

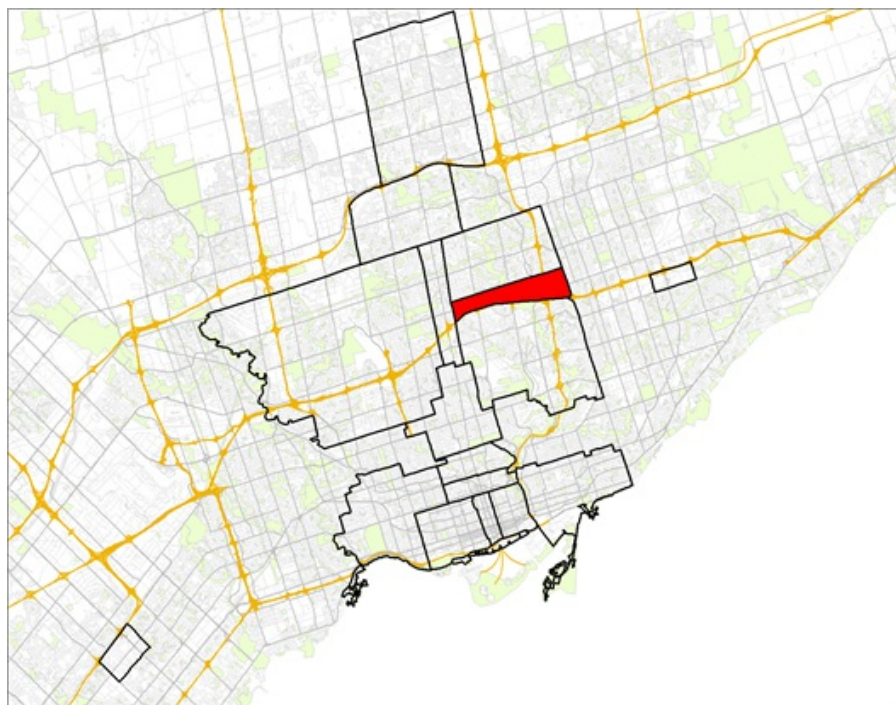


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of June 2018



Sheppard Corridor Submarket Report - June 2018



Sheppard Corridor		GTA
Active Projects	11	304
Total Units	3,258	74,948
Total Sales	2,822	64,613
Rem. Inv.	436	10,335
Avg. \$/SF	\$888	\$927
Avg. SF	775	919
Avg. \$	\$687,548	\$851,957
Current Month Sales (incl. active & sold out)	12	2,079

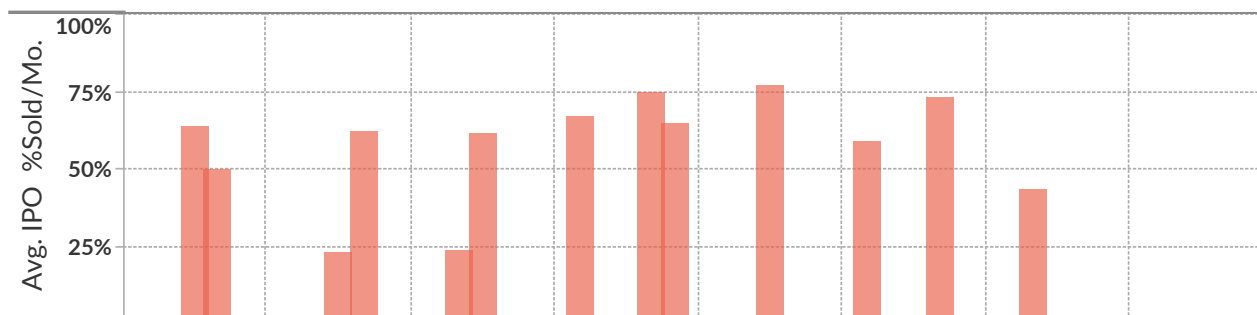
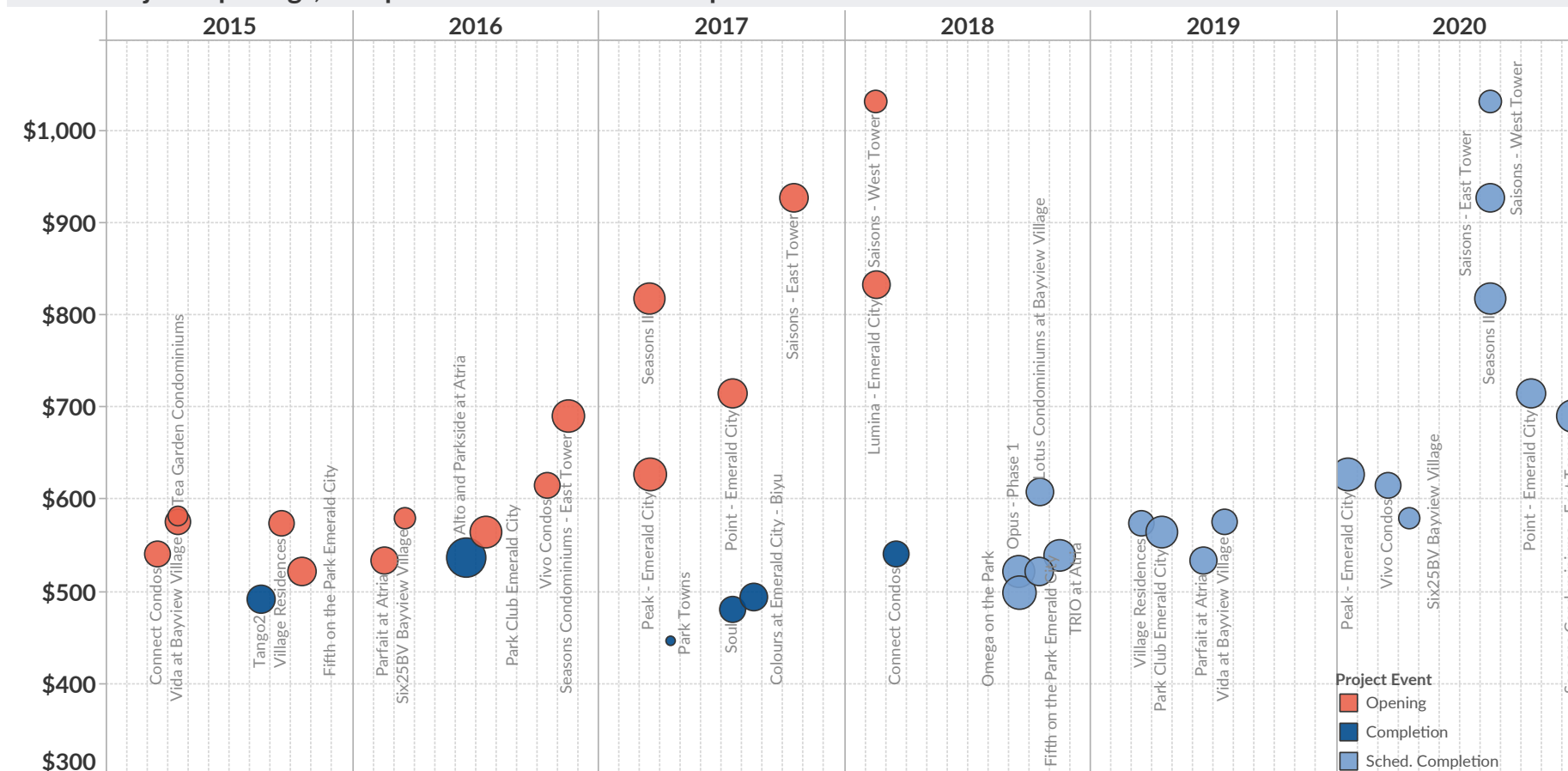
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	10	267
Total Units	5,415	134,054
Min. Floor Space Index	0.9	0.1
Max. Floor Space Index	7.0	45.5
Avg. Floor Space Index	3.1	5.6

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

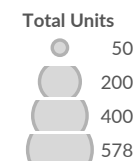


Sheppard Corridor Submarket Report - June 2018

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



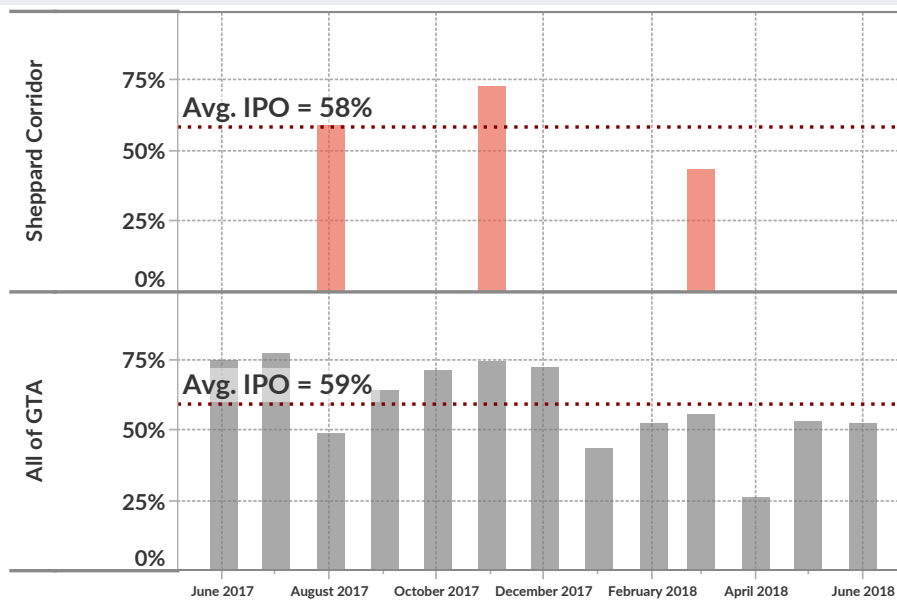
Sheppard Corridor Submarket Report - June 2018

Project Data by Unit Type

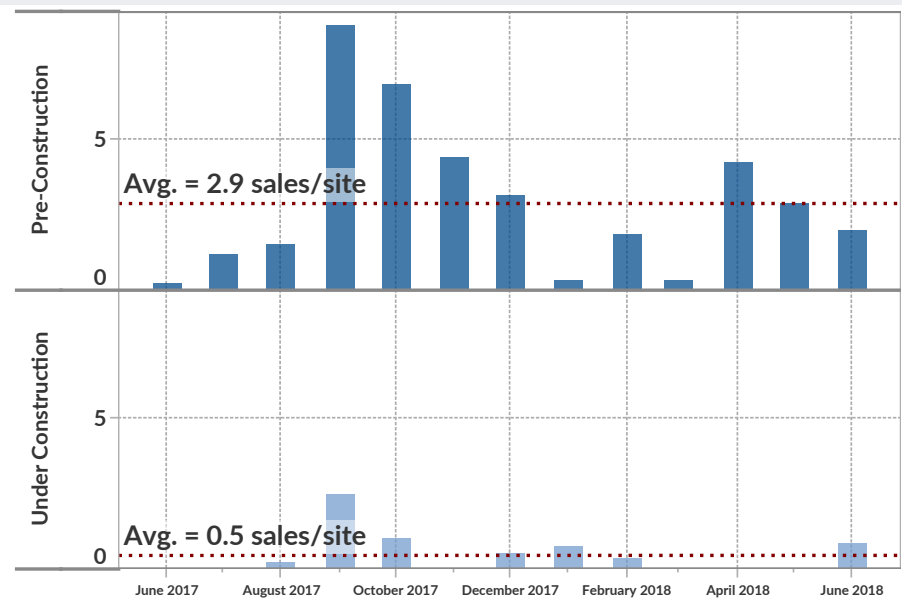
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	668	0	641	27
1 Bedroom + Den	1,109	5	1,004	105
2 Bedroom	887	3	759	128
2 Bedroom + Den	240	1	188	52
3 Bedroom & Up	230	3	133	97
Penthouse	32	0	31	1
Other	76	0	50	26

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$816	480	535	\$302,900	\$570,000
\$825	485	780	\$300,900	\$620,000
\$882	585	880	\$385,900	\$840,000
\$960	838	894	\$649,888	\$888,000
\$941	975	1,118	\$782,900	\$1,100,000
\$771	846	846	\$651,888	\$651,888
\$824	987	2,248	\$783,888	\$1,950,000

IPO Launch Performance (first 2 months)

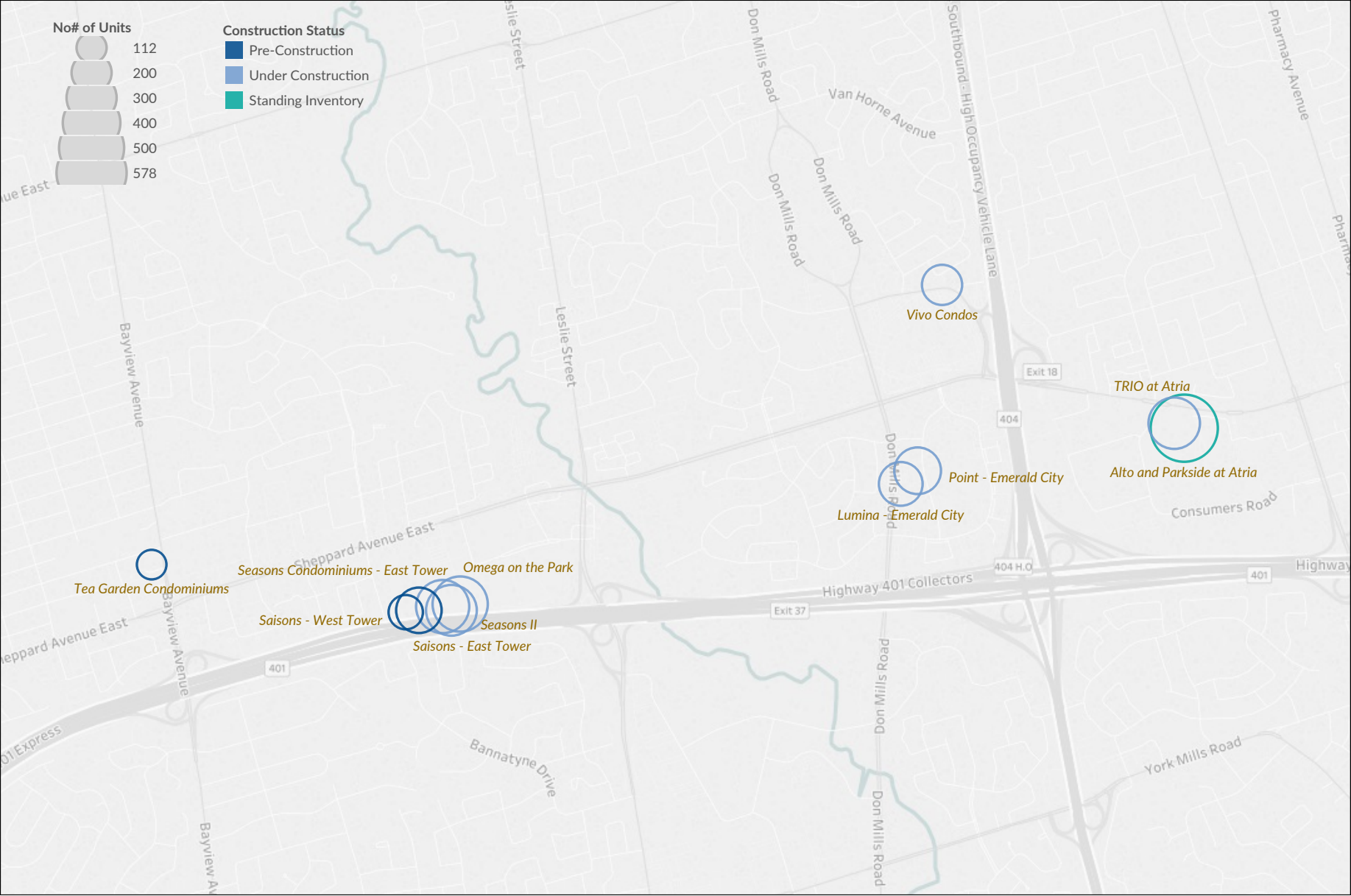


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - June 2018

Current Active Projects



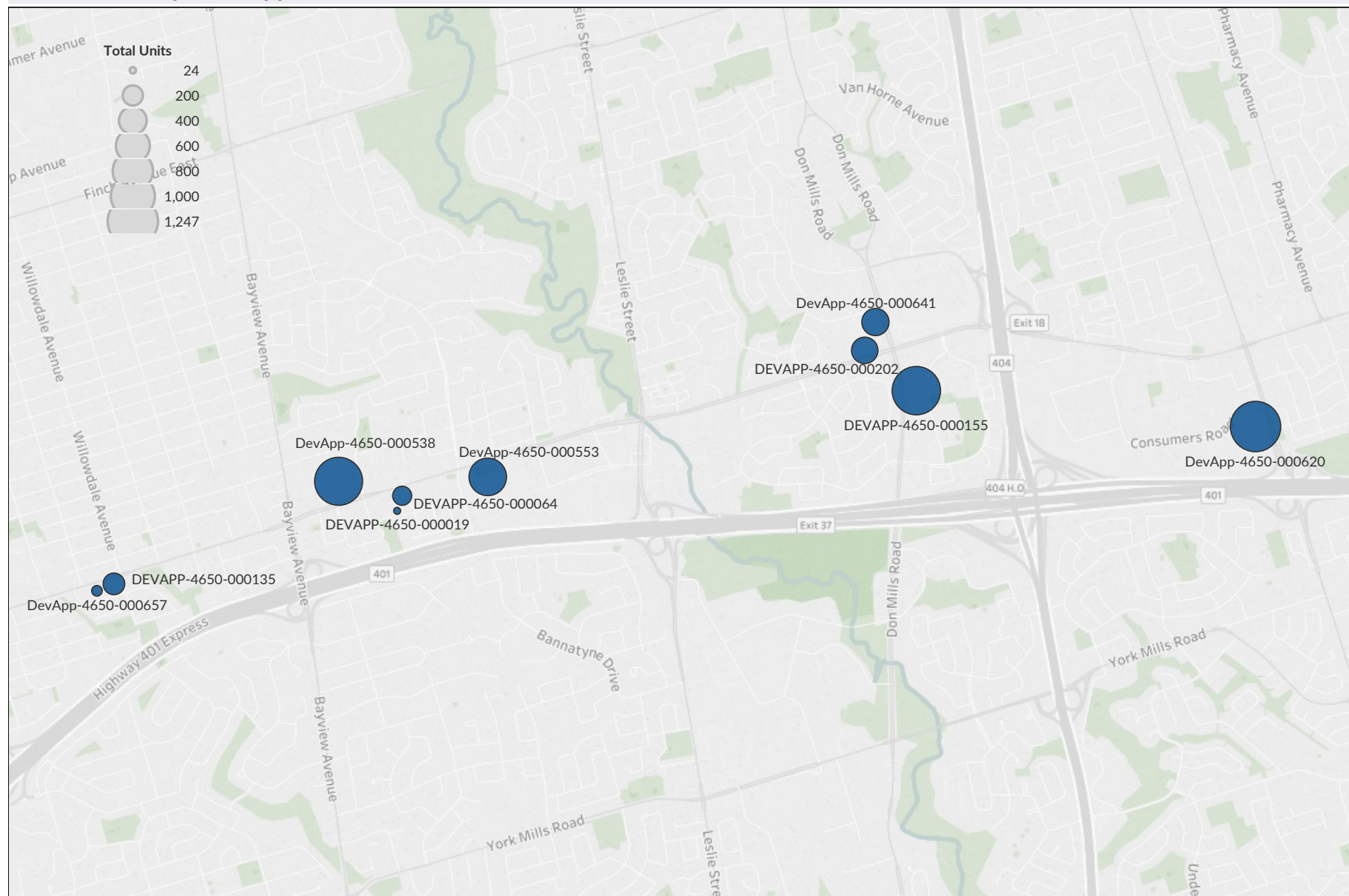
Sheppard Corridor Submarket Report - June 2018

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
Alto and Parkside at Atria - Tridel and Dorsay Development C..	Apartment	June 2016	0	0	1	578	\$537	\$545
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	February 2021	6	141	104	245	\$833	\$830
Omega on the Park - Concord Adex	Apartment	September 2018	0	0	6	390	\$500	\$788
Point - Emerald City - El-Ad Canada Inc.	Apartment	October 2020	0	0	55	279	\$714	\$808
Saisons - East Tower - Concord Adex	Apartment	August 2020	3	17	41	265	\$926	\$1,011
Saisons - West Tower - Concord Adex	Apartment	August 2020	3	85	66	151	\$1,031	\$970
Seasons Condominiums - East Tower - Concord Adex	Apartment	December 2020	0	4	13	362	\$691	\$949
Seasons II - Concord Adex	Apartment	August 2020	0	5	96	330	\$818	\$976
Tea Garden Condominiums - Phantom Developments	Apartment	April 2024	0	0	24	112	\$582	\$809
TRIO at Atria - Tridel and Dorsay Development Corporation	Apartment	November 2018	0	0	1	339	\$538	\$699
Vivo Condos - Fram Building Group	Apartment	March 2020	0	0	29	207	\$615	\$617

Sheppard Corridor Submarket Report - June 2018

Current Development Applications



Sheppard Corridor Submarket Report - June 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000019	12 - 16 Dervock Crescent	2.8	24
DEVAPP-4650-000064	625 - 627 Sheppard Avenue East; 6 - 10 Greenbriar Road	4.0	178
DEVAPP-4650-000135	179 - 181 Sheppard Avenue East	5.4	230
DEVAPP-4650-000155	32 Forest Manor Road	4.6	1,150
DEVAPP-4650-000202	1650 Sheppard Avenue East	6.0	343
DevApp-4650-000538	2901 Bayview Avenue; 630 Sheppard Avenue East	3.3	1,132
DevApp-4650-000553	1001 - 1019 Sheppard Avenue East	5.5	692
DevApp-4650-000620	2450 Victoria Park Avenue	5.0	1,247
DevApp-4650-000641	2600 Don Mills Road	5.3	364
DevApp-4650-000657	145 Sheppard Avenue East	8.0	55

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.

Sheppard 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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