

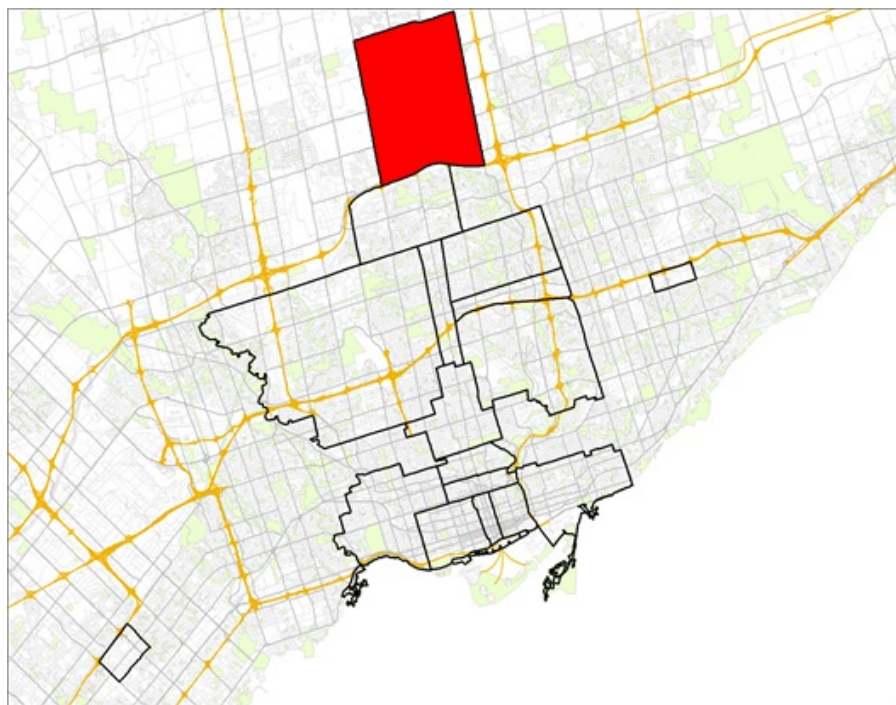


Greater Toronto Area  
HWY 7 / Yonge

New Homes High Rise Submarket Report  
Data as of March 2018



# Highway 7 - Yonge Submarket Report - March 2018



| Highway7 - Yonge                              |           | GTA       |
|-----------------------------------------------|-----------|-----------|
| Active Projects                               | 8         | 281       |
| Total Units                                   | 2,017     | 71,258    |
| Total Sales                                   | 1,273     | 62,502    |
| Rem. Inv.                                     | 744       | 8,756     |
| Avg. \$/SF                                    | \$661     | \$872     |
| Avg. SF                                       | 900       | 911       |
| Avg. \$                                       | \$595,226 | \$794,509 |
| Current Month Sales (incl. active & sold out) | 350       | 1,649     |

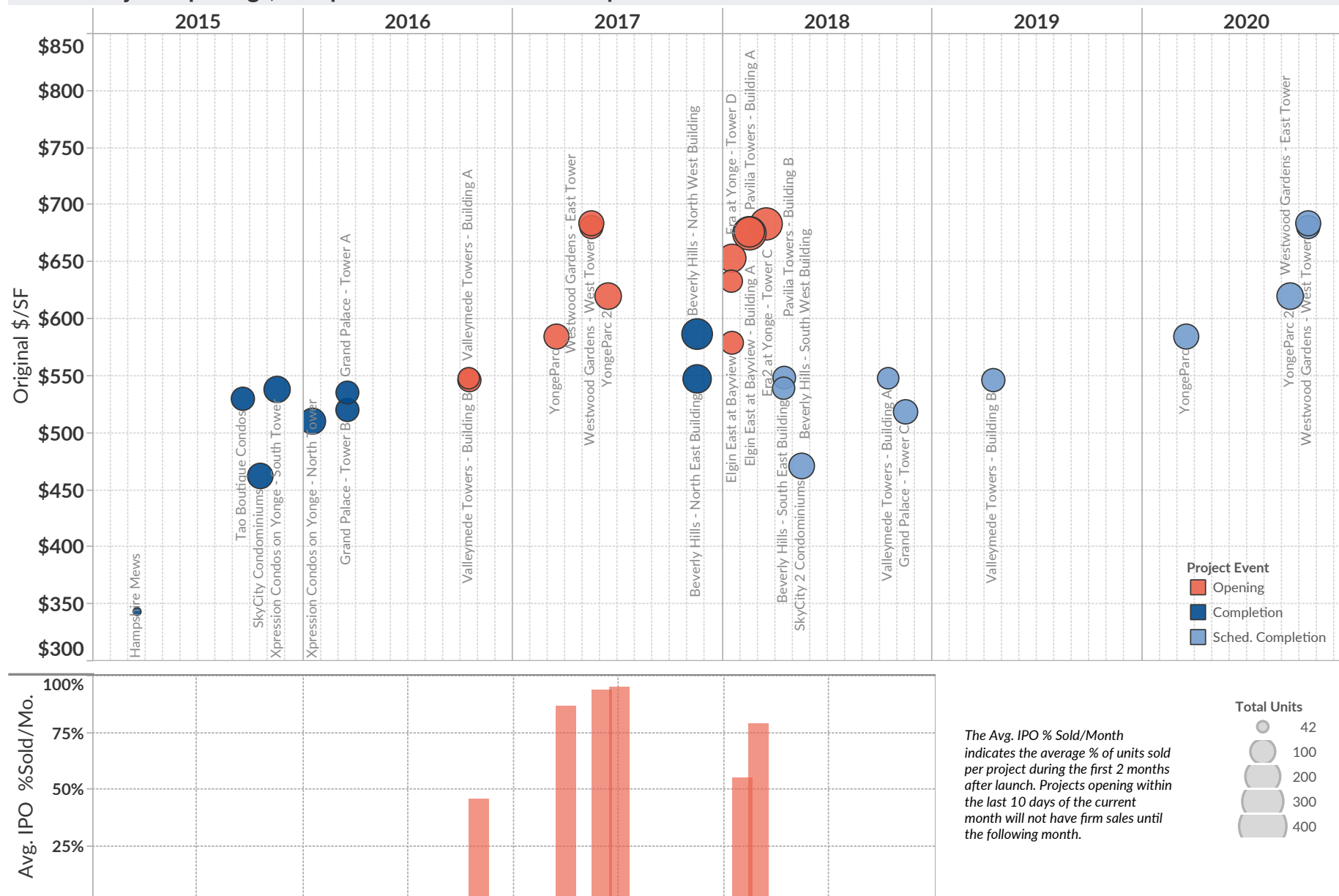
| Development Applications |   |                 |
|--------------------------|---|-----------------|
| Highway 7 - Yonge        |   | City of Toronto |
| Number of Dev. Apps.     | 0 | 338             |
| Total Units              |   | 150,769         |
| Min. Floor Space Index   |   | 0.1             |
| Max. Floor Space Index   |   | 44.3            |
| Avg. Floor Space Index   |   | 7.3             |

**Submarket - Months of Inventory** (calculated using current rem. inv. and last 12 month sales)



# Highway 7 - Yonge Submarket Report - March 2018

## Recent Project Openings, Completions & Scheduled Completions



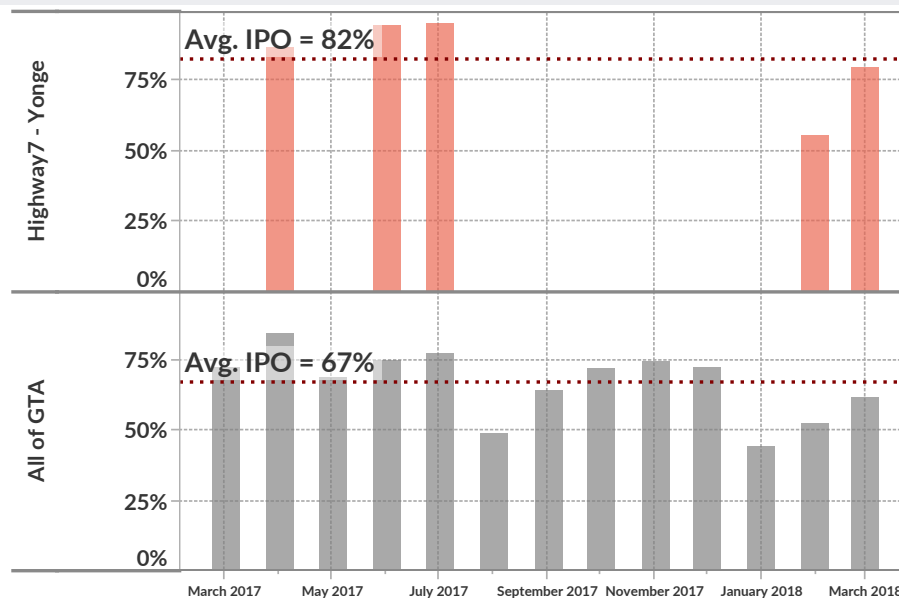
# Highway 7 - Yonge Submarket Report - March 2018

## Project Data by Unit Type

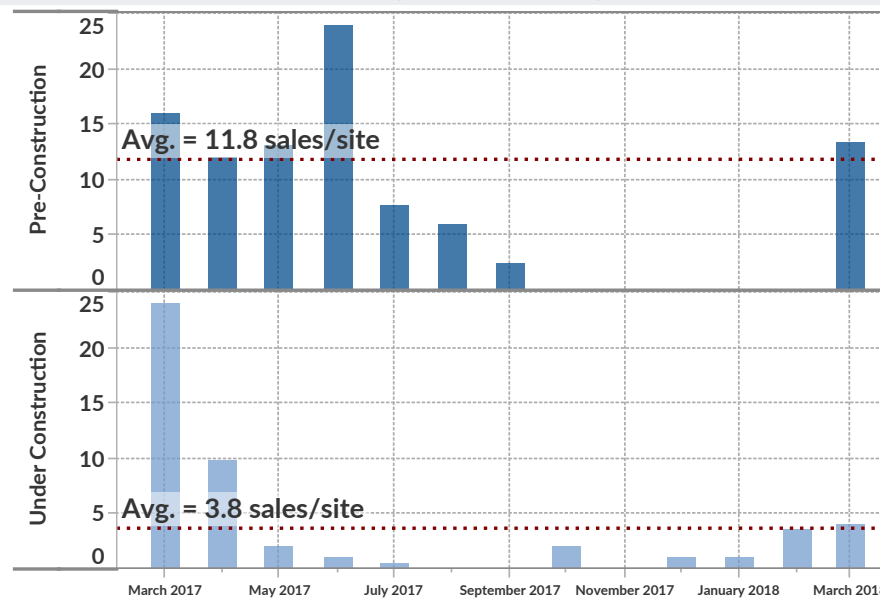
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 1           | 0                   | 0           | 1         |
| 1 Bedroom       | 139         | 2                   | 73          | 66        |
| 1 Bedroom + Den | 814         | 184                 | 565         | 249       |
| 2 Bedroom       | 683         | 107                 | 390         | 293       |
| 2 Bedroom + Den | 249         | 32                  | 192         | 57        |
| 3 Bedroom & Up  | 114         | 25                  | 41          | 73        |
| Penthouse       | 7           |                     | 7           | 0         |
| Other           | 10          | 0                   | 5           | 5         |

| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$674      | 566             | 652              | \$394,600        | \$429,900         |
| \$692      | 616             | 685              | \$408,400        | \$507,990         |
| \$653      | 770             | 1,268            | \$525,900        | \$848,900         |
| \$670      | 930             | 1,290            | \$592,900        | \$851,000         |
| \$627      | 982             | 1,798            | \$615,900        | \$1,320,000       |
| \$692      | 1,313           | 1,440            | \$919,100        | \$987,000         |

## IPO Launch Performance (first 2 months)



## Post Launch Absorption: Highway 7 - Yonge



# Highway 7 - Yonge Submarket Report - March 2018

## Current Active Projects



# Highway 7 - Yonge Submarket Report - March 2018

## Current Active Project List

| Site Name                                                | Product Type | Month, Year of Occ Date | Current Month Sales | YTD | Rem. Inv. | Total Units | Original \$/SF | Avg. \$/ SF |
|----------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| Elgin East at Bayview - Building A - Sequoia Grove Homes | Apartment    | August 2021             | 11                  | 50  | 104       | 154         | \$633          | \$668       |
| Elgin East at Bayview - Sequoia Grove Homes              | Stacked      | March 2021              | 28                  | 48  | 116       | 164         | \$579          | \$570       |
| Era at Yonge - Tower D - Pemberton Group                 | Apartment    | January 2021            | 1                   | 262 | 1         | 263         | \$654          | \$702       |
| Era2 at Yonge - Tower C - Pemberton Group                | Apartment    | April 2021              | 4                   | 200 | 112       | 312         | \$676          | \$728       |
| Grand Palace - Tower C - Guizzetti Developments          | Apartment    | November 2018           | 0                   | 0   | 5         | 189         | \$518          | \$692       |
| Pavilia Towers - Building A - Times Group Corporation    | Apartment    | July 2021               | 294                 | 365 | 35        | 400         | \$675          | \$673       |
| Pavilia Towers - Building B - Times Group Corporation    | Apartment    | July 2021               | 4                   | 4   | 362       | 366         | \$683          | \$683       |
| Valleymede Towers - Building B - Times Group Corporation | Apartment    | April 2019              | 8                   | 17  | 9         | 169         | \$546          | \$695       |

# Highway 7 - Yonge Submarket Report - March 2018

| Monthly Sales           |                     | Current GTA Active Projects |             |             |           |            |         |             | Dev. Apps.  |
|-------------------------|---------------------|-----------------------------|-------------|-------------|-----------|------------|---------|-------------|-------------|
| Sub Market              | Current Month Sales | Active Projects             | Total Units | Total Sales | Rem. Inv. | Avg. \$/SF | Avg. SF | Avg. \$     | Total Units |
| Bloor - Yorkville       | 2                   | 16                          | 5,669       | 5,197       | 472       | \$1,649    | 1,009   | \$1,663,497 | 5,043       |
| Central Waterfront      | 160                 | 11                          | 4,552       | 3,954       | 598       | \$1,135    | 844     | \$958,416   | 11,951      |
| Don Mills - York Mills  | 119                 | 10                          | 2,412       | 2,148       | 264       | \$839      | 1,310   | \$1,099,037 | 10,393      |
| Downtown Core           | 17                  | 9                           | 3,747       | 3,544       | 203       | \$1,096    | 898     | \$984,271   | 7,917       |
| Downtown East           | 4                   | 12                          | 3,769       | 3,512       | 257       | \$948      | 899     | \$851,534   | 9,796       |
| Downtown West           | 143                 | 25                          | 9,480       | 8,218       | 1,262     | \$1,105    | 774     | \$855,315   | 18,657      |
| Etobicoke Waterfront    | 31                  | 9                           | 3,735       | 3,408       | 327       | \$994      | 834     | \$828,925   | 241         |
| Highway7 - Yonge        | 350                 | 8                           | 2,017       | 1,273       | 744       | \$661      | 900     | \$595,226   | .           |
| Mississauga City Centre | 32                  | 5                           | 2,707       | 2,419       | 288       | \$700      | 877     | \$613,558   | .           |
| North Toronto           | 5                   | 6                           | 2,024       | 1,802       | 222       | \$914      | 832     | \$760,648   | 7,108       |
| North Yonge Corridor    | 22                  | 4                           | 1,714       | 1,465       | 249       | \$937      | 699     | \$655,131   | 4,420       |
| North York East         | 0                   | 2                           | 651         | 645         | 6         | \$714      | 1,659   | \$1,185,167 | 875         |
| North York West         | 33                  | 9                           | 1,788       | 1,602       | 186       | \$728      | 964     | \$702,142   | 8,413       |
| Not Applicable          | 607                 | 121                         | 20,491      | 17,639      | 2,852     | \$644      | 978     | \$629,877   | 40,030      |
| Scarborough City Centre |                     |                             |             |             |           |            |         |             | 3,760       |
| Sheppard Corridor       | 107                 | 11                          | 3,381       | 2,902       | 479       | \$890      | 765     | \$680,226   | 6,394       |
| Thornhill               |                     |                             |             |             |           |            |         |             | .           |
| Toronto East            | 1                   | 10                          | 1,216       | 1,172       | 44        | \$781      | 1,061   | \$828,317   | 1,231       |
| Toronto West            | 6                   | 4                           | 601         | 405         | 196       | \$917      | 793     | \$727,515   | 11,872      |
| Yonge - St. Clair       | 10                  | 9                           | 1,304       | 1,197       | 107       | \$1,261    | 1,356   | \$1,710,327 | 1,101       |

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