

Daniels

love where you live™

BUILDING VIBRANT,
INCLUSIVE & RESILIENT
COMMUNITIES ACROSS
THE GTA



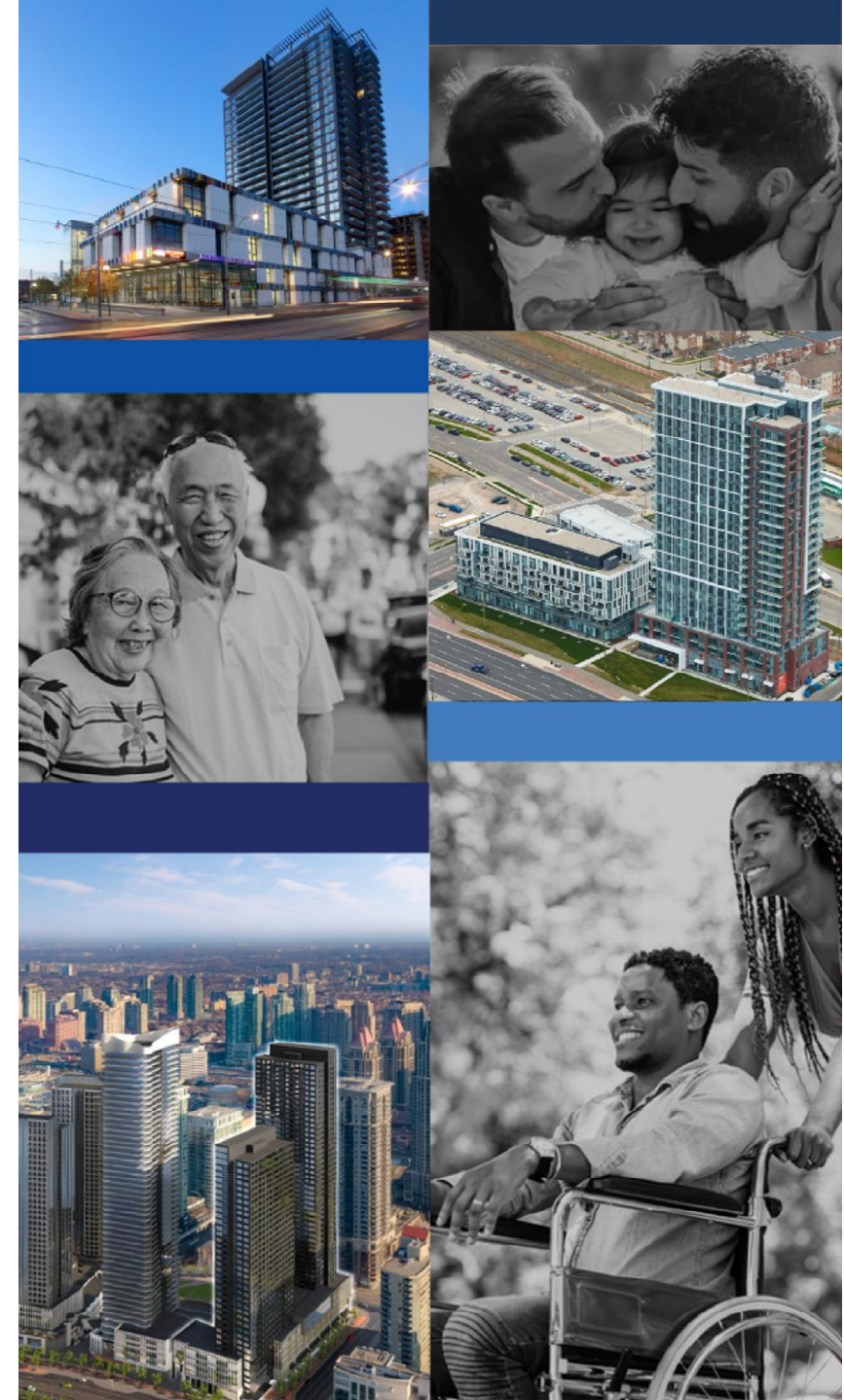
BUILDING VIBRANT, INCLUSIVE & RESILIENT COMMUNITIES ACROSS THE GTA

For over **40 years**, The Daniels Corporation has been at the forefront of real estate development, building nearly **40,000 homes** in award-winning communities across the GTA. With a bold vision and an unmatched track record, we don't just build—we create inclusive communities that set new standards in city-building.

As a **vertically integrated firm**, we manage the entire real estate lifecycle, including self-performing construction. Our expertise spans traditional homebuilding—encompassing condominiums, purpose-built rental housing, and low-rise communities—as well as mixed-use and mixed-income master-planned developments that integrate affordable and accessible housing, seniors and student residences, in addition to commercial, cultural, and institutional spaces.

This breadth makes us the preferred partner for homebuyers, tenants, public sector entities, affordable housing agencies, not-for-profit organizations, and institutional developers and investors.

Driven by a commitment to use our business as a positive force, we leverage our deep expertise and operational excellence to create lasting value for stakeholders by fostering strong partnerships, enriching communities, and embracing sustainable practices.



OUR LEADERSHIP



MITCHELL COHEN CHIEF EXECUTIVE OFFICER

Mitchell Cohen, CM, is CEO of The Daniels Corporation, steering the organization's strategic and long-term vision since 1984.

Under his leadership, Daniels has become known for building residential offerings for people at all stages of life, and for its commitment to building a healthy social infrastructure within each new community.

Over the past four decades the company has also created innovative affordable rental programs as well as programs that help tenants become first-time homeowners.

OUR LEADERSHIP



JAKE COHEN PRESIDENT

As President of The Daniels Corporation, **Jake Cohen** leads all of Daniels' business operations, providing strategic direction across the company's developments from land acquisitions through construction to project completion. With over 20 years of progressive leadership, he aligns corporate strategy with operational excellence to deliver large-scale residential, commercial, and mixed-use developments that set industry standards in quality, sustainability, and community impact.

RECOGNIZED FOR QUALITY, CUSTOMER CARE, INNOVATION & IMPACT



FINALISTS
2026

HOME BUILDER OF THE YEAR
GREEN BUILDER OF THE YEAR
BEST CUSTOMER CARE
BEST COMMUNITY, BUILT – ERIN MILLS



3X BILD HOME BUILDER OF THE YEAR
2025, 2023, 1997

Presented by the Building Industry and Land Development Association (BILD) recognizing setting industry standards and outstanding homeowner satisfaction.



4X ONTARIO HIGH RISE BUILDER OF THE YEAR
2017, 2016, 2012, 2003

Presented by Tarion Warranty Corporation, recognizing best in class customer service based on Ontario homeowner feedback.



ONTARIO HOME BUILDER OF THE YEAR
2023

Presented by Ontario Home Builders' Association, recognizing creativity, innovation, design, customer service and marketing.



STEPHEN DUPUIS CORPORATE SOCIAL RESPONSIBILITY (CSR) AWARD
2024

Presented by the Building Industry and Land Development Association (BILD) recognizing long standing impact on communities and the environment.



CANADA'S CLEAN50 TOP PROJECT
2024

Presented by Clean50 Organization, awarded for innovation and leadership in environmental sustainability on Daniels MPV2 net-zero, fossil fuel-free townhome community.



THE DANIELS DIFFERENCE

90%

SATISFACTION
WITH PRE-DELIVERY
INSPECTIONS

NEARLY
90%

PURCHASER
RECOMMENDATION
RATE

THE BENEFITS OF SELLING WITH DANIELS

FOR YOU

- ✓ Guided purchase process with our dedicated sales team available to support you and your clients at every step, including navigating the APS and the 10-day cooling-off period to allow time for legal review and added peace of mind
- ✓ Transparent pricing with clear HST calculations provided upfront
- ✓ 3% commission for you
- ✓ **Work-Life Balance** – you can schedule your time within regular business hours
- ✓ **Grow your client base** – the opportunity to work with and attract a variety of different clients
- ✓ **Broker Portal** with marketing assets to use

FOR YOUR CLIENTS

- ✓ Brand new homes that qualify for the Ontario and federal government's newly expanded HST rebate program offering 13% in savings on a new home
- ✓ Move-in ready homes with quick closings – no construction wait time
- ✓ Tarion New Home Warranty Protection for added confidence
- ✓ Modern and efficient home designs developed by a vertically integrated team to ensure functional, livable homes for today's homeowners
- ✓ Built by a trusted builder with over 40 years of experience delivering quality homes in incredible locations across the GTA

BRAND NEW VS. RESALE HOMES

BRAND NEW HOMES

- ✓ Never lived in
- ✓ HST Rebate Savings
- ✓ Modern finishes throughout
- ✓ No renovations required
- ✓ Covered under Tarion New Home Warranty Protection
- ✓ Pre-Delivery Inspection (PDI) included
- ✓ Strong rental appeal with a newer product
- ✓ Lower maintenance costs
- ✓ Incredible incentives
- ✓ Designed for today's lifestyles (open-concept, functional layouts)
- ✓ New amenity spaces
- ✓ Competitive pricing

RESALE HOMES

- ✓ Wear and tear
- ✓ Potential repair costs
- ✓ Aging systems and infrastructure
- ✓ Higher maintenance costs

HST REBATE ON DANIELS HOMES

LIMITED TIME ONLY

Your clients can save up to \$130K on a new Daniels home with the Ontario and federal governments' expanded HST rebate - available for ALL home buyers!

ONTARIO'S EXPANDED HST RELIEF

Ontario is proposing a temporary expansion of existing HST relief on new homes. Subject to eligibility:

- For new homes valued up to \$1 million, Ontario, with the support of the federal government, would provide up to \$130,000 in relief, equivalent to the full 13 per cent HST.
- The \$130,000 maximum rebate would be maintained for new homes valued between \$1 million and \$1.5 million, reflecting the reality of housing costs in many Ontario communities.
- A reduced rebate would be available for new homes valued between \$1.5 million and \$1.85 million. New homes above \$1.85 million would qualify for \$24,000 in HST relief under pre-existing rebate.
- Ontario's contribution to the temporary expansion of HST rebates on new homes would provide almost \$1.4 billion in estimated total provincial tax relief.
- The federal government has agreed to cost-share with Ontario in support of provincial housing initiatives, subject to passage of federal legislation, which would approximately cover the federal 5 per cent portion of the HST that is being removed from new homes in Ontario.

The expanded relief is available from April 1, 2026 to March 31, 2027 and the new home must be used as a primary place of residence or as a residential rental property.

REBATE TIMING AND ELIGIBILITY PERIOD

Eligibility criteria for the expanded rebates include when a purchase agreement is entered into, when construction begins and when construction is completed.

Two Examples Of Purchases That Would Generally Be Eligible For Expanded Relief

EXAMPLE 1

An individual acquires a new home for use as their **primary place of residence** and:

- the purchase agreement with the builder was signed between **April 1, 2026 and March 31, 2027**;
- construction of the home begins on or before **December 31, 2028**; and
- construction is substantially completed on or before **December 31, 2031**.

EXAMPLE 2

A purchaser who acquires a new home where **construction began before March 31, 2026** for use as a **residential rental property** and:

- the purchase agreement with the builder was signed between **April 1, 2026 and March 31, 2027**;
- construction is substantially completed on or before **December 31, 2029**.

SAVINGS SNAPSHOT WITH HST REBATE

1-BEDROOM | 545 SQ. FT.

BASE PRICE

Your Client's Price After HST Rebate

\$387,522

HOW TO CALCULATE THE HST REBATE:

- STEP 1:** Start with the Base Price
\$387,522
- STEP 2:** Calculate the HST (13% of Base Price)
 $\$387,522 \times 13\% = \$50,378$
- STEP 3:** Purchase Price on Agreement (Includes HST)
 $\$387,522$ (Base Price) + $\$50,378$ (HST) = $\$437,900$

ERIN MILLS

A MULTI-GENERATIONAL COMMUNITY



- In the late 1970's, The Daniels Corporation's late Founder and Chairman, Mr. John H. Daniels, was a moving force behind the 'new town' of Erin Mills.
 - 40+ year track record building homes and contributing to this community
- Erin Mills is a safe, welcoming, and multi-generational community, offering walkable access to an array of exceptional lifestyle amenities.
- **Transit Connectivity:**
 - Short drive to Highway 403
 - Close to Erin Mills GO Station and Streetsville GO Station
 - Steps to Mi-Way bus stop
- **Incredible Amenities:**
 - Erin Mills Town Centre
 - Credit Valley Hospital
 - Erin Mills Community Centre
 - Credit River Trail
 - National Banks such as TD, CIBC, BMO
- **Top Education:**
 - John Fraser Secondary School
 - University of Toronto Mississauga Campus

90

Walk Score

STEPS TO ERIN MILLS
TOWN CENTRE & CREDIT
VALLEY HOSPITAL



THE Kith

CONDOMINIUMS

KINDRED

CONDOMINIUMS

Daniels Erin Mills
Community,
South West Corner

SOLD OUT

FINAL OPPORTUNITY

FINAL OPPORTUNITY

Credit Valley
Hospital

Erin Mills
Town Centre

EGLINTON
AVE W

Premium Seniors'
Residence in
Partnership with
Amica Senior
Lifestyles



- **27-storeys**
- **Move-in ready suites from Studio to 2-Bed layouts**
- **Perfect for:**
 - **Downsizers**
 - **Young Professionals**
 - **First-Time Home Buyers**
- **The KIN Club features lifestyle indoor and outdoor amenities**





Co-Working Lounge



Fitness Centre



Co-Working Lounge



Fitness Studio



Party Room



Lounge



Party Room



Games Room



DANIELS ERIN MILLS

KINDRED

CONDOMINIUMS

**MODEL TOURS
AVAILABLE**



- 15-storeys
- Move-in ready suites from Studio to 2-Bed layouts
- Perfect for:
 - Downsizers
 - Young Professionals
 - First-Time Home Buyers
- 12,000+ sq. ft. of indoor and outdoor amenity spaces





Connection Lounge

Fitness Centre

Co-Working Space

Gymnasium



Dining Room



Party Room



Theatre Room



Outdoor Terrace

THE Kith

CONDOMINIUMS

MODEL TOURS AVAILABLE. ♦

- Studio
- 1-Bed
- 2-Bed



SQUARE ONE DISTRICT

CANADA'S MOST EXCITING CITY EXPANSION



- In the heart of **Mississauga City Centre** and **Canada's most exciting city expansion**, transforming 130 acres around Square One Shopping Centre
- An opportunity for your clients to get in on the ground floor – over 18,000 urban residences in this master-planned community
- Everything your clients need now with everything they can imagine on the way!
- **Steps to Square One Shopping Centre** with special resident exclusive interconnectivity package
SQ1 DISTRICT ACCESS CLUB
 - Special discounts & promotions from Square One and surrounding District Retailers
 - Access to member-only privileges and invitations to exclusive VIP events
 - Monthly email with special offers, new store openings and upcoming events at Square One and the District
- **Steps to Square One Shopping Centre**, amazing restaurants, Cineplex and Living Arts Centre
- **Transit Connectivity:** MiWay, TTC & GO Transit, Highways 401 & 403 less than 10 mins away, steps to future Hurontario LRT
- **Nearby Education:** University of Toronto Mississauga Campus, Sheridan College, Mohawk College Mississauga Campus

93

Walk Score

83

Transit Score

STEPS TO
SQUARE ONE
SHOPPING
CENTRE



STAK36

CONDOMINIUMS at
Square One District

Daniels
love where you live™

O|X|F|O|R|D

Official Residence of Square One Shopping Centre
MOVE-IN READY



- Breathtaking **views of the Mississauga skyline**
- Perfect for **young professionals and growing families**
- 48 storeys with premium amenities like co-working space, fitness centre, kids' zone & more
- 1-Bed to 2-Bed + Den layouts (520 sq. ft. – 872 sq. ft.)

Limited Time Incentives:

- FREE Parking on all inventory
- No Hidden Fees – capped closing costs
- 10% Deposit Program

Resident-Exclusive Interconnectivity Program
with Square One Shopping Centre



MODEL HOME TOURS AVAILABLE

REGENT PARK

IN THE HEART OF TORONTO'S DOWNTOWN EAST



- 20+ year track record building homes and contributing to the social fabric of this community
- One of the city's most vibrant and inclusive neighbourhoods with an incredible arts & culture scene
- **Incredible amenities:**
 - Pam McConnell Aquatic Centre
 - Daniels Spectrum
 - 6-Acre Park
 - Splash Pad
- **National Brands:** Shoppers Drug Mart, FRESHCO, RBC, Scotiabank, Chatime and more
- **Amazing Food:** Café ZUZU by Gusto Group, Le Beau Croissanterie, Kibo Sushi and more
- **Fitness Paradise:** F45, Ultra Pilates, Regent Park Athletic Grounds
- **Nearby hot spots:**
 - CF Toronto Eaton Centre
 - Riverdale Park
 - St. Lawrence Market
 - Leslieville
 - Cabbagetown
- **Education:** easy access to TMU, George Brown College, U of T and Université de l'Ontario français, top-rated schools and early learning centres

99

Walk Score

92

Transit Score

100

Bike Score





**TWO STOREY
TOWNHOMES
WITH PRIVATE
PATIOS IN
TORONTO'S
DOWNTOWN EAST
FROM THE HIGH \$800s**

**TOUR OUR FURNISHED
MODEL HOME**

**CITY
TOWNS**
COLLECTION



MAKER SPACE



COURTYARD

**PA/GE
one
CLUB**



CO-WORKING SPACE

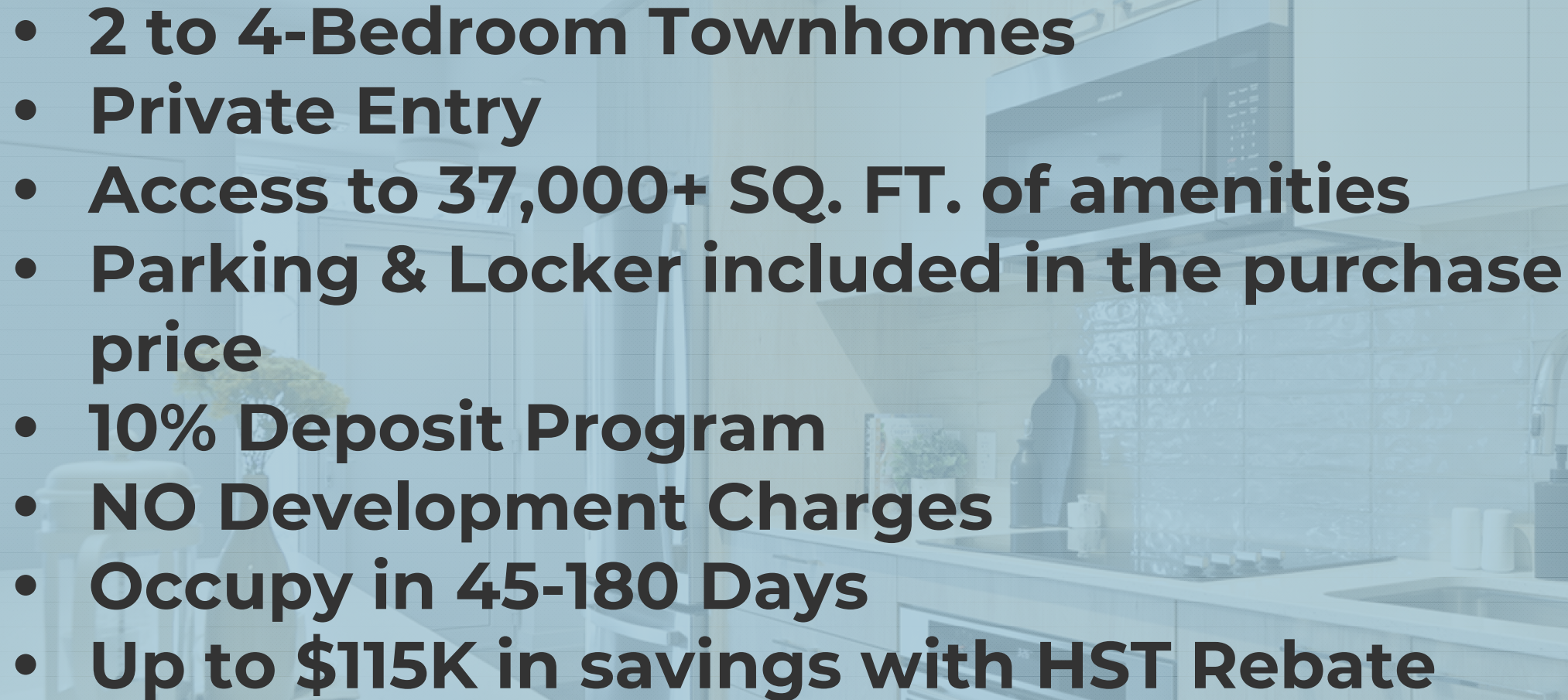


FITNESS CENTRE



**37,000 + SQ. FT. OF
SHARED AMENITY SPACES**

**DANIELS ON
PARLIAMENT**

- 
- **2 to 4-Bedroom Townhomes**
 - **Private Entry**
 - **Access to 37,000+ SQ. FT. of amenities**
 - **Parking & Locker included in the purchase price**
 - **10% Deposit Program**
 - **NO Development Charges**
 - **Occupy in 45-180 Days**
 - **Up to \$115K in savings with HST Rebate**

TOUR OUR FURNISHED MODEL HOME



DANIELS & BAI
THE THORNHILL
— A Master-Planned Community on Bathurst —

**Daniels
Keelesdale**
BY THE EGLINTON LRT

**THE
kith**
CONDOMINIUMS

DANIELS ERIN MILLS
KINDRED
CONDOMINIUMS

STAK36
CONDOMINIUMS at
Square One District

**CITY
TOWNS**
COLLECTION

**NOW ON SALE
OPPORTUNITIES IN THE GTA**

BROKER PORTAL

DanielsAccess.com



THANK YOU

Daniels

