

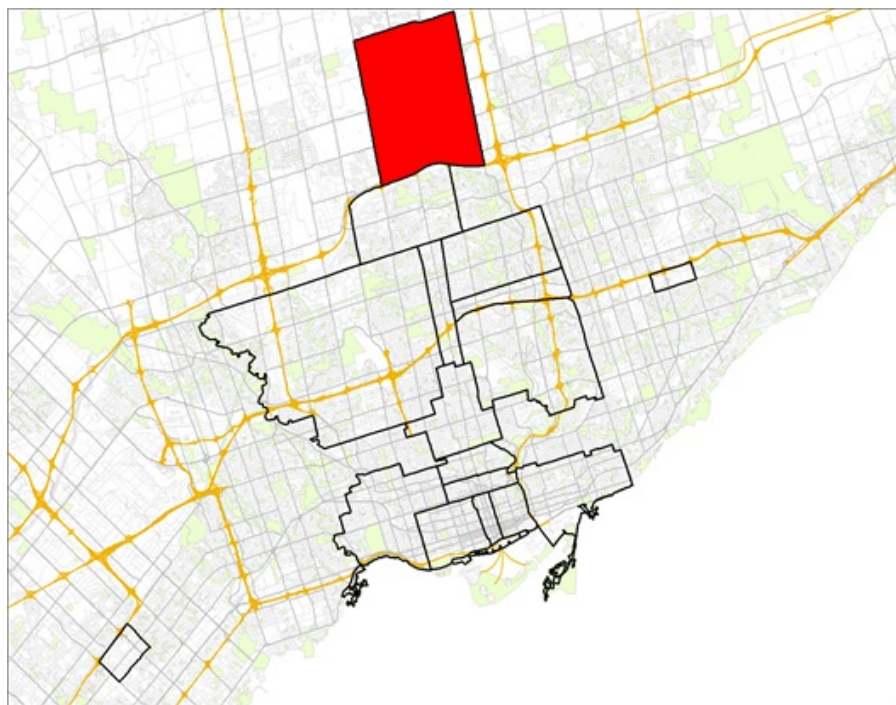


Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of July 2018



Highway 7 - Yonge Submarket Report - July 2018



Highway7 - Yonge		GTA
Active Projects	6	299
Total Units	1,442	74,568
Total Sales	1,053	64,637
Rem. Inv.	389	9,931
Avg. \$/SF	\$654	\$923
Avg. SF	901	921
Avg. \$	\$589,024	\$850,420
Current Month Sales (incl. active & sold out)	29	855

Development Applications

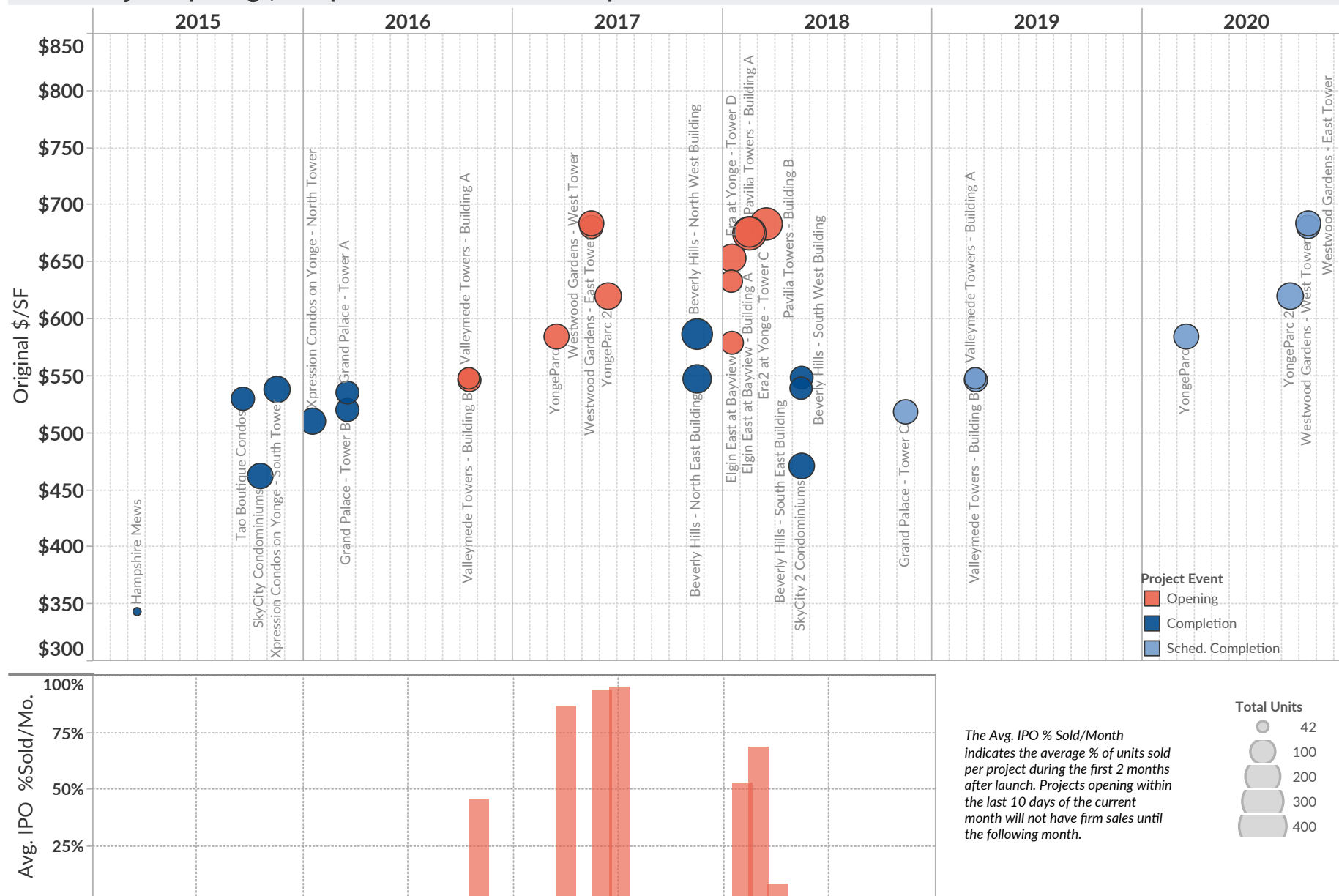
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	278
Total Units		291,396
Min. Floor Space Index		0.1
Max. Floor Space Index		45.5
Avg. Floor Space Index		5.5

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



Highway 7 - Yonge Submarket Report - July 2018

Recent Project Openings, Completions & Scheduled Completions



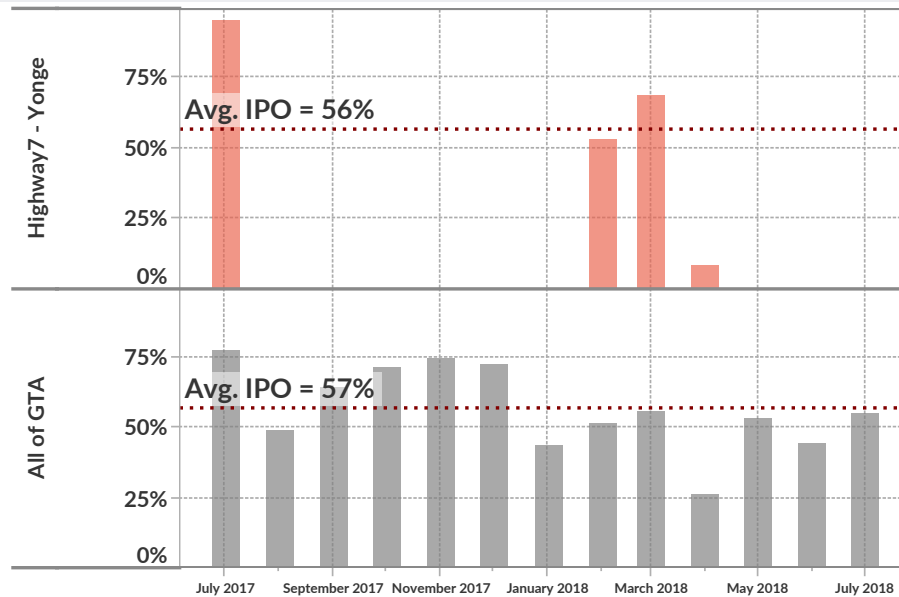
Highway 7 - Yonge Submarket Report - July 2018

Project Data by Unit Type

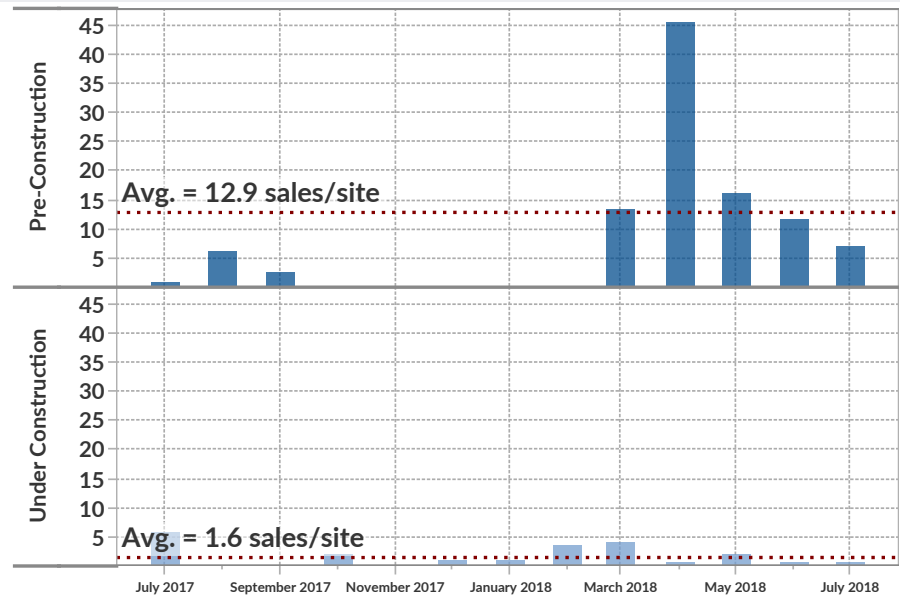
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	0	1
1 Bedroom	110	1	67	43
1 Bedroom + Den	603	12	484	119
2 Bedroom	446	13	295	151
2 Bedroom + Den	154	2	125	29
3 Bedroom & Up	111	1	70	41
Penthouse	7		7	0
Other	10	0	5	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$679	674	674	\$457,500	\$457,500
\$689	566	622	\$399,900	\$424,500
\$678	626	849	\$426,300	\$559,100
\$648	813	1,268	\$525,900	\$848,900
\$648	956	1,350	\$592,900	\$901,500
\$622	982	1,798	\$615,900	\$1,237,700
\$692	1,313	1,440	\$919,100	\$987,000

IPO Launch Performance (first 2 months)

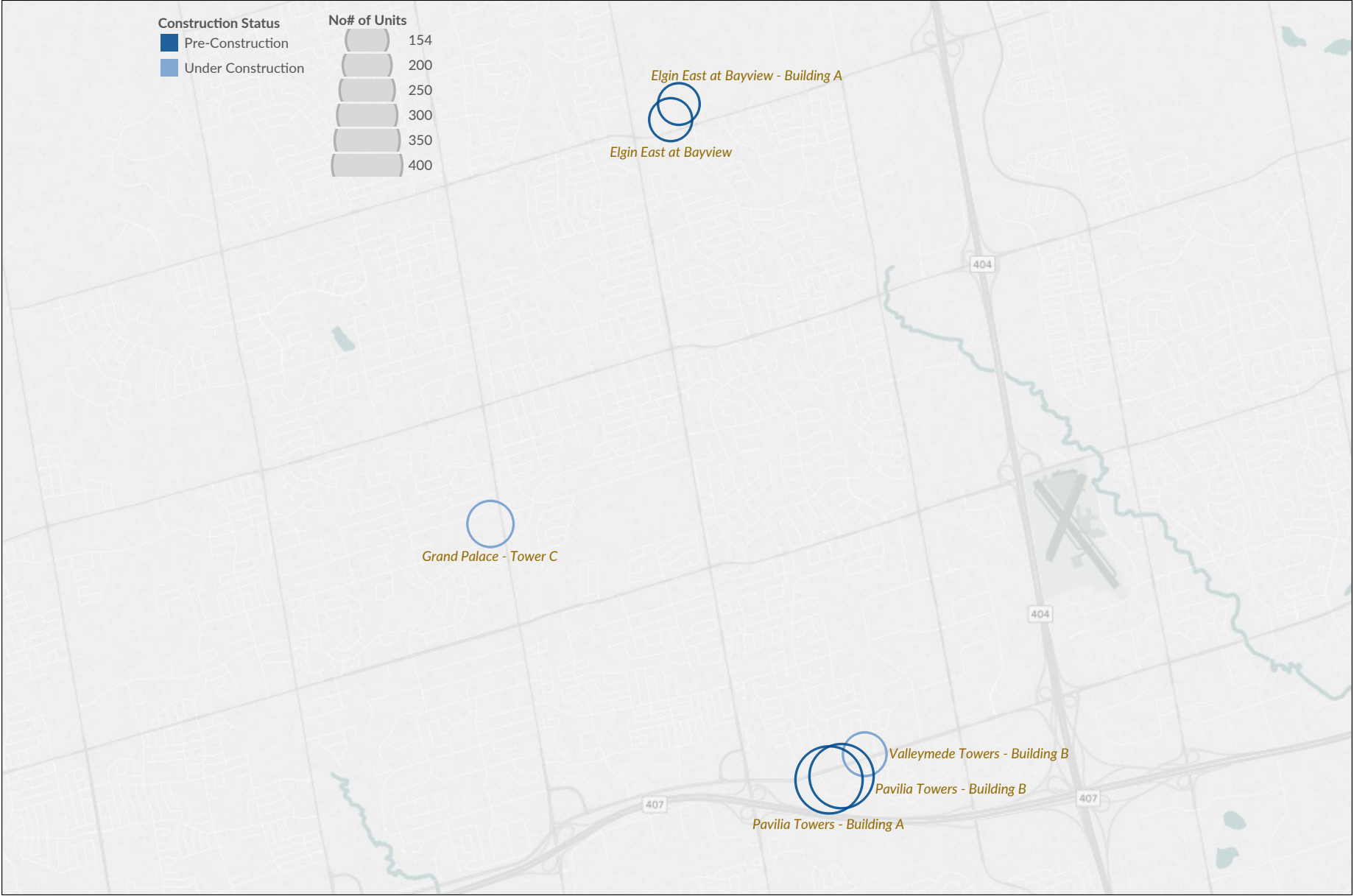


Post Launch Absorption: Highway7 - Yonge



Highway 7 - Yonge Submarket Report - July 2018

Current Active Projects



Highway 7 - Yonge Submarket Report - July 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
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March 2022	7	71	83	154	\$633	\$672
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	5	93	71	164	\$579	\$573
Grand Palace - Tower C - G Group Development	Apartment	November 2018	0	0	5	189	\$518	\$692
Pavilia Towers - Building A - Times Group Corporation	Apartment	July 2021	0	389	11	400	\$675	\$683
Pavilia Towers - Building B - Times Group Corporation	Apartment	July 2021	16	149	217	366	\$683	\$686
Valleymede Towers - Building B - Times Group Corporation	Apartment	March 2019	1	24	2	169	\$546	\$697

Highway 7 - Yonge Submarket Report - July 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	• 8	• 17	• 5,722	• 5,186	• 536	• \$1,868	• 1,245	• \$2,324,583	• 6,347
Central Waterfront	• 72	• 12	• 5,043	• 4,398	• 645	• \$1,210	• 991	• \$1,198,748	• 25,489
Don Mills - York Mills	• 7	• 10	• 2,412	• 2,211	• 201	• \$845	• 1,286	• \$1,086,859	• 26,520
Downtown Core	• 9	• 8	• 3,503	• 3,335	• 168	• \$1,112	• 1,015	• \$1,129,071	• 34,924
Downtown East	• 10	• 15	• 4,628	• 4,139	• 489	• \$963	• 826	• \$795,735	• 17,395
Downtown West	• 137	• 27	• 10,136	• 8,480	• 1,656	• \$1,145	• 732	• \$837,471	• 26,635
Etobicoke Waterfront	• 21	• 9	• 3,735	• 3,487	• 248	• \$1,012	• 841	• \$851,080	• 318
Highway7 - Yonge	• 29	• 6	• 1,442	• 1,053	• 389	• \$654	• 901	• \$589,024	•
Mississauga City Centre	• 43	• 6	• 2,938	• 2,592	• 346	• \$754	• 808	• \$609,096	•
North Toronto	• 29	• 7	• 2,075	• 1,877	• 198	• \$1,013	• 885	• \$896,407	• 10,983
North Yonge Corridor	• 13	• 6	• 1,997	• 1,768	• 229	• \$920	• 726	• \$667,932	• 7,623
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 5,715
North York West	• 21	• 11	• 2,361	• 1,940	• 421	• \$726	• 783	• \$568,179	• 23,294
Not Applicable	• 420	• 129	• 21,530	• 17,839	• 3,691	• \$670	• 991	• \$663,983	• 60,700
Scarborough City Centre									• 4,490
Sheppard Corridor	• 25	• 11	• 3,258	• 2,847	• 411	• \$890	• 783	• \$696,847	• 11,439
Thornhill									•
Toronto East	• 4	• 10	• 1,204	• 1,157	• 47	• \$791	• 1,015	• \$803,089	• 2,759
Toronto West	• 6	• 5	• 652	• 482	• 170	• \$1,006	• 908	• \$913,406	• 29,071
Yonge - St. Clair	• 1	• 8	• 1,281	• 1,201	• 80	• \$1,306	• 1,299	• \$1,696,196	•

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