

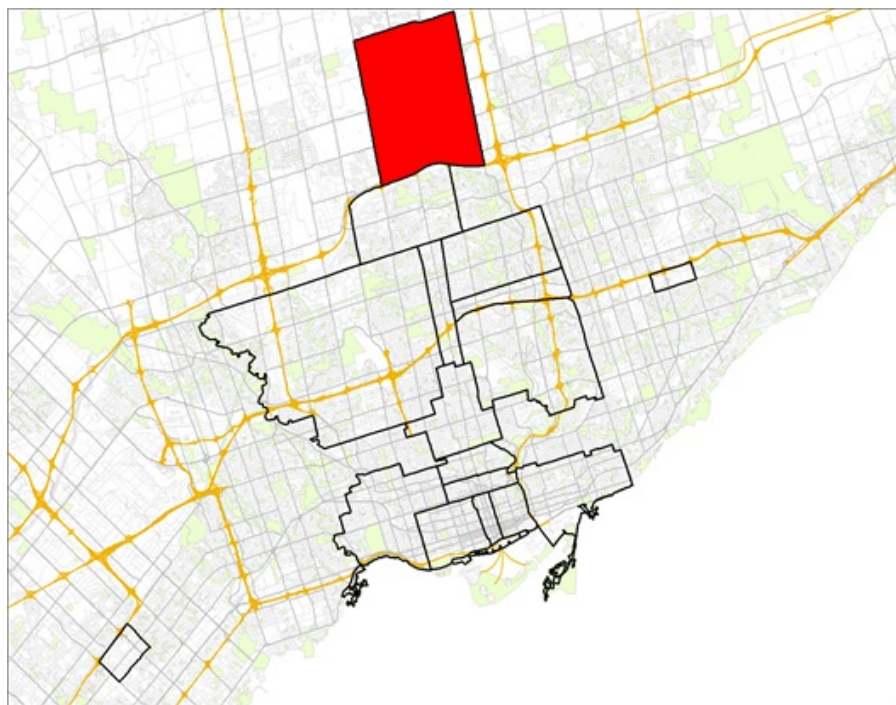


Greater Toronto Area  
HWY 7 / Yonge

New Homes High Rise Submarket Report  
Data as of May 2018



# Highway 7 - Yonge Submarket Report - May 2018



| Highway7 - Yonge                              |           | GTA       |
|-----------------------------------------------|-----------|-----------|
| Active Projects                               | 7         | 293       |
| Total Units                                   | 1,754     | 73,039    |
| Total Sales                                   | 1,313     | 63,694    |
| Rem. Inv.                                     | 441       | 9,345     |
| Avg. \$/SF                                    | \$650     | \$902     |
| Avg. SF                                       | 894       | 906       |
| Avg. \$                                       | \$581,541 | \$817,926 |
| Current Month Sales (incl. active & sold out) | 123       | 2,003     |

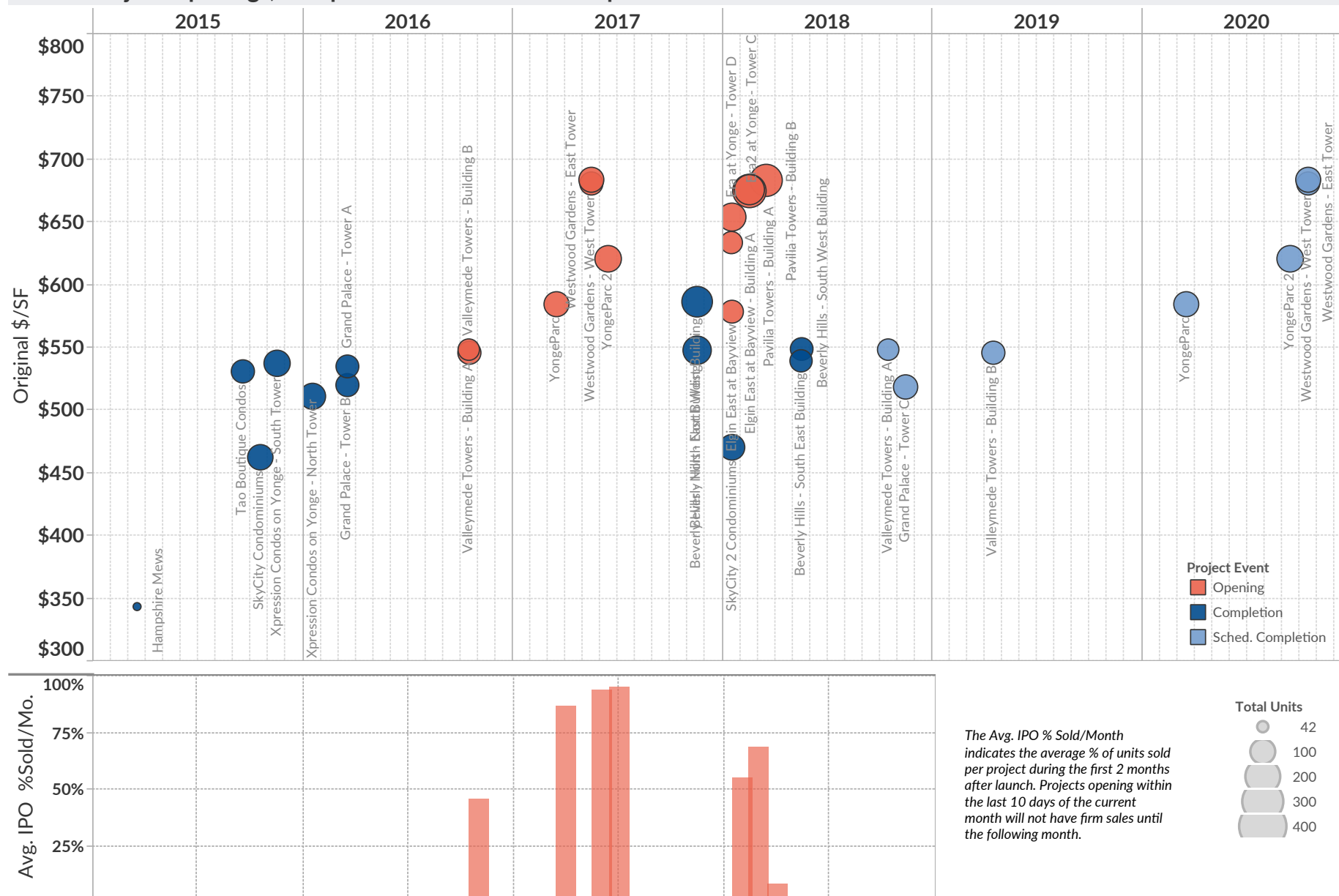
| Development Applications |   |                 |
|--------------------------|---|-----------------|
| Highway 7 - Yonge        |   | City of Toronto |
| Number of Dev. Apps.     | 0 | 338             |
| Total Units              |   | 150,769         |
| Min. Floor Space Index   |   | 0.1             |
| 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 - May 2018

## Recent Project Openings, Completions & Scheduled Completions



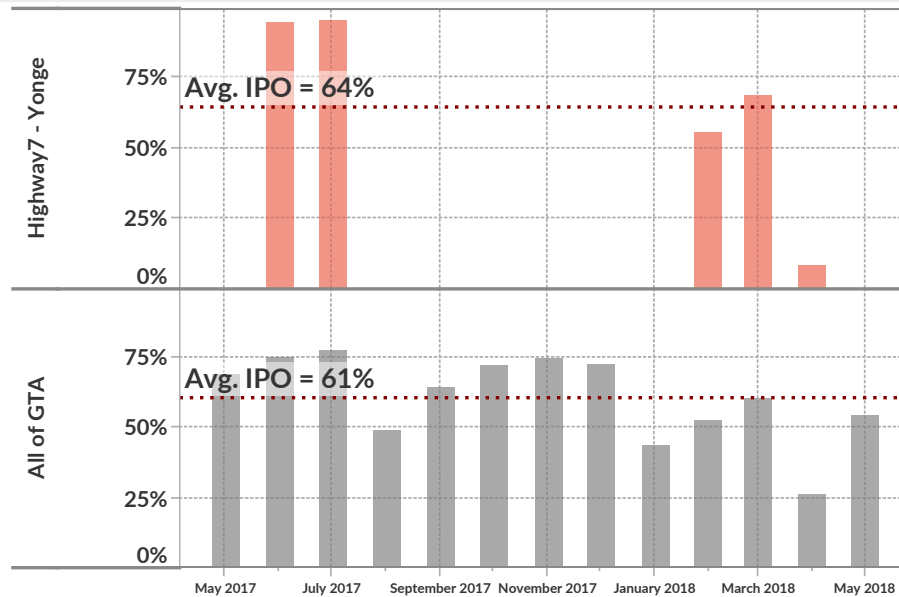
# Highway 7 - Yonge Submarket Report - May 2018

## Project Data by Unit Type

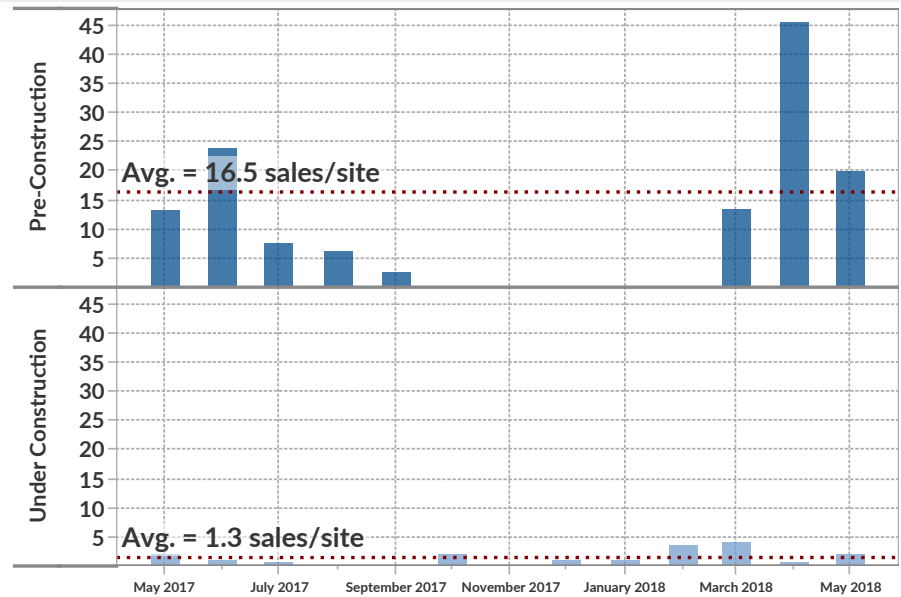
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 1           | 0                   | 0           | 1         |
| 1 Bedroom       | 110         | 13                  | 64          | 46        |
| 1 Bedroom + Den | 733         | 31                  | 592         | 141       |
| 2 Bedroom       | 592         | 42                  | 417         | 175       |
| 2 Bedroom + Den | 187         | 21                  | 160         | 27        |
| 3 Bedroom & Up  | 114         | 15                  | 68          | 46        |
| Penthouse       | 7           |                     | 7           | 0         |
| Other           | 10          | 0                   | 5           | 5         |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
| \$670      | 674             | 674              | \$451,500        | \$451,500         |
| \$680      | 566             | 622              | \$396,600        | \$420,500         |
| \$672      | 631             | 849              | \$422,200        | \$553,100         |
| \$643      | 813             | 1,268            | \$525,900        | \$848,900         |
| \$650      | 956             | 1,350            | \$592,900        | \$893,500         |
| \$621      | 982             | 1,798            | \$615,900        | \$1,225,000       |
|            |                 |                  |                  |                   |
| \$692      | 1,313           | 1,440            | \$919,100        | \$987,000         |

## IPO Launch Performance (first 2 months)

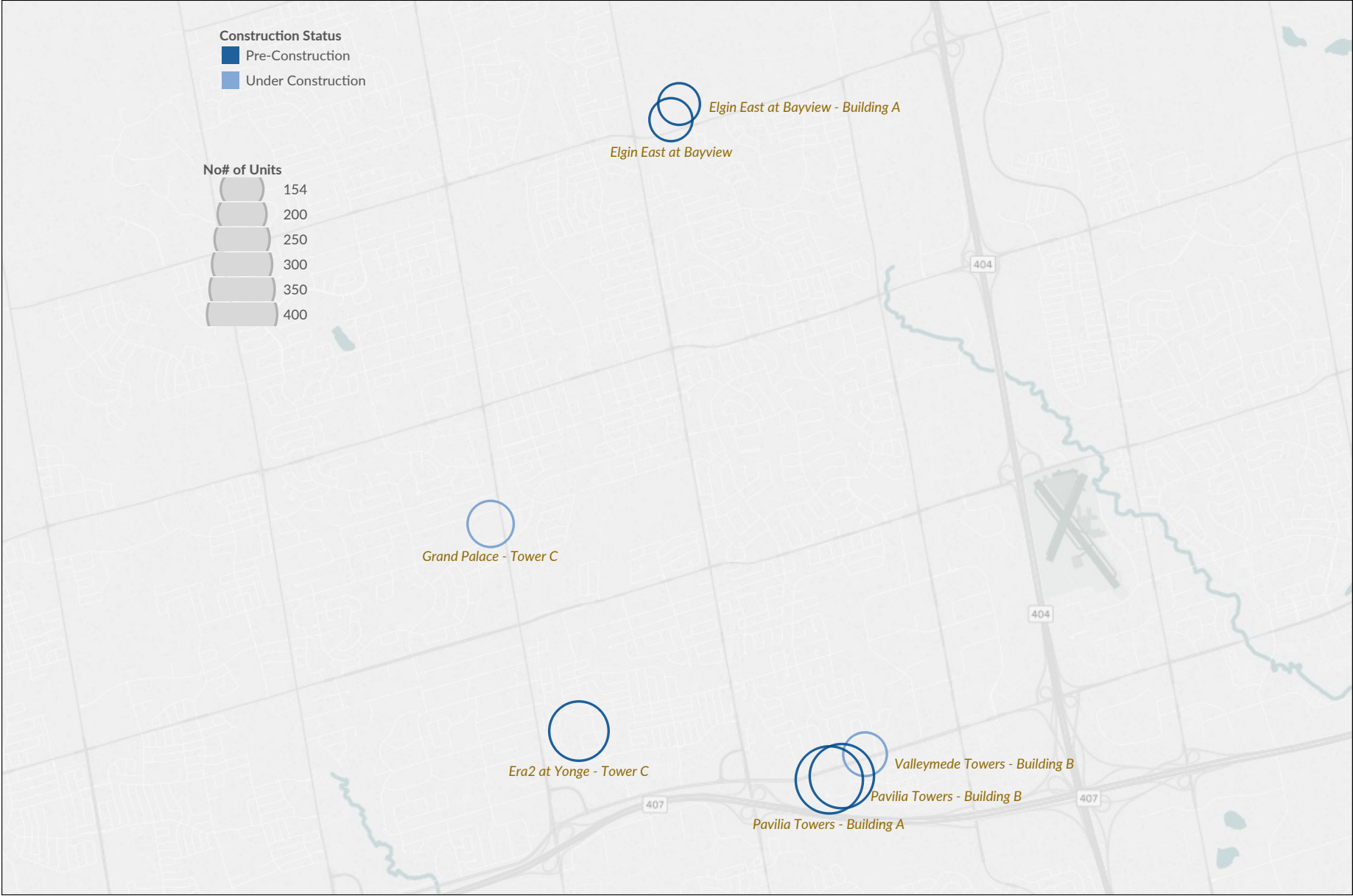


## Post Launch Absorption: Highway7 - Yonge



# Highway 7 - Yonge Submarket Report - May 2018

## Current Active Projects



## Highway 7 - Yonge Submarket Report - May 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             | 42                  | 95  | 59        | 154         | \$633          | \$673       |
| Elgin East at Bayview - Sequoia Grove Homes              | Stacked      | March 2021              | 5                   | 85  | 79        | 164         | \$579          | \$570       |
| Era2 at Yonge - Tower C - Pemberton Group                | Apartment    | April 2021              | 2                   | 300 | 12        | 312         | \$676          | \$707       |
| Grand Palace - Tower C - G Group Development             | Apartment    | November 2018           | 0                   | 0   | 5         | 189         | \$518          | \$692       |
| Pavilia Towers - Building A - Times Group Corporation    | Apartment    | July 2021               | 3                   | 387 | 13        | 400         | \$675          | \$673       |
| Pavilia Towers - Building B - Times Group Corporation    | Apartment    | July 2021               | 66                  | 97  | 269       | 366         | \$683          | \$677       |
| Valleymede Towers - Building B - Times Group Corporation | Apartment    | April 2019              | 4                   | 22  | 4         | 169         | \$546          | \$694       |

# Highway 7 - Yonge Submarket Report - May 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       | • 7                 | • 16                        | • 5,669     | • 5,176     | • 493     | • \$1,709  | • 1,066 | • \$1,822,748 | • 5,043     |
| Central Waterfront      | • 118               | • 11                        | • 4,818     | • 4,123     | • 695     | • \$1,149  | • 866   | • \$995,598   | • 11,951    |
| Don Mills - York Mills  | • 8                 | • 10                        | • 2,412     | • 2,194     | • 218     | • \$830    | • 1,309 | • \$1,086,506 | • 10,393    |
| Downtown Core           | • 17                | • 8                         | • 3,492     | • 3,310     | • 182     | • \$1,124  | • 919   | • \$1,032,805 | • 7,917     |
| Downtown East           | • 204               | • 14                        | • 4,393     | • 4,075     | • 318     | • \$945    | • 896   | • \$846,562   | • 9,796     |
| Downtown West           | • 319               | • 26                        | • 9,820     | • 8,109     | • 1,711   | • \$1,113  | • 736   | • \$818,745   | • 18,657    |
| Etobicoke Waterfront    | • 18                | • 9                         | • 3,735     | • 3,454     | • 281     | • \$996    | • 827   | • \$823,867   | • 241       |
| Highway7 - Yonge        | • 123               | • 7                         | • 1,754     | • 1,313     | • 441     | • \$650    | • 894   | • \$581,541   | •           |
| Mississauga City Centre | • 27                | • 5                         | • 2,707     | • 2,492     | • 215     | • \$686    | • 909   | • \$623,234   | •           |
| North Toronto           | • 63                | • 8                         | • 2,183     | • 1,961     | • 222     | • \$1,009  | • 915   | • \$923,121   | • 7,108     |
| North Yonge Corridor    | • 32                | • 5                         | • 1,756     | • 1,505     | • 251     | • \$876    | • 776   | • \$679,860   | • 4,420     |
| North York East         | • 0                 | • 2                         | • 651       | • 645       | • 6       | • \$714    | • 1,659 | • \$1,185,167 | • 875       |
| North York West         | • 181               | • 10                        | • 2,047     | • 1,696     | • 351     | • \$720    | • 809   | • \$582,367   | • 8,413     |
| Not Applicable          | • 854               | • 128                       | • 21,255    | • 18,066    | • 3,189   | • \$670    | • 996   | • \$668,072   | • 40,030    |
| Scarborough City Centre |                     |                             |             |             |           |            |         |               | • 3,760     |
| Sheppard Corridor       | • 6                 | • 10                        | • 3,146     | • 2,682     | • 464     | • \$890    | • 760   | • \$676,273   | • 6,394     |
| Thornhill               |                     |                             |             |             |           |            |         |               | •           |
| Toronto East            | • 0                 | • 11                        | • 1,296     | • 1,236     | • 60      | • \$809    | • 949   | • \$767,969   | • 1,231     |
| Toronto West            | • 20                | • 4                         | • 601       | • 438       | • 163     | • \$974    | • 806   | • \$785,175   | • 11,872    |
| Yonge - St. Clair       | • 6                 | • 9                         | • 1,304     | • 1,219     | • 85      | • \$1,314  | • 1,314 | • \$1,727,197 | • 1,101     |

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