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

Parking currently available for 1B+D and larger.

EV Parking

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

Available for a limited time. Restrictions apply afterwards.

Locker

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

Available for a limited time. Restrictions apply afterwards.

* 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. September 26, 2023. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

ROGERS REAL ESTATE DEVELOPMENT LIMITED URBAN CAPITAL Baker Real Estate Incorporated

M CITY 6 CONDOMINIUMS

EXCLUSIVE VIP BROKER'S PRICE LIST*

MODEL	BED TYPE	APPROX SIZE	VIEW	FLOORS	VIP PRICE STARTING FROM*
A-271	STUDIO	271	W	8	$389,900
A-313	STUDIO	313	NE	8	$409,900
B-431	1B+M	431	E	8	$570,900
B-446	1B+M	446	E	37	$606,900
B-479	1B+M	479	N	8	$609,900
C-493	1B+D	493	N	8	$619,900
C-494	1B+D	494	NE	11	$642,900
C-538	1B+F	538	W	8	$669,900
C-562	1B+F	562	E	8	$675,900
C-571	1B+F	571	W	8	$685,900
C2-587	1B+F	587	E	8	$685,900
D-693	2B	693	NW	8	$850,900
D2-684	2B	684	SE	8	$855,900
D-675	2B+M	675	E	37	$845,900
D1-725	2B+M	725	SW	8	$880,900
E1-628	2B+D	628	S	8	$824,900
E2-628	2B+D	628	S	8	$824,900
E-741	2B+F	741	E	37	$879,900

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 10% in 30 days
5% in 180 days
5% in 395 days
5% in 760 days
5% in 1125 days
5% on occupancy

PARKING

$60,000

EV PARKING

$70,000

Parking currently available for 1B+D and larger.
All other units will be waitlisted.

LOCKER

$7,000
Lockers currently available for 2B and larger.
All other units will be waitlisted

OCCUPANCY COMMENCING

Early 2029

MAINTENANCE FEE

TOWER: Approx. $0.69 per square foot

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

PARKING MAINTENANCE

$49.95/month

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. September 26, 2023. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.