

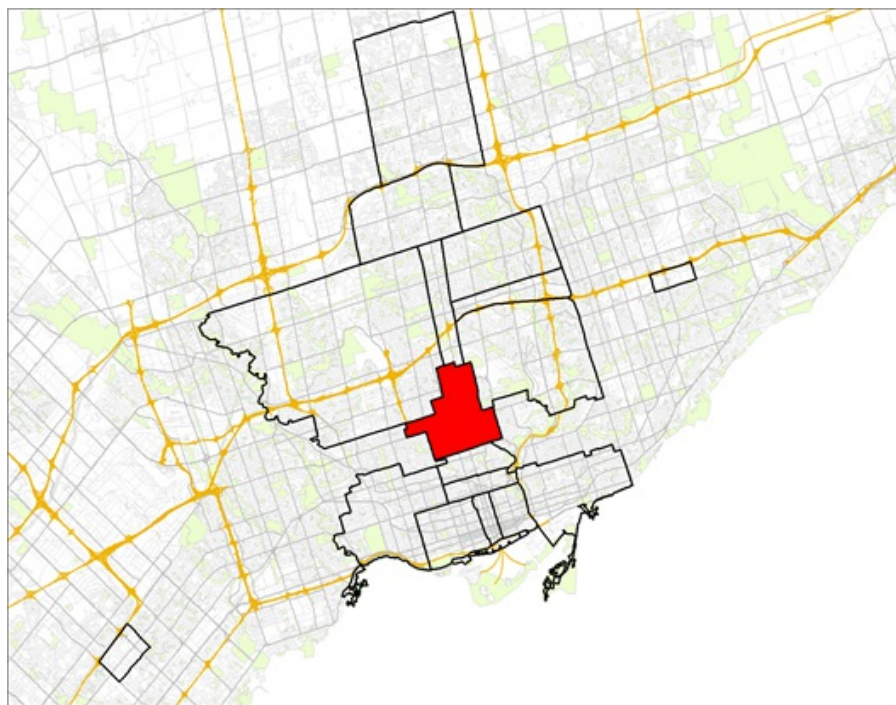


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of April 2018



North Toronto Submarket Report - April 2018



North Toronto		GTA
Active Projects	8	288
Total Units	2,183	71,507
Total Sales	1,898	61,549
Rem. Inv.	285	9,958
Avg. \$/SF	\$983	\$888
Avg. SF	871	890
Avg. \$	\$855,898	\$790,603
Current Month Sales (incl. active & sold out)	51	1,225

Development Applications

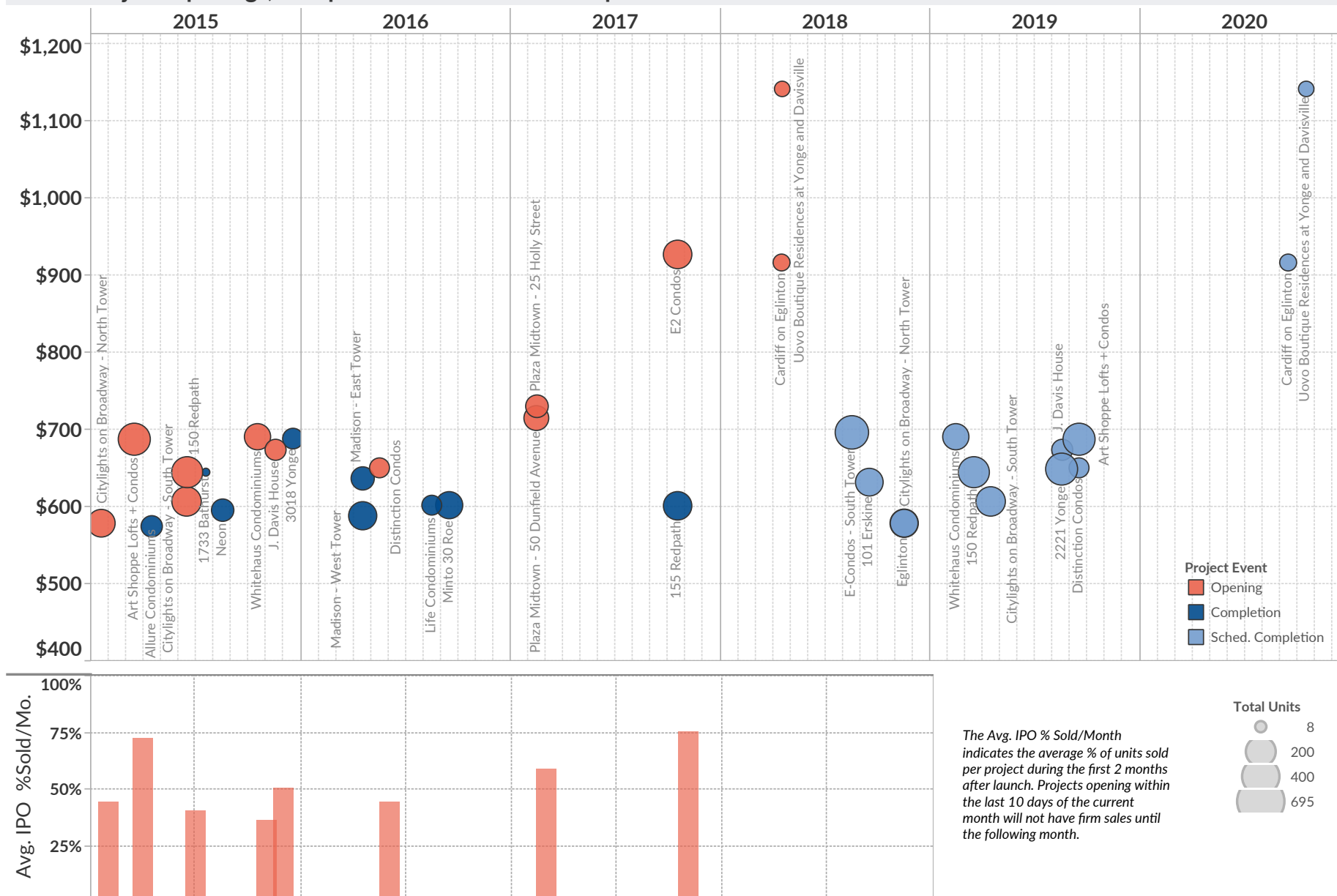
North Toronto		City of Toronto
Number of Dev. Apps.	25	338
Total Units	7,108	150,769
Min. Floor Space Index	1.7	0.1
Max. Floor Space Index	29.8	44.3
Avg. Floor Space Index	10.5	7.3

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



North Toronto Submarket Report - April 2018

Recent Project Openings, Completions & Scheduled Completions



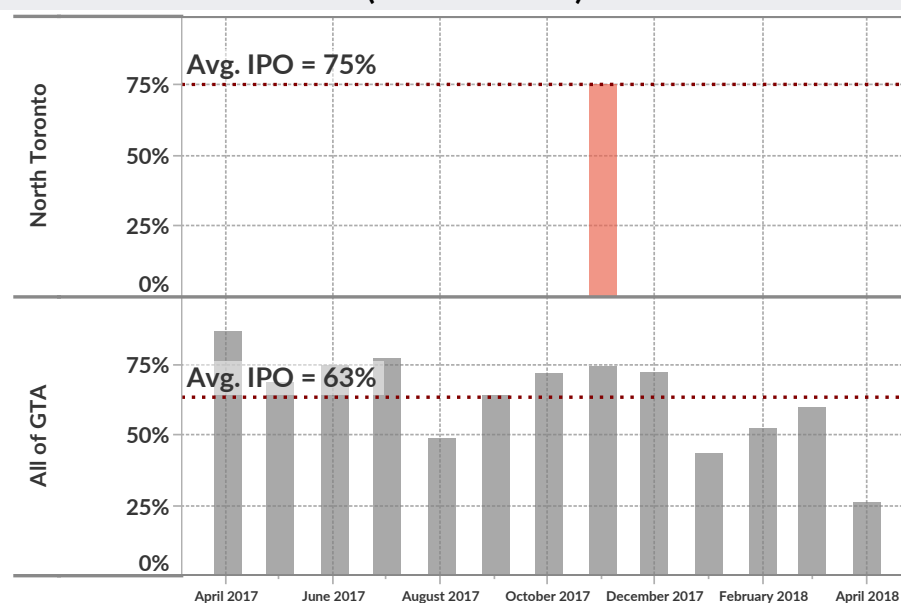
North Toronto Submarket Report - April 2018

Project Data by Unit Type

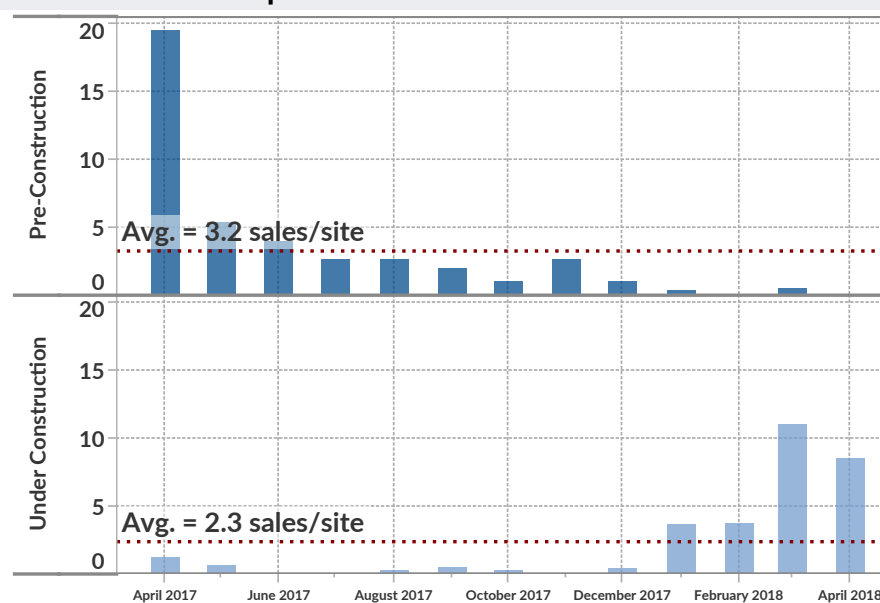
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	107	0	105	2
1 Bedroom	190	3	177	13
1 Bedroom + Den	836	9	751	85
2 Bedroom	691	19	607	84
2 Bedroom + Den	116	3	97	19
3 Bedroom & Up	198	17	132	66
Penthouse	7		7	0
Other	38	0	22	16

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,107	350	397	\$365,990	\$460,990
\$877	480	613	\$352,000	\$606,000
\$878	552	781	\$381,990	\$770,900
\$1,071	671	1,262	\$493,000	\$1,749,900
\$968	830	1,239	\$789,900	\$1,194,900
\$1,026	825	1,887	\$592,000	\$3,129,900
\$865	1,102	2,072	\$899,900	\$1,575,000

IPO Launch Performance (first 2 months)

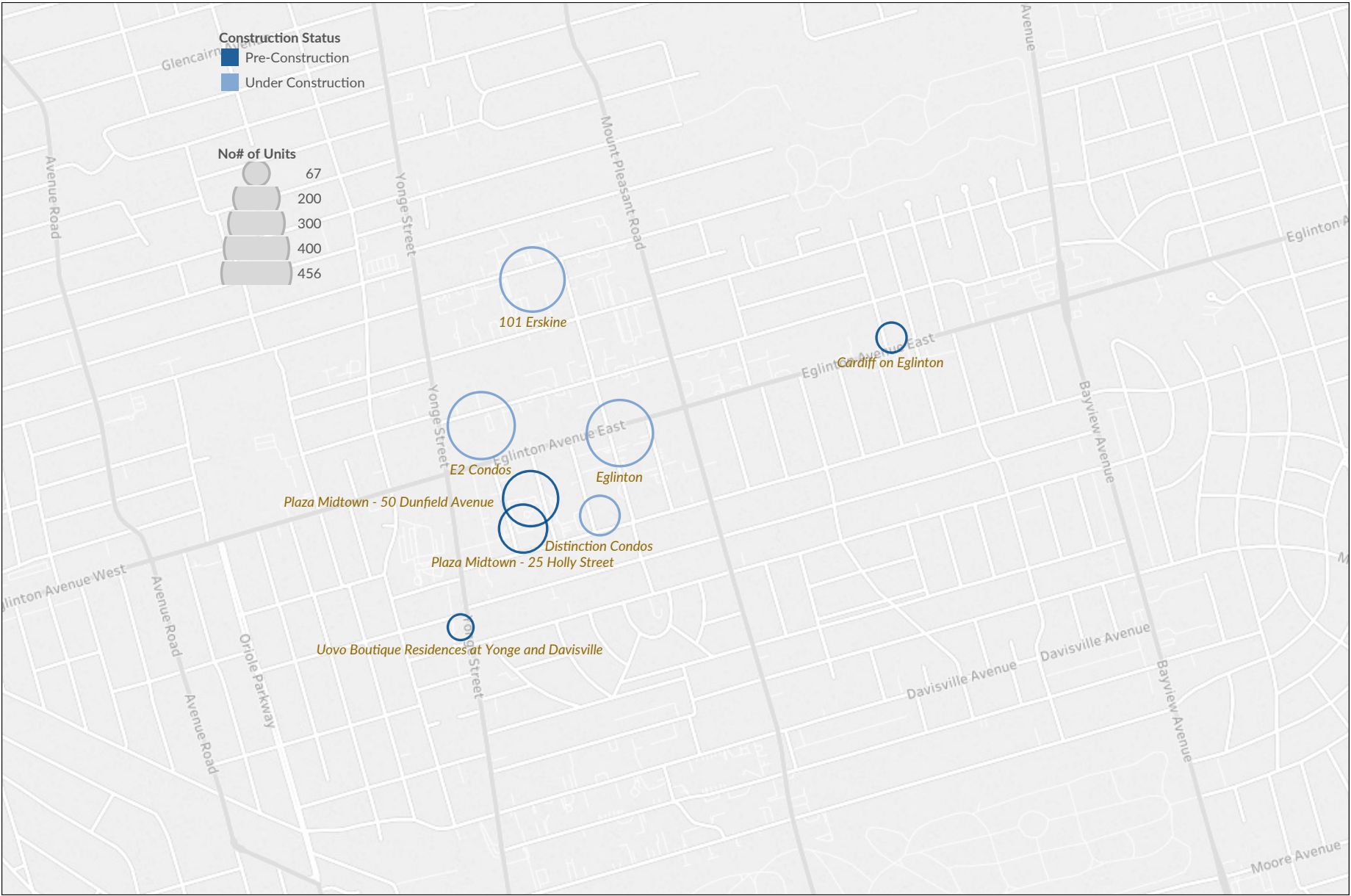


Post Launch Absorption: North Toronto



North Toronto Submarket Report - April 2018

Current Active Projects



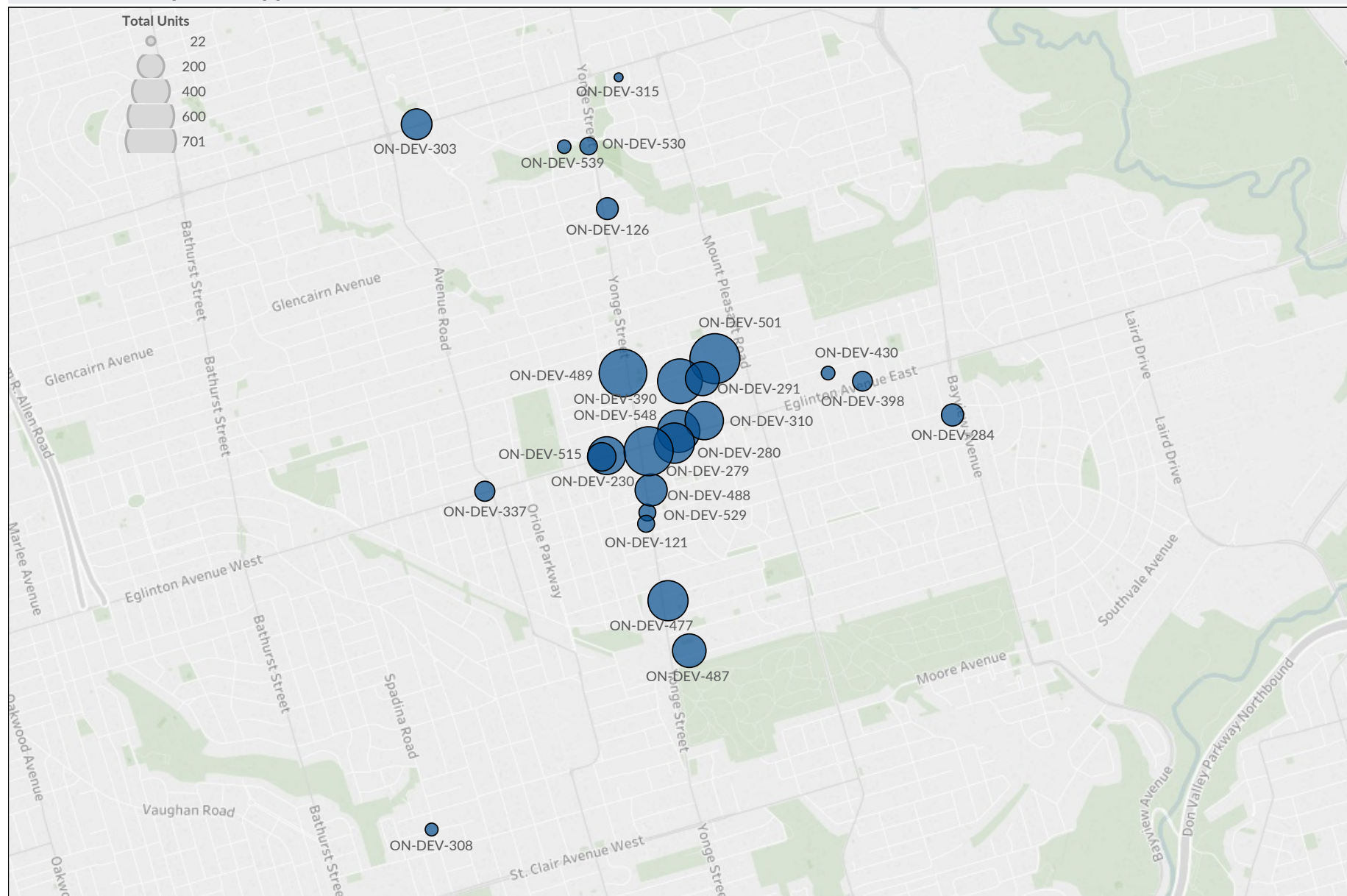
North Toronto Submarket Report - April 2018

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
101 Erskine - Tridel and Beaux Properties	Apartment	September 2018	0	0	1	420	\$633	\$627
Cardiff on Eglinton - Sierra Building Group	Apartment	September 2020	0	0	92	92	\$916	\$916
Distinction Condos - Lash Development Corporation	Apartment	September 2019	1	2	3	159	\$651	\$722
E2 Condos - Metropia and Capital Developments	Apartment	February 2022	30	99	14	456	\$928	\$931
Eglinton - Menkes	Apartment	November 2018	3	3	2	445	\$579	\$1,107
Plaza Midtown - 25 Holly Street - Plaza	Apartment	January 2021	0	1	59	235	\$731	\$902
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	January 2021	0	1	64	309	\$715	\$914
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	October 2020	17	17	50	67	\$1,143	\$1,246

North Toronto Submarket Report - April 2018

Current Development Applications



North Toronto Submarket Report - April 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 - 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

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.