

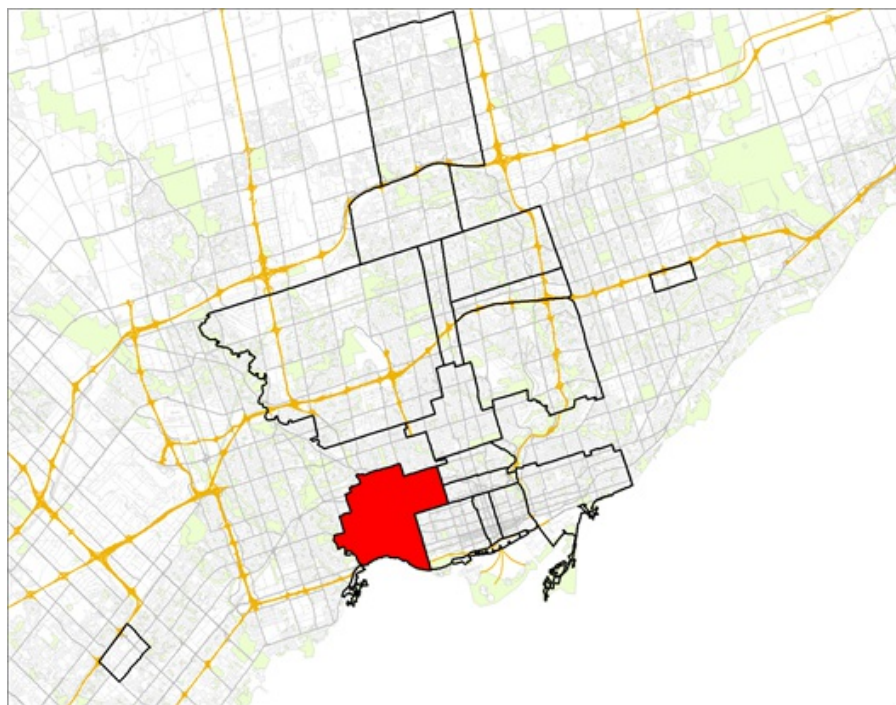


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of September 2018



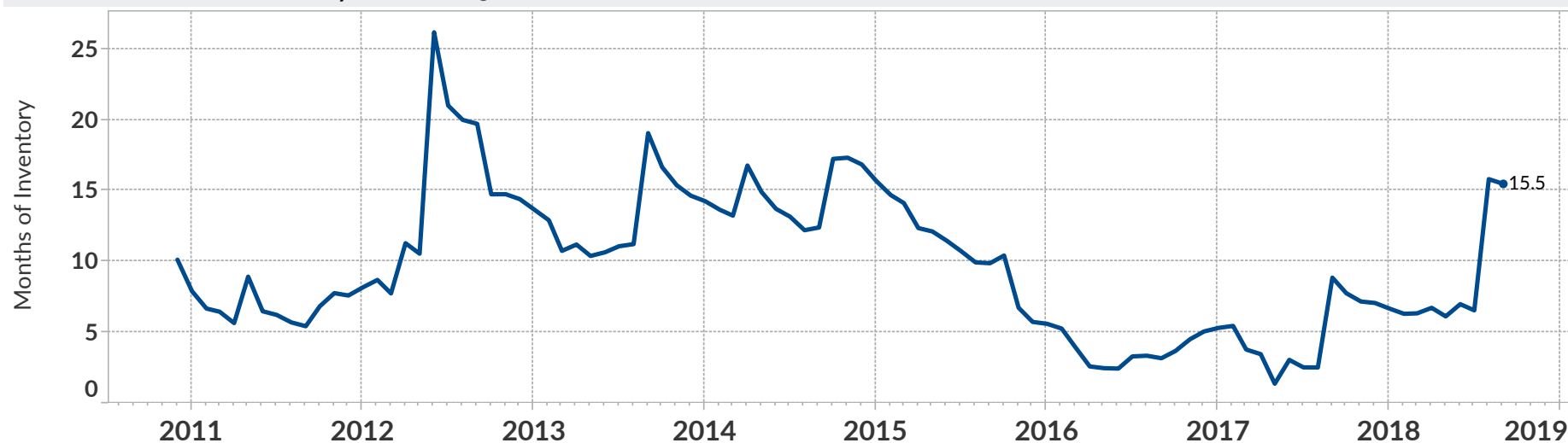
Toronto West Submarket Report - September 2018



Toronto West		GTA
Active Projects	9	299
Total Units	1,649	75,361
Total Sales	876	64,784
Rem. Inv.	686	8,820
Avg. \$/SF	\$949	\$929
Avg. SF	803	932
Avg. \$	\$761,875	\$865,729
Current Month Sales (incl. active & sold out)		1,494

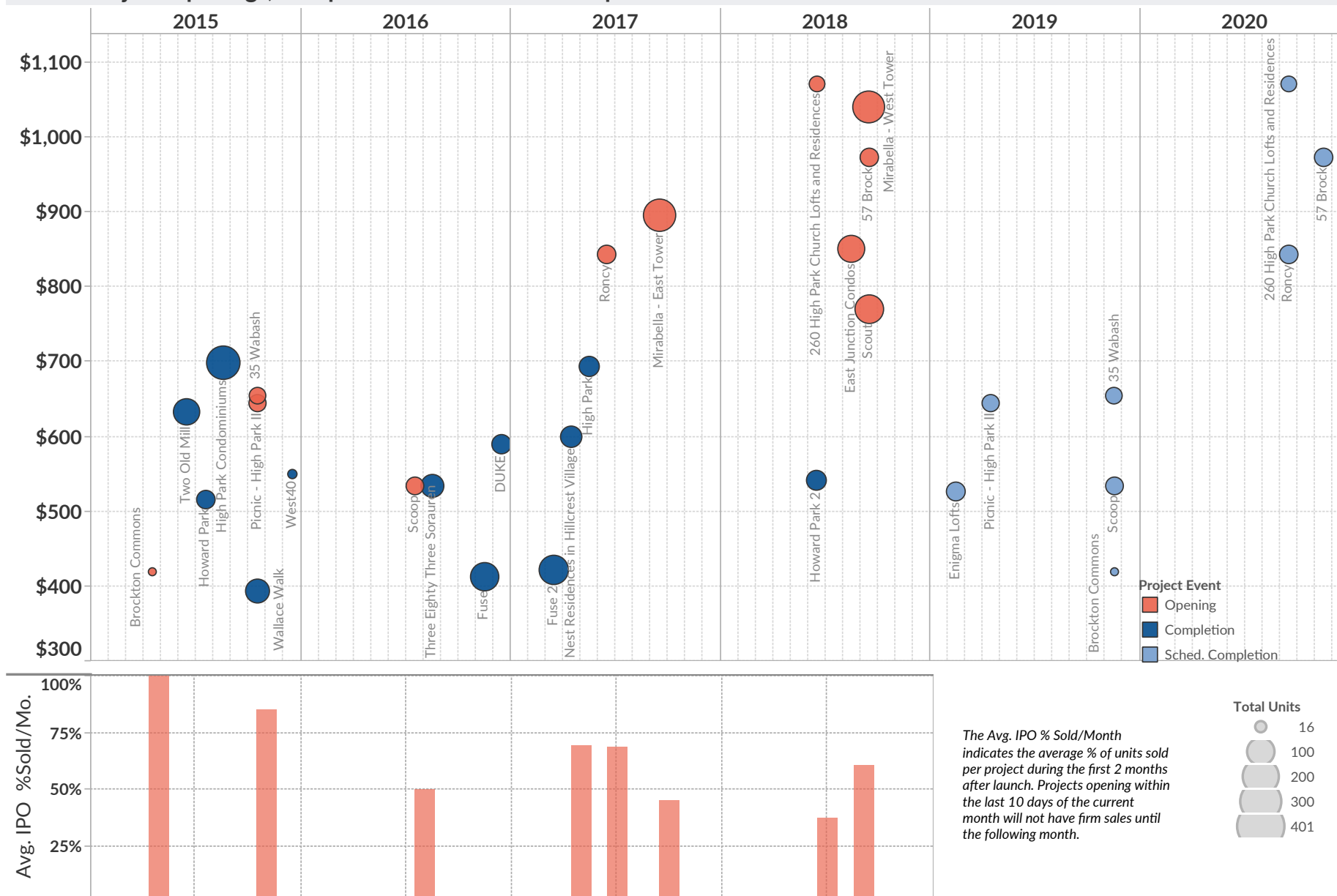
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	19	280
Total Units	13,001	136,450
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	10.7	45.5
Avg. Floor Space Index	4.0	5.6

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



Toronto West Submarket Report - September 2018

Recent Project Openings, Completions & Scheduled Completions



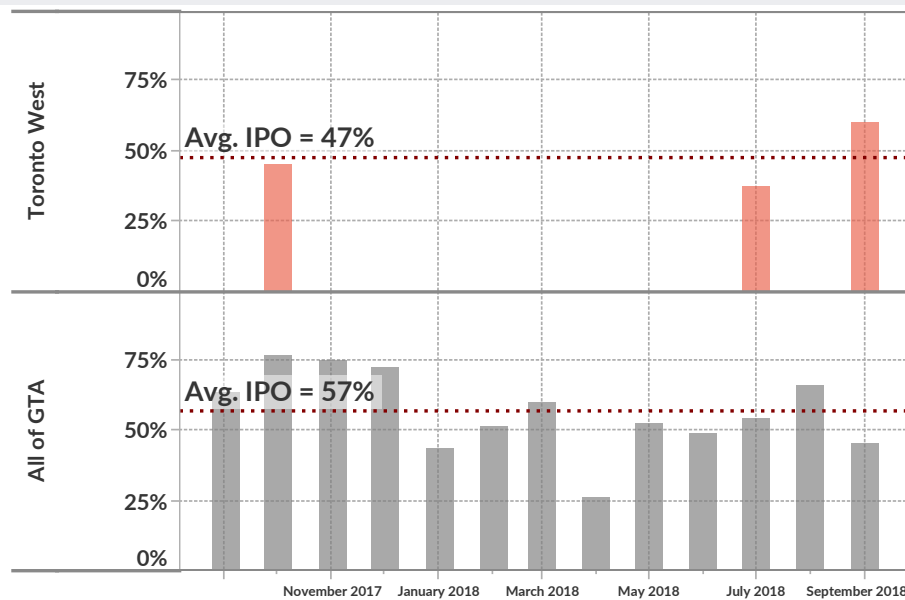
Toronto West Submarket Report - September 2018

Project Data by Unit Type

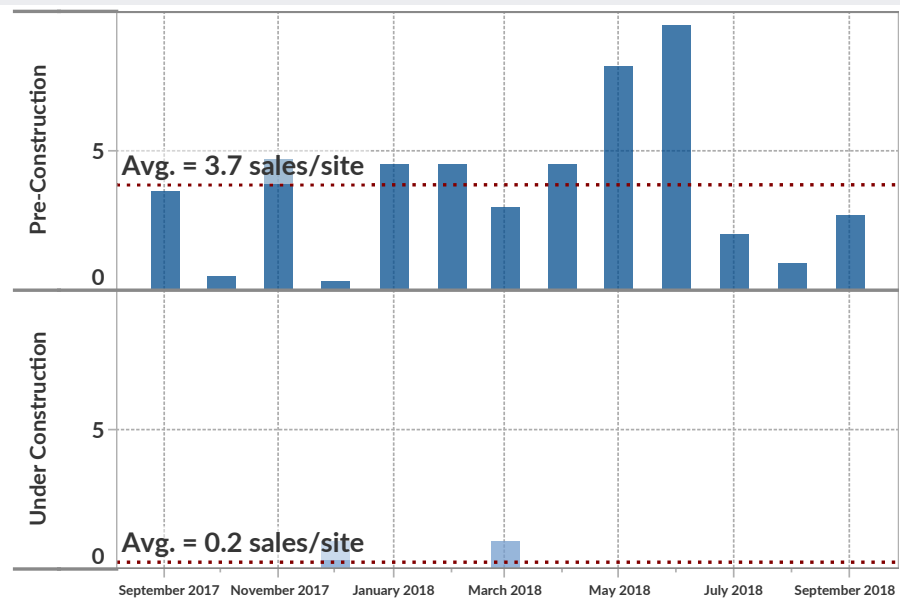
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	9	3	6	3
1 Bedroom	282	112	190	92
1 Bedroom + Den	501	141	337	164
2 Bedroom	389	118	178	211
2 Bedroom + Den	286	17	133	153
3 Bedroom & Up	78	2	27	51
Penthouse				
Other	17	0	5	12

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$974	501	501	\$487,900	\$487,900
\$882	407	1,059	\$348,040	\$889,900
\$924	550	983	\$438,900	\$1,063,900
\$917	640	1,200	\$532,840	\$1,299,900
\$1,013	764	1,618	\$671,000	\$1,939,900
\$1,006	975	1,461	\$855,000	\$1,655,000
\$923	1,130	2,583	\$870,100	\$2,399,900

IPO Launch Performance (first 2 months)

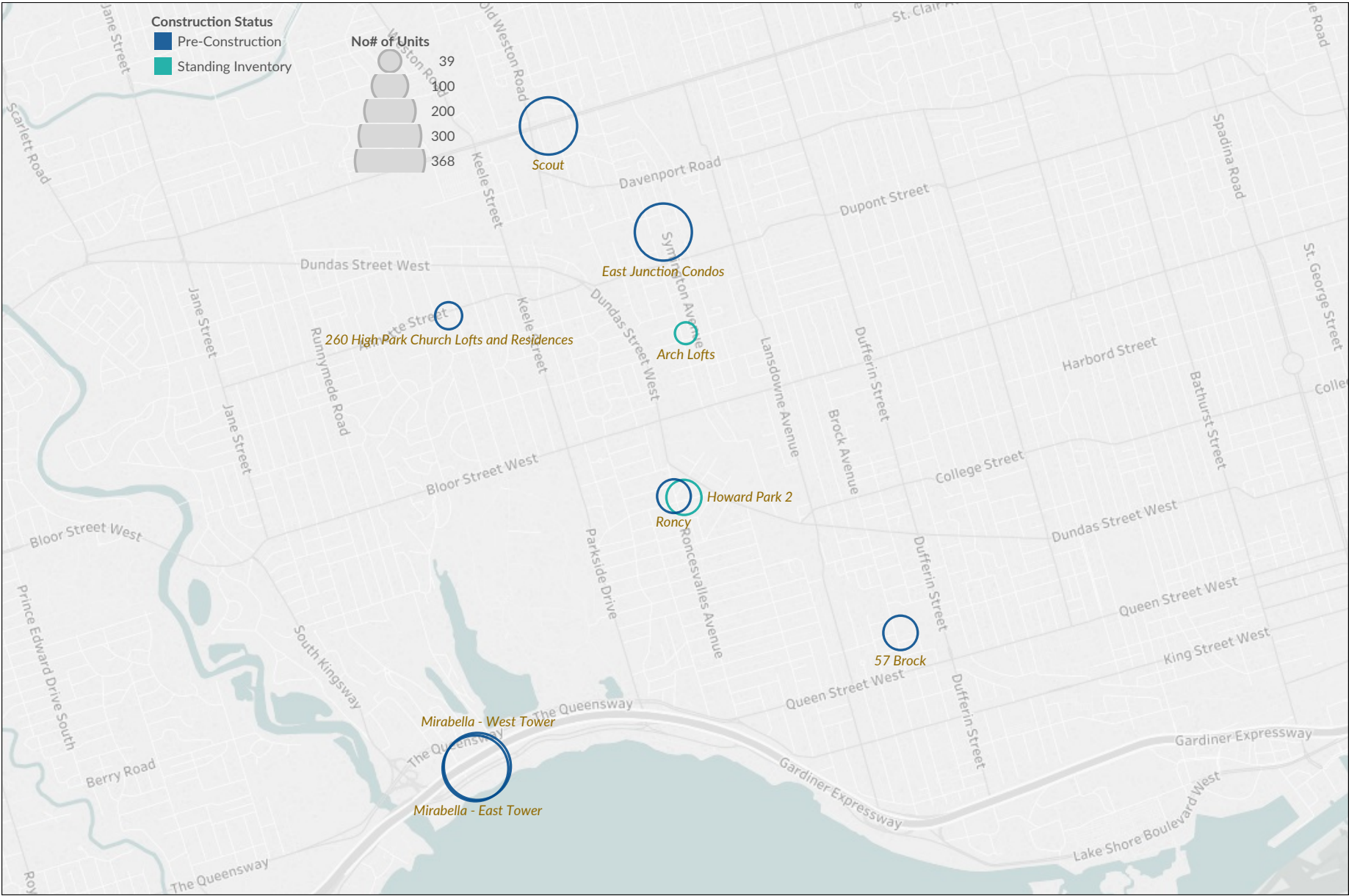


Post Launch Absorption: Toronto West



Toronto West Submarket Report - September 2018

Current Active Projects



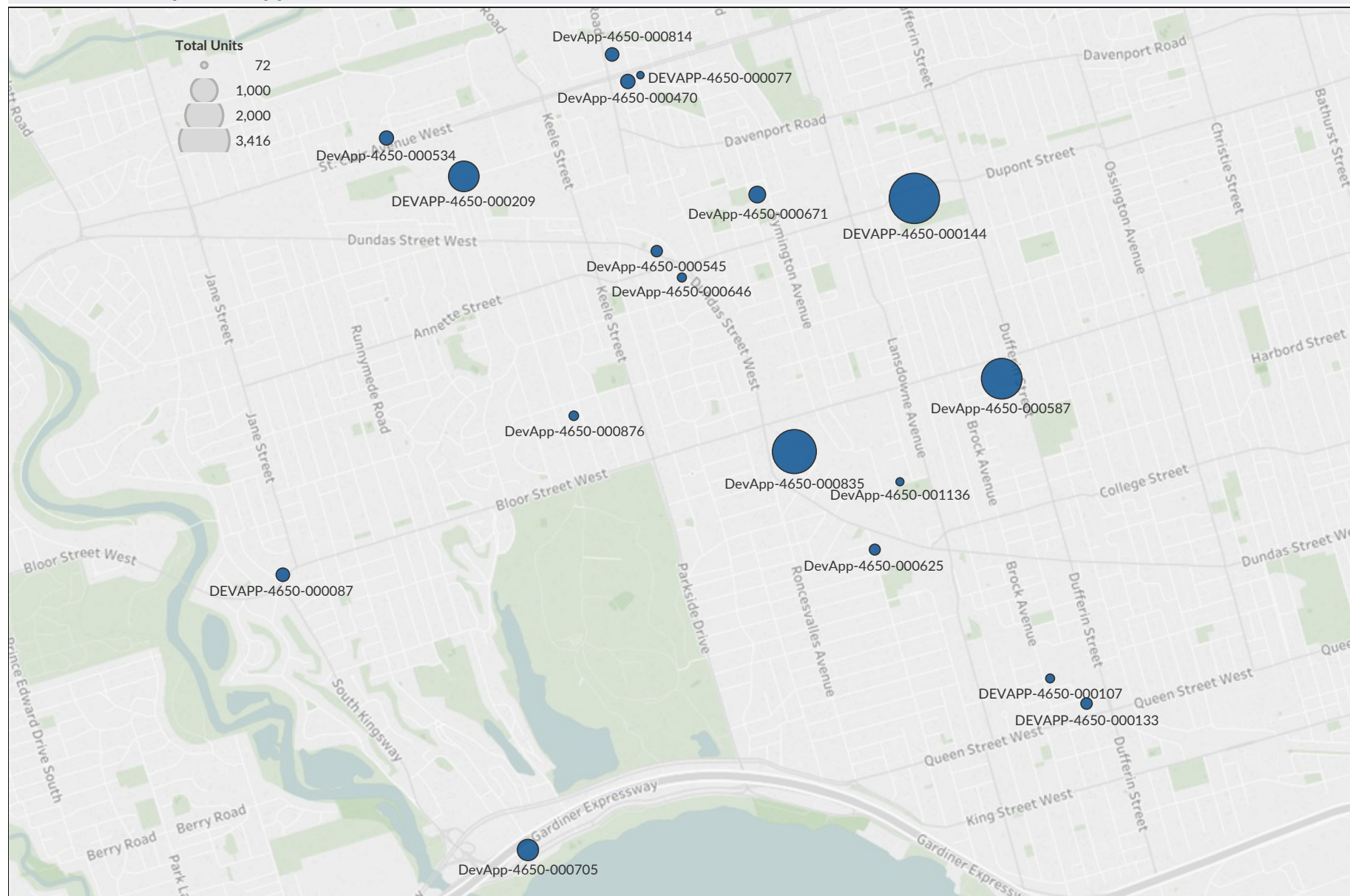
Toronto West Submarket Report - September 2018

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
57 Brock - Block Developments	Apartment	November 2020	0	0	80	97	\$973	\$973
260 High Park Church Lofts and Residences - TRAC Developm..	Apartment	September 2020	0	19	32	60	\$1,071	\$1,059
Arch Lofts - Windmill Development Group Ltd.	Loft	September 2017	0	3	1	39	\$0	\$840
East Junction Condos - Limen Group	Apartment	September 2021	132	132	87	267	\$850	\$865
Howard Park 2 - Triumph Developments	Apartment	June 2018	0	0	0	101	\$541	\$926
Mirabella - East Tower - Diamante Development	Apartment	January 2022	8	77	115	368	\$896	\$921
Mirabella - West Tower - Diamante Development	Apartment	January 2022	106	106	249	355	\$1,040	\$1,046
Roncy - Worsley Urban	Apartment	September 2020	0	6	0	93	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	147	147	122	269	\$770	\$770

Toronto West Submarket Report - September 2018

Current Development Applications



Toronto West Submarket Report - September 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	72
DEVAPP-4650-000087	2442 - 2454 Bloor Street West; 1 - 9 Riverview Gardens	10.8	244
DEVAPP-4650-000107	57 - 65 Brock Avenue	4.5	106
DEVAPP-4650-000133	6 Noble Street	8.2	174
DEVAPP-4650-000144	1245 Dupont Street	5.5	3,416
DEVAPP-4650-000209	87 Ethel Avenue	7.6	1,255
DevApp-4650-000470	1779 - 1791 St. Clair Avenue West	7.8	274
DevApp-4650-000534	2306 St. Clair Avenue West	7.0	267
DevApp-4650-000545	2706 - 2730 Dundas Street West	10.2	173
DevApp-4650-000587	90 Croatia Street, 1141 Bloor Street West & 980 Dufferin Street	8.8	2,219
DevApp-4650-000625	383 Sorauren Avenue	4.3	160
DevApp-4650-000646	2639 Dundas Street West	7.2	110
DevApp-4650-000671	386 - 394 Symington Avenue	5.5	371
DevApp-4650-000675	250 Front Street East	9.0	516
DevApp-4650-000705	1978 Lake Shore Boulevard West	12.7	607
DevApp-4650-000814	423 Old Weston Road	7.2	242
DevApp-4650-000835	2280 Dundas Street West	5.0	2,606
DevApp-4650-000876	299 Glenlake Avenue	6.1	120
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 - September 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	● 25	● 17	● 5,733	● 5,197	● 232	● \$2,059	● 1,809	● \$3,724,405	● 4,165
Central Waterfront	● 139	● 12	● 5,036	● 4,634	● 331	● \$1,368	● 1,209	● \$1,653,764	● 11,118
Don Mills - York Mills	● 11	● 9	● 2,357	● 2,155	● 202	● \$838	● 1,155	● \$967,623	● 10,667
Downtown Core	● 49	● 8	● 3,503	● 3,386	● 74	● \$1,006	● 812	● \$816,364	● 17,286
Downtown East	● 54	● 15	● 4,660	● 4,351	● 309	● \$1,000	● 881	● \$881,292	● 8,207
Downtown West	● 322	● 28	● 10,586	● 8,731	● 1,637	● \$1,186	● 726	● \$861,485	● 11,243
Etobicoke Waterfront	● 17	● 9	● 3,735	● 3,526	● 209	● \$1,056	● 847	● \$894,536	● 1,439
Highway7 - Yonge	● 36	● 6	● 1,582	● 1,138	● 304	● \$649	● 934	● \$605,643	● .
Mississauga City Centre	● 16	● 6	● 3,129	● 2,623	● 315	● \$752	● 818	● \$615,832	● .
North Toronto	● 28	● 6	● 1,932	● 1,737	● 179	● \$1,021	● 870	● \$888,635	● 5,857
North Yonge Corridor	● 0	● 5	● 1,609	● 1,246	● 196	● \$911	● 762	● \$694,695	● 3,967
North York East	● 0	● 2	● 650	● 645	● 5	● \$706	● 1,595	● \$1,125,400	● 2,381
North York West	● 66	● 10	● 2,121	● 1,830	● 289	● \$774	● 770	● \$596,624	● 9,869
Not Applicable	● 318	● 130	● 21,543	● 17,691	● 3,442	● \$679	● 1,009	● \$685,584	● 27,245
Scarborough City Centre									● 2,245
Sheppard Corridor	● 14	● 11	● 3,258	● 2,897	● 306	● \$929	● 823	● \$765,006	● 4,219
Thornhill									● .
Toronto East	● 4	● 9	● 1,161	● 1,071	● 41	● \$830	● 1,047	● \$868,678	● 6,362
Toronto West	● 393	● 9	● 1,649	● 876	● 686	● \$949	● 803	● \$761,875	● 13,087
Yonge - St. Clair	● 2	● 7	● 1,117	● 1,050	● 63	● \$1,199	● 1,208	● \$1,448,500	● .

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