

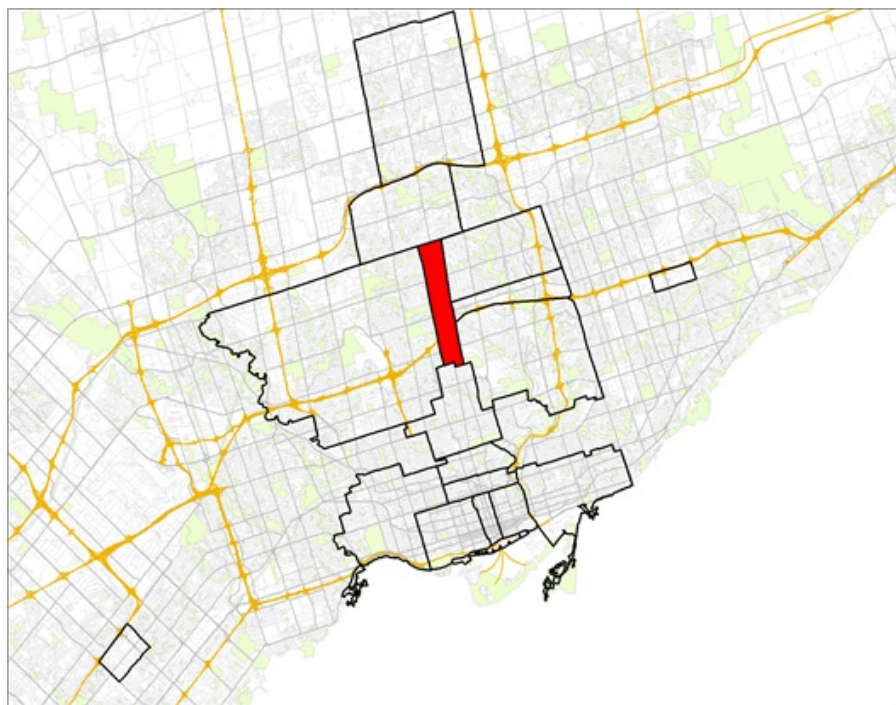


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of September 2018



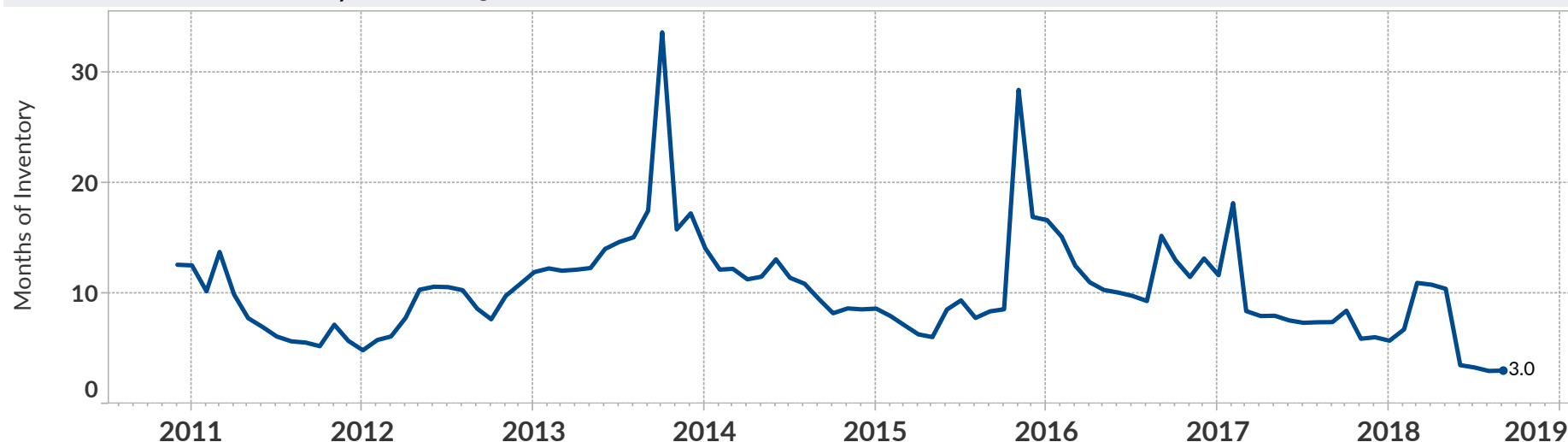
North Yonge Corridor Submarket Report - September 2018



North Yonge Corridor		GTA
Active Projects	5	299
Total Units	1,609	75,361
Total Sales	1,246	64,784
Rem. Inv.	196	8,820
Avg. \$/SF	\$911	\$929
Avg. SF	762	932
Avg. \$	\$694,695	\$865,729
Current Month Sales (incl. active & sold out)	0	1,494

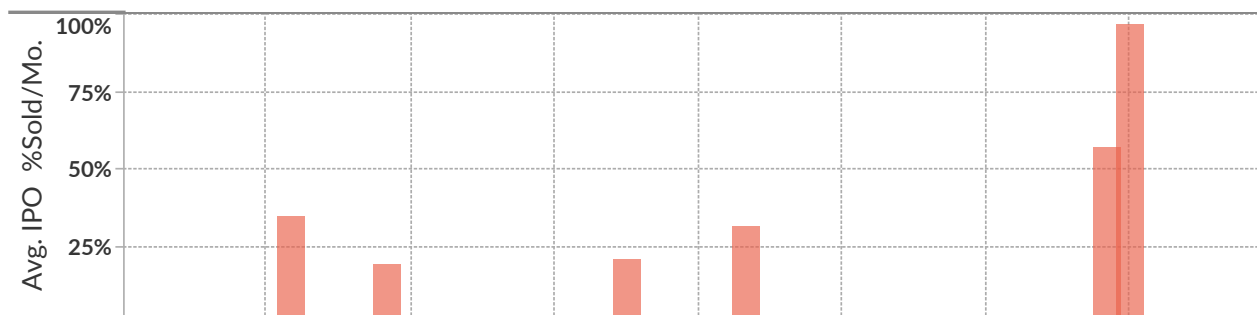
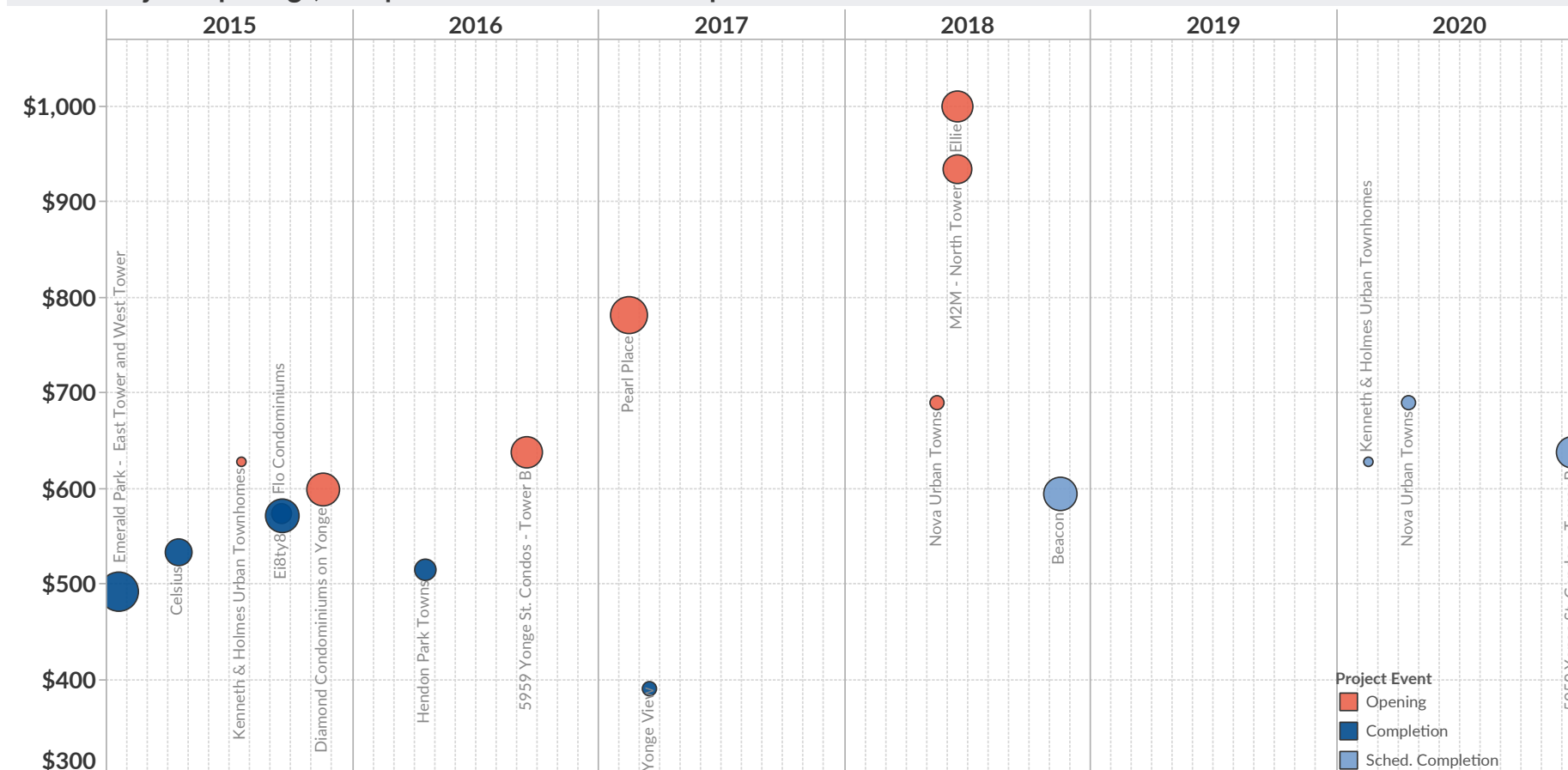
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	10	280
Total Units	3,967	136,450
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	9.6	45.5
Avg. Floor Space Index	4.0	5.6

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

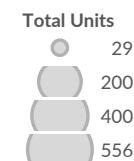


North Yonge Corridor Submarket Report - September 2018

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.



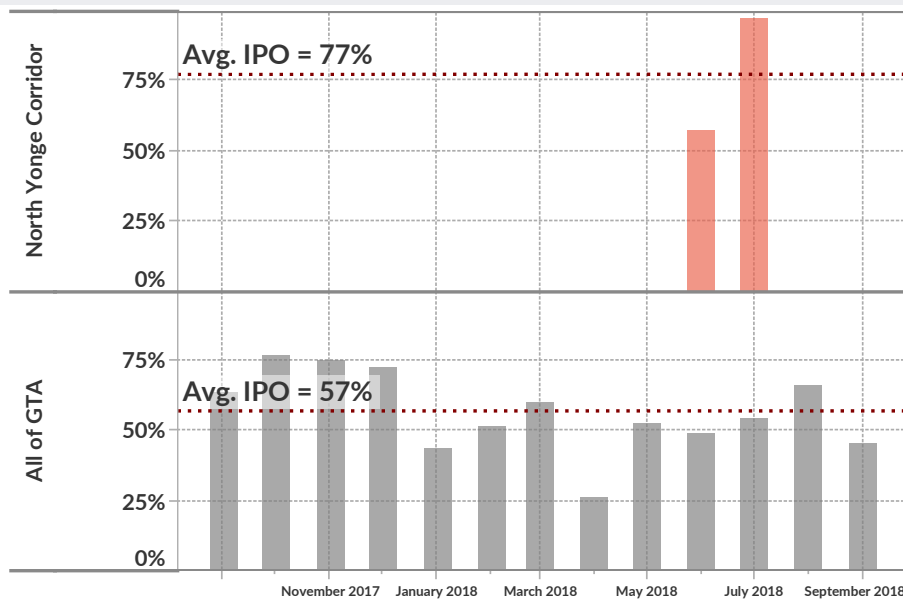
North Yonge Corridor Submarket Report - September 2018

Project Data by Unit Type

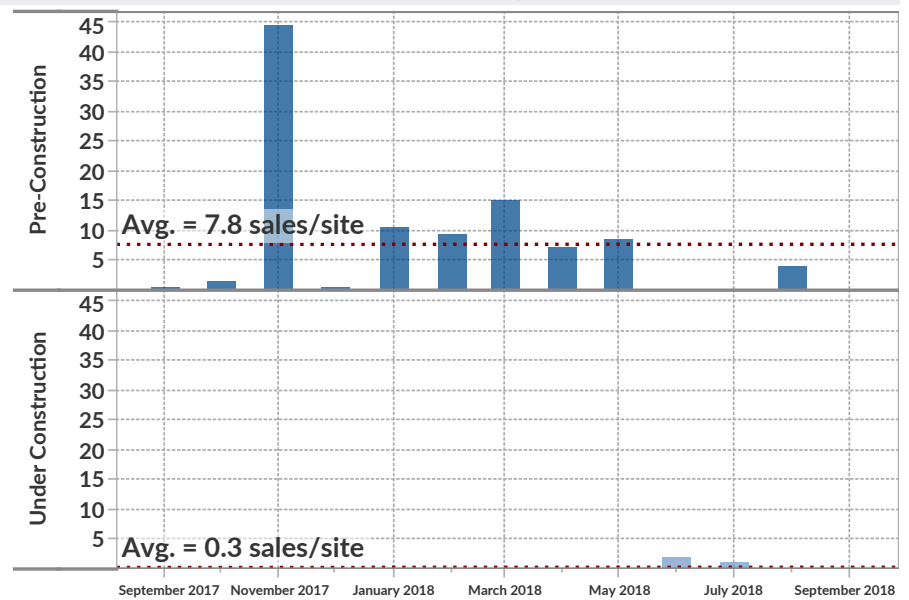
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	323	0	323	0
1 Bedroom + Den	464	0	362	102
2 Bedroom	476	0	434	42
2 Bedroom + Den	132	0	106	26
3 Bedroom & Up	37	0	14	23
Penthouse	9	0	6	3
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$912	583	628	\$544,900	\$559,900
\$932	816	816	\$759,900	\$760,900
\$898	834	1,264	\$748,500	\$1,115,000
\$883	926	1,404	\$904,900	\$985,500
\$978	1,227	1,227	\$1,194,900	\$1,204,800

IPO Launch Performance (first 2 months)

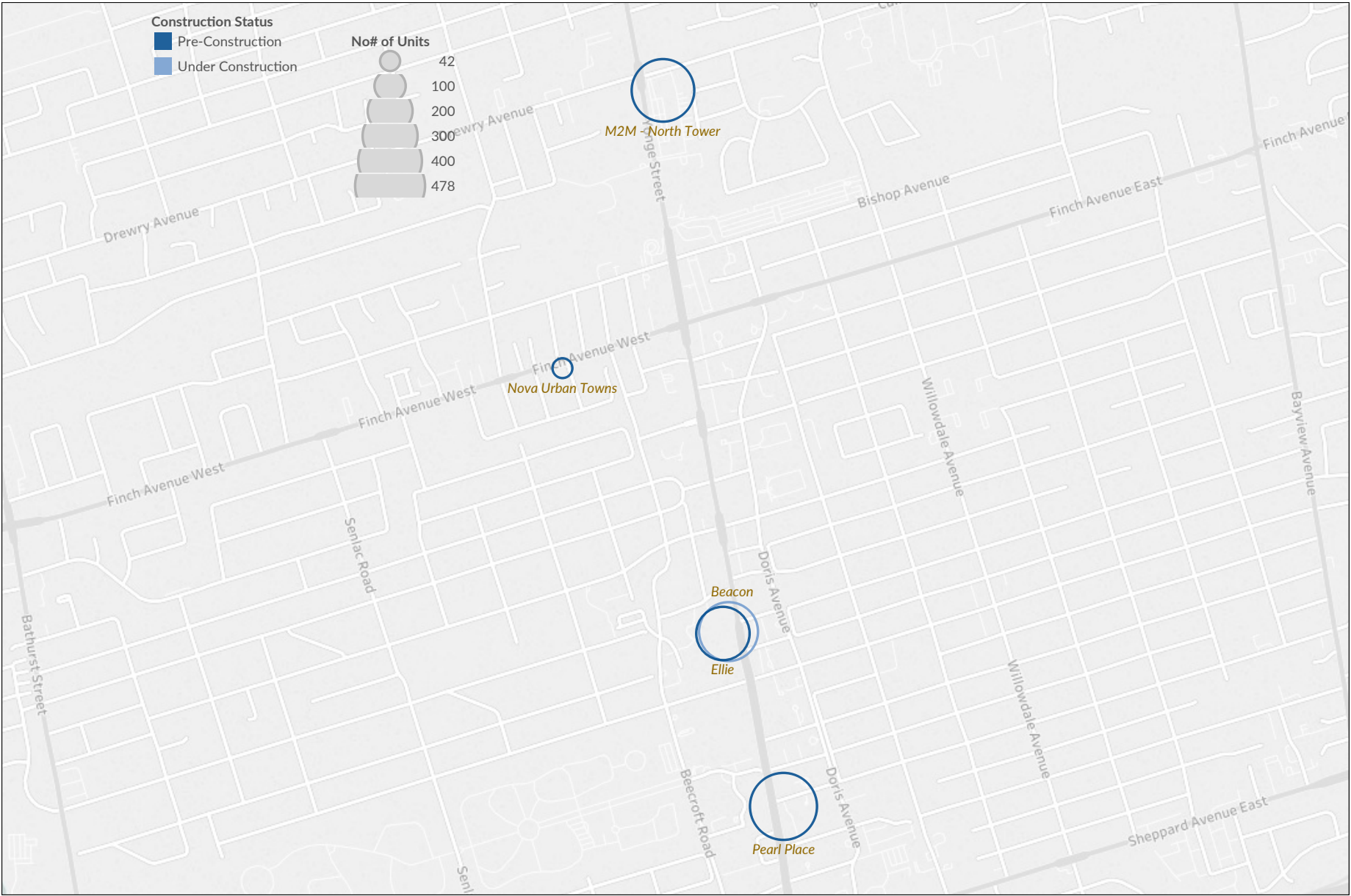


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - September 2018

Current Active Projects



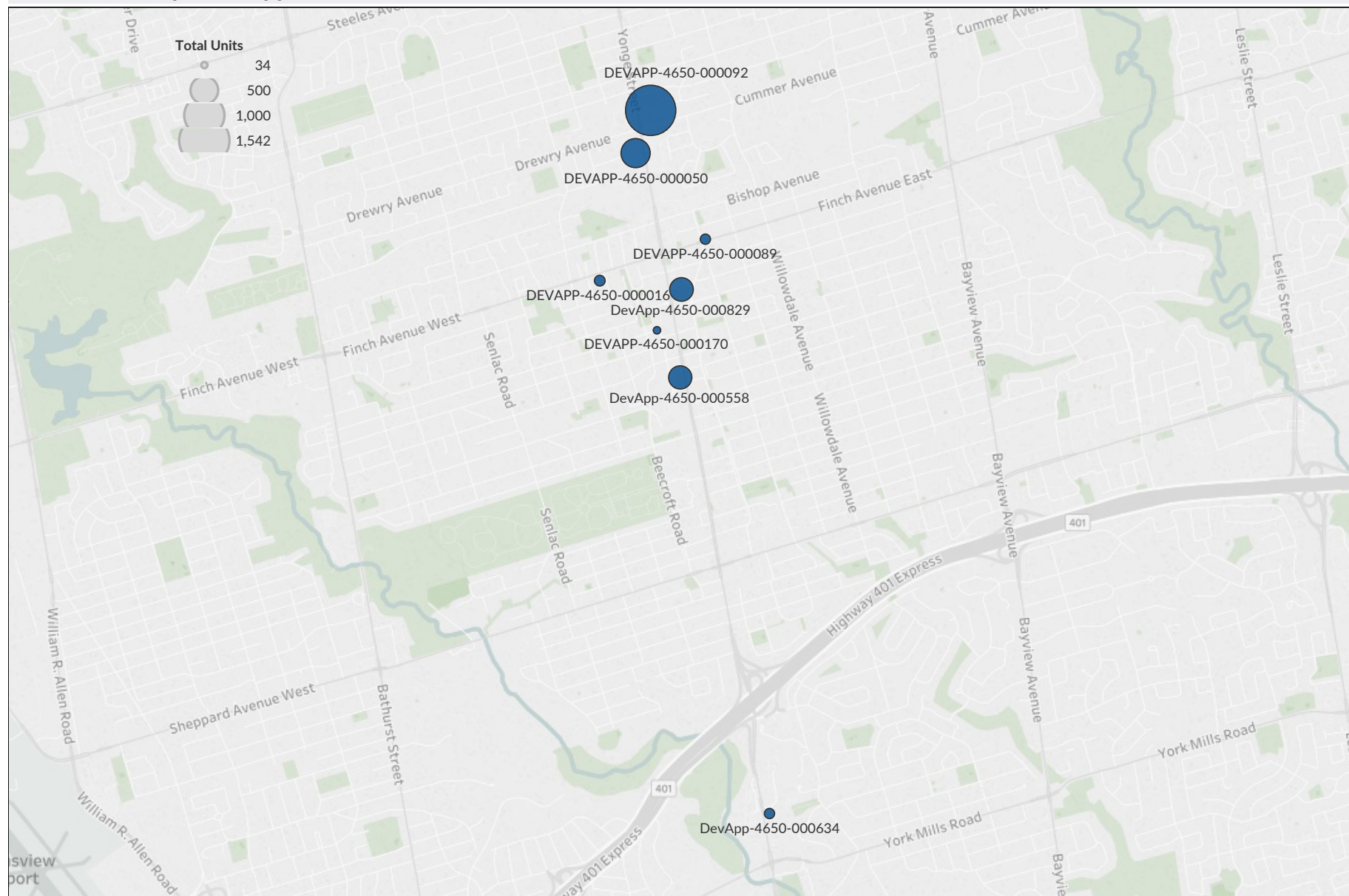
North Yonge Corridor Submarket Report - September 2018

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
Beacon - Sorbara	Apartment	November 2018	0	4	3	369	\$594	\$969
Ellie - G Group Development	Apartment	September 2022	0	301	2	303	\$999	\$1,230
M2M - North Tower - Aoyuan International	Apartment	May 2022	0	250	0	417	\$933	\$933
Nova Urban Towns - Kaleido Developments Inc.	Stacked	April 2020	0	24	18	42	\$690	\$767
Pearl Place - Conservatory Group	Apartment	March 2021	0	69	173	478	\$780	\$931

North Yonge Corridor Submarket Report - September 2018

Current Development Applications



North Yonge Corridor Submarket Report - September 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000016	57 - 63 Finch Avenue West	2.0	70
DEVAPP-4650-000050	5840 - 5870 Yonge Street	6.8	518
DEVAPP-4650-000089	50 - 52 Finch Avenue East	5.4	64
DEVAPP-4650-000092	5925 - 5995 Yonge Street	6.9	1,542
DEVAPP-4650-000170	26 - 36 Hounslow Avenue	2.2	34
DevApp-4650-000546	2400 - 2444 Yonge Street	9.3	631
DevApp-4650-000558	5294 - 5306 Yonge Street	10.6	328
DevApp-4650-000634	4155 Yonge Street	3.2	64
DevApp-4650-000829	15 Holmes Avenue	4.8	339
DevApp-4650-000999	2500 Yonge Street	9.0	377

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.

North Yonge Corridor 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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