

EXS

table of CONTENTS

ONE

001 / THE COMMUNITY

- Pg 7 The Community
- Pg 8 Raise your Expectations
- Pg 9 Transit Connections
- Pg 11 Location Map
- Pg 12 The District

TWO

002 / INTRODUCING EXS

- Pg 15 Introducing EXS
- Pg 18 Amenities
- Pg 24 Suites

THREE

003 / THE CAMROST DIFFERENCE

- Pg 29 The Camrost Difference
- Pg 31 The Team

WHAT'S
NET



EXS BUILDING

at EXCHANGE DISTRICT

EXS: Exchange Signature Residences is the apex of Exchange District and the final opportunity for elevated living downtown Mississauga. Enjoy sophisticated finishes in this best-in-class location, built by a trusted developer, while surrounded by a world of urban amenities at your door.

CITY. CENTRE.

Exchange District is a new urban destination with 1.8 million square feet of exciting retail, shopping, dining, office and commercial spaces, a boutique hotel, expansive outdoor urban piazza and downtown promenade, thoughtfully designed public areas, modern condominium residences, and more. This vibrant new district is adjacent to Square One Shopping Centre and steps to the new Hurontario LRT Rapid transit system.

EXS

*expressing yourself is the first step
to finding yourself,
expand your horizons, everyday,
exceptional living includes all the extras,*

*next at exchange district!
experience a new elevated standard,
explore the possibilities,
the new, a level above.*



A PURPOSEFUL VISION.



*THE NEW
MISSISSAUGA.*

RETAIL WEST



EXS BY THE LAYERS

- | | | | |
|---|--|----|---|
| 1 | EDO SUSHI | 6 | RETAIL |
| 2 | CAFE | 7 | BOUTIQUE HOTEL |
| 3 | EXS RESIDENTIAL LOBBY & BOUTIQUE HOTEL LOBBY | 8 | EXCHANGE OFFICE COLLECTION |
| 4 | BYBLOS | 9 | EXCHANGE CLUB - AMENITIES Outdoor Rooftop, Pool, Fitness/ Basketball |
| 5 | EX1 RESIDENTIAL LOBBY | 10 | EXS RESIDENTIAL |

re

COO

the COMMUNITY



RAISE YOUR EXPECTATIONS.

EXS: Exchange Signature Residences is the gateway to Exchange District, with a boutique, lifestyle and service-oriented building that's a level above anything found in Mississauga today. With premium retail, destination restaurants, boutique hotel suites and luxury concierge services at your door. Enjoy 20,000+ square feet of incredible amenities. EXS residents will experience a lifestyle only available to those in areas like Yorkville, Forest Hill, and Rosedale, until now...



We've looked worldwide to round out the group of consultants that have designed Exchange District to bring our vision to fruition... creating an incredible, vibrant, high-end urban district with top restaurants, cafes, and great retail that's a destination to the larger community and home to a lucky few.

JOSEPH FELDMAN,
Vice President
Camrost Felcorp






EXTENSIVE POSSIBILITIES

Exchange District Rapid Transit

 **18 km**

kilometers of LRT lines
to transform the way
Mississauga residents
live and move

 **5 min**


drive to extensive
highway networks
hwy ON-403
hwy ON-401
hwy ON-410

 **50%**

faster public commute
time with the new LRT

 **10 min**

drive to Pearson
International Airport

 **19**

LRT stops
connecting 2 cities

 **20 min**

to downtown Toronto



*Expected completion of the NEW Hurontario LRT is 2024

AN EXPANSIVE BREATH OF FRESH AIR.

Living close to a dozen parks and green spaces has its perks. There's always a new trail to explore or a perfect picnic spot to enjoy lunch on a sunny afternoon.



10 MINUTES
to Community Common Park



12 MINUTES
to Creditview Woods Park



15 MINUTES
to Erindale Park



20 MINUTES
to Heritage Hills Park



5 MINUTES
to Kariya Park



5 MINUTES
to Zonta Meadows Park



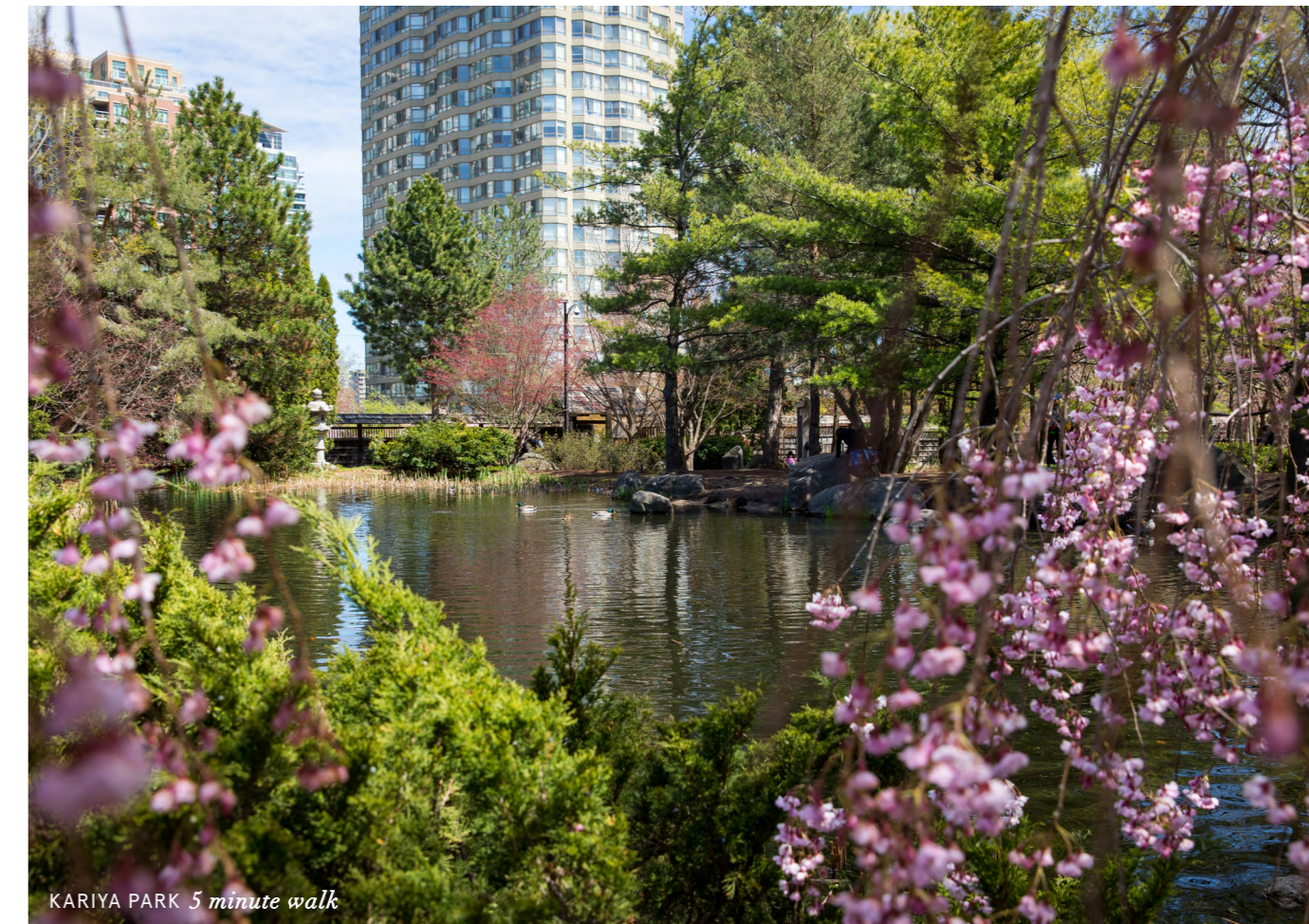
7 MINUTES
to Garden of the
Valley Trail



8 MINUTES
to Stonebrook Park



10 MINUTES
to Dr Martin L. Dokin
Community Park



Downtown Mississauga is a vibrant urban destination with a wide array of amenities

RESTAURANTS, BARS & CAFÉS

- &Company Resto Bar
- Alioli Ristorante
- Caffè Demetre
- Earls
- Golden Turtle
- Grano Ristorante
- Jack Astor's Bar & Grill
- Kinton Ramen
- Moxie's Grill & Bar
- Reds Square One
- Scaddabush Italian Kitchen and Bar
- Starbucks
- The Food District
- The Keg Steakhouse & Bar

CULTURE, ENTERTAINMENT, AND MUNICIPAL

- Art Gallery of Mississauga
- Bad Axe Throwing
- Captive Escape Rooms Mississauga
- Cineplex Cinemas Mississauga
- CJ's Skatepark
- Living Arts Centre
- Mississauga Celebration Square
- Mississauga City Hall
- Sky Zone Trampoline Park
- The Rec Room

HOSPITALS

- Kingsbridge Medical Centre
- Mississauga Medical Centre
- Spectrum Health Care
- Trillium Health Partners

PARKS

- Ashgate Park
- Community Common Park
- Creditview Woods Park
- Erindale Park
- Heritage Hills Park
- Kariya Park
- Scholars' Green Park
- Zonta Meadows Park

HIGHWAY ACCESS

- 5 min (3.4 km) to hwy ON-403
- 14 min (34.6 km) to hwy ON-401
- 16 min (27.5 km) to hwy ON-410

SCHOOLS

- Bishop Scalabrini School
- Cashmere Avenue Public School
- Chris Hadfield Public School
- Fairview Public School
- Father Michael Goetz Secondary School
- Peel District School Board
- Sheridan College
- St Philip Elementary School
- The Woodlands Secondary School
- University of Toronto Mississauga

GROCERY

- The Beer Store
- Bulk Barn
- FreshCo
- LCBO
- Metro
- Nutrition House Square One
- Oceans Fresh Food Market
- Walmart
- Wine Rack
- Whole Foods Market



Project Area Map

- Exchange District Condominiums
- Square One Shopping Centre
- LRT Line
- ⊗ Current & Future Parks and Public Space
- ⊡ Exchange District Area
- LRT Station
- Future Density
- Existing Development

Proposed LRT subject to Government approval and construction. Illustrations are artist's concept. E. & O.E.

YOUR MASTER-PLANNED EXCHANGE DISTRICT

1.8m+ sq.ft. urban district

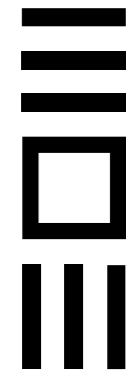
20,000+ sq.ft. of indoor and outdoor lifestyle amenities

SQUARE ONE adjacent to the second largest shopping centre in Canada

MOST AWARDED master-planned community in Mississauga

GOLD AWARD for best master-planned community in North America 2022 from the National Association of Home Builders

*A TRUSTED
DEVELOPMENT
TEAM* with more than 45+ years of city building excellence



EXCHANGE
DISTRICT





EX 1

60 storeys

600 residential units

*THANK YOU
SOLD*



EX 2

40+2 storeys

437 residential units

*THANK YOU
SOLD*



EX 3

66 storeys

660 residential units

*THANK YOU
SOLD*



EX S

31 storeys

250 residential units

20,000+ sq ft of amenities

26 boutique hotel suites

*NOW UNDER
CONSTRUCTION*

THE OPPORTUNITY

EXS is Exchange District's final residential offering with a new apex of urban living, at the centre of it all...



CONNECTION

5 minutes to extensive highway network,
10 minutes to Pearson International Airport
& 20 minutes to the City of Toronto



ATTRACTION

Exchange District is only steps to Square One Shopping Centre, Canada's second largest shopping mall with more than 2,200,000 square feet of retail space, 360+ stores, and attracting more than 25,000,000 visitors each year



HIGH DEMAND

High demand for Mississauga real estate with a rental vacancy of 0.8% (vs Toronto's 3.0%) for 2021 and a rental price increase of 11.3% in 3 years. Resale prices have increased over 30% in the last 3 years.



TRANSIT

Direct mass transit access including the Cooksville Train Station and the NEW Hurontario LRT (expected completion 2024) with 20 kilometers of LRT lines and 22 LRT stops



PUBLIC PARKS

Quality public spaces, including a new central park being developed, and 72 acres of Mississauga waterfront being rejuvenated



BUSINESS

Mississauga is home to over 70 fortune 500 regional head offices, has the highest concentration of Japanese head offices outside of Japan, and is expected to have over 500,000 jobs in and around the City Centre by 2031*



GROWTH

700,000 Mississauga residents with 21.7% population growth expected by 2041*



*Exclusive Listing Brokerage to Barberry (DP) Inc.; International Home Marketing Group Realty Inc. Brokers protected. Illustrations are artist's concept. Prices and specifications are subject to change without notice. E.&O.E. Statistical information contained in this document has been supplied by a third-party vendor including but not limited to, T.R.E.B., O.R.E.A., MLS, Toronto Global, City of Mississauga, etc. Although reasonable efforts have been made to present current and accurate data for public use, The Exchange District and its affiliates do not guarantee the accuracy of the content of information contained herein, and shall not be held liable for any damages of any kind for reliance therein. Proposed LRT subject to Government approval and construction.

roducing **TEXTS**

INTRODUCING EXS

EX

exchange
SIGNATURE
RESIDENCES

BE EXCEPTIONAL

Home to Exchange District's only boutique hotel, discover world-class hotel services and lifestyle amenities, at your door. Enjoy sophisticated finishes in this best-in-class location, built by a trusted developer, while surrounded by an array of urban amenities.

S



EXTERIOR ENTRANCE GROUND LEVEL



EXS is designed as an elegant statement. This is a more boutique and exclusive experience yet with all of the advantages of a larger residential complex. The residents will have access to a huge array of indoor and outdoor spaces overlooking the urban square and public realm. EXS is an iconic yet intimate building with the vibrancy of incredible restaurants and retail on the ground floor, creating a dynamic, exciting and happening place to live.

HENRY BURSTYN,
IBI Group Architects



WELCOME TO THE EXCHANGE CLUB.

EXCHANGE CLUB HALF COURT BASKETBALL COURT

INTRODUCING EXS



EXCHANGE CLUB LOWER AMENITIES



EXCHANGE CLUB UPPER AMENITIES



ROOFTOP TERRACE



EXCHANGE CLUB ROOFTOP TERRACE AMENITIES

AMENITIES

URBAN DISTRICT • TRUE MASTER-PLANNED COMMUNITY • RESTAURANTS • SHOPPING
 • GROCERY • CAFÉ • BARS • URBAN PIAZZA WITH SEASONAL POP UP VENDORS •
 TRANSIT • INDOOR AND OUTDOOR LIFESTYLE AMENITIES • PARKS & PUBLIC SPACES
 • NEW RETAIL • ADJACENT TO SQUARE ONE SHOPPING CENTRE • WELL-APPOINTED
 FEATURES & FINISHES • A TRUSTED DEVELOPMENT TEAM WITH MORE THAN 45+ YEARS
 OF CITY BUILDING • SO MUCH MORE...

INTRODUCING EXS

EXS is memorable and symbolic. The central spaces pay homage to the importance of indoor and outdoor living, combined with residential luxury. The expansive, double-height lobby offers an immediate sense of arrival. With tall curtain walls and wooden screens to emphasize the dramatic space, residents are invited to pause, reflect, and experience the exceptional feeling of coming home.

REENA NACIANCENO,
Designer, MAED Collective



EXPERIENCE IT ALL



SIGNATURE



LIVING



EXS CO-WORKING SPACE



EXS: CO-WORKING SPACE WITH PRIVATE PODS

“

From elevated finishes to an expansive amenity offering far beyond what the City of Mississauga is used to, Exchange Signature Residences will set a new precedent for luxury living in Mississauga's City Centre.

”

CORINNE HUARD,
Principal - MAED Collective

DAY &

INTRODUCING EXS

EXCHANGE CLUB INDOOR POOL



NIGHT



The boutique hotel offers 26 curated suites on the 3rd and 4th floors of the EXS tower, with their own dedicated elevator bank. This is something new and exciting for The City of Mississauga, and provides residents with options for true hotel-inspired living.

DAVID FELDMAN,
President & CEO, Camrost Felcorp

BOUTIQUE HOTEL

EXCLUSIVE FINISHES

International leading brands bring sophisticated finishes and functional features to EXS suites, including:

LATCH

Latch is an innovative smart access system that brings seamless access to every door in a modern building. With Latch, you can open and manage doors in a condominium building—all from the security and convenience of your smartphone. A fully integrated system of both hardware and software, Latch is expanding smart access through thoughtful and intuitive designs made for modern living. In buildings utilizing the Latch system, residents can open doors with convenient and flexible credentials, and share access confidently and securely with trusted visitors when they are away, by smartphone, doorcode, or keycard.

KOHLER®

Since 1873, Kohler Co. has been improving the level of gracious living by providing exceptional products and services for customers' homes and lifestyles. Kohler believes better business and a better world go hand-in-hand. Whether through beautiful kitchen and bath products, innovative engines and generators, memorable hospitality offerings or developing clean water, sanitation, and community development solutions around the world. To put it simply, Kohler strives to enhance the quality of life for current and future generations through design, craftsmanship and innovation, and is fueled by the passion of more than 36,000 associates worldwide.



trevisana
KITCHENS + INTERIORS

Trevisana Kitchens & Interiors perfects the essential features that are synonymous to the superiority of Italian design and artisan manufacturing. The Trevisana story began nearly half a century ago in Italy's northern province of Treviso. Today Trevisana Kitchens & Interiors proudly bring Italian quality made cabinets into Canadian homes, maintaining their core values of unsurpassed quality Italian workmanship.

Miele

Miele has been an independent family-owned company since its establishment in 1899 and is equally committed to its owners, employees, customers, suppliers, the environment and society. The company focus is on manufacturing domestic appliances for the kitchen, the laundry room and for floor care, as well as machines for use in commercial operations and medical facilities ("Miele Professional"). The strategic vision is to be the world's most trusted and desirable premium brand.





EXS residents will be able to select from a range of luxury services that one would find in a world-class 5-star hotel. We've partnered with luxury services provider Forest Hill for an exceptional level of resident property management and services. Everything from room service to suite cleaning, turn down services to restaurant reservations can be arranged with ease. It's a unique offering and certainly a level above anything you'll find in Mississauga today.

CHRISTOPHER CASTELLANO,
Camrost Felcorp

EX

S



EXCHANGE

ive

C

A

the

CAMROST

DIFFERENCE

S

CAMROST



*BUILDING EXCELLENCE
FOR 45+ YEARS*

Camrost Felcorp has established its place as one of the foremost names in the development industry since 1976 by consistently leading the way in creating landmark condominiums, and is behind many of the Greater Toronto Area's most distinctive and memorable residential communities and commercial properties. Unique in design, each is built on a similar foundation of superior craftsmanship, a pre-eminent address, and a timeless style that is ahead of the industry.

With an impressive portfolio that includes over 80 buildings, with 20,000 residences and more than 2 million square feet of office and retail space, Camrost Felcorp continues to complete substantial high-rise projects in Toronto and throughout the GTA.

IN COLLABORATION WITH ...



IBI Architects – Architecture

IBI Group is a proud leader in the emerging application of technology in the design and planning of smart cities. Formerly known as Page + Steele Architects, IBI Group is renowned for its extensive residential expertise, and has shaped the Toronto skyline with many of the City’s most exclusive, high-end developments, including The Ritz Carlton Hotel and Residences, The Avenue, The Delta Hotel, The Four Seasons Hotel and Residences, Upper East Village, and more. With projects that span Canada, the United States, the United Kingdom, the Middle East, and India, IBI’s multidisciplinary approach – from the creation of connected schools and hospitals, to the use of social media and smart devices to improve urban mobility – has defined the cities of tomorrow.

BDP.

BDP Architects –Retail Architects

BDP is different. The group’s unique position as a collective with experts spanning the spectrum of the built environment gives them a special status and capability in the design world. They are place-makers who work at every scale. Passionate about the role of design to improve everyday life, BDP has employed design practices that focus on place-making and user centred design. With offices that span the globe, including the United Kingdom, Ireland, China, India, Abu Dhabi, the Netherlands, Japan, Singapore, and Canada. BDP looks to introduce a global influence on every project they touch.

MAED.

MAED Collective – Interior Designer

Since its inception in the Fall of 2017, MAED. Collective has grown into an all-female design firm, continuing its legacy as the “Next-Gen” design collective built on reputation and loyal client base. Corinne Huard and the powerhouse team of multi-disciplinary designers and artisans with decades of practical training and mentorship at leading international design studios. The collective has developed a reputation for sustainable and engaging spaces, working with prominent global innovators and leaders in hospitality. Every environment is meticulously curated to respect and highlight its unique identity with the goal of exceeding client and end user aspirations. The team’s collaborative nature has been the driving force in the successful execution of all projects and building client relationships.



IBI Landscape – Landscape Architecture

With a portfolio of internationally recognized projects, IBI Group’s unique approach to placemaking has helped us shape inspiring places and spaces. Our projects focus on people and the environment, both natural and manmade, and the connections between them. We combine elegance, simplicity, ecology, art, and sciences to make meaningful and uplifting places for people to live, work and play. Our designs strive to enrich the user experience. We explore amenities and design language that contributes to a distinct sense of place, personal comfort, and landscape beauty.



Camcorp Construction – Construction

Built on experience. A member of the Camrost Group of Companies, Camcorp Construction offers a full complement of services in all aspects of the construction process, execution and delivery. Known for a hands-on approach amongst the trades, and for a meticulous attention to detail, Camcorp Construction has enabled Camrost Felcorp to be directly involved in all stages of the development process.



this is

EXS

extensive
POSSIBILITIES
AWAIT



theexchangedistrict.com

Why PreCon



Calltoddsmith.ca
I'll Be Your
RE-Location Advocate

Todd Smith, REALTOR
Civil Engineering Technologist
ABR | SRS | CNE | SRES | SRS | RENE



Uniquely licensed salesperson with all three independently owned & operated brokerages above. For more information email: todde@calltoddsmith.ca

todd@calltoddsmith.ca