

Highlight of Mississauga

by Hazelton Development Corporation



Real Property Portfolio

March 2026



Opportunity overview

Highlight of Mississauga, located at 4064, 4070 and 4078 Dixie Road, Mississauga, Ontario, is a 14-storey residential complex consisting of 262 residential units, including 16 four-storey stacked townhouses (the “Project”). Pursuant to an order dated February 20, 2026 (the “Order”), issued by the Ontario Superior Court of Justice (Commercial List), Grant Thornton Corporate Finance Inc. (“GTCFI”) has been engaged by Hazelton Development Corporation (the “Company”) to implement the Court-approved sale procedures for the sale of the Company’s Project, in consultation with Grant Thornton Limited, in its capacity as the monitor of the Company (the “Monitor”).

Interested parties are encouraged to contact GTCFI and the Monitor for additional information and to arrange a site-visit. Detailed sale procedures, the Order, and access to the Virtual Data Room are available upon request. Please visit the Monitor’s website for details: www.DoaneGrantThornton.ca/Hazelton

Key Features



Complete Community

The Project resides in the Rathwood-Applewood neighbourhood surrounded by established community facilities
Live, work, play, and raise a family in one single mixed-used community
Subway, Go trains, local MiWay routes within 5KM radius



Forecasted Growth

Projected continued population growth in Mississauga, ON
Surrounded by big-box retail, dining options, grocery stores etc.



Unique Positioning

Approximately 92.3% complete as of February 18, 2026
Offered on an “as-is, where-is” basis



Accommodating Designs

1/2/3-bedroom units +/- den
Three-level underground parking



Highlights

Total Site Area:	1.278 acre / 55,670 square feet
Frontage:	199.170 feet
Proposed # of Buildings:	One
Proposed # of Storeys:	Fourteen
Proposed Leasable Area:	166,748 square feet
Proposed # of Units	262 residential units, including 16 townhouse-style units

Next Steps

A detailed Information Memorandum (“IM”) has been prepared and is available to interested parties. Please contact the undersigned for access to the Virtual Data Room (“VDR”) or to arrange a site visit.
All enquiries must be directed to Doane Grant Thornton Corporate Finance Inc. and the Monitor.

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Sale Procedures

- **Launch Date:** March 2, 2026
- **Bid Deadline:** August 3, 2026, **at 5:00 p.m. ET**
- **Accepted Bid Deadline:** On or before 20 business Days following the Bid Deadline
- **Negotiation of APS:** 1 to 2 weeks following the Accepted Bid Deadline
- **Closing Date:** As soon as reasonably practicable following Court approval

Bids require a **deposit of 6.00%** of the total purchase price consideration, delivered to the

A Broker Fee may be awarded to a licensed agent or licensed broker name in the Accepted Bid, up to 1.0% of the cash purchase price.

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