

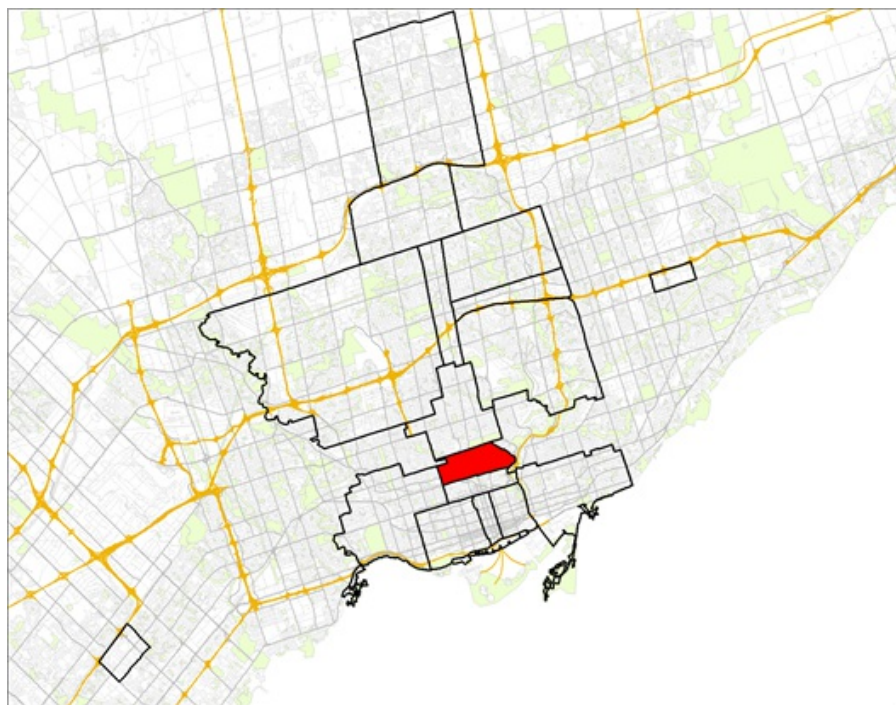


Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of June 2018



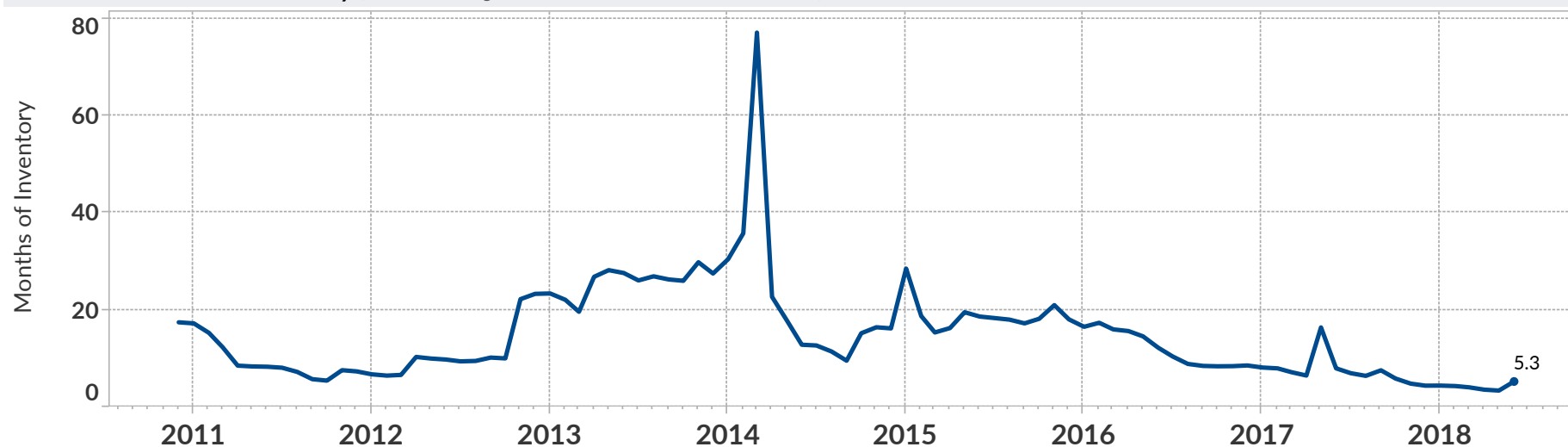
Yonge - St. Clair Submarket Report - June 2018



Yonge - St. Clair		GTA
Active Projects	9	304
Total Units	1,303	74,948
Total Sales	1,222	64,613
Rem. Inv.	81	10,335
Avg. \$/SF	\$1,315	\$927
Avg. SF	1,312	919
Avg. \$	\$1,725,619	\$851,957
Current Month Sales (incl. active & sold out)	4	2,079

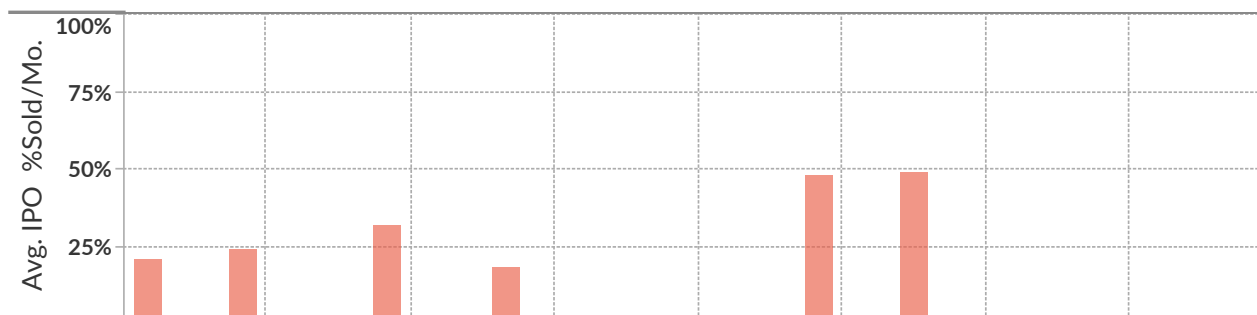
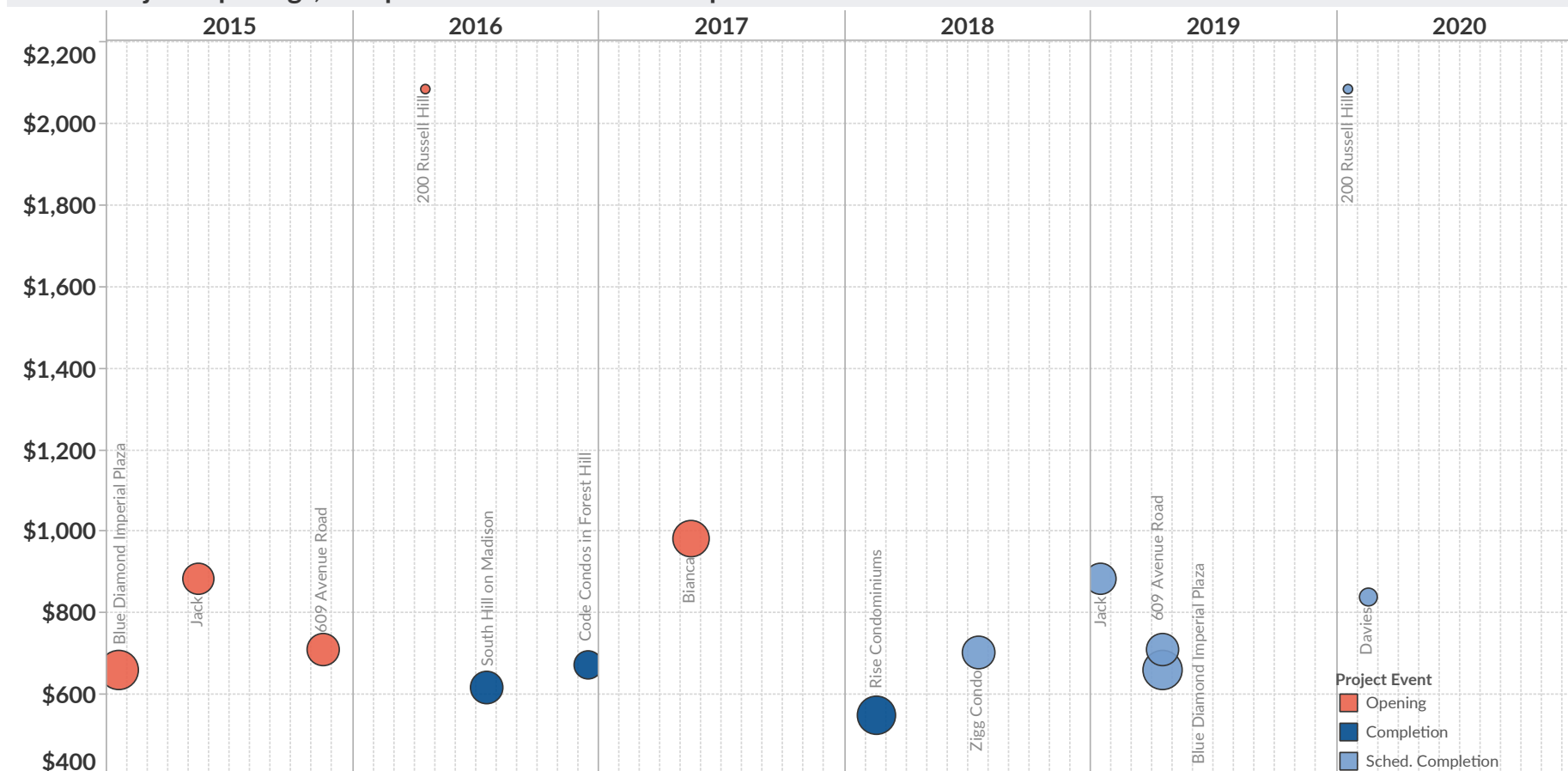
Development Applications		
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	1	267
Total Units		134,054
Min. Floor Space Index	8.0	0.1
Max. Floor Space Index	8.0	45.5
Avg. Floor Space Index	8.0	5.6

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

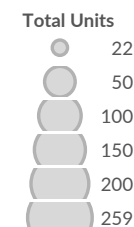


Yonge - St. Clair Submarket Report - June 2018

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.



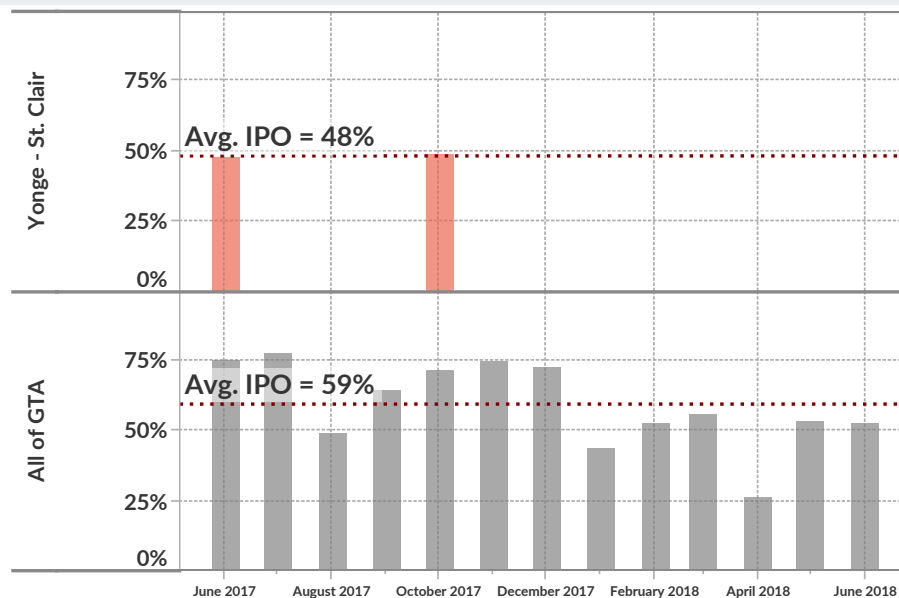
Yonge - St. Clair Submarket Report - June 2018

Project Data by Unit Type

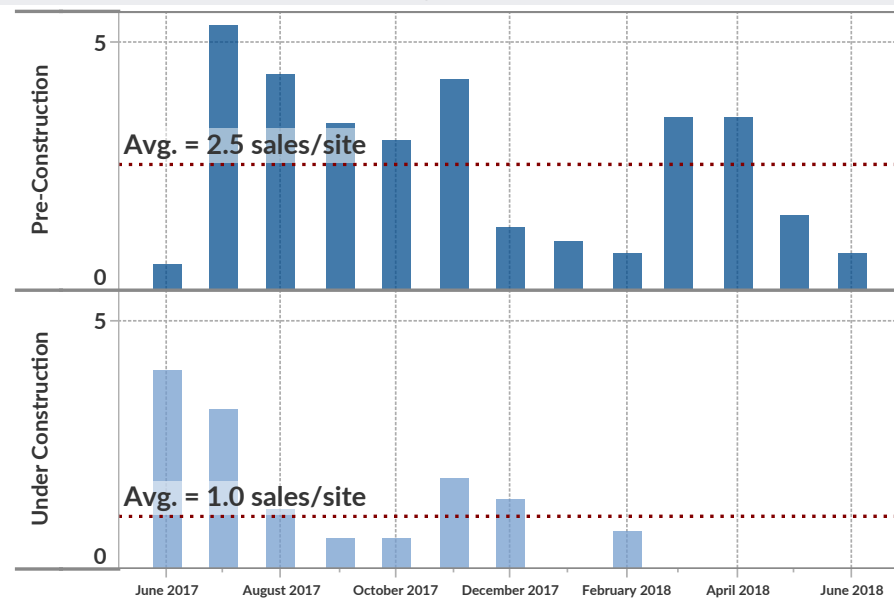
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22		22	0
1 Bedroom	325	1	312	13
1 Bedroom + Den	249	0	239	10
2 Bedroom	372	0	357	15
2 Bedroom + Den	220	3	194	26
3 Bedroom & Up	42	0	34	8
Penthouse	60	0	53	7
Other	13	0	11	2

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$785	595	681	\$457,990	\$580,000
\$1,062	580	947	\$494,900	\$1,083,990
\$1,197	705	1,742	\$599,990	\$2,600,000
\$1,562	969	3,106	\$840,000	\$8,000,000
\$1,345	1,305	1,751	\$1,315,000	\$2,999,900
\$1,223	1,803	1,979	\$2,096,990	\$2,500,000
\$724	1,796	1,796	\$1,299,900	\$1,299,900

IPO Launch Performance (first 2 months)

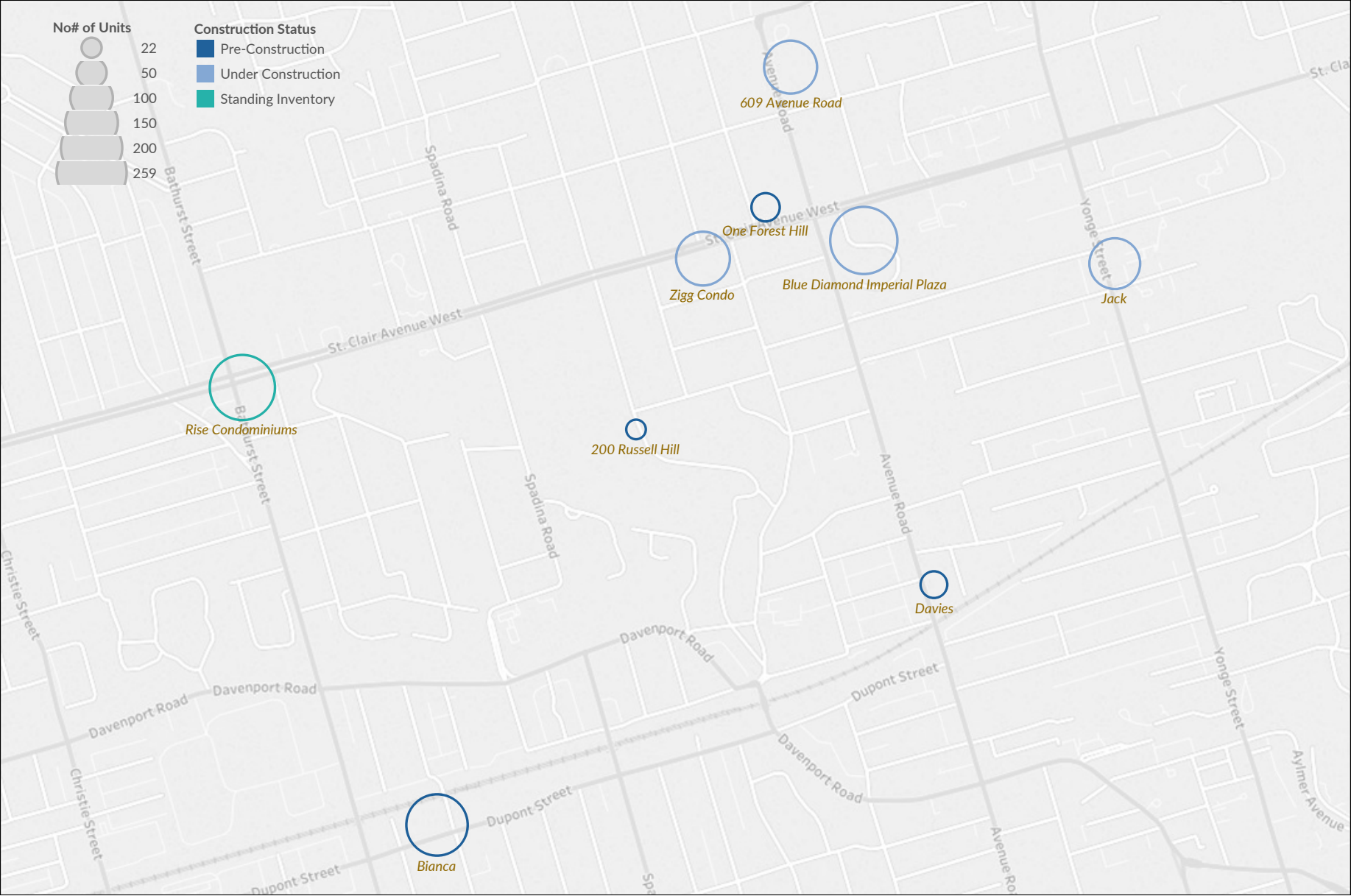


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - June 2018

Current Active Projects



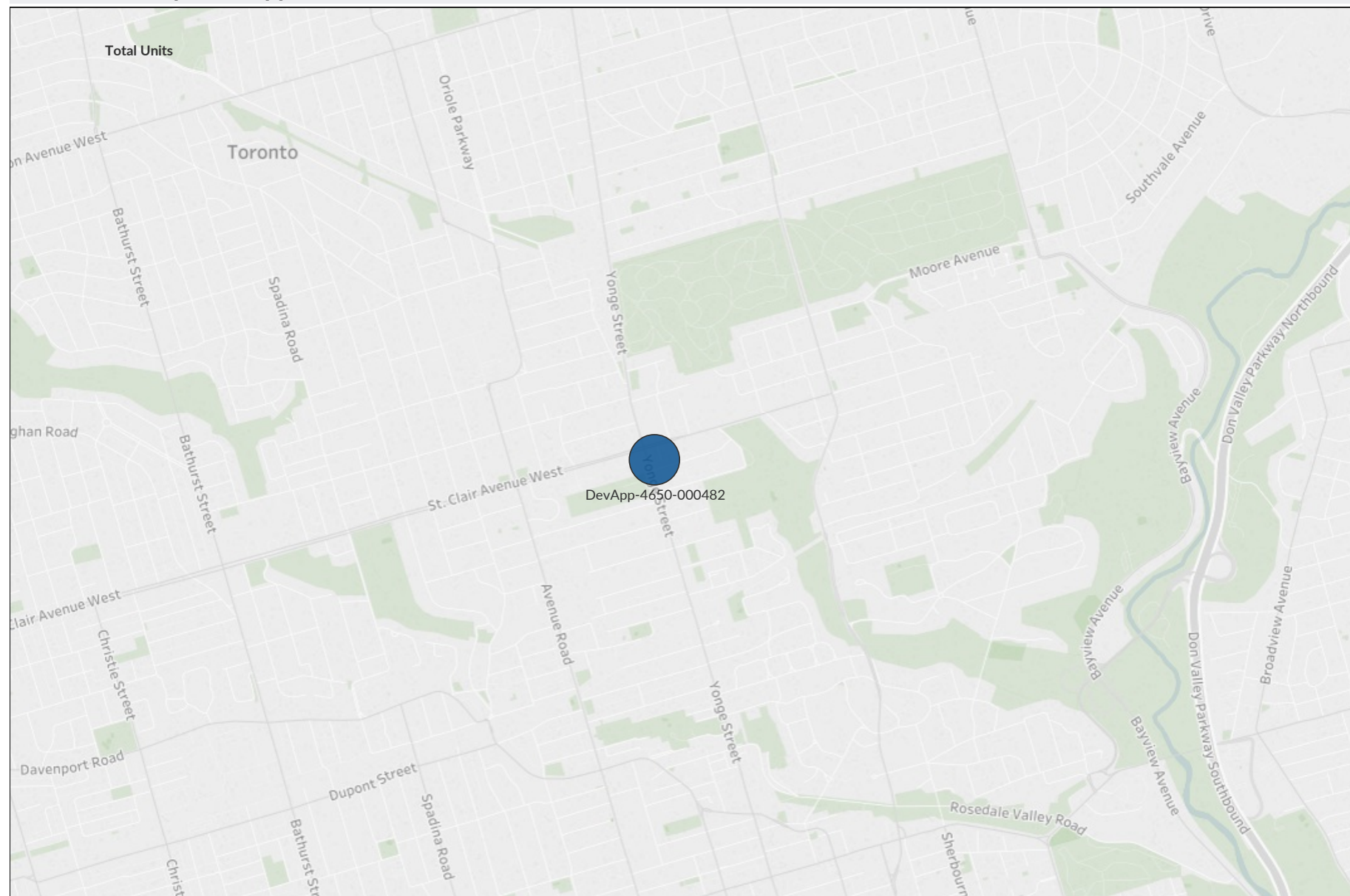
Yonge - St. Clair Submarket Report - June 2018

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
200 Russell Hill - Hirsh Development Group	Apartment	January 2020	1	4	1	22	\$2,086	\$1,714
609 Avenue Road - State Building Group and Madison Group	Apartment	April 2019	0	0	4	161	\$711	\$1,598
Bianca - Tridel	Apartment	February 2021	2	33	23	216	\$985	\$998
Blue Diamond Imperial Plaza - Camrost Felcorp and Diamond ..	Apartment	April 2019	0	0	7	259	\$661	\$904
Davies - Brandy Lane Homes	Apartment	February 2020	0	0	10	41	\$840	\$1,292
Jack - Aspen Ridge Homes	Apartment	January 2019	0	3	22	148	\$882	\$1,024
One Forest Hill - North Drive Investments Inc.	Apartment	December 2020	0	7	10	46	\$0	\$2,141
Rise Condominiums - Reserve Properties	Apartment	February 2018	1	2	3	244	\$550	\$912
Zigg Condo - Madison Group and Fieldgate Homes	Apartment	July 2018	0	0	1	166	\$704	\$724

Yonge - St. Clair Submarket Report - June 2018

Current Development Applications



Yonge - St. Clair Submarket Report - June 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000482	1 St. Clair Avenue East; 1407 - 1431 Yonge Street	8.0	

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.

Yonge - St. Clair 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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