

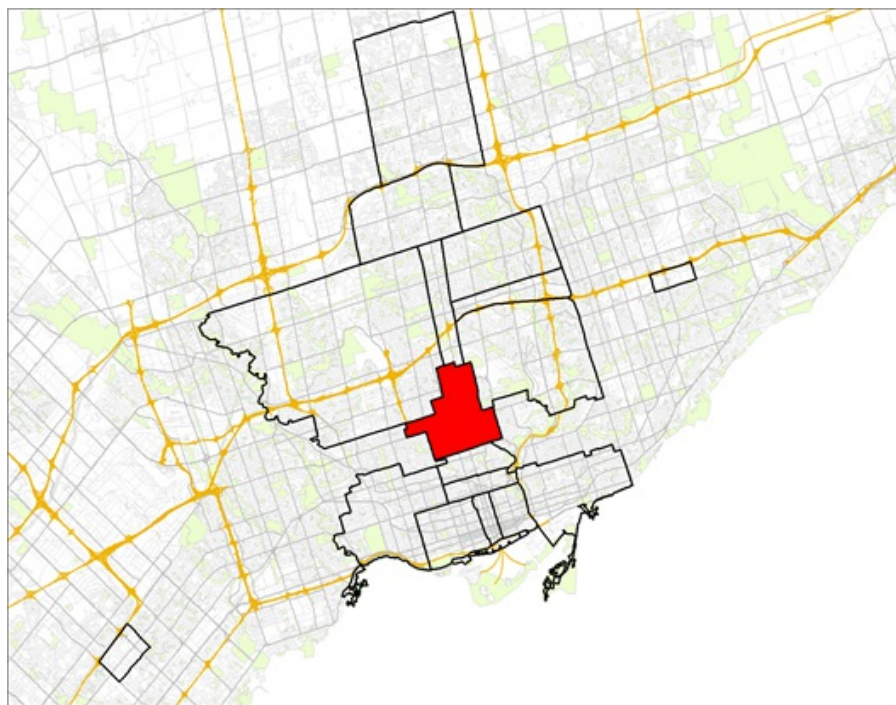


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of February 2019



North Toronto Submarket Report - February 2019



North Toronto		GTA
Active Projects	10	330
Total Units	3,192	87,681
Total Sales	2,519	73,122
Rem. Inv.	575	11,269
Avg. \$/SF	\$1,142	\$965
Avg. SF	810	903
Avg. \$	\$925,390	\$871,303
Current Month Sales (incl. active & sold out)	36	772

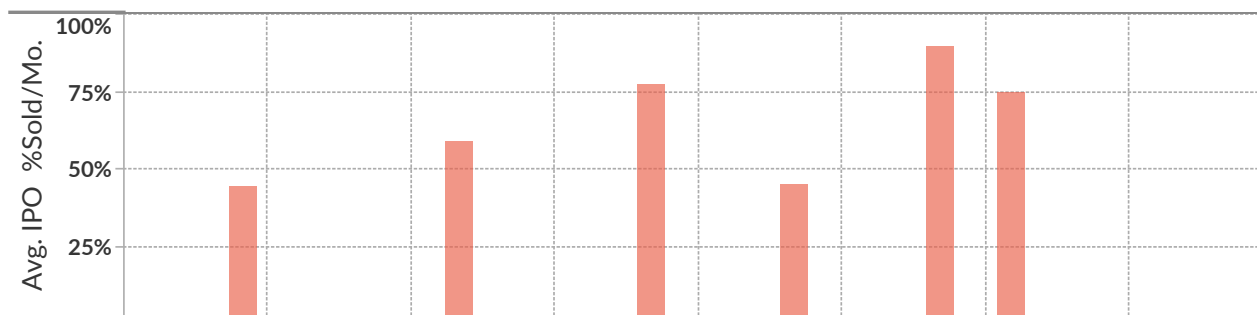
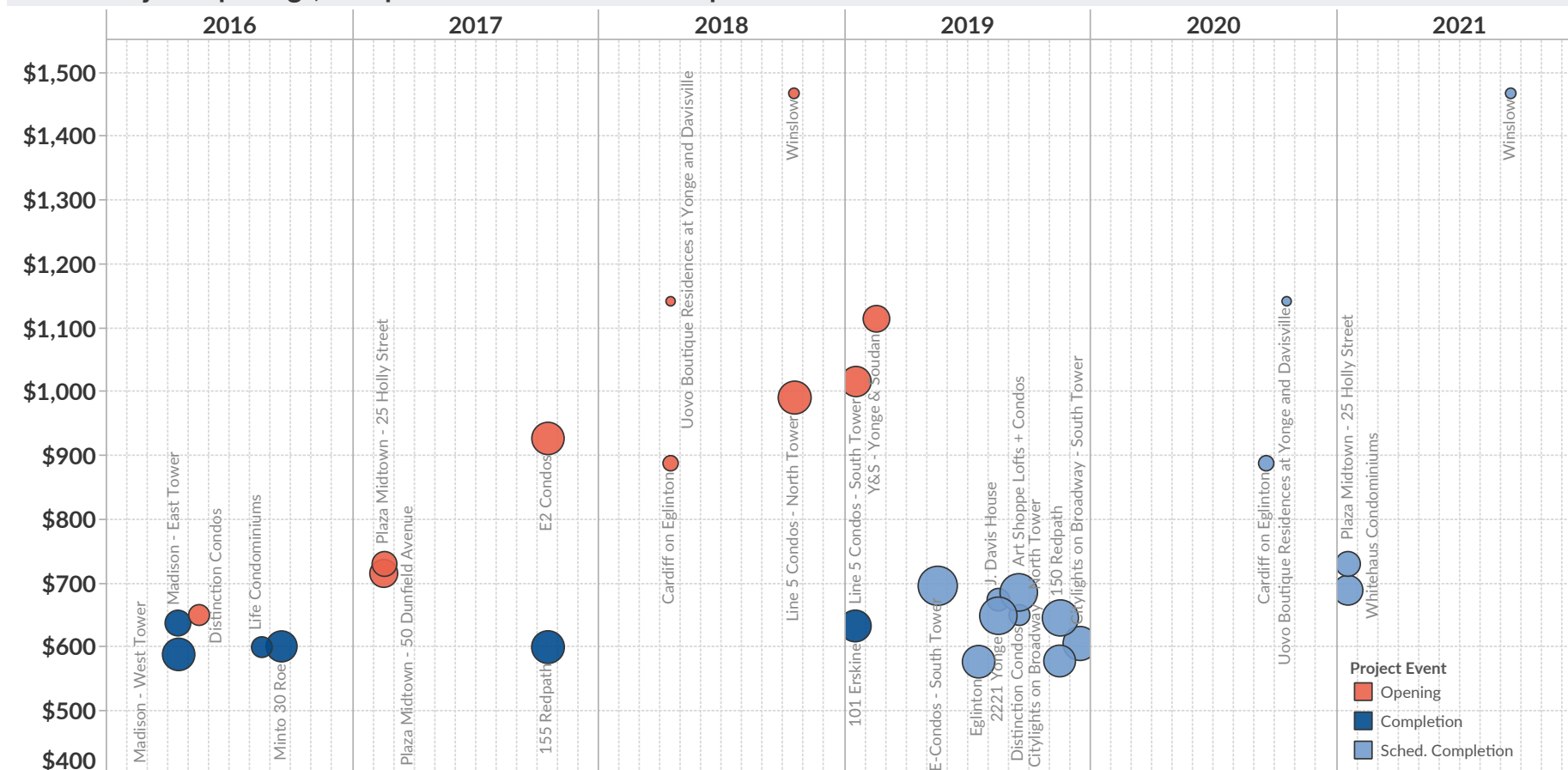
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	22	323
Total Units	6,287	166,695
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	18.4	45.5
Avg. Floor Space Index	6.1	5.8

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

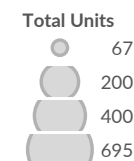


North Toronto Submarket Report - February 2019

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.



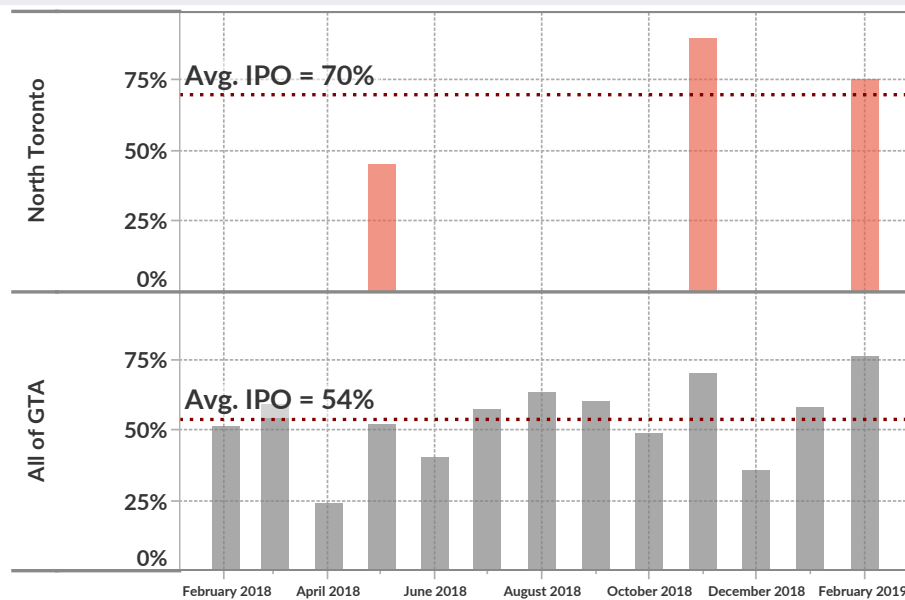
North Toronto Submarket Report - February 2019

Project Data by Unit Type

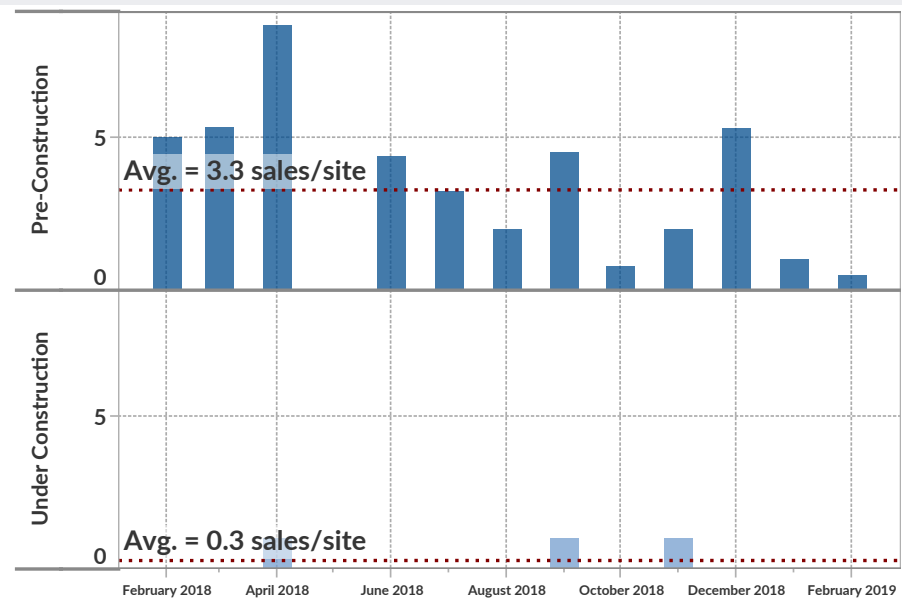
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	198	2	194	4
1 Bedroom	458	16	358	100
1 Bedroom + Den	1,015	5	899	116
2 Bedroom	933	11	716	217
2 Bedroom + Den	158	0	136	22
3 Bedroom & Up	278	2	184	94
Penthouse	19	0	10	9
Other	35	0	22	13

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,050	353	482	\$395,900	\$489,900
\$1,099	450	626	\$352,000	\$667,990
\$1,066	476	1,360	\$416,000	\$2,442,000
\$1,215	640	1,668	\$508,500	\$3,185,000
\$1,285	730	2,499	\$775,990	\$4,260,000
\$1,061	825	2,320	\$626,000	\$4,122,000
\$1,372	711	1,163	\$1,035,990	\$1,535,990
\$980	1,270	2,213	\$1,184,000	\$2,318,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: North Toronto



North Toronto Submarket Report - February 2019

Current Active Projects



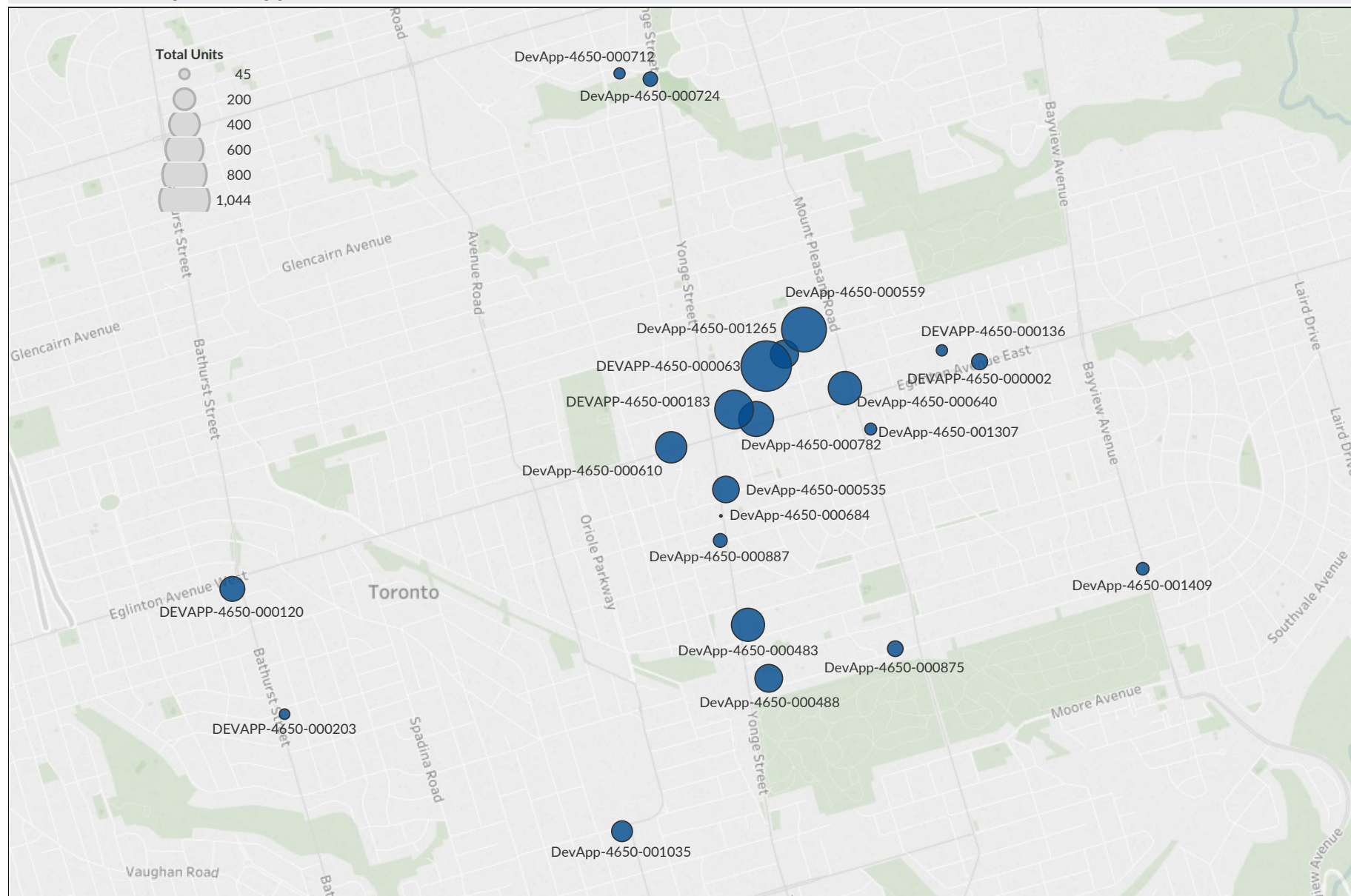
North Toronto Submarket Report - February 2019

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
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	0	11	456	\$928	\$1,292
Eglinton - Menkes	Apartment	July 2019	0	0	3	445	\$579	\$1,022
Line 5 Condos - North Tower - Reserve Properties and Westd..	Apartment	September 2022	0	0	0	485	\$991	\$1,001
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	September 2022	34	281	94	423	\$1,017	\$1,014
Plaza Midtown - 25 Holly Street - Plaza	Apartment	January 2021	0	0	58	235	\$731	\$911
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	January 2022	0	0	63	309	\$715	\$1,122
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	October 2020	2	4	31	67	\$1,143	\$1,096
Winslow - Devron	Apartment	September 2021	0	2	38	68	\$1,469	\$1,585
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	March 2023	0	0	276	284	\$1,115	\$1,115

North Toronto Submarket Report - February 2019

Current Development Applications



North Toronto Submarket Report - February 2019

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-4650-000203	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	11.9	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	20.7	502
DevApp-4650-000875	276 Merton Street	10.2	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
DevApp-4650-001409	1410 Bayview Avenue	4.0	65

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 - 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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