

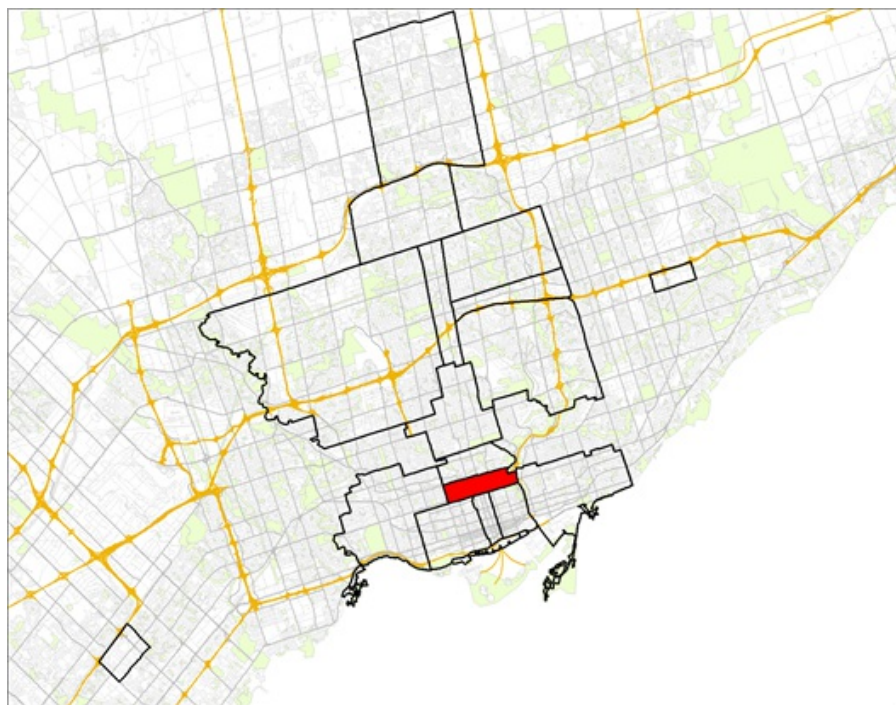


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of August 2018



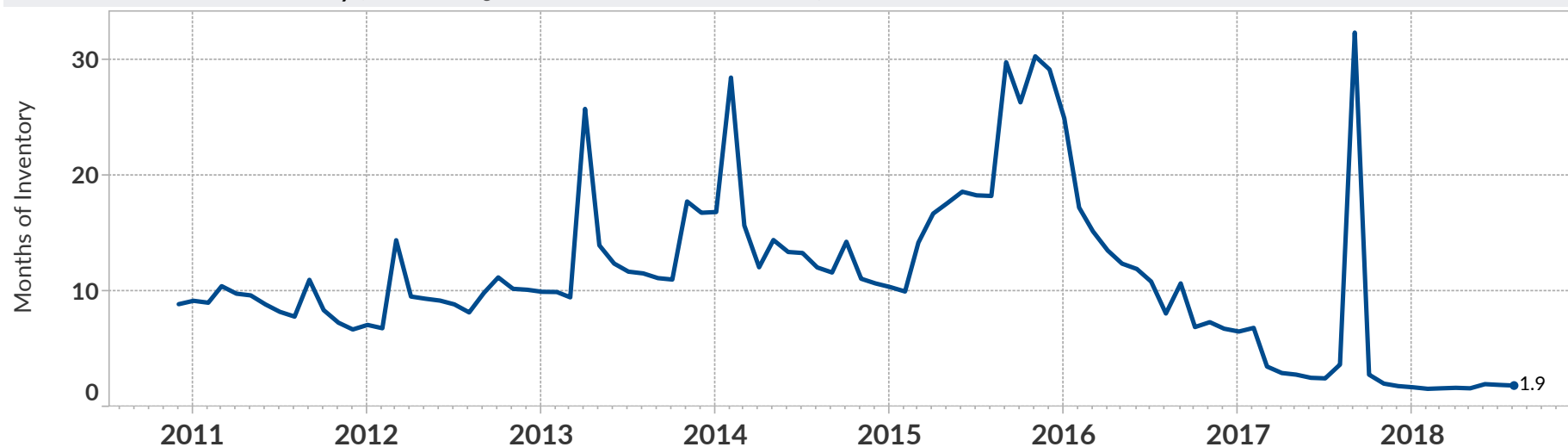
Bloor - Yorkville Submarket Report - August 2018



Bloor - Yorkville		GTA
Active Projects	17	301
Total Units	5,733	76,955
Total Sales	5,177	66,596
Rem. Inv.	252	8,842
Avg. \$/SF	\$2,048	\$936
Avg. SF	1,815	930
Avg. \$	\$3,716,656	\$870,023
Current Month Sales (incl. active & sold out)		803

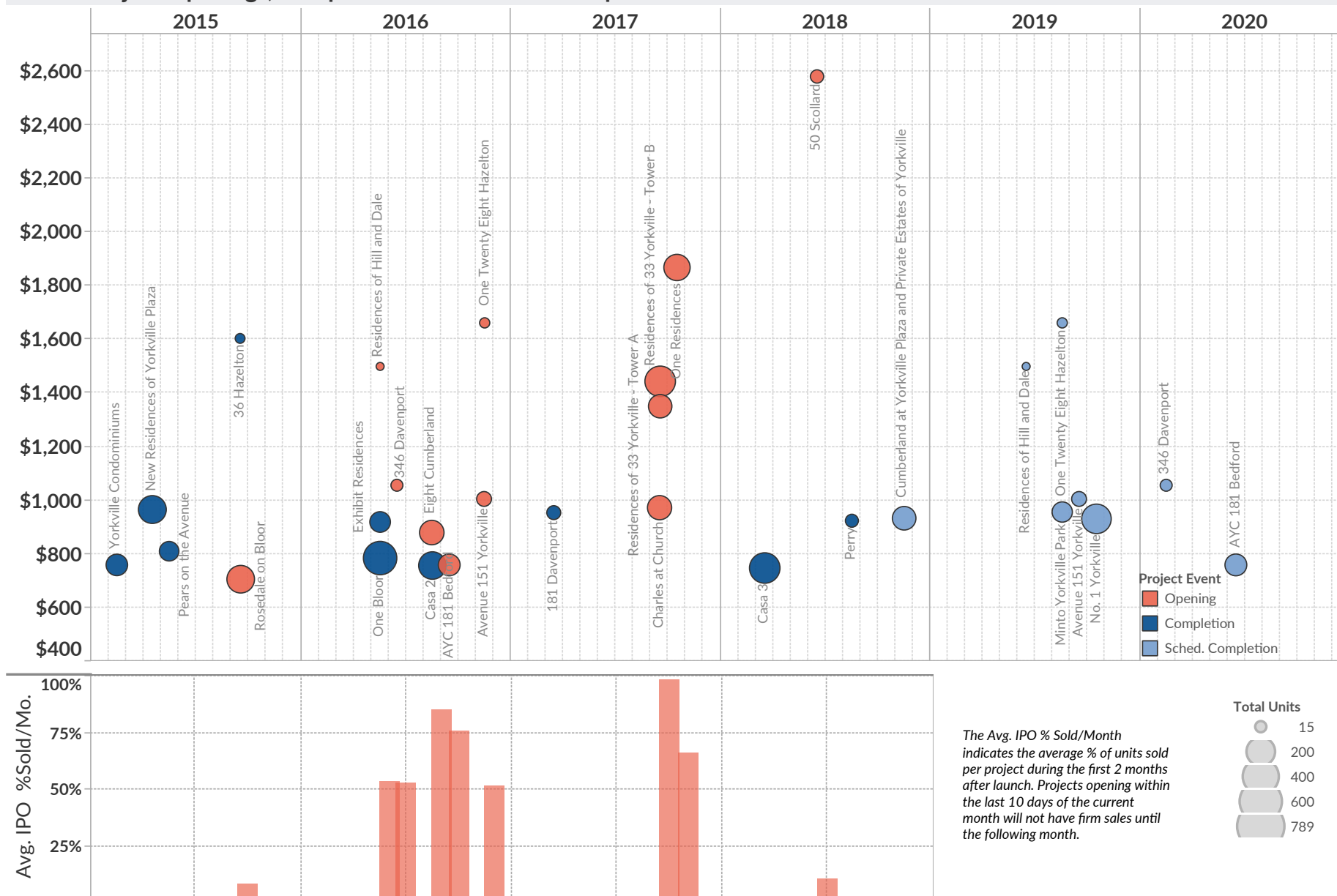
Development Applications		
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	10	281
Total Units	6,347	309,523
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	32.2	45.5
Avg. Floor Space Index	7.3	5.5

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



Bloor - Yorkville Submarket Report - August 2018

Recent Project Openings, Completions & Scheduled Completions



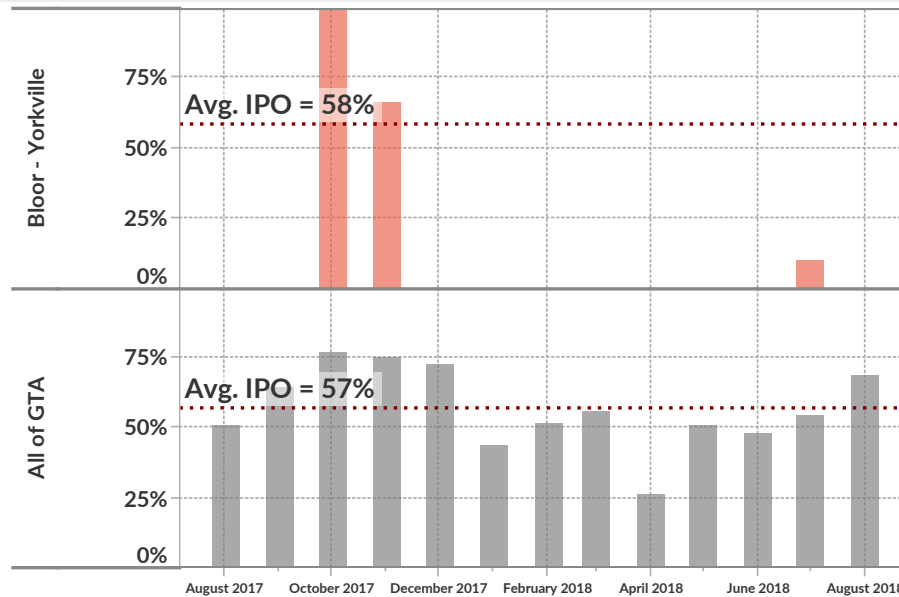
Bloor - Yorkville Submarket Report - August 2018

Project Data by Unit Type

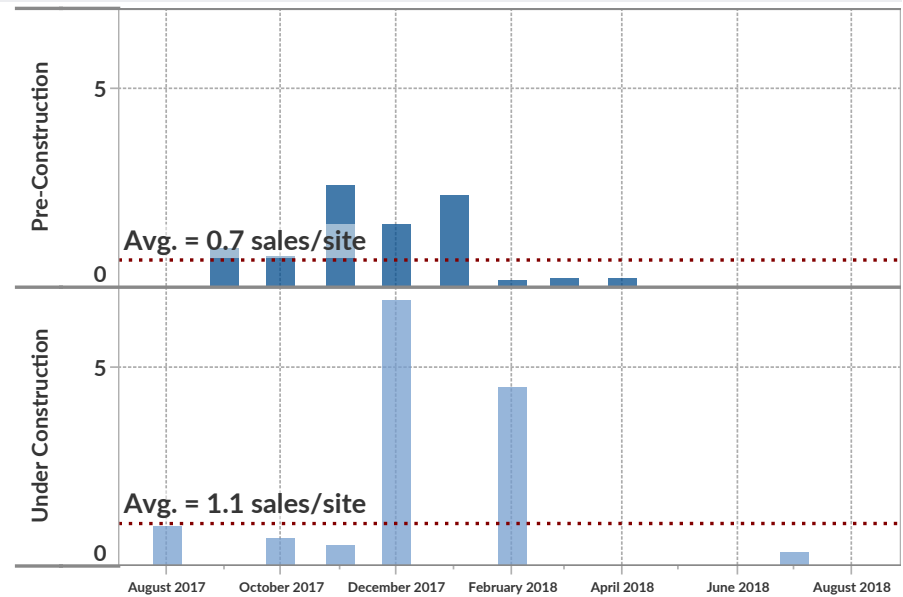
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	300	0	300	0
1 Bedroom	1,158	1	1,152	6
1 Bedroom + Den	1,382	1	1,362	20
2 Bedroom	1,500	1	1,419	81
2 Bedroom + Den	835	4	760	75
3 Bedroom & Up	208	1	157	51
Penthouse	21	0	12	9
Other	25	0	15	10

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,170	475	1,690	\$569,000	\$3,935,900
\$1,183	577	1,075	\$628,000	\$1,208,900
\$1,657	717	2,294	\$679,900	\$5,908,900
\$2,186	827	2,861	\$883,900	\$7,128,900
\$2,232	797	4,209	\$1,404,900	\$13,000,000
\$2,412	1,977	6,137	\$3,250,000	\$24,100,000
\$1,101	986	1,461	\$1,039,900	\$1,644,900

IPO Launch Performance (first 2 months)

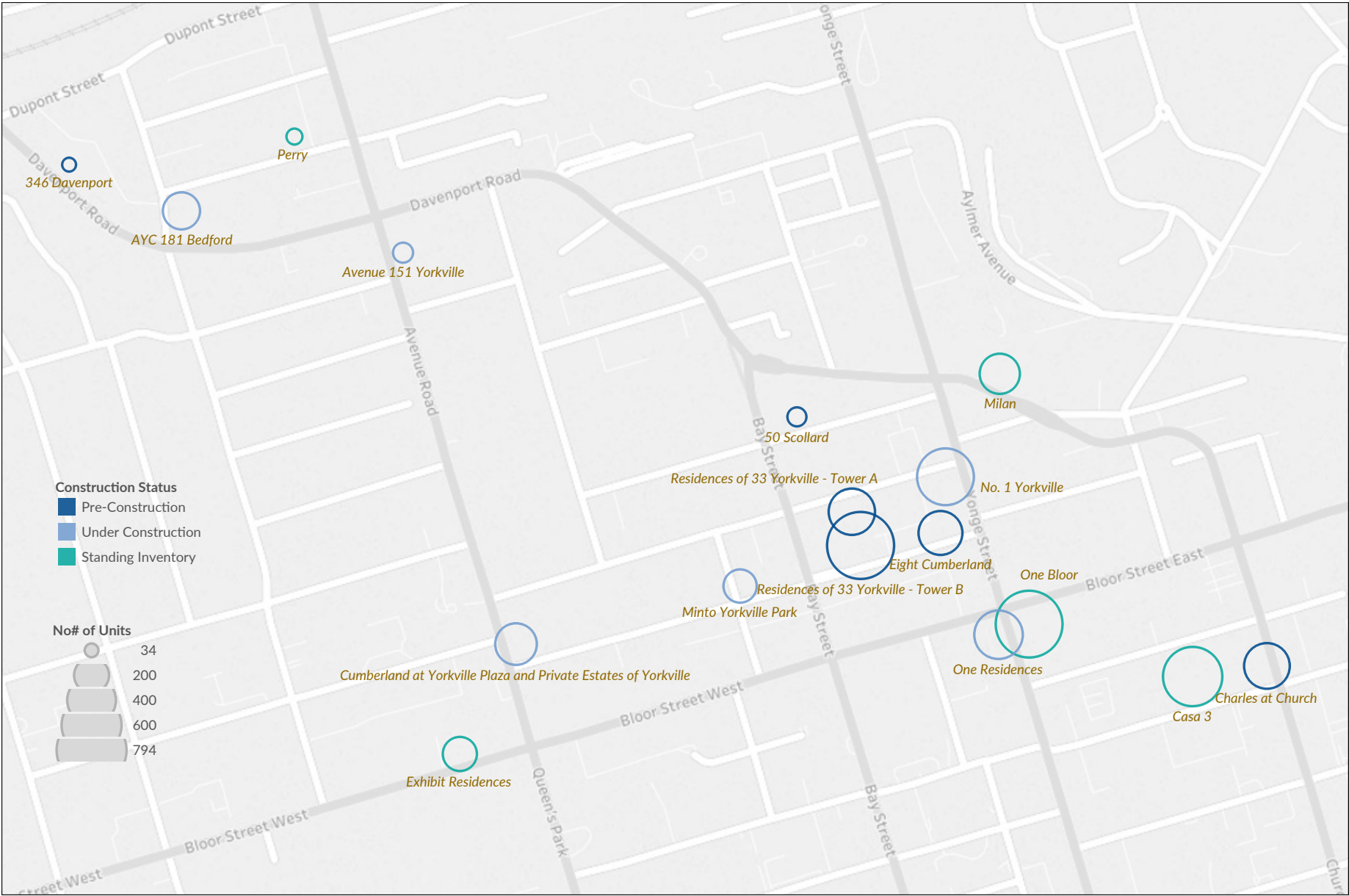


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - August 2018

Current Active Projects



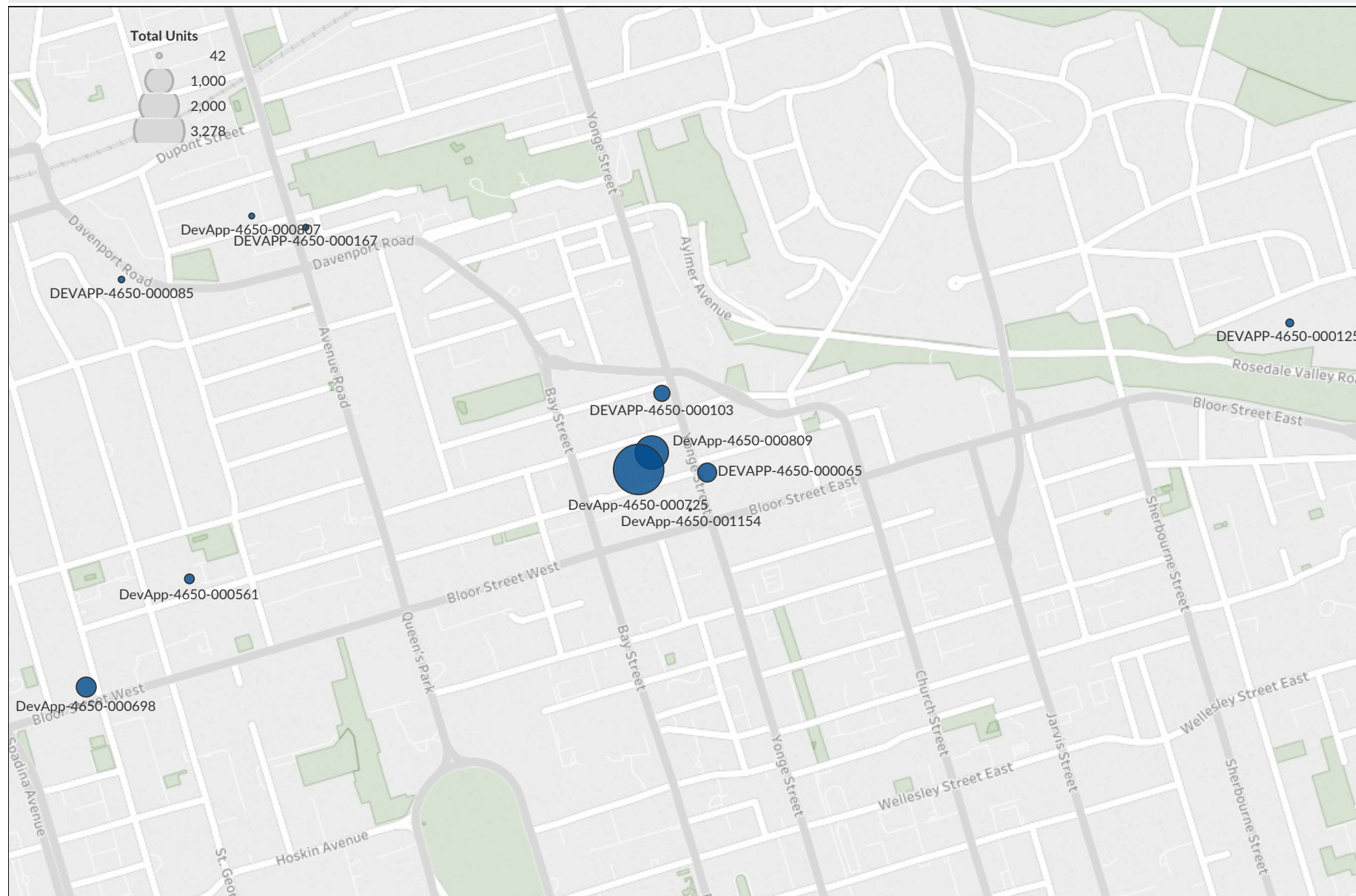
Bloor - Yorkville Submarket Report - August 2018

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	0	5	44	64	\$2,581	\$2,512
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	0	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	0	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	0	26	10	341	\$878	\$1,737
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	7	8	26	286	\$705	\$1,116
Minto Yorkville Park - Minto Developments and North Drive I...	Apartment	August 2019	0	2	2	196	\$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	0	1	4	789	\$785	\$1,445
One Residences - Mizrahi Developments	Apartment	March 2023	0	17	105	416	\$1,864	\$2,095
Perry - Mansouri Living	Apartment	August 2018	1	1	5	45	\$925	\$1,563
Residences of 33 Yorkville - Tower A - Cresford Developments	Apartment	May 2022	0	0	0	380	\$1,351	\$1,326
Residences of 33 Yorkville - Tower B - Cresford Developments	Apartment	May 2022	0	0	0	794	\$1,442	\$1,459

Bloor - Yorkville Submarket Report - August 2018

Current Development Applications



Bloor - Yorkville Submarket Report - August 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
DevApp-4650-001154	2 Bloor Street West		

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 - August 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	5,733	5,177	252	\$2,048	1,815	\$3,716,656	6,347
Central Waterfront	39	12	5,043	4,437	535	\$1,241	1,058	\$1,313,054	24,297
Don Mills - York Mills	16	10	2,437	2,224	213	\$837	1,138	\$952,699	26,520
Downtown Core	0	8	3,503	3,337	123	\$1,156	935	\$1,080,906	35,561
Downtown East	188	15	4,628	4,311	317	\$958	906	\$868,246	17,392
Downtown West	42	29	10,724	8,932	1,668	\$1,202	723	\$869,412	28,671
Etobicoke Waterfront	22	9	3,735	3,509	226	\$1,052	853	\$897,334	318
Highway7 - Yonge	45	6	1,582	1,091	351	\$651	898	\$584,505	.
Mississauga City Centre	24	6	3,129	2,612	326	\$751	815	\$611,635	.
North Toronto	7	7	2,091	1,869	206	\$1,011	883	\$892,486	11,798
North Yonge Corridor	18	6	2,164	1,778	219	\$908	742	\$674,455	7,581
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	5,715
North York West	8	10	2,121	1,700	419	\$748	756	\$566,069	24,101
Not Applicable	338	130	22,892	19,402	3,185	\$673	1,021	\$686,691	61,929
Scarborough City Centre									4,490
Sheppard Corridor	33	11	3,258	2,883	320	\$929	820	\$761,641	11,487
Thornhill									.
Toronto East	1	10	1,204	1,155	22	\$757	977	\$739,305	16,482
Toronto West	3	6	939	484	385	\$912	739	\$674,434	29,071
Yonge - St. Clair	11	7	1,121	1,050	69	\$1,271	1,225	\$1,556,074	.

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.