

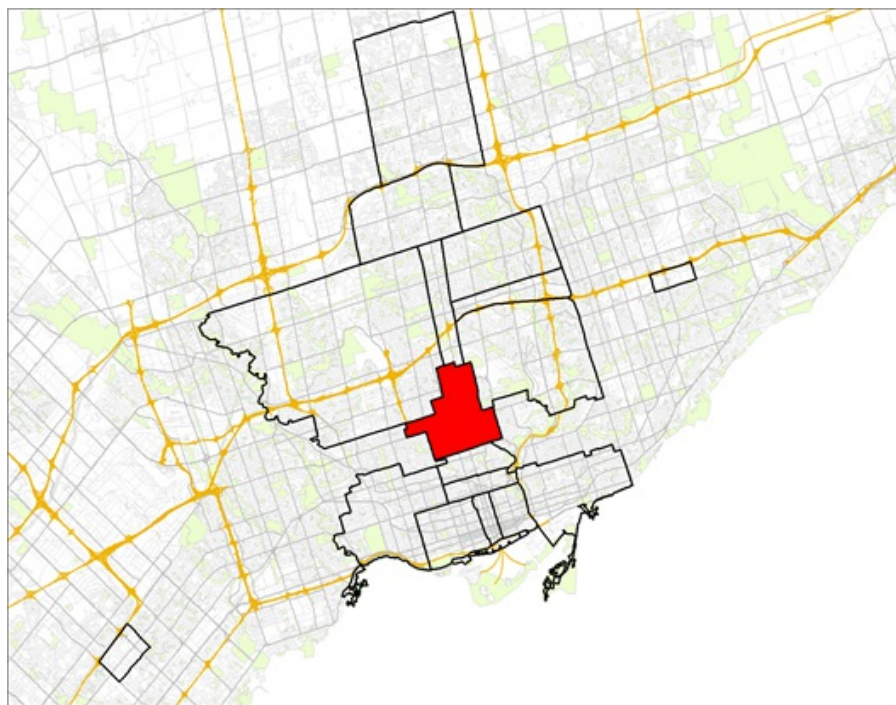


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of June 2018



North Toronto Submarket Report - June 2018



North Toronto			GTA	
Active Projects	8		304	
Total Units	2,167		74,948	
Total Sales	1,940		64,613	
Rem. Inv.	227		10,335	
Avg. \$/SF	\$1,032		\$927	
Avg. SF	892		919	
Avg. \$	\$920,763		\$851,957	
Current Month Sales (incl. active & sold out)		23	2,079	

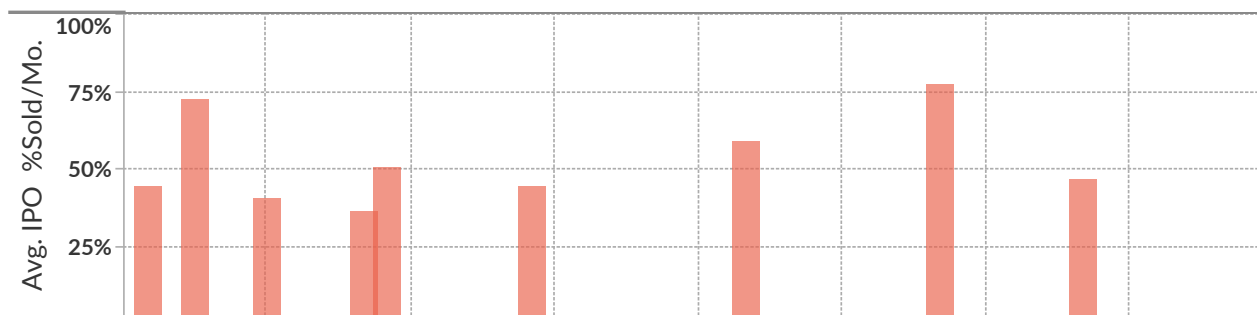
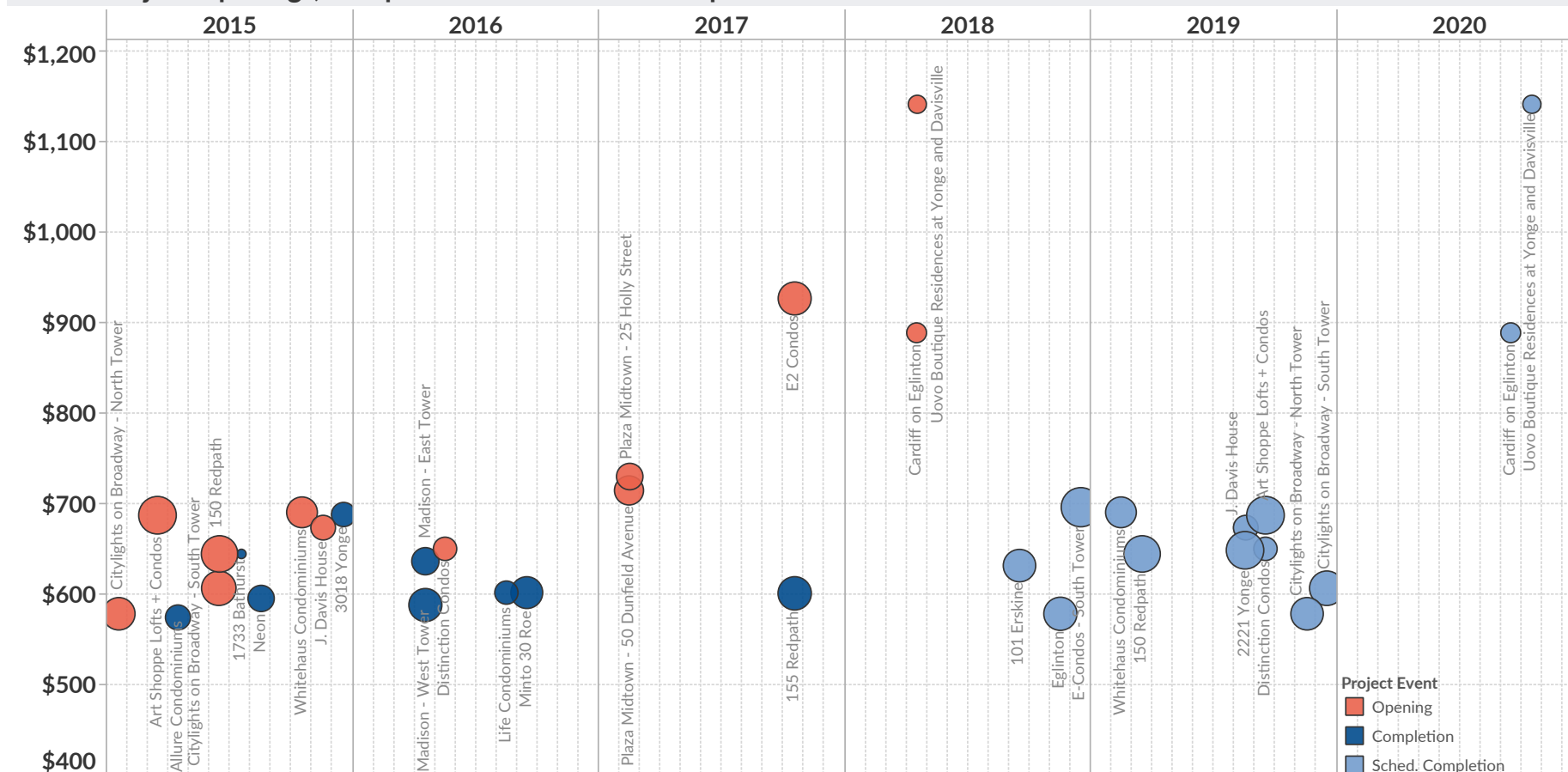
Development Applications			
North Toronto		City of Toronto	
Number of Dev. Apps.	18	267	
Total Units	6,133	134,054	
Min. Floor Space Index	0.3	0.1	
Max. Floor Space Index	18.0	45.5	
Avg. Floor Space Index	6.0	5.6	

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

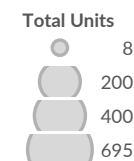


North Toronto Submarket Report - June 2018

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.



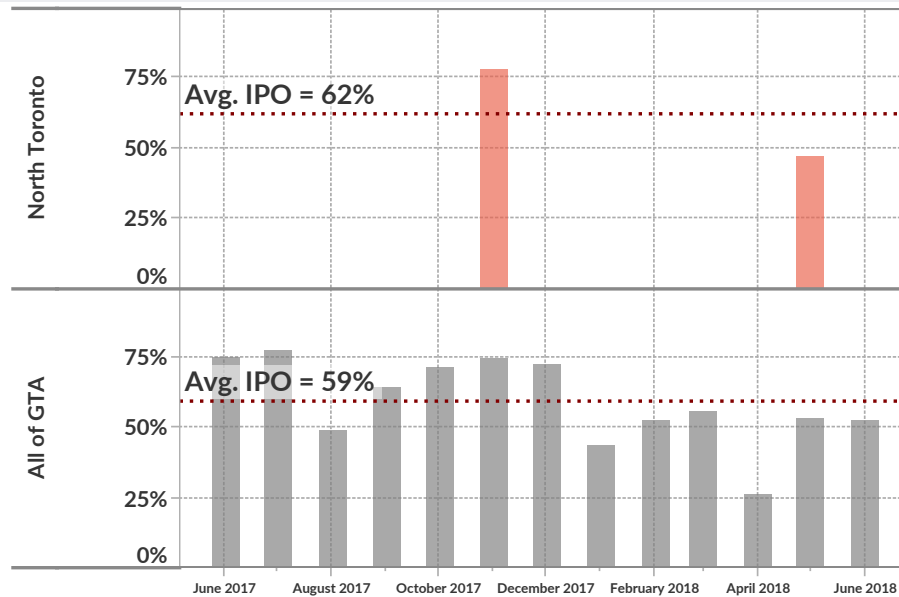
North Toronto Submarket Report - June 2018

Project Data by Unit Type

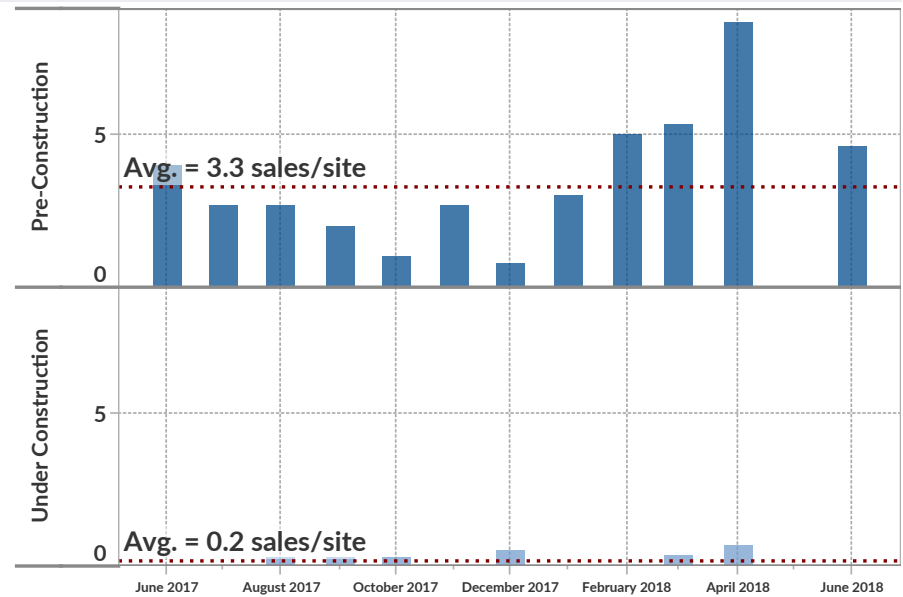
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	107	0	104	3
1 Bedroom	186	0	183	3
1 Bedroom + Den	841	4	779	62
2 Bedroom	661	7	596	65
2 Bedroom + Den	120	6	109	11
3 Bedroom & Up	203	6	140	63
Penthouse	19	0	7	12
Other	30	0	22	8

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,037	359	397	\$369,990	\$413,990
\$814	480	613	\$352,000	\$606,000
\$905	552	781	\$381,990	\$752,990
\$1,108	633	1,262	\$493,000	\$1,774,900
\$992	830	1,239	\$792,900	\$1,149,900
\$1,030	825	1,887	\$592,000	\$3,154,900
\$1,328	711	1,393	\$980,990	\$1,813,990
\$885	1,270	2,072	\$1,177,000	\$1,575,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: North Toronto



North Toronto Submarket Report - June 2018

Current Active Projects



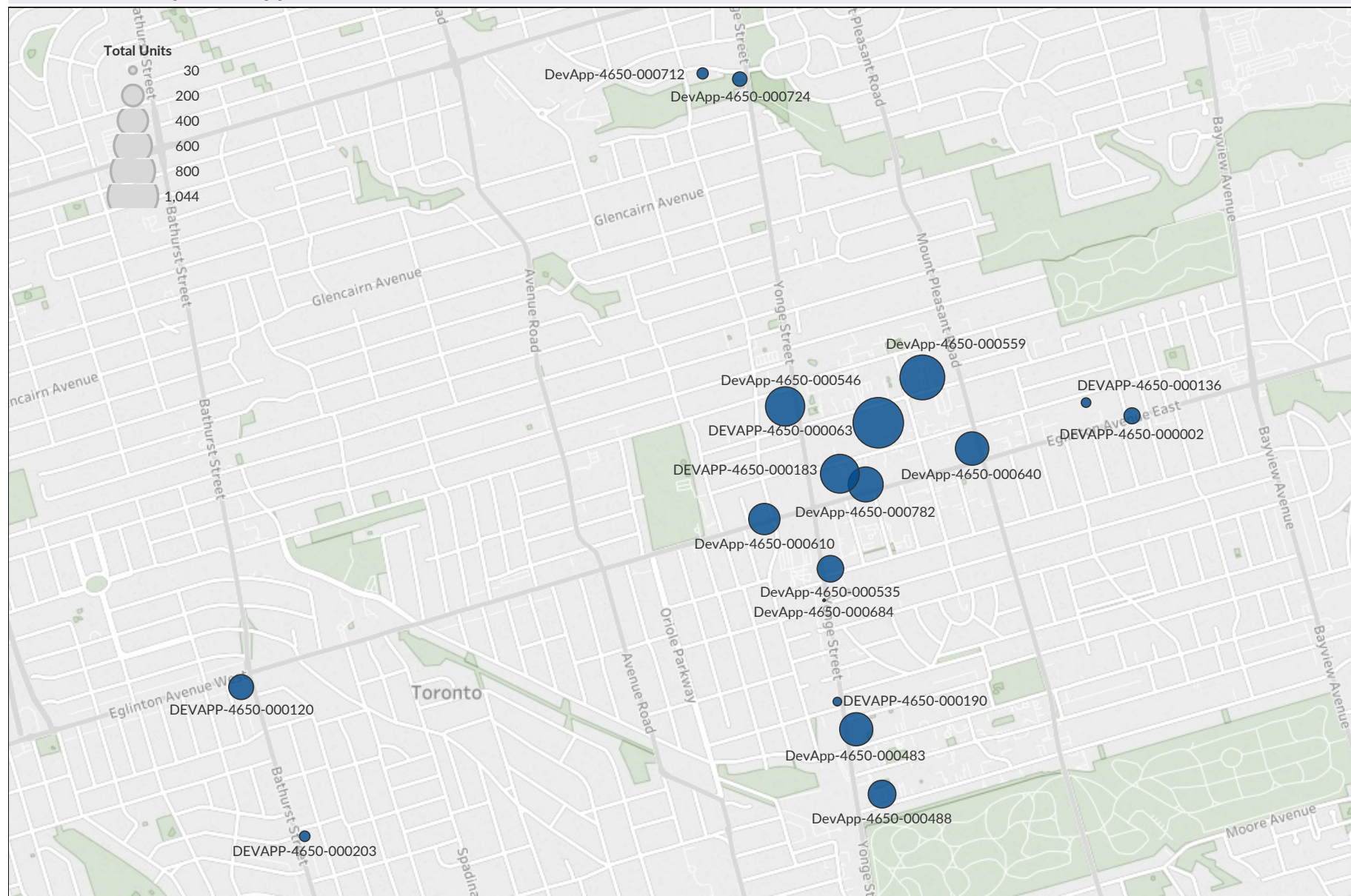
North Toronto Submarket Report - June 2018

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
101 Erskine - Tridel and Beaux Properties	Apartment	September 2018	0	0	1	420	\$633	\$627
Cardiff on Eglinton - Sierra Building Group	Apartment	September 2020	21	82	10	92	\$890	\$933
Distinction Condos - Lash Development Corporation	Apartment	September 2019	0	2	3	159	\$651	\$722
E2 Condos - Metropia and Capital Developments	Apartment	February 2022	0	67	33	440	\$928	\$1,169
Eglinton - Menkes	Apartment	November 2018	0	1	5	445	\$579	\$1,017
Plaza Midtown - 25 Holly Street - Plaza	Apartment	January 2021	0	1	59	235	\$731	\$902
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	January 2021	0	1	64	309	\$715	\$914
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	October 2020	2	15	52	67	\$1,143	\$1,242

North Toronto Submarket Report - June 2018

Current Development Applications



North Toronto Submarket Report - June 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000002	492 Eglinton Avenue East	6.7	105
DEVAPP-4650-000063	55 - 65 Broadway Avenue	13.4	1,044
DEVAPP-4650-000120	859 - 875 Eglinton Avenue West	9.7	253
DEVAPP-4650-000136	413 Roehampton Avenue ; 417 - 435 Roehampton Avenue	2.0	37
DEVAPP-4650-000183	39 - 41 Roehampton Avenue	20.0	617
DEVAPP-4650-000190	1982 - 1984 Yonge Street	9.4	30
DEVAPP-4650-000203	1677 - 1679 Bathurst Street; 73 - 75 Elderwood Drive	3.2	45
DevApp-4650-000483	1925 - 1951 Yonge St; 22 Davisville Avenue; 17 Millwood Road	13.9	450
DevApp-4650-000488	30 Merton Street	15.2	315
DevApp-4650-000535	2161 Yonge Street	22.6	288
DevApp-4650-000546	2400 - 2444 Yonge Street	9.3	631
DevApp-4650-000559	110 - 120 Broadway Avenue	11.4	822
DevApp-4650-000610	50 - 60 Eglinton Avenue West	17.7	401
DevApp-4650-000640	808 Mount Pleasant	18.6	457
DevApp-4650-000684	2128 Yonge Street	10.7	
DevApp-4650-000712	41 Chatsworth Drive	2.1	51
DevApp-4650-000724	2908 Yonge Street	10.8	85
DevApp-4650-000782	90 Eglinton Avenue East	20.6	502

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 Toronto 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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