

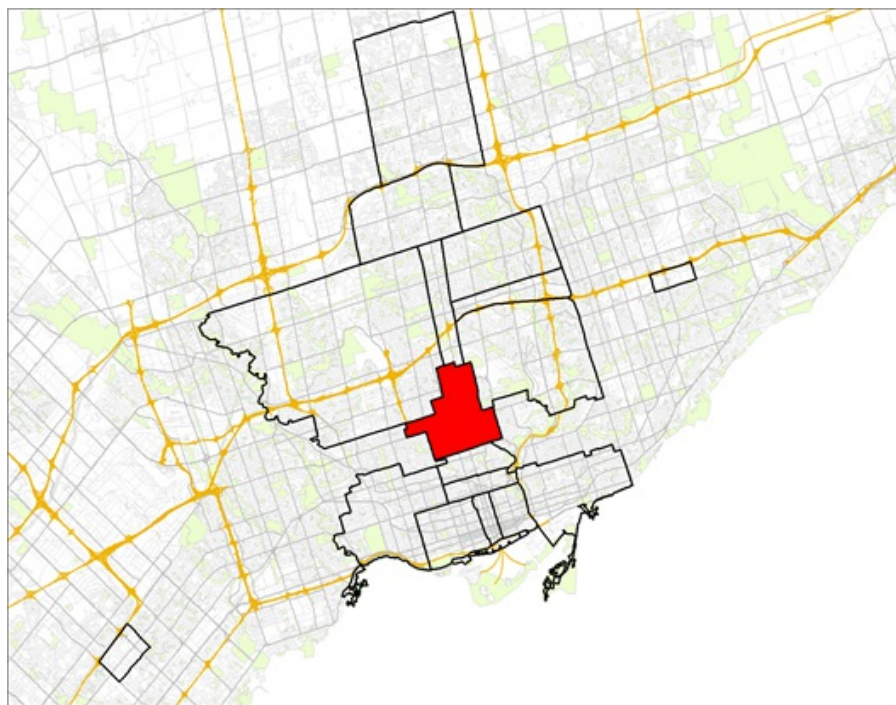


Greater Toronto Area  
North Toronto

New Homes High Rise Submarket Report  
Data as of March 2018



# North Toronto Submarket Report - March 2018



| North Toronto                                 |           |  | GTA       |       |
|-----------------------------------------------|-----------|--|-----------|-------|
| Active Projects                               | 6         |  | 281       |       |
| Total Units                                   | 2,024     |  | 71,258    |       |
| Total Sales                                   | 1,802     |  | 62,502    |       |
| Rem. Inv.                                     | 222       |  | 8,756     |       |
| Avg. \$/SF                                    | \$914     |  | \$872     |       |
| Avg. SF                                       | 832       |  | 911       |       |
| Avg. \$                                       | \$760,648 |  | \$794,509 |       |
| Current Month Sales (incl. active & sold out) |           |  | 5         | 1,649 |

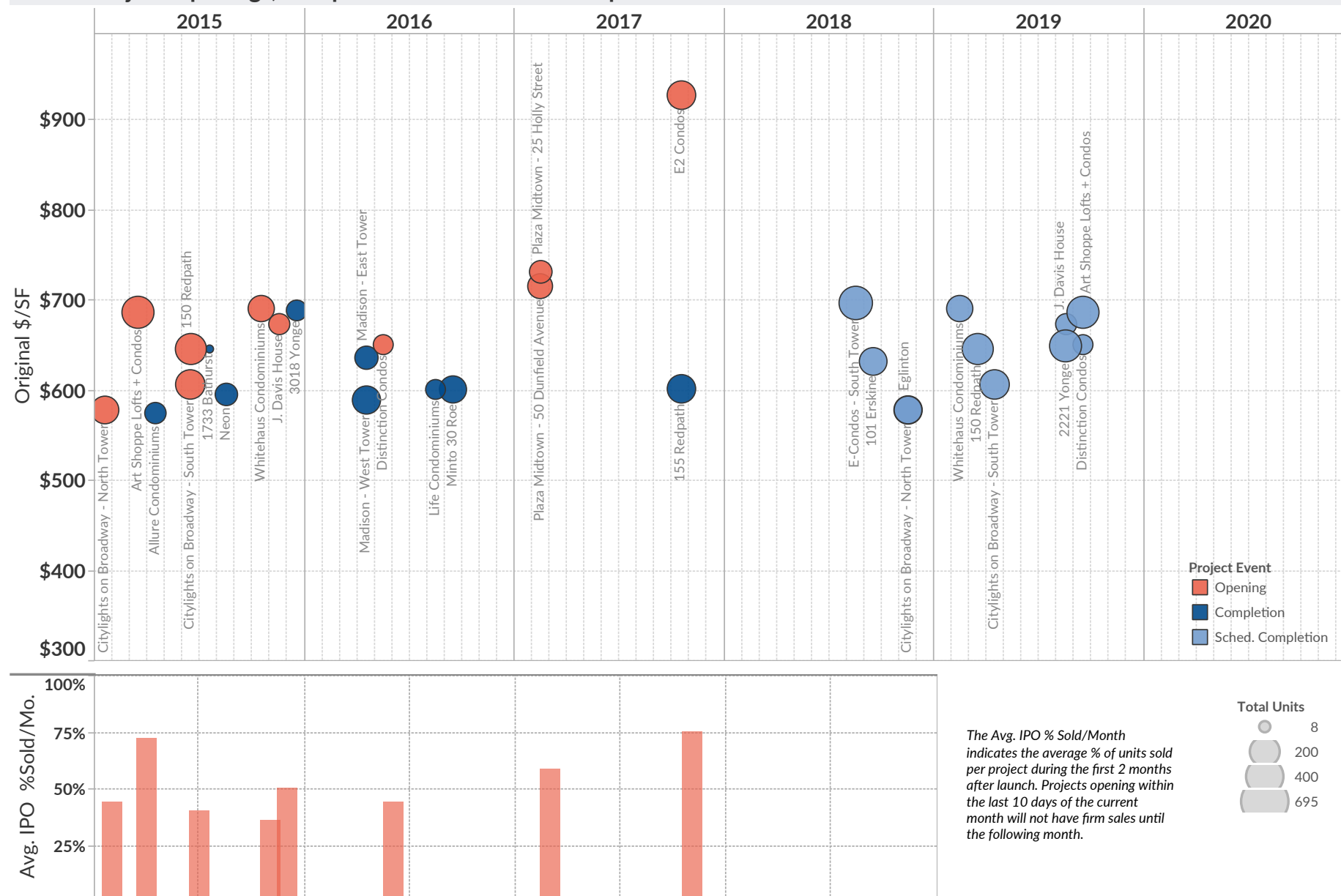
| Development Applications |       |  |                 |  |
|--------------------------|-------|--|-----------------|--|
| North Toronto            |       |  | City of Toronto |  |
| Number of Dev. Apps.     | 25    |  | 338             |  |
| Total Units              | 7,108 |  | 150,769         |  |
| Min. Floor Space Index   | 1.7   |  | 0.1             |  |
| Max. Floor Space Index   | 29.8  |  | 44.3            |  |
| Avg. Floor Space Index   | 10.5  |  | 7.3             |  |

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



# North Toronto Submarket Report - March 2018

## Recent Project Openings, Completions & Scheduled Completions



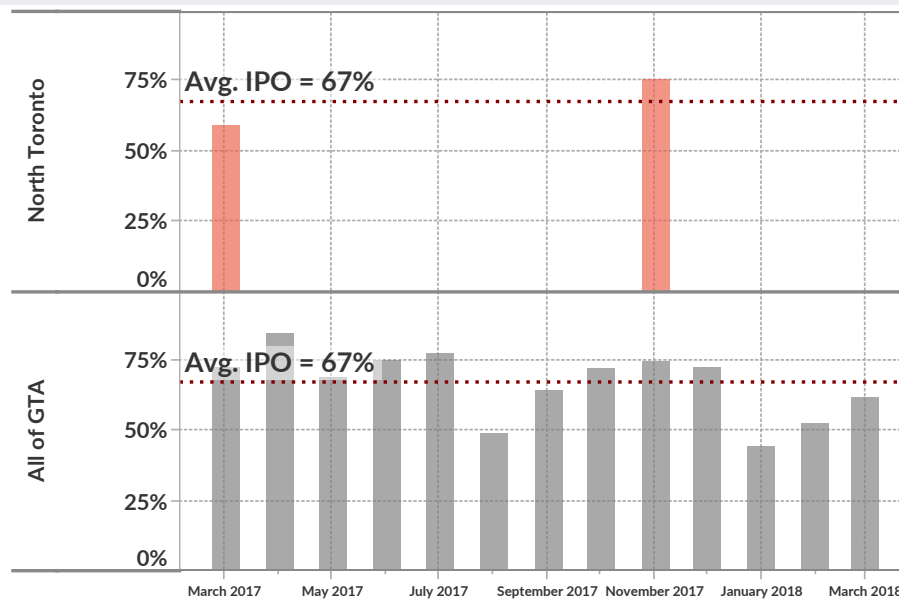
# North Toronto Submarket Report - March 2018

## Project Data by Unit Type

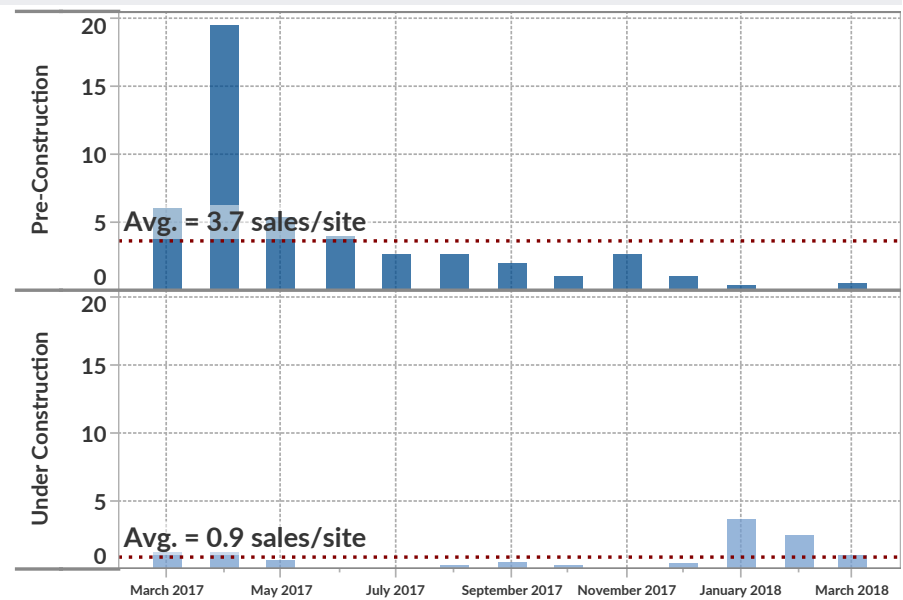
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 107         | 0                   | 105         | 2         |
| 1 Bedroom       | 178         | 0                   | 174         | 4         |
| 1 Bedroom + Den | 785         | 1                   | 742         | 43        |
| 2 Bedroom       | 642         | 3                   | 546         | 96        |
| 2 Bedroom + Den | 95          | 0                   | 94          | 1         |
| 3 Bedroom & Up  | 180         | 1                   | 112         | 68        |
| Penthouse       | 7           |                     | 7           | 0         |
| Other           | 30          | 0                   | 22          | 8         |

| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,107    | 350             | 397              | \$365,990        | \$460,990         |
| \$859      | 480             | 613              | \$352,000        | \$606,000         |
| \$847      | 552             | 741              | \$381,990        | \$731,000         |
| \$962      | 671             | 918              | \$493,000        | \$1,207,000       |
| \$754      | 1,074           | 1,074            | \$809,990        | \$809,990         |
| \$896      | 825             | 1,200            | \$592,000        | \$1,202,000       |
|            |                 |                  |                  |                   |
| \$885      | 1,270           | 2,072            | \$1,177,000      | \$1,575,000       |

## IPO Launch Performance (first 2 months)

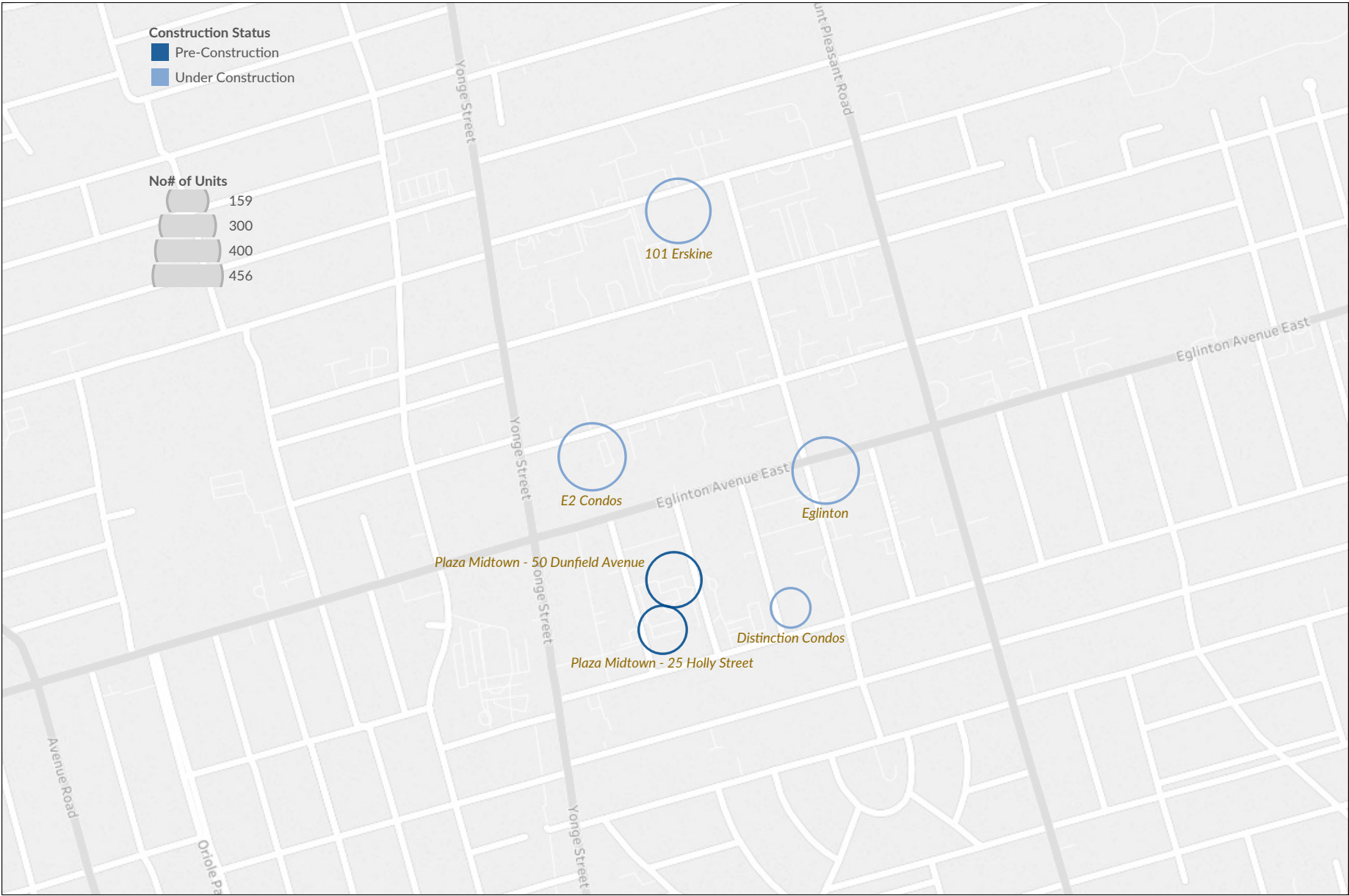


## Post Launch Absorption: North Toronto



# North Toronto Submarket Report - March 2018

## Current Active Projects



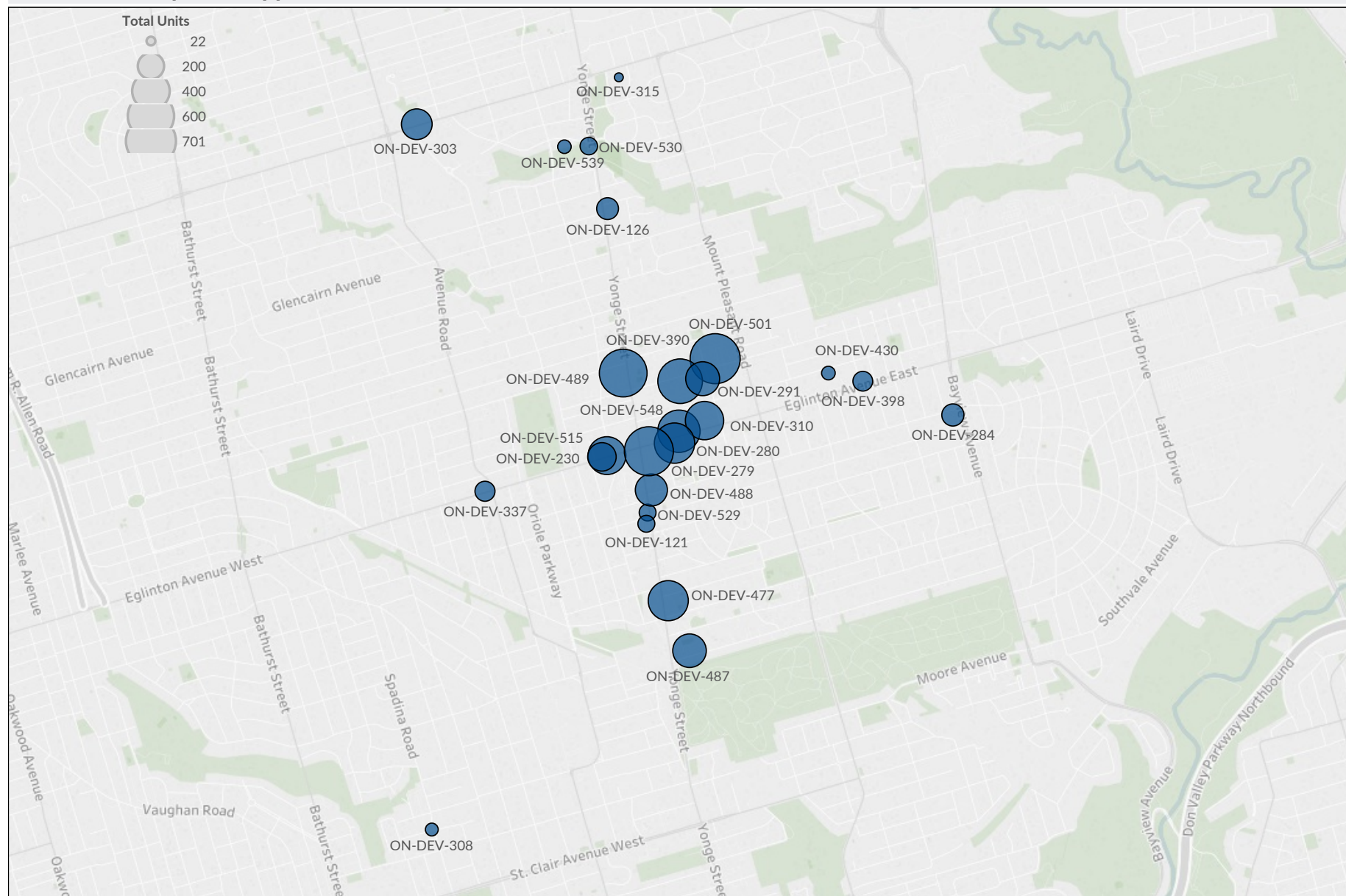
# North Toronto Submarket Report - March 2018

## 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 |
|---------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| 101 Erskine - Tridel and Beaux Properties         | Apartment    | September 2018          | 0                   | 0   | 1         | 420         | \$633          | \$627       |
| Distinction Condos - Lash Development Corporation | Apartment    | September 2019          | 1                   | 1   | 4         | 159         | \$651          | \$744       |
| E2 Condos - Metropia and Capital Developments     | Apartment    | February 2022           | 3                   | 24  | 89        | 456         | \$928          | \$933       |
| Eglinton - Menkes                                 | Apartment    | November 2018           | 0                   | 0   | 5         | 445         | \$579          | \$1,023     |
| Plaza Midtown - 25 Holly Street - Plaza           | Apartment    | January 2021            | 1                   | 1   | 59        | 235         | \$731          | \$902       |
| Plaza Midtown - 50 Dunfield Avenue - Plaza        | Apartment    | January 2021            | 0                   | 1   | 64        | 309         | \$715          | \$914       |

# North Toronto Submarket Report - March 2018

## Current Development Applications



## North Toronto Submarket Report - March 2018

### Current Development Application List

| Inv# No    | Municipal Address                                           | Height (Storeys) | Floor Space Index | Total Units |
|------------|-------------------------------------------------------------|------------------|-------------------|-------------|
| ON-DEV-121 | 2112 and 2114 Yonge Street                                  | 10               | 6.7               | 80          |
| ON-DEV-126 | 2779, 2781 Yonge Street and 15-17, 19-21 Strathgowan Avenue | 10               | 5.6               | 133         |
| ON-DEV-230 | 90 Eglinton Avenue West                                     | 24               | 8.7               | 227         |
| ON-DEV-279 | 1 Eglinton Avenue East                                      | 68               | 29.8              | 672         |
| ON-DEV-280 | 55 Eglinton Avenue East                                     | 47               | 23.8              | 455         |
| ON-DEV-284 | 701 Soudan Avenue                                           | 8                | 3.5               | 137         |
| ON-DEV-291 | 85, 87, 89, 91 Broadway Avenue, 198 Redpath Avenue          | 34               | 18.4              | 322         |
| ON-DEV-303 | 250 Lawrence Avenue West                                    | 11               | 4.1               | 264         |
| ON-DEV-308 | 390 Spadina Road                                            | 9                | 5.4               | 46          |
| ON-DEV-310 | 150 Eglinton Avenue East                                    | 39               | 12.3              | 411         |
| ON-DEV-315 | 49 Lawrence Avenue East                                     | 4                | 1.7               | 22          |
| ON-DEV-337 | 346 Eglinton Avenue West                                    | 15               | 8.5               | 112         |
| ON-DEV-390 | 55 Broadway Avenue                                          | 45               | 13.6              | 557         |
| ON-DEV-398 | 492 Eglinton Avenue East                                    | 11               | 5.2               | 109         |
| ON-DEV-430 | 413 Roehampton Avenue                                       | 3                |                   | 52          |
| ON-DEV-477 | 1951 Yonge Street                                           | 34               |                   | 450         |
| ON-DEV-487 | 30 Merton Street                                            | 37               |                   | 315         |
| ON-DEV-488 | 2161 Yonge Street                                           | 36               |                   | 288         |
| ON-DEV-489 | 2440 Yonge Street                                           | 27               |                   | 637         |
| ON-DEV-501 | 110 Broadway Avenue                                         | 32               |                   | 701         |
| ON-DEV-515 | 50-60 Eglinton Avenue                                       | 36               |                   | 401         |
| ON-DEV-529 | 2128 Yonge Street                                           | 13               |                   | 79          |
| ON-DEV-530 | 2908 Yonge Street                                           | 13               |                   | 85          |
| ON-DEV-539 | 41 Chatsworth                                               | 4                |                   | 51          |
| ON-DEV-548 | 90 Eglinton Avenue East                                     | 55               |                   | 502         |

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

# North Toronto 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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