 BOOKABLE DINING LOUNGE | |



5TH FLOOR



6TH FLOOR



1CLUB+FIT

FITNESS ZONE: BUILDING A BETTER, STRONGER, FASTER, HAPPIER – YOU

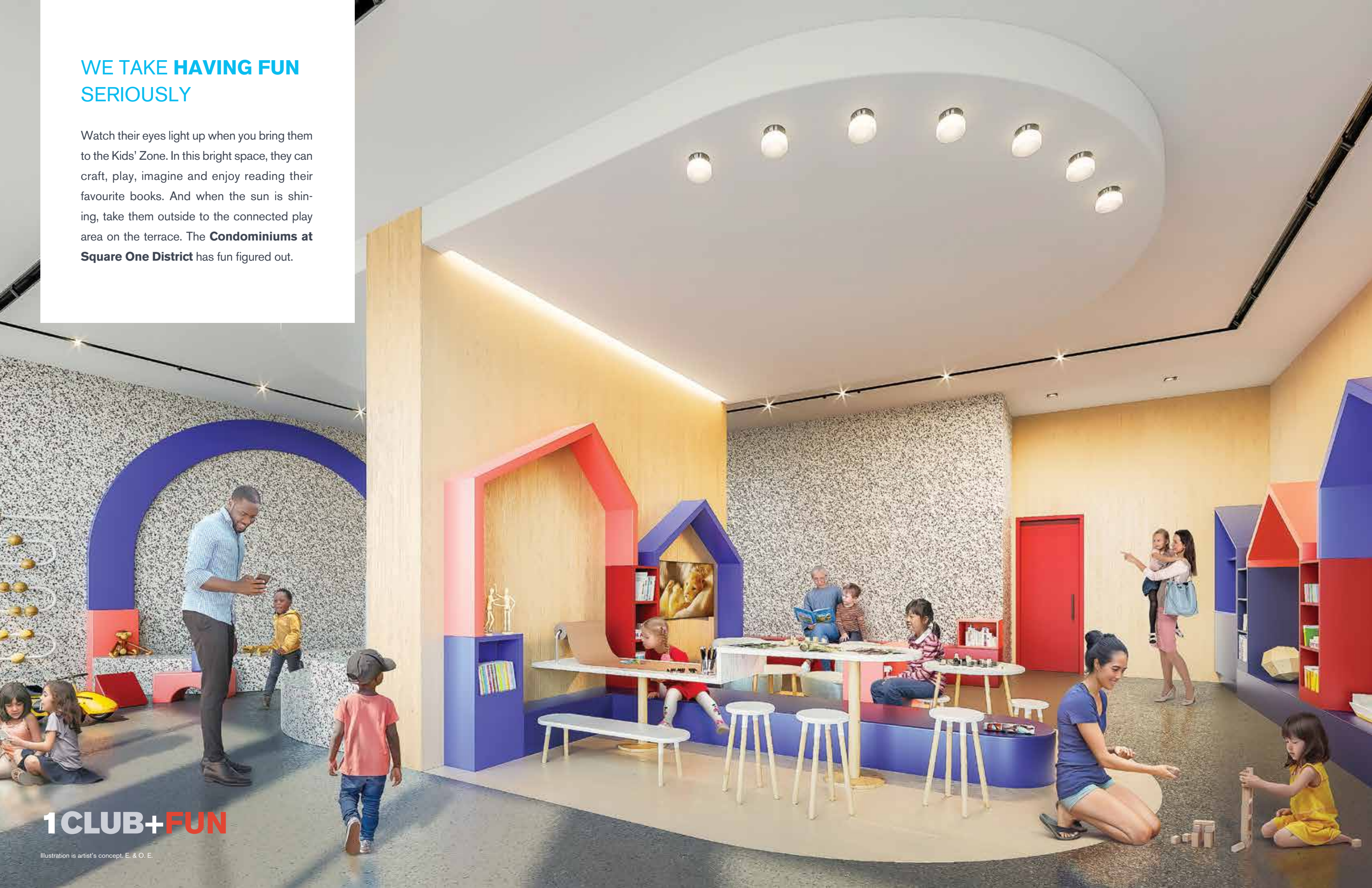
We believe that designing a first rate fitness centre is paramount. Just as your health and well-being is important to you, it is important to us. You'll find an array of activities to keep you fit, from the thrill of a basketball court, to our contemplative fitness studio, and the endurance building cardio station. Power up with a fully-equipped weights area. And when you're ready to climb to the top, we have the perfect climbing wall.

WE TAKE **HAVING FUN** SERIOUSLY

Watch their eyes light up when you bring them to the Kids' Zone. In this bright space, they can craft, play, imagine and enjoy reading their favourite books. And when the sun is shining, take them outside to the connected play area on the terrace. The **Condominiums at Square One District** has fun figured out.

1CLUB+FUN

Illustration is artist's concept. E. & O. E.



**CO-WORKING: THE BEST
SOLUTIONS ARE CLOSE TO HOME**

Walking to work has never been easier than this. At the **Condominiums at Square One District**, we have designed an innovative co-working space that allows you to work very close to home. We provide the spacious workstations, private breakout rooms, convenient office amenities and a bright work area – you provide the bright ideas!



Illustration is artist's concept. E. & O. E.



1CLUB+LOUNGE

LOUNGE: MEET YOUR FRIENDS IN A SPACE RICH WITH AMBIENCE

The floor to ceiling windows showcase a magnificent vista, while the fireplace creates an intimate space for friends to chat and catch-up. Stroll outside for some fresh air on the outdoor terrace where you can enjoy gardening plots, outdoor dining – or grab a seat and simply take in the view. Inside the lounge, you'll find a large screen TV, sleek marble tables and plush furniture, making this the ideal place to unwind, visit or catch the big game.



LIVING THE **CONDOMINIUMS AT
SQUARE ONE DISTRICT** LIFESTYLE
STEPS FROM SQUARE ONE SHOPPING CENTRE

SQUARE ONE



PLANT IT & WATCH IT GROW

One of the most rewarding feelings that comes from gardening is growing your own herbs and vegetables. Pop a fresh cherry tomato in your mouth and feel the summer sunshine. Anyone for fresh basil on your salad and pizza? It's all happening where green thumbs converge at the resident gardening plots and gardening prep studio located on the 6th floor of 1Club.

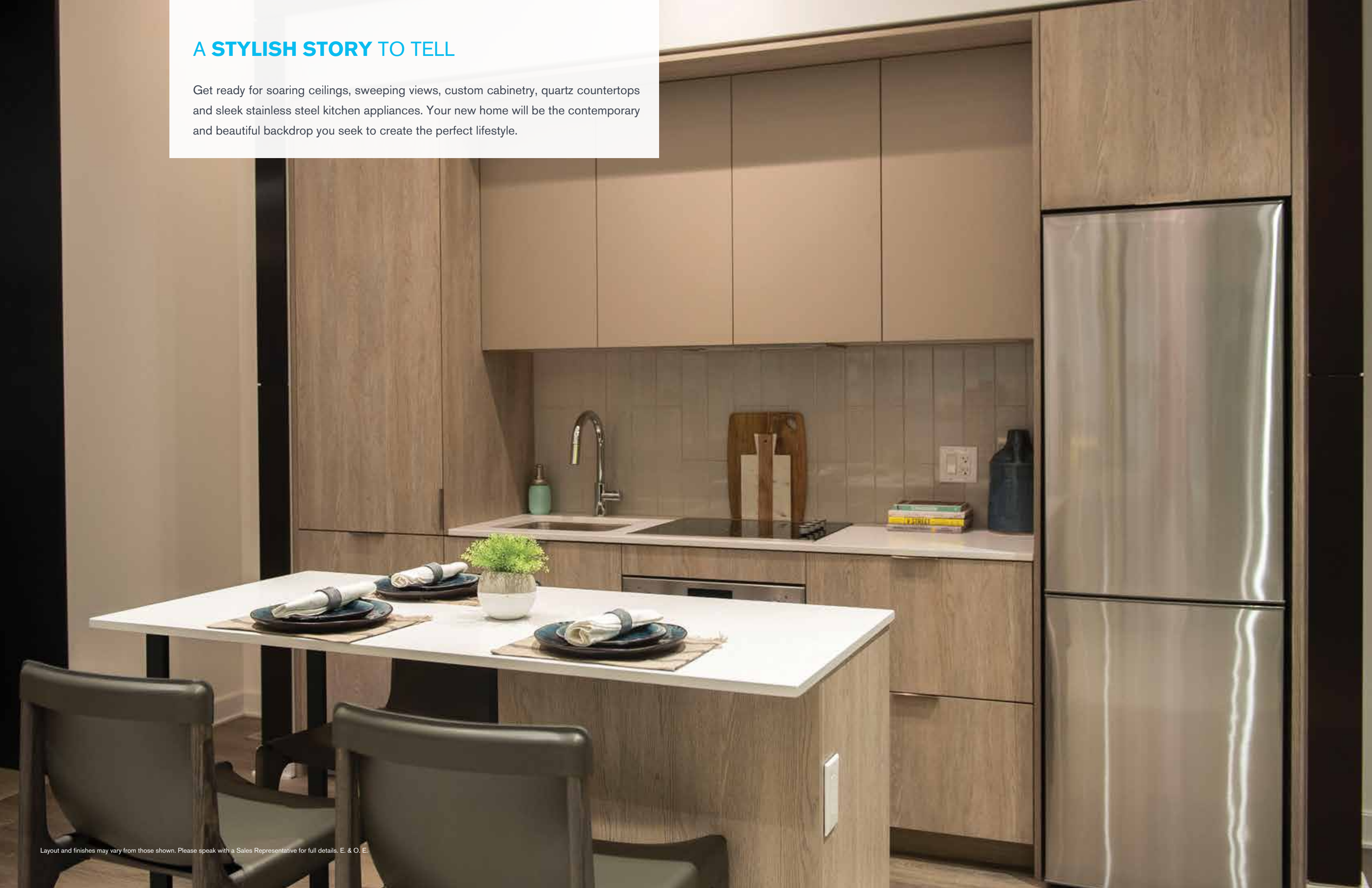


OUR URBAN AGRICULTURAL COMMITMENT

We work hard to incorporate urban agriculture opportunities into every new home community. Balcony container gardening, community gardening plots, greenhouses, edible landscaping and farmers' markets are just some of the innovations Daniels has pioneered in a quest for healthier, greener living.

A STYLISH STORY TO TELL

Get ready for soaring ceilings, sweeping views, custom cabinetry, quartz countertops and sleek stainless steel kitchen appliances. Your new home will be the contemporary and beautiful backdrop you seek to create the perfect lifestyle.



Daniels

love where you live™



WESLEY TOWER, DANIELS CITY CENTRE, MISSISSAUGA



FESTIVAL TOWER ATOP TIFF BELL LIGHTBOX, TORONTO



DANIELS FIRSTHOMES™ COMMUNITIES, ACROSS THE GTA



BARTHOLOMEW CONDOS & URBAN TOWNS, REGENT PARK, TORONTO



DUEAST CONDOMINIUMS, REGENT PARK, TORONTO



HIGHPARK CONDOMINIUM, TORONTO



DANIELS CITY CENTRE, MISSISSAUGA

THE DANIELS CORPORATION BUILDS WITH A PASSION FOR CREATING VIBRANT COMMUNITIES IN EVERY SENSE OF THE WORD

Daniels looks beyond the bricks and mortar, including social, cultural, and economic infrastructures that will create a unique sense of place. This commitment has been an integral part of Daniels' corporate philosophy for over 36 years. Daniels has built more than 30,000 award-winning homes, and commercial and retail spaces in master-planned, mixed-use communities, earning its standing as one of Canada's largest and pre-eminent builder/developers.

Company founder, John H. Daniels, is a towering figure in the North American building industry. In a career that has spanned over 50 years, the former Chairman and CEO of Cadillac Fairview Development Corporation has left an indelible mark on the quality of the places in which people live, work, play, create, grow and shop. Over the course of his career, Mr. Daniels played a key role in the development of Canadian landmarks such as the CF Toronto Eaton Centre and the Toronto-Dominion Centre. He was also a moving force behind the creation of the 'New Town' of Erin Mills in Mississauga, one of the largest, master-planned communities in North America before founding The Daniels Corporation in 1982.

Led by company President Mitchell Cohen and a creative team of visionary professionals, The Daniels Corporation's integration of residential and commercial divisions results in a stable, turnkey operation, which earns the company a high level of industry and public trust. Daniels plans, designs, develops, builds, and manages all residential and commercial properties in-house, enabling the ultimate in quality control and streamlined service. In essence, Daniels is an all-inclusive service provider – a company dedicated to seeing each community through to construction completion and beyond.

Illustrations are artist's concept. E. & O. E.



CF TORONTO EATON CENTRE



DANIELS WATERFRONT - CITY OF THE ARTS, TORONTO

AWARD-WINNING

COMMUNITY OF THE YEAR URBAN AWARD

COMMUNITY OF THE YEAR AWARD (BILD)

GREEN DESIGN AWARD

HOME BUILDER OF THE YEAR AWARD

FOUR-TIME WINNER OF THE TARION
HIGH-RISE BUILDER OF THE YEAR AWARD

DID YOU KNOW DANIELS:

- Creates innovative, master-planned, mixed-use communities across the GTA
- Is partnering with TCH to revitalize 53 of the 69-acre Regent Park community, which is being looked at around the world as the gold standard by which challenged urban neighbourhoods can be re-imagined as healthy, sustainable communities
- Believes in creating sustainable communities for everyone
- Weaves arts & culture into the community fabric
- Embraces community commitment
- Is led by an award-winning team



ARC CONDOMINIUMS, ERIN MILLS



DUEAST & DUEAST BOUTIQUE RESIDENCES, REGENT PARK, TORONTO



THE OXFORD STORY

Oxford invests in, develops and manages some of the world's best real estate. We drive social and economic growth through real estate – safeguarding the future and creating a brighter world for customers, partners, communities and the environment.

We've been building the future for six decades. Today our portfolio crosses four continents, five sectors and 100 million square feet. That scale and breadth is a big competitive advantage and gives us unique perspective and access. Our portfolio is focused on premium properties in the best locations. The kind of places where people and companies want to be.

OUR DEVELOPMENT STORY: PLACES BUILT TO INSPIRE CONNECTION

From single properties to city-defining mixed-use districts, we're reimagining places with a focus on people. Our development projects span five sectors and four continents. They pioneer new sustainability, technology and well-being solutions, and shape the future of how we live, work, learn and play. Our scale allows us to engage the best architects, planners, placemakers and designers. The global reach of our business gives us vision and expertise, our local teams and partners give us insights and nuances honed on-the-ground – together, they create enduring social and economic value.

NEXT LEVEL SUSTAINABILITY

Thinking sustainably is a requirement for doing good business and delivering long-term value. We know there's a lot we can do to move the industry forward and we take that responsibility seriously. For more than 15 years, we've been pioneering the industry's sustainability practices with full transparency – reducing our impact, raising market expectations and inspiring others to do the same. Fast Company recognized this winning formula and named us one of the world's most innovative companies for our approach to tackling climate change.



Park Hyatt: A Toronto Landmark is Reborn

At the corner of Avenue and Bloor, an urban renaissance is taking place. The historic transformation of The Park Hyatt Toronto will include the restoration of the south heritage tower for office use and sixty-five luxury one- and two-bedroom rentals, each with access to hotel amenities and unrivalled views of the city. The hotel will have fewer, more richly appointed hotel rooms and will be well positioned to compete with Toronto's top luxury hotels.

PARK HYATT – OXFORD

Pitt Street: Building Closer Connections in Sydney

In line with our plan to invest in high-quality assets in global gateway cities, our plans for the Pitt Street development represents a major milestone in Sydney's residential market. As the first large-scale build-to-rent tower in the city centre, the 39-storey building will deliver 230 apartments in combination with office and retail space, planned above the new Pitt Street Metro Station. It will be an iconic, vibrant public place that celebrates inclusivity and looks to the future.

PITT STREET – OXFORD



Hudson Yards: Shaping Manhattan's West Side

In a partnership with Related Companies, we developed an 18 million square foot mixed use project in New York City, the largest private real estate development in the history of the United States, and the largest development in the city since the 1930s. This transformative project was built entirely over a working rail yard, bringing commerce, community and connectivity to a previously underutilized space.

HUDSON YARDS – OXFORD

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