

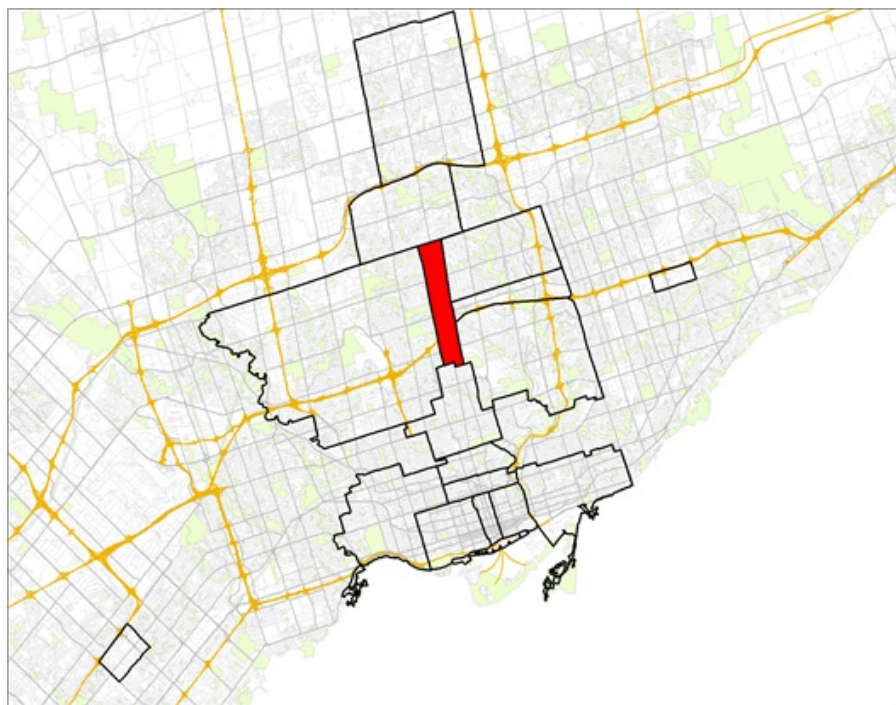


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of April 2018



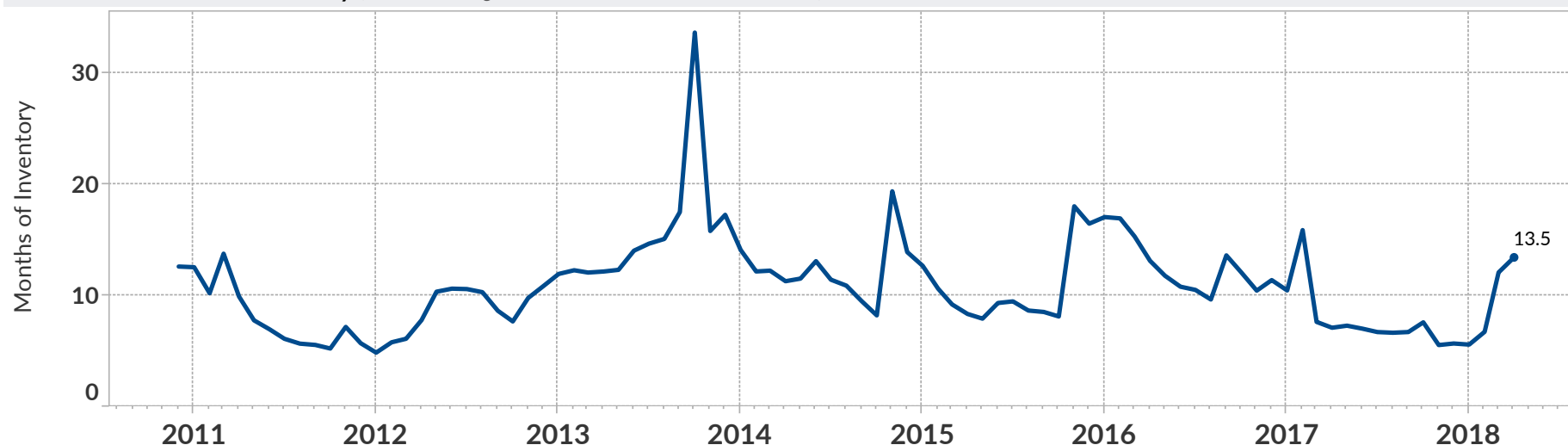
North Yonge Corridor Submarket Report - April 2018



North Yonge Corridor		GTA
Active Projects	4	288
Total Units	1,714	71,507
Total Sales	1,473	61,549
Rem. Inv.	241	9,958
Avg. \$/SF	\$950	\$888
Avg. SF	703	890
Avg. \$	\$667,401	\$790,603
Current Month Sales (incl. active & sold out)	8	1,225

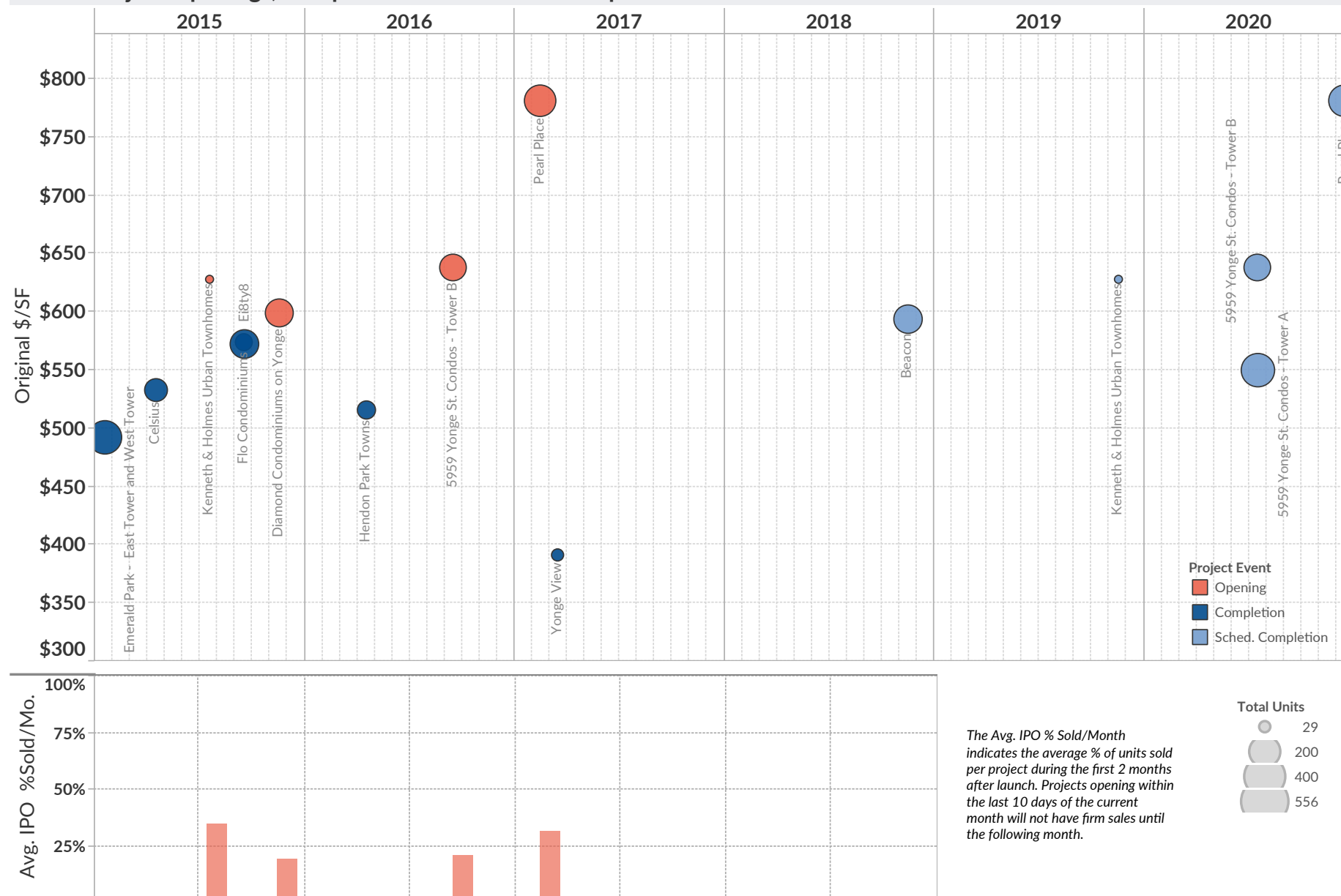
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	14	338
Total Units	4,420	150,769
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	11.8	44.3
Avg. Floor Space Index	5.4	7.3

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



North Yonge Corridor Submarket Report - April 2018

Recent Project Openings, Completions & Scheduled Completions



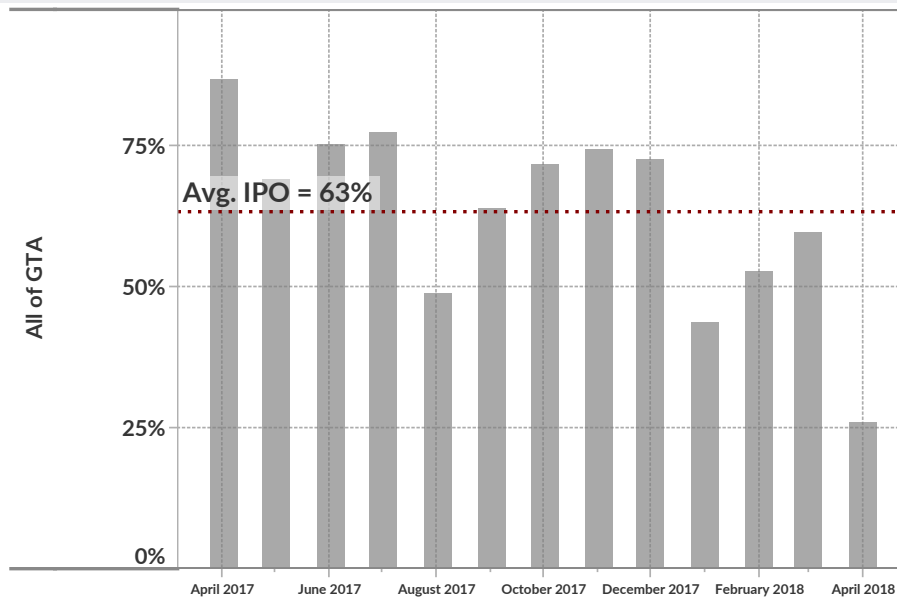
North Yonge Corridor Submarket Report - April 2018

Project Data by Unit Type

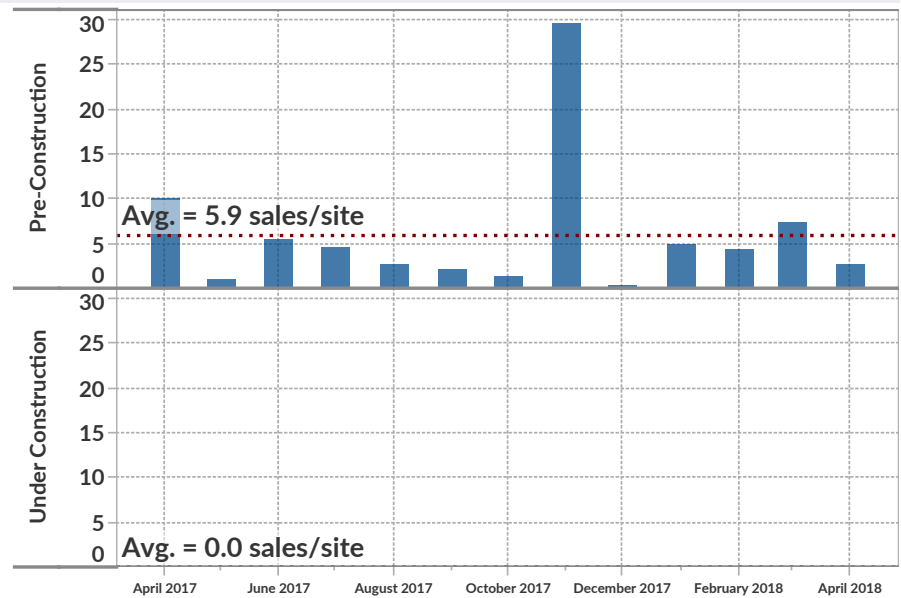
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio				
1 Bedroom	180	0	173	7
1 Bedroom + Den	828	5	700	128
2 Bedroom	381	0	325	56
2 Bedroom + Den	288	3	262	26
3 Bedroom & Up	28	0	11	17
Penthouse	9	0	2	7
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$933	523	641	\$466,900	\$604,900
\$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)

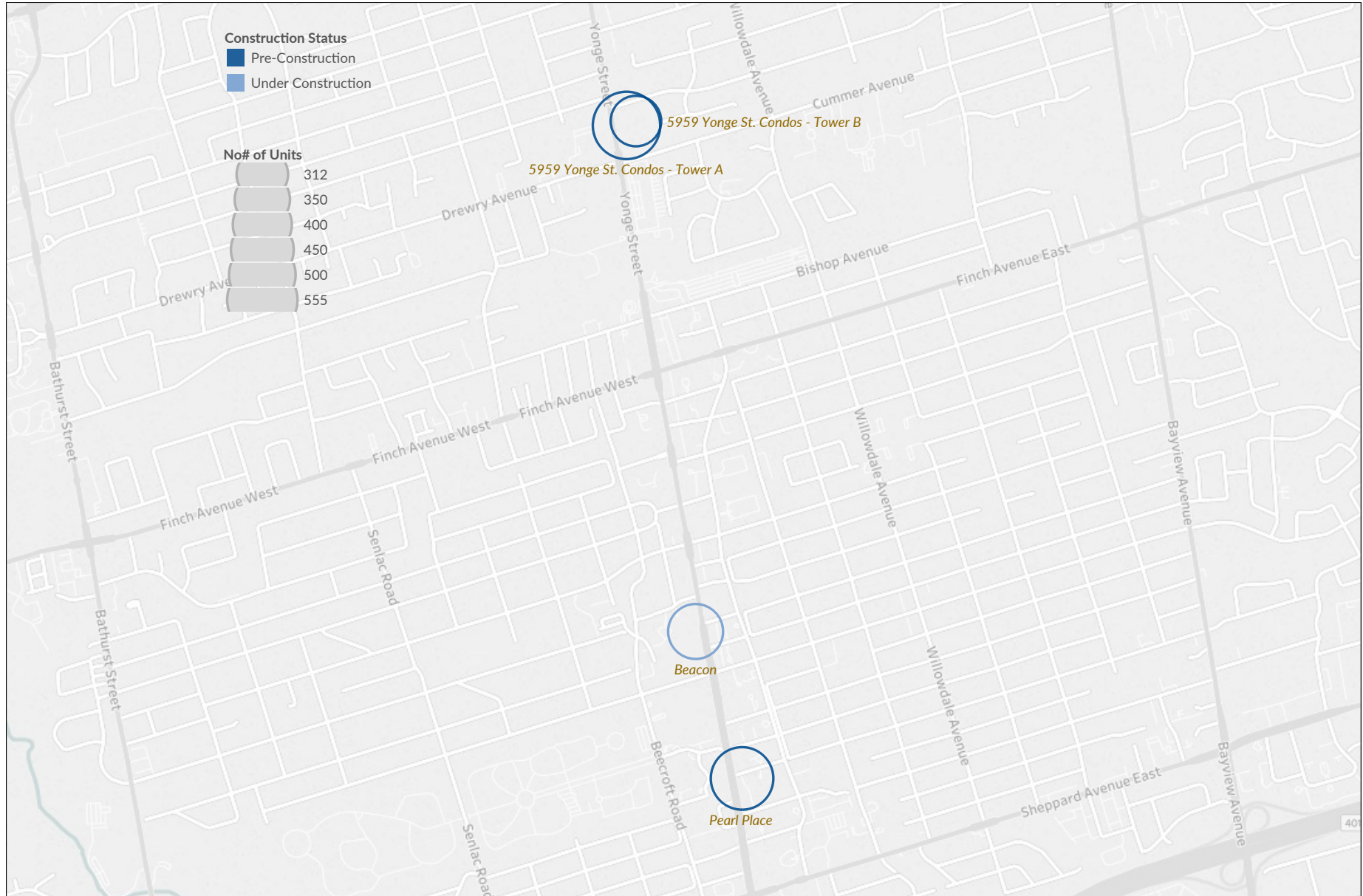


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - April 2018

Current Active Projects



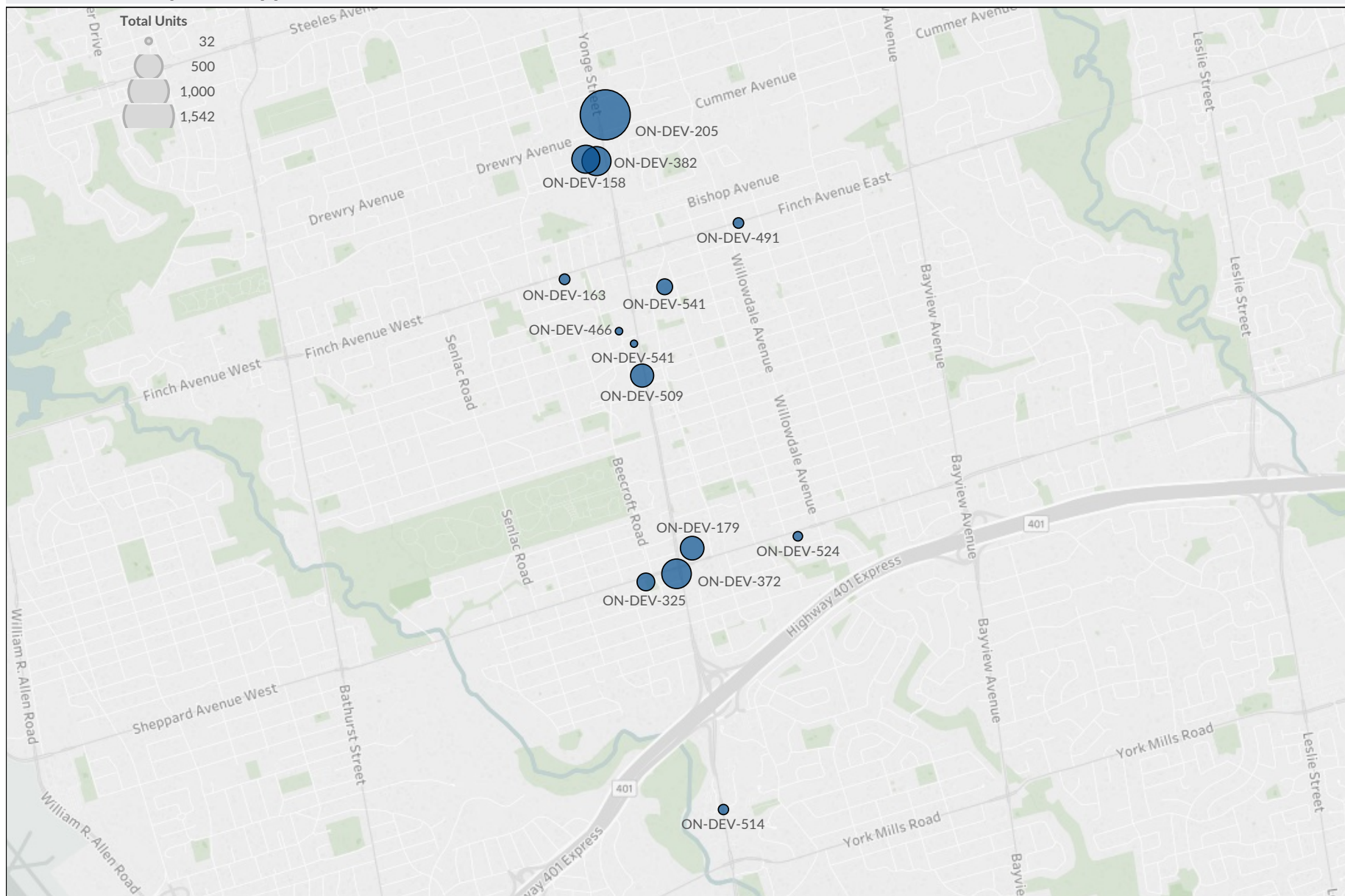
North Yonge Corridor Submarket Report - April 2018

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
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	8	58	184	478	\$780	\$971

North Yonge Corridor Submarket Report - April 2018

Current Development Applications



North Yonge Corridor Submarket Report - April 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 - 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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