

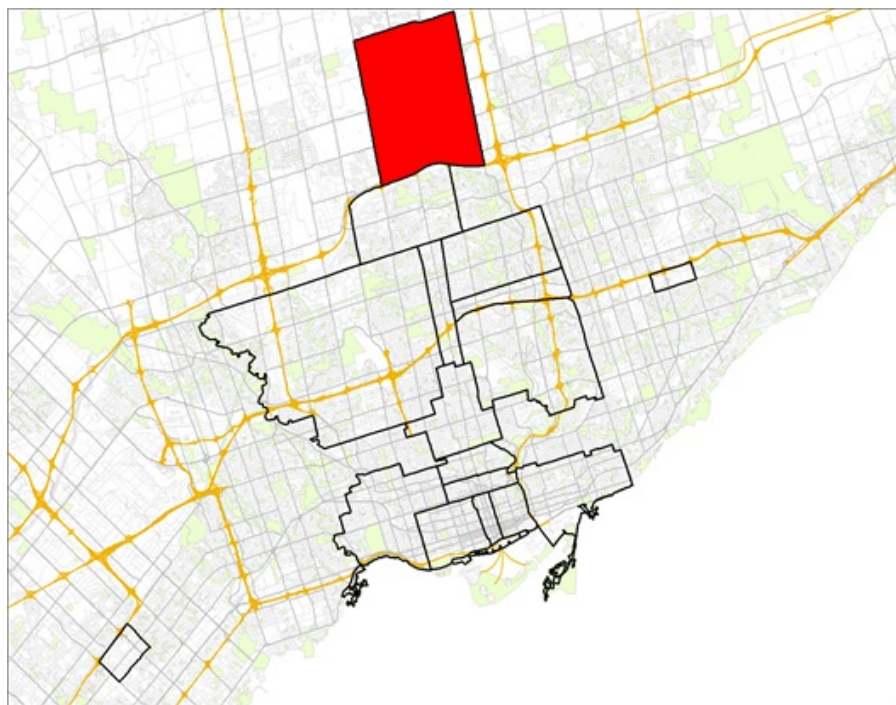


Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of January 2019



Highway 7 - Yonge Submarket Report - January 2019



Highway7 - Yonge		GTA
Active Projects	6	326
Total Units	1,582	86,555
Total Sales	1,185	72,181
Rem. Inv.	257	10,364
Avg. \$/SF	\$653	\$954
Avg. SF	918	923
Avg. \$	\$598,935	\$880,604
Current Month Sales (incl. active & sold out)	0	942

Development Applications

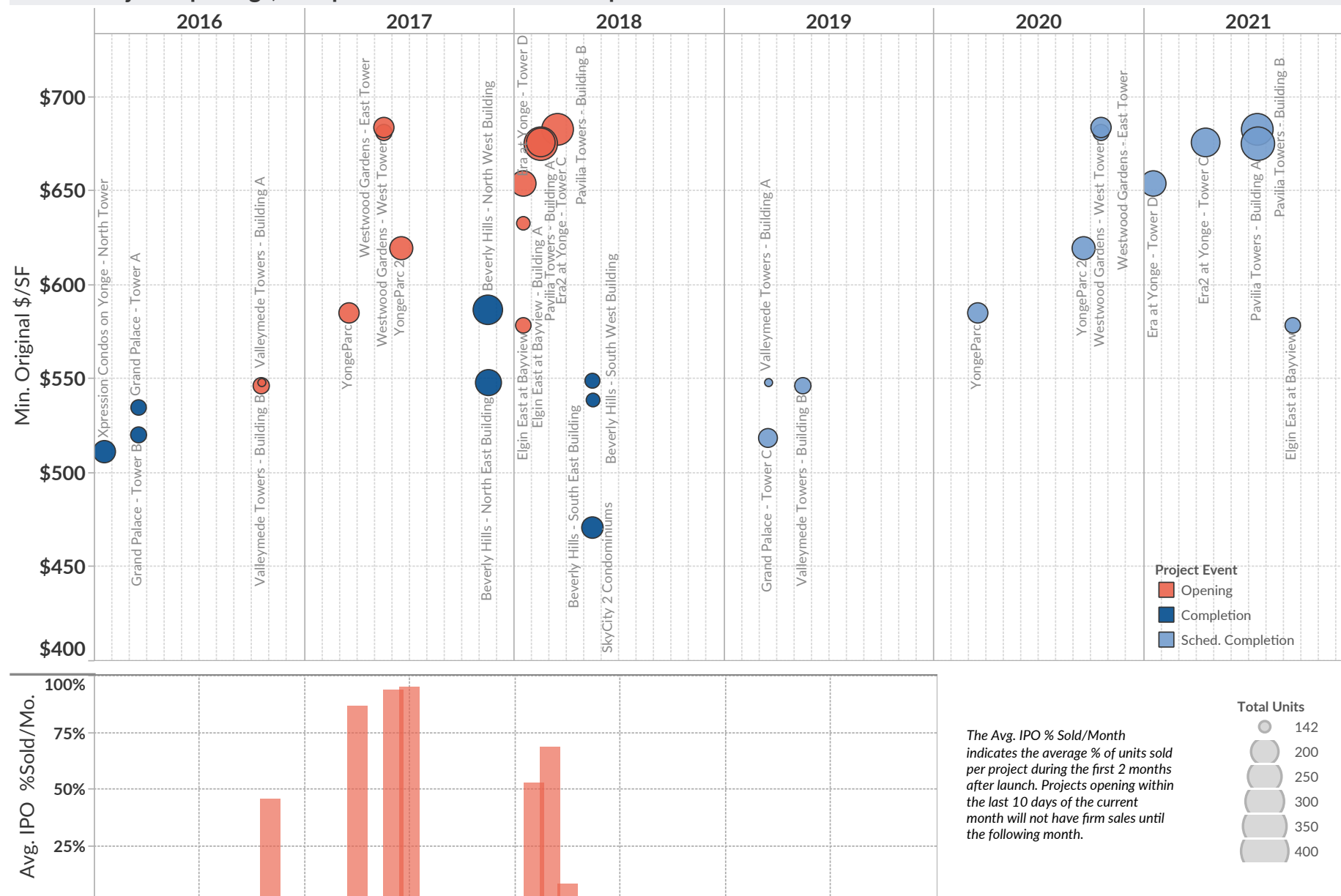
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	316
Total Units		157,852
Min. Floor Space Index		0.1
Max. Floor Space Index		45.5
Avg. Floor Space Index		5.7

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



Highway 7 - Yonge Submarket Report - January 2019

Recent Project Openings, Completions & Scheduled Completions



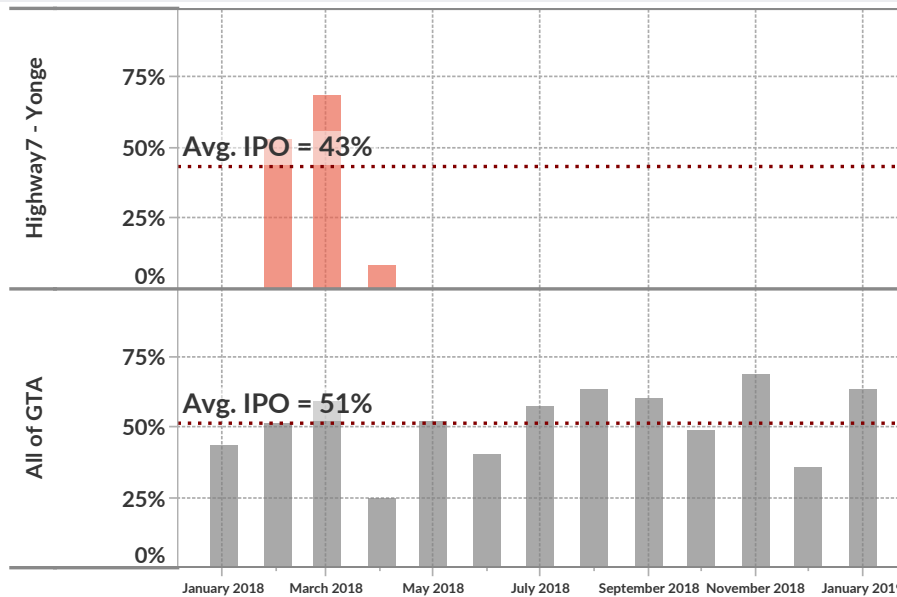
Highway 7 - Yonge Submarket Report - January 2019

Project Data by Unit Type

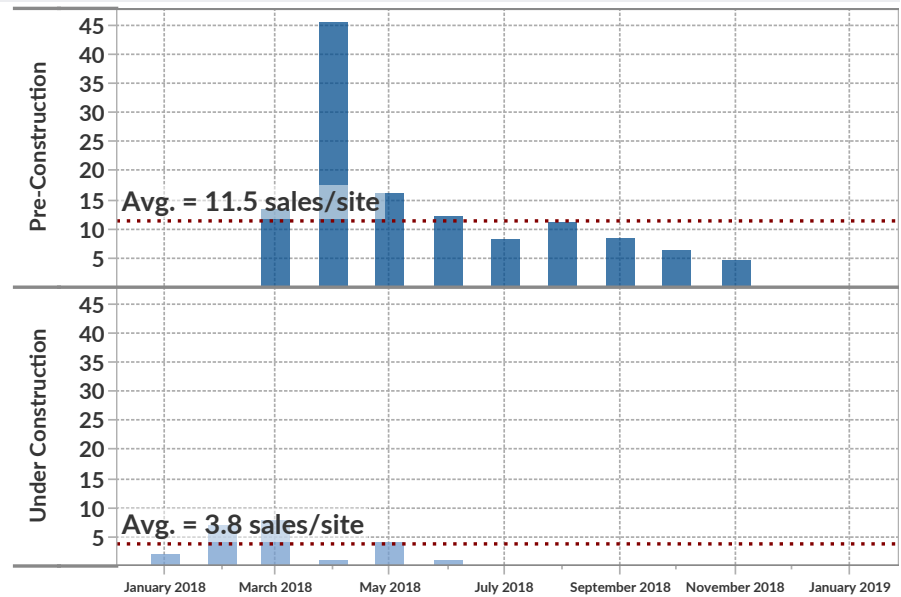
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	0	1
1 Bedroom	110	0	108	2
1 Bedroom + Den	603	0	516	87
2 Bedroom	446	0	327	119
2 Bedroom + Den	154	0	138	16
3 Bedroom & Up	111	0	84	27
Penthouse	7		7	0
Other	10	0	5	5

*				
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)

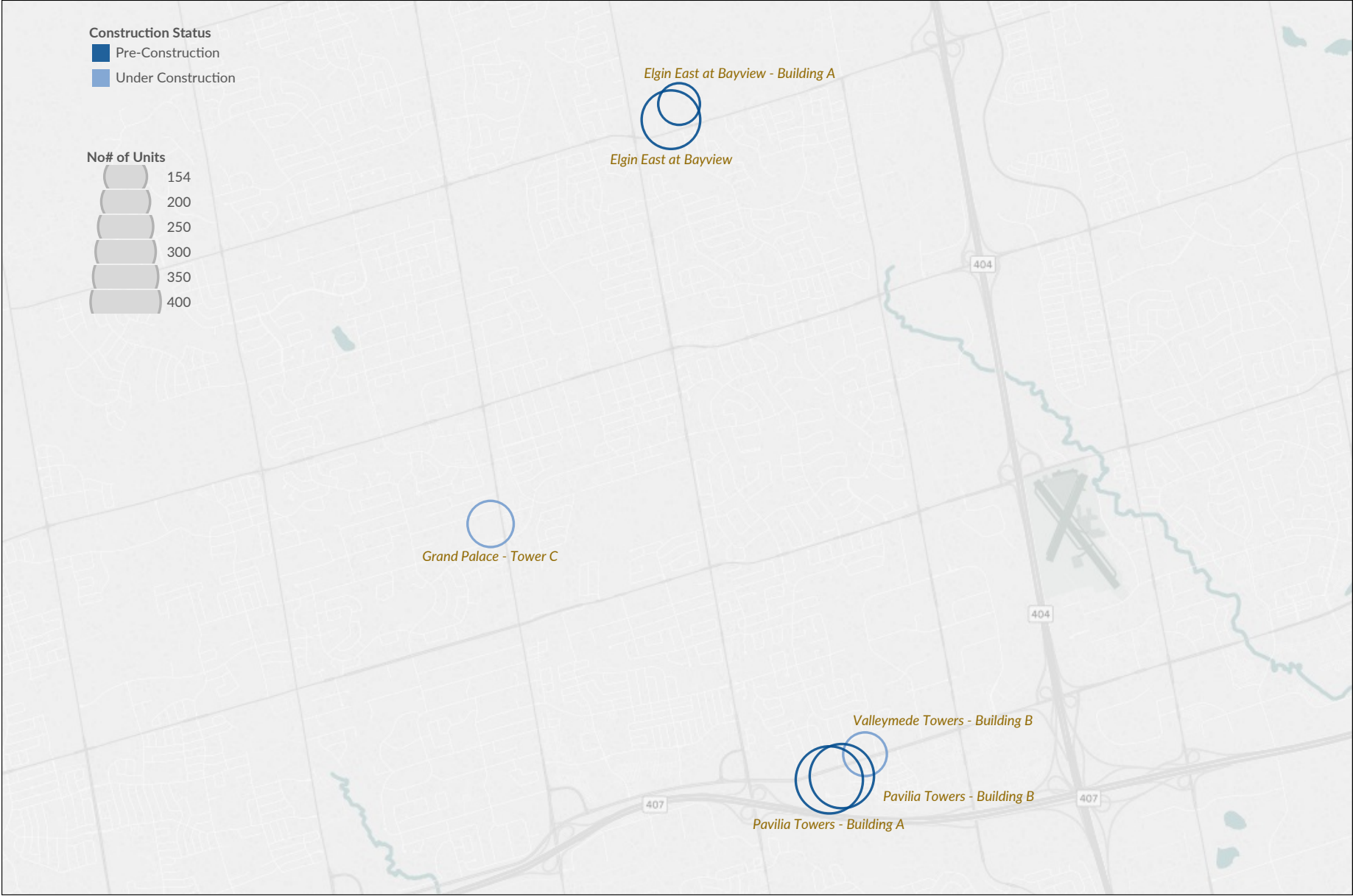


Post Launch Absorption: Highway7 - Yonge



Highway 7 - Yonge Submarket Report - January 2019

Current Active Projects



Highway 7 - Yonge Submarket Report - January 2019

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

Highway 7 - Yonge Submarket Report - January 2019

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	• 5	• 17	• 5,751	• 5,231	• 221	• \$2,251	• 1,957	• \$4,406,623	• 5,031
Central Waterfront	• 37	• 15	• 6,871	• 6,046	• 746	• \$1,314	• 992	• \$1,302,871	• 16,818
Don Mills - York Mills	• 11	• 8	• 2,327	• 2,084	• 183	• \$885	• 1,135	• \$1,004,963	• 10,889
Downtown Core	• 0	• 8	• 4,272	• 3,844	• 26	• \$1,294	• 1,261	• \$1,632,354	• 18,308
Downtown East	• 14	• 16	• 5,192	• 4,870	• 294	• \$986	• 892	• \$879,028	• 15,472
Downtown West	• 122	• 30	• 11,378	• 9,471	• 1,443	• \$1,242	• 768	• \$953,706	• 13,867
Etobicoke Waterfront	• 7	• 8	• 3,728	• 3,408	• 191	• \$1,072	• 860	• \$922,025	• 1,439
Highway7 - Yonge	• 0	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 42	• 8	• 4,495	• 3,645	• 552	• \$781	• 753	• \$587,951	•
North Toronto	• 251	• 9	• 2,908	• 2,483	• 335	• \$1,160	• 893	• \$1,036,000	• 6,252
North Yonge Corridor	• 0	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,495
North York East	• 1	• 2	• 528	• 505	• 22	• \$943	• 1,025	• \$966,945	• 2,381
North York West	• 6	• 11	• 2,583	• 2,317	• 244	• \$808	• 724	• \$585,606	• 9,893
Not Applicable	• 217	• 138	• 23,866	• 18,084	• 4,242	• \$686	• 962	• \$659,839	• 35,194
Scarborough City Centre									• 2,245
Sheppard Corridor	• 166	• 13	• 4,004	• 3,253	• 511	• \$947	• 845	• \$800,515	• 4,168
Thornhill									•
Toronto East	• 5	• 12	• 1,531	• 1,400	• 89	• \$920	• 993	• \$913,336	• 1,227
Toronto West	• 58	• 11	• 2,089	• 1,289	• 731	• \$969	• 863	• \$836,569	• 12,983
Yonge - St. Clair	• 0	• 8	• 1,286	• 1,216	• 62	• \$1,245	• 1,275	• \$1,588,047	• 169

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