

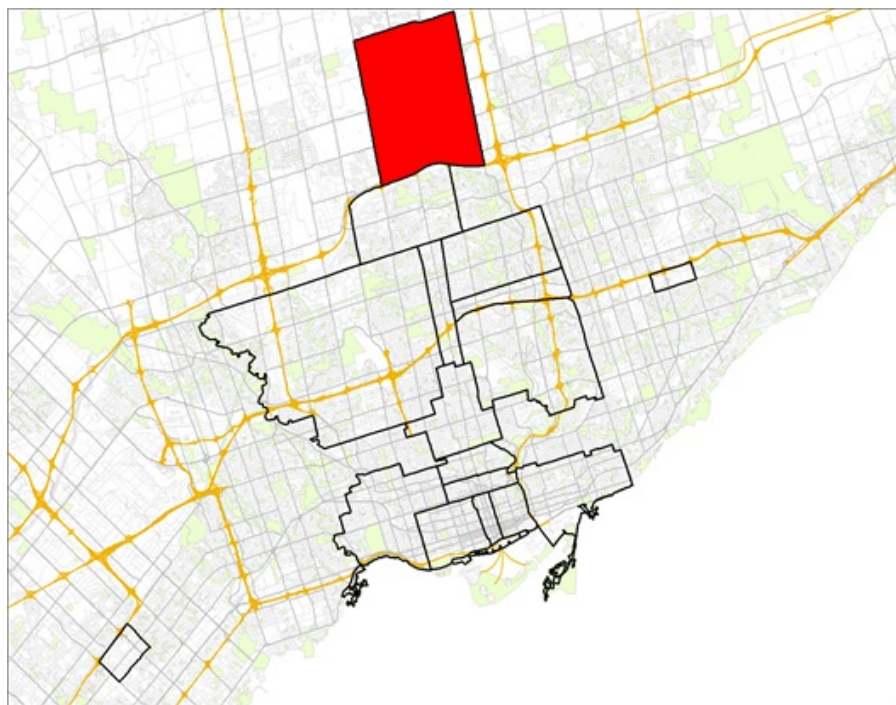


Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of August 2018



Highway 7 - Yonge Submarket Report - August 2018



Highway7 - Yonge		GTA
Active Projects	6	301
Total Units	1,582	76,955
Total Sales	1,091	66,596
Rem. Inv.	351	8,842
Avg. \$/SF	\$651	\$936
Avg. SF	898	930
Avg. \$	\$584,505	\$870,023
Current Month Sales (incl. active & sold out)	45	803

Development Applications

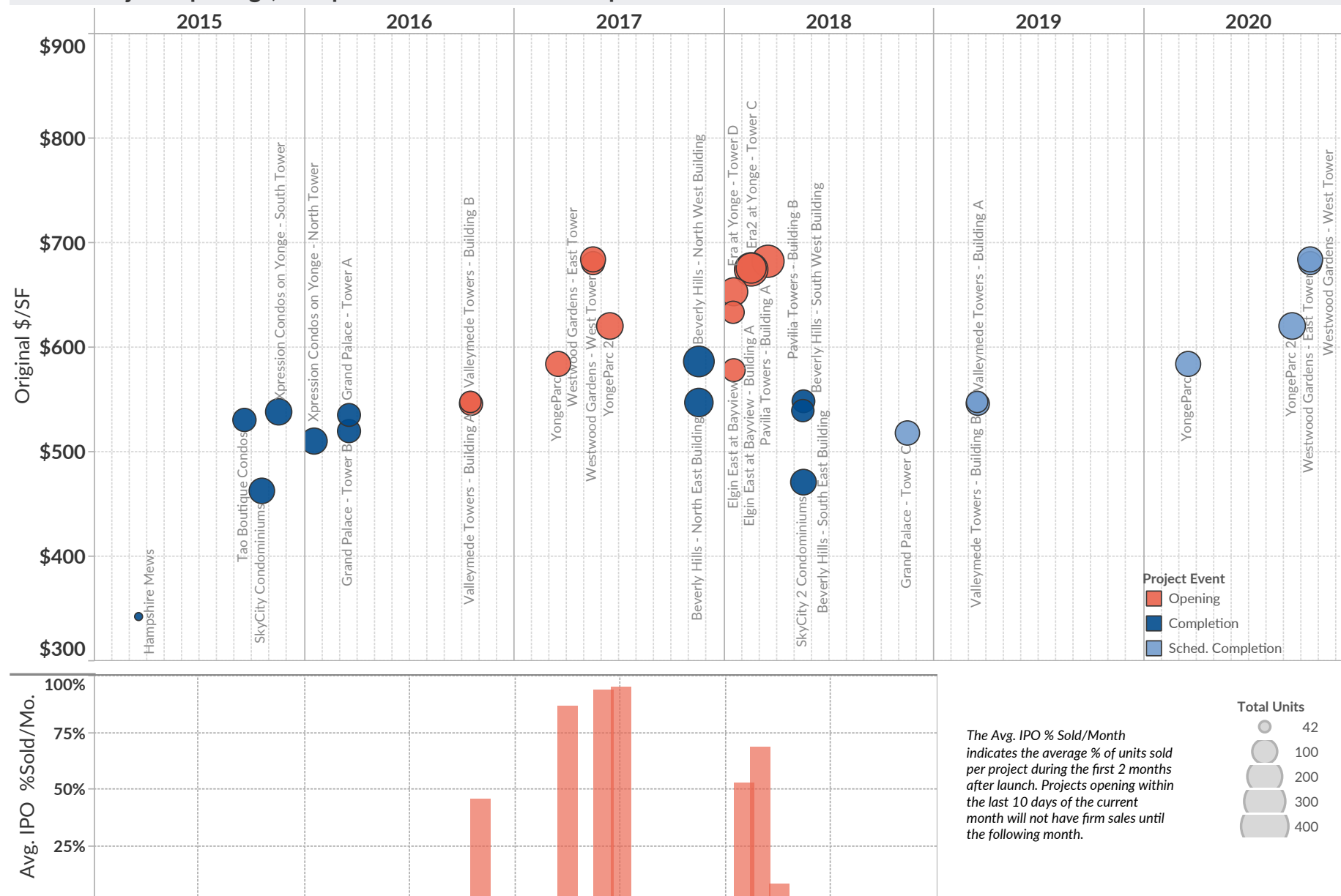
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	281
Total Units		309,523
Min. Floor Space Index		0.1
Max. Floor Space Index		45.5
Avg. Floor Space Index		5.5

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



Highway 7 - Yonge Submarket Report - August 2018

Recent Project Openings, Completions & Scheduled Completions



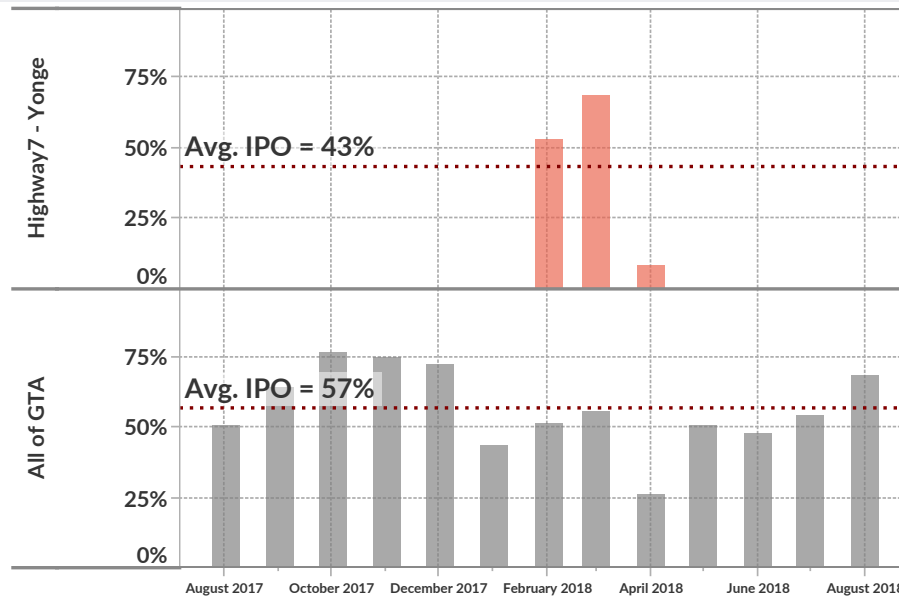
Highway 7 - Yonge Submarket Report - August 2018

Project Data by Unit Type

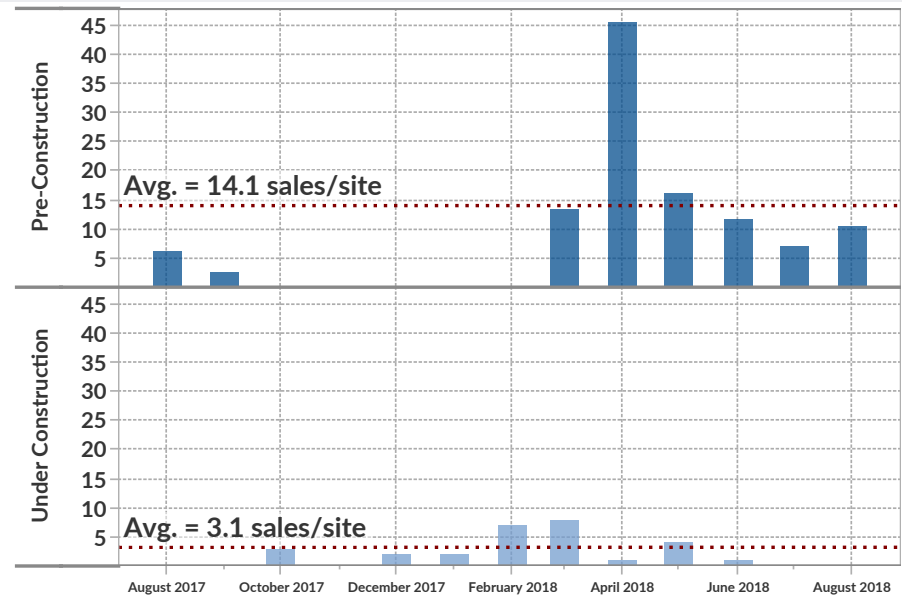
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	0	1
1 Bedroom	110	9	76	34
1 Bedroom + Den	603	15	499	104
2 Bedroom	446	12	300	146
2 Bedroom + Den	154	5	130	24
3 Bedroom & Up	111	4	74	37
Penthouse	7		7	0
Other	10	0	5	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$679	674	674	\$457,500	\$457,500
\$685	566	622	\$398,600	\$424,500
\$676	626	849	\$423,600	\$559,100
\$647	813	1,268	\$525,900	\$829,900
\$646	956	1,350	\$600,900	\$901,500
\$613	982	1,672	\$615,900	\$998,100
\$692	1,313	1,440	\$919,100	\$987,000

IPO Launch Performance (first 2 months)

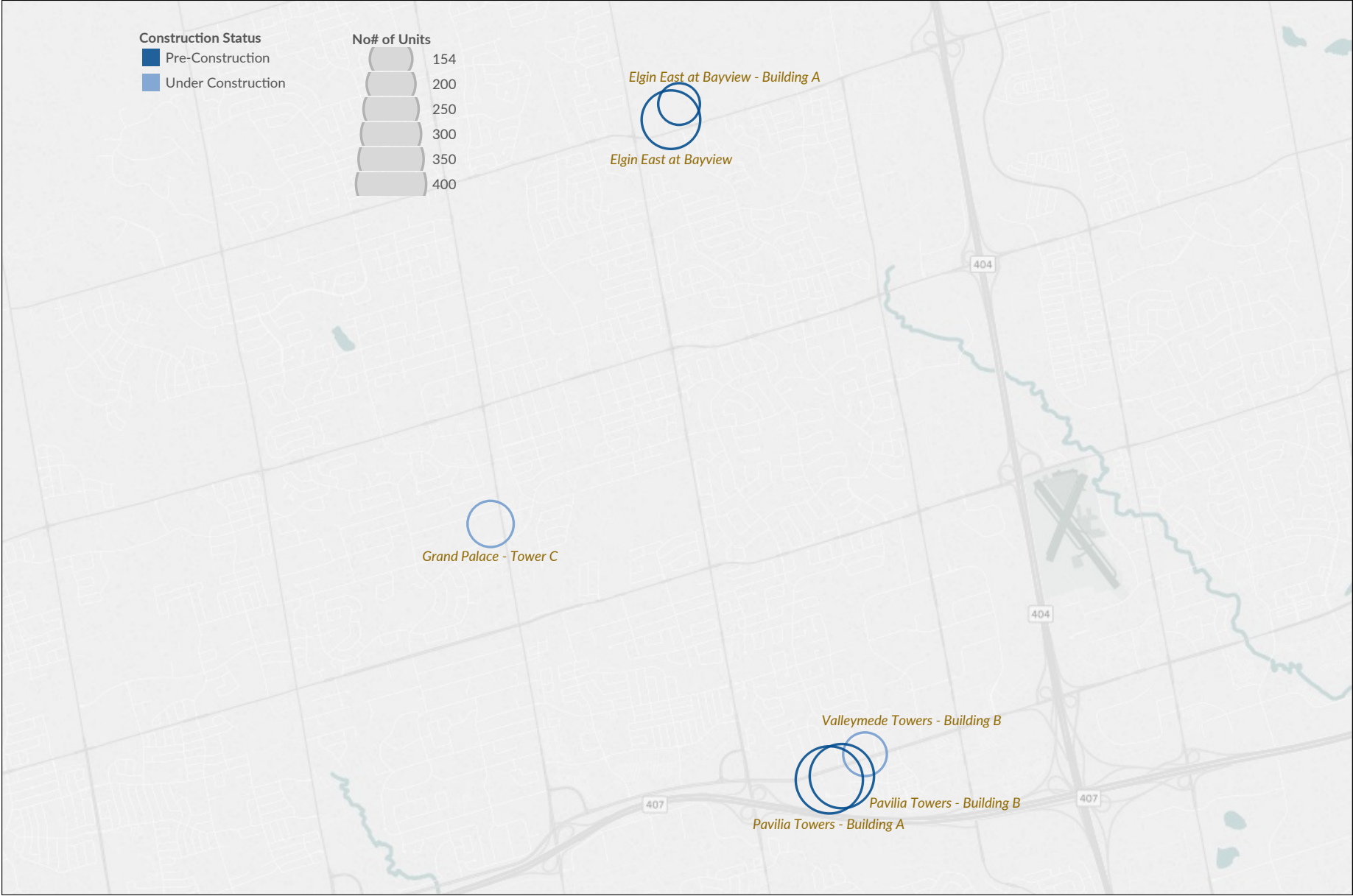


Post Launch Absorption: Highway 7 - Yonge



Highway 7 - Yonge Submarket Report - August 2018

Current Active Projects



Highway 7 - Yonge 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
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March 2022	5	76	78	154	\$633	\$671
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	2	95	69	304	\$579	\$579
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	1	390	10	400	\$675	\$672
Pavilia Towers - Building B - Times Group Corporation	Apartment	July 2021	34	183	183	366	\$683	\$681
Valleymede Towers - Building B - Times Group Corporation	Apartment	March 2019	3	26	6	169	\$546	\$697

Highway 7 - Yonge 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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