

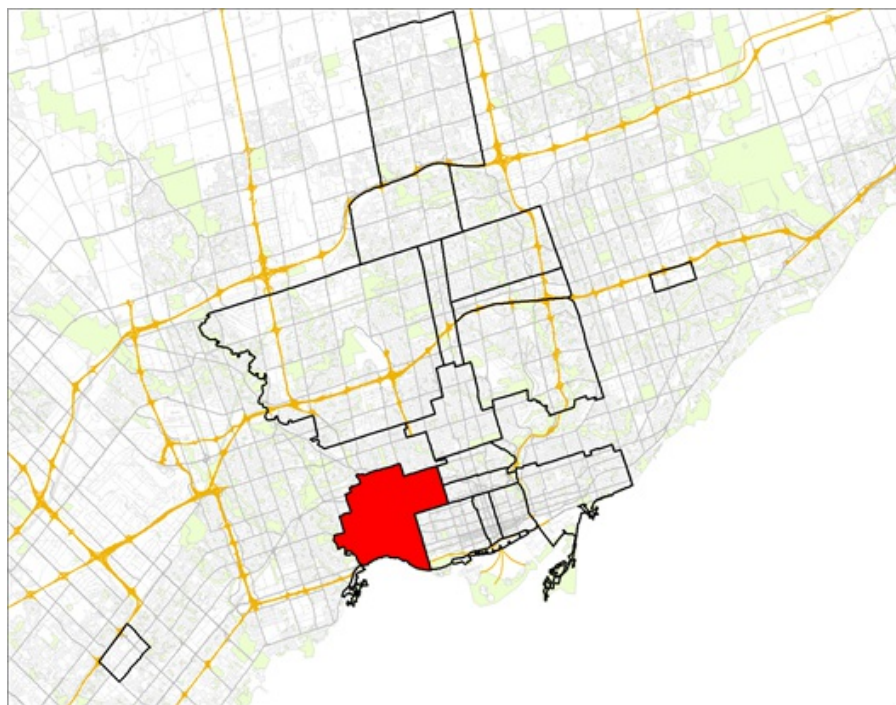


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of August 2018



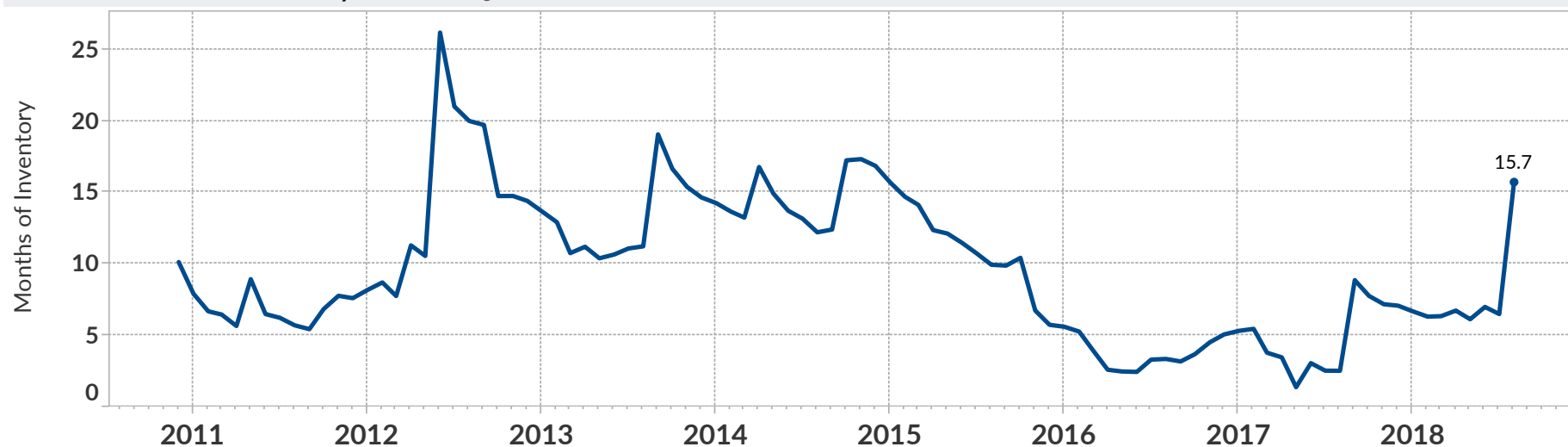
Toronto West Submarket Report - August 2018



Toronto West		GTA
Active Projects	6	301
Total Units	939	76,955
Total Sales	484	66,596
Rem. Inv.	385	8,842
Avg. \$/SF	\$912	\$936
Avg. SF	739	930
Avg. \$	\$674,434	\$870,023
Current Month Sales (incl. active & sold out)	3	803

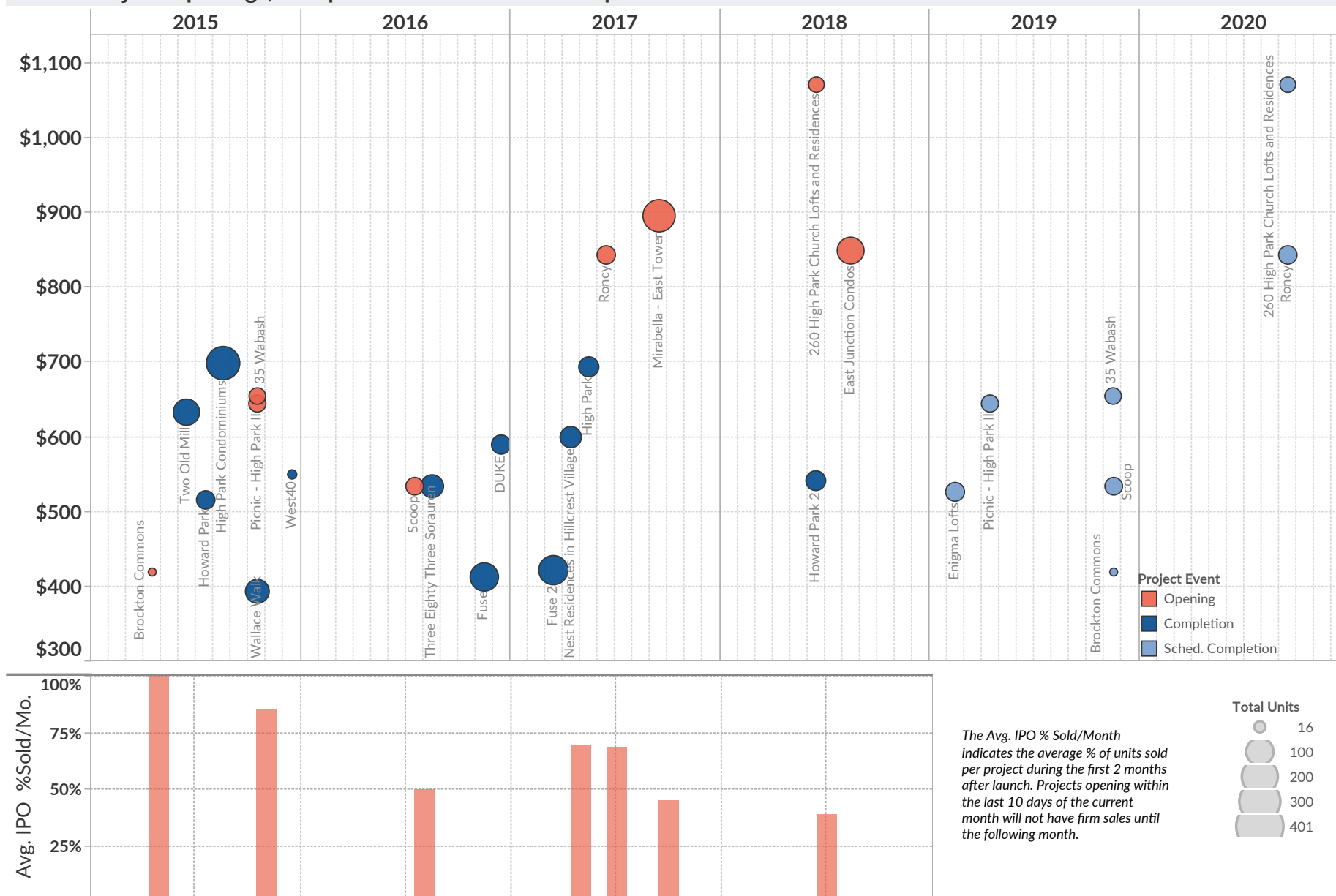
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	19	281
Total Units	28,985	309,523
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	10.7	45.5
Avg. Floor Space Index	3.9	5.5

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



Toronto West Submarket Report - August 2018

Recent Project Openings, Completions & Scheduled Completions



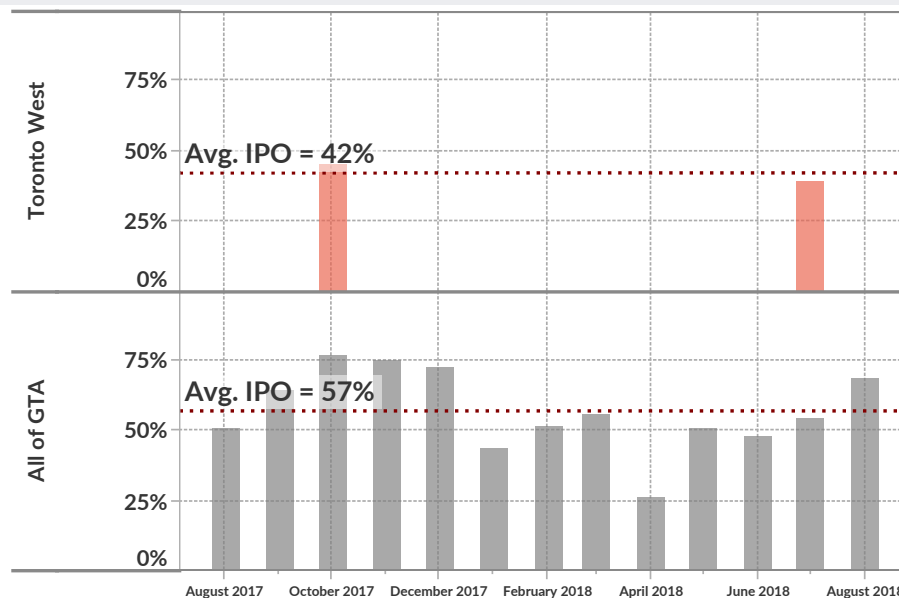
Toronto West Submarket Report - August 2018

Project Data by Unit Type

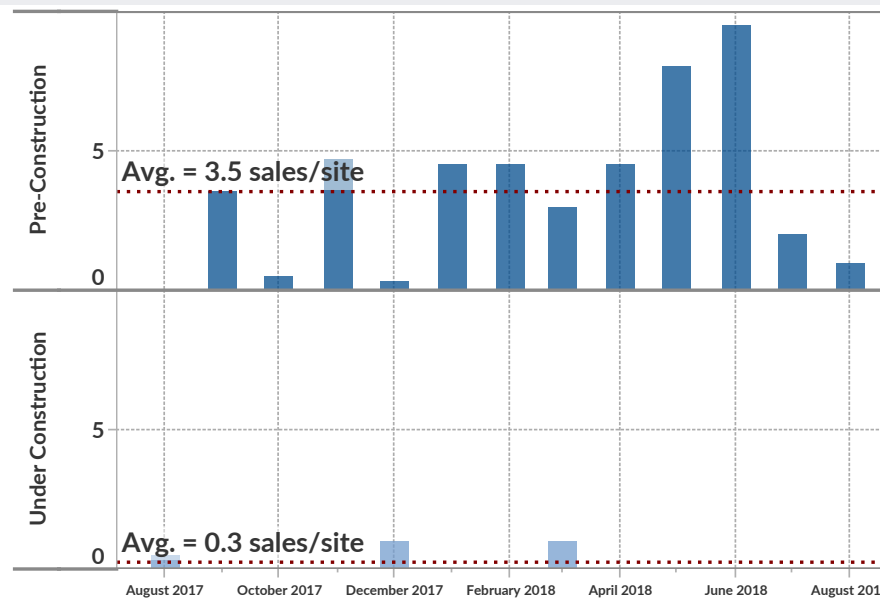
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	7	0	3	4
1 Bedroom	200	0	78	122
1 Bedroom + Den	277	0	196	81
2 Bedroom	172	2	61	111
2 Bedroom + Den	155	1	116	39
3 Bedroom & Up	45	0	25	20
Penthouse				
Other	13	0	5	8

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$900	370	491	\$329,550	\$445,100
\$823	387	1,059	\$308,550	\$889,900
\$939	550	983	\$498,000	\$1,063,900
\$898	703	1,200	\$570,900	\$1,299,900
\$1,044	764	1,618	\$658,000	\$1,939,900
\$921	975	1,461	\$850,000	\$1,619,900
\$968	1,380	2,583	\$1,434,900	\$2,399,900

IPO Launch Performance (first 2 months)

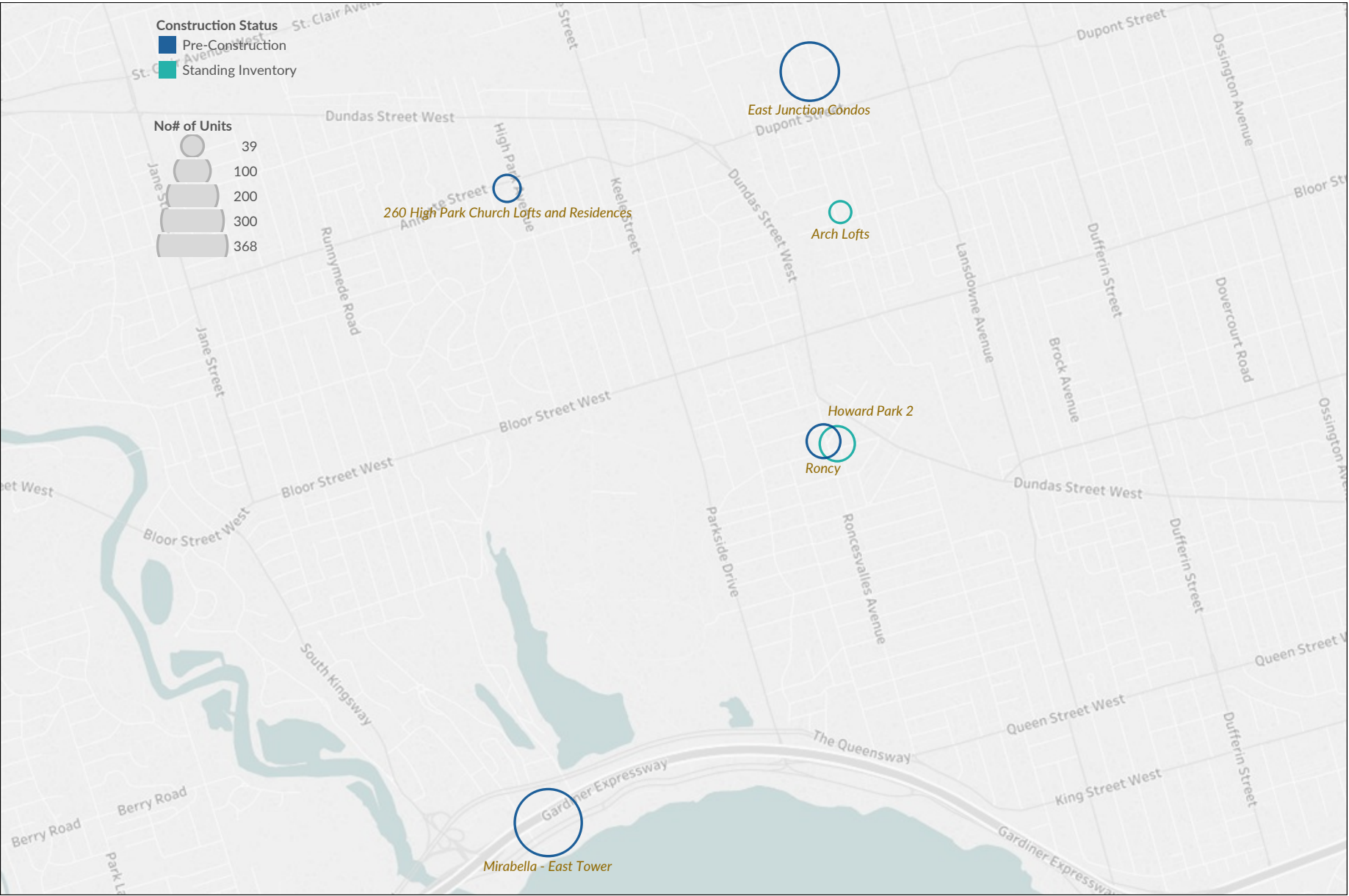


Post Launch Absorption: Toronto West



Toronto West Submarket Report - August 2018

Current Active Projects



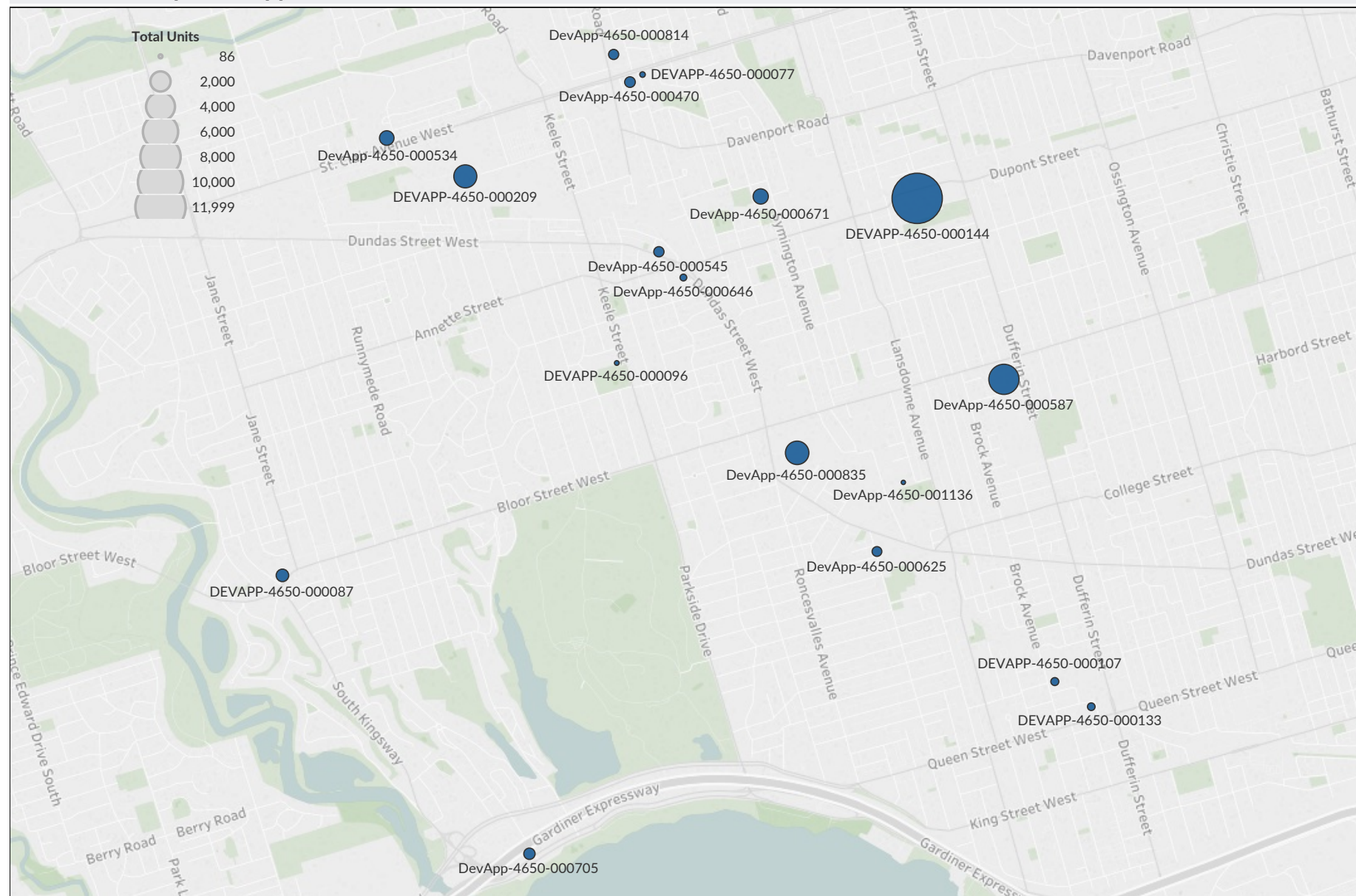
Toronto West Submarket Report - August 2018

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
260 High Park Church Lofts and Residences - TRAC Developm..	Apartment	September 2020	0	20	31	60	\$1,071	\$1,058
Arch Lofts - Windmill Development Group Ltd.	Loft	September 2017	0	3	1	39	\$0	\$840
East Junction Condos - Limen Group	Apartment	September 2021	0	0	230	278	\$849	\$849
Howard Park 2 - Triumph Developments	Apartment	June 2018	0	0	0	101	\$541	\$926
Mirabella - East Tower - Diamante Development	Apartment	January 2021	3	69	123	368	\$896	\$947
Roncy - Worsley Urban	Apartment	September 2020	0	6	0	93	\$843	\$1,079

Toronto West Submarket Report - August 2018

Current Development Applications



Toronto West Submarket Report - August 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000077	1771 St. Clair Avenue West; 367 - 375 Osler Street	5.7	144
DEVAPP-4650-000087	2442 - 2454 Bloor Street West; 1 - 9 Riverview Gardens	10.8	744
DEVAPP-4650-000096	200 Keele Street	2.8	104
DEVAPP-4650-000107	57 - 65 Brock Avenue	4.5	300
DEVAPP-4650-000133	6 Noble Street	8.2	275
DEVAPP-4650-000144	1245 Dupont Street	5.5	11,999
DEVAPP-4650-000209	87 Ethel Avenue	7.6	2,510
DevApp-4650-000470	1779 - 1791 St. Clair Avenue West	7.8	535
DevApp-4650-000534	2306 St. Clair Avenue West	7.0	997
DevApp-4650-000545	2706 - 2730 Dundas Street West	10.2	497
DevApp-4650-000587	90 Croatia Street, 1141 Bloor Street West & 980 Dufferin Street	8.8	4,317
DevApp-4650-000625	383 Sorauren Avenue	4.3	450
DevApp-4650-000646	2639 Dundas Street West	7.2	217
DevApp-4650-000671	386 - 394 Symington Avenue	5.5	1,098
DevApp-4650-000675	250 Front Street East	9.0	1,032
DevApp-4650-000705	1978 Lake Shore Boulevard West	12.7	607
DevApp-4650-000814	423 Old Weston Road	7.2	484
DevApp-4650-000835	2280 Dundas Street West	5.0	2,606
DevApp-4650-001134	1285 Queen Street East	6.4	69
DevApp-4650-001136	138 St. Helens Avenue		86

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.

Toronto West 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	•

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