

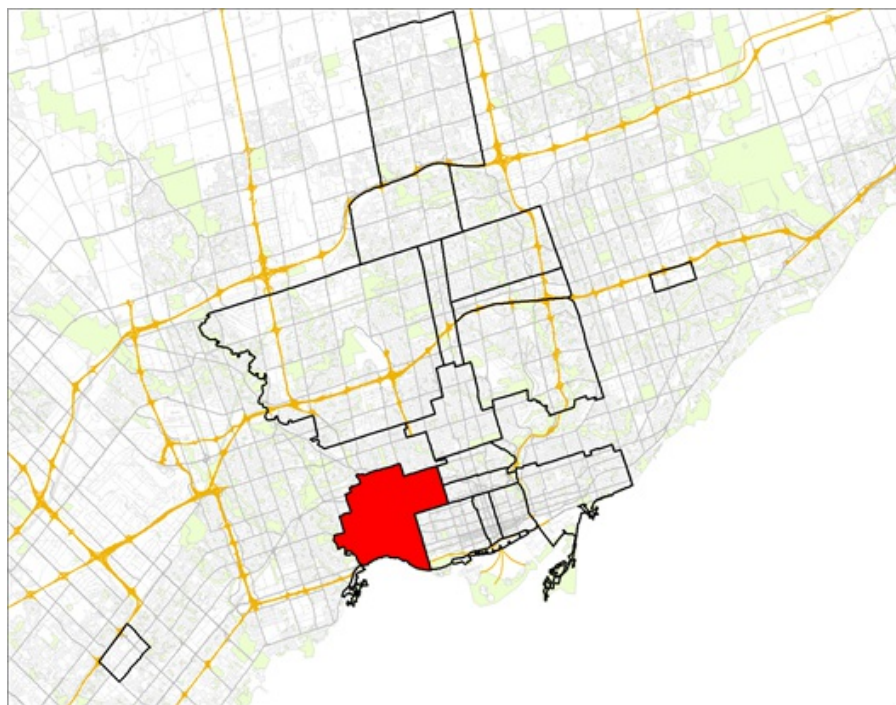


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of February 2019



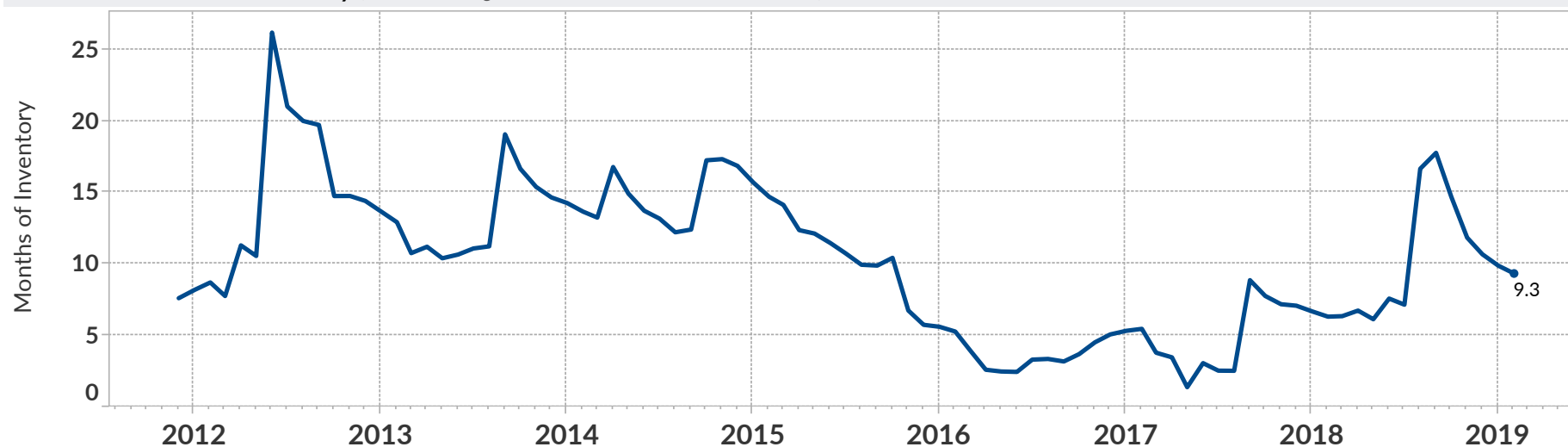
Toronto West Submarket Report - February 2019



Toronto West		GTA
Active Projects	11	330
Total Units	2,037	87,681
Total Sales	1,311	73,122
Rem. Inv.	709	11,269
Avg. \$/SF	\$982	\$965
Avg. SF	866	903
Avg. \$	\$850,700	\$871,303
Current Month Sales (incl. active & sold out)	27	772

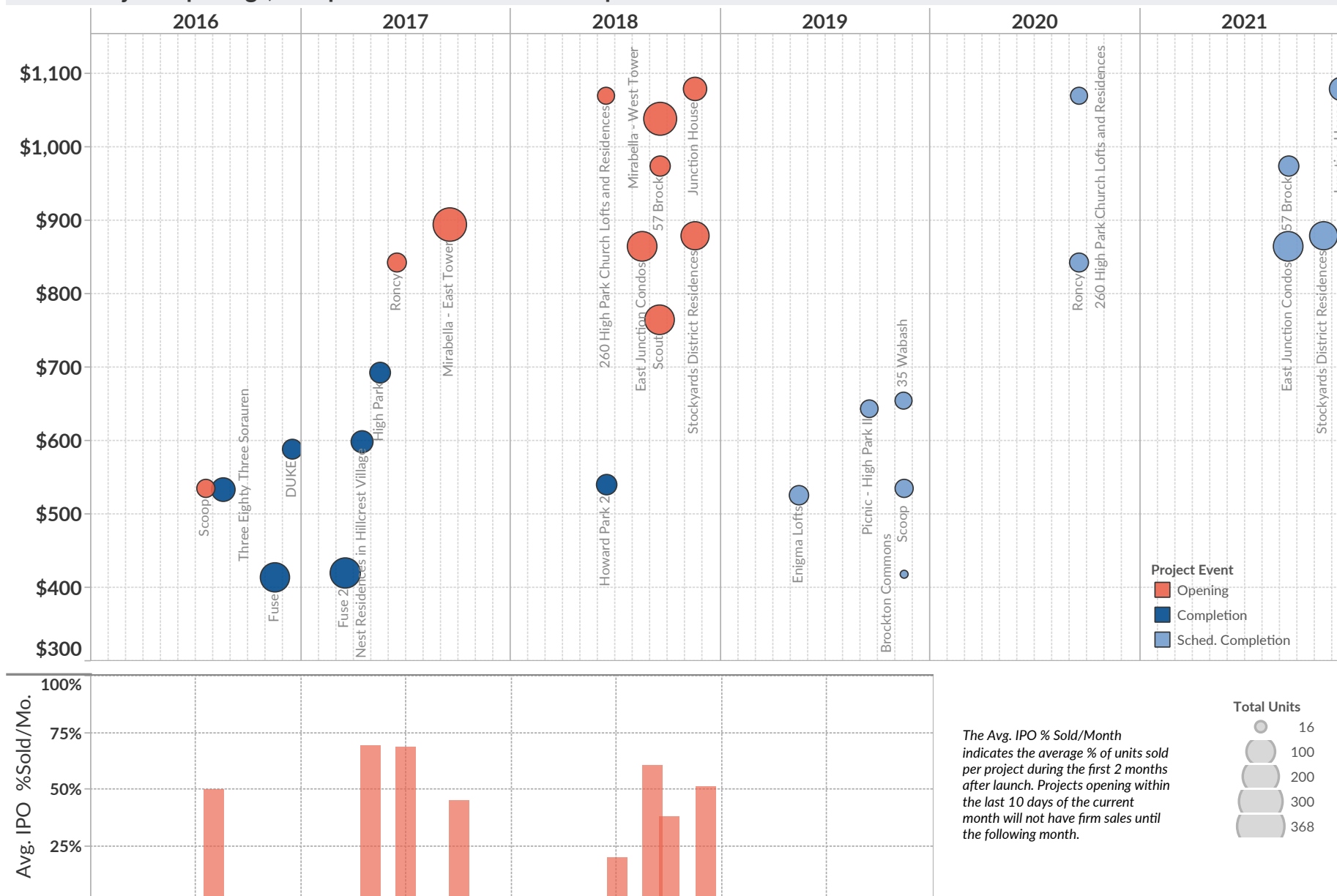
Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	24	323
Total Units	12,897	166,695
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	10.7	45.5
Avg. Floor Space Index	4.0	5.8

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



Toronto West Submarket Report - February 2019

Recent Project Openings, Completions & Scheduled Completions



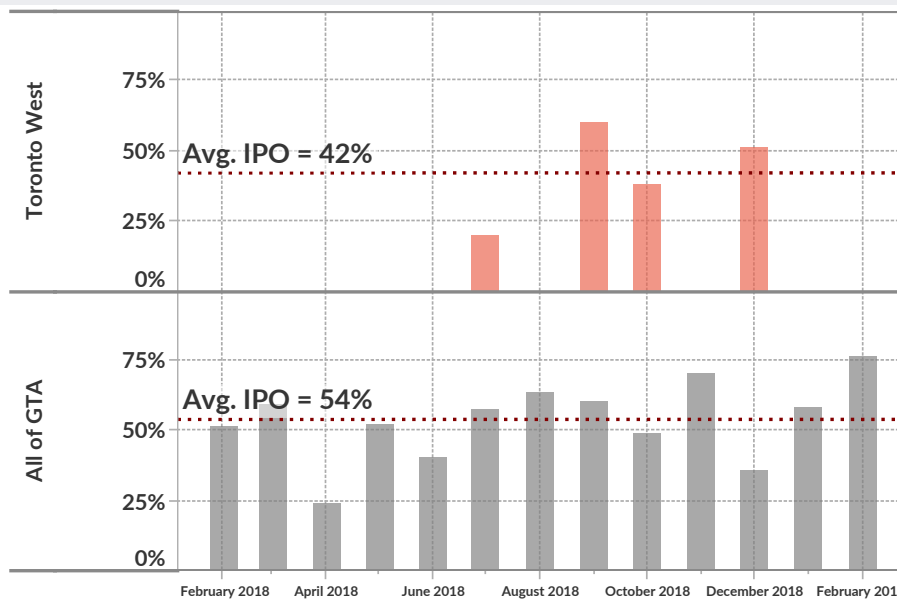
Toronto West Submarket Report - February 2019

Project Data by Unit Type

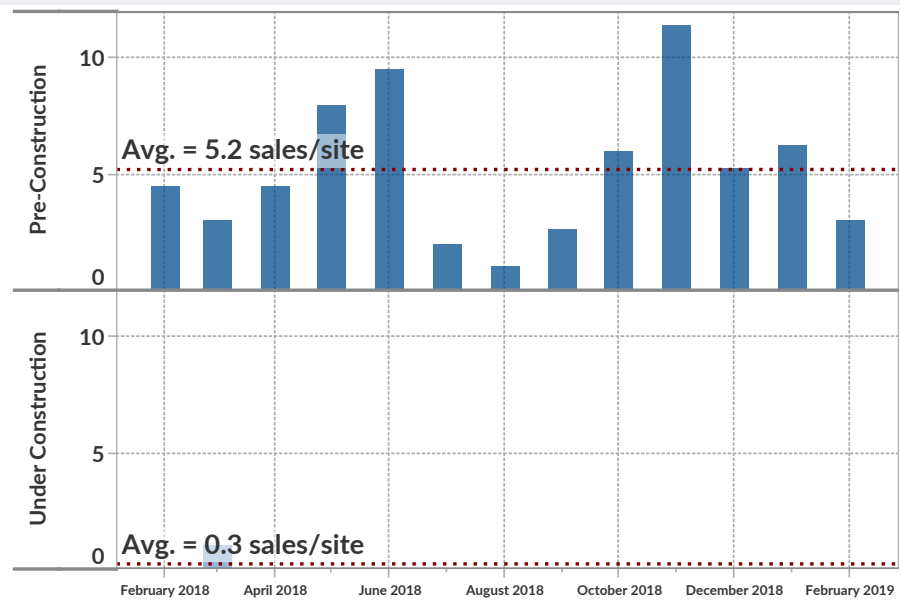
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	8	1	8	0
1 Bedroom	433	7	322	111
1 Bedroom + Den	575	5	457	118
2 Bedroom	467	5	280	187
2 Bedroom + Den	359	4	179	180
3 Bedroom & Up	108	0	44	64
Penthouse				
Other	70	5	21	49

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$961	452	1,059	\$420,990	\$892,800
\$952	550	1,386	\$472,000	\$1,239,900
\$970	689	1,386	\$519,000	\$2,089,900
\$991	764	1,374	\$665,000	\$1,410,900
\$1,001	974	2,144	\$839,990	\$2,216,900
\$1,028	824	2,335	\$784,990	\$2,989,900

IPO Launch Performance (first 2 months)

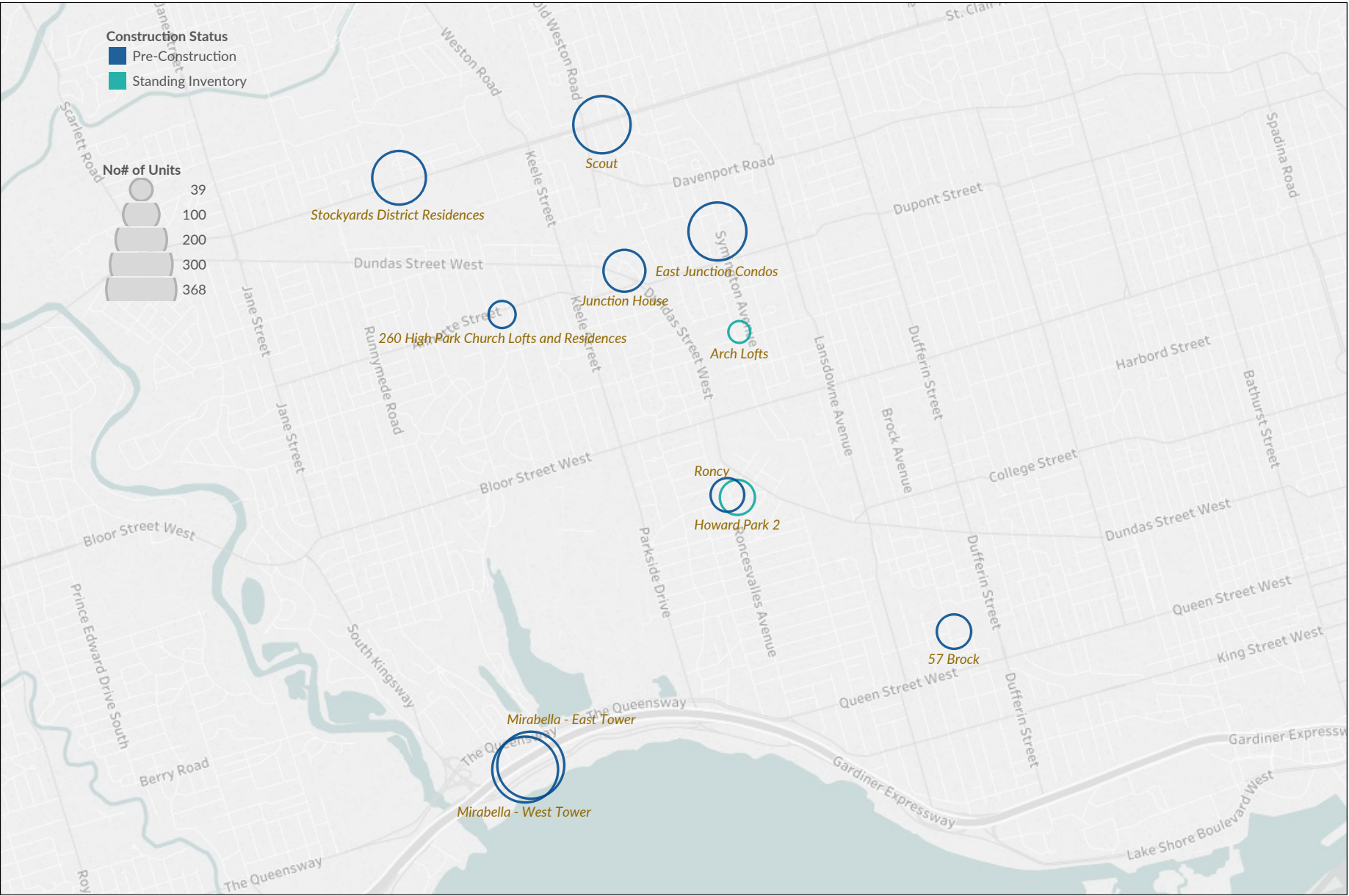


Post Launch Absorption: Toronto West



Toronto West Submarket Report - February 2019

Current Active Projects



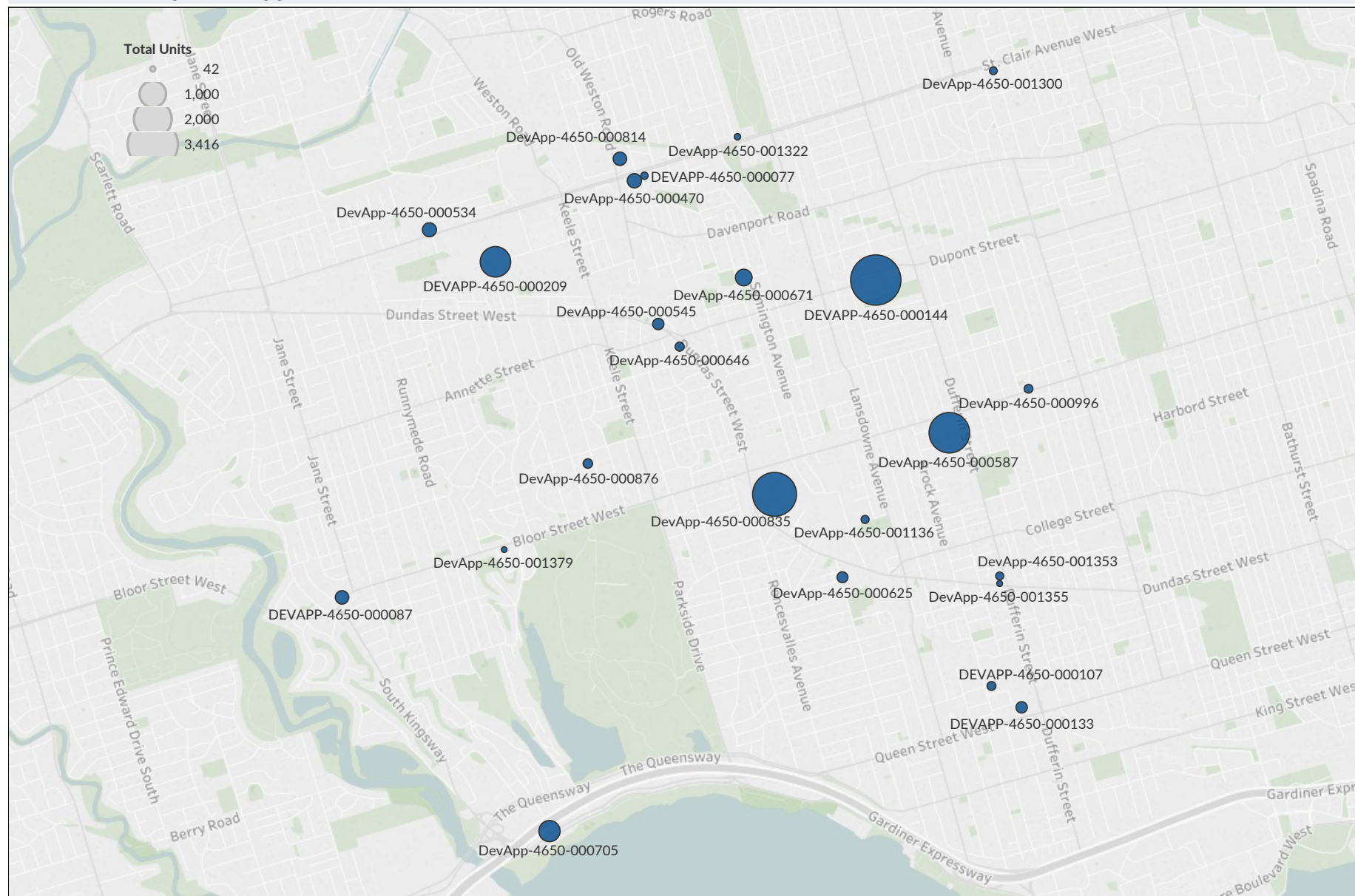
Toronto West Submarket Report - February 2019

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
57 Brock - Block Developments	Apartment	September 2021	2	4	51	97	\$975	\$1,011
260 High Park Church Lofts and Residences - TRAC Developm..	Apartment	September 2020	1	1	30	60	\$1,071	\$1,224
Arch Lofts - Windmill Development Group Ltd.	Loft	September 2017	0	0	1	39	\$0	\$754
East Junction Condos - Limen Group	Apartment	September 2021	8	37	94	275	\$865	\$965
Howard Park 2 - Triumph Developments	Apartment	June 2018	0	0	0	101	\$541	\$926
Junction House - Globizen Group	Apartment	December 2021	7	7	80	144	\$1,081	\$1,006
Mirabella - East Tower - Diamante Development	Apartment	January 2022	0	10	38	368	\$896	\$1,035
Mirabella - West Tower - Diamante Development	Apartment	January 2022	0	1	211	355	\$1,040	\$1,042
Roncy - Worsley Urban	Apartment	September 2020	0	0	0	93	\$843	\$1,079
Scout - Graywood Developments	Apartment	March 2022	0	0	134	269	\$766	\$809
Stockyards District Residences - Marlin Spring	Apartment	November 2021	9	23	70	236	\$880	\$893

Toronto West Submarket Report - February 2019

Current Development Applications



Toronto West Submarket Report - February 2019

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000077	1771 St. Clair Avenue West; 367 - 375 Osler Street	5.7	72
DEVAPP-4650-000087	2442 - 2454 Bloor Street West; 1 - 9 Riverview Gardens	9.4	244
DEVAPP-4650-000107	57 - 65 Brock Avenue	4.5	106
DEVAPP-4650-000133	6 Noble Street	8.2	174
DEVAPP-4650-000144	1245 Dupont Street	5.5	3,416
DEVAPP-4650-000209	87 Ethel Avenue	7.6	1,255
DevApp-4650-000470	1779 - 1791 St. Clair Avenue West	7.8	274
DevApp-4650-000534	2306 St. Clair Avenue West	7.0	267
DevApp-4650-000545	2706 - 2730 Dundas Street West	10.2	173
DevApp-4650-000587	90 Croatia Street, 1141 Bloor Street West & 980 Dufferin Street	8.8	2,219
DevApp-4650-000625	383 Sorauren Avenue	4.3	160
DevApp-4650-000646	2639 Dundas Street West	7.2	110
DevApp-4650-000671	386 - 394 Symington Avenue	5.5	371
DevApp-4650-000705	1978 Lake Shore Boulevard West	12.7	607
DevApp-4650-000814	423 Old Weston Road	7.1	242
DevApp-4650-000835	2280 Dundas Street West	5.0	2,606
DevApp-4650-000876	299 Glenlake Avenue	6.1	120
DevApp-4650-000996	980 - 990 Bloor Street West; 756 Dovercourt Road	9.6	102
DevApp-4650-001134	1285 Queen Street East	6.4	72
DevApp-4650-001136	138 St. Helens Avenue		86
DevApp-4650-001300	861 St. Clair Avenue West	10.3	80
DevApp-4650-001322	1474 St. Clair Avenue West	5.0	55
DevApp-4650-001353	646 Dufferin Street	4.1	85
DevApp-4650-001355	1494 Dundas Street West	5.7	45
DevApp-4650-001379	2115 Bloor Street West	4.0	42

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.

Toronto West 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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