

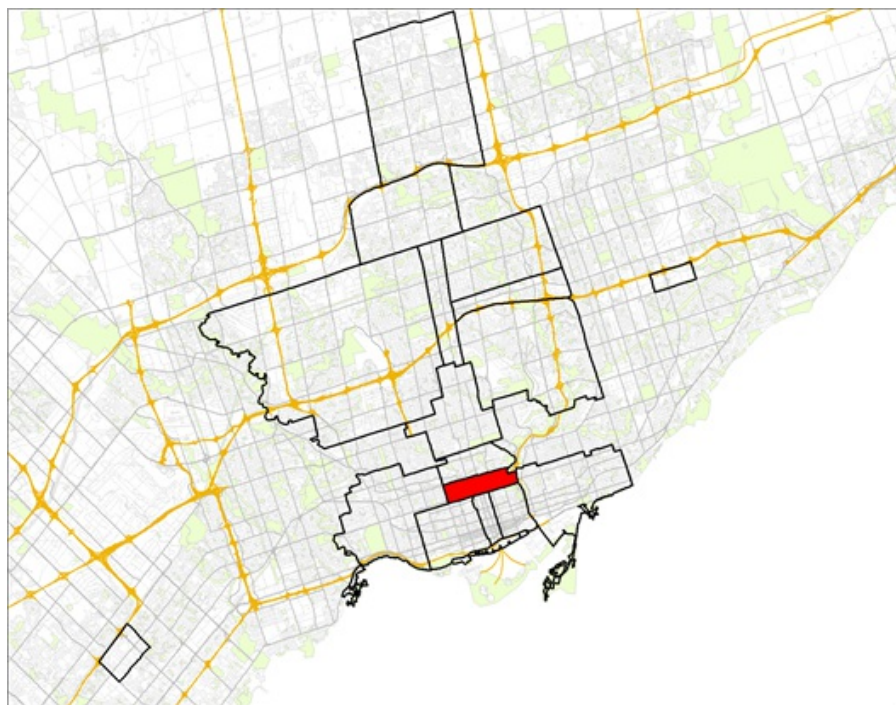


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of November 2018



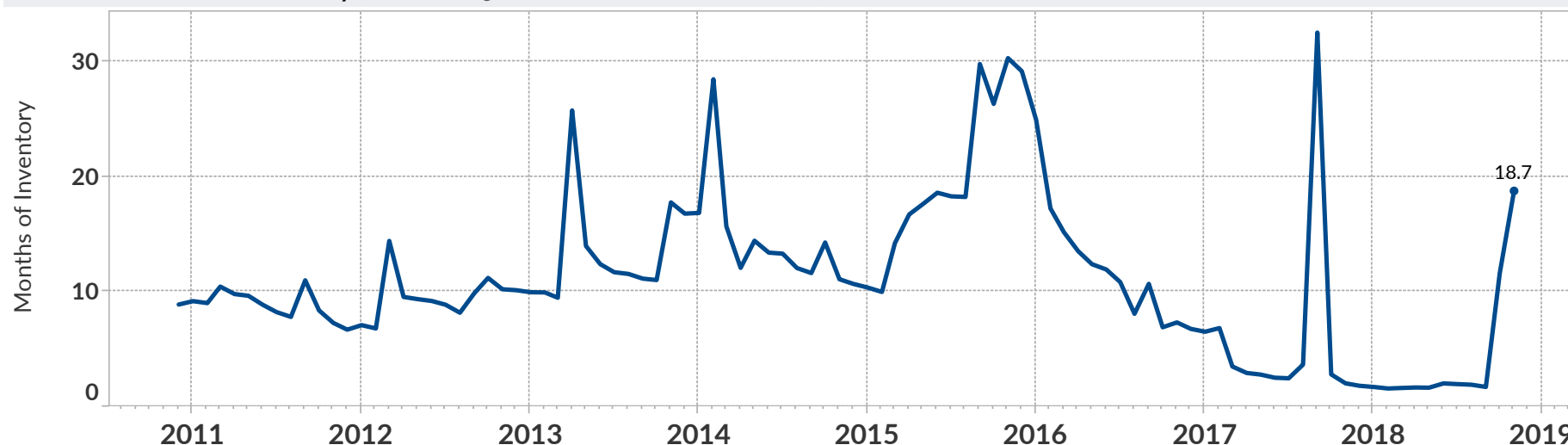
Bloor - Yorkville Submarket Report - November 2018



Bloor - Yorkville		GTA
Active Projects	17	330
Total Units	5,733	85,769
Total Sales	5,215	70,643
Rem. Inv.	214	11,254
Avg. \$/SF	\$2,075	\$929
Avg. SF	1,789	904
Avg. \$	\$3,711,751	\$839,519
Current Month Sales (incl. active & sold out)	9	2,454

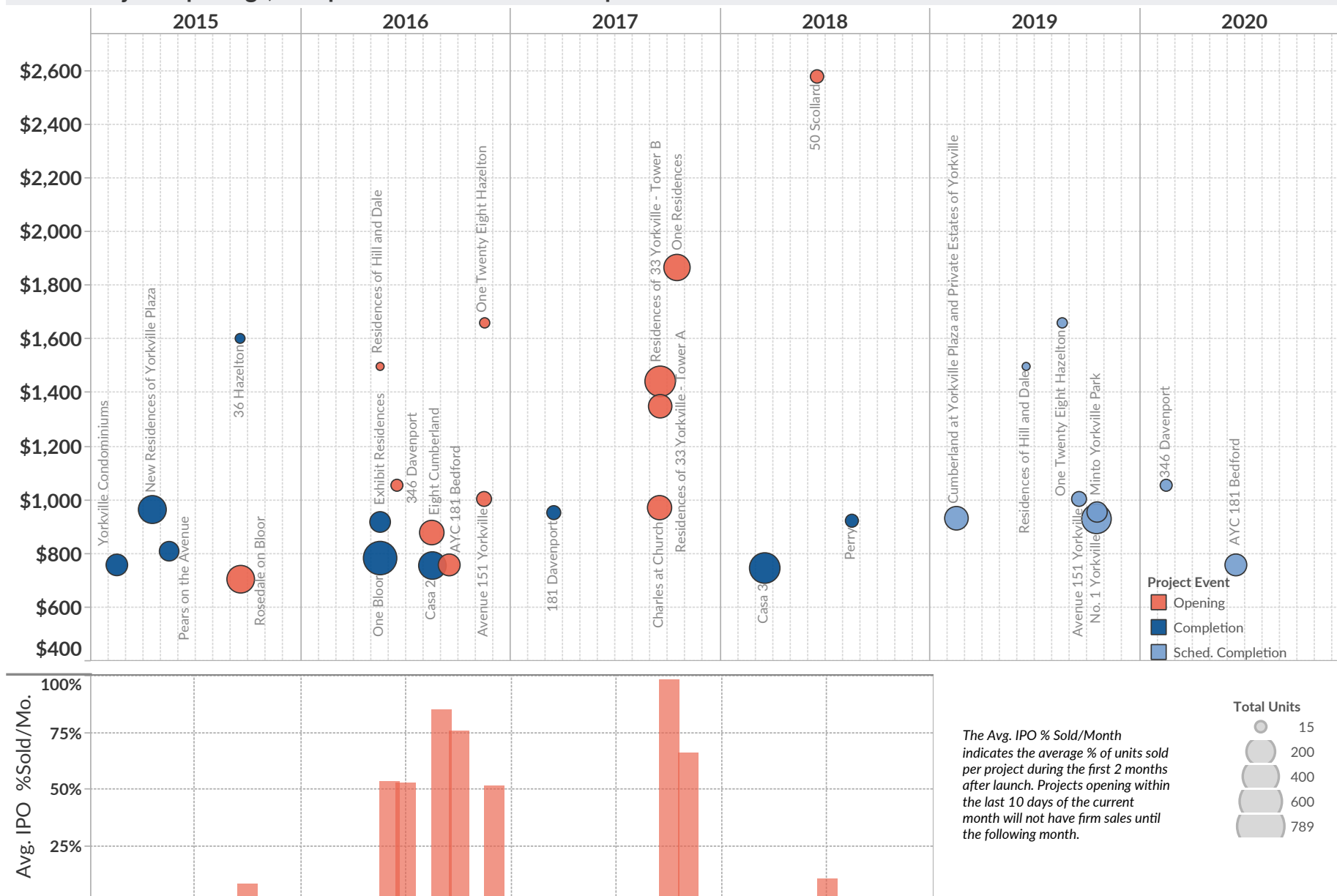
Development Applications		
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	12	288
Total Units	4,624	140,875
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	32.2	45.5
Avg. Floor Space Index	8.2	5.8

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



Bloor - Yorkville Submarket Report - November 2018

Recent Project Openings, Completions & Scheduled Completions



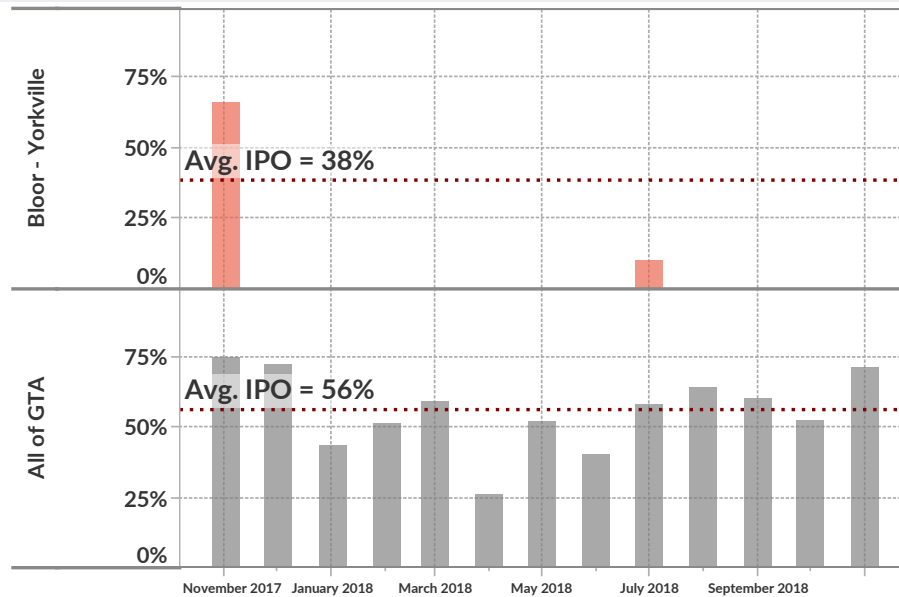
Bloor - Yorkville Submarket Report - November 2018

Project Data by Unit Type

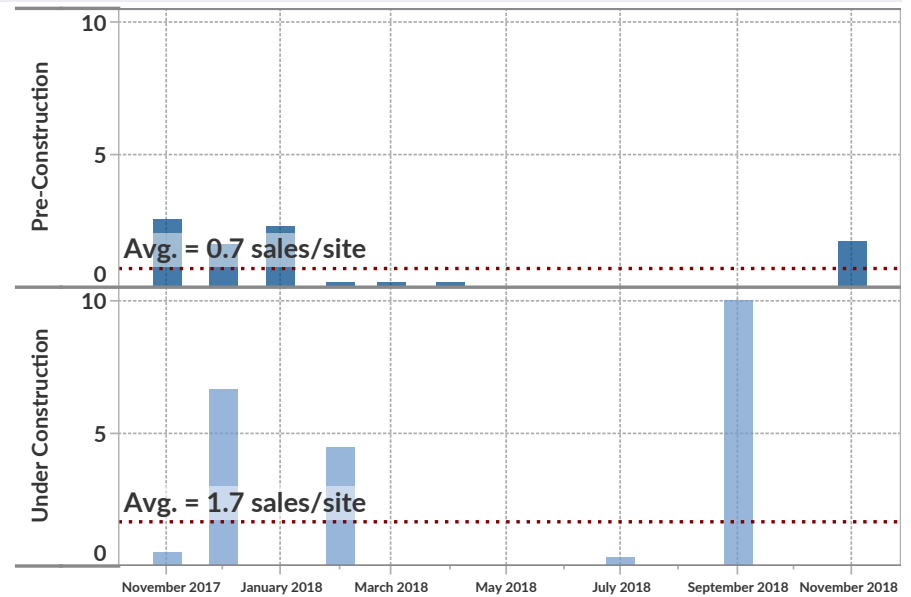
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	300	0	300	0
1 Bedroom	1,158	1	1,150	8
1 Bedroom + Den	1,382	0	1,363	19
2 Bedroom	1,500	1	1,434	66
2 Bedroom + Den	835	6	777	58
3 Bedroom & Up	208	1	164	44
Penthouse	21	0	12	9
Other	25	0	15	10

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,041	468	1,690	\$569,000	\$3,935,900
\$1,241	577	774	\$628,000	\$1,080,000
\$1,641	717	2,294	\$679,900	\$5,908,900
\$2,205	834	2,861	\$883,900	\$7,128,900
\$2,310	797	4,209	\$1,525,000	\$13,000,000
\$2,412	1,977	6,137	\$3,250,000	\$24,100,000
\$1,101	986	1,461	\$1,039,900	\$1,644,900

IPO Launch Performance (first 2 months)

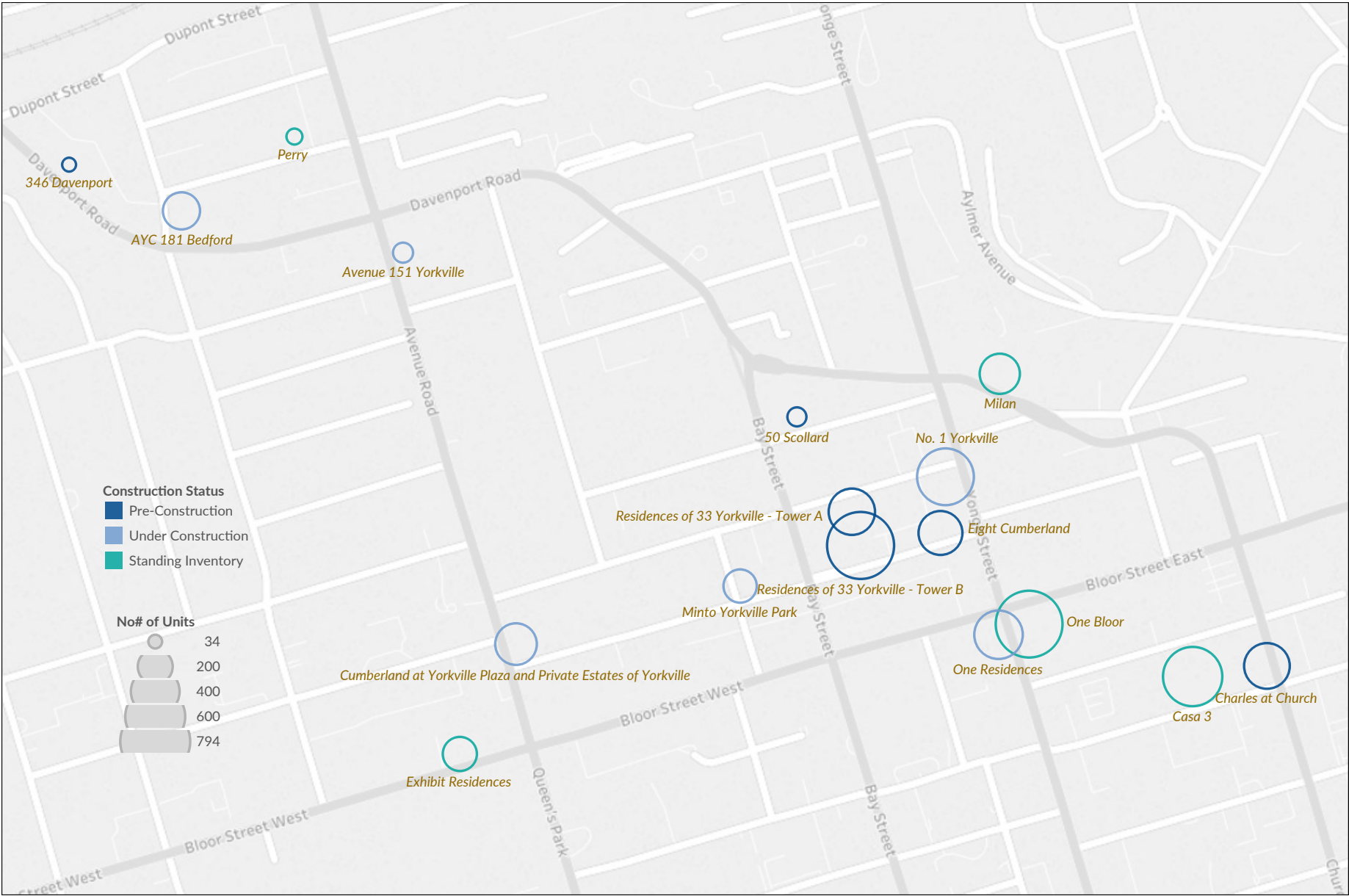


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - November 2018

Current Active Projects



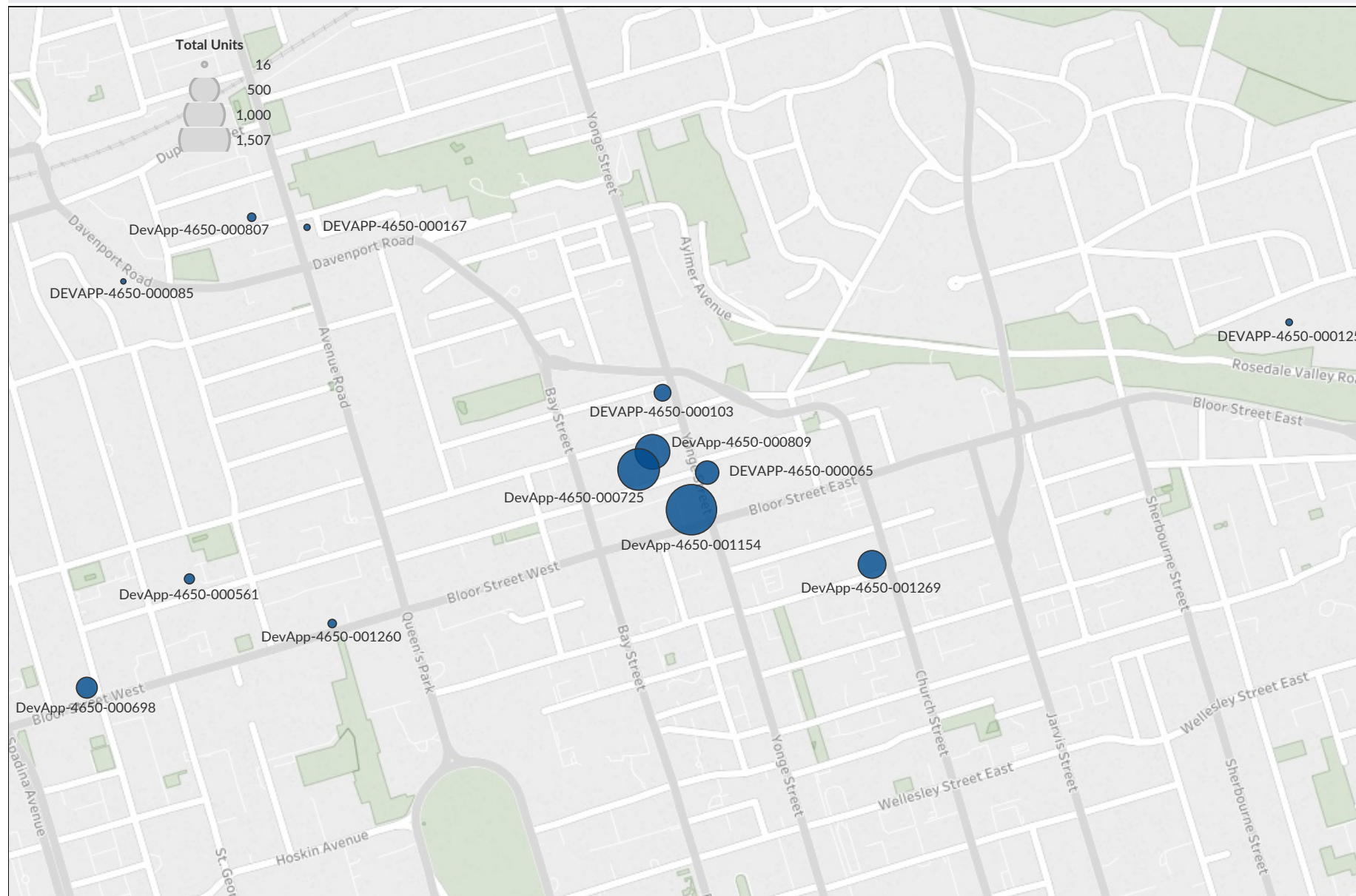
Bloor - Yorkville Submarket Report - November 2018

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
50 Scollard - Lanterra Developments	Apartment	September 2022	7	12	37	64	\$2,581	\$2,524
346 Davenport - Freed Developments Ltd.	Apartment	February 2020	0	0	6	34	\$1,055	\$1,542
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	September 2019	1	1	13	71	\$1,003	\$1,560
AYC 181 Bedford - Metropia and Diamond Corp	Apartment	June 2020	0	1	4	244	\$758	\$1,056
Casa 3 - Cresford Developments	Apartment	March 2018	0	1	7	622	\$749	\$1,014
Charles at Church - Aspen Ridge Homes	Apartment	November 2021	0	2	0	369	\$969	\$1,048
Cumberland at Yorkville Plaza and Private Estates of Yorkville ...	Apartment	February 2019	0	8	3	306	\$934	\$2,374
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	September 2021	0	26	10	341	\$878	\$1,580
Exhibit Residences - Bazis International Inc. and Plaza and Met...	Apartment	May 2016	0	0	1	206	\$920	\$1,775
Milan - Conservatory Group	Apartment	September 2014	0	11	23	286	\$705	\$1,126
Minto Yorkville Park - Minto Developments and North Drive I...	Apartment	October 2019	0	2	2	196	\$956	\$1,521
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	October 2019	0	0	15	570	\$927	\$2,114
One Bloor - Great Gulf	Apartment	May 2016	0	1	4	789	\$785	\$1,445
One Residences - Mizrahi Developments	Apartment	March 2023	0	37	85	416	\$1,864	\$2,178
Perry - Mansouri Living	Apartment	August 2018	1	2	4	45	\$925	\$1,533
Residences of 33 Yorkville - Tower A - Cresford Developments	Apartment	May 2022	0	0	0	380	\$1,351	\$1,326
Residences of 33 Yorkville - Tower B - Cresford Developments	Apartment	May 2022	0	0	0	794	\$1,442	\$1,459

Bloor - Yorkville Submarket Report - November 2018

Current Development Applications



Bloor - Yorkville Submarket Report - November 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000065	767 - 773 Yonge Street	22.1	322
DEVAPP-4650-000085	321 Davenport Road	6.8	16
DEVAPP-4650-000103	874 - 878 Yonge Street; 3 - 11 Scollard Street	35.2	165
DEVAPP-4650-000125	5 - 9 Dale Avenue	2.6	26
DEVAPP-4650-000167	183 - 189 Avenue Road; 109 - 111 Pears Avenue	8.4	23
DevApp-4650-000561	64 Prince Arthur Avenue	12.1	60
DevApp-4650-000698	300 Bloor Street West	10.2	259
DevApp-4650-000725	37 Yorkville Avenue	21.0	1,029
DevApp-4650-000807	128 Pears Avenue	8.5	42
DevApp-4650-000809	11 Yorkville Avenue	19.2	716
DevApp-4650-001154	2 Bloor Street West	31.1	1,507
DevApp-4650-001260	210 Bloor Street West		42
DevApp-4650-001269	68 Charles Street East	20.3	459

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.

Bloor - Yorkville Submarket Report - November 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	• 9	• 17	• 5,733	• 5,215	• 214	• \$2,075	• 1,789	• \$3,711,751	• 4,666
Central Waterfront	• 86	• 14	• 6,359	• 5,409	• 870	• \$1,296	• 950	• \$1,230,683	• 11,626
Don Mills - York Mills	• 9	• 8	• 2,259	• 2,059	• 200	• \$873	• 1,130	• \$986,121	• 10,667
Downtown Core	• 18	• 8	• 4,272	• 3,842	• 28	• \$1,351	• 973	• \$1,314,306	• 17,560
Downtown East	• 41	• 17	• 5,243	• 4,902	• 313	• \$964	• 878	• \$846,497	• 9,479
Downtown West	• 180	• 29	• 10,990	• 8,812	• 1,681	• \$1,230	• 754	• \$927,456	• 13,899
Etobicoke Waterfront	• 9	• 8	• 3,590	• 3,393	• 197	• \$1,052	• 854	• \$898,275	• 1,439
Highway7 - Yonge	• 20	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 443	• 8	• 4,549	• 3,540	• 657	• \$787	• 708	• \$556,945	•
North Toronto	• 144	• 8	• 2,485	• 2,213	• 230	• \$1,122	• 995	• \$1,116,119	• 6,179
North Yonge Corridor	• 16	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,121
North York East	• 0	• 3	• 681	• 645	• 35	• \$883	• 1,100	• \$971,400	• 2,381
North York West	• 17	• 12	• 2,610	• 2,289	• 298	• \$796	• 766	• \$610,070	• 9,624
Not Applicable	• 1,114	• 141	• 24,262	• 18,143	• 4,718	• \$690	• 949	• \$654,766	• 26,788
Scarborough City Centre									• 2,245
Sheppard Corridor	• 95	• 13	• 3,969	• 3,238	• 405	• \$912	• 812	• \$739,893	• 4,219
Thornhill									•
Toronto East	• 18	• 13	• 1,699	• 1,503	• 108	• \$938	• 1,006	• \$943,594	• 6,362
Toronto West	• 233	• 11	• 2,040	• 1,192	• 767	• \$971	• 850	• \$825,451	• 12,673
Yonge - St. Clair	• 2	• 8	• 1,282	• 1,213	• 61	• \$1,262	• 1,259	• \$1,588,820	•

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