

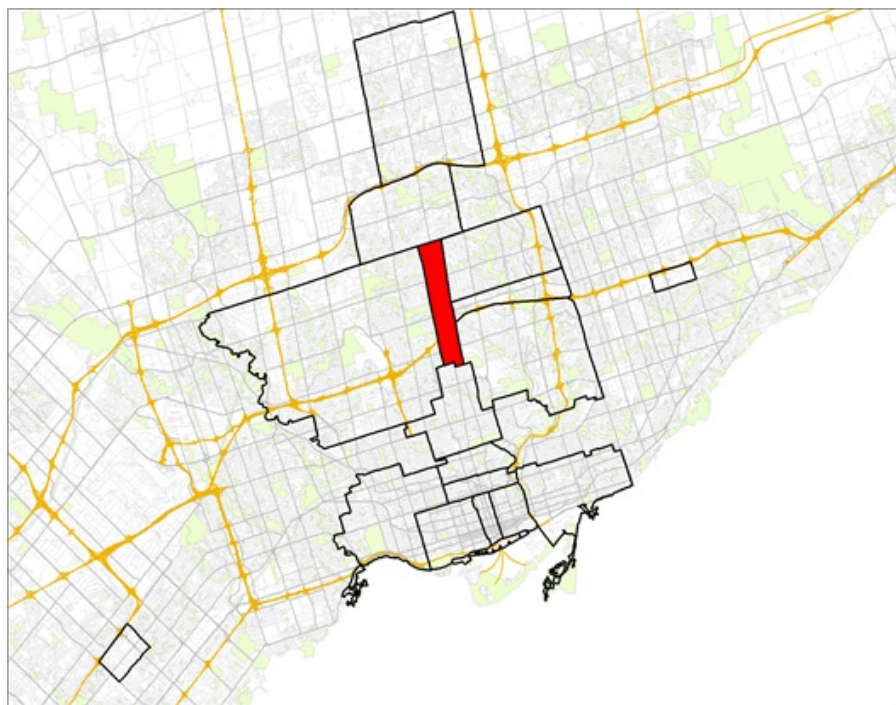


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of December 2018



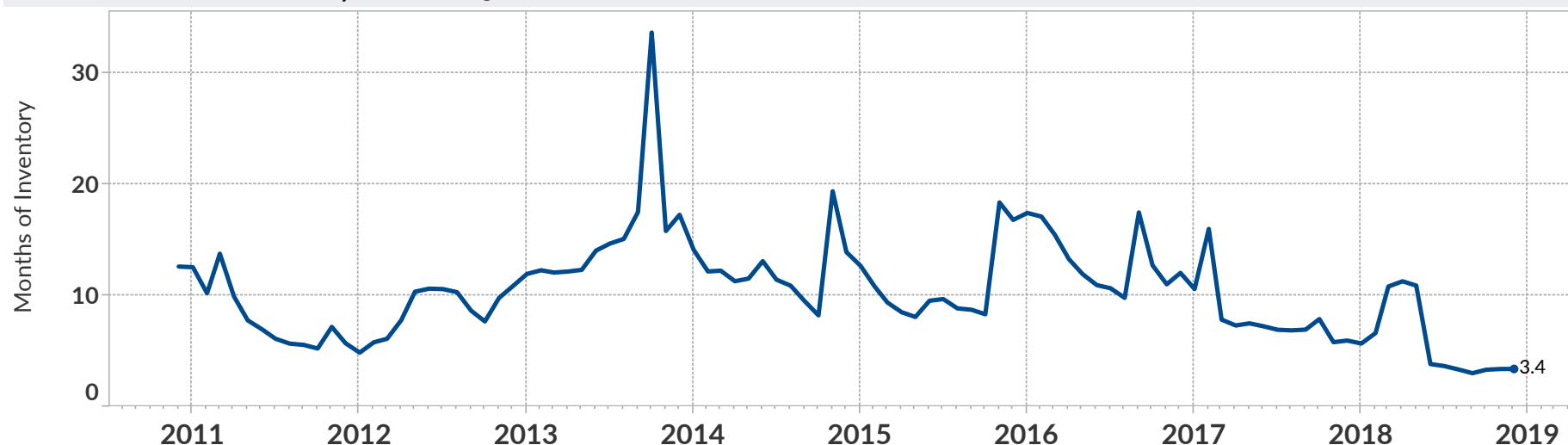
North Yonge Corridor Submarket Report - December 2018



North Yonge Corridor		GTA
Active Projects	6	323
Total Units	2,164	84,915
Total Sales	1,850	70,485
Rem. Inv.	215	10,687
Avg. \$/SF	\$907	\$954
Avg. SF	745	917
Avg. \$	\$676,333	\$874,689
Current Month Sales (incl. active & sold out)	0	804

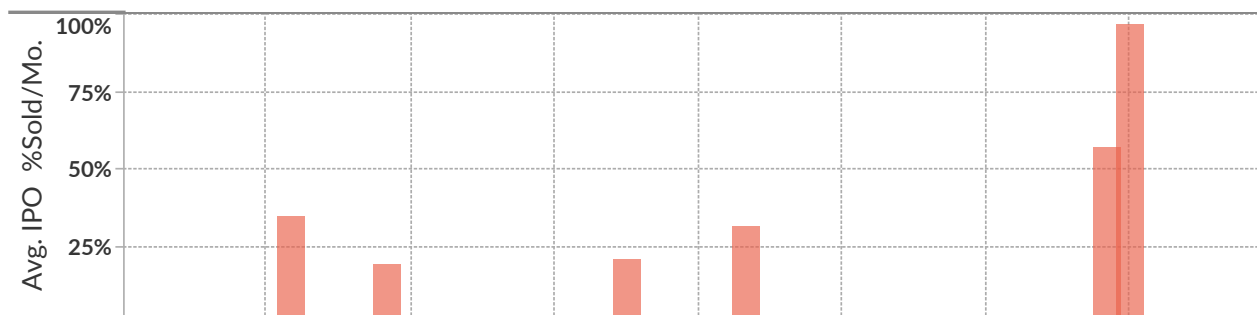
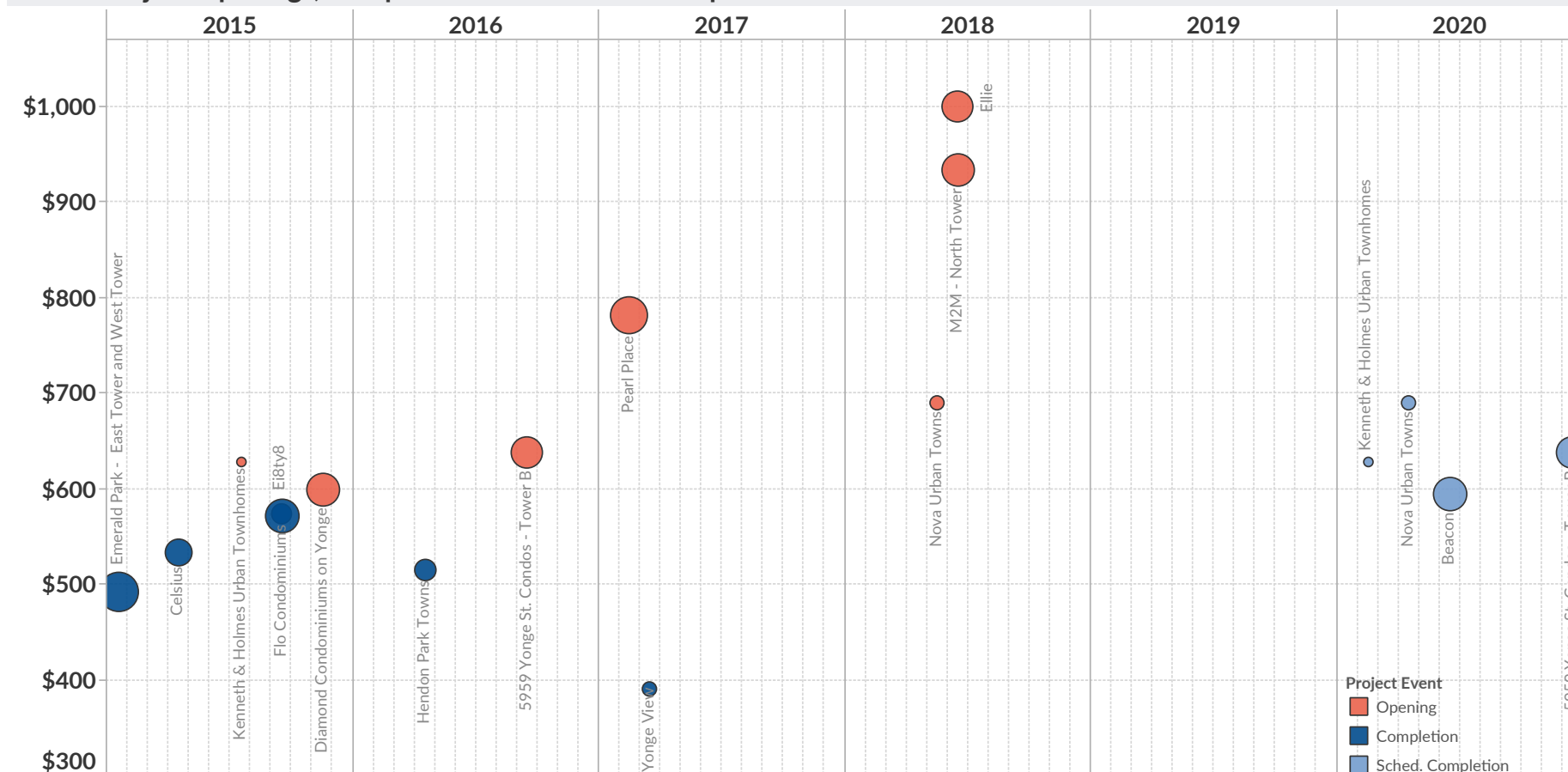
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	12	302
Total Units	4,445	145,136
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	9.6	45.5
Avg. Floor Space Index	4.4	5.7

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

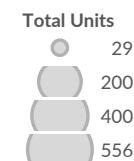


North Yonge Corridor Submarket Report - December 2018

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.



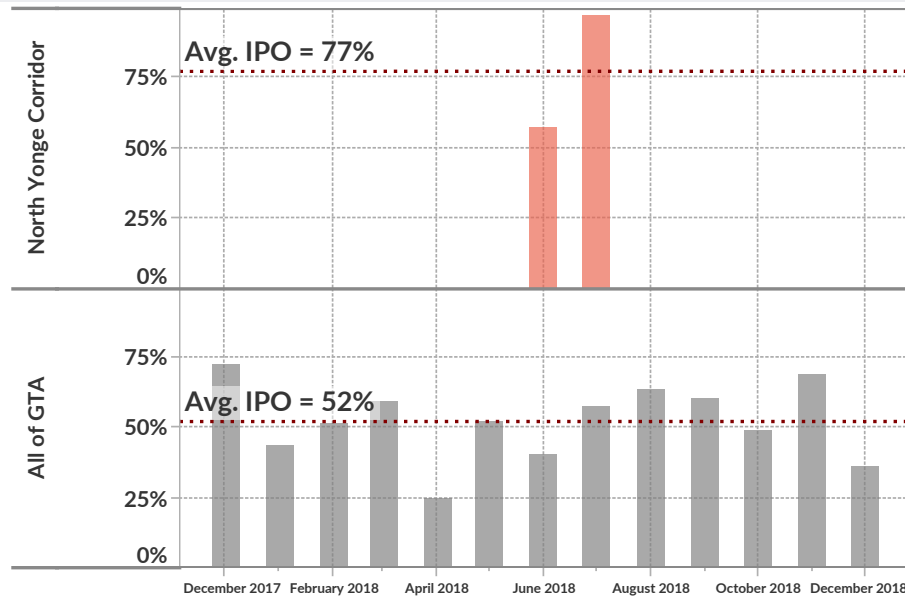
North Yonge Corridor Submarket Report - December 2018

Project Data by Unit Type

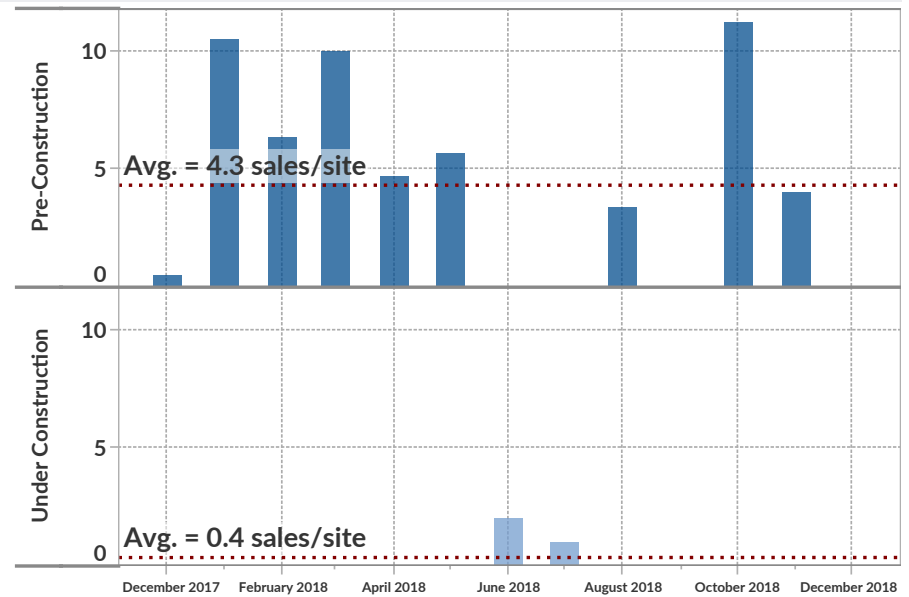
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	331	0	330	1
1 Bedroom + Den	857	0	755	102
2 Bedroom	526	0	473	53
2 Bedroom + Den	304	0	268	36
3 Bedroom & Up	37	0	16	21
Penthouse	9	0	7	2
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$984	493	493	\$484,900	\$484,900
\$912	583	628	\$544,900	\$559,900
\$921	681	868	\$615,900	\$760,900
\$873	751	1,264	\$641,900	\$1,115,000
\$906	926	1,404	\$904,900	\$985,500
\$978	1,227	1,227	\$1,194,900	\$1,204,800

IPO Launch Performance (first 2 months)

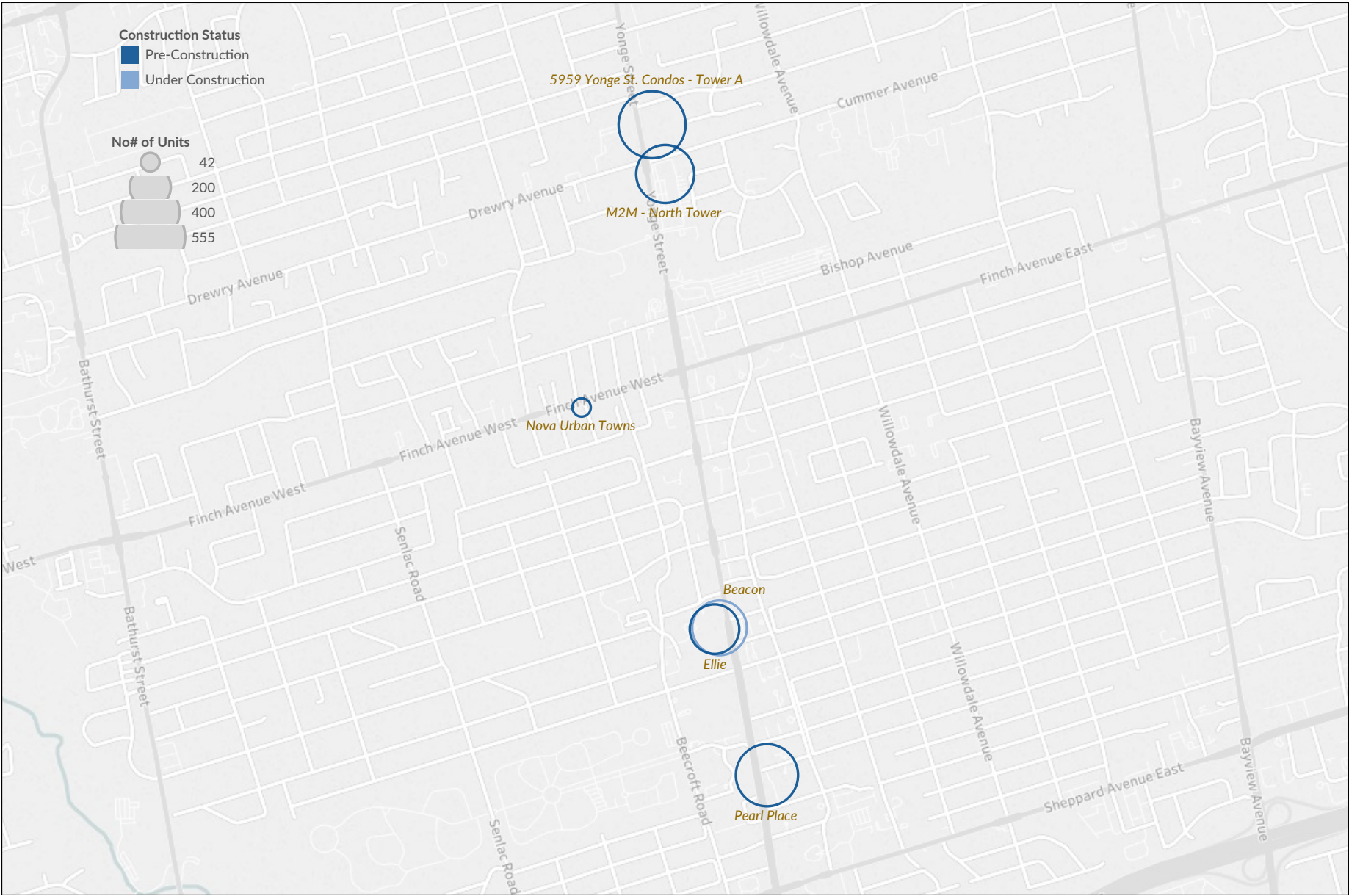


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - December 2018

Current Active Projects



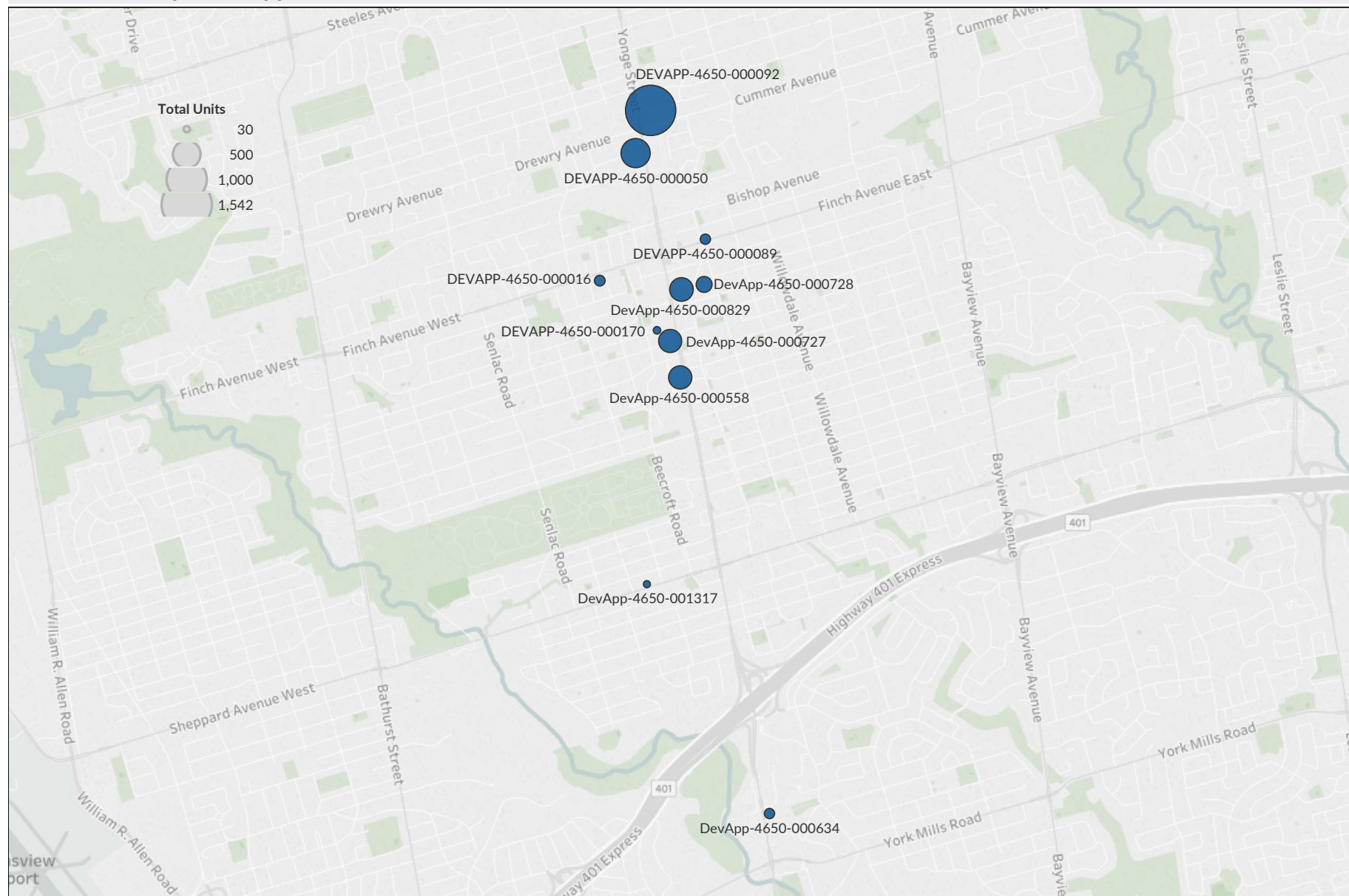
North Yonge Corridor Submarket Report - December 2018

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
5959 Yonge St. Condos - Tower A - Ghods Builders Inc.	Apartment	December 2021	0	1	0	555	\$550	\$894
Beacon - Sorbara	Apartment	June 2020	0	5	2	369	\$594	\$978
Ellie - G Group Development	Apartment	September 2022	0	302	1	303	\$999	\$1,229
M2M - North Tower - Aoyuan International	Apartment	May 2022	0	315	27	417	\$933	\$872
Nova Urban Towns - Kaleido Developments Inc.	Stacked	April 2020	0	30	12	42	\$690	\$733
Pearl Place - Conservatory Group	Apartment	January 2022	0	69	173	478	\$780	\$931

North Yonge Corridor Submarket Report - December 2018

Current Development Applications



North Yonge Corridor Submarket Report - December 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000016	57 - 63 Finch Avenue West	2.0	70
DEVAPP-4650-000050	5840 - 5870 Yonge Street	6.8	518
DEVAPP-4650-000089	50 - 52 Finch Avenue East	5.4	64
DEVAPP-4650-000092	5925 - 5995 Yonge Street	6.9	1,542
DEVAPP-4650-000170	26 - 36 Hounslow Avenue	2.2	34
DevApp-4650-000546	2400 - 2444 Yonge Street	9.3	631
DevApp-4650-000558	5294 - 5306 Yonge Street	10.6	328
DevApp-4650-000634	4155 Yonge Street	3.2	64
DevApp-4650-000727	5400 Yonge Street & 15 Horsham Avenue	13.1	324
DevApp-4650-000728	35 Holmes Avenue	5.6	154
DevApp-4650-000829	15 Holmes Avenue	4.8	339
DevApp-4650-000999	2500 Yonge Street	9.0	377
DevApp-4650-001317	110 - 112 Sheppard Avenue West		30

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 Yonge Corridor 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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