

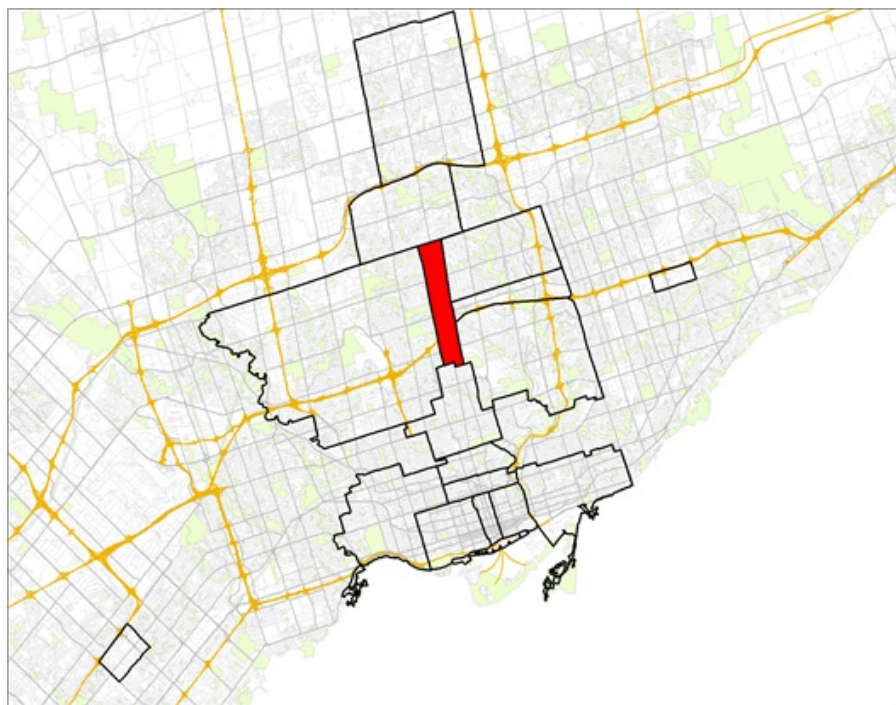


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of March 2018



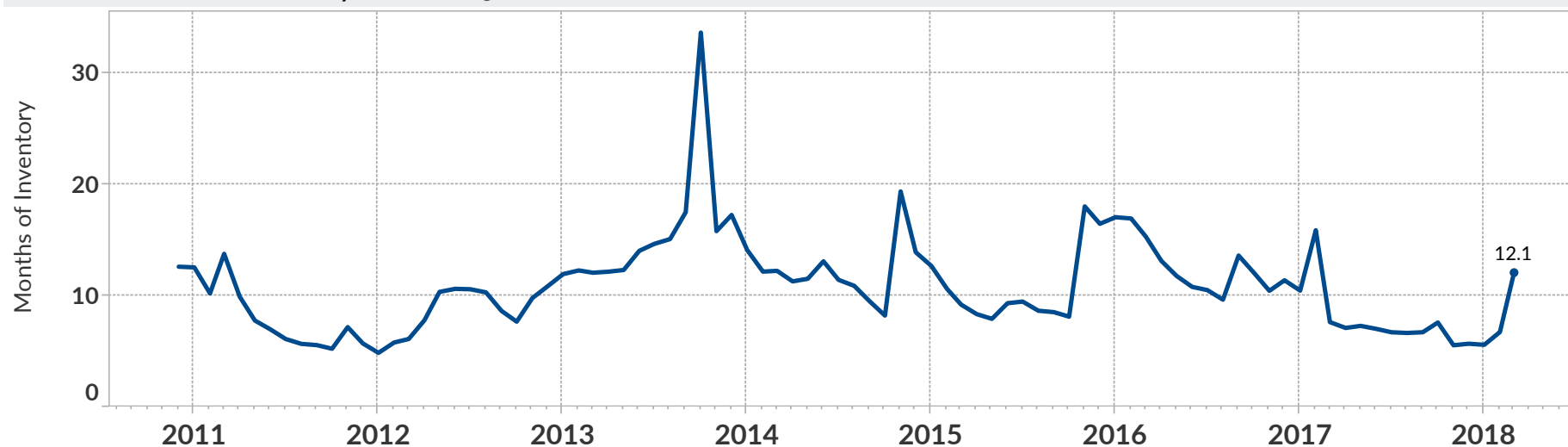
North Yonge Corridor Submarket Report - March 2018



North Yonge Corridor		GTA
Active Projects	4	281
Total Units	1,714	71,258
Total Sales	1,465	62,502
Rem. Inv.	249	8,756
Avg. \$/SF	\$937	\$872
Avg. SF	699	911
Avg. \$	\$655,131	\$794,509
Current Month Sales (incl. active & sold out)	22	1,649

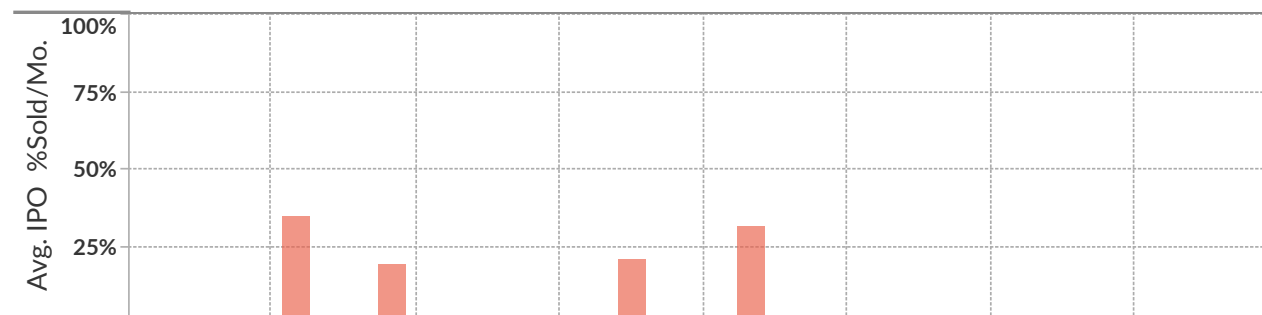
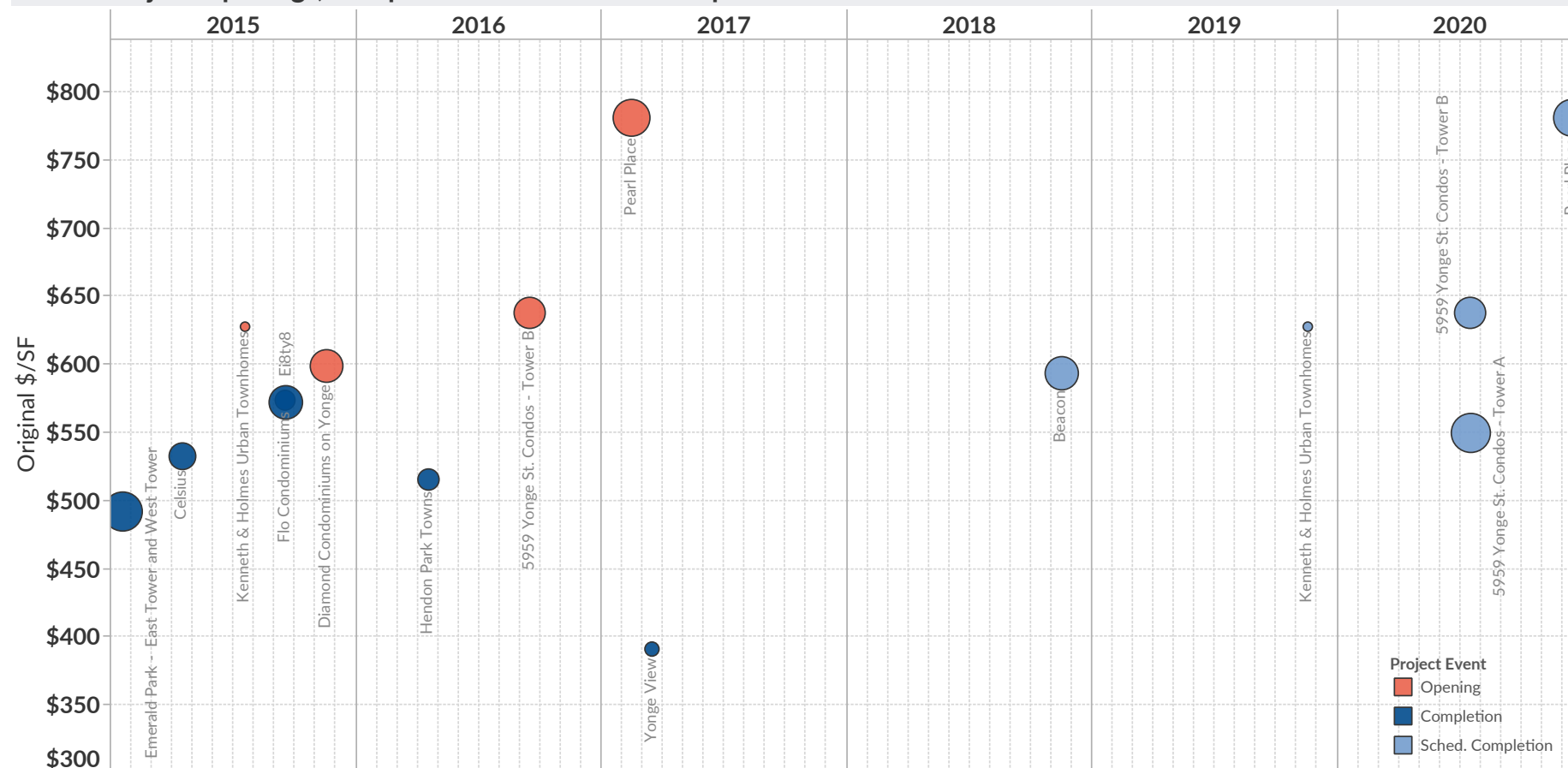
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	14	338
Total Units	4,420	150,769
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	11.8	44.3
Avg. Floor Space Index	5.4	7.3

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

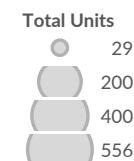


North Yonge Corridor Submarket Report - March 2018

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



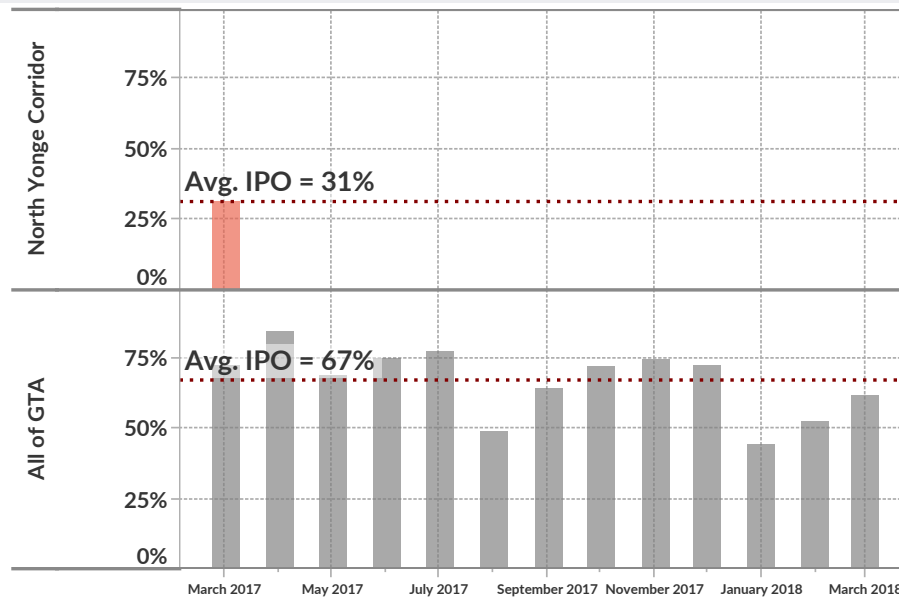
North Yonge Corridor Submarket Report - March 2018

Project Data by Unit Type

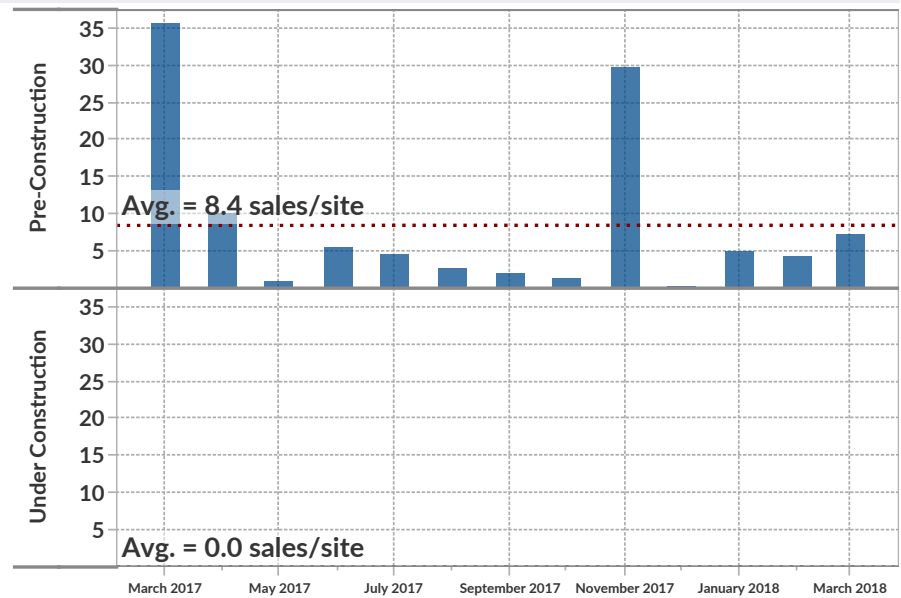
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio				
1 Bedroom	180	0	173	7
1 Bedroom + Den	828	4	695	133
2 Bedroom	381	18	325	56
2 Bedroom + Den	288	0	259	29
3 Bedroom & Up	28	0	11	17
Penthouse	9	0	2	7
Other				

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$908	523	628	\$466,900	\$559,900
\$1,029	685	820	\$699,900	\$791,900
\$966	834	834	\$804,900	\$805,900
\$978	926	926	\$904,900	\$905,900
\$713	1,227	1,346	\$883,800	\$950,800

IPO Launch Performance (first 2 months)

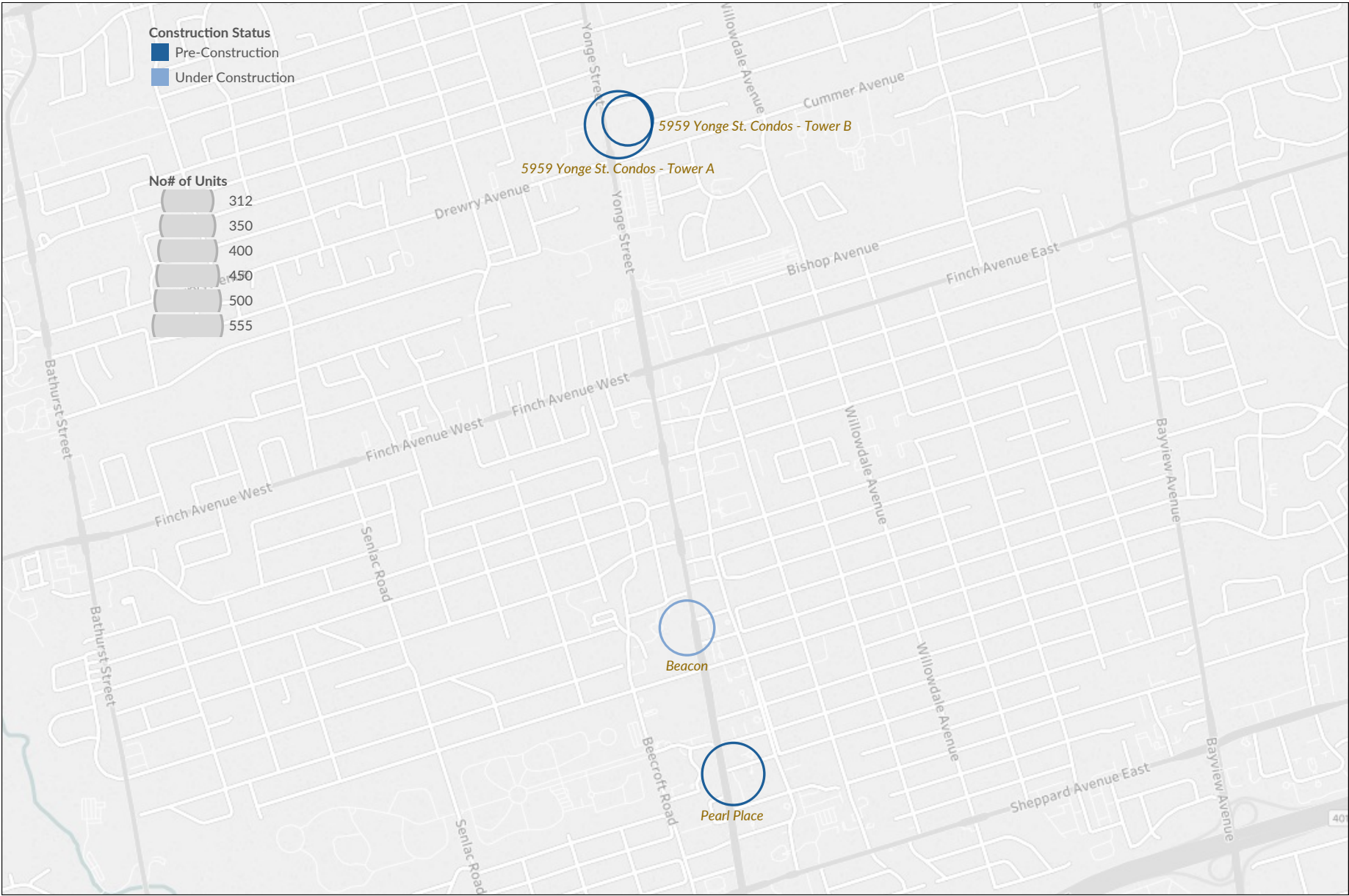


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - March 2018

Current Active Projects



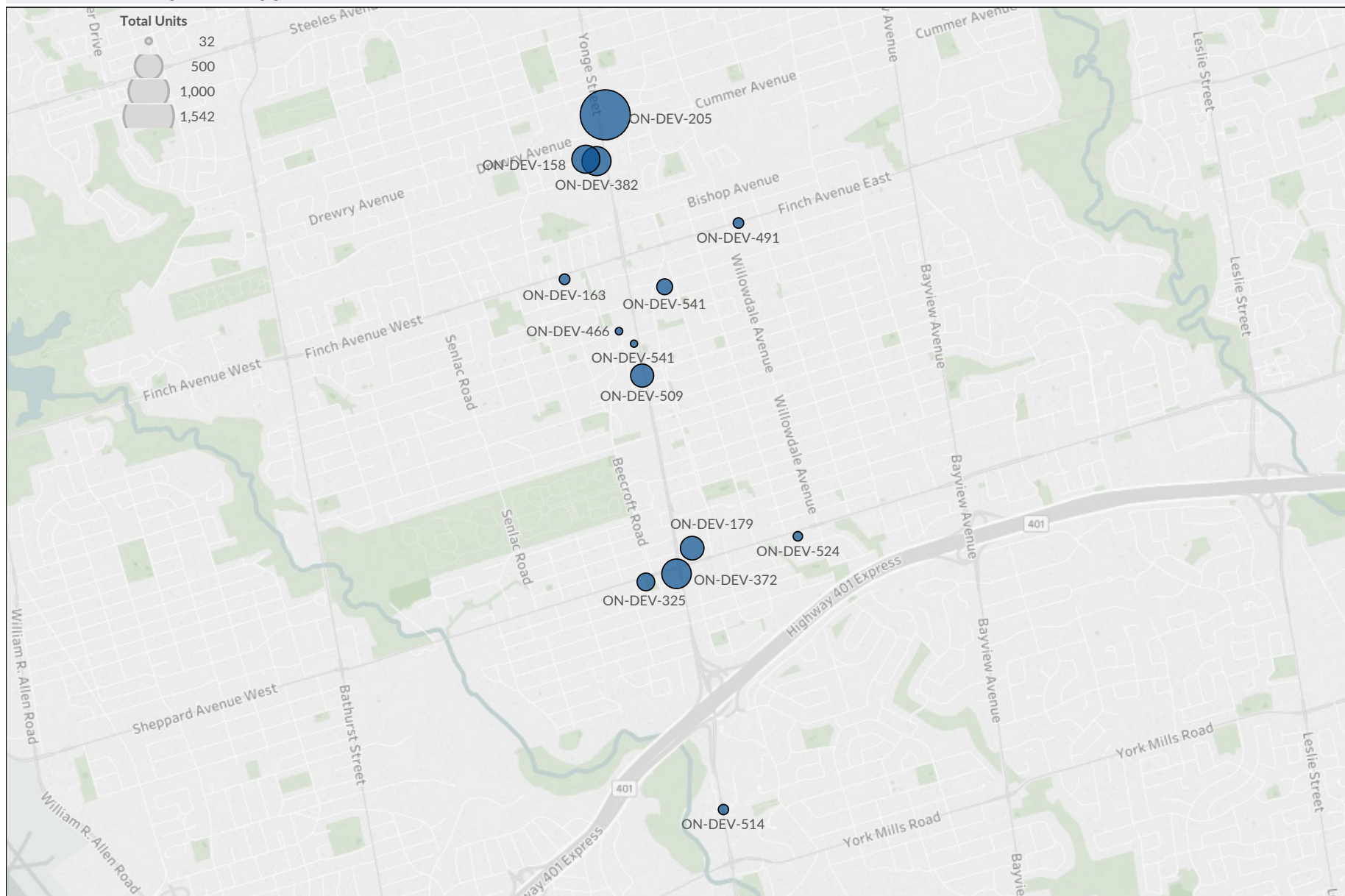
North Yonge Corridor Submarket Report - March 2018

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
5959 Yonge St. Condos - Tower A - Ghods Builders Inc.	Apartment	July 2020	0	0	14	555	\$550	\$877
5959 Yonge St. Condos - Tower B - Ghods Builders Inc.	Apartment	July 2020	0	0	36	312	\$637	\$704
Beacon - Sorbara	Apartment	November 2018	0	0	7	369	\$594	\$718
Pearl Place - Conservatory Group	Apartment	December 2020	22	50	192	478	\$780	\$956

North Yonge Corridor Submarket Report - March 2018

Current Development Applications



North Yonge Corridor Submarket Report - March 2018

Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-158	51 Drewry Avenue, 18 - 28 Inez Court	29	2.5	483
ON-DEV-163	57, 59, 61 & 63 Finch Avenue West	4	2.0	70
ON-DEV-179	2 & 50 Sheppard Avenue East, 2-6 Forest Laneway, 4841 - 4881 Yonge Street	39	6.0	343
ON-DEV-205	5959 Yonge Street	Null	5.9	1,542
ON-DEV-325	53 Sheppard Avenue West	14	4.8	192
ON-DEV-372	4800 Yonge Street	49	11.8	536
ON-DEV-382	5840 Yonge Street	29	6.2	518
ON-DEV-466	26 Hounslow Avenue	3	2.2	34
ON-DEV-491	127 Finch Avenue East	3		68
ON-DEV-509	5306 Yonge Street	33		328
ON-DEV-514	4155 Yonge Street	14		65
ON-DEV-524	145 Sheppard Avenue East	11	7.0	55
ON-DEV-541	35 Holmes Avenue	18		154
	5400 Yonge Street	324		32

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 Yonge Corridor 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

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.