

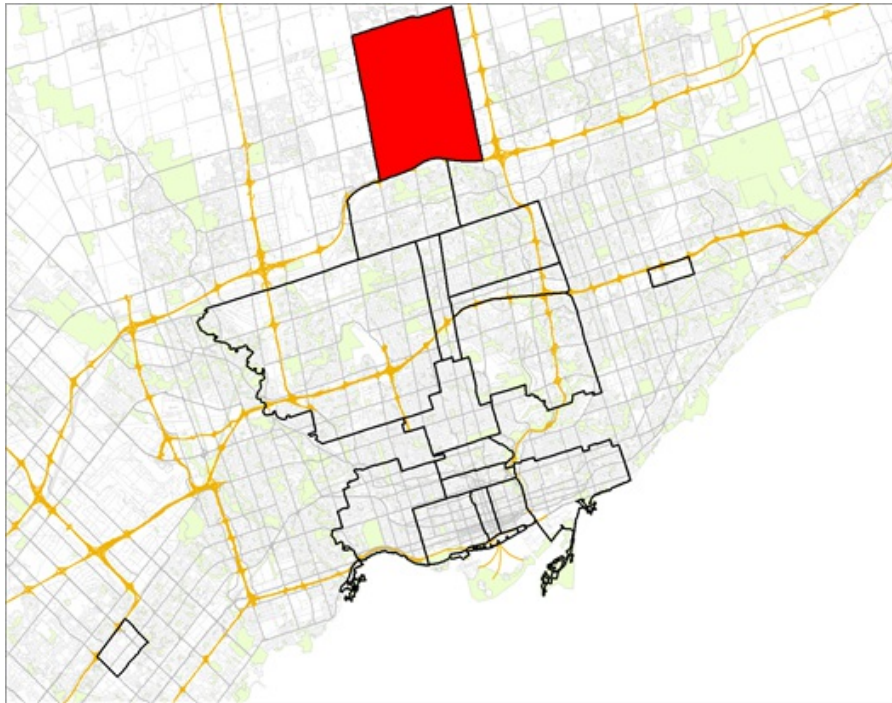


Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of April 2018



Highway 7 - Yonge Submarket Report - April 2018



Highway7 - Yonge

Active Projects	8
Total Units	2,017
Total Sales	1,453
Rem. Inv.	564
Avg. \$/SF	\$656
Avg. SF	891
Avg. \$	\$584,595

GTA

Active Projects	288
Total Units	71,507
Total Sales	61,549
Rem. Inv.	9,958
Avg. \$/SF	\$888
Avg. SF	890
Avg. \$	\$790,603

Current Month Sales (incl. active & sold out)

256

1,225

Development Applications

Highway 7 - Yonge

Number of Dev. Apps.	0
Total Units	
Min. Floor Space Index	
Max. Floor Space Index	
Avg. Floor Space Index	

City of Toronto

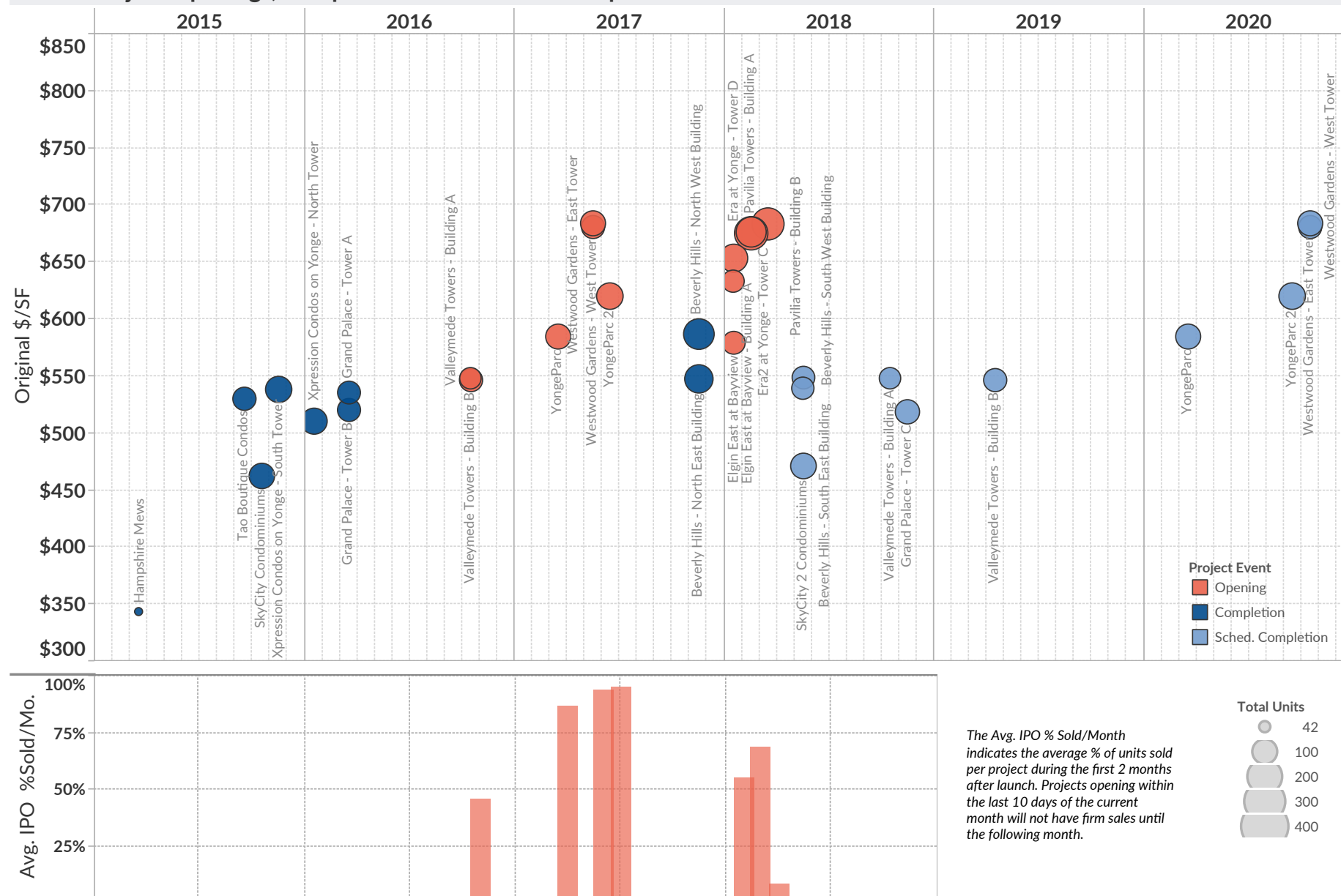
Number of Dev. Apps.	338
Total Units	150,769
Min. Floor Space Index	0.1
Max. Floor Space Index	44.3
Avg. Floor Space Index	7.3

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



Highway 7 - Yonge Submarket Report - April 2018

Recent Project Openings, Completions & Scheduled Completions



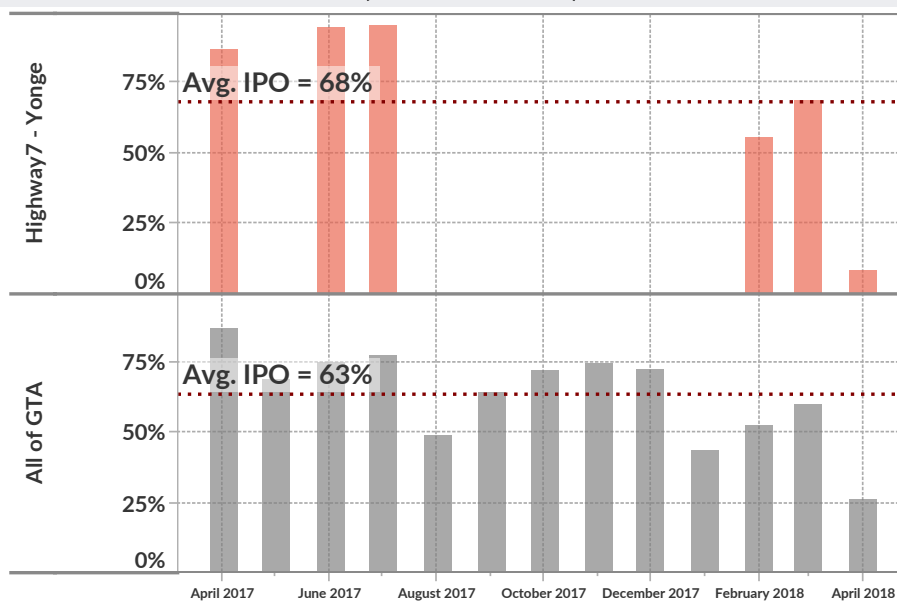
Highway 7 - Yonge Submarket Report - April 2018

Project Data by Unit Type

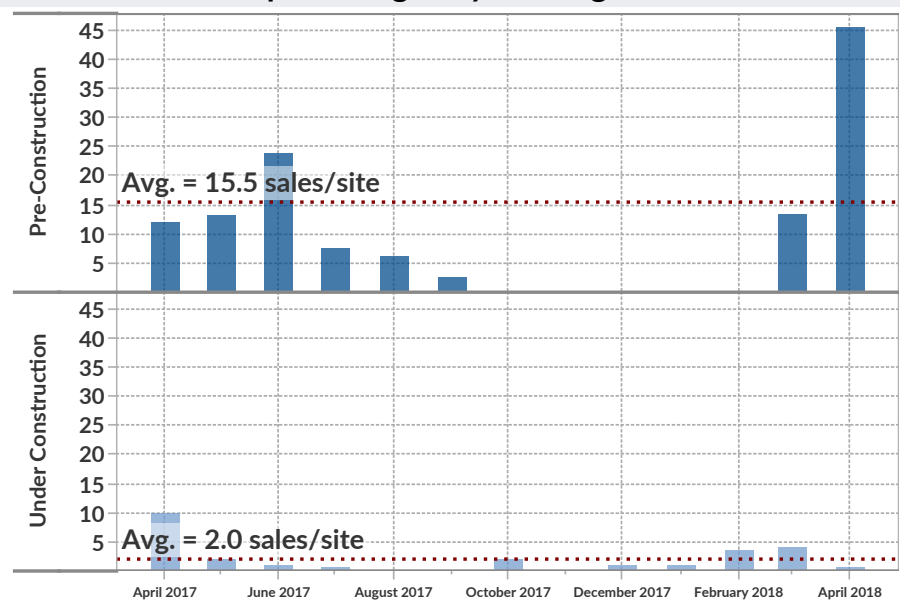
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	0	1
1 Bedroom	139	0	73	66
1 Bedroom + Den	814	129	648	166
2 Bedroom	683	106	466	217
2 Bedroom + Den	249	9	201	48
3 Bedroom & Up	114	12	53	61
Penthouse	7		7	0
Other	10	0	5	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$674	566	652	\$394,600	\$429,900
\$673	631	849	\$422,200	\$553,100
\$649	770	1,268	\$525,900	\$848,900
\$657	930	1,290	\$592,900	\$851,000
\$642	982	1,798	\$615,900	\$1,320,000
\$692	1,313	1,440	\$919,100	\$987,000

IPO Launch Performance (first 2 months)

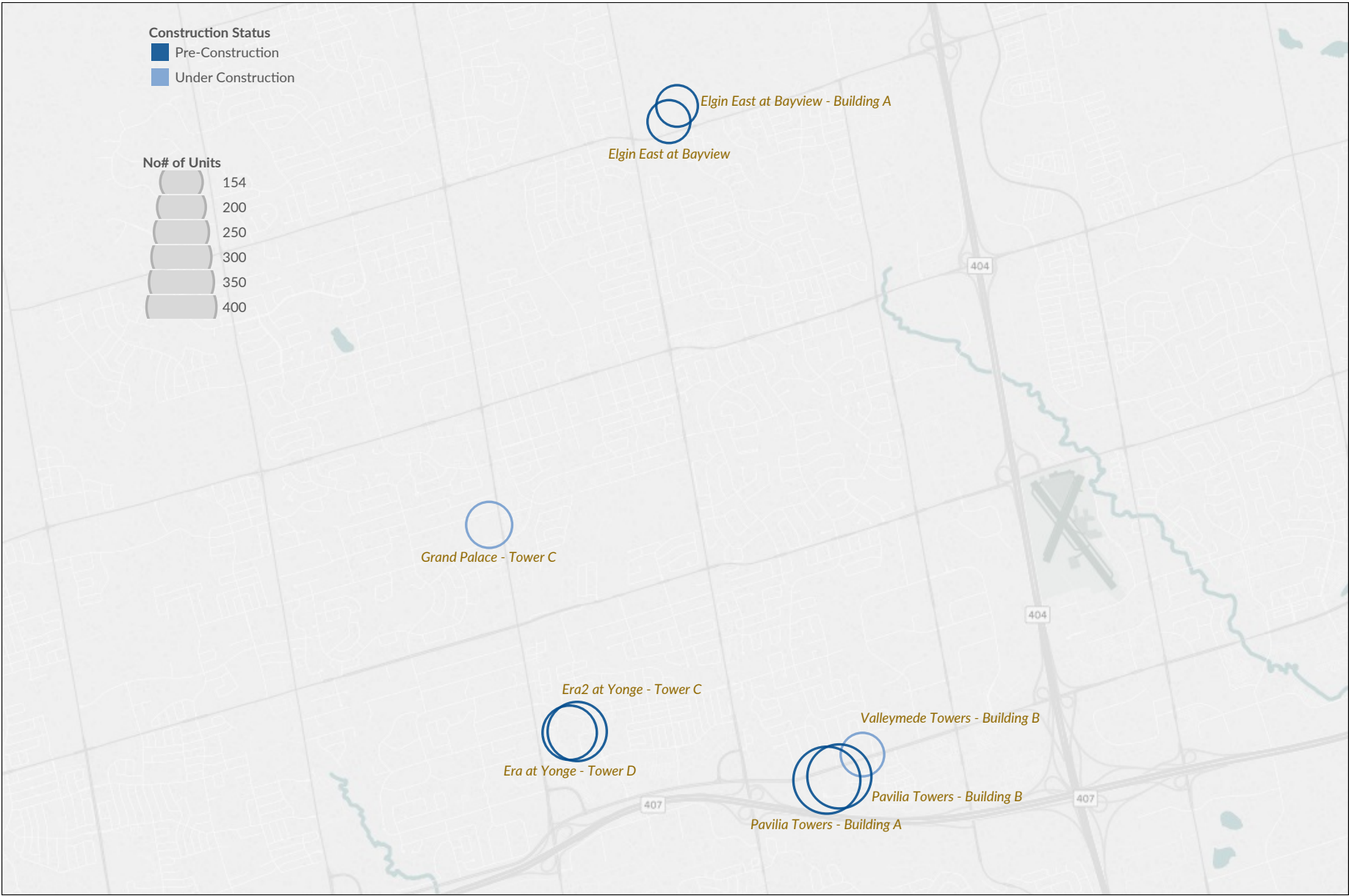


Post Launch Absorption: Highway7 - Yonge



Highway 7 - Yonge Submarket Report - April 2018

Current Active Projects



Highway 7 - Yonge 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
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	August 2021	3	53	101	154	\$633	\$668
Elgin East at Bayview - Sequoia Grove Homes	Stacked	March 2021	32	80	84	164	\$579	\$570
Era at Yonge - Tower D - Pemberton Group	Apartment	January 2021	0	262	1	263	\$654	\$702
Era2 at Yonge - Tower C - Pemberton Group	Apartment	April 2021	98	298	14	312	\$676	\$720
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	95	384	16	400	\$675	\$687
Pavilia Towers - Building B - Times Group Corporation	Apartment	July 2021	27	31	335	366	\$683	\$681
Valleymede Towers - Building B - Times Group Corporation	Apartment	April 2019	1	18	8	169	\$546	\$694

Highway 7 - Yonge 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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