

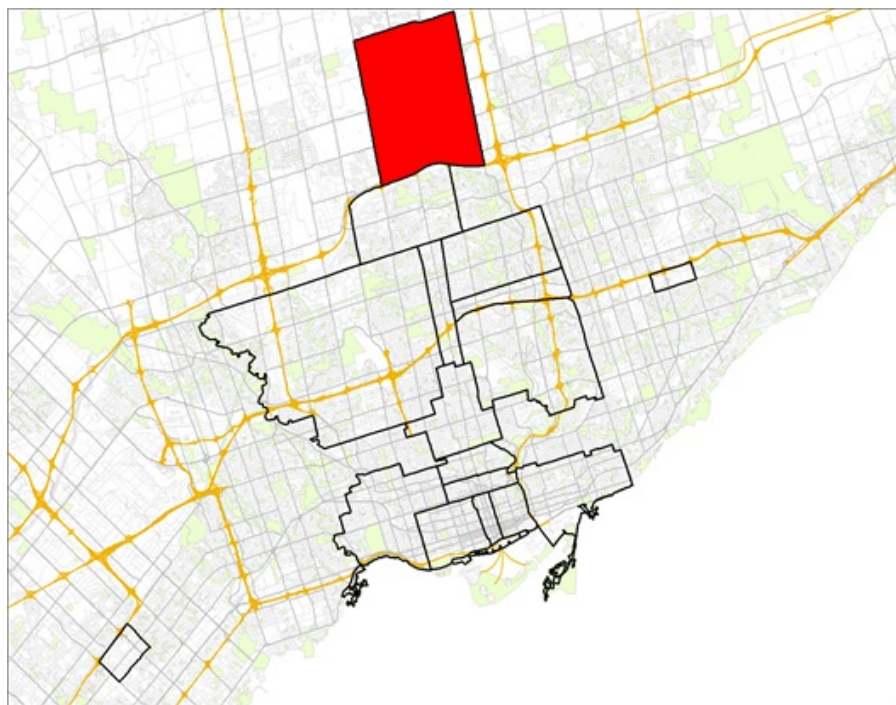


Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of February 2019



Highway 7 - Yonge Submarket Report - February 2019



Highway7 - Yonge		GTA
Active Projects	6	330
Total Units	1,582	87,681
Total Sales	1,186	73,122
Rem. Inv.	256	11,269
Avg. \$/SF	\$653	\$965
Avg. SF	918	903
Avg. \$	\$598,848	\$871,303
Current Month Sales (incl. active & sold out)	1	772

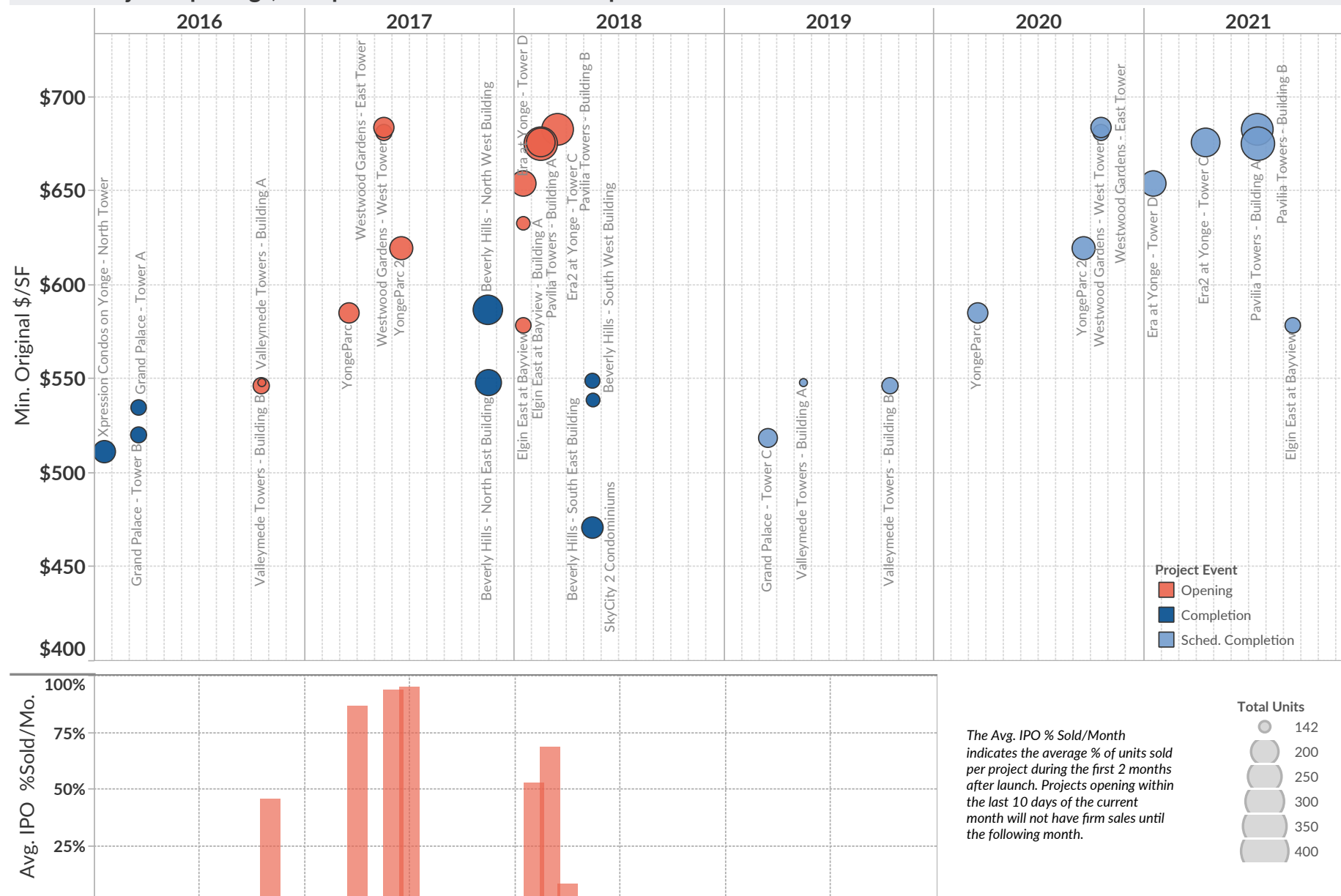
Development Applications		
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	323
Total Units		166,695
Min. Floor Space Index		0.1
Max. Floor Space Index		45.5
Avg. Floor Space Index		5.8

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



Highway 7 - Yonge Submarket Report - February 2019

Recent Project Openings, Completions & Scheduled Completions



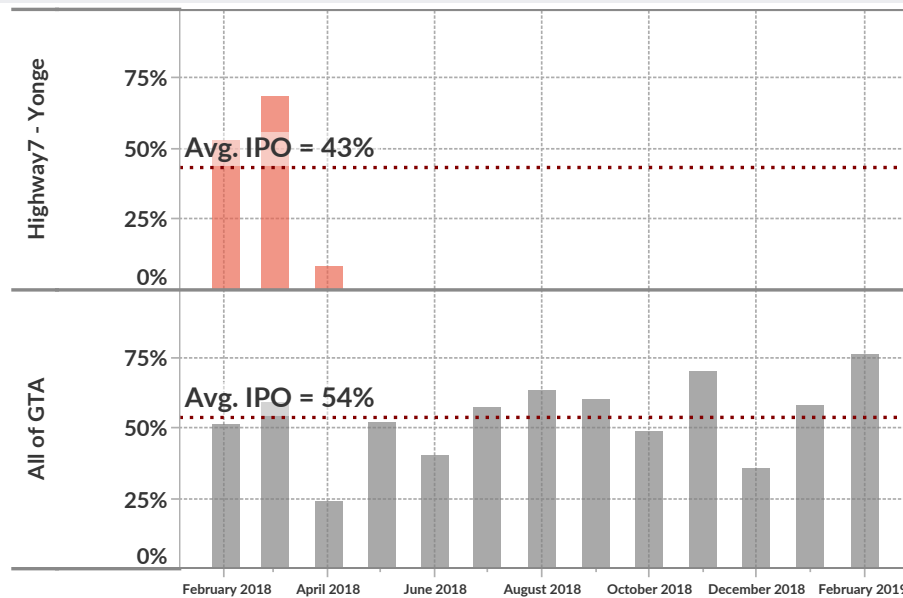
Highway 7 - Yonge Submarket Report - February 2019

Project Data by Unit Type

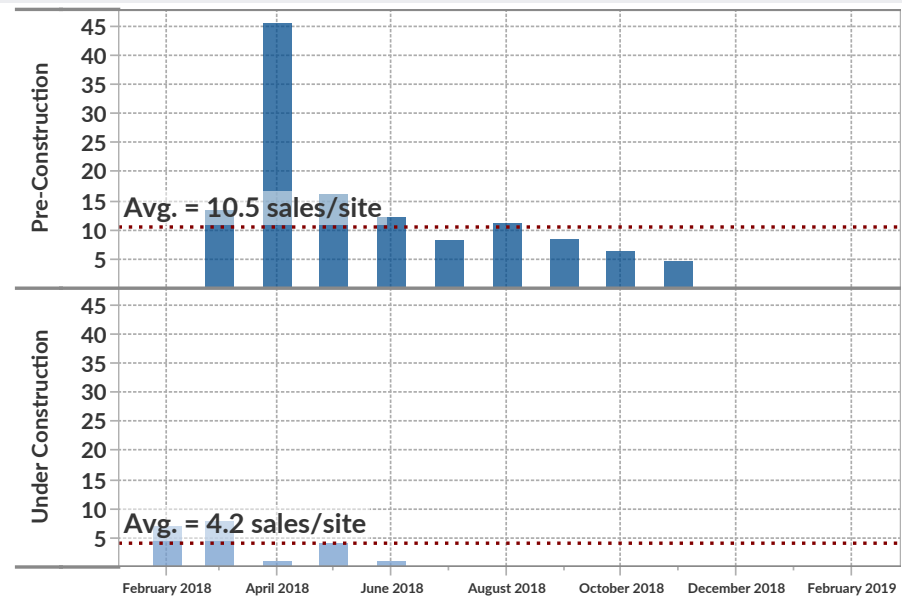
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	0	1
1 Bedroom	110	0	108	2
1 Bedroom + Den	603	0	516	87
2 Bedroom	446	1	328	118
2 Bedroom + Den	154	0	138	16
3 Bedroom & Up	111	0	84	27
Penthouse	7		7	0
Other	10	0	5	5

*				
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)

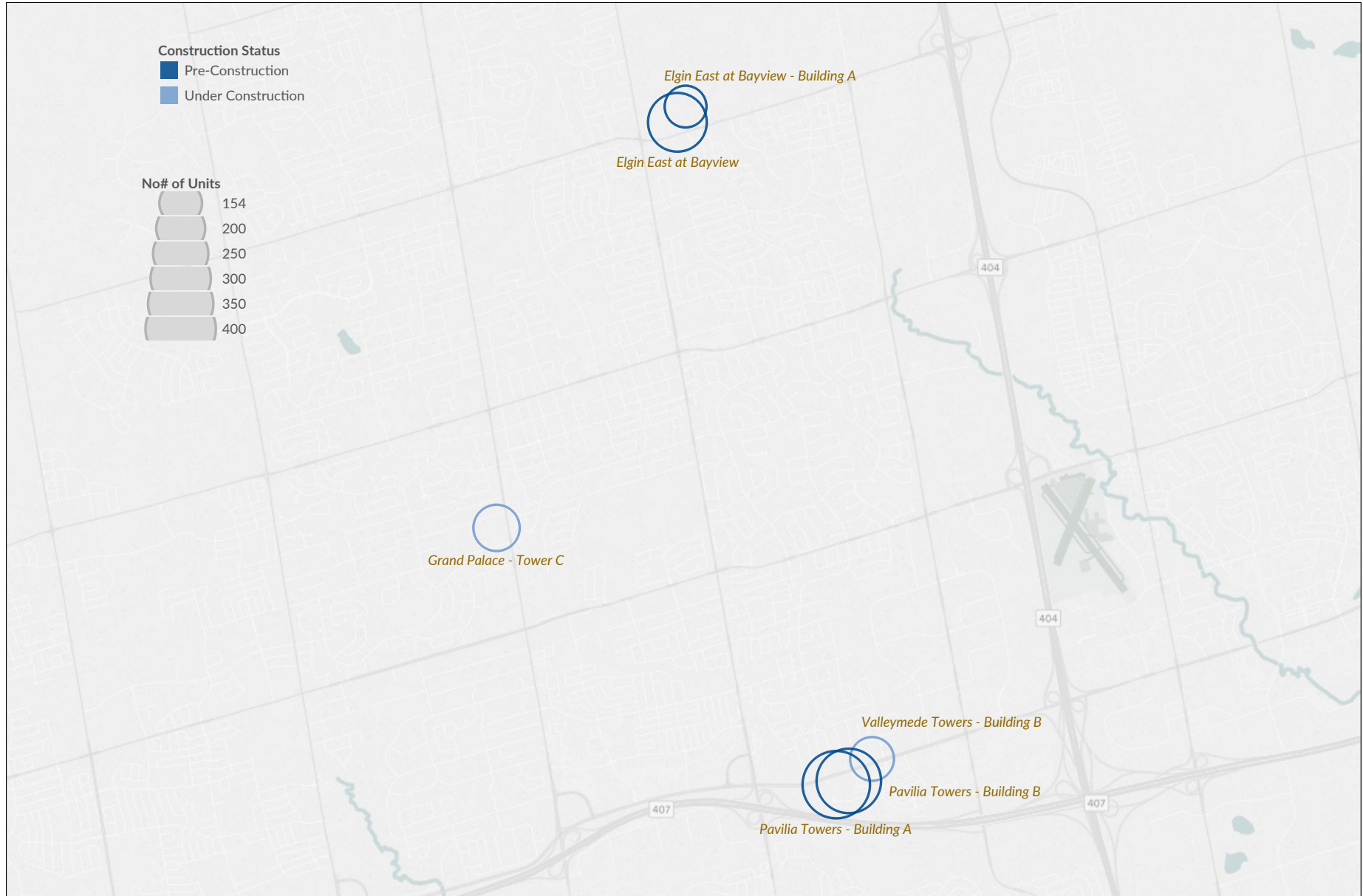


Post Launch Absorption: Highway7 - Yonge



Highway 7 - Yonge Submarket Report - February 2019

Current Active Projects



Highway 7 - Yonge Submarket Report - February 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	October 2019	1	1	1	169	\$546	\$693

Highway 7 - Yonge Submarket Report - February 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	1	17	5,751	5,232	220	\$2,254	1,962	\$4,421,244	5,168
Central Waterfront	16	15	6,871	6,062	730	\$1,315	997	\$1,311,498	16,844
Don Mills - York Mills	5	8	2,327	2,087	180	\$865	1,173	\$1,014,796	10,889
Downtown Core	21	8	4,272	3,864	317	\$1,300	593	\$771,172	20,308
Downtown East	4	16	5,192	4,874	290	\$986	893	\$880,817	16,321
Downtown West	124	30	11,377	9,593	1,321	\$1,248	772	\$963,248	13,807
Etobicoke Waterfront	3	8	3,726	3,409	180	\$1,086	847	\$919,157	1,439
Highway7 - Yonge	1	6	1,582	1,186	256	\$653	918	\$598,848	.
Mississauga City Centre	36	8	4,495	3,811	528	\$786	775	\$609,355	.
North Toronto	36	10	3,192	2,519	575	\$1,142	810	\$925,390	6,287
North Yonge Corridor	28	6	2,254	1,575	502	\$935	780	\$729,132	4,495
North York East	1	2	528	499	28	\$937	1,016	\$952,400	2,381
North York West	10	9	2,266	1,996	249	\$809	722	\$583,510	10,665
Not Applicable	277	141	24,534	18,703	4,358	\$701	950	\$665,554	40,105
Scarborough City Centre									2,245
Sheppard Corridor	176	14	4,391	3,755	636	\$933	806	\$752,334	4,168
Thornhill									.
Toronto East	6	13	1,600	1,431	127	\$992	985	\$976,528	2,168
Toronto West	27	11	2,037	1,311	709	\$982	866	\$850,700	12,983
Yonge - St. Clair	0	8	1,286	1,215	63	\$1,215	1,275	\$1,548,293	169

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