

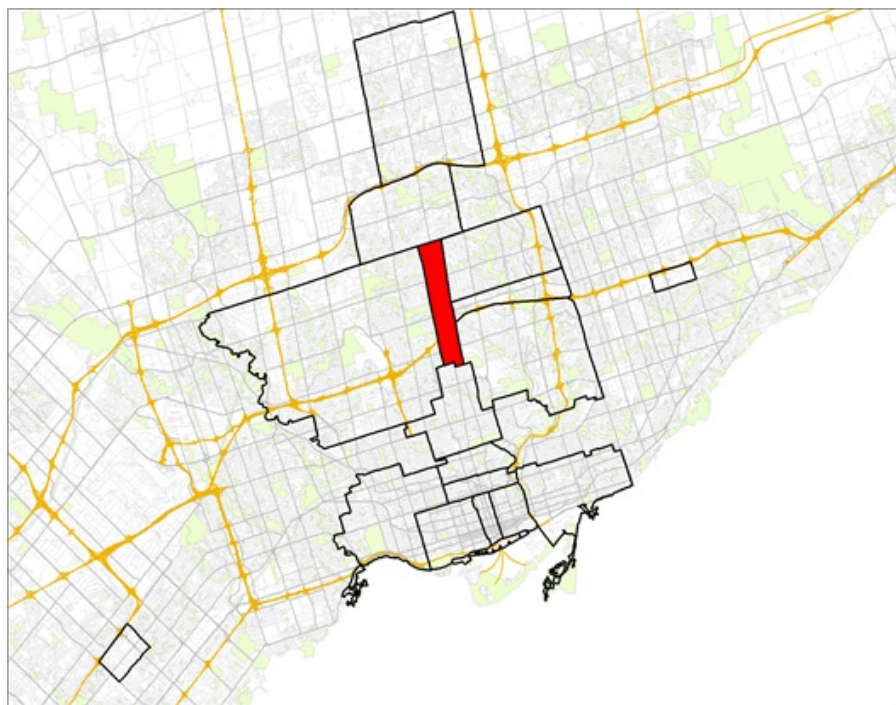


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of February 2019



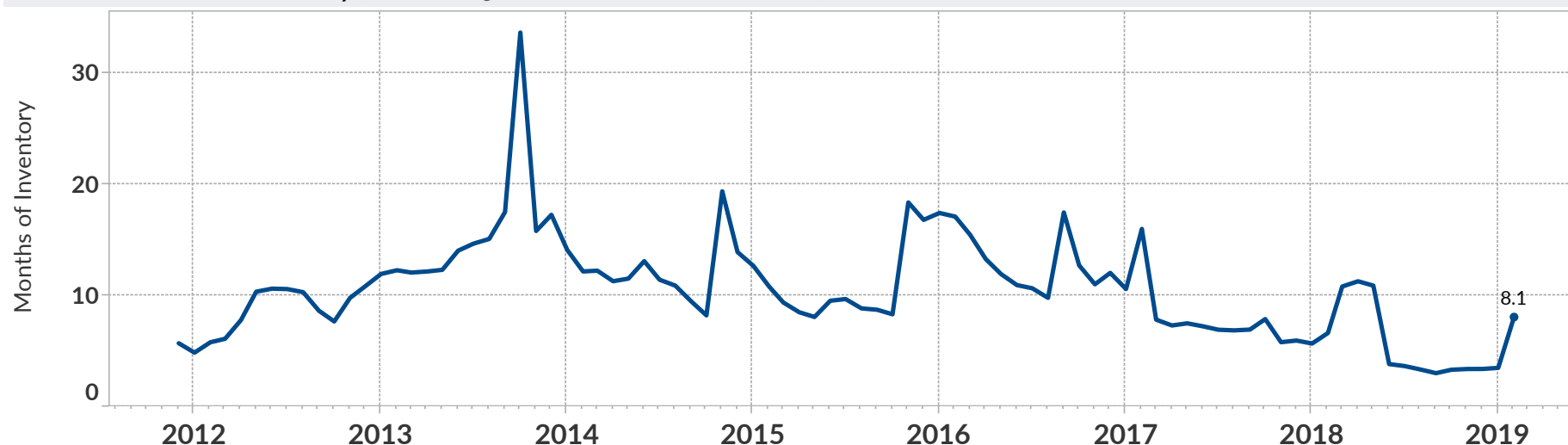
North Yonge Corridor Submarket Report - February 2019



North Yonge Corridor		GTA
Active Projects	6	330
Total Units	2,254	87,681
Total Sales	1,575	73,122
Rem. Inv.	502	11,269
Avg. \$/SF	\$935	\$965
Avg. SF	780	903
Avg. \$	\$729,132	\$871,303
Current Month Sales (incl. active & sold out)	28	772

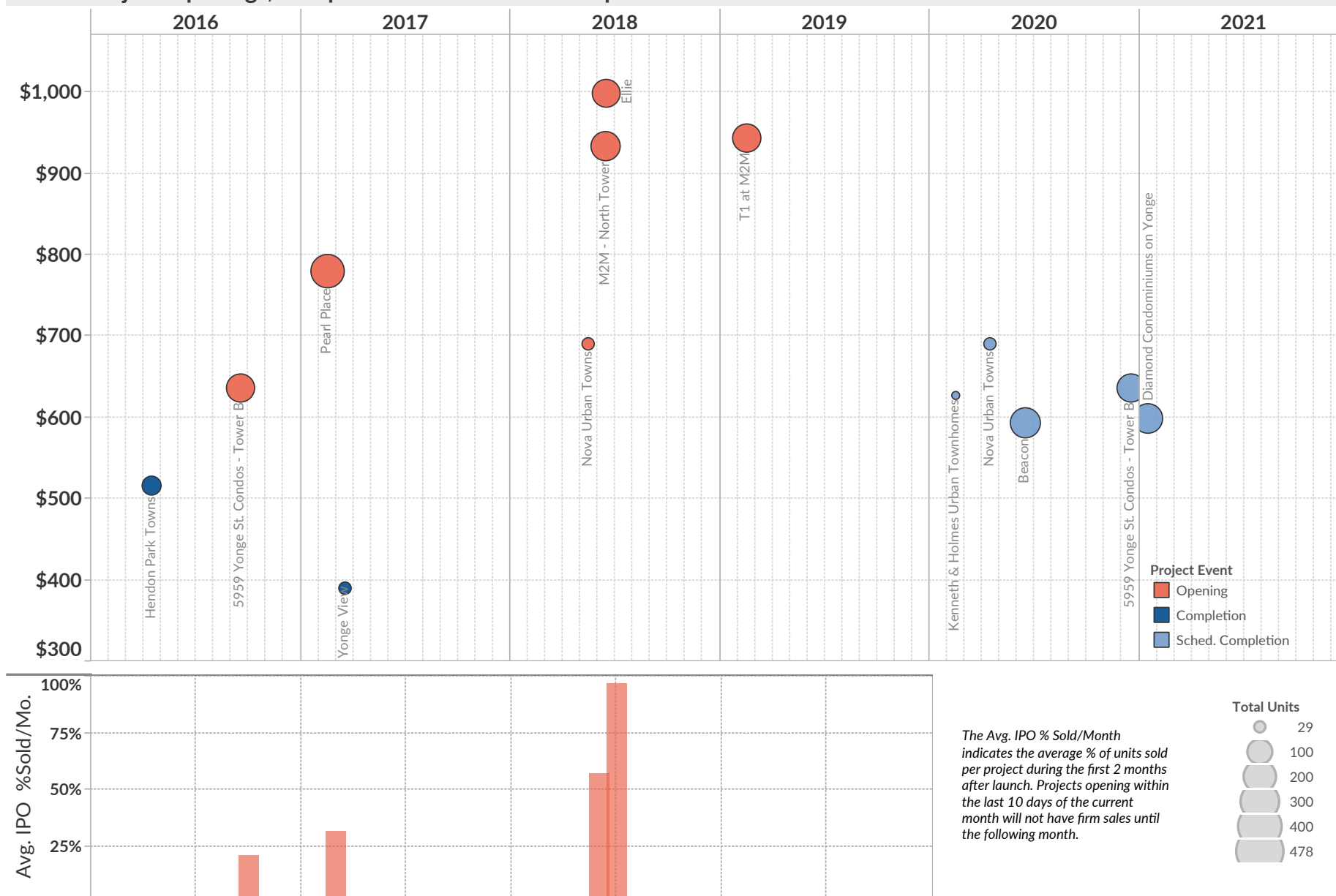
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	13	323
Total Units	4,465	166,695
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	9.6	45.5
Avg. Floor Space Index	4.2	5.8

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



North Yonge Corridor Submarket Report - February 2019

Recent Project Openings, Completions & Scheduled Completions



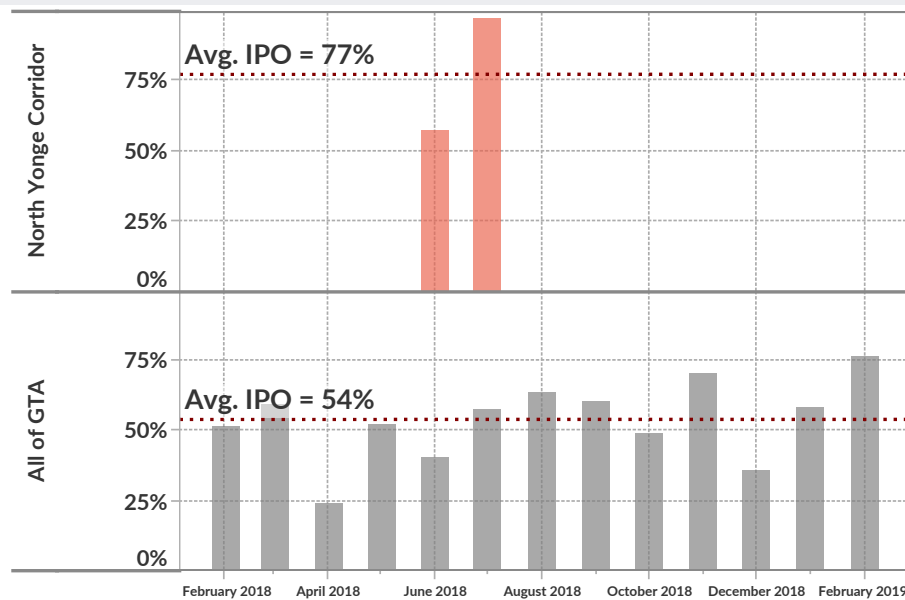
North Yonge Corridor Submarket Report - February 2019

Project Data by Unit Type

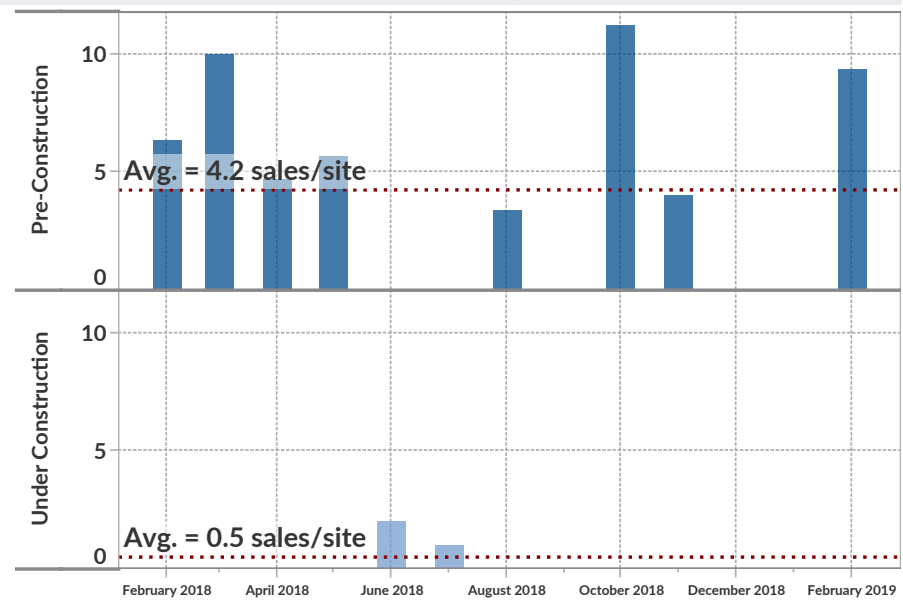
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	209	1	197	12
1 Bedroom + Den	889	0	674	215
2 Bedroom	599	11	428	171
2 Bedroom + Den	304	15	252	52
3 Bedroom & Up	66	0	16	50
Penthouse	9	0	7	2
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,035	474	549	\$519,990	\$538,990
\$927	544	721	\$544,900	\$630,900
\$958	681	1,093	\$616,900	\$1,096,900
\$906	759	1,264	\$660,900	\$1,151,800
\$900	926	1,404	\$858,900	\$1,154,900
\$999	1,227	1,227	\$1,220,800	\$1,230,800

IPO Launch Performance (first 2 months)

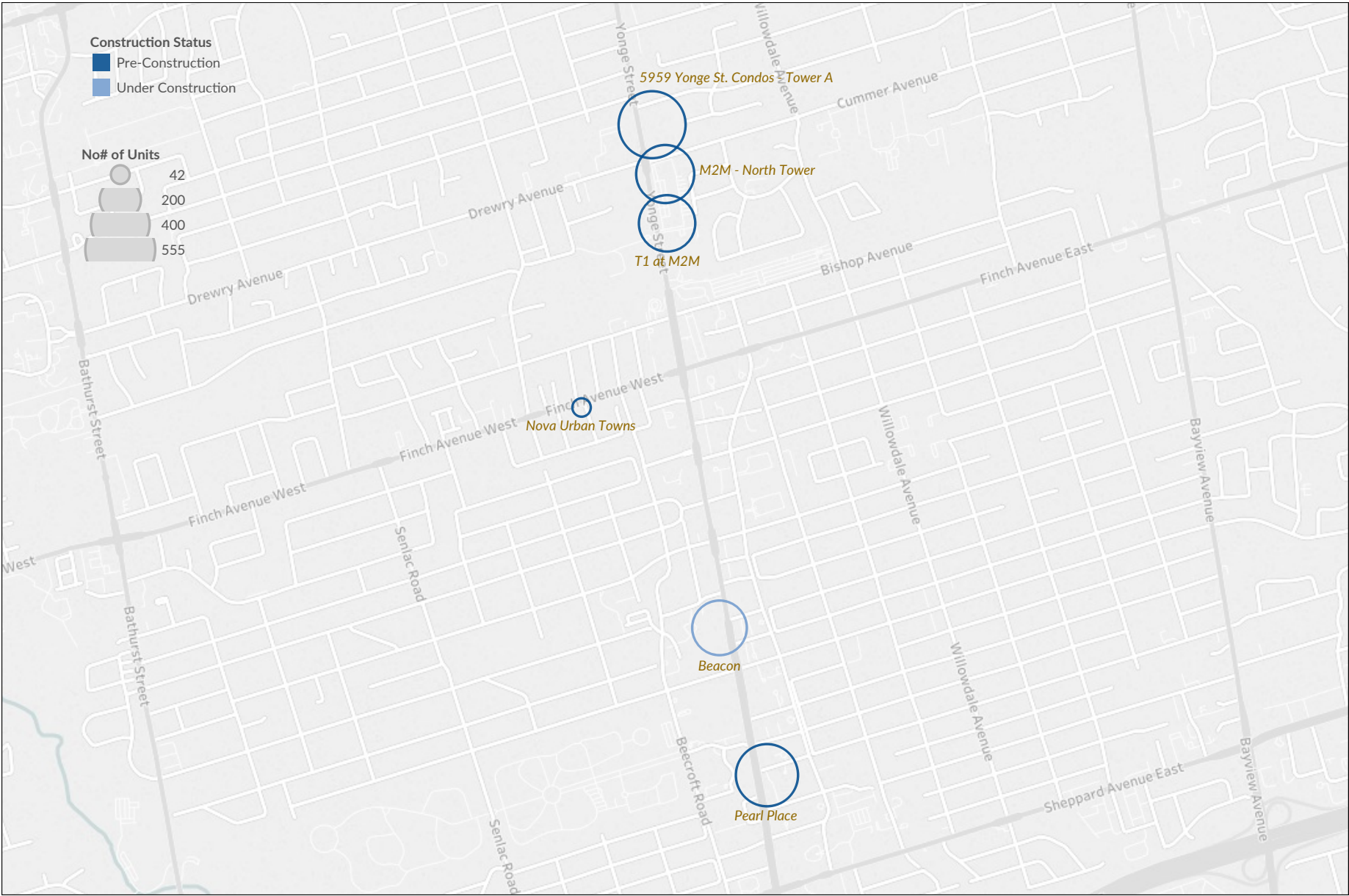


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - February 2019

Current Active Projects



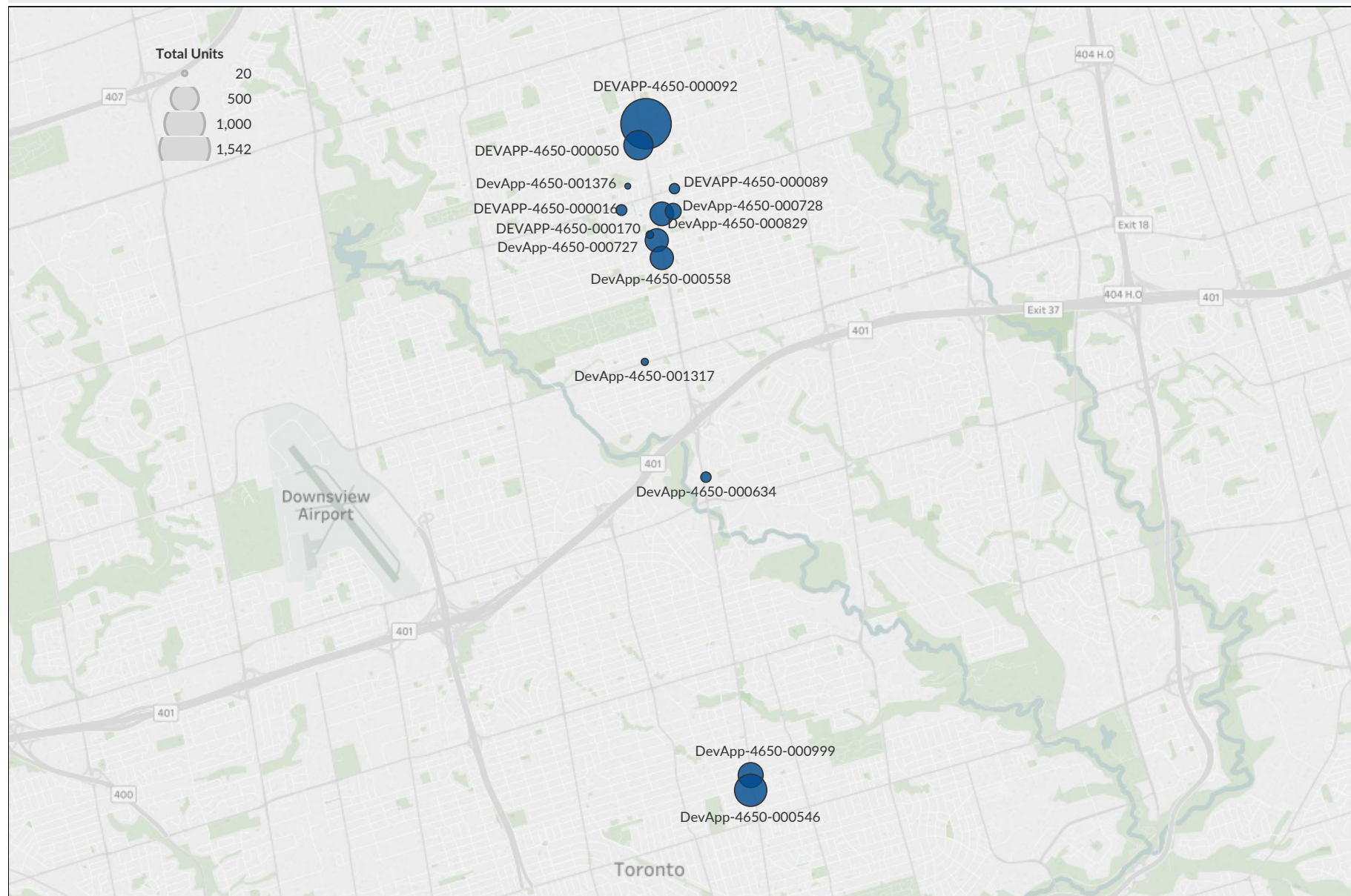
North Yonge Corridor Submarket Report - February 2019

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
5959 Yonge St. Condos - Tower A - Ghods Builders Inc.	Apartment	December 2022	0	0	0	555	\$550	\$894
Beacon - Sorbara	Apartment	June 2020	0	0	2	369	\$594	\$999
M2M - North Tower - Aoyuan International	Apartment	May 2022	27	27	0	417	\$933	\$872
Nova Urban Towns - Kaleido Developments Inc.	Stacked	April 2020	0	0	12	42	\$690	\$802
Pearl Place - Conservatory Group	Apartment	January 2022	0	0	173	478	\$780	\$931
T1 at M2M - Aoyuan International	Apartment	June 2022	0	0	315	393	\$944	\$944

North Yonge Corridor Submarket Report - February 2019

Current Development Applications



North Yonge Corridor Submarket Report - February 2019

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	7.2	518
DEVAPP-4650-000089	50 - 52 Finch Avenue East	4.6	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	5.0	339
DevApp-4650-000999	2500 Yonge Street	9.0	377
DevApp-4650-001317	110 - 112 Sheppard Avenue West		30
DevApp-4650-001376	40 - 48 Hendon Avenue	1.6	20

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 - 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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