

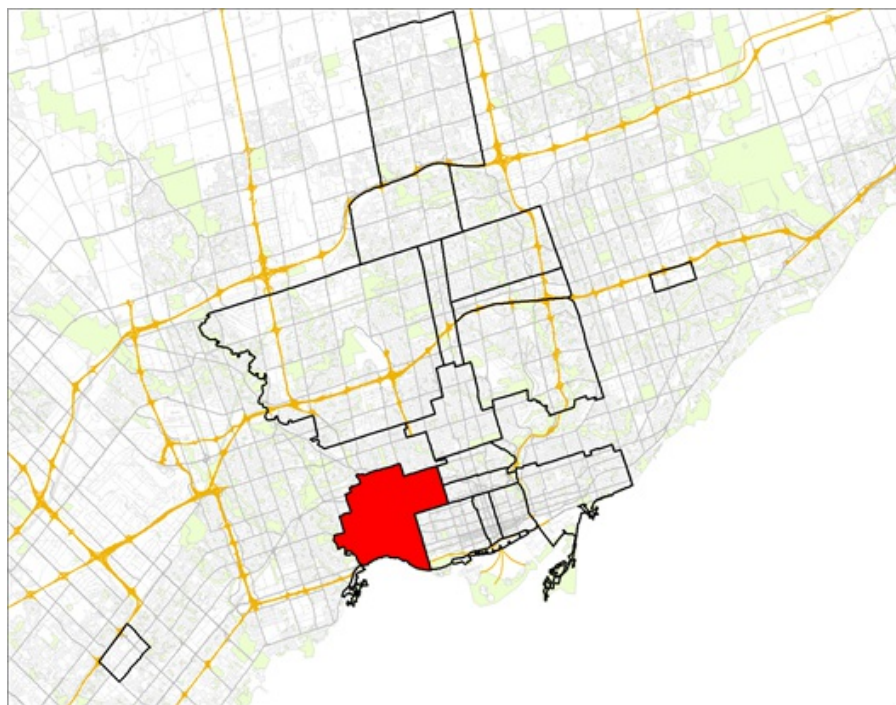


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of June 2018



Toronto West Submarket Report - June 2018



Toronto West		GTA
Active Projects	5	304
Total Units	661	74,948
Total Sales	476	64,613
Rem. Inv.	185	10,335
Avg. \$/SF	\$994	\$927
Avg. SF	957	919
Avg. \$	\$951,130	\$851,957
Current Month Sales (incl. active & sold out)	38	2,079

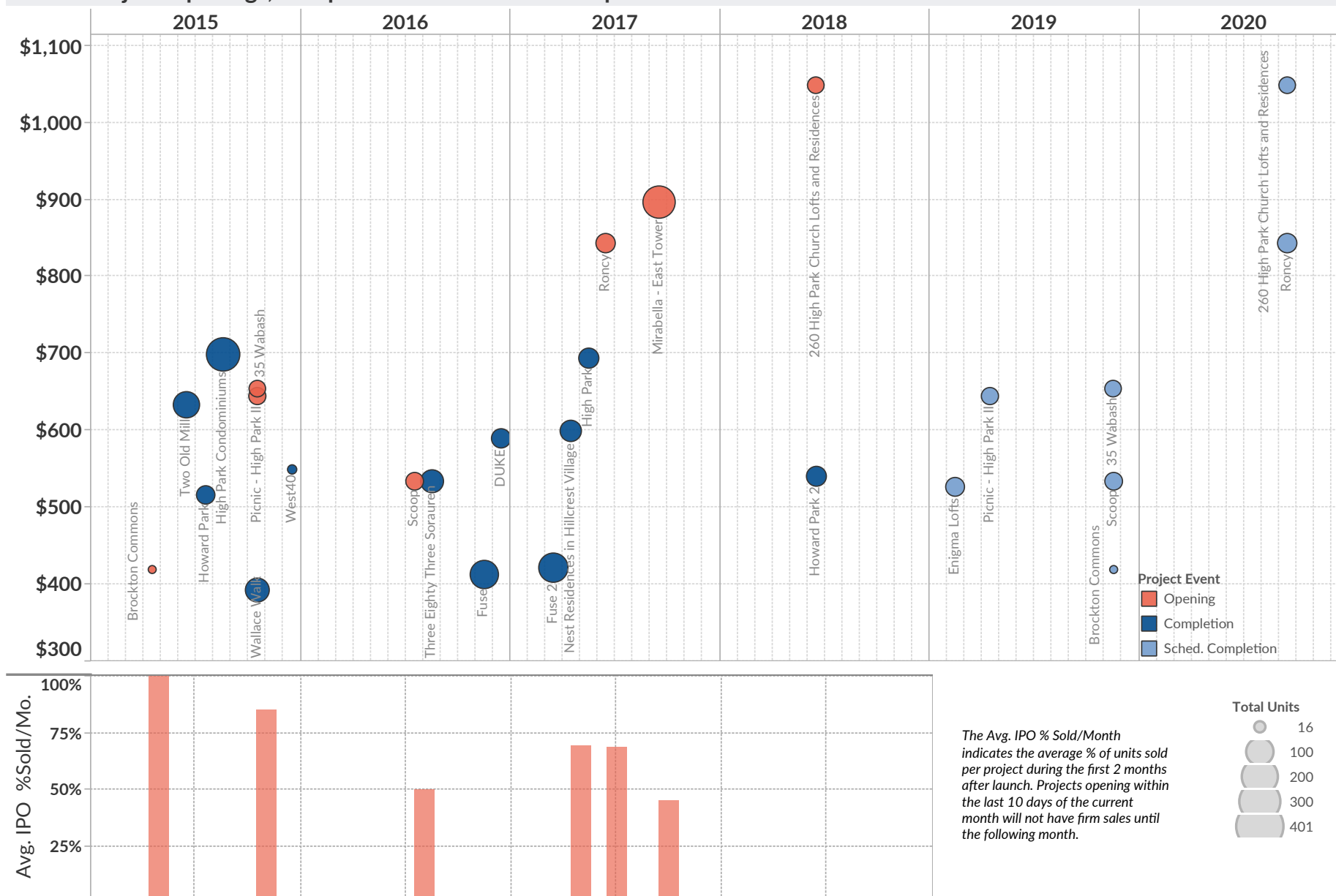
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	17	267
Total Units	12,348	134,054
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	10.7	45.5
Avg. Floor Space Index	3.8	5.6

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



Toronto West Submarket Report - June 2018

Recent Project Openings, Completions & Scheduled Completions



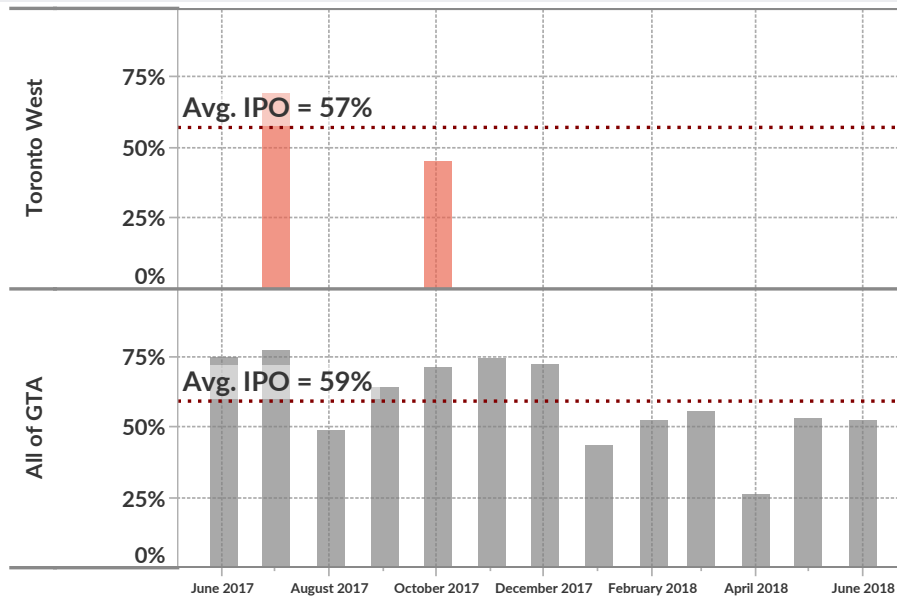
Toronto West Submarket Report - June 2018

Project Data by Unit Type

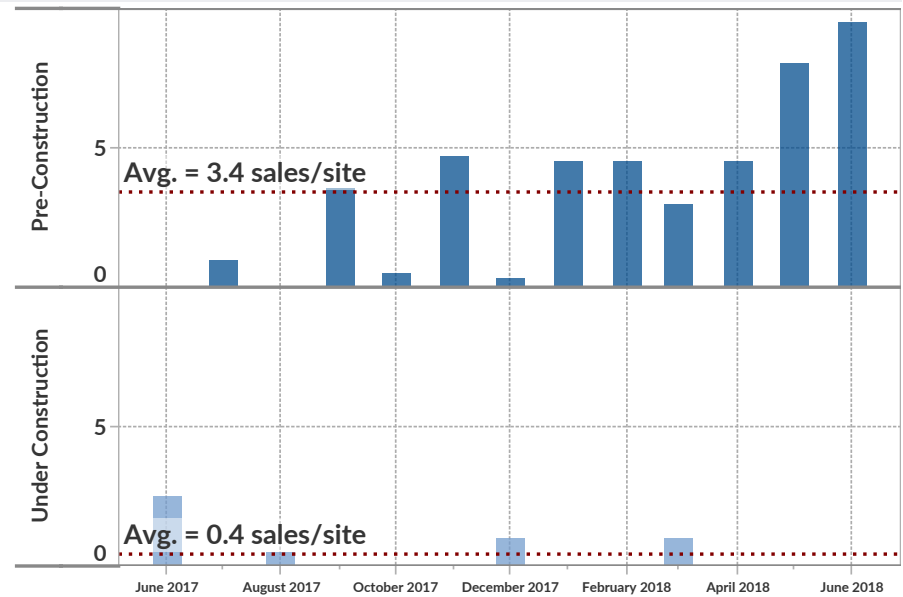
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	3		3	0
1 Bedroom	95	3	77	18
1 Bedroom + Den	232	21	194	38
2 Bedroom	97	4	58	39
2 Bedroom + Den	166	9	114	52
3 Bedroom & Up	46	1	25	21
Penthouse				
Other	22	0	5	17

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$908	457	1,059	\$390,000	\$889,900
\$938	570	983	\$495,000	\$1,063,900
\$1,055	764	1,200	\$620,000	\$1,299,900
\$1,037	764	1,618	\$630,000	\$1,939,900
\$941	975	1,485	\$850,000	\$1,799,900
\$968	1,380	2,583	\$1,434,900	\$2,399,900

IPO Launch Performance (first 2 months)

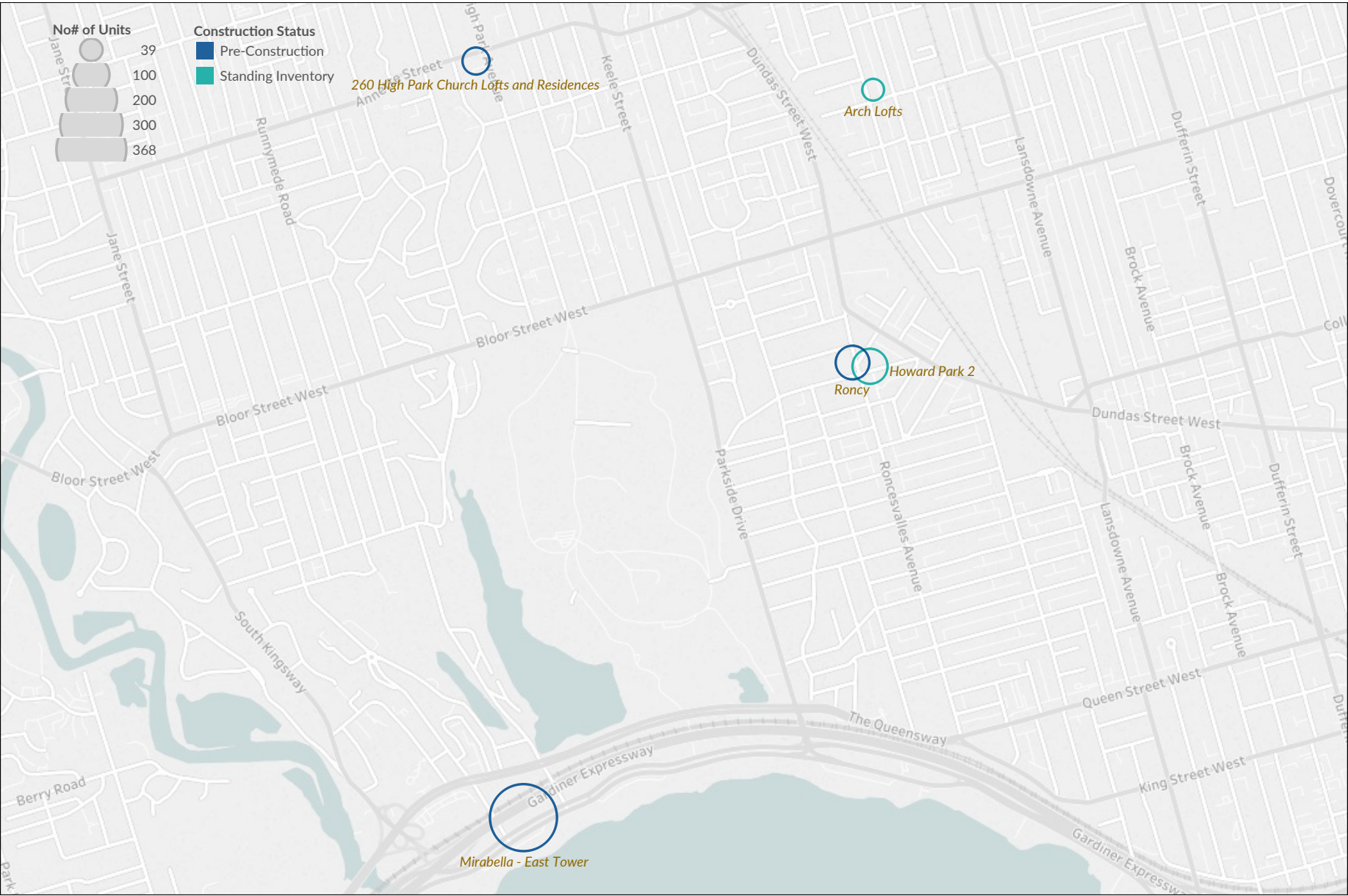


Post Launch Absorption: Toronto West



Toronto West Submarket Report - June 2018

Current Active Projects



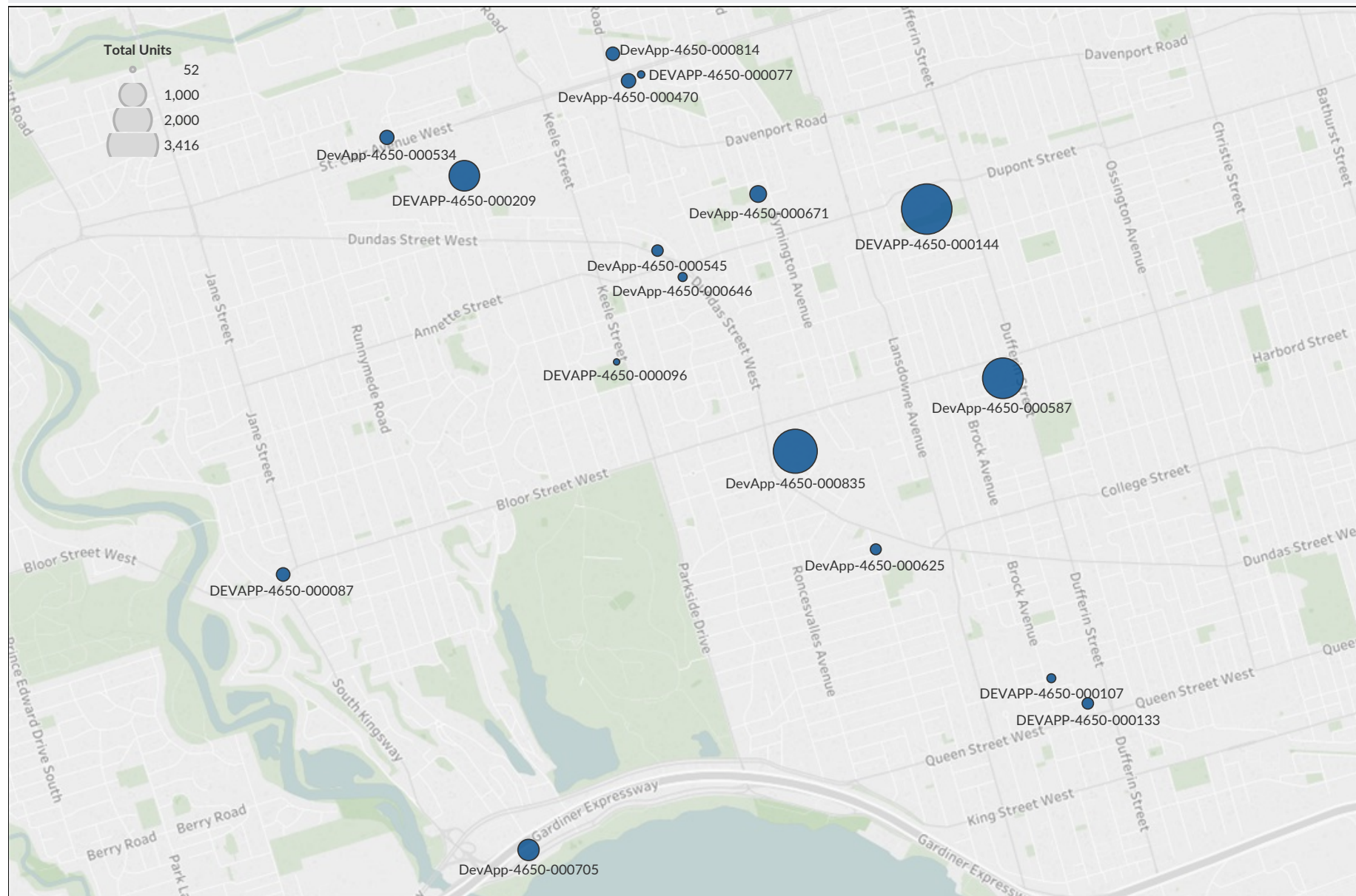
Toronto West Submarket Report - June 2018

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
260 High Park Church Lofts and Residences - TRAC Developm..	Apartment	September 2020	19	19	41	60	\$1,047	\$1,032
Arch Lofts - Windmill Development Group Ltd.	Loft	September 2017	0	3	1	39	\$0	\$840
Howard Park 2 - Triumph Developments	Apartment	June 2018	0	0	1	101	\$541	\$926
Mirabella - East Tower - Diamante Development	Apartment	January 2021	19	62	130	368	\$896	\$963
Roncy - Worsley Urban	Apartment	September 2020	0	6	12	93	\$843	\$1,079

Toronto West Submarket Report - June 2018

Current Development Applications



Toronto West Submarket Report - June 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000077	1771 St. Clair Avenue West; 367 - 375 Osler Street	5.7	72
DEVAPP-4650-000087	2442 - 2454 Bloor Street West; 1 - 9 Riverview Gardens	10.8	244
DEVAPP-4650-000096	200 Keele Street	2.8	52
DEVAPP-4650-000107	57 - 65 Brock Avenue	4.5	106
DEVAPP-4650-000133	6 Noble Street	8.2	174
DEVAPP-4650-000144	1245 Dupont Street	6.2	3,416
DEVAPP-4650-000209	87 Ethel Avenue	7.6	1,255
DevApp-4650-000470	1779 - 1791 St. Clair Avenue West	7.8	274
DevApp-4650-000534	2306 St. Clair Avenue West	7.0	267
DevApp-4650-000545	2706 - 2730 Dundas Street West	10.2	173
DevApp-4650-000587	90 Croatia Street, 1141 Bloor Street West & 980 Dufferin Street	8.8	2,219
DevApp-4650-000625	383 Sorauren Avenue	4.3	160
DevApp-4650-000646	2639 Dundas Street West	7.2	110
DevApp-4650-000671	386 - 394 Symington Avenue	5.5	371
DevApp-4650-000705	1978 Lake Shore Boulevard West	12.7	607
DevApp-4650-000814	423 Old Weston Road	7.2	242
DevApp-4650-000835	2280 Dundas Street West	5.0	2,606

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.

Toronto West 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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