

E X C H A N G E
D I S T R I C T



EX 3

EXPERIENCE
THE NEW DOWNTOWN
MISSISSAUGA.

The vision has been realized. A city unto itself, Exchange District is at the centre of it all. Top restaurants. Sought-after brands. Luxury details. Adjacent to Square One Shopping Centre. Expansive outdoor urban piazza and downtown promenade. Night life. Day life. It's all right here...

MISSISSAUGA. CITY. CENTRE.



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Pedestrian Piazza

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

ONE
001 / THE COMMUNITY

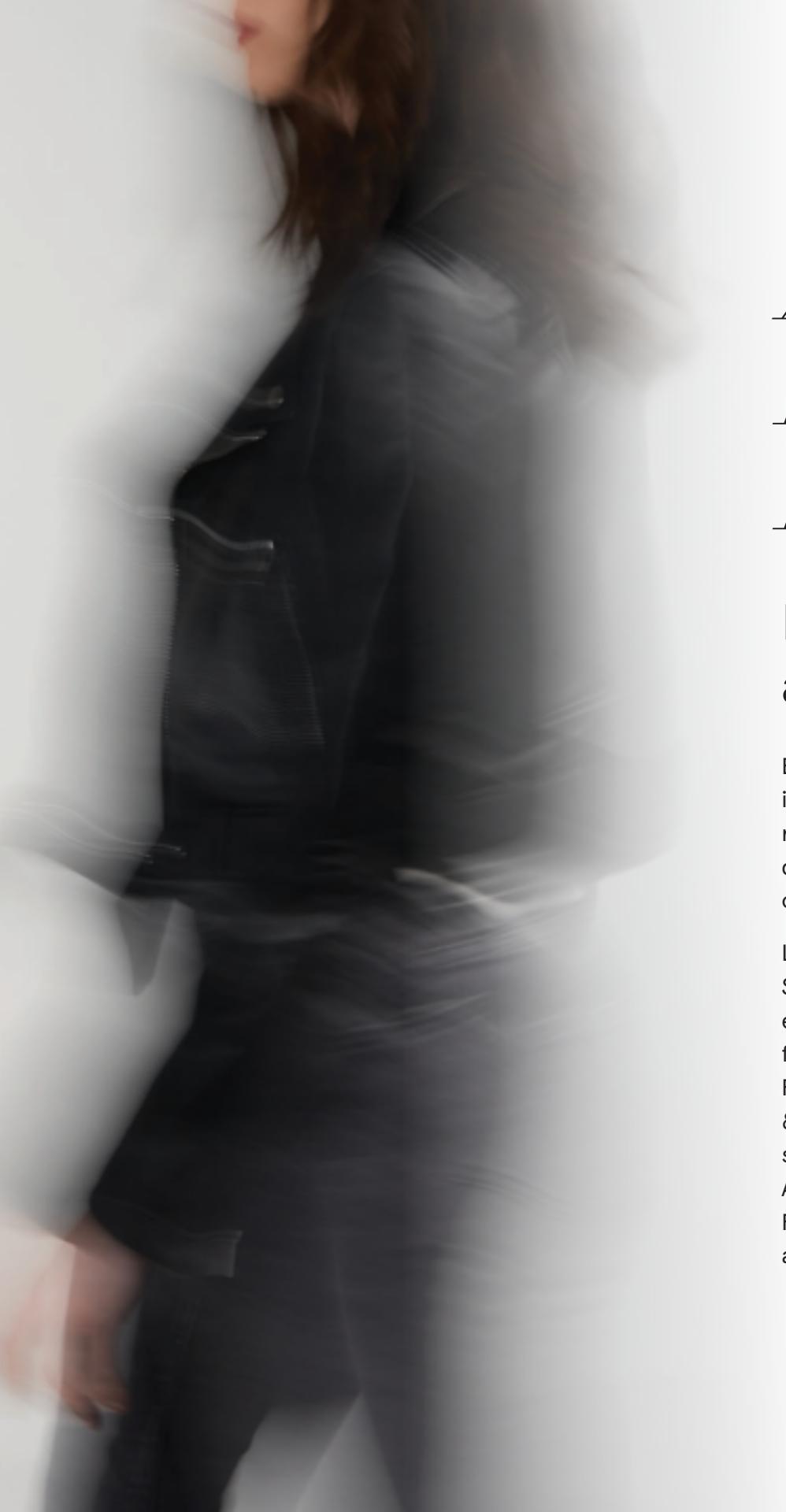
THE FUTURE IS HERE.

EX3 rounds off the incredible offering at Exchange District, as the final condominium, following the success of EX1 and EX2. Residents have access to incredible urban amenities, with an abundance of top-rated retail and exciting restaurants/cafés, and a European-style urban piazza with seasonal pop-up stores and local vendors. These are just some of the many opportunities that await you each day at Exchange District.

*CITY.
STYLE.
CONVENIENCE.*

Exterior Entrance

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



A NEW DOWNTOWN IS RISING.

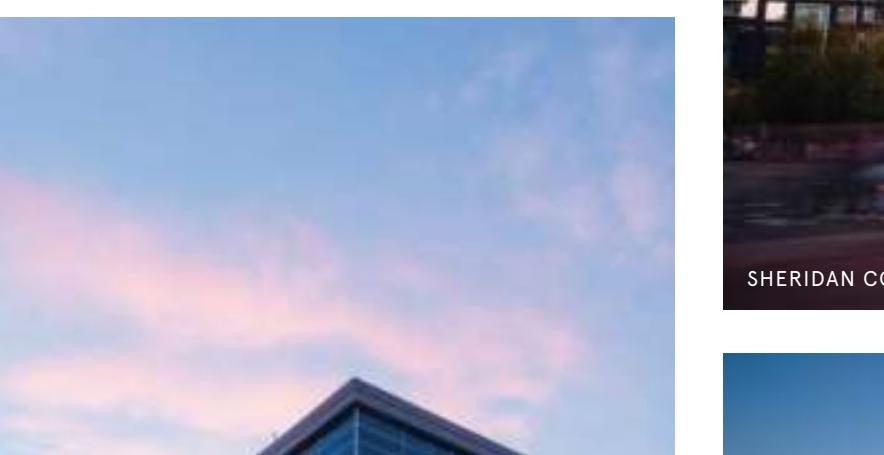
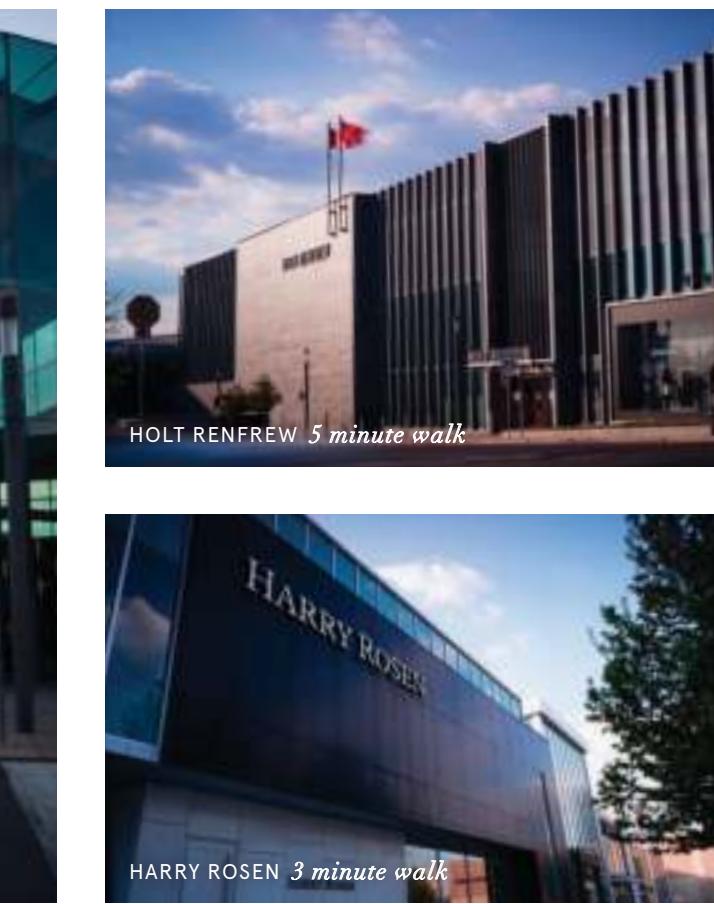
**Exchange District is
at the heart of it all.**

EX3 offers a new residential opportunity, carefully designed to provide inspired amenity programs, top-rated restaurants, on-site grocery and retail, and stylish suites. Live on the new LRT and steps to shopping and dining – say goodbye to long trips to meet friends for dinner and a night out. At EX3, a lifestyle of connection and opportunity awaits.

Living this close to the largest shopping mall in Ontario has its perks. Square One has more than 350 shops and services where you will find everything you need in this vibrant downtown neighbourhood, moments from your door. From the Apple Store to Holt Renfrew, the exciting new Food District to the delicate wine pairings at Scaddabush Italian Kitchen & bar, the world is at your fingertips, here. With top-rated schools and several libraries close by, exciting attractions like the City Hall, Living Arts Centre, Celebration Square, Kariya Park, the District's Rooftop Sky Restaurant at EX2, or the many options for indulgences day and night along the piazza, you can live stylishly well ... close to home.



THE COMMUNITY





ANEXPANSIVE 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



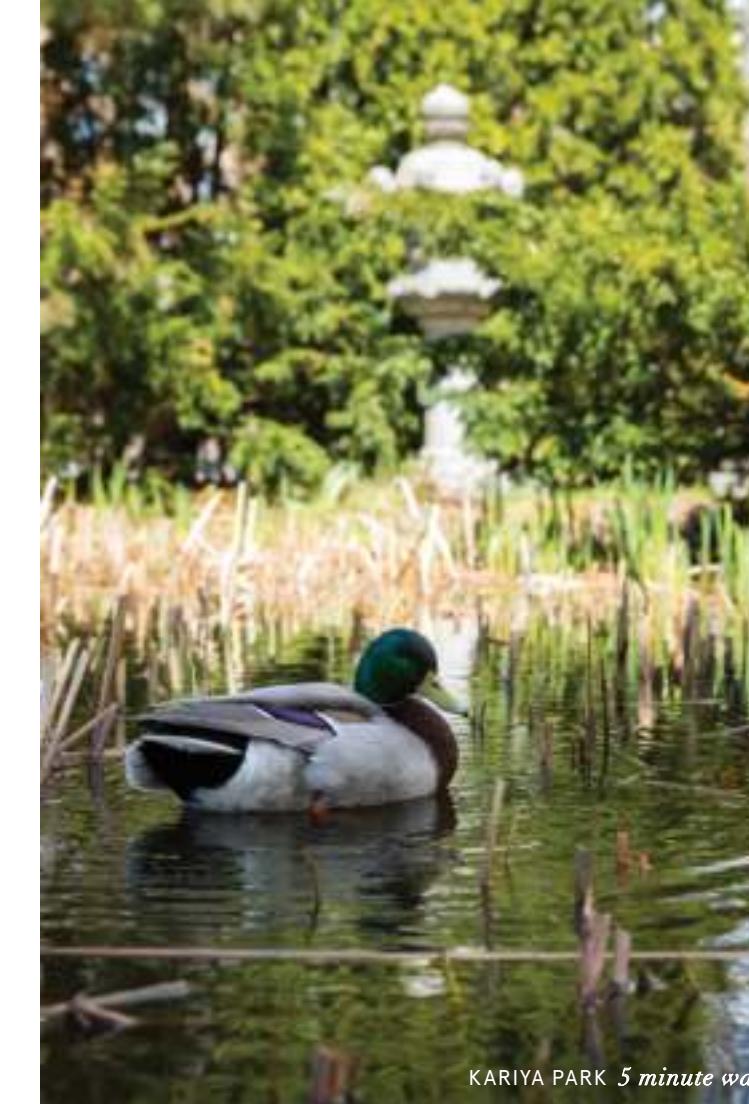
7 minutes to Garden of
the Valley trail



8 minutes to
Stonebrook park



10 minutes to
Dr Martin L. Dokin
Community Park



KARIYA PARK 5 minute walk



KARIYA PARK 5 minute walk



MISSISSAUGA CELEBRATION SQUARE 5 minute walk



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

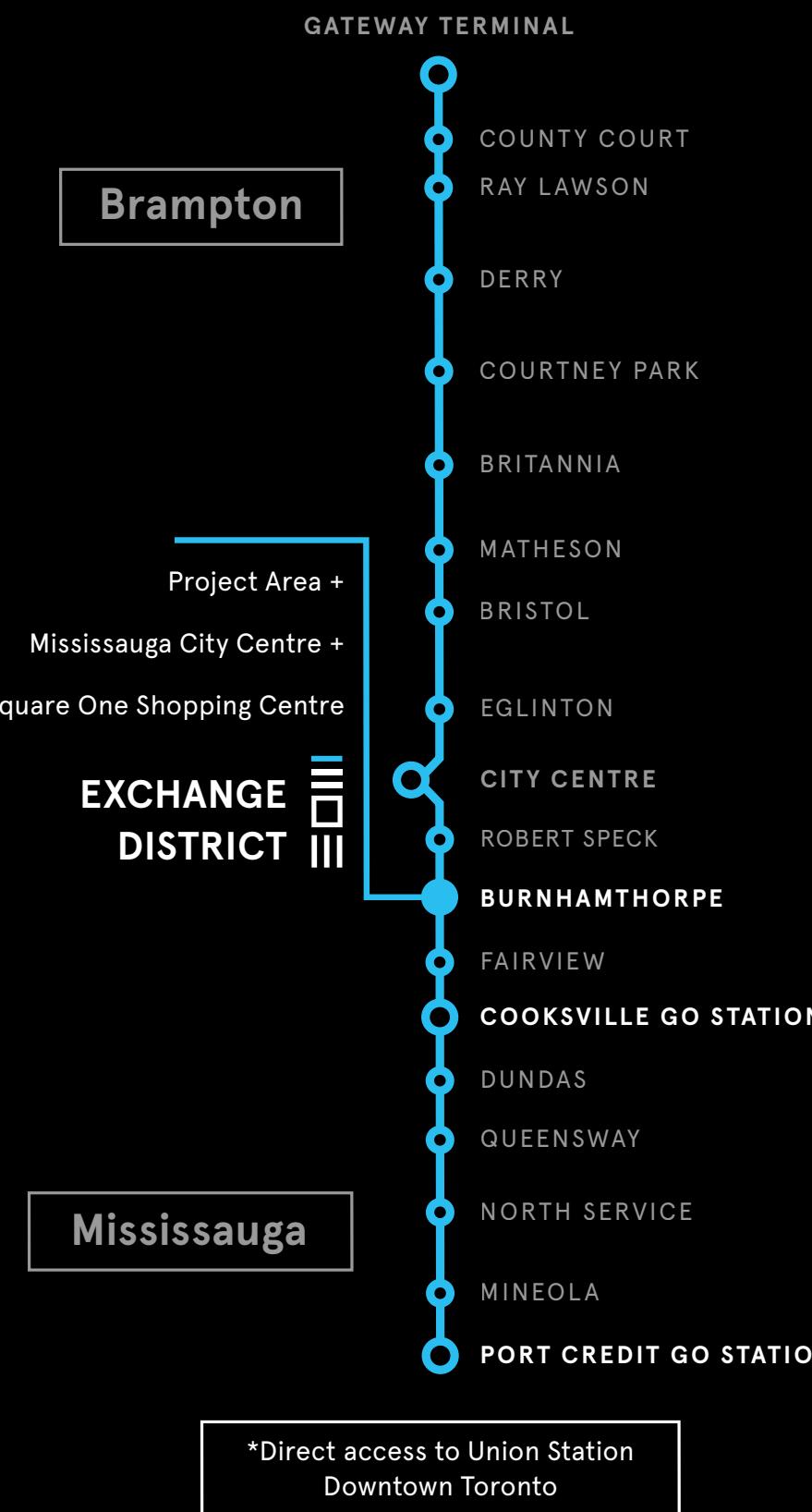
to downtown Toronto

*WITH COOKSVILLE
GO STATION JUST A
SHORT LRT RIDE AWAY,
YOU'RE ABLE TO GO
FROM DOWNTOWN
MISSISSAUGA TO
DOWNTOWN TORONTO
IN JUST 33 MINUTES.*

**This makes it easy to catch a Jays game
at Rogers Centre or meet friends for
dinner along King Street West before
getting home in a flash.**

EXPECTED COMPLETION OF THE NEW HURONTARIO LRT IS 2024.

Proposed LRT subject to Government approval and construction. Artist's Concept.



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

RESTAURANTS, BARS & CAFÉS

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

PARKS

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

CULTURE, ENTERTAINMENT, AND MUNICIPAL

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

GROCERY

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

SCHOOLS

- Bishop Scalabrin 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

HOSPITALS

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

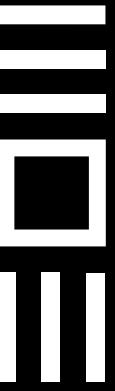
HIGHWAY ACCESS

- 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

Project Area Map



EXCHANGE
DISTRICT



YOUR MASTER-PLANNED EXCHANGE DISTRICT

1.8m+ sq ft master-plan community

4 tower master-planned community

3 residential condominium towers

2,000+ combined residential units

Square One

adjacent to the second largest
shopping centre in Ontario



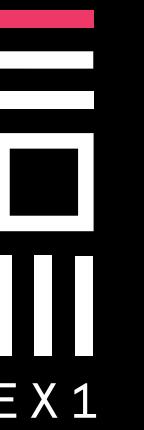
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Exchange District offers a true 360° lifestyle experience with expansive views and timeless materials, including a stunning limestone exterior at the base. A design inspired by the high-end retail exterior of Rodeo Drive, Fifth Avenue, Bond Street and Bond Street the future of downtown Mississauga is here.

JOSEPH FELDMAN

Vice President, Development
Camrost Felcor

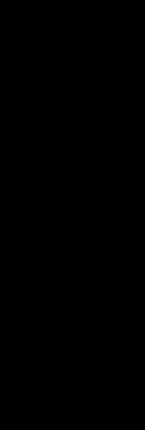
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60 storeys

600 residential units

*THANK YOU
SOLD*



40+2 storeys

437 residential units

*THANK YOU
SOLD*



66 storeys

660 residential units

*THE FINAL RESIDENTIAL
CONDOMINIUM AT
EXCHANGE DISTRICT*



WELCOME TO EX3, YOUR FRONT ROW SEATS TO THE CITY CENTRE.

EX3 is Exchange District's final residential offering. Rising 66 storeys amidst Exchange District's vibrant 1.8 Million square feet of coveted retail, shopping, dining, office and commercial spaces, thoughtfully designed public areas, and more, EX3 stands conveniently adjacent to Square One Shopping Centre and steps to the new Hurontario LRT Rapid transit system.

URBAN DISTRICT • TRUE MASTER-PLAN 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 ...



“

EX3 is the jewel of Exchange District, standing 66 storeys high and offering residents a unique and connected lifestyle.

DAVID FELDMAN

President & CEO, Camrost Felcorp

”



ENDLESS HORIZONS

From sunrise to sunset, new opportunities await. Mississauga's evolving skyline is home to extraordinary views as far as the eyes can see...

“

This is the new Mississauga. It's exciting. It's urban. It's luxury.

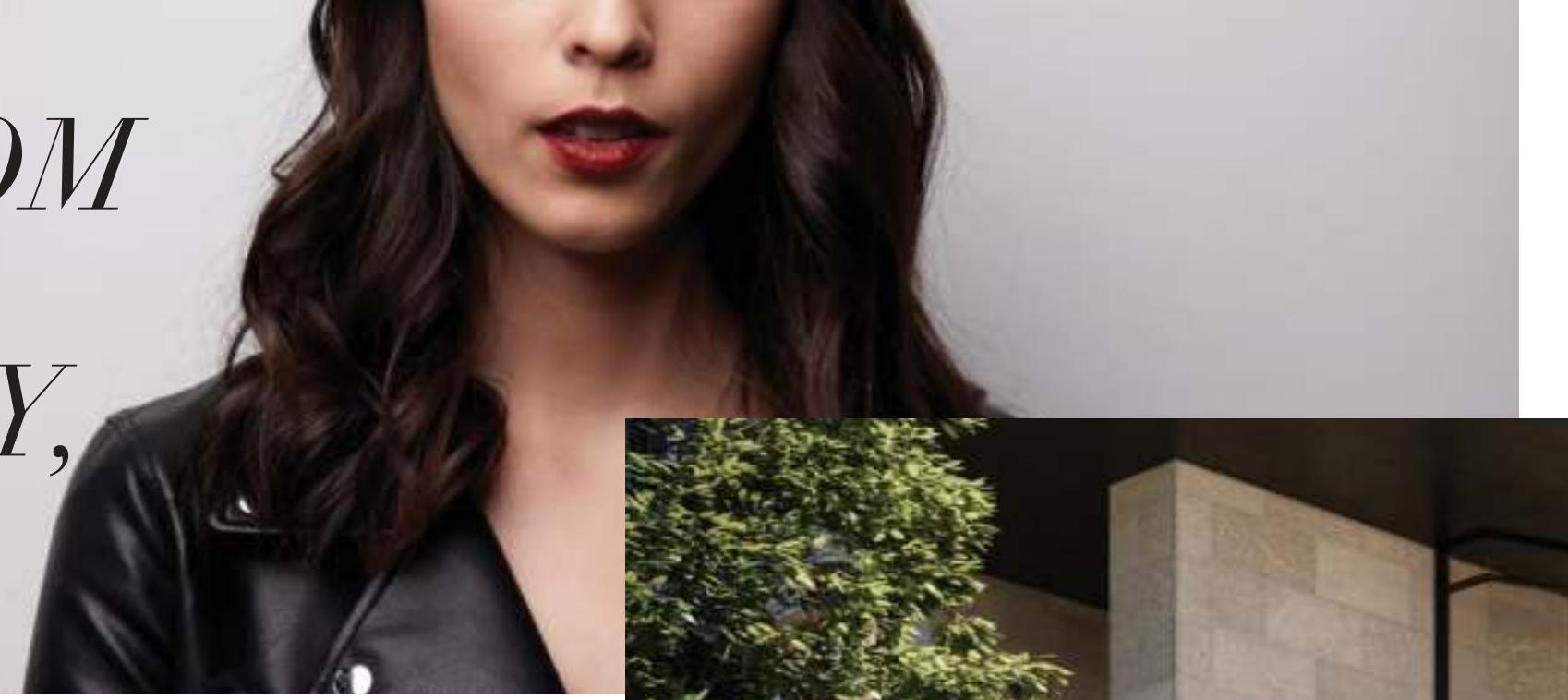
JONATHAN WEST

Director, Asset Management
Camrost Felcorp

”



EXTRA ROOM TO WORK, MOVE, PLAY, REFLECT...



“

EX3 is about access. This is centre ice, so to speak, where the city's top restaurants, cafés and retail come together, surrounded by a European-inspired outdoor public piazza with vibrant shops, vendors, and events. This is a true urban centre, with everything at your door in the heart of downtown Mississauga.

CHRISTOPHER CASTELLANO

Vice President, Sales & Marketing
Camrost Felcorp

“



EX3 Retail

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

*AN EXCLUSIVE
AMENITY PROGRAM
FOR EX3 RESIDENTS.*



“

We designed EX3 to have exceptional outdoor spaces to complement the complete package that Exchange District offers to residents.

NENO KOVACEVIC

Landscape Lead, IBI Group

”



Rooftop Garden Lounge, Outdoor BBQ & Seating

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



20,000 SQ FT OF EXTRA LIVING SPACE



We always build with the future in mind, and it was important for EX3 to offer an incredible co-working space to let people work close to home but still have a place to go each day.

CHRISTOPHER CASTELLANO

Vice President, Sales & Marketing
Camrost Fclorp

“





Curated, state-of-the-art amenities make life at the EX3 an exciting hub of activity that caters to your every expression of desire.

EX3 residents will enjoy:

Amenities

- Ground Floor Double Height Lobby Lounge
- Outdoor Garden Lounge with BBQ & Seating
- Meditation Lounge
- Modern Fitness Facility and Yoga Room
- Outdoor Fitness Facility
- Co-working Space with Private Pod and Garage Stations
- Social Gathering Lounge & Catering Kitchen
- Hydrotherapy Rooms

Additional Offerings

- 24H Concierge
- Cold Storage Room (for Food Delivery)
- Spacious Parcel Room
- Dog / Pet Wash & Spa
- 5 High Speed Elevators with Custom Designed Cabins
- Private Elevator Lobby for Signature Suites
- Geothermal Heating

Suites at EX3 have been thoughtfully designed to maximize space with carefully selected features to complement your lifestyle. With state-of-the-art finishes, sleek layouts, modern kitchen and bathrooms, and an abundance of natural light, enjoy urban inspired sophistication with innovative details and coveted brand partnerships.



KITCHEN FINISHES



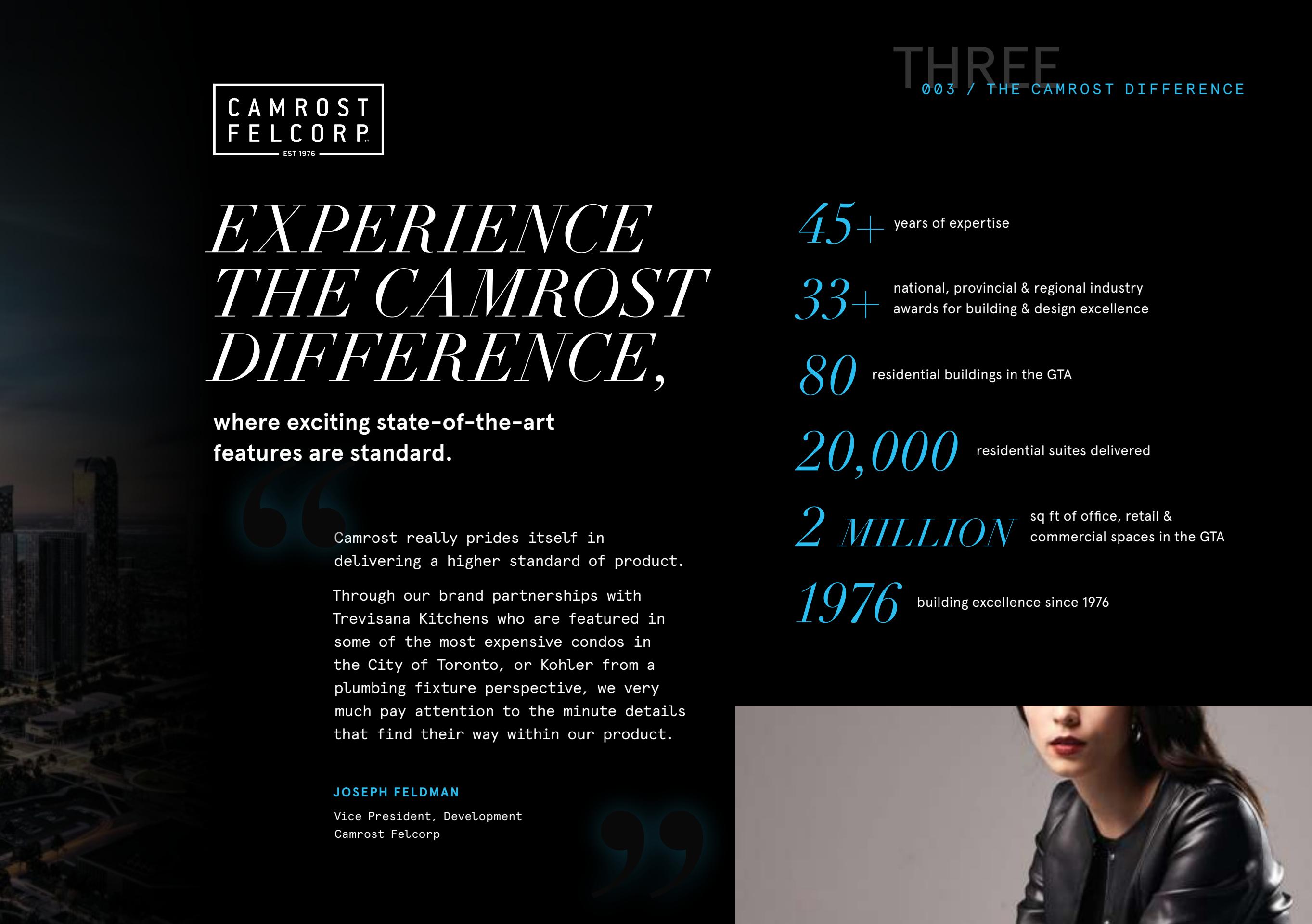
Collection 001



Collection 002



Collection 003



EXPERIENCE THE CAMROST DIFFERENCE,

where exciting state-of-the-art
features are standard.

“

Camrost really prides itself in
delivering a higher standard of product.

Through our brand partnerships with
Trevisana Kitchens who are featured in
some of the most expensive condos in
the City of Toronto, or Kohler from a
plumbing fixture perspective, we very
much pay attention to the minute details
that find their way within our product.

JOSEPH FELDMAN

Vice President, Development
Camrost Felcorp

45+

years of expertise

33+

national, provincial & regional industry
awards for building & design excellence

80

residential buildings in the GTA

20,000

residential units delivered

2 MILLION

sq ft of office, retail &
commercial spaces in the GTA

1976

building excellence since 1976

EXPECT EVERYDAY LUXURIES

International leading brands bring coveted features to EX3 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 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.

FULGOR MILANO

Fulgor Milano's signature technology provides professional tools for your kitchen to help you achieve chef-worthy recipes. Offered as a creative concept and design in the world of cooking, Fulgor Milano promoted the Italian spirit of excellence around the world. Their use of modern equipment and machinery combined with lean production methods and dedicated human resources promotes a high level of quality and flexibility, providing the opportunity to transform the kitchen into a modern, innovative, friendly, comfortable, safe, ergonomic and stylish space.



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.



IBI ARCHITECTS

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 Carleton 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 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 COLLECTIVE INTERIOR DESIGNER

MAED Collective was founded by Corinne Huard after 20 years of dedication to design and discovery. The MAED Collective interior design studio is an innovative collection of artistic professionals passionate about creating sustainable and engaging spaces, recognizing the imperative balances of aesthetic and purpose. The practice continuously evolves by working with the world's prominent innovators and leaders in Hospitality, Residential, Retail, and Work Space industries.



TRACE ENGINEERING

Trace Engineering Ltd. is a multi-disciplined Toronto based Engineering Firm, specializing in mechanical and electrical building design. Founded in 2006, Trace focuses on mixed-use developments – with many high-rise residential, retirement & longterm care, and commercial projects in their expansive portfolio.



CAM CORP 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 among 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.



EXCITING
URBAN LIVING
AWAITS.

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theexchangedistrict.com



Building Excellence