

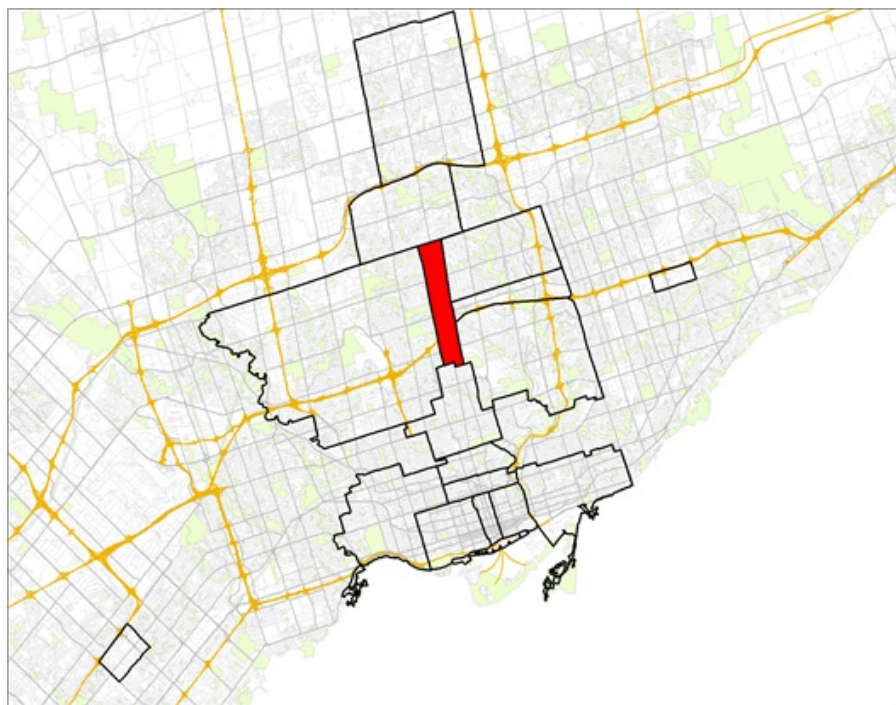


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of June 2018



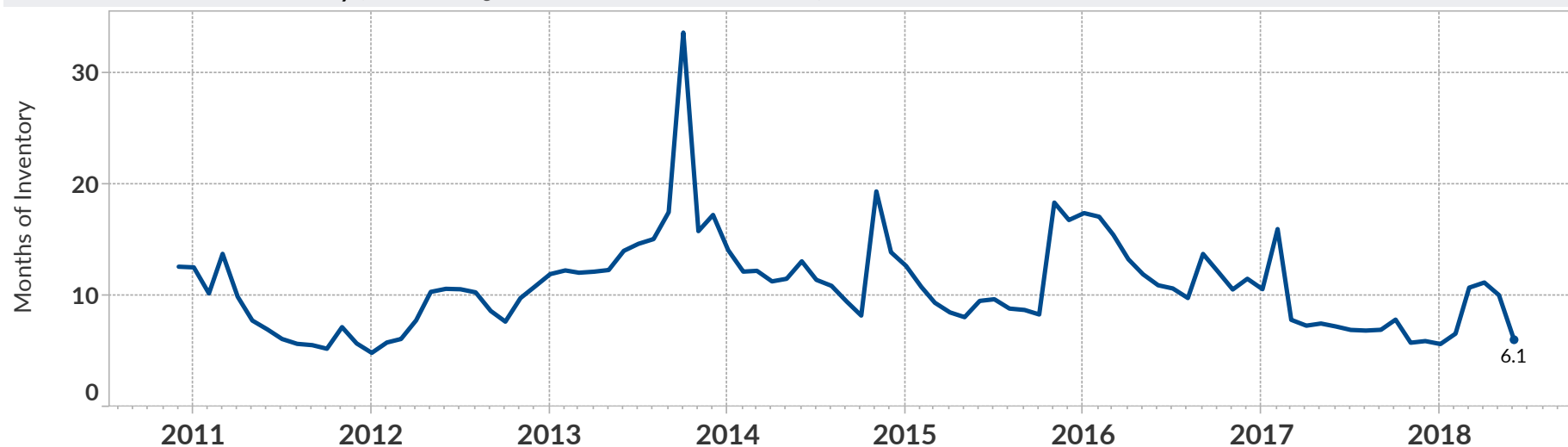
North Yonge Corridor Submarket Report - June 2018



North Yonge Corridor		GTA
Active Projects	6	304
Total Units	2,164	74,948
Total Sales	1,761	64,613
Rem. Inv.	403	10,335
Avg. \$/SF	\$912	\$927
Avg. SF	727	919
Avg. \$	\$663,567	\$851,957
Current Month Sales (incl. active & sold out)	547	2,079

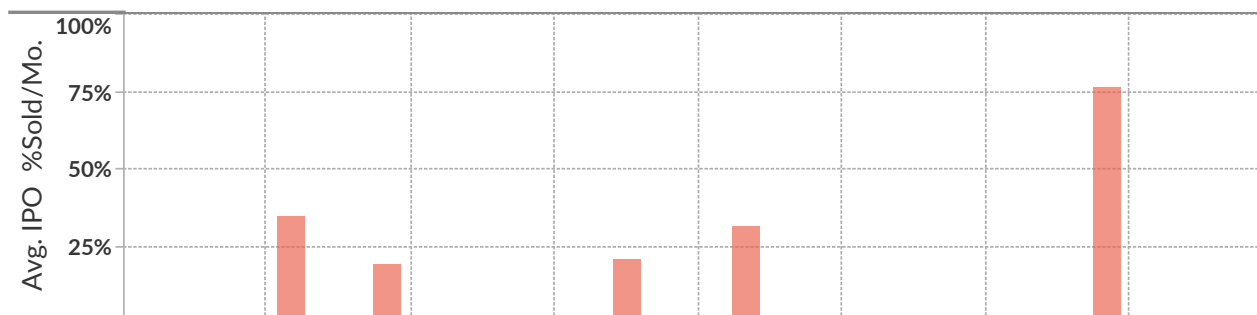
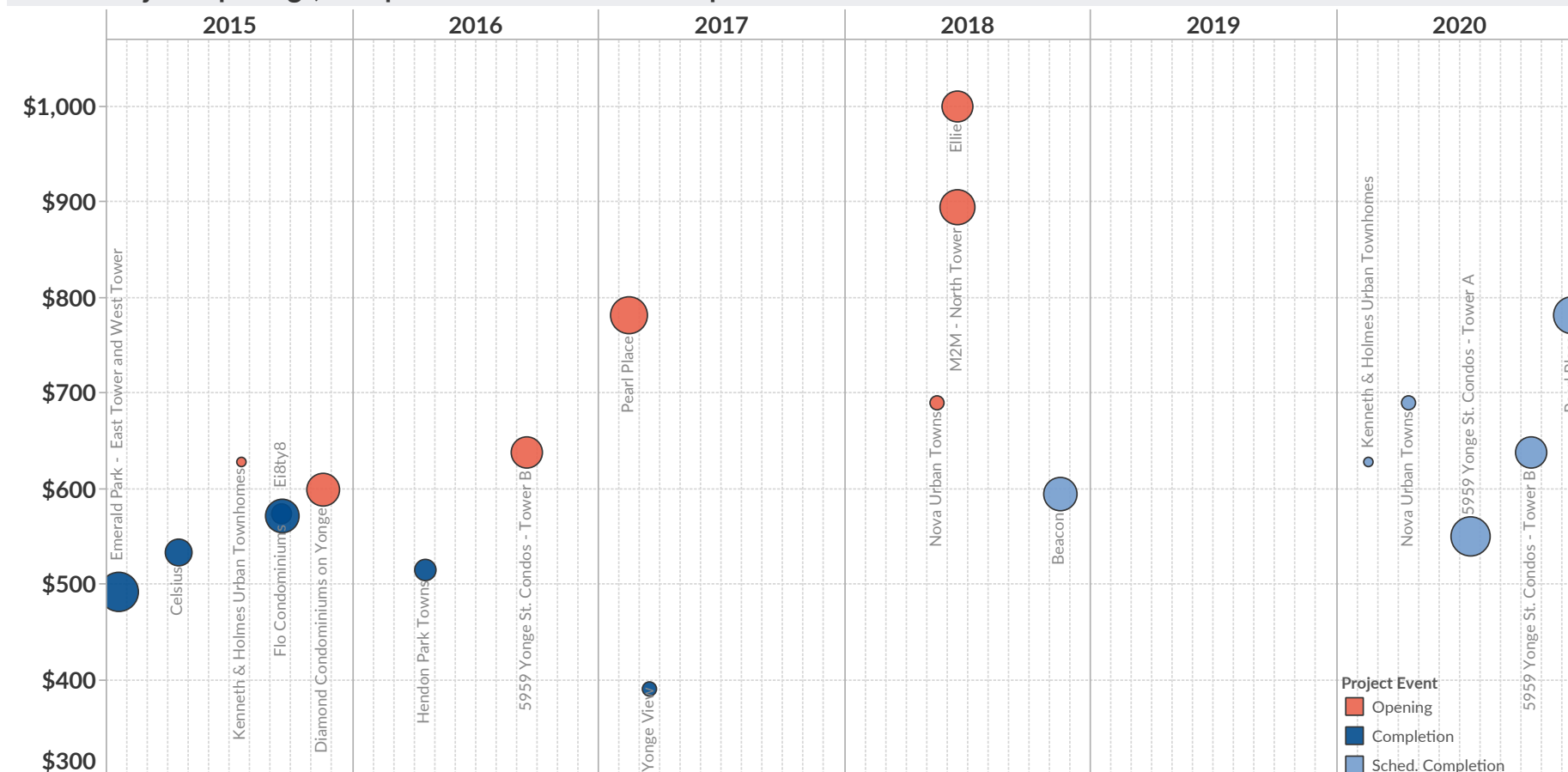
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	11	267
Total Units	3,814	134,054
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	9.6	45.5
Avg. Floor Space Index	4.4	5.6

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

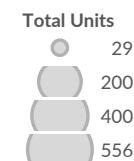


North Yonge Corridor Submarket Report - June 2018

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.



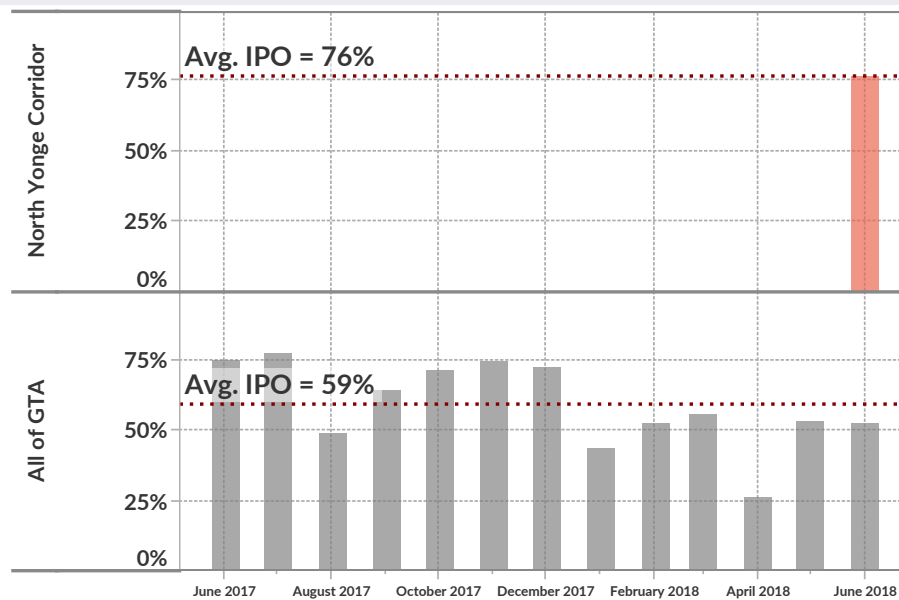
North Yonge Corridor Submarket Report - June 2018

Project Data by Unit Type

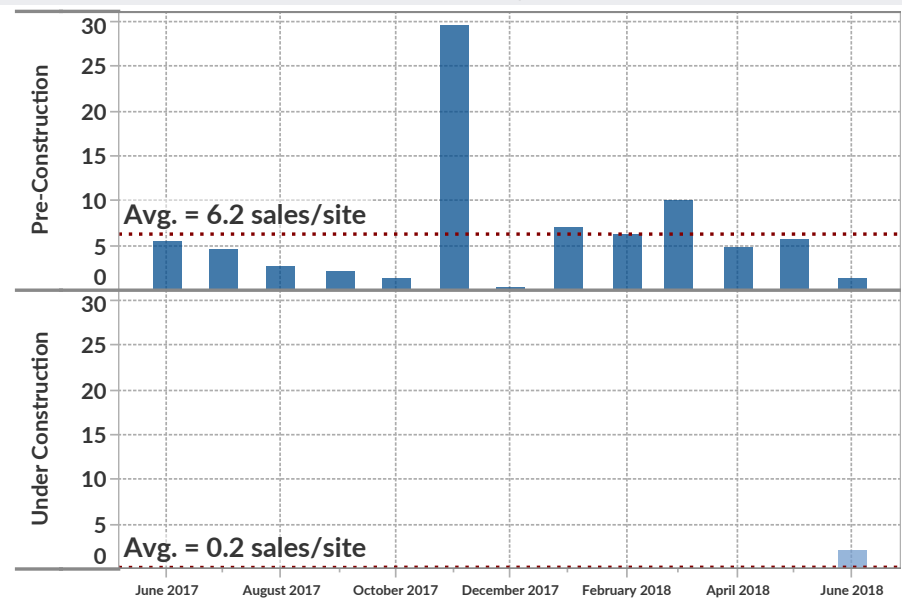
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	6	6	0
1 Bedroom	336	170	324	12
1 Bedroom + Den	884	131	735	149
2 Bedroom	581	190	445	136
2 Bedroom + Den	292	43	230	62
3 Bedroom & Up	40	1	17	23
Penthouse	9	2	4	5
Other	16		0	16

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,074	433	572	\$449,900	\$629,200
\$913	523	673	\$466,900	\$740,300
\$913	667	816	\$598,900	\$760,900
\$896	834	1,479	\$738,000	\$1,195,800
\$894	926	1,507	\$904,900	\$1,050,000
\$970	1,227	1,227	\$1,184,900	\$1,194,800

IPO Launch Performance (first 2 months)

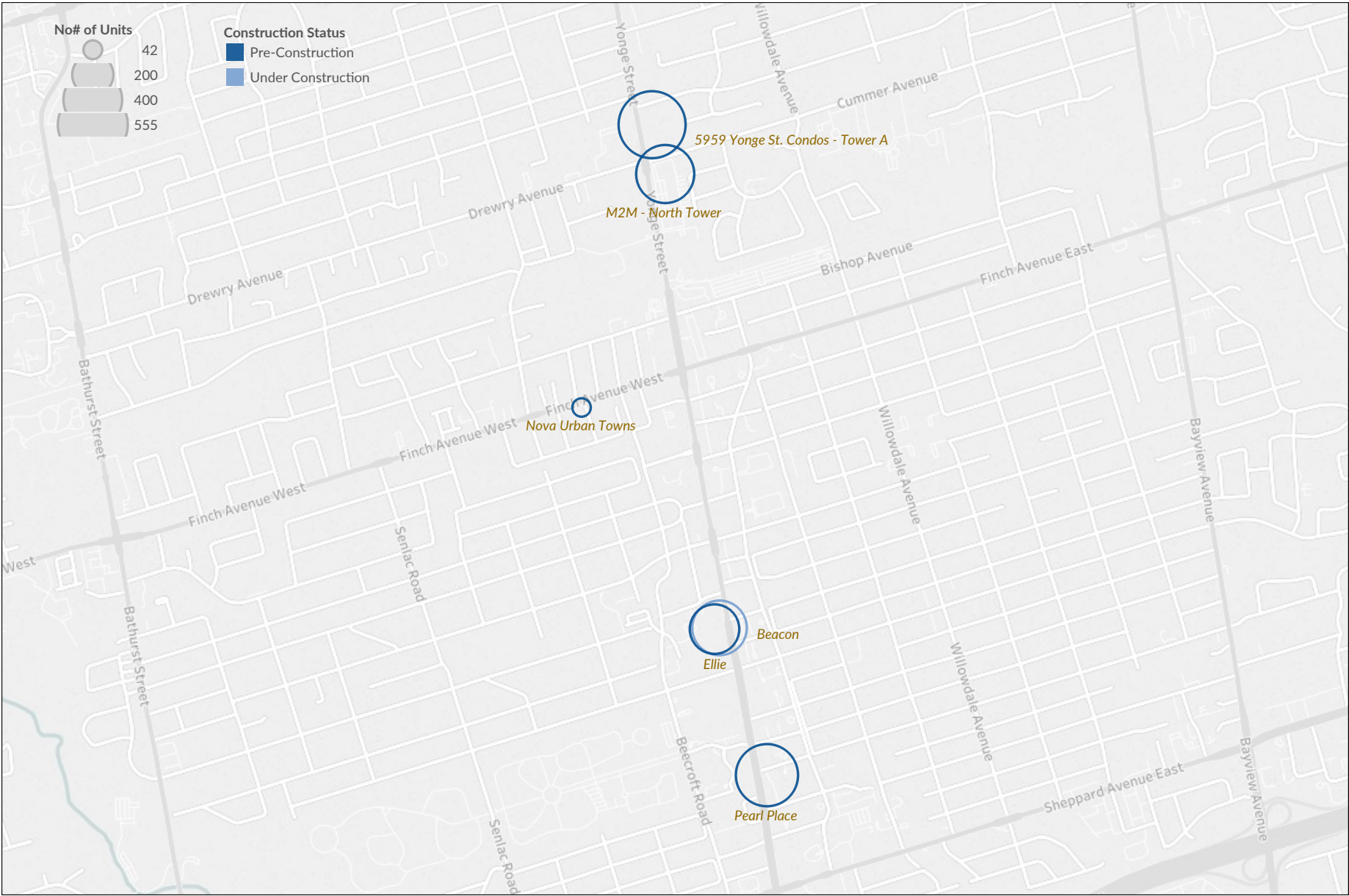


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - June 2018

Current Active Projects



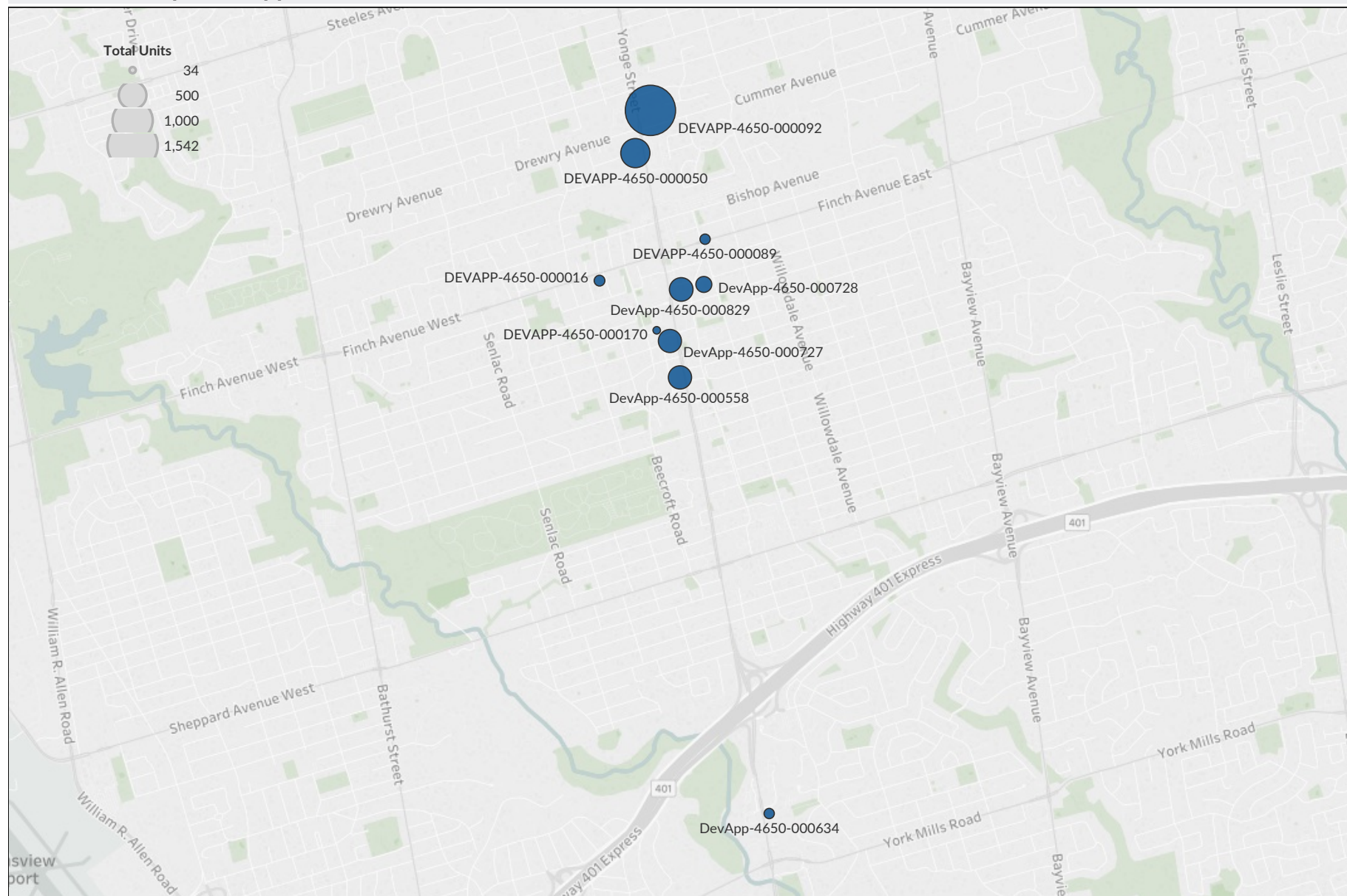
North Yonge Corridor Submarket Report - June 2018

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
5959 Yonge St. Condos - Tower A - Ghods Builders Inc.	Apartment	July 2020	0	0	24	555	\$550	\$901
Beacon - Sorbara	Apartment	November 2018	2	2	5	369	\$594	\$970
Ellie - G Group Development	Apartment	September 2022	273	273	30	303	\$999	\$1,075
M2M - North Tower - Aoyuan International	Apartment	May 2022	256	256	161	417	\$893	\$889
Nova Urban Towns - Kaleido Developments Inc.	Stacked	April 2020	12	32	10	42	\$690	\$688
Pearl Place - Conservatory Group	Apartment	December 2020	0	69	173	478	\$780	\$931

North Yonge Corridor Submarket Report - June 2018

Current Development Applications



North Yonge Corridor Submarket Report - June 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000016	57 - 63 Finch Avenue West	2.0	70
DEVAPP-4650-000050	5840 - 5870 Yonge Street	6.8	518
DEVAPP-4650-000089	50 - 52 Finch Avenue East	5.4	64
DEVAPP-4650-000092	5925 - 5995 Yonge Street	6.9	1,542
DEVAPP-4650-000170	26 - 36 Hounslow Avenue	2.2	34
DevApp-4650-000558	5294 - 5306 Yonge Street	10.6	328
DevApp-4650-000634	4155 Yonge Street	3.2	64
DevApp-4650-000727	5400 Yonge Street	13.1	324
DevApp-4650-000728	35 Holmes Avenue	5.6	154
DevApp-4650-000829	15 Holmes Avenue	4.8	339
DevApp-4650-000999	2500 Yonge Street	9.0	377

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.

North Yonge Corridor 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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