

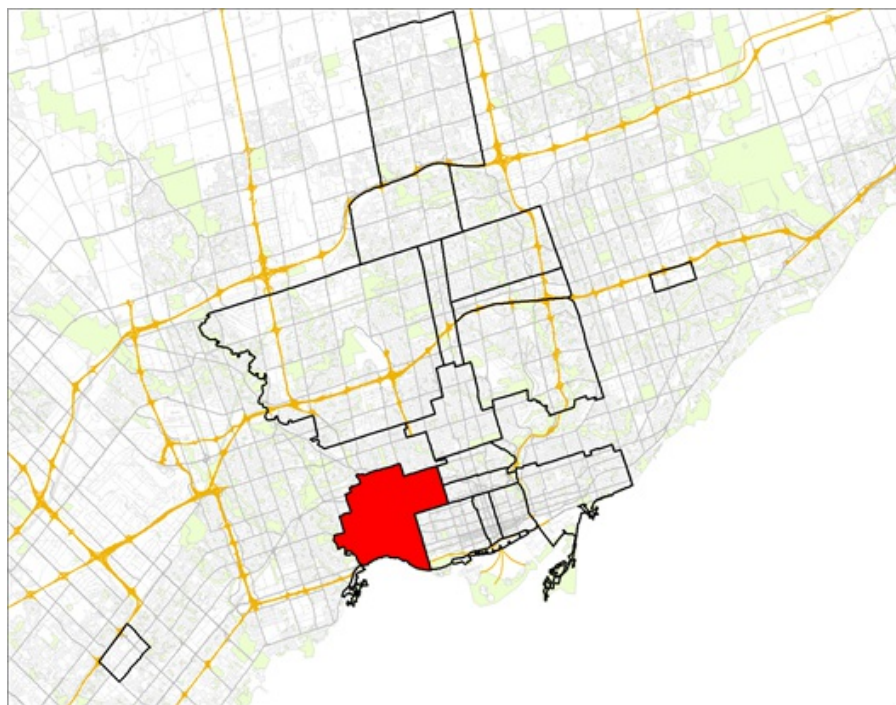


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of April 2018



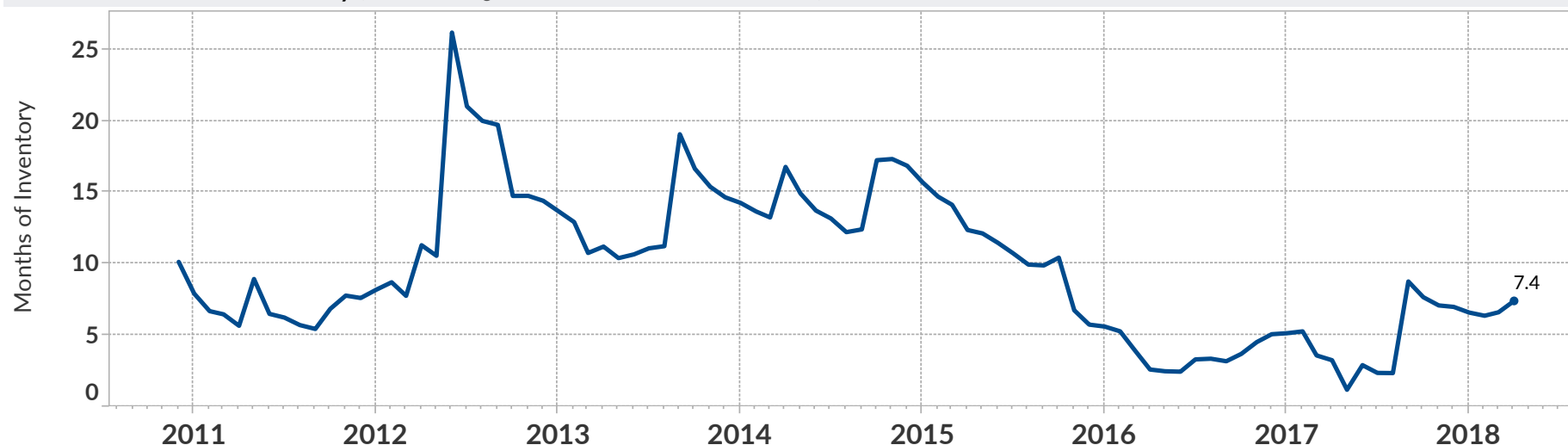
Toronto West Submarket Report - April 2018



Toronto West			GTA	
Active Projects	4		288	
Total Units	601		71,507	
Total Sales	408		61,549	
Rem. Inv.	193		9,958	
Avg. \$/SF	\$919		\$888	
Avg. SF	795		890	
Avg. \$	\$730,334		\$790,603	
Current Month Sales (incl. active & sold out)		3	1,225	

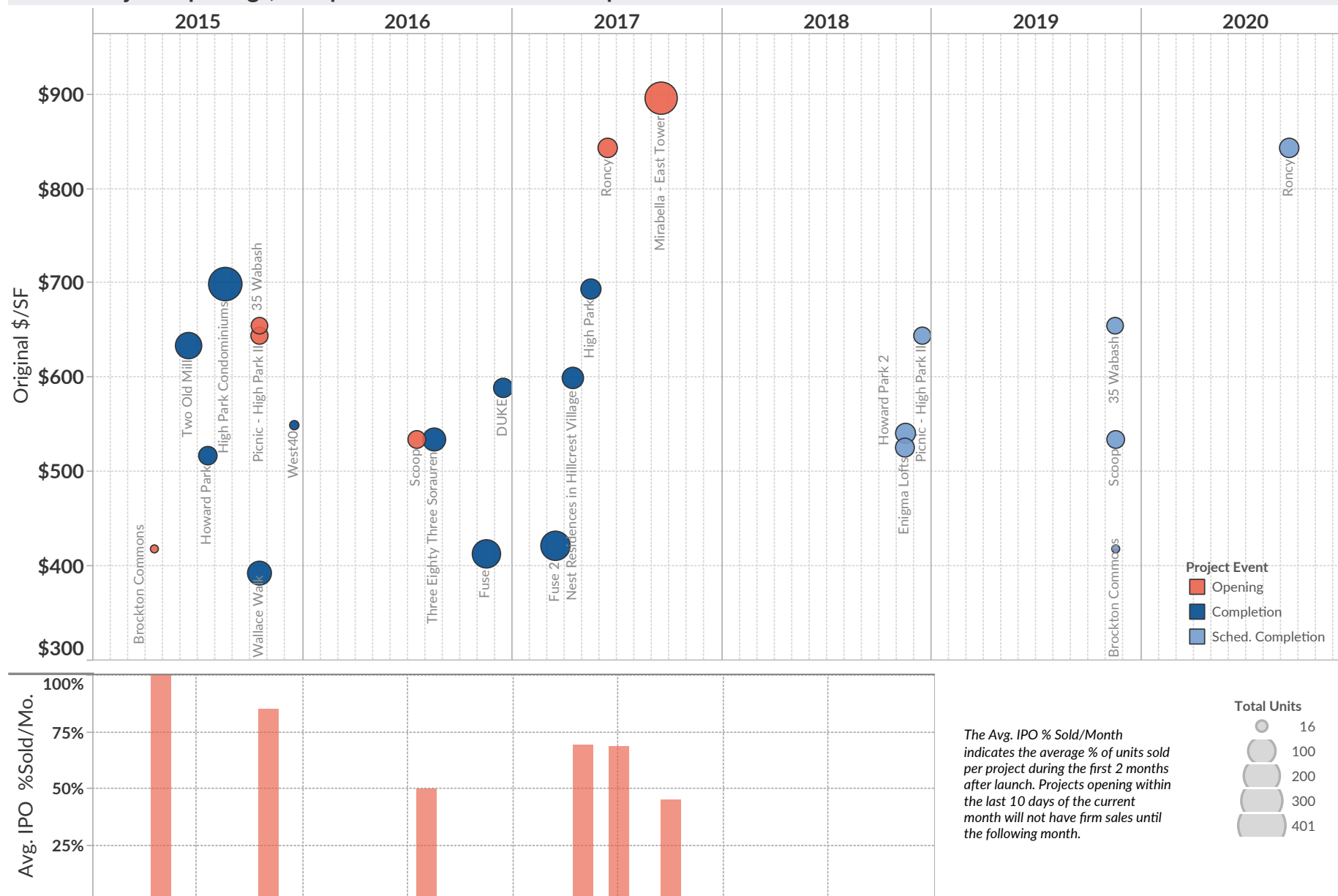
Development Applications				
Toronto West			City of Toronto	
Number of Dev. Apps.	27		338	
Total Units	11,872		150,769	
Min. Floor Space Index	2.0		0.1	
Max. Floor Space Index	17.5		44.3	
Avg. Floor Space Index	6.1		7.3	

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



Toronto West Submarket Report - April 2018

Recent Project Openings, Completions & Scheduled Completions



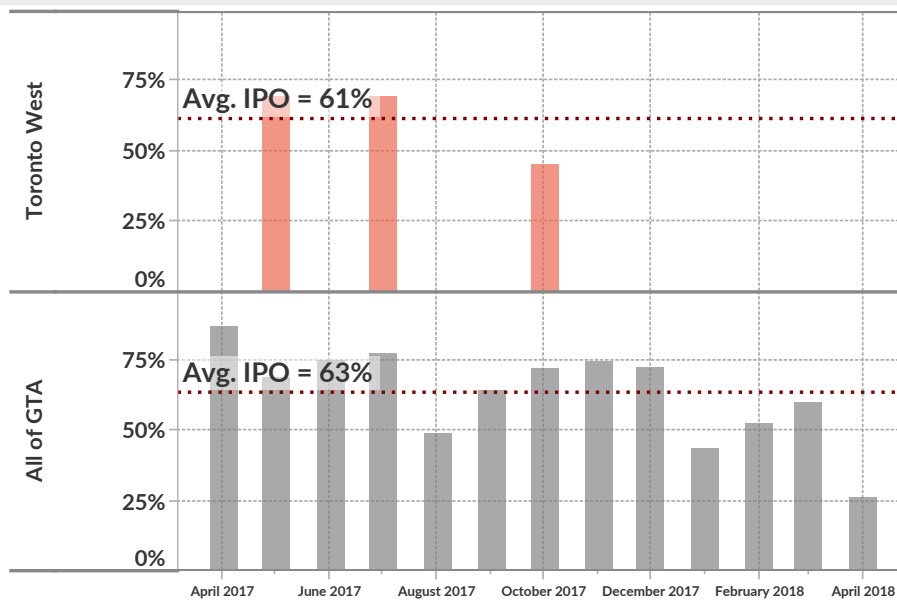
Toronto West Submarket Report - April 2018

Project Data by Unit Type

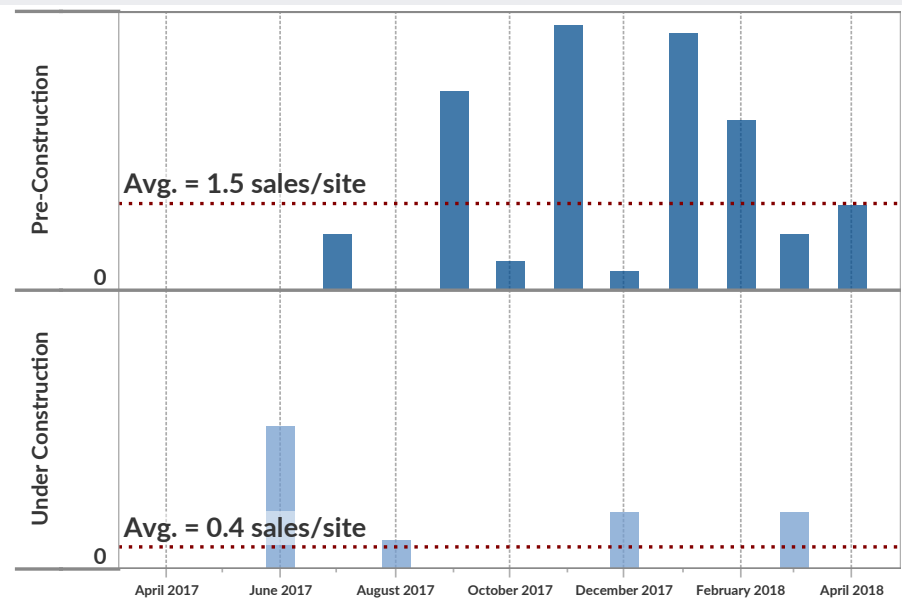
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	3		3	0
1 Bedroom	89	0	69	20
1 Bedroom + Den	221	3	157	64
2 Bedroom	80	0	52	28
2 Bedroom + Den	159	0	100	59
3 Bedroom & Up	44	0	22	22
Penthouse				
Other	5		5	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$847	457	1,059	\$379,000	\$889,900
\$835	570	770	\$449,000	\$670,000
\$870	764	977	\$575,000	\$940,000
\$995	764	1,065	\$590,000	\$1,159,900
\$980	975	1,485	\$880,000	\$1,799,900

IPO Launch Performance (first 2 months)

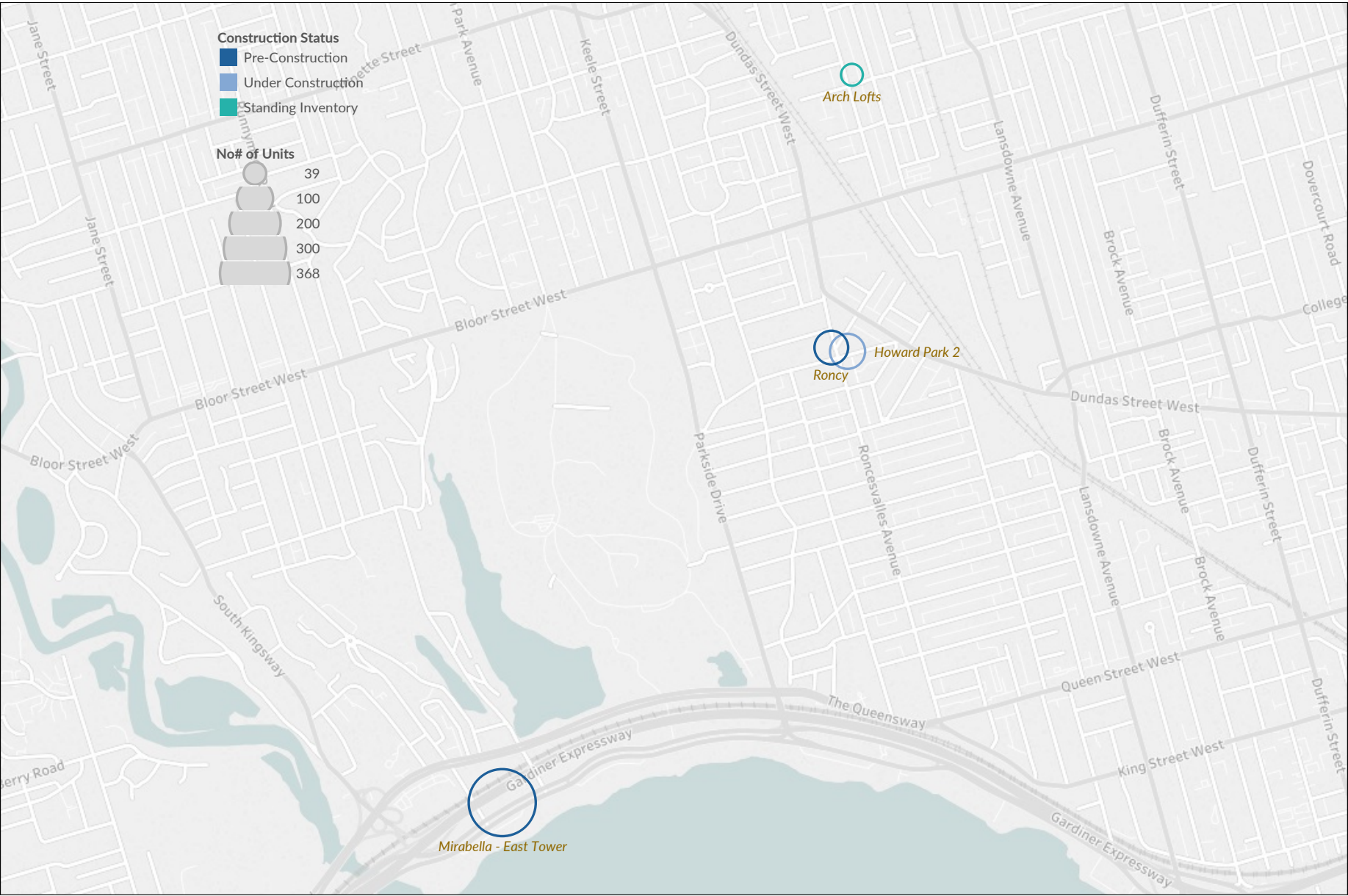


Post Launch Absorption: Toronto West



Toronto West Submarket Report - April 2018

Current Active Projects



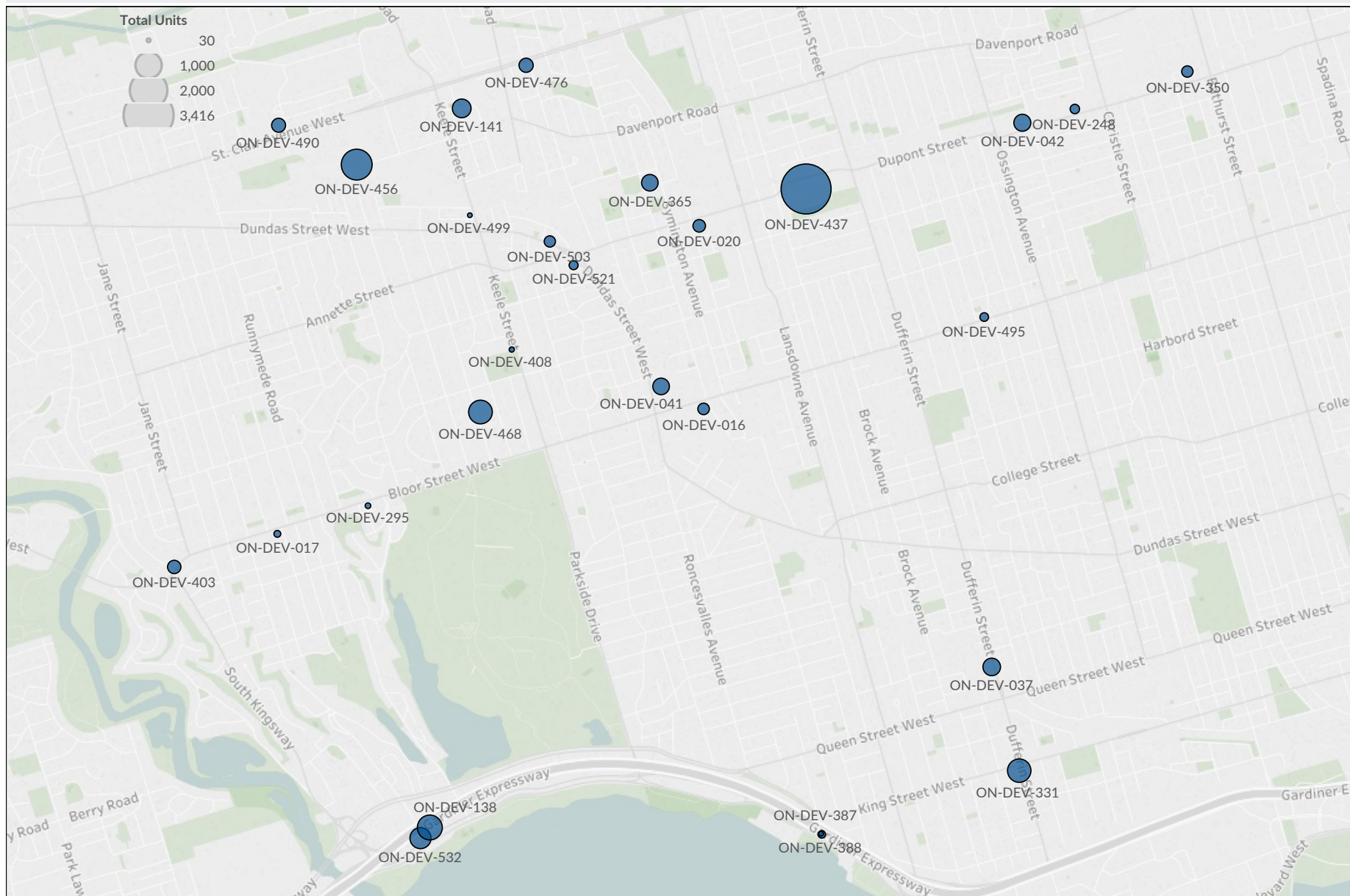
Toronto West Submarket Report - April 2018

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
Arch Lofts - Windmill Development Group Ltd.	Loft	September 2017	0	2	2	39	\$0	\$836
Howard Park 2 - Triumph Developments	Apartment	November 2018	0	0	1	101	\$541	\$926
Mirabella - East Tower - Diamante Development	Apartment	January 2021	3	15	177	368	\$896	\$901
Roncy - Worsley Urban	Apartment	September 2020	0	5	13	93	\$843	\$1,093

Toronto West Submarket Report - April 2018

Current Development Applications



Toronto West Submarket Report - April 2018

Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-016	1439 Bloor Street West, 80 & 82 Perth Avenue	14		182
ON-DEV-017	2265 - 2279 Bloor Street West, 116 & 240 Durie Street	8	4.3	64
ON-DEV-020	299 Campbell Avenue	12	9.0	215
ON-DEV-037	440 Dufferin Street	13		421
ON-DEV-041	2376-2388 Dundas Street West	Null	4.3	375
ON-DEV-042	840 & 860 Dupont Street	Null	3.4	393
ON-DEV-138	1926 Lake Shore Boulevard West	Null	17.5	847
ON-DEV-141	6 Lloyd Avenue	Null	4.1	478
ON-DEV-248	740 Dupont Street	8		122
ON-DEV-295	2115 Bloor Street West	8	3.8	43
ON-DEV-331	1182 & 1221 King Street West	Null	7.6	749
ON-DEV-350	500 Dupont Street	12		176
ON-DEV-365	386-394 Symington Avenue	Null	3.9	372
ON-DEV-387	3418 Lake Shore Boulevard West	4		32
ON-DEV-388	248 High Park Avenue	4	2.0	77
ON-DEV-403	2452 Bloor Street West	14	8.2	244
ON-DEV-408	200 Keele Street	4		37
ON-DEV-437	1245 Dupont Street	Null	5.4	3,416
ON-DEV-456	87 Ethel Avenue	19		1,299
ON-DEV-468	111 Pacific Avenue	Null		767
ON-DEV-476	1779 St Clair Avenue West	12	5.4	274
ON-DEV-490	2306 St Clair Avenue West	11		267
ON-DEV-495	990 Bloor Street West	23		102
ON-DEV-499	406 Keele Street	4		30
ON-DEV-503	2720 Dundas Street West	12		173
ON-DEV-521	2639 Dundas Street West	8		110
ON-DEV-532	1978 Lake Shore Boulevard West	26		607

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.

Toronto West 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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