

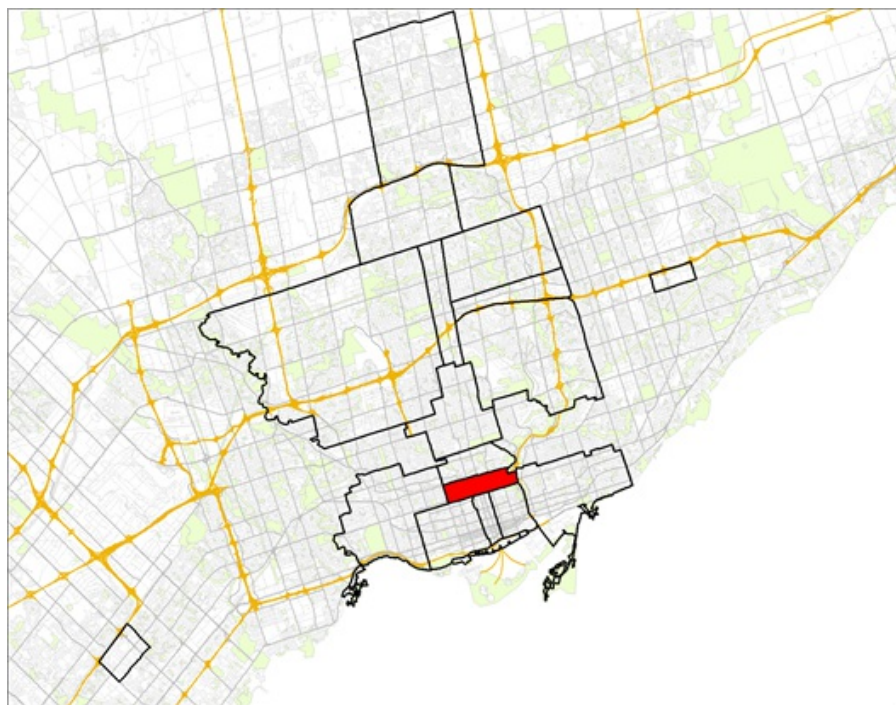


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of April 2018



Bloor - Yorkville Submarket Report - April 2018

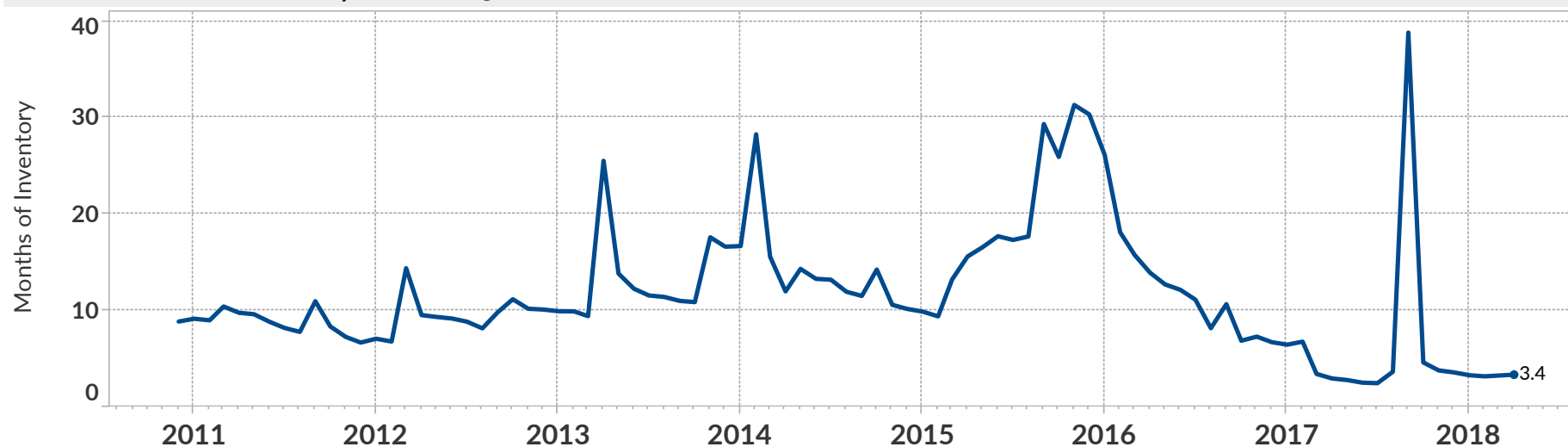


Bloor - Yorkville		GTA
Active Projects	16	288
Total Units	5,669	71,507
Total Sales	5,193	61,549
Rem. Inv.	476	9,958
Avg. \$/SF	\$1,685	\$888
Avg. SF	1,025	890
Avg. \$	\$1,727,654	\$790,603
Current Month Sales (incl. active & sold out)	1	1,225

Development Applications

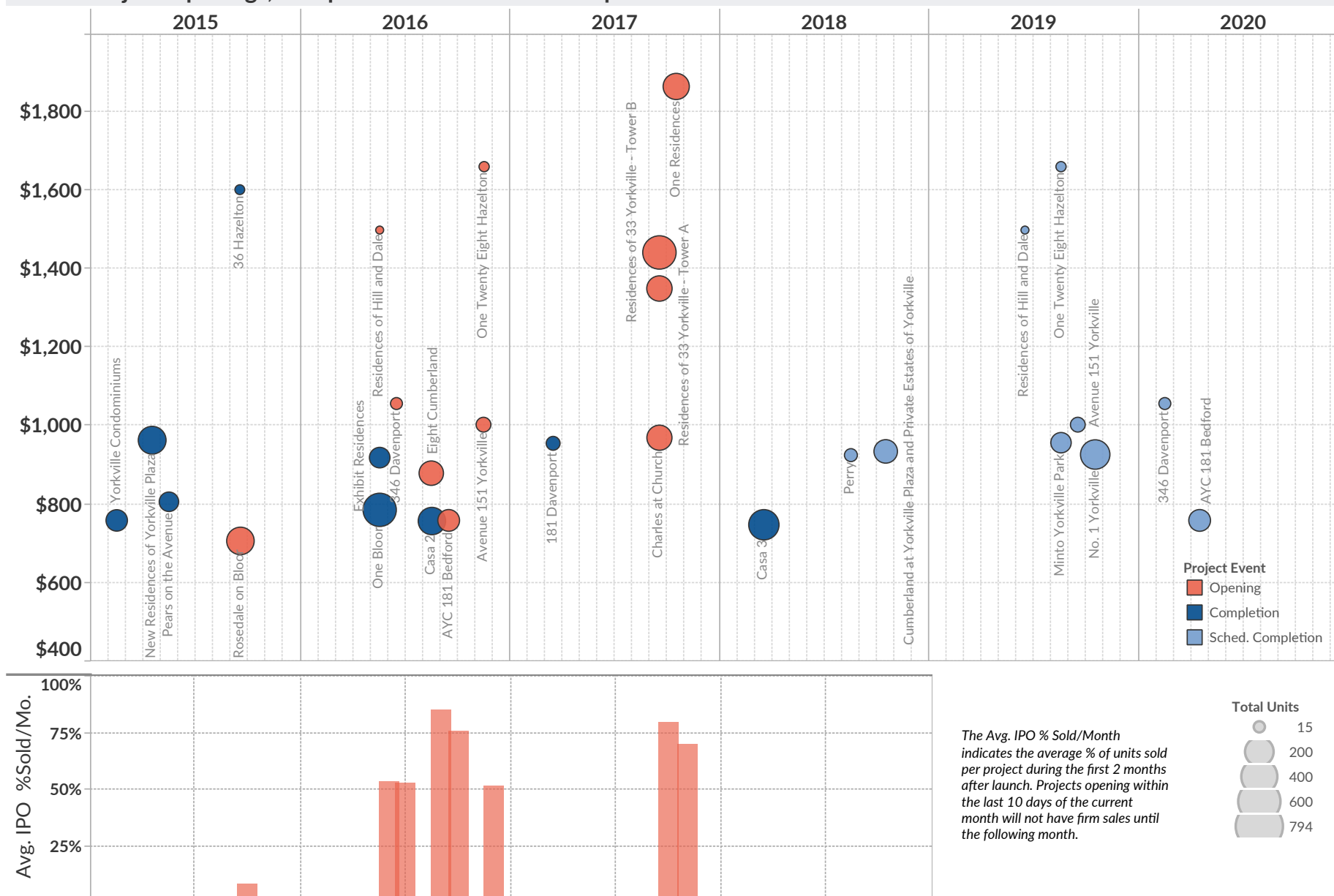
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	18	338
Total Units	5,043	150,769
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	37.5	44.3
Avg. Floor Space Index	13.6	7.3

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



Bloor - Yorkville Submarket Report - April 2018

Recent Project Openings, Completions & Scheduled Completions



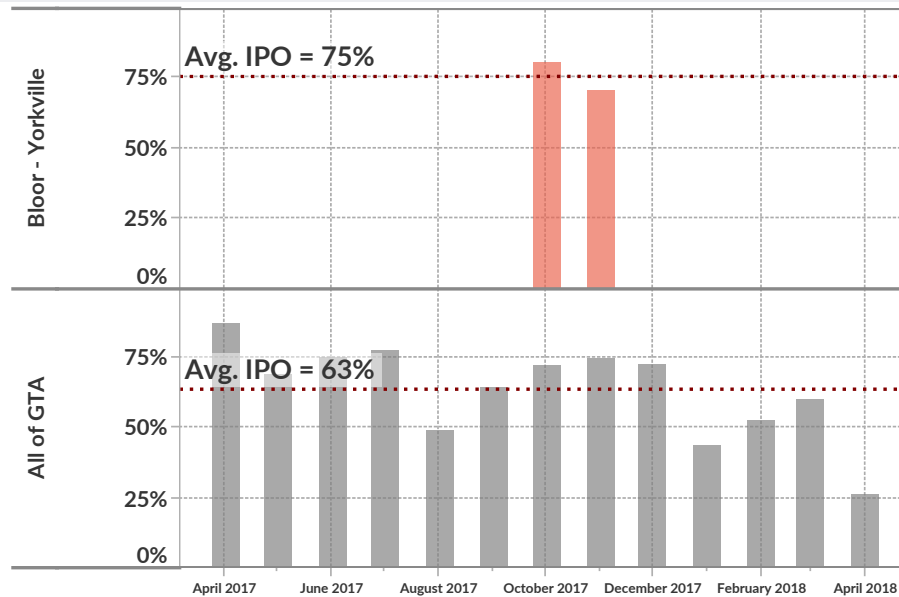
Bloor - Yorkville Submarket Report - April 2018

Project Data by Unit Type

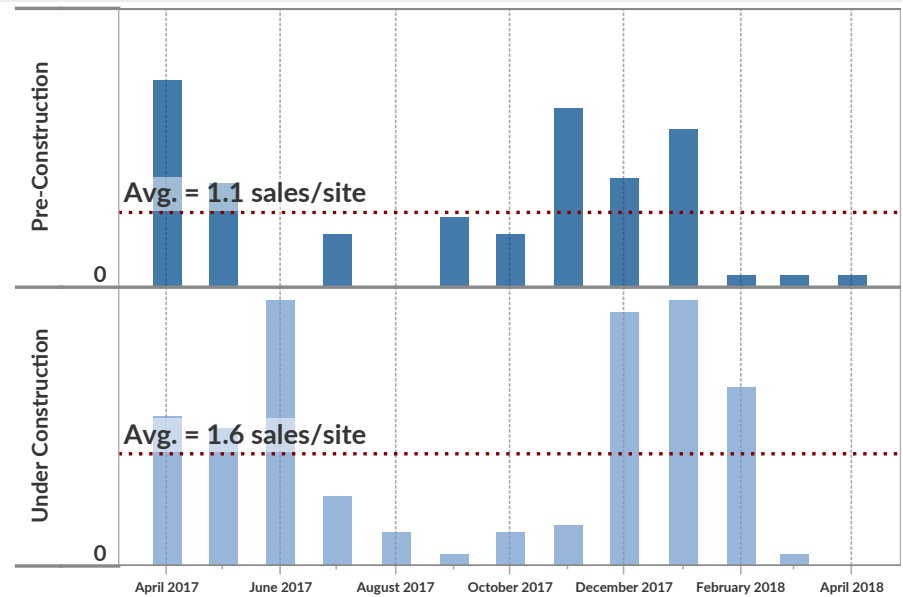
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	336	0	300	36
1 Bedroom	1,204	1	1,144	60
1 Bedroom + Den	1,429	0	1,361	68
2 Bedroom	1,575	0	1,453	122
2 Bedroom + Den	879	0	751	128
3 Bedroom & Up	205	0	157	48
Penthouse	20	0	12	8
Other	21	0	15	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,289	369	395	\$429,900	\$541,900
\$1,279	468	995	\$569,000	\$1,741,900
\$1,290	516	1,075	\$628,000	\$1,299,900
\$1,553	575	2,084	\$679,900	\$3,049,900
\$1,618	730	2,466	\$883,900	\$5,699,900
\$2,058	797	3,605	\$1,404,900	\$7,210,000
\$3,131	2,268	6,137	\$4,074,900	\$24,100,000
\$1,101	986	1,461	\$1,039,900	\$1,644,900

IPO Launch Performance (first 2 months)

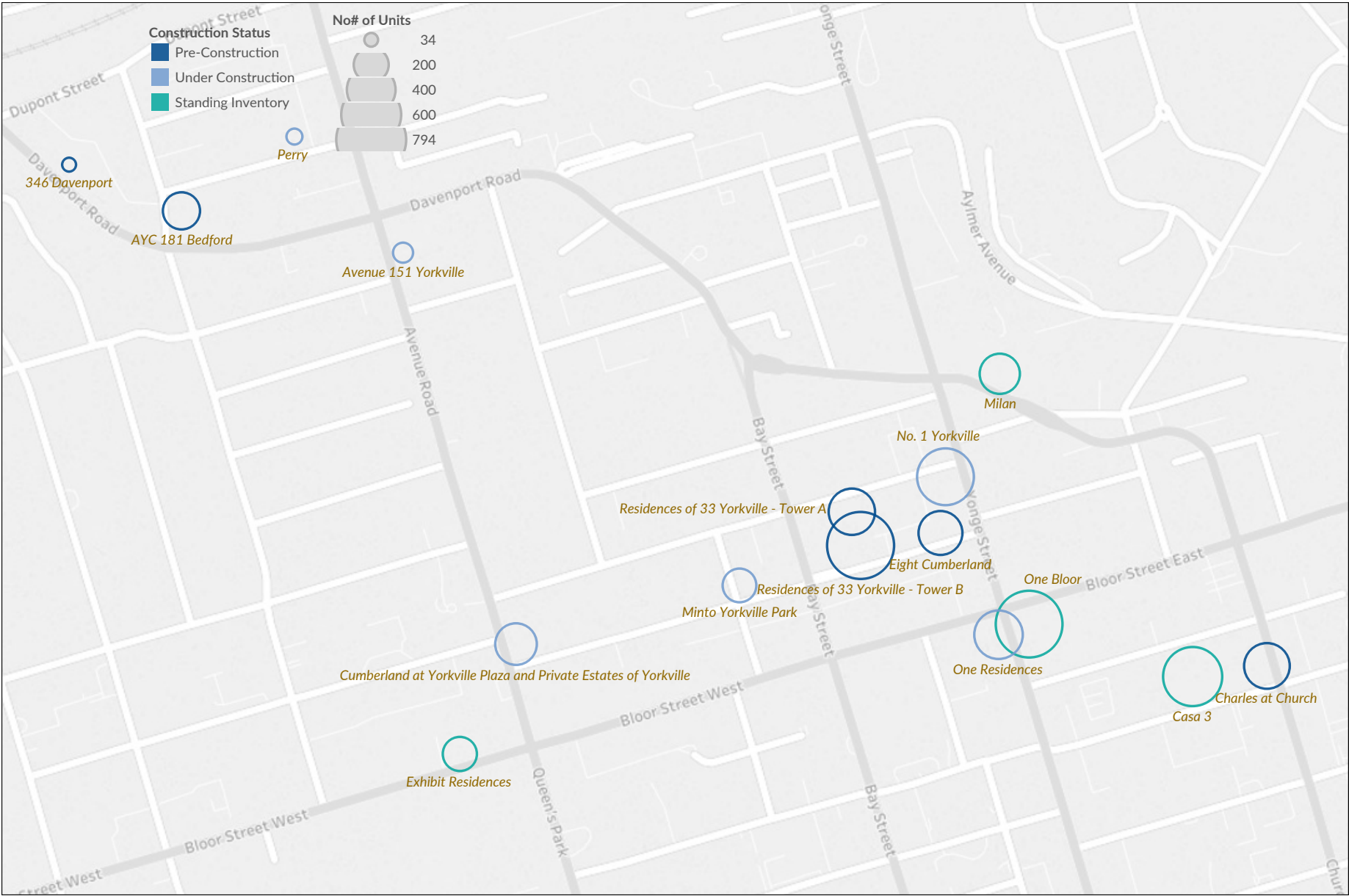


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - April 2018

Current Active Projects



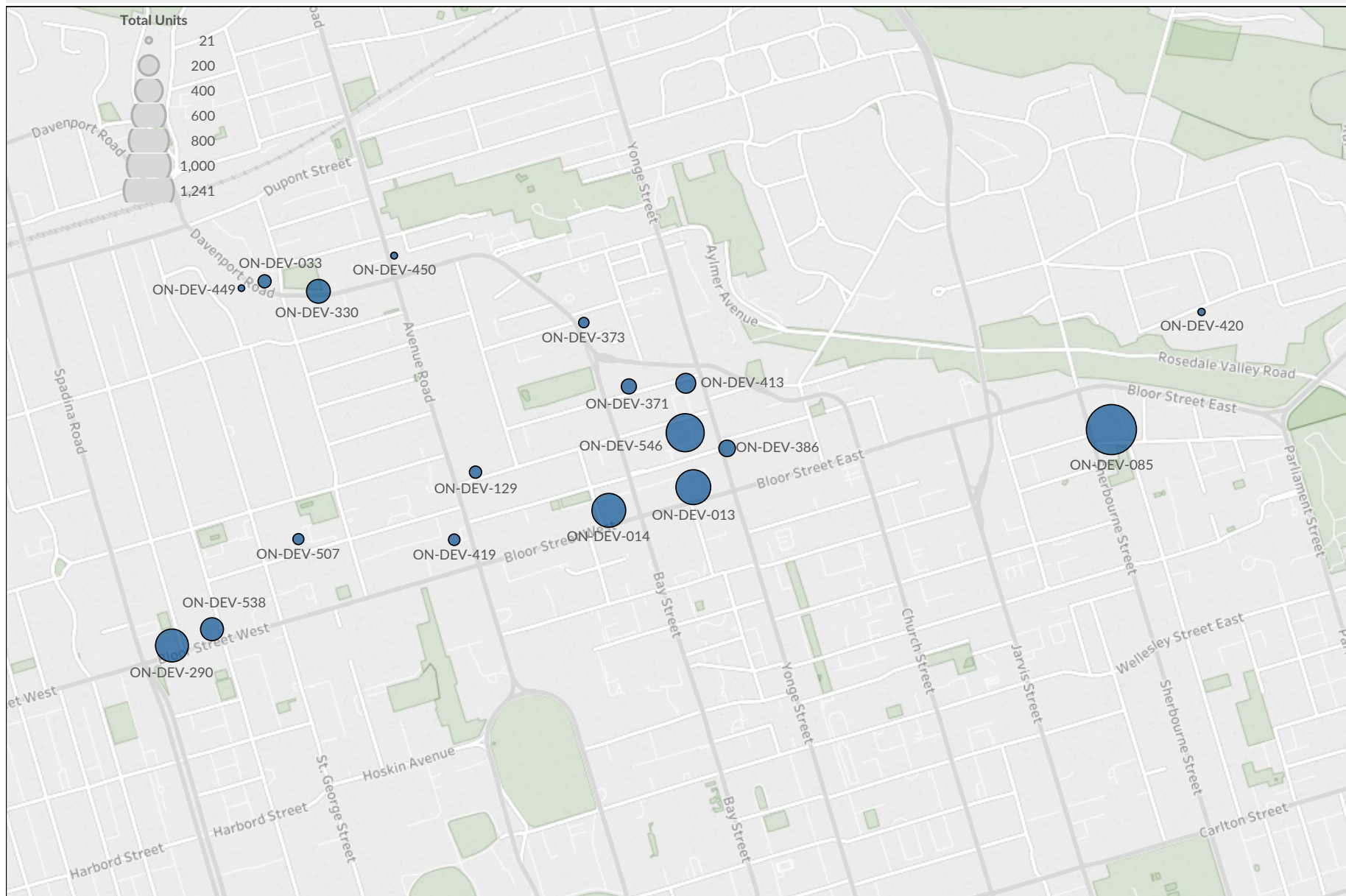
Bloor - Yorkville Submarket Report - April 2018

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
346 Davenport - Freed Developments Ltd.	Apartment	February 2020	0	0	6	34	\$1,055	\$1,542
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	September 2019	0	0	12	71	\$1,003	\$1,571
AYC 181 Bedford - Metropia and Diamond Corp	Apartment	April 2020	0	0	5	244	\$758	\$1,051
Casa 3 - Cresford Developments	Apartment	March 2018	0	1	3	618	\$749	\$1,014
Charles at Church - Aspen Ridge Homes	Apartment	November 2021	0	2	39	369	\$969	\$1,048
Cumberland at Yorkville Plaza and Private Estates of Yorkville ...	Apartment	October 2018	0	0	11	306	\$934	\$1,677
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	September 2021	1	17	19	341	\$878	\$1,558
Exhibit Residences - Bazis International Inc. and Plaza and Met...	Apartment	May 2016	0	0	1	206	\$920	\$1,775
Milan - Conservatory Group	Apartment	September 2014	0	0	34	286	\$705	\$1,123
Minto Yorkville Park - Minto Developments and North Drive I...	Apartment	August 2019	0	0	9	201	\$956	\$1,517
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	October 2019	0	0	15	570	\$927	\$2,114
One Bloor - Great Gulf	Apartment	May 2016	0	0	4	788	\$785	\$1,440
One Residences - Mizrahi Developments	Apartment	March 2023	0	41	64	416	\$1,864	\$2,227
Perry - Mansouri Living	Apartment	August 2018	0	0	4	45	\$925	\$1,676
Residences of 33 Yorkville - Tower A - Cresford Developments	Apartment	May 2022	0	0	80	380	\$1,351	\$1,326
Residences of 33 Yorkville - Tower B - Cresford Developments	Apartment	May 2022	0	0	170	794	\$1,442	\$1,459

Bloor - Yorkville Submarket Report - April 2018

Current Development Applications



Bloor - Yorkville Submarket Report - April 2018

Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-013	50 Bloor Street West	71	17.1	600
ON-DEV-014	80 Bloor Street West	68	24.7	565
ON-DEV-033	314, 320 & 326 Davenport Road	10	7.4	84
ON-DEV-085	6 to 16 Glen Road; 4, 6, 58 to 76 and 100 Howard Street; 603 to 611 Sherbourne Street	Null	8.7	1,241
ON-DEV-129	140 - 148 Yorkville Avenue, 33- 45 Avenue Road	30		74
ON-DEV-290	316 Bloor Street West	42	22.8	535
ON-DEV-330	250 Davenport Road	27	5.0	280
ON-DEV-371	48 Scollard Street	43	11.3	112
ON-DEV-373	100 Davenport Road	39	13.8	53
ON-DEV-386	771 Yonge Street	25	15.0	135
ON-DEV-413	874 Yonge Street	59	37.5	194
ON-DEV-419	4 Avenue Road	18		65
ON-DEV-420	5 Dale Avenue	4	2.0	26
ON-DEV-449	321 Davenport Road	8	4.8	21
ON-DEV-450	183 Avenue Road	11	6.5	23
ON-DEV-507	64 Prince Arthur	29		60
ON-DEV-538	300 Bloor Street West	38		259
ON-DEV-546	11 Yorkville Avenue	62		716

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.

Bloor - Yorkville Submarket Report - April 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	1	16	5,669	5,193	476	\$1,685	1,025	\$1,727,654	5,043
Central Waterfront	47	11	4,552	4,002	550	\$1,134	864	\$979,612	11,951
Don Mills - York Mills	11	10	2,412	2,190	222	\$842	1,312	\$1,103,781	10,393
Downtown Core	3	9	3,747	3,548	199	\$1,128	898	\$1,012,894	7,917
Downtown East	4	12	3,769	3,521	248	\$950	884	\$839,139	9,796
Downtown West	270	25	9,692	7,789	1,903	\$1,126	737	\$829,691	18,657
Etobicoke Waterfront	22	9	3,735	3,430	305	\$989	841	\$832,149	241
Highway7 - Yonge	256	8	2,017	1,453	564	\$656	891	\$584,595	
Mississauga City Centre	39	5	2,707	2,462	245	\$690	896	\$618,499	
North Toronto	51	8	2,183	1,898	285	\$983	871	\$855,898	7,108
North Yonge Corridor	8	4	1,714	1,473	241	\$950	703	\$667,401	4,420
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	875
North York West	0	10	2,058	1,602	456	\$740	825	\$610,691	8,413
Not Applicable	498	125	20,254	16,819	3,435	\$664	967	\$641,941	40,030
Scarborough City Centre									3,760
Sheppard Corridor	8	10	3,146	2,676	470	\$888	765	\$679,221	6,394
Thornhill									
Toronto East	1	11	1,296	1,236	60	\$809	949	\$767,969	1,231
Toronto West	3	4	601	408	193	\$919	795	\$730,334	11,872
Yonge - St. Clair	3	9	1,304	1,204	100	\$1,258	1,324	\$1,665,351	1,101

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