

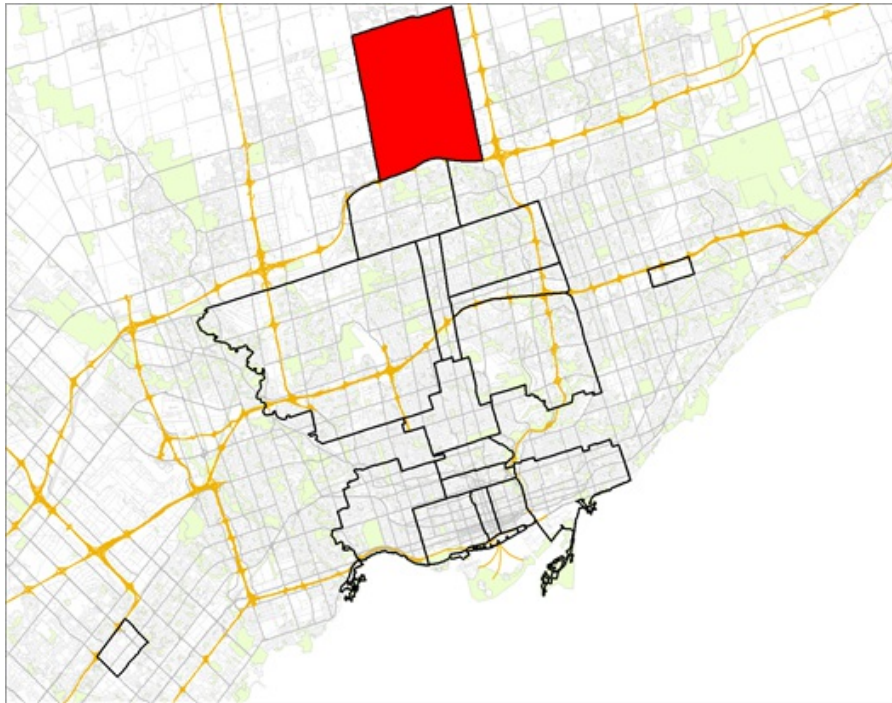


Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of December 2018



Highway 7 - Yonge Submarket Report - December 2018



Highway7 - Yonge

Active Projects	6
Total Units	1,582
Total Sales	1,185
Rem. Inv.	257
Avg. \$/SF	\$653
Avg. SF	918
Avg. \$	\$598,935

GTA

Active Projects	323
Total Units	84,915
Total Sales	70,485
Rem. Inv.	10,687
Avg. \$/SF	\$954
Avg. SF	917
Avg. \$	\$874,689

Current Month Sales (incl. active & sold out)

0

804

Development Applications

Highway 7 - Yonge

Number of Dev. Apps.	0
Total Units	
Min. Floor Space Index	
Max. Floor Space Index	
Avg. Floor Space Index	

City of Toronto

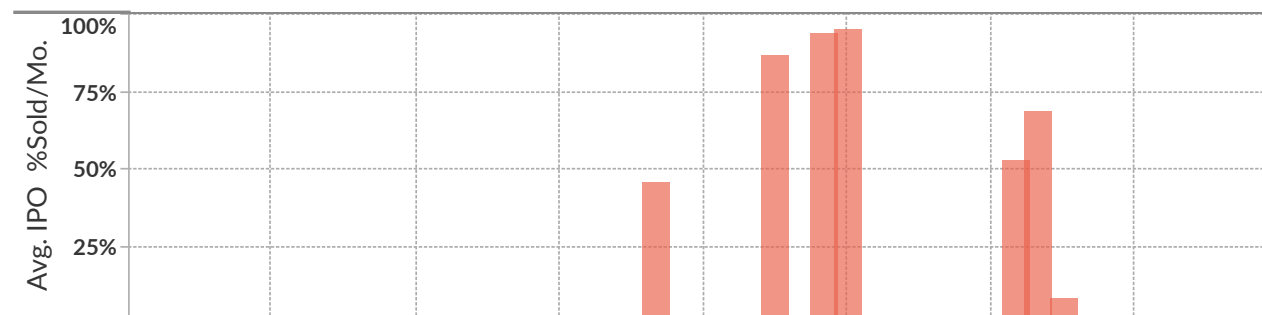
Number of Dev. Apps.	302
Total Units	145,136
Min. Floor Space Index	0.1
Max. Floor Space Index	45.5
Avg. Floor Space Index	5.7

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

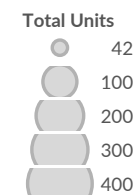


Project Event

- 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.



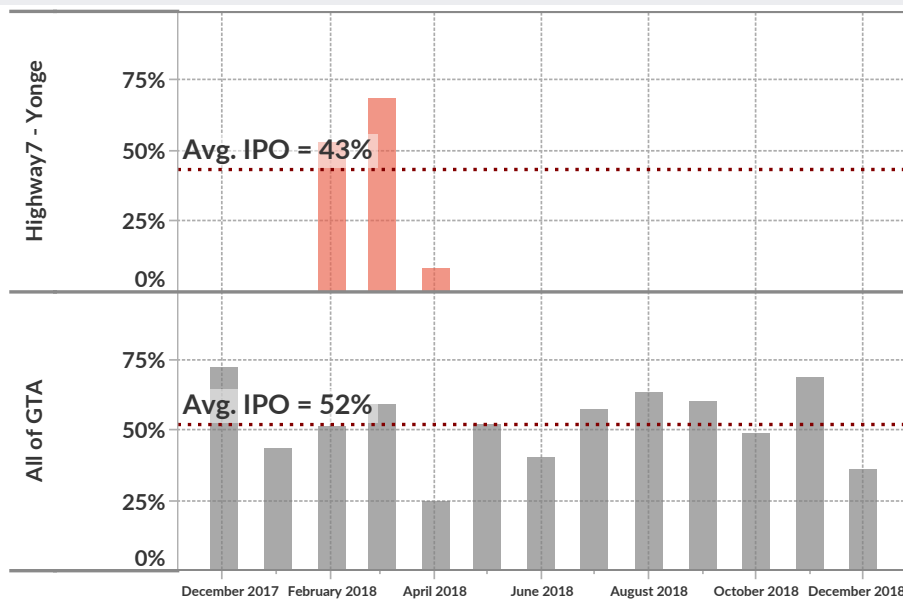
Highway 7 - Yonge Submarket Report - December 2018

Project Data by Unit Type

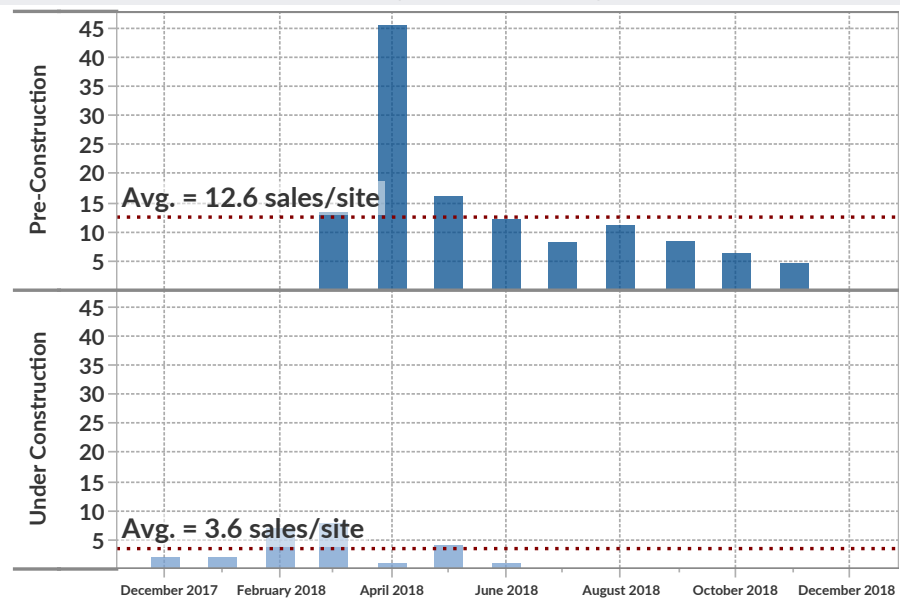
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	0	1
1 Bedroom	110	0	108	2
1 Bedroom + Den	603	0	516	87
2 Bedroom	446	0	327	119
2 Bedroom + Den	154	0	138	16
3 Bedroom & Up	111	0	84	27
Penthouse	7		7	0
Other	10	0	5	5

*				
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
\$675	634	849	\$427,900	\$559,100
\$648	806	1,268	\$525,900	\$829,900
\$649	950	1,350	\$597,900	\$901,500
\$623	982	1,672	\$615,900	\$998,100
\$692	1,313	1,440	\$919,100	\$987,000

IPO Launch Performance (first 2 months)

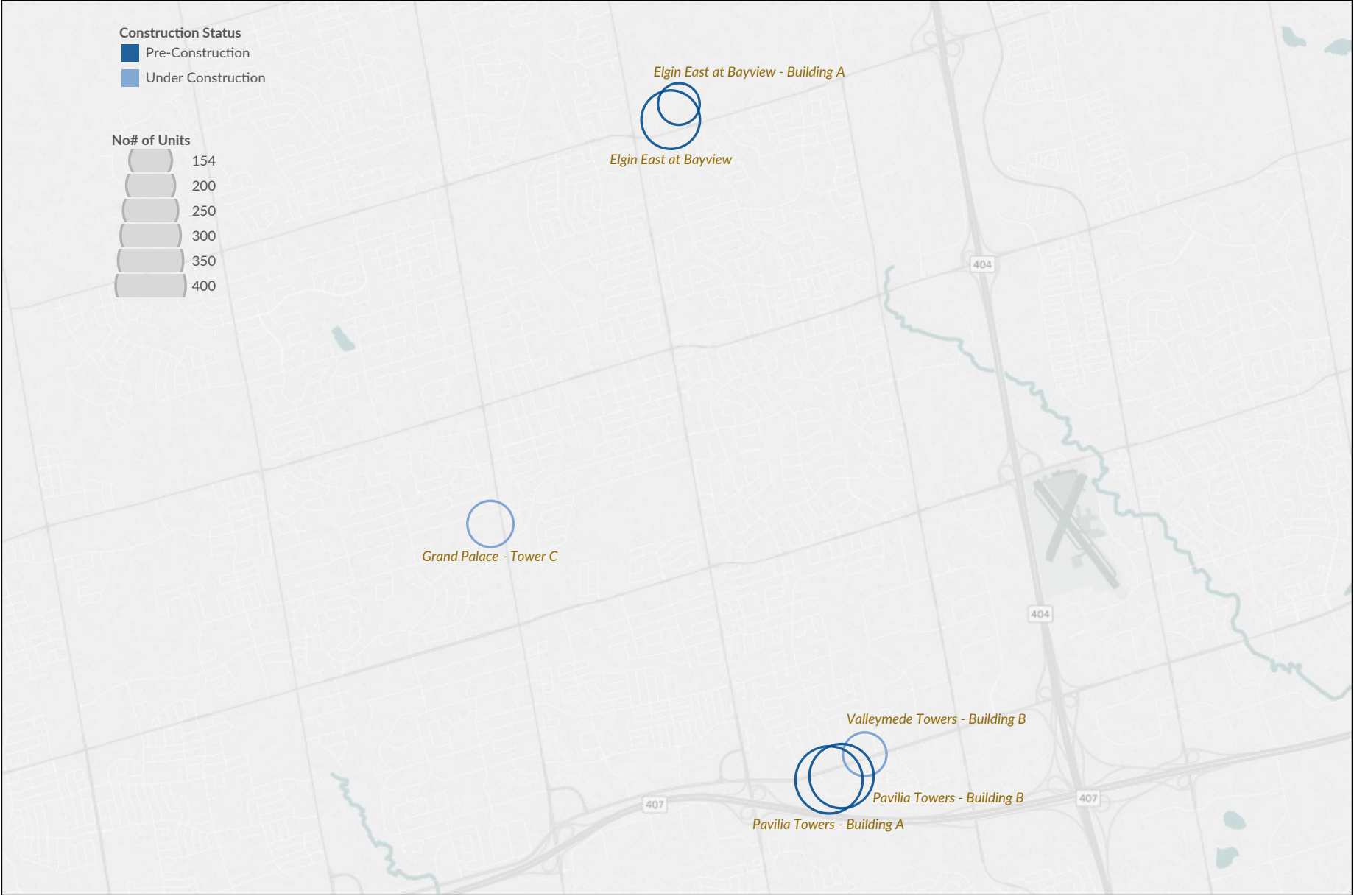


Post Launch Absorption: Highway 7 - Yonge



Highway 7 - Yonge Submarket Report - December 2018

Current Active Projects



Highway 7 - Yonge Submarket Report - December 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	0	100	54	154	\$633	\$674
Elgin East at Bayview - Sequoia Grove Homes	Stacked	September 2021	0	115	49	304	\$579	\$578
Grand Palace - Tower C - G Group Development	Apartment	January 2019	0	0	5	189	\$518	\$692
Pavilia Towers - Building A - Times Group Corporation	Apartment	July 2021	0	393	7	400	\$675	\$673
Pavilia Towers - Building B - Times Group Corporation	Apartment	July 2021	0	226	140	366	\$683	\$679
Valleymede Towers - Building B - Times Group Corporation	Apartment	March 2019	0	30	2	169	\$546	\$693

Highway 7 - Yonge Submarket Report - December 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	• 3	• 17	• 5,745	• 5,226	• 226	• \$2,276	• 1,929	• \$4,390,736	• 4,666
Central Waterfront	• 113	• 15	• 6,871	• 6,009	• 783	• \$1,308	• 978	• \$1,278,364	• 11,626
Don Mills - York Mills	• 4	• 8	• 2,267	• 2,073	• 194	• \$893	• 1,106	• \$988,081	• 10,889
Downtown Core	• 6	• 8	• 4,272	• 3,846	• 24	• \$1,291	• 1,321	• \$1,705,058	• 18,308
Downtown East	• 16	• 16	• 5,192	• 4,866	• 298	• \$984	• 880	• \$866,692	• 9,943
Downtown West	• 83	• 29	• 10,933	• 8,917	• 1,563	• \$1,236	• 762	• \$941,564	• 13,899
Etobicoke Waterfront	• 8	• 8	• 3,599	• 3,401	• 198	• \$1,063	• 860	• \$914,954	• 1,439
Highway7 - Yonge	• 0	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 66	• 8	• 4,495	• 3,600	• 597	• \$782	• 734	• \$574,147	•
North Toronto	• 21	• 8	• 2,485	• 2,232	• 211	• \$1,157	• 995	• \$1,150,927	• 6,252
North Yonge Corridor	• 0	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,475
North York East	• 7	• 2	• 528	• 504	• 23	• \$941	• 1,022	• \$961,965	• 2,381
North York West	• 38	• 11	• 2,584	• 2,311	• 250	• \$808	• 721	• \$583,068	• 9,556
Not Applicable	• 347	• 138	• 23,754	• 17,882	• 4,359	• \$685	• 961	• \$658,402	• 28,963
Scarborough City Centre									• 2,245
Sheppard Corridor	• 16	• 12	• 3,577	• 2,734	• 603	• \$967	• 823	• \$795,802	• 4,219
Thornhill									•
Toronto East	• 23	• 12	• 1,531	• 1,396	• 93	• \$931	• 1,022	• \$951,985	• 6,362
Toronto West	• 48	• 11	• 2,049	• 1,237	• 731	• \$979	• 857	• \$839,128	• 12,808
Yonge - St. Clair	• 5	• 8	• 1,287	• 1,216	• 62	• \$1,244	• 1,267	• \$1,576,821	• 84

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