

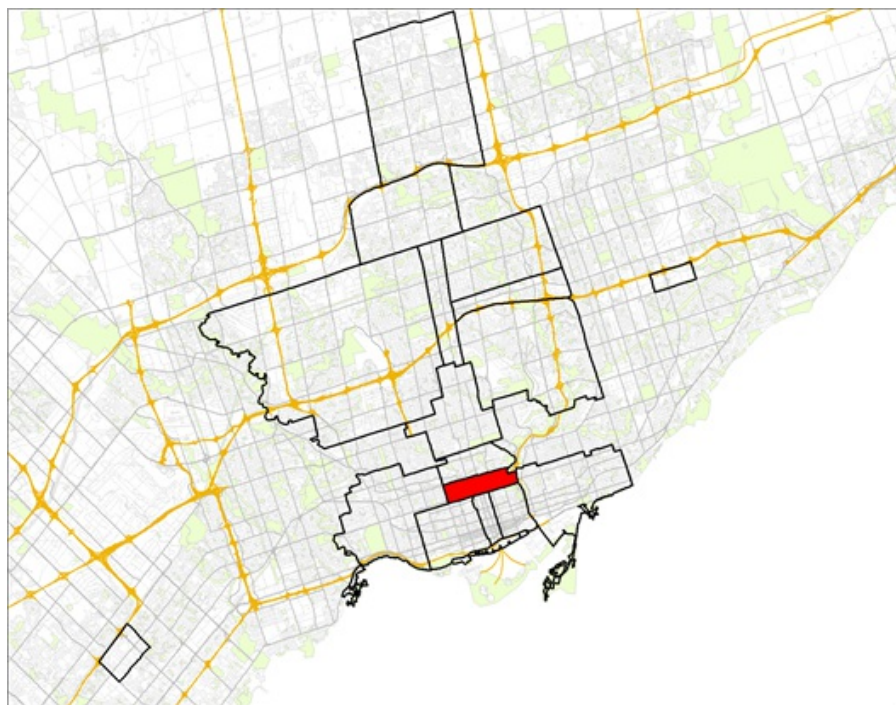


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of June 2018



Bloor - Yorkville Submarket Report - June 2018

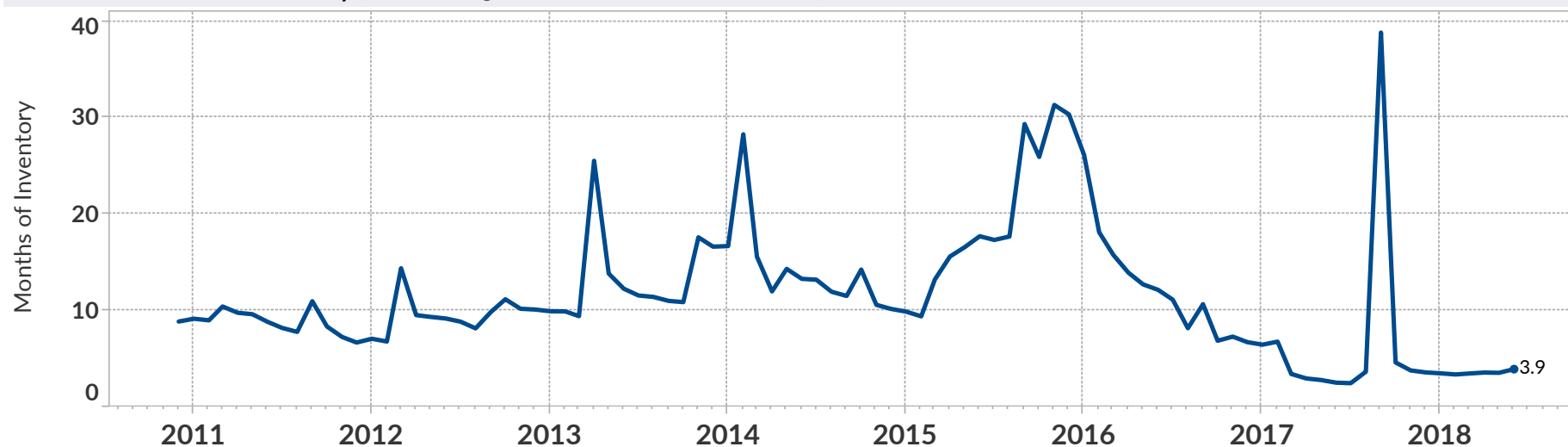


Bloor - Yorkville		GTA
Active Projects	17	304
Total Units	5,717	74,948
Total Sales	5,178	64,613
Rem. Inv.	539	10,335
Avg. \$/SF	\$1,906	\$927
Avg. SF	1,239	919
Avg. \$	\$2,361,017	\$851,957
Current Month Sales (incl. active & sold out)	2	2,079

Development Applications

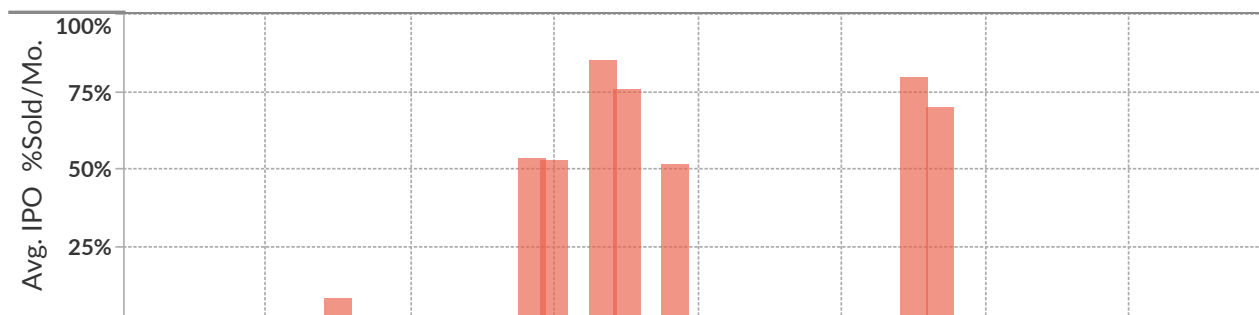
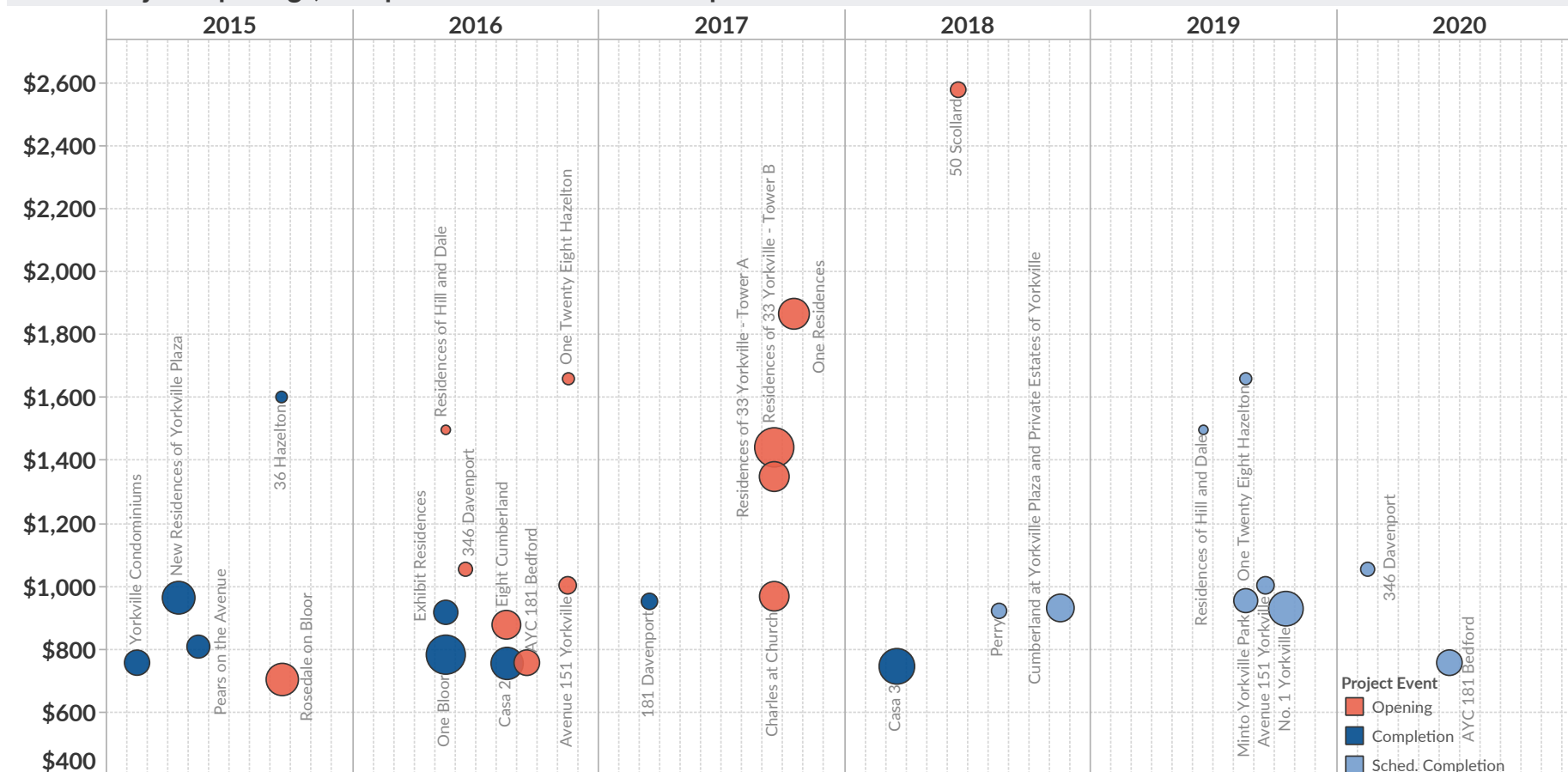
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	10	267
Total Units	2,658	134,054
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	32.2	45.5
Avg. Floor Space Index	7.4	5.6

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

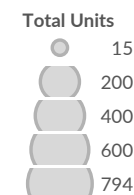


Bloor - Yorkville Submarket Report - June 2018

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



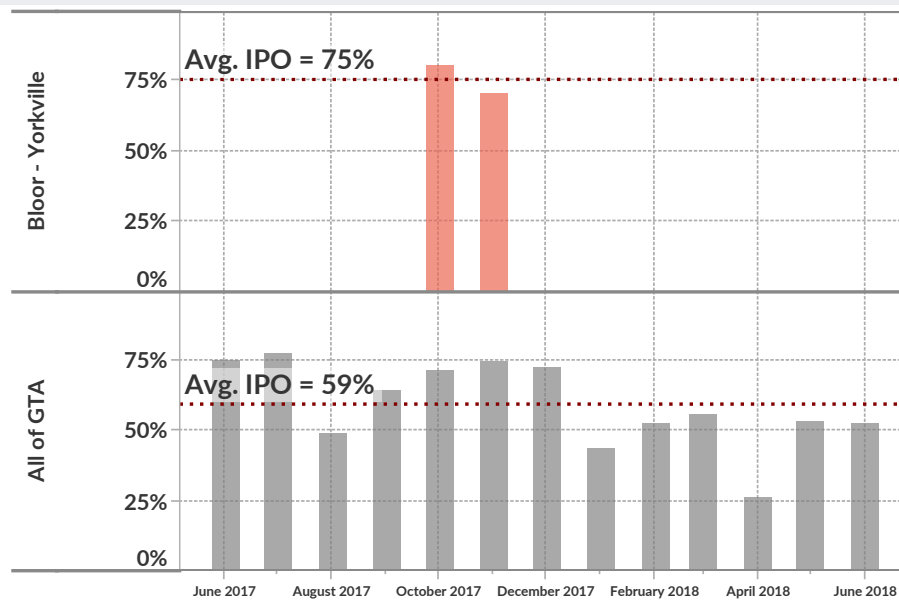
Bloor - Yorkville Submarket Report - June 2018

Project Data by Unit Type

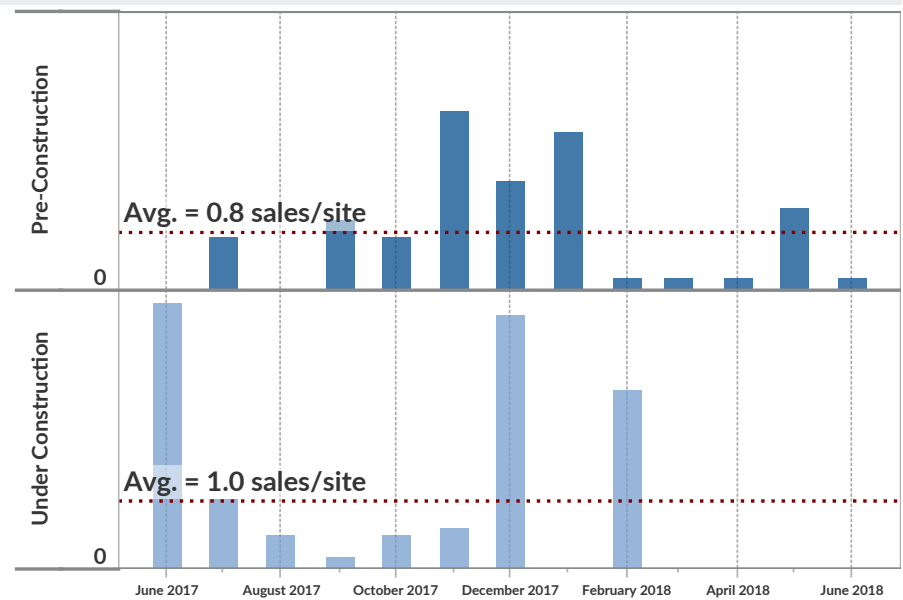
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	336	0	300	36
1 Bedroom	1,207	0	1,149	58
1 Bedroom + Den	1,429	0	1,363	66
2 Bedroom	1,578	1	1,440	138
2 Bedroom + Den	913	1	742	171
3 Bedroom & Up	213	0	157	56
Penthouse	20	0	12	8
Other	21	0	15	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,289	369	395	\$429,900	\$541,900
\$1,452	475	1,690	\$569,000	\$3,935,900
\$1,288	516	1,075	\$628,000	\$1,299,900
\$1,633	575	2,294	\$679,900	\$5,908,900
\$2,041	730	2,861	\$883,900	\$7,428,900
\$2,230	797	4,209	\$1,404,900	\$13,000,000
\$3,131	2,268	6,137	\$4,074,900	\$24,100,000
\$1,101	986	1,461	\$1,039,900	\$1,644,900

IPO Launch Performance (first 2 months)

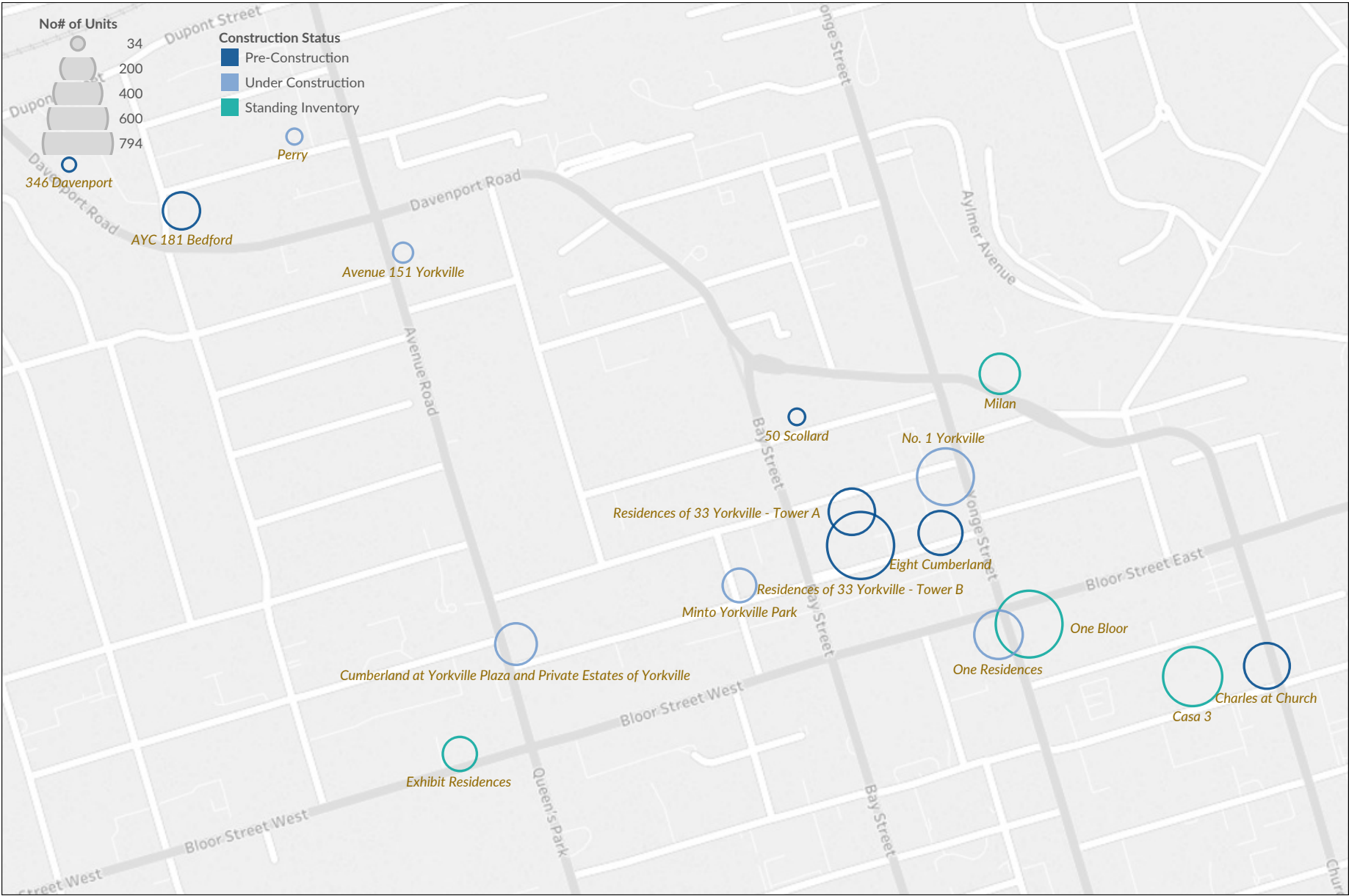


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - June 2018

Current Active Projects



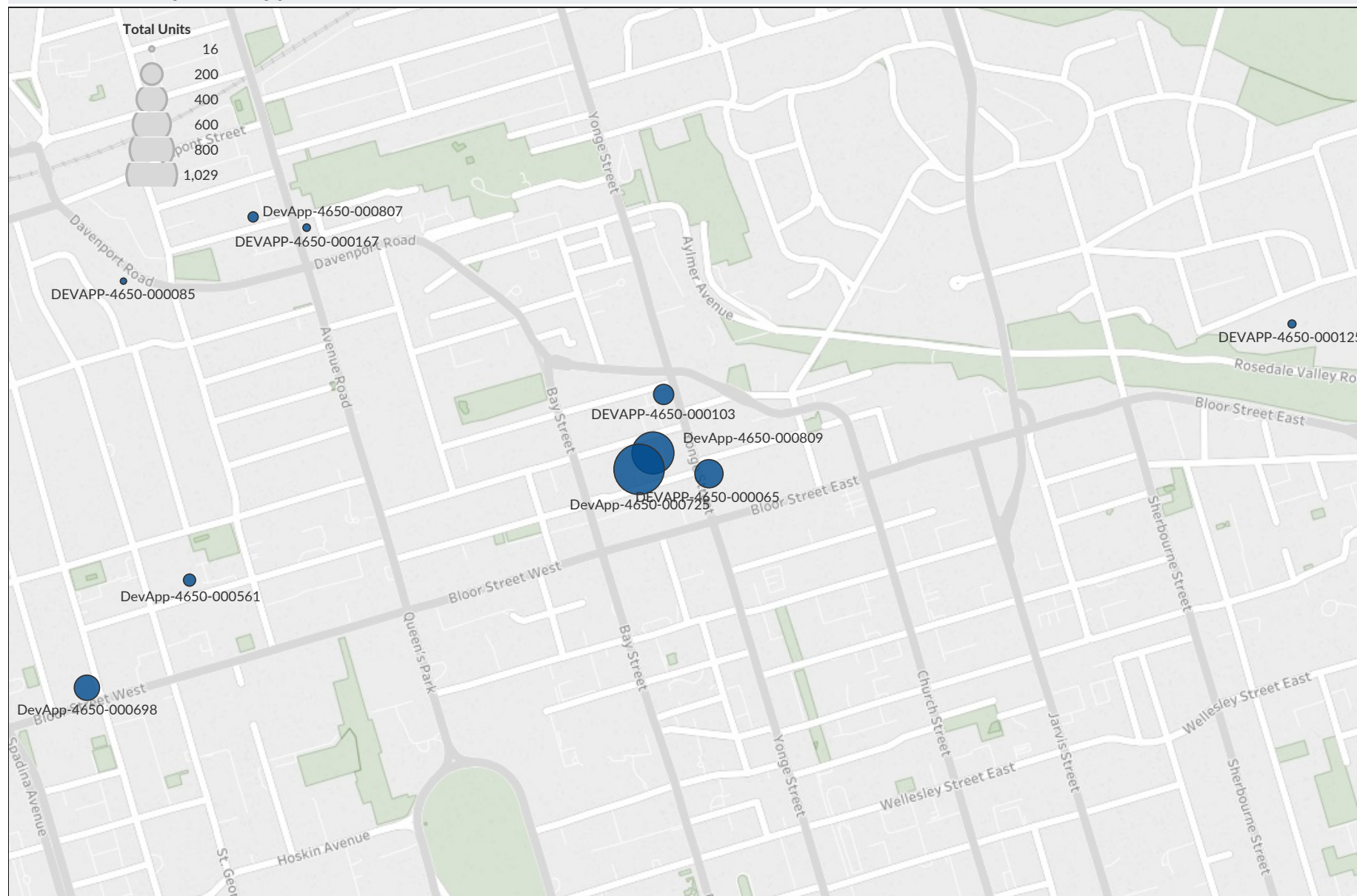
Bloor - Yorkville Submarket Report - June 2018

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
50 Scollard - Lanterra Developments	Apartment	September 2022	0	0	48	48	\$2,581	\$2,581
346 Davenport - Freed Developments Ltd.	Apartment	February 2020	0	0	6	34	\$1,055	\$1,542
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	September 2019	0	0	12	71	\$1,003	\$1,603
AYC 181 Bedford - Metropia and Diamond Corp	Apartment	June 2020	0	0	5	244	\$758	\$1,051
Casa 3 - Cresford Developments	Apartment	March 2018	0	1	3	618	\$749	\$1,014
Charles at Church - Aspen Ridge Homes	Apartment	November 2021	0	2	39	369	\$969	\$1,048
Cumberland at Yorkville Plaza and Private Estates of Yorkville ...	Apartment	November 2018	0	0	11	306	\$934	\$1,677
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	September 2021	1	25	11	341	\$878	\$1,670
Exhibit Residences - Bazis International Inc. and Plaza and Met...	Apartment	May 2016	0	0	1	206	\$920	\$1,775
Milan - Conservatory Group	Apartment	September 2014	1	1	33	286	\$705	\$1,123
Minto Yorkville Park - Minto Developments and North Drive I...	Apartment	August 2019	0	0	9	201	\$956	\$1,517
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	October 2019	0	0	15	570	\$927	\$2,114
One Bloor - Great Gulf	Apartment	May 2016	0	0	4	788	\$785	\$1,440
One Residences - Mizrahi Developments	Apartment	March 2023	0	17	88	416	\$1,864	\$2,156
Perry - Mansouri Living	Apartment	August 2018	0	0	4	45	\$925	\$1,676
Residences of 33 Yorkville - Tower A - Cresford Developments	Apartment	May 2022	0	0	80	380	\$1,351	\$1,326
Residences of 33 Yorkville - Tower B - Cresford Developments	Apartment	May 2022	0	0	170	794	\$1,442	\$1,459

Bloor - Yorkville Submarket Report - June 2018

Current Development Applications



Bloor - Yorkville Submarket Report - June 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000065	767 - 773 Yonge Street	22.1	322
DEVAPP-4650-000085	321 Davenport Road	6.8	16
DEVAPP-4650-000103	874 - 878 Yonge Street; 3 - 11 Scollard Street	35.2	165
DEVAPP-4650-000125	5 - 9 Dale Avenue	2.6	26
DEVAPP-4650-000167	183 - 189 Avenue Road; 109 - 111 Pears Avenue	8.4	23
DevApp-4650-000561	64 Prince Arthur Avenue	12.1	60
DevApp-4650-000698	300 Bloor Street West	12.8	259
DevApp-4650-000725	37 Yorkville Avenue	19.8	1,029
DevApp-4650-000807	128 Pears Avenue	8.5	42
DevApp-4650-000809	11 Yorkville Avenue	19.2	716

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.

Bloor - Yorkville Submarket Report - June 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	2	17	5,717	5,178	539	\$1,906	1,239	\$2,361,017	2,658
Central Waterfront	203	12	5,043	4,326	717	\$1,227	998	\$1,223,704	16,310
Don Mills - York Mills	10	10	2,412	2,204	208	\$846	1,276	\$1,078,915	10,647
Downtown Core	12	8	3,503	3,322	181	\$1,116	982	\$1,096,132	9,614
Downtown East	67	15	4,628	4,130	498	\$954	835	\$796,585	10,008
Downtown West	175	27	10,123	8,342	1,781	\$1,141	719	\$820,610	11,533
Etobicoke Waterfront	12	9	3,735	3,466	269	\$996	816	\$811,950	.
Highway7 - Yonge	61	6	1,442	1,062	380	\$655	897	\$586,998	.
Mississauga City Centre	18	5	2,707	2,496	211	\$689	911	\$627,068	.
North Toronto	23	8	2,167	1,940	227	\$1,032	892	\$920,763	6,133
North Yonge Corridor	547	6	2,164	1,761	403	\$912	727	\$663,567	3,814
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	1,134
North York West	64	11	2,361	1,920	441	\$727	782	\$568,235	8,209
Not Applicable	822	132	21,777	18,056	3,721	\$663	996	\$660,212	33,303
Scarborough City Centre									2,245
Sheppard Corridor	12	11	3,258	2,822	436	\$888	775	\$687,548	5,415
Thornhill									.
Toronto East	9	11	1,296	1,245	51	\$798	1,003	\$800,196	1,056
Toronto West	38	5	661	476	185	\$994	957	\$951,130	12,348
Yonge - St. Clair	4	9	1,303	1,222	81	\$1,315	1,312	\$1,725,619	.

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