

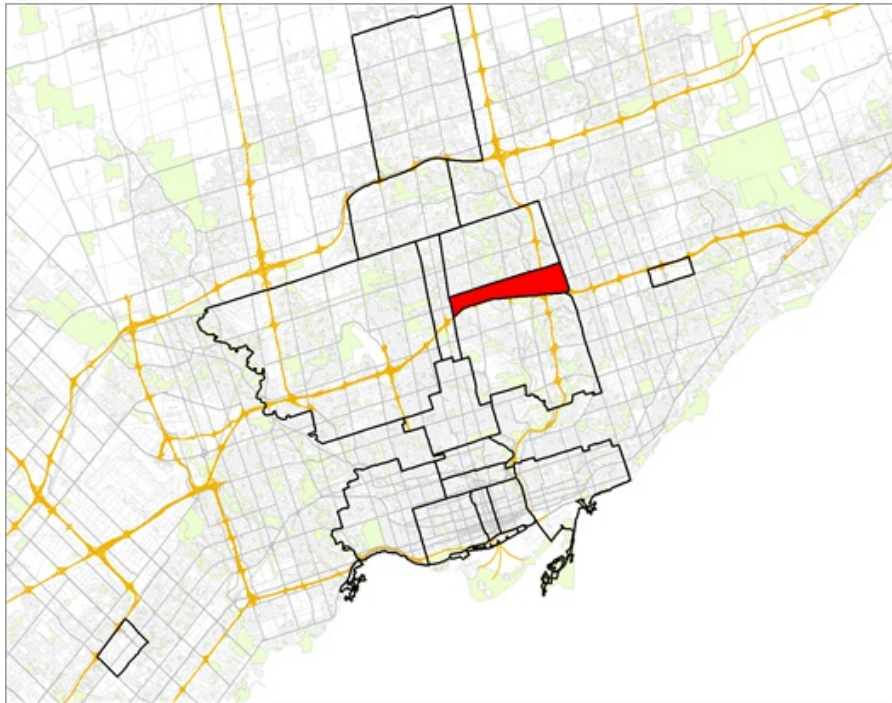


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of April 2018



Sheppard Corridor Submarket Report - April 2018



Sheppard Corridor		GTA
Active Projects	10	288
Total Units	3,146	71,507
Total Sales	2,676	61,549
Rem. Inv.	470	9,958
Avg. \$/SF	\$888	\$888
Avg. SF	765	890
Avg. \$	\$679,221	\$790,603
Current Month Sales (incl. active & sold out)	8	1,225

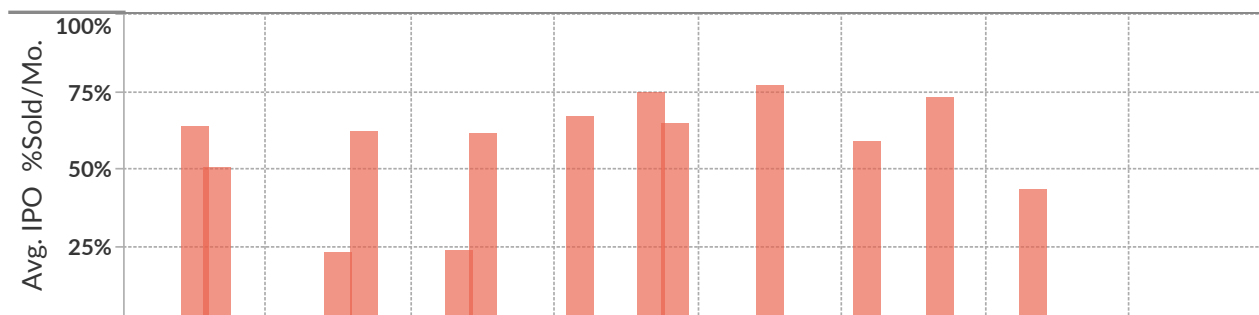
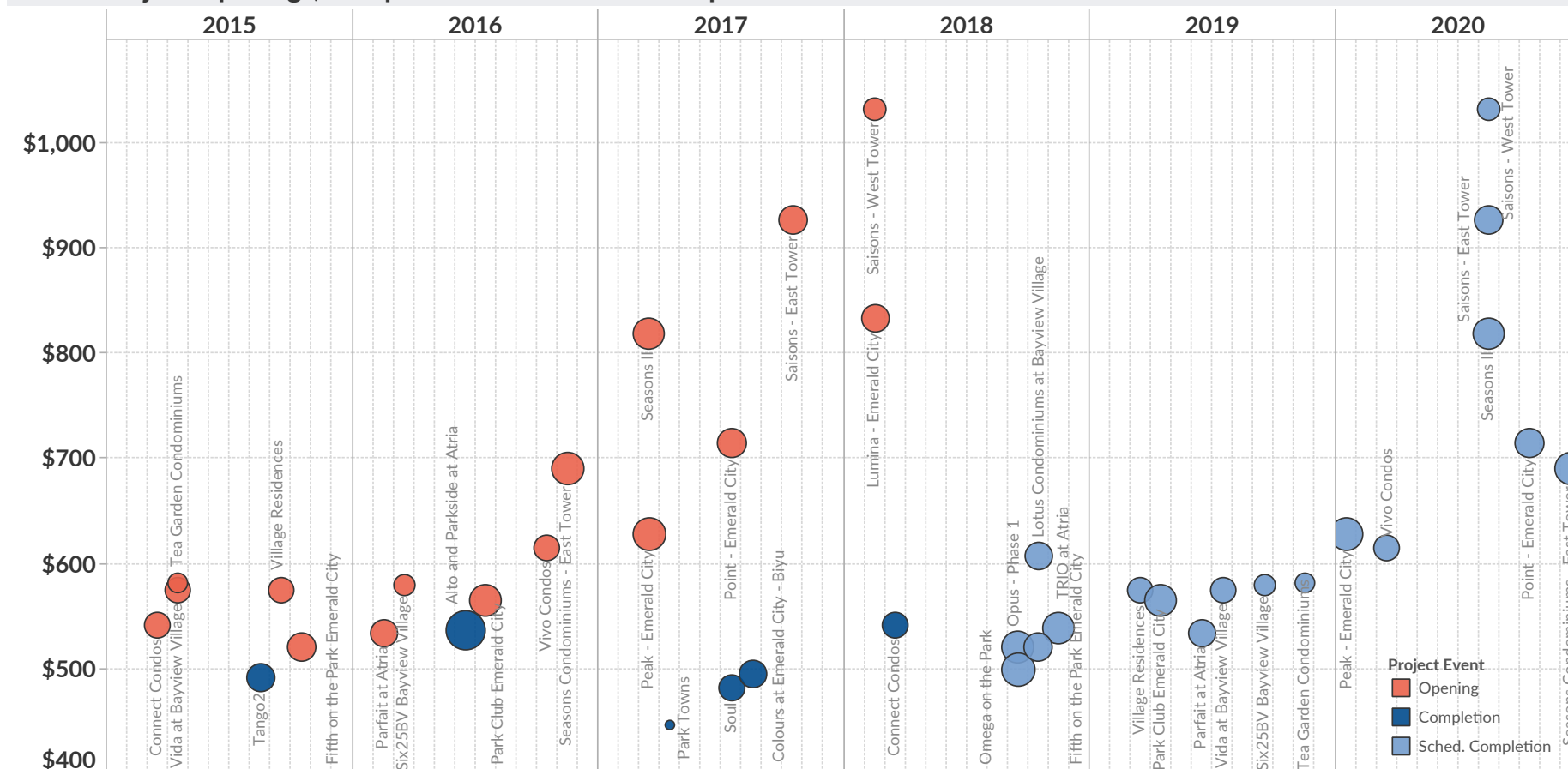
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	10	338
Total Units	6,394	150,769
Min. Floor Space Index	3.8	0.1
Max. Floor Space Index	5.2	44.3
Avg. Floor Space Index	4.2	7.3

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

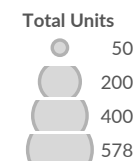


Sheppard Corridor Submarket Report - April 2018

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



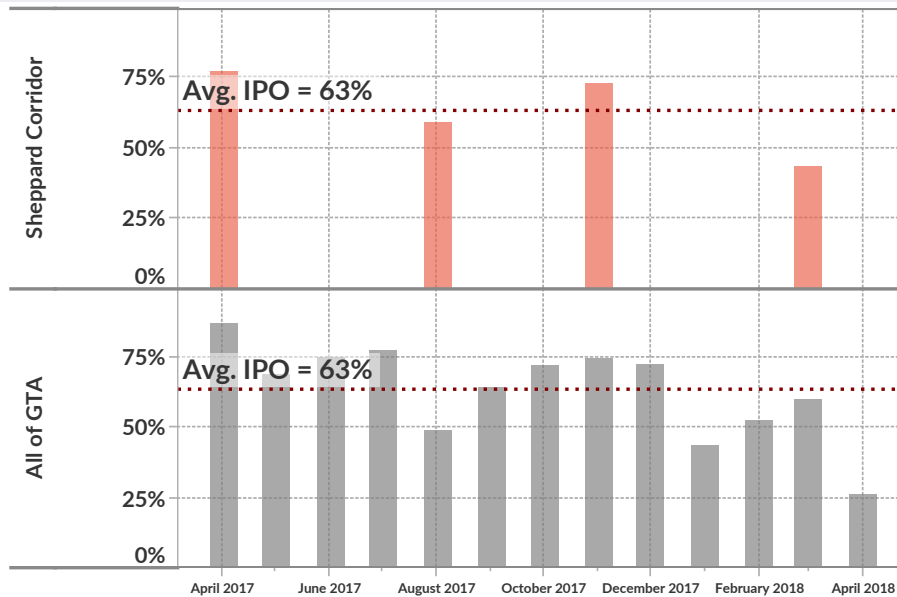
Sheppard Corridor Submarket Report - April 2018

Project Data by Unit Type

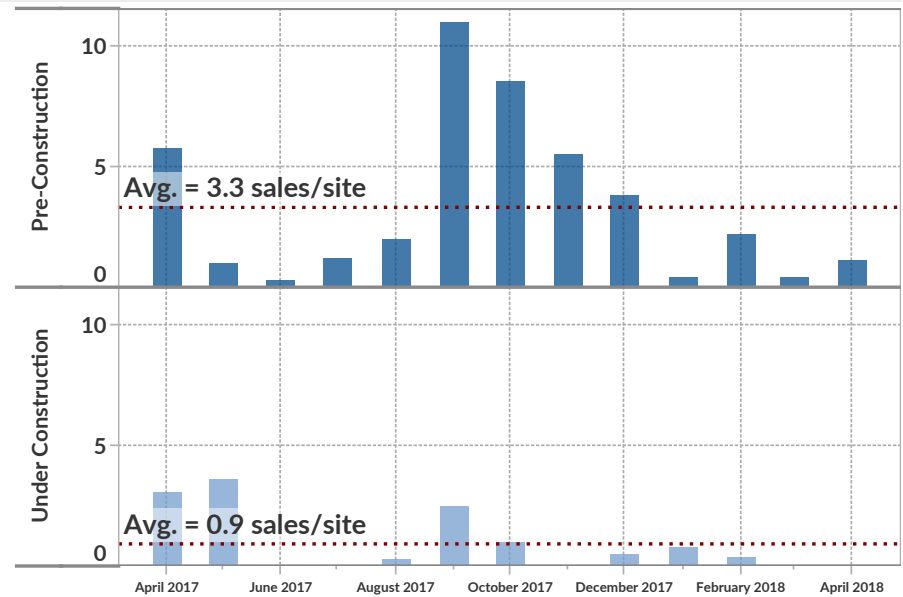
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	645	0	620	25
1 Bedroom + Den	1,071	2	941	130
2 Bedroom	873	4	737	136
2 Bedroom + Den	219	0	167	52
3 Bedroom & Up	230	2	126	104
Penthouse	23		23	0
Other	69	0	46	23

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$814	480	535	\$302,900	\$570,000
\$824	485	780	\$300,900	\$620,000
\$883	585	880	\$385,900	\$840,000
\$960	850	894	\$693,900	\$888,000
\$944	975	1,118	\$782,900	\$1,100,000
\$835	1,238	2,248	\$960,000	\$1,950,000

IPO Launch Performance (first 2 months)

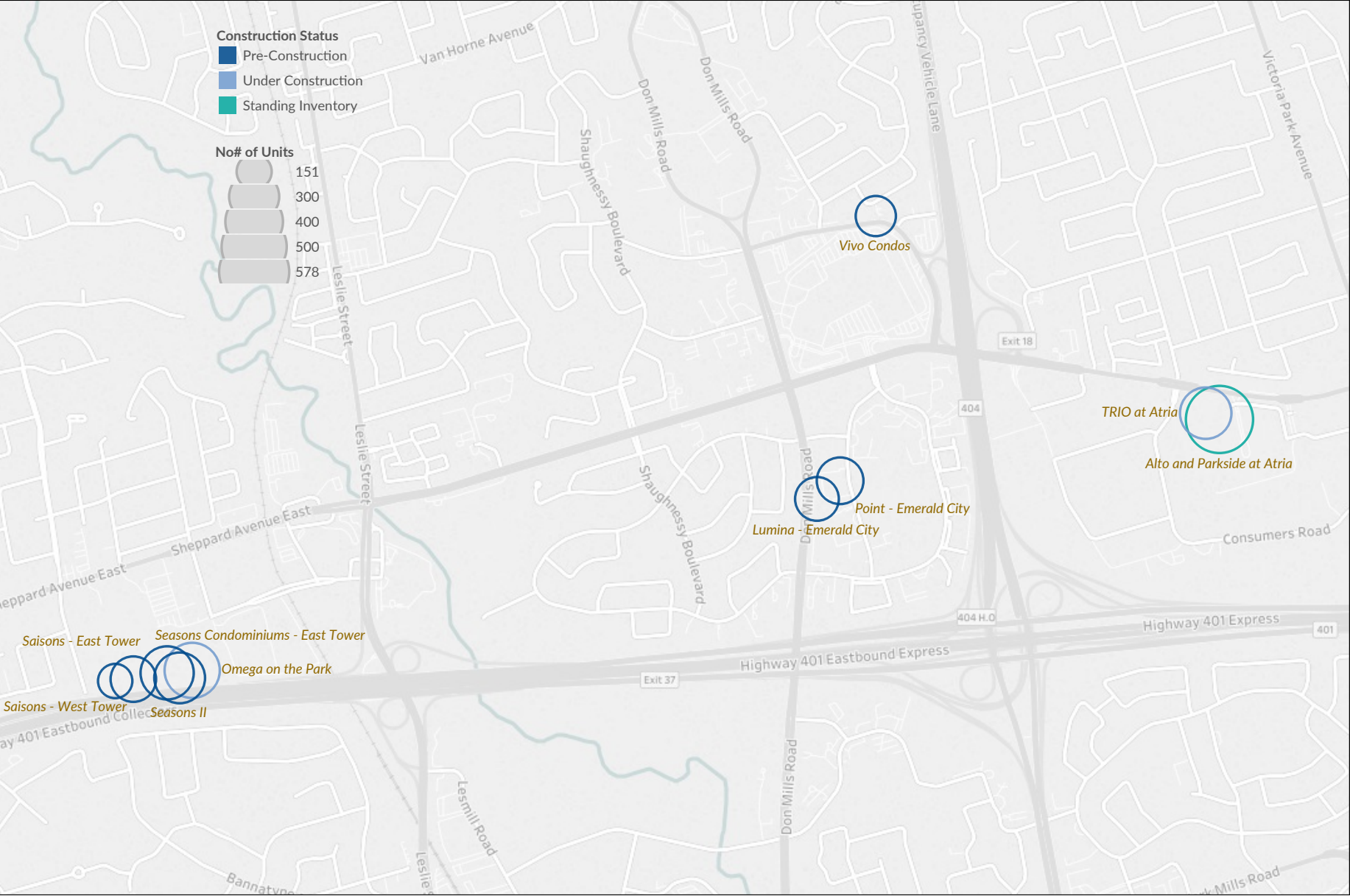


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - April 2018

Current Active Projects



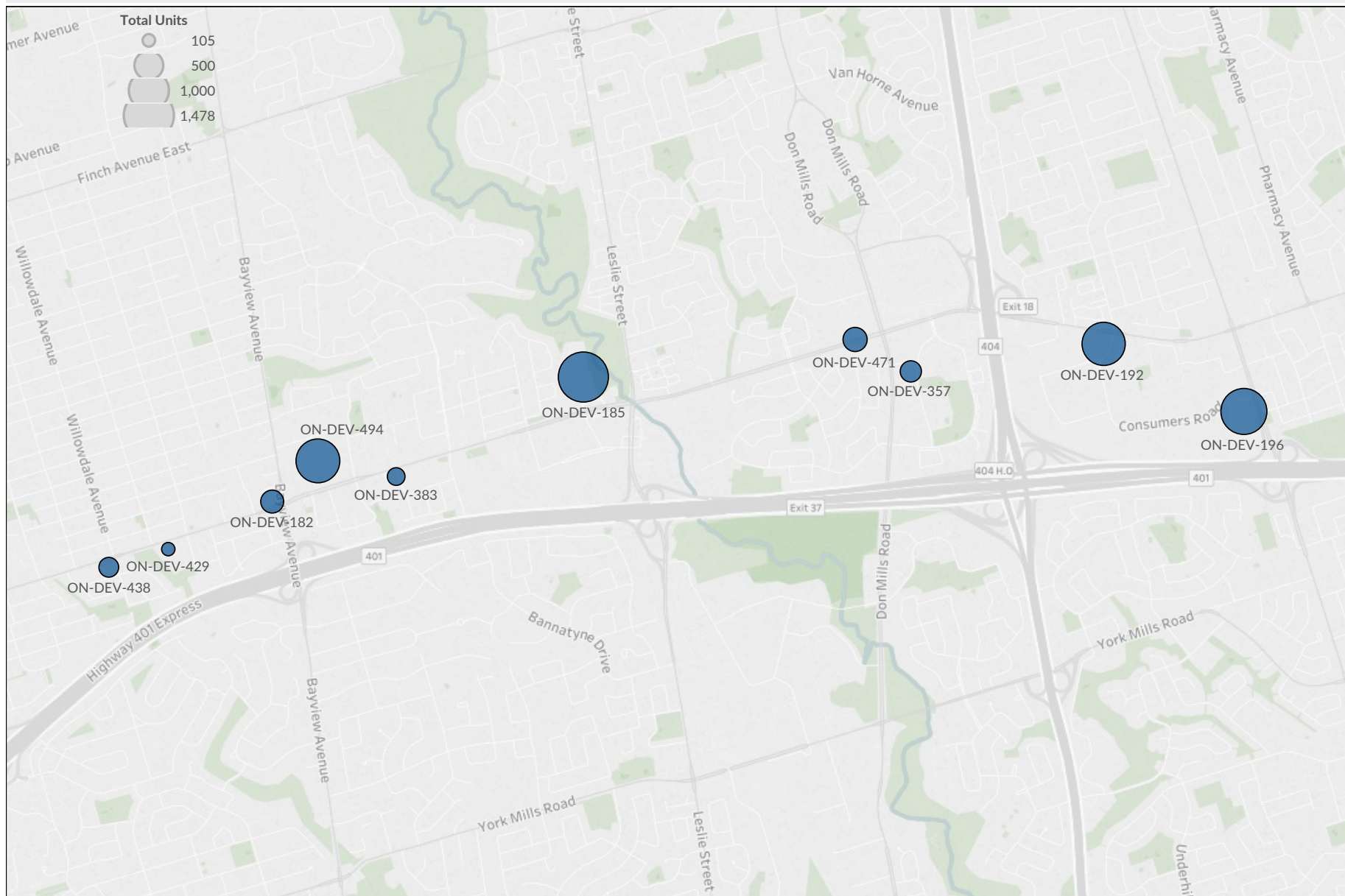
Sheppard Corridor Submarket Report - April 2018

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
Alto and Parkside at Atria - Tridel and Dorsay Development C..	Apartment	June 2016	0	0	1	578	\$537	\$545
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	February 2021	0	95	150	245	\$833	\$820
Omega on the Park - Concord Adex	Apartment	September 2018	0	0	6	390	\$500	\$788
Point - Emerald City - El-Ad Canada Inc.	Apartment	October 2020	0	0	55	279	\$714	\$808
Saisons - East Tower - Concord Adex	Apartment	August 2020	4	12	46	265	\$926	\$1,009
Saisons - West Tower - Concord Adex	Apartment	August 2020	4	80	71	151	\$1,031	\$970
Seasons Condominiums - East Tower - Concord Adex	Apartment	December 2020	0	4	13	362	\$691	\$949
Seasons II - Concord Adex	Apartment	August 2020	0	3	98	330	\$818	\$976
TRIO at Atria - Tridel and Dorsay Development Corporation	Apartment	November 2018	0	0	1	339	\$538	\$699
Vivo Condos - Fram Building Group	Apartment	March 2020	0	0	29	207	\$615	\$617

Sheppard Corridor Submarket Report - April 2018

Current Development Applications



Sheppard Corridor Submarket Report - April 2018

Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-182	500 Sheppard Avenue East	29	4.6	310
ON-DEV-185	1200, 1210 & 1220 Sheppard Avenue East	Null	3.9	1,478
ON-DEV-192	2135 Sheppard Avenue East & 299 Yorkland Boulevard	Null	4.0	1,100
ON-DEV-196	2450 Victoria Park Avenue	Null		1,247
ON-DEV-357	125 George Henry Boulevard - Building B3	33		265
ON-DEV-383	627 Sheppard Avenue East	11	3.8	184
ON-DEV-429	245 Sheppard Avenue West	11	3.8	105
ON-DEV-438	181 Sheppard Avenue East	10	5.2	230
ON-DEV-471	1650 Sheppard Avenue East	35		343
ON-DEV-494	2901 Bayview Avenue	Null		1,132

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.

Sheppard 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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