

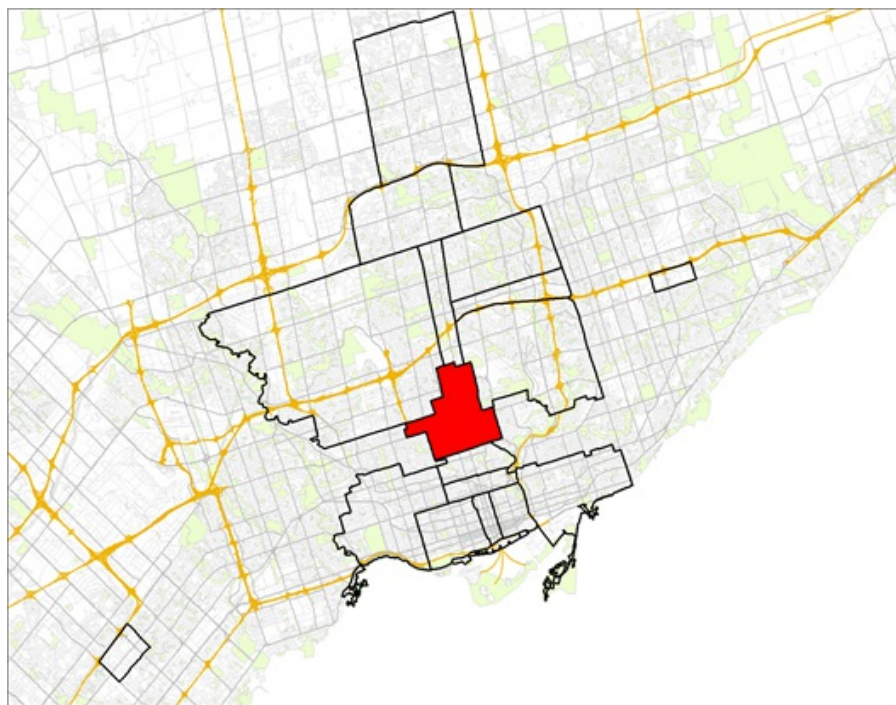


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of December 2018



North Toronto Submarket Report - December 2018



North Toronto			GTA	
Active Projects	8		323	
Total Units	2,485		84,915	
Total Sales	2,232		70,485	
Rem. Inv.	211		10,687	
Avg. \$/SF	\$1,157		\$954	
Avg. SF	995		917	
Avg. \$	\$1,150,927		\$874,689	
Current Month Sales (incl. active & sold out)		21	804	

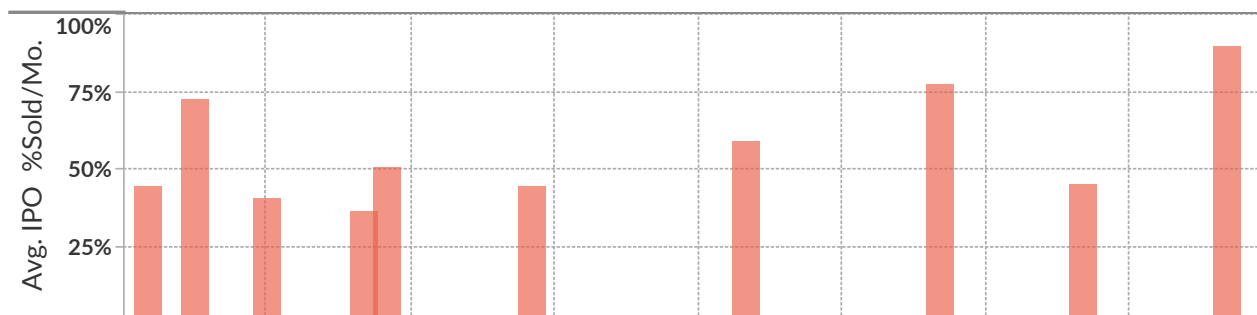
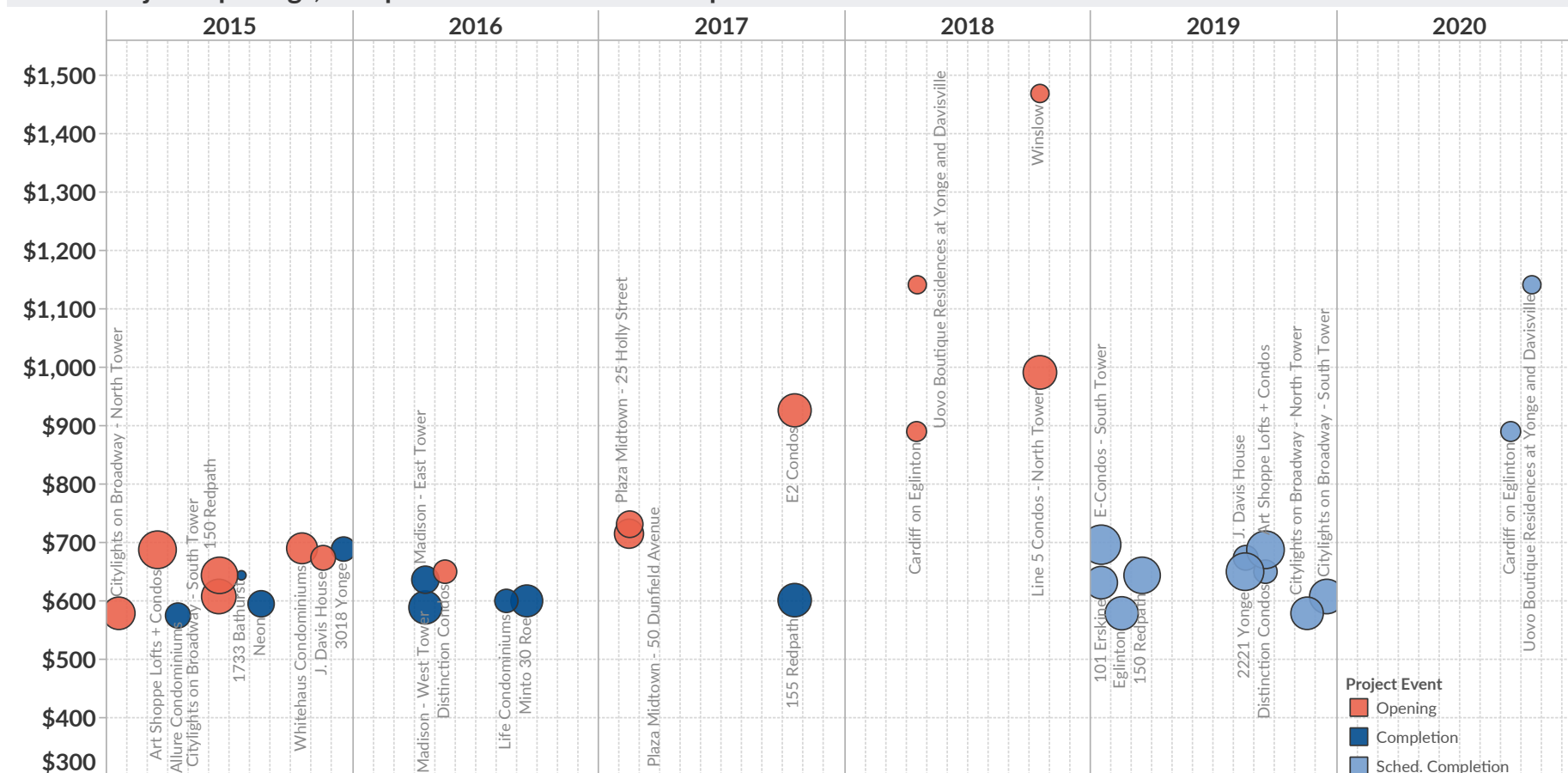
Development Applications			
North Toronto		City of Toronto	
Number of Dev. Apps.	22	302	
Total Units	6,252	145,136	
Min. Floor Space Index	0.3	0.1	
Max. Floor Space Index	18.4	45.5	
Avg. Floor Space Index	6.2	5.7	

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

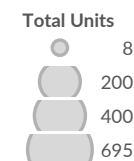


North Toronto Submarket Report - December 2018

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.



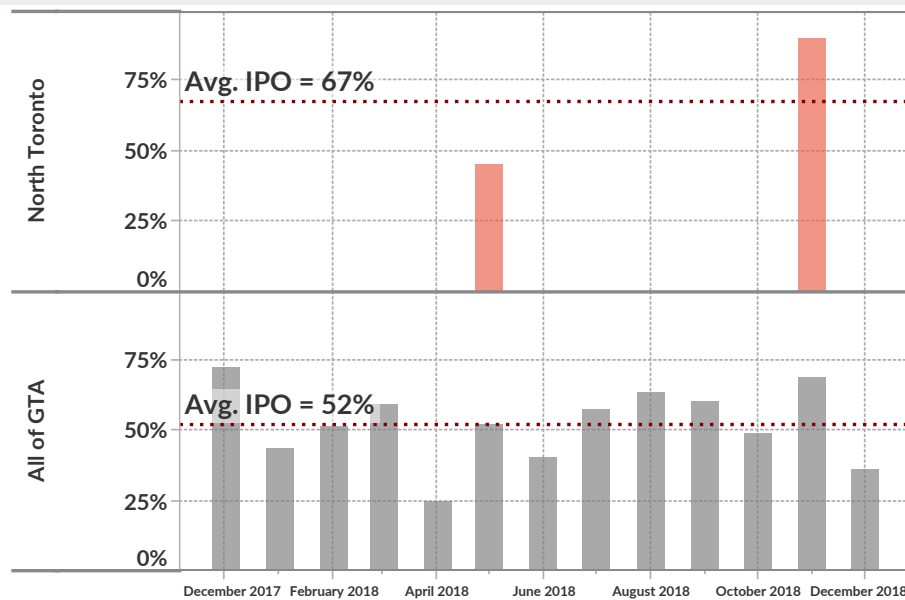
North Toronto Submarket Report - December 2018

Project Data by Unit Type

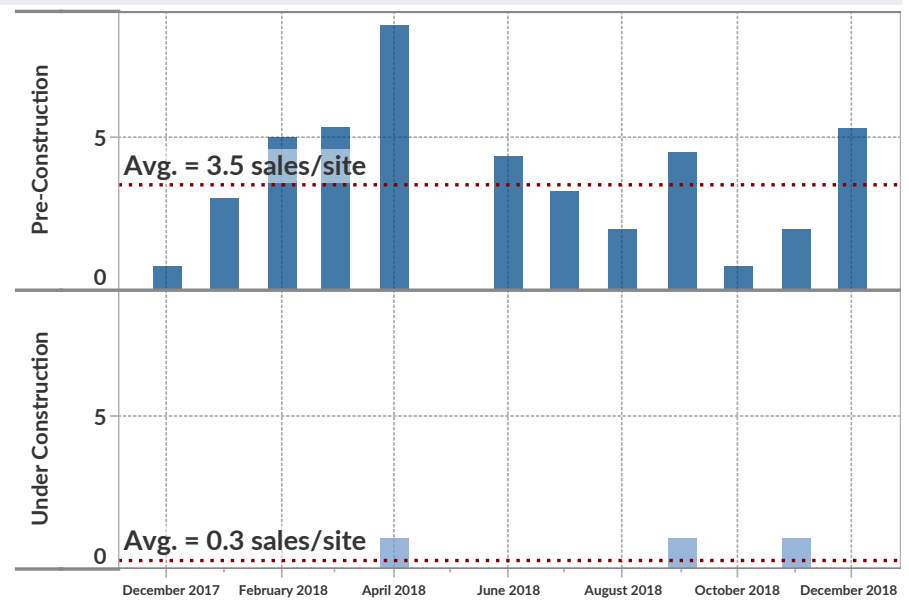
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	161	0	160	1
1 Bedroom	232	0	230	2
1 Bedroom + Den	914	1	861	53
2 Bedroom	734	17	656	78
2 Bedroom + Den	146	1	135	11
3 Bedroom & Up	202	2	158	44
Penthouse	19	0	10	9
Other	35	0	22	13

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,019	416	416	\$418,990	\$428,990
\$876	480	613	\$352,000	\$606,000
\$902	582	1,360	\$409,000	\$2,442,000
\$1,355	671	1,668	\$493,000	\$3,185,000
\$1,415	924	2,499	\$1,099,900	\$4,260,000
\$987	825	2,320	\$592,000	\$4,122,000
\$1,372	711	1,163	\$1,035,990	\$1,535,990
\$936	1,270	2,213	\$1,177,000	\$2,318,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: North Toronto



North Toronto Submarket Report - December 2018

Current Active Projects



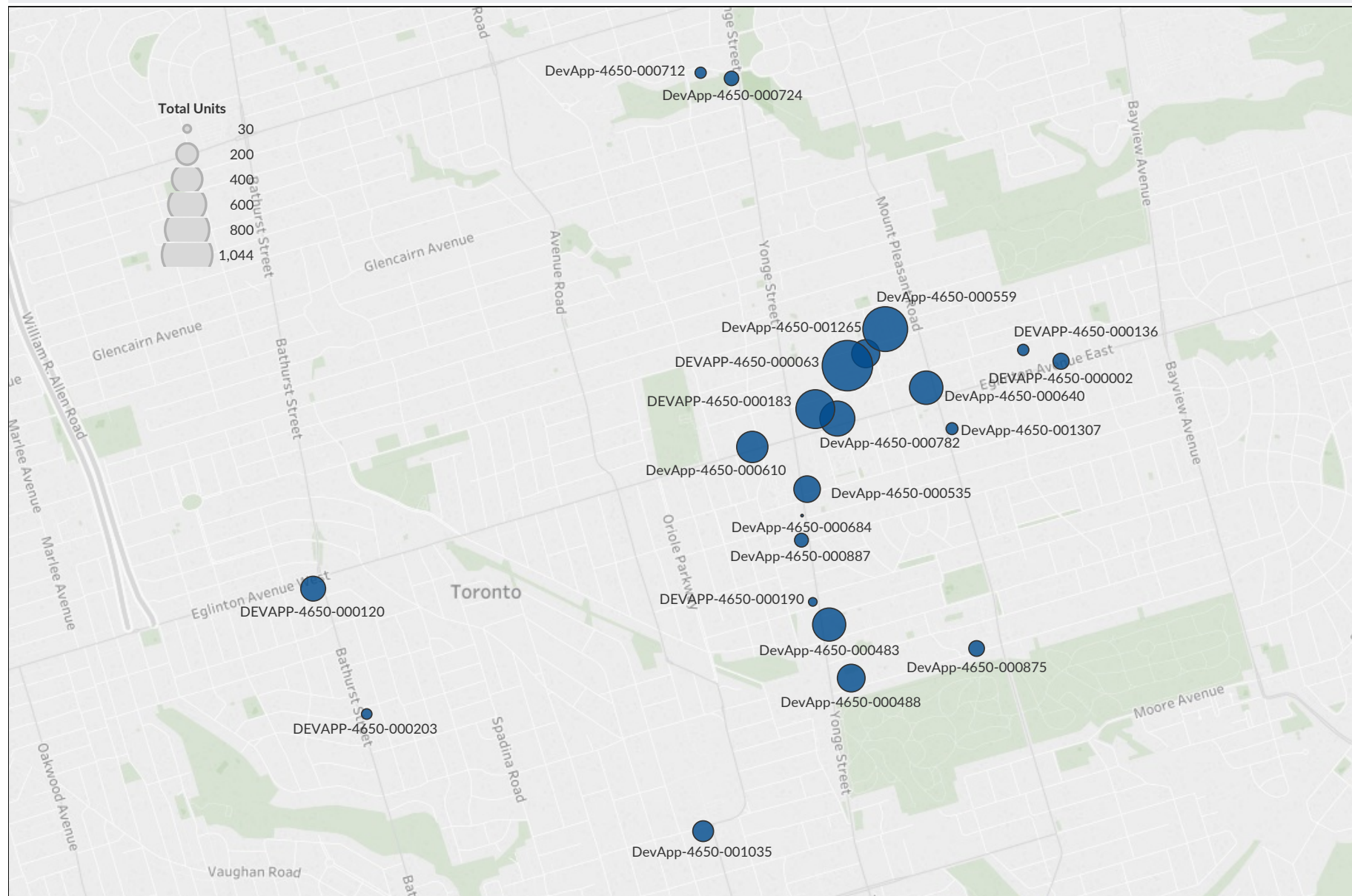
North Toronto Submarket Report - December 2018

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
101 Erskine - Tridel and Beaux Properties	Apartment	January 2019	0	0	1	420	\$633	\$627
E2 Condos - Metropia and Capital Developments	Apartment	February 2022	0	89	11	456	\$928	\$1,292
Eglinton - Menkes	Apartment	February 2019	0	3	3	445	\$579	\$1,022
Line 5 Condos - North Tower - Reserve Properties and Westd..	Apartment	September 2022	13	459	0	485	\$991	\$1,001
Plaza Midtown - 25 Holly Street - Plaza	Apartment	January 2021	0	2	58	235	\$731	\$901
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	January 2022	0	2	63	309	\$715	\$924
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	October 2020	5	32	35	67	\$1,143	\$1,050
Winslow - Devron	Apartment	September 2021	3	28	40	68	\$1,469	\$1,593

North Toronto Submarket Report - December 2018

Current Development Applications



North Toronto Submarket Report - December 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000002	492 Eglinton Avenue East	6.8	105
DEVAPP-4650-000063	55 - 65 Broadway Avenue	13.5	1,044
DEVAPP-4650-000120	859 - 875 Eglinton Avenue West	9.7	253
DEVAPP-4650-000136	413 - 435 Roehampton Avenue	2.0	52
DEVAPP-4650-000183	39 - 41 Roehampton Avenue	20.0	617
DEVAPP-4650-000190	1982 - 1984 Yonge Street	9.4	30
DEVAPP-4650-000203	1677 - 1679 Bathurst Street; 73 - 75 Elderwood Drive	3.2	45
DevApp-4650-000483	1925 - 1951 Yonge St; 22 Davisville Avenue; 17 Millwood Road	13.9	450
DevApp-4650-000488	30 Merton Street	15.2	315
DevApp-4650-000535	2161 Yonge Street	21.8	288
DevApp-4650-000559	110 - 120 Broadway Avenue	11.4	822
DevApp-4650-000610	50 - 60 Eglinton Avenue West	17.7	401
DevApp-4650-000640	808 Mount Pleasant	18.6	457
DevApp-4650-000684	2128 Yonge Street	10.7	
DevApp-4650-000712	41 Chatsworth Drive	2.1	51
DevApp-4650-000724	2908 Yonge Street	10.8	85
DevApp-4650-000782	90 Eglinton Avenue East	20.6	502
DevApp-4650-000875	276 Merton Street	3.0	100
DevApp-4650-000887	2100 Yonge Street	11.1	78
DevApp-4650-001035	215 Lonsdale Road	9.1	177
DevApp-4650-001265	85 Broadway Avenue	20.4	322
DevApp-4650-001307	733 Mount Pleasant Road	7.4	58

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 Toronto 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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