

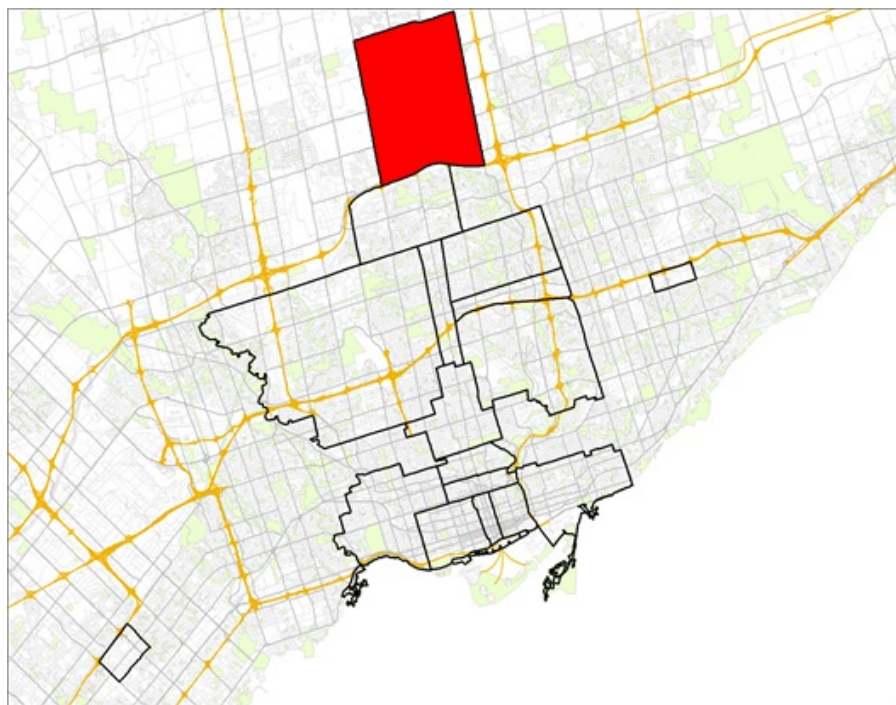


Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of October 2018



Highway 7 - Yonge Submarket Report - October 2018



Highway7 - Yonge		GTA
Active Projects	6	323
Total Units	1,582	82,017
Total Sales	1,162	67,973
Rem. Inv.	280	10,982
Avg. \$/SF	\$652	\$931
Avg. SF	920	902
Avg. \$	\$599,893	\$839,129
Current Month Sales (incl. active & sold out)	24	2,805

Development Applications

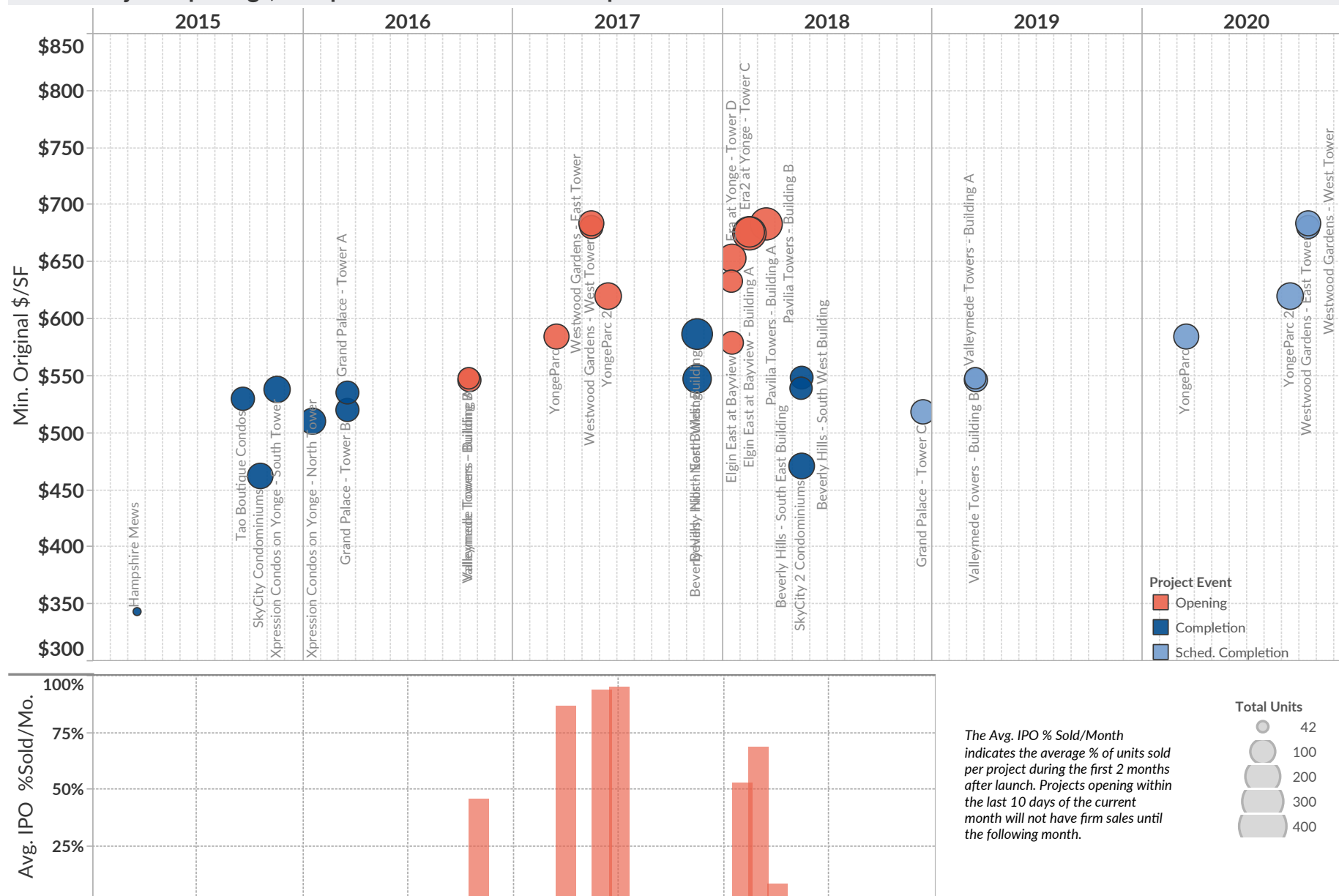
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	286
Total Units		140,394
Min. Floor Space Index		0.1
Max. Floor Space Index		45.5
Avg. Floor Space Index		5.8

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



Highway 7 - Yonge Submarket Report - October 2018

Recent Project Openings, Completions & Scheduled Completions



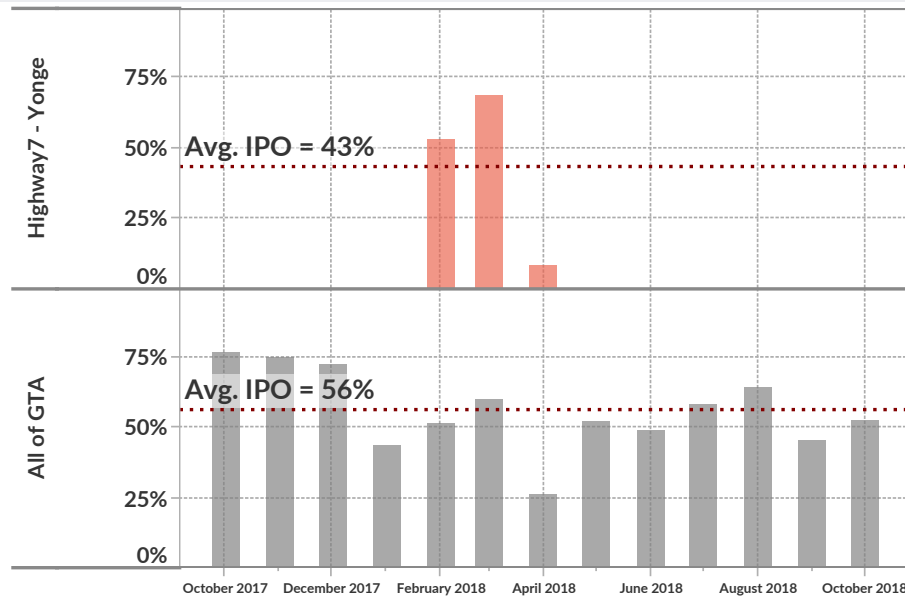
Highway 7 - Yonge Submarket Report - October 2018

Project Data by Unit Type

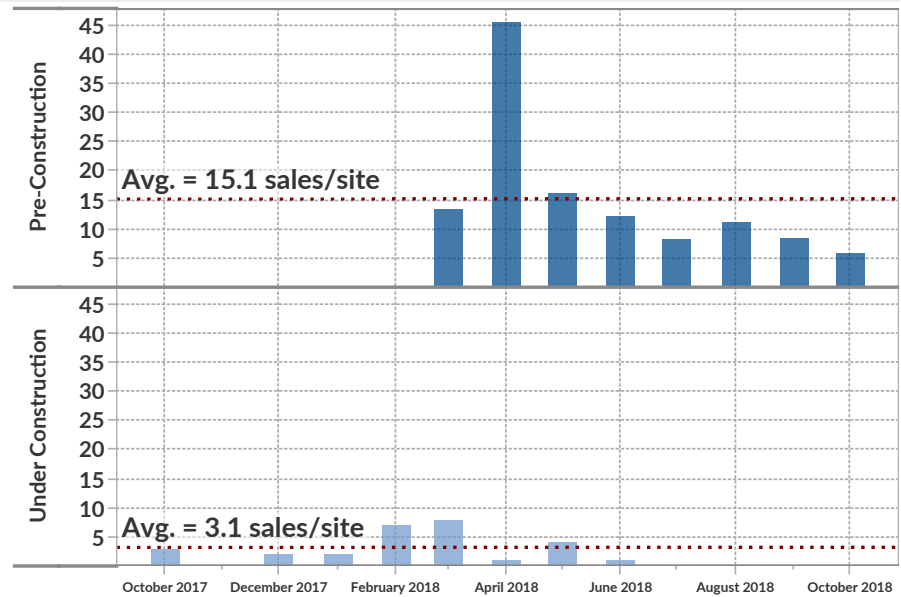
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	0	1
1 Bedroom	110	0	108	2
1 Bedroom + Den	603	4	508	95
2 Bedroom	446	14	319	127
2 Bedroom + Den	154	0	134	20
3 Bedroom & Up	111	6	81	30
Penthouse	7		7	0
Other	10	0	5	5

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
\$648	806	1,268	\$525,900	\$829,900
\$648	950	1,350	\$597,900	\$901,500
\$621	982	1,672	\$615,900	\$998,100
\$692	1,313	1,440	\$919,100	\$987,000

IPO Launch Performance (first 2 months)

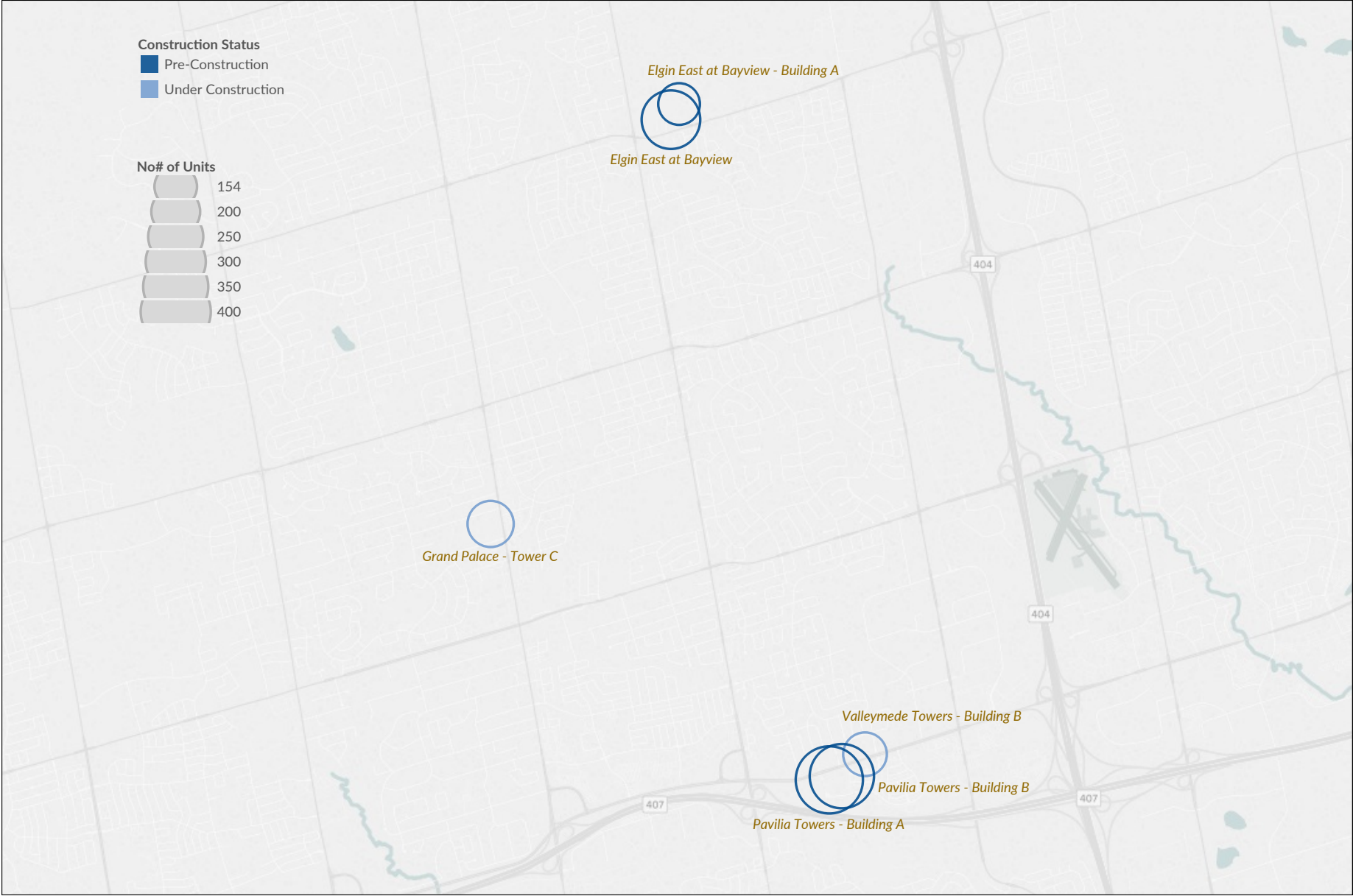


Post Launch Absorption: Highway7 - Yonge



Highway 7 - Yonge Submarket Report - October 2018

Current Active Projects



Highway 7 - Yonge Submarket Report - October 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	85	69	154	\$633	\$673
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	12	110	54	304	\$579	\$578
Grand Palace - Tower C - G Group Development	Apartment	December 2018	0	0	5	189	\$518	\$692
Pavilia Towers - Building A - Times Group Corporation	Apartment	July 2021	1	392	8	400	\$675	\$673
Pavilia Towers - Building B - Times Group Corporation	Apartment	July 2021	5	225	141	366	\$683	\$679
Valleymede Towers - Building B - Times Group Corporation	Apartment	March 2019	1	29	3	169	\$546	\$693

Highway 7 - Yonge Submarket Report - October 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	• 11	• 17	• 5,733	• 5,206	• 223	• \$2,089	• 1,817	• \$3,797,257	• 4,666
Central Waterfront	• 73	• 14	• 6,353	• 5,323	• 949	• \$1,259	• 914	• \$1,151,277	• 11,626
Don Mills - York Mills	• 12	• 8	• 2,238	• 2,050	• 188	• \$847	• 1,151	• \$974,977	• 10,667
Downtown Core	• 27	• 8	• 3,503	• 3,413	• 47	• \$1,351	• 973	• \$1,314,306	• 17,560
Downtown East	• 357	• 17	• 5,243	• 4,876	• 342	• \$983	• 860	• \$845,350	• 9,479
Downtown West	• 278	• 28	• 10,793	• 8,682	• 1,596	• \$1,230	• 739	• \$909,602	• 13,899
Etobicoke Waterfront	• 7	• 8	• 3,590	• 3,385	• 205	• \$1,048	• 855	• \$896,284	• 1,439
Highway7 - Yonge	• 24	• 6	• 1,582	• 1,162	• 280	• \$652	• 920	• \$599,893	• .
Mississauga City Centre	• 33	• 8	• 4,609	• 3,083	• 1,115	• \$789	• 691	• \$545,824	• .
North Toronto	• 212	• 8	• 2,450	• 1,943	• 286	• \$1,111	• 890	• \$988,772	• 6,179
North Yonge Corridor	• 57	• 6	• 2,256	• 1,834	• 231	• \$911	• 761	• \$692,590	• 3,967
North York East	• 0	• 2	• 651	• 645	• 5	• \$706	• 1,595	• \$1,125,400	• 2,381
North York West	• 153	• 12	• 2,610	• 2,281	• 306	• \$788	• 764	• \$602,272	• 9,624
Not Applicable	• 917	• 139	• 21,873	• 17,298	• 3,929	• \$669	• 1,009	• \$674,826	• 26,461
Scarborough City Centre									• 2,245
Sheppard Corridor	• 273	• 13	• 3,969	• 3,170	• 506	• \$907	• 802	• \$727,869	• 4,219
Thornhill									• .
Toronto East	• 259	• 12	• 1,622	• 1,452	• 91	• \$889	• 942	• \$837,501	• 6,362
Toronto West	• 108	• 9	• 1,660	• 959	• 620	• \$946	• 818	• \$773,715	• 12,673
Yonge - St. Clair	• 4	• 8	• 1,282	• 1,211	• 63	• \$1,246	• 1,236	• \$1,541,000	• .

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