

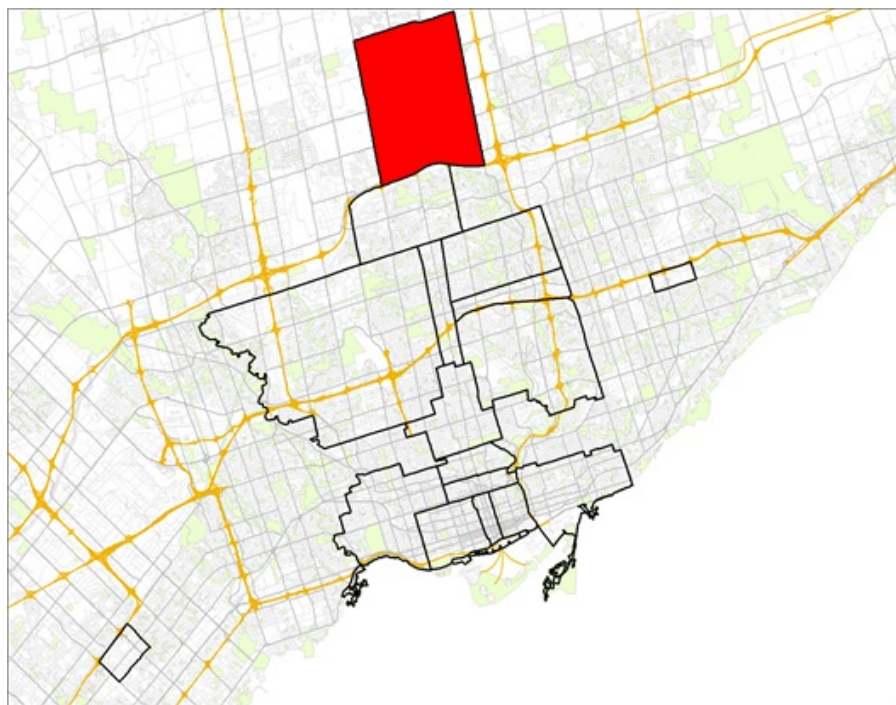


Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of September 2018



Highway 7 - Yonge Submarket Report - September 2018



Highway7 - Yonge		GTA
Active Projects	6	299
Total Units	1,582	75,361
Total Sales	1,138	64,784
Rem. Inv.	304	8,820
Avg. \$/SF	\$649	\$929
Avg. SF	934	932
Avg. \$	\$605,643	\$865,729
Current Month Sales (incl. active & sold out)	36	1,494

Development Applications

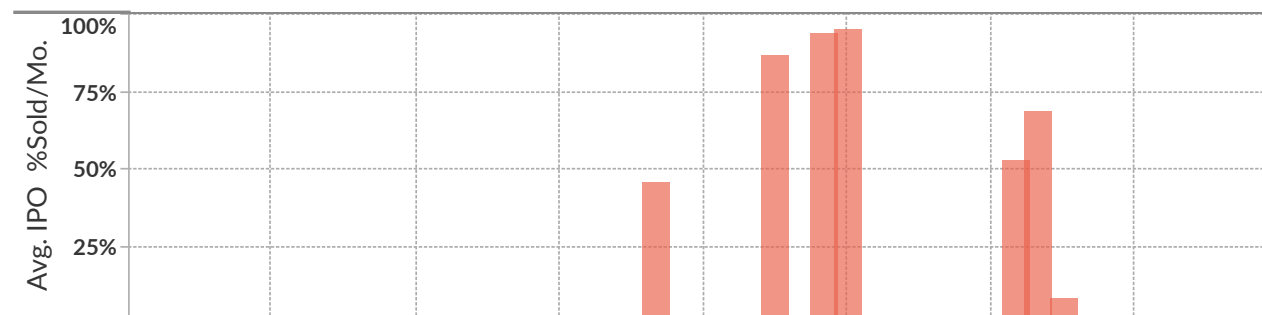
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	280
Total Units		136,450
Min. Floor Space Index		0.1
Max. Floor Space Index		45.5
Avg. Floor Space Index		5.6

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

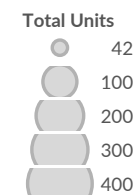


Project Event

- Opening
- Completion
- Sched. Completion



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.



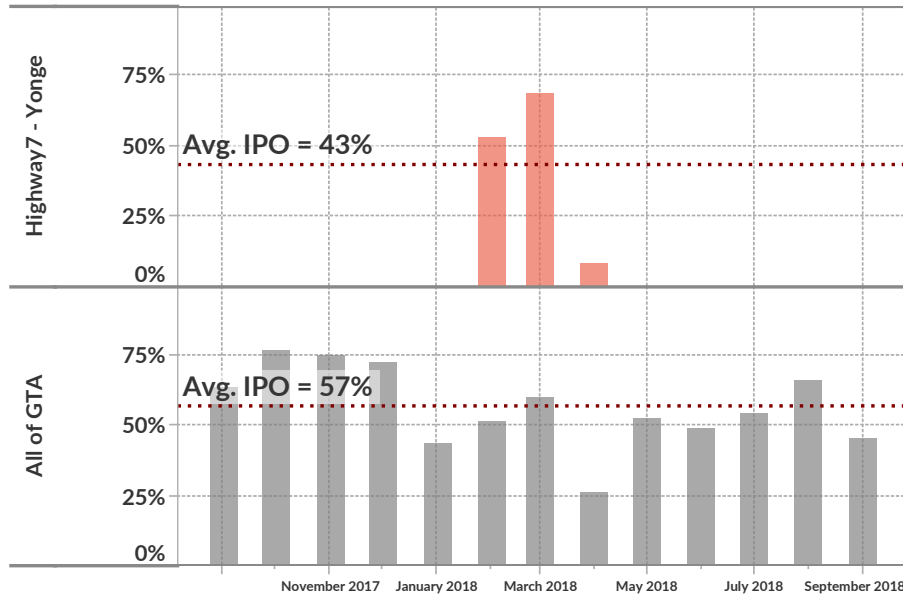
Highway 7 - Yonge Submarket Report - September 2018

Project Data by Unit Type

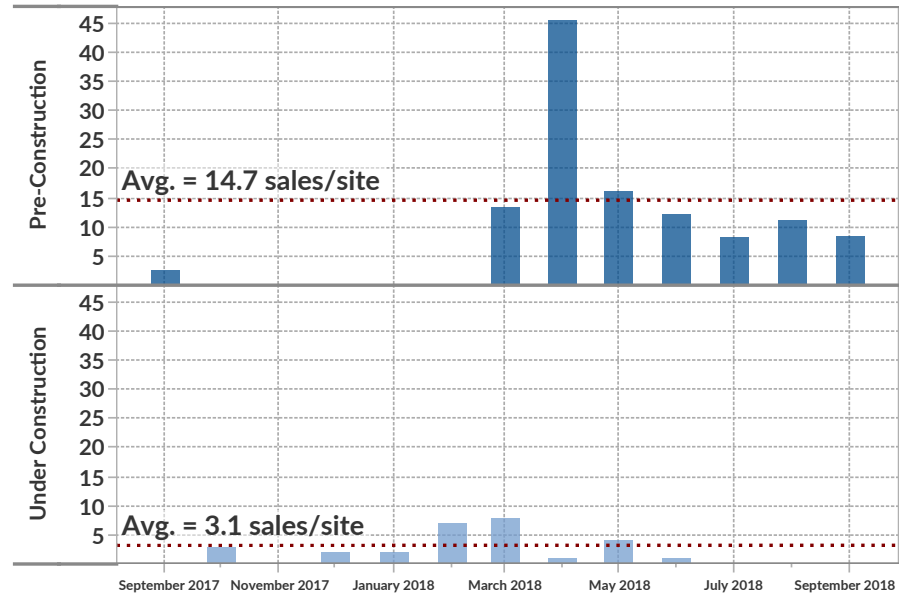
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	0	1
1 Bedroom	110	21	108	2
1 Bedroom + Den	603	5	504	99
2 Bedroom	446	5	305	141
2 Bedroom + Den	154	4	134	20
3 Bedroom & Up	111	1	75	36
Penthouse	7		7	0
Other	10	0	5	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$679	674	674	\$457,500	\$457,500
\$705	566	568	\$399,900	\$399,900
\$676	634	849	\$427,900	\$559,100
\$646	813	1,268	\$525,900	\$829,900
\$645	956	1,350	\$600,900	\$901,500
\$614	982	1,672	\$615,900	\$998,100
\$692	1,313	1,440	\$919,100	\$987,000

IPO Launch Performance (first 2 months)

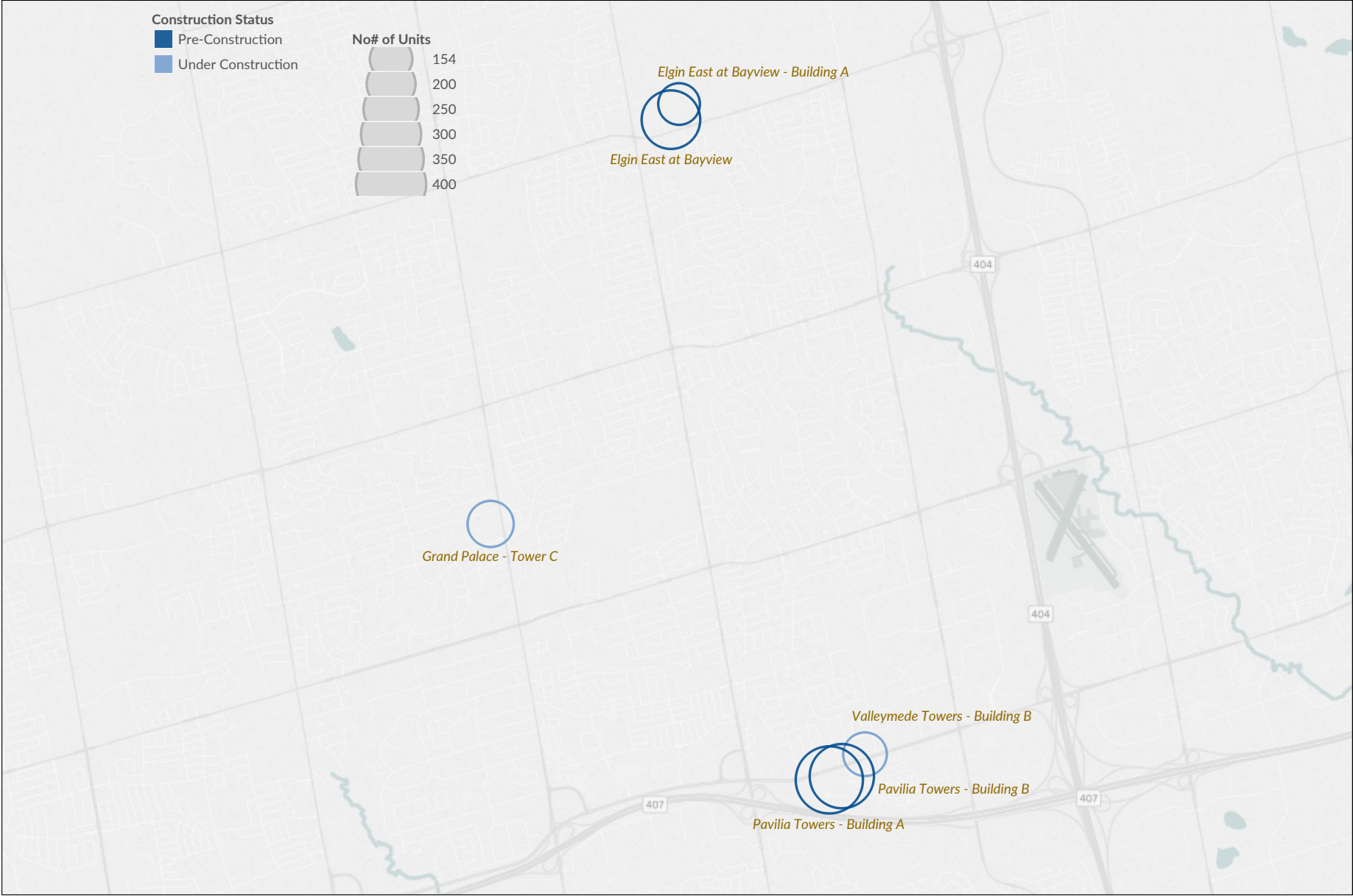


Post Launch Absorption: Highway 7 - Yonge



Highway 7 - Yonge Submarket Report - September 2018

Current Active Projects



Highway 7 - Yonge 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
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March 2022	4	80	74	154	\$633	\$672
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	3	98	66	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	391	9	400	\$675	\$672
Pavilia Towers - Building B - Times Group Corporation	Apartment	July 2021	26	220	146	366	\$683	\$679
Valleymede Towers - Building B - Times Group Corporation	Apartment	March 2019	2	28	4	169	\$546	\$693

Highway 7 - Yonge 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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