

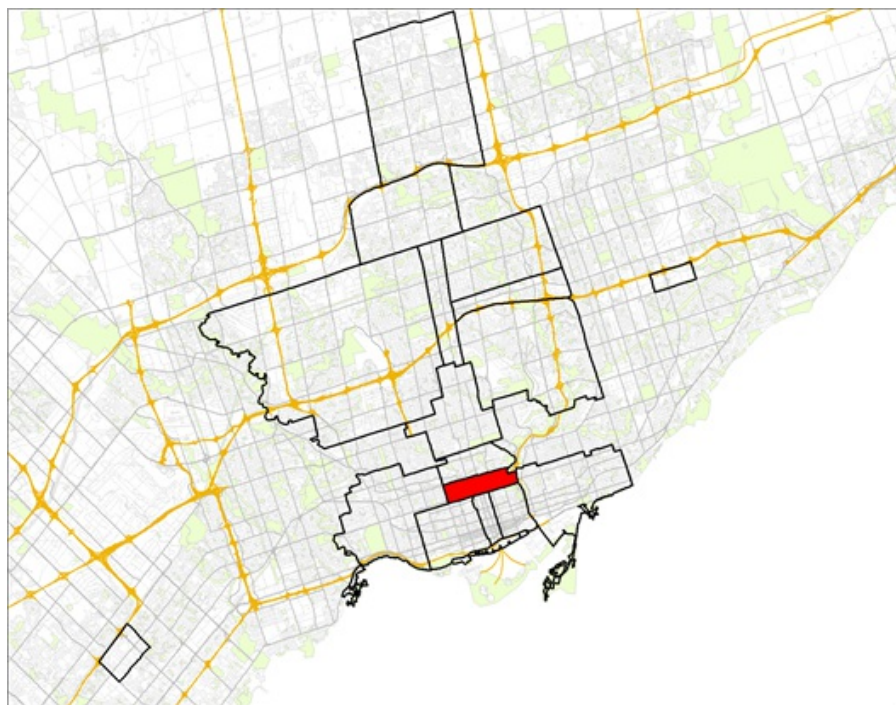


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of July 2018



Bloor - Yorkville Submarket Report - July 2018



Bloor - Yorkville		GTA
Active Projects	17	299
Total Units	5,722	74,568
Total Sales	5,186	64,637
Rem. Inv.	536	9,931
Avg. \$/SF	\$1,868	\$923
Avg. SF	1,245	921
Avg. \$	\$2,324,583	\$850,420
Current Month Sales (incl. active & sold out)	8	855

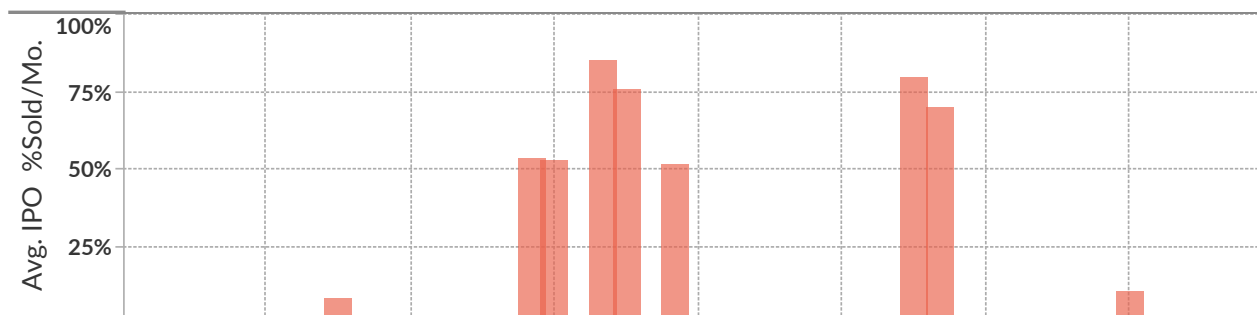
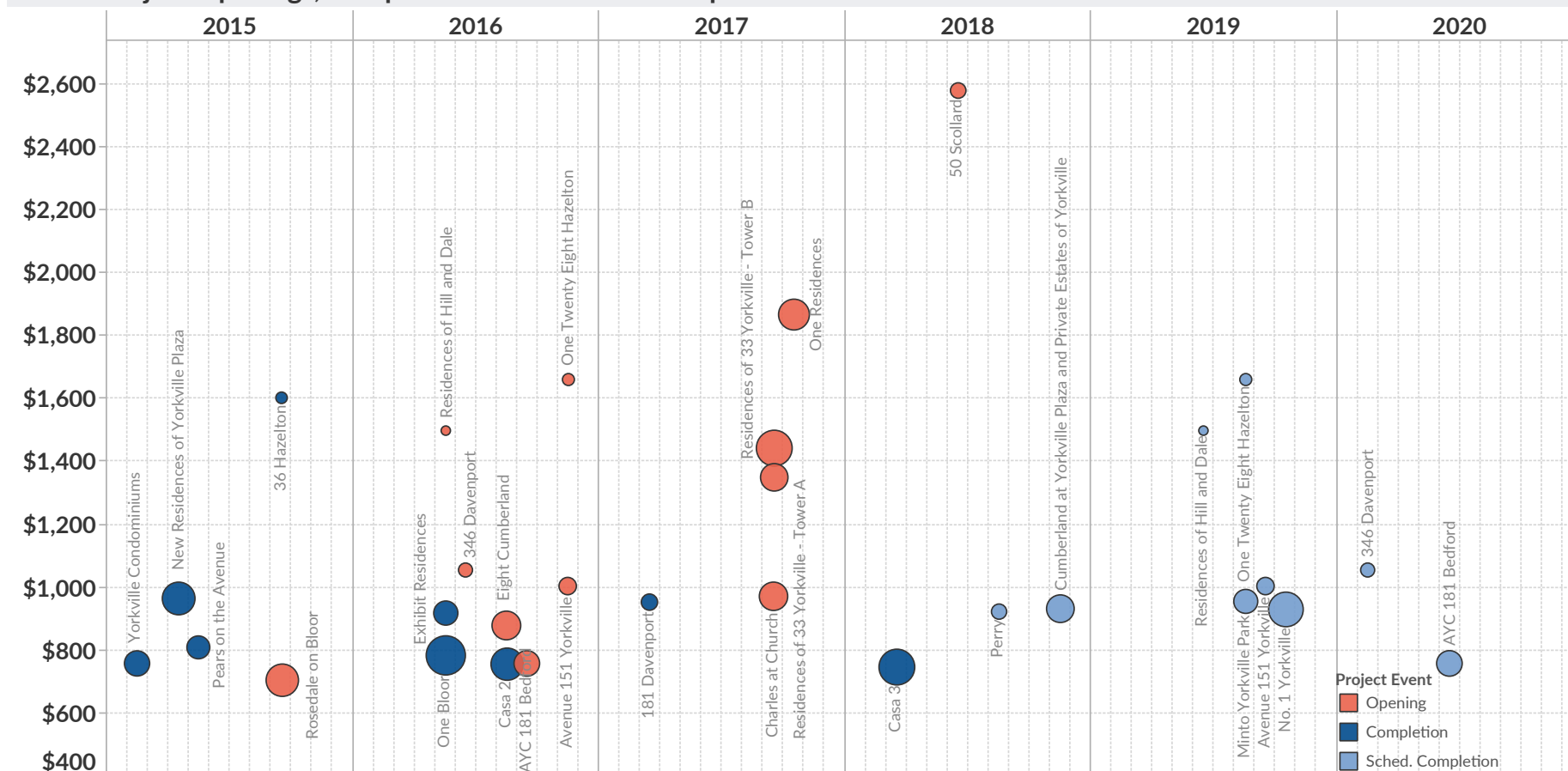
Development Applications		
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	10	278
Total Units	6,347	291,396
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	32.2	45.5
Avg. Floor Space Index	7.3	5.5

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

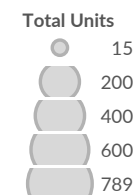


Bloor - Yorkville Submarket Report - July 2018

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.



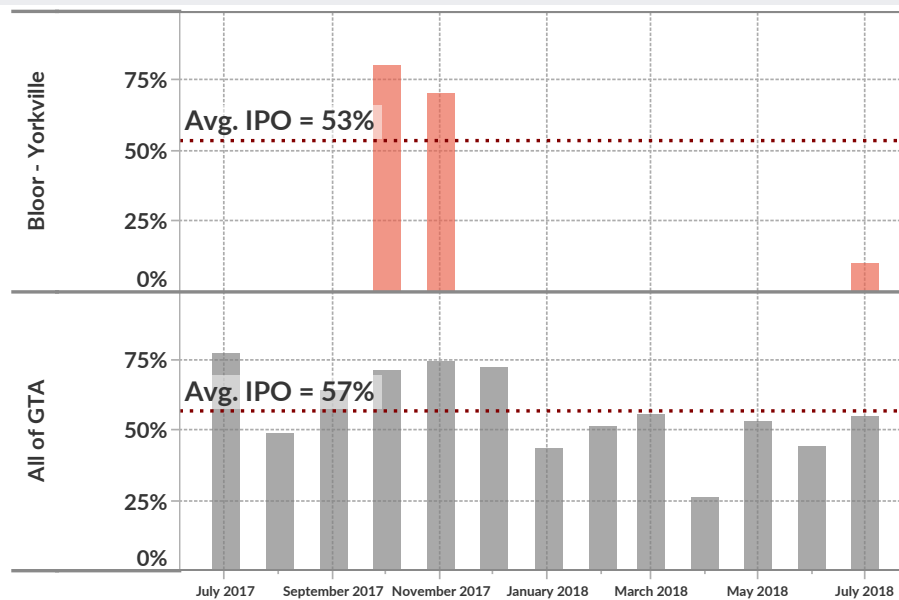
Bloor - Yorkville Submarket Report - July 2018

Project Data by Unit Type

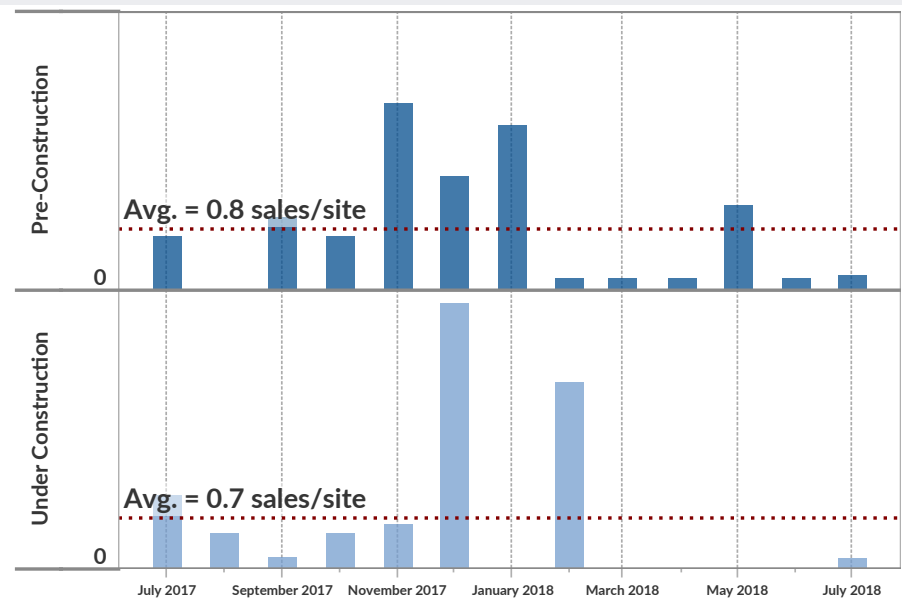
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	336	0	300	36
1 Bedroom	1,207	0	1,149	58
1 Bedroom + Den	1,463	0	1,363	100
2 Bedroom	1,584	1	1,441	143
2 Bedroom + Den	878	7	749	129
3 Bedroom & Up	208	0	157	51
Penthouse	21	0	12	9
Other	25	0	15	10

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,289	369	395	\$429,900	\$541,900
\$1,452	475	1,690	\$569,000	\$3,935,900
\$1,288	516	1,075	\$628,000	\$1,299,900
\$1,633	575	2,294	\$679,900	\$5,908,900
\$1,979	730	2,861	\$883,900	\$7,128,900
\$2,230	797	4,209	\$1,404,900	\$13,010,900
\$2,412	1,977	6,137	\$3,250,000	\$24,149,900
\$1,101	986	1,461	\$1,039,900	\$1,644,900

IPO Launch Performance (first 2 months)



Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - July 2018

Current Active Projects



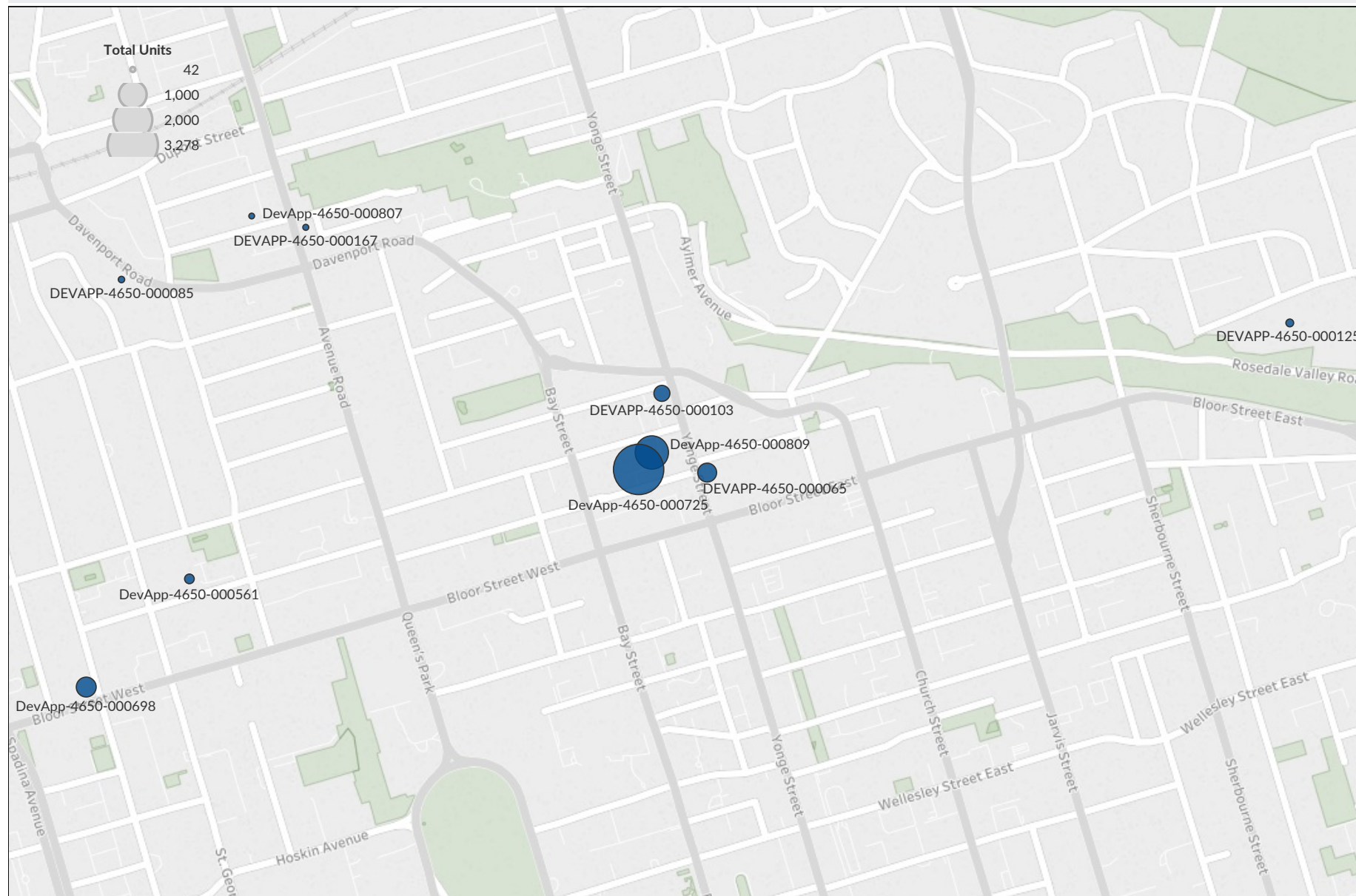
Bloor - Yorkville Submarket Report - July 2018

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
50 Scollard - Lanterra Developments	Apartment	September 2022	5	5	43	48	\$2,581	\$2,515
346 Davenport - Freed Developments Ltd.	Apartment	February 2020	0	0	6	34	\$1,055	\$1,542
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	September 2019	0	0	12	71	\$1,003	\$1,603
AYC 181 Bedford - Metropia and Diamond Corp	Apartment	June 2020	1	1	4	244	\$758	\$1,056
Casa 3 - Cresford Developments	Apartment	March 2018	0	1	7	622	\$749	\$1,014
Charles at Church - Aspen Ridge Homes	Apartment	November 2021	0	2	39	369	\$969	\$1,048
Cumberland at Yorkville Plaza and Private Estates of Yorkville ...	Apartment	November 2018	0	0	11	306	\$934	\$1,677
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	September 2021	1	26	10	341	\$878	\$1,682
Exhibit Residences - Bazis International Inc. and Plaza and Met...	Apartment	May 2016	0	0	1	206	\$920	\$1,775
Milan - Conservatory Group	Apartment	September 2014	0	1	33	286	\$705	\$1,123
Minto Yorkville Park - Minto Developments and North Drive I...	Apartment	August 2019	0	0	9	201	\$956	\$1,517
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	October 2019	0	0	15	570	\$927	\$2,114
One Bloor - Great Gulf	Apartment	May 2016	1	1	4	789	\$785	\$1,445
One Residences - Mizrahi Developments	Apartment	March 2023	0	17	88	416	\$1,864	\$2,156
Perry - Mansouri Living	Apartment	August 2018	0	0	4	45	\$925	\$1,698
Residences of 33 Yorkville - Tower A - Cresford Developments	Apartment	May 2022	0	0	80	380	\$1,351	\$1,326
Residences of 33 Yorkville - Tower B - Cresford Developments	Apartment	May 2022	0	0	170	794	\$1,442	\$1,459

Bloor - Yorkville Submarket Report - July 2018

Current Development Applications



Bloor - Yorkville Submarket Report - July 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000065	767 - 773 Yonge Street	22.1	458
DEVAPP-4650-000085	321 Davenport Road	6.8	53
DEVAPP-4650-000103	874 - 878 Yonge Street; 3 - 11 Scollard Street	35.2	330
DEVAPP-4650-000125	5 - 9 Dale Avenue	2.6	78
DEVAPP-4650-000167	183 - 189 Avenue Road; 109 - 111 Pears Avenue	8.4	46
DevApp-4650-000561	64 Prince Arthur Avenue	12.1	120
DevApp-4650-000698	300 Bloor Street West	10.2	510
DevApp-4650-000725	37 Yorkville Avenue	21.0	3,278
DevApp-4650-000807	128 Pears Avenue	8.5	42
DevApp-4650-000809	11 Yorkville Avenue	19.2	1,432

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.

Bloor - Yorkville 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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