

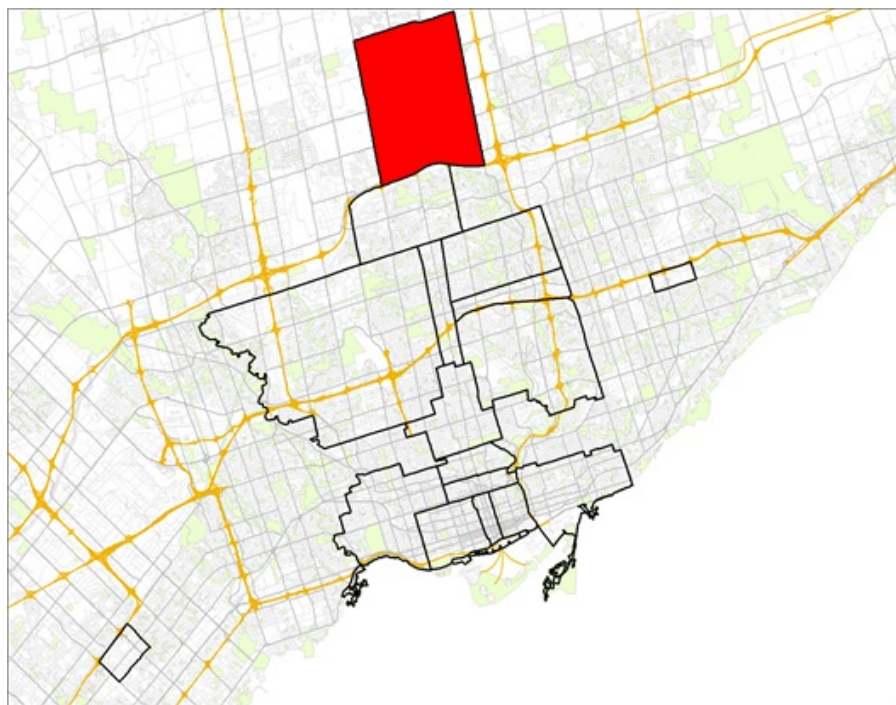


Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of June 2018



Highway 7 - Yonge Submarket Report - June 2018



Highway7 - Yonge			GTA	
Active Projects	6		304	
Total Units	1,442		74,948	
Total Sales	1,062		64,613	
Rem. Inv.	380		10,335	
Avg. \$/SF	\$655		\$927	
Avg. SF	897		919	
Avg. \$	\$586,998		\$851,957	
Current Month Sales (incl. active & sold out)		61	2,079	

Development Applications

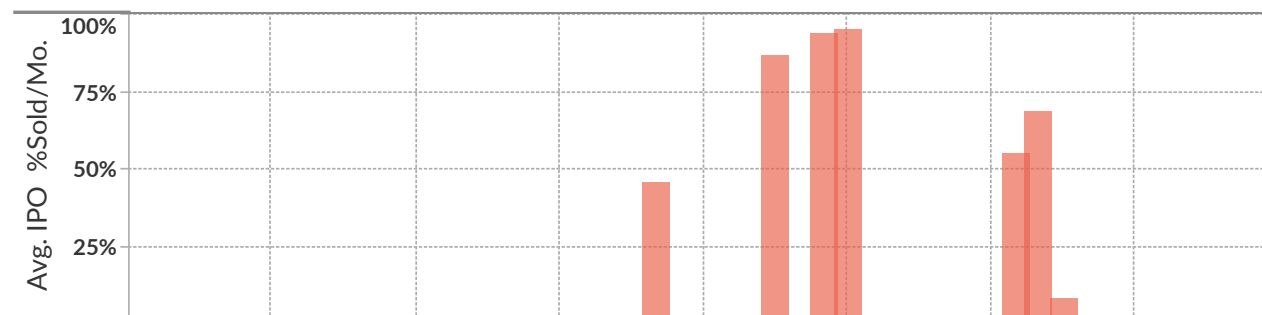
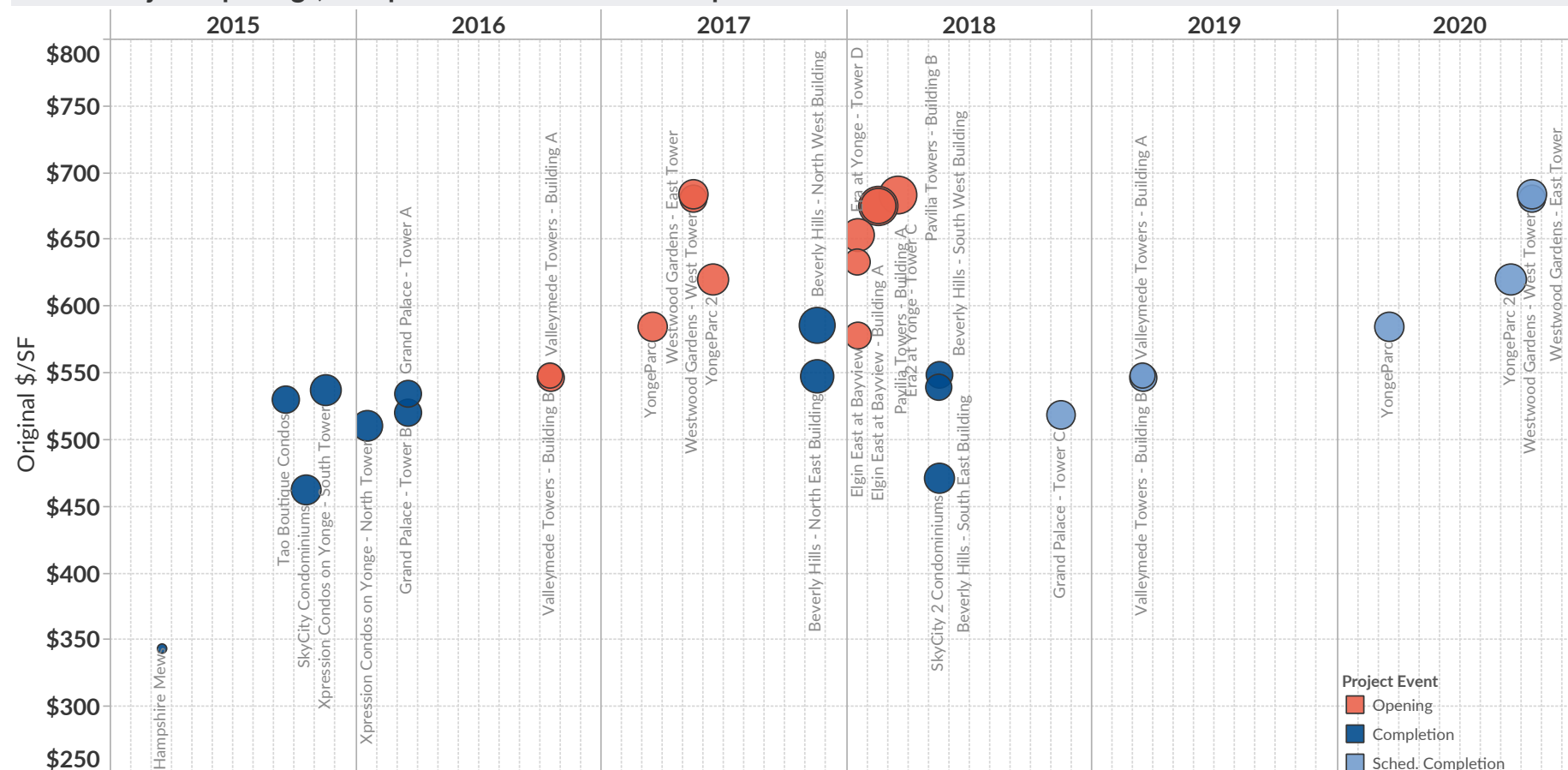
Highway 7 - Yonge			City of Toronto	
Number of Dev. Apps.	0		267	
Total Units			134,054	
Min. Floor Space Index			0.1	
Max. Floor Space Index			45.5	
Avg. Floor Space Index			5.6	

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

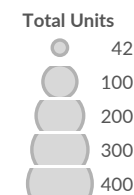


Highway 7 - Yonge Submarket Report - June 2018

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.



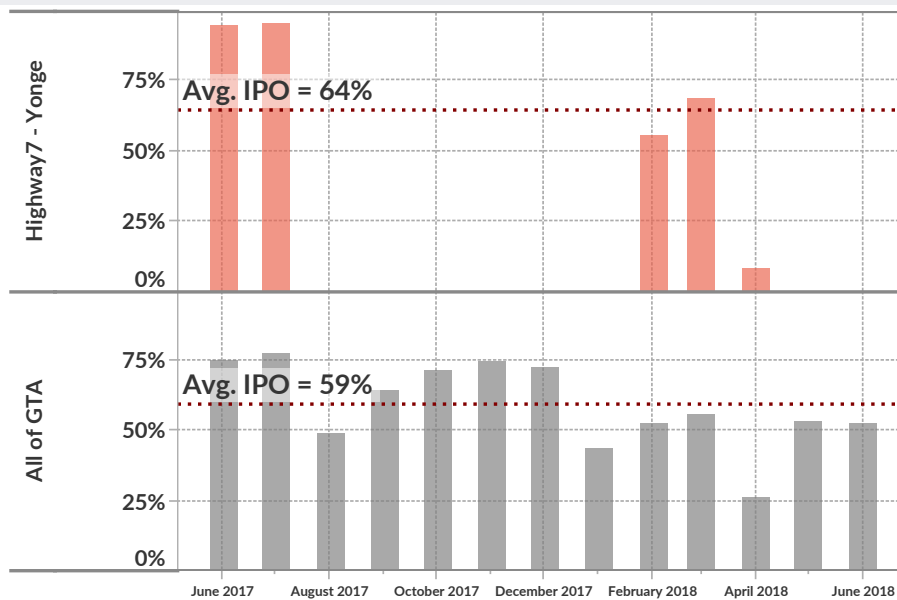
Highway 7 - Yonge Submarket Report - June 2018

Project Data by Unit Type

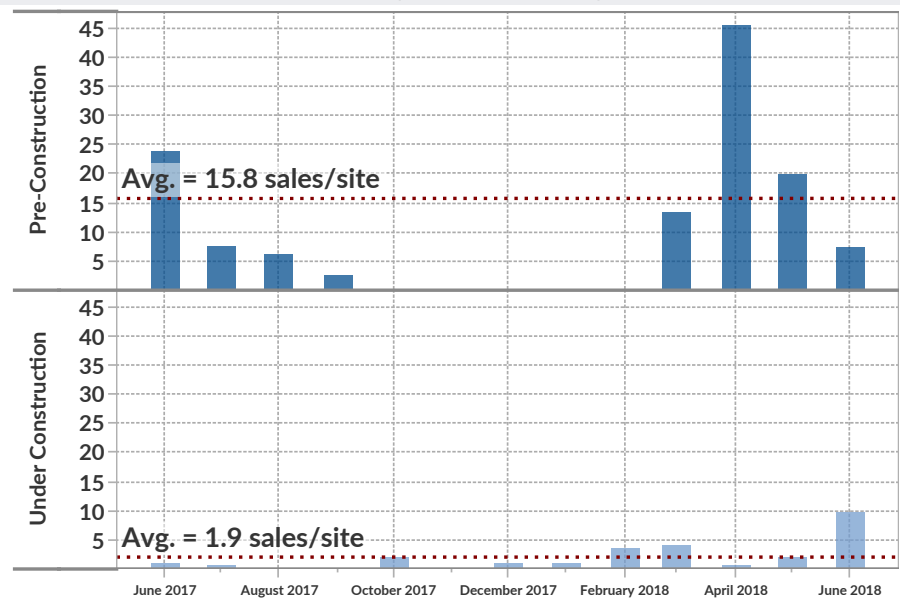
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	0	1
1 Bedroom	110	4	68	42
1 Bedroom + Den	603	16	485	118
2 Bedroom	446	21	295	151
2 Bedroom + Den	154	4	133	21
3 Bedroom & Up	111	4	69	42
Penthouse	7		7	0
Other	10	0	5	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$679	674	674	\$457,500	\$457,500
\$688	566	622	\$399,900	\$424,500
\$678	626	849	\$426,300	\$559,100
\$644	813	1,268	\$525,900	\$848,900
\$657	956	1,350	\$592,900	\$901,500
\$631	982	1,672	\$615,900	\$1,237,700
\$692	1,313	1,440	\$919,100	\$987,000

IPO Launch Performance (first 2 months)

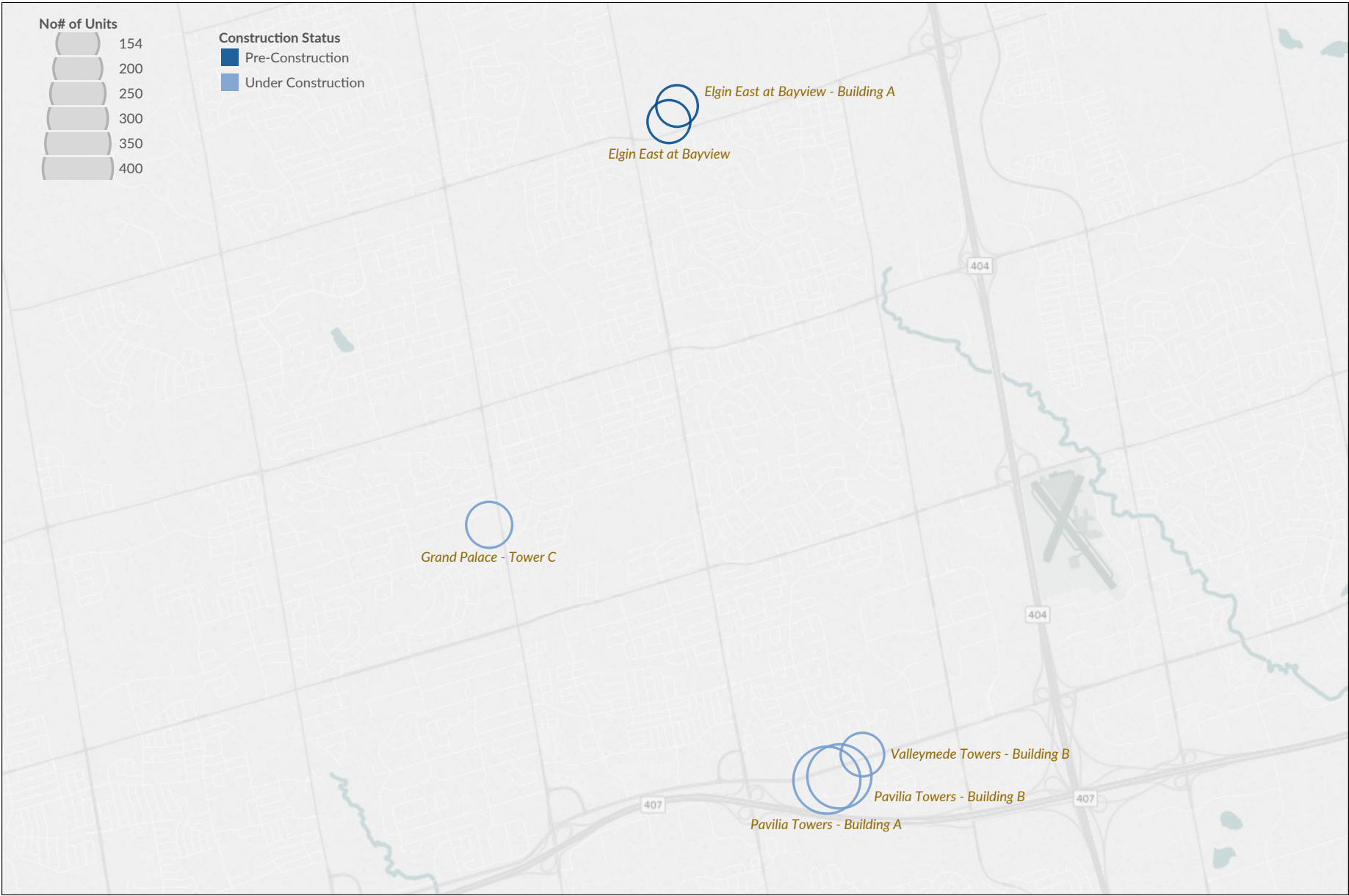


Post Launch Absorption: Highway7 - Yonge



Highway 7 - Yonge Submarket Report - June 2018

Current Active Projects



Highway 7 - Yonge 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
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March 2022	7	102	52	154	\$633	\$674
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	3	88	76	164	\$579	\$579
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	2	389	11	400	\$675	\$683
Pavilia Towers - Building B - Times Group Corporation	Apartment	July 2021	36	133	233	366	\$683	\$686
Valleymede Towers - Building B - Times Group Corporation	Apartment	March 2019	1	23	3	169	\$546	\$694

Highway 7 - Yonge 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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