

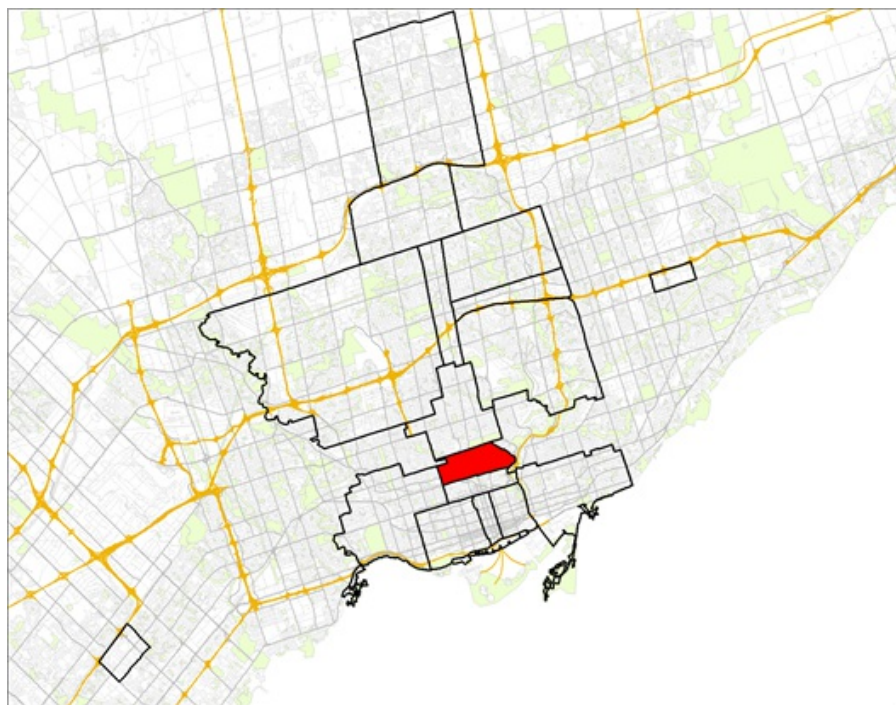


Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of February 2019



Yonge - St. Clair Submarket Report - February 2019

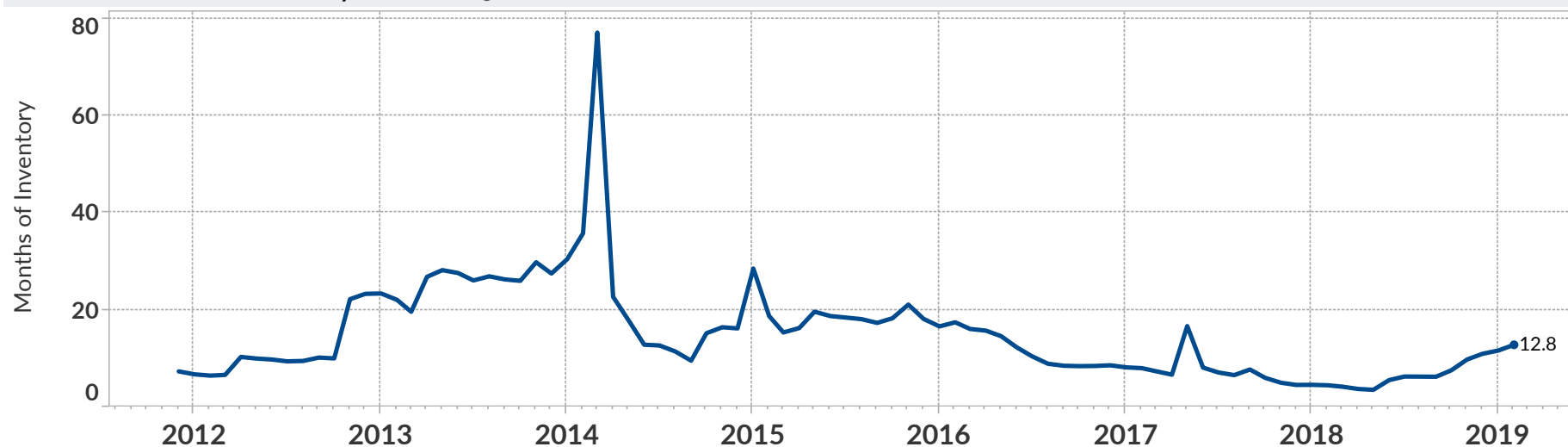


Yonge - St. Clair		GTA
Active Projects	8	330
Total Units	1,286	87,681
Total Sales	1,215	73,122
Rem. Inv.	63	11,269
Avg. \$/SF	\$1,215	\$965
Avg. SF	1,275	903
Avg. \$	\$1,548,293	\$871,303
Current Month Sales (incl. active & sold out)	0	772

Development Applications

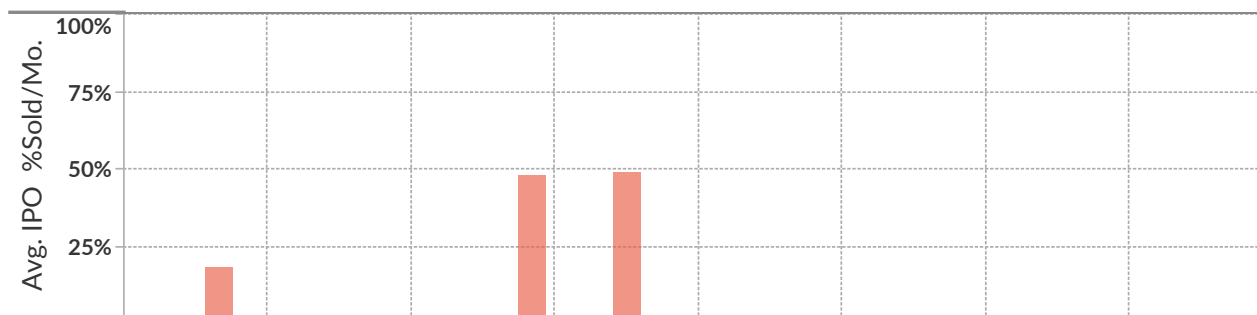
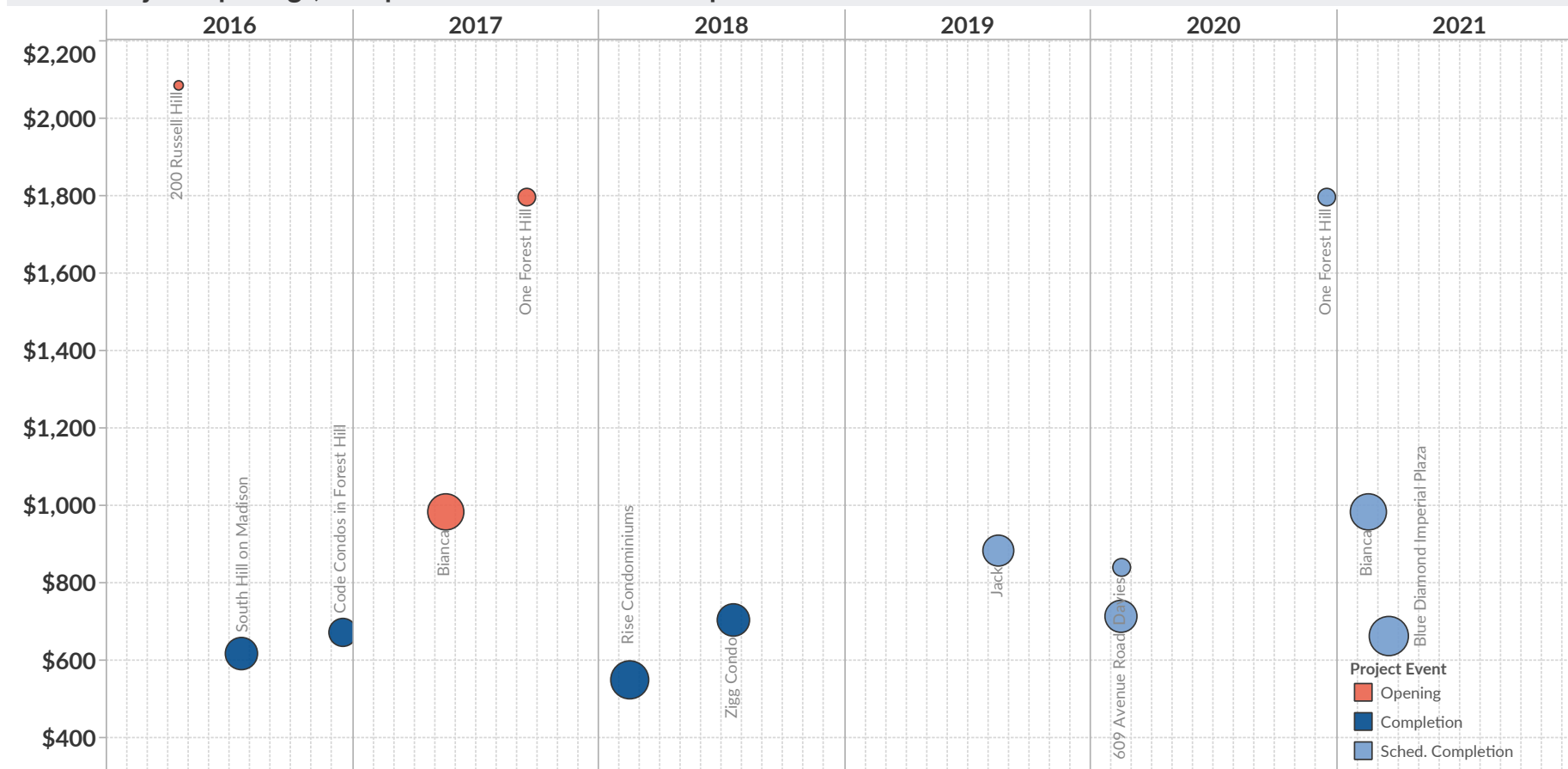
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	4	323
Total Units	169	166,695
Min. Floor Space Index	2.6	0.1
Max. Floor Space Index	8.0	45.5
Avg. Floor Space Index	4.7	5.8

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

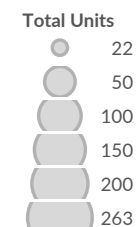


Yonge - St. Clair Submarket Report - February 2019

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.



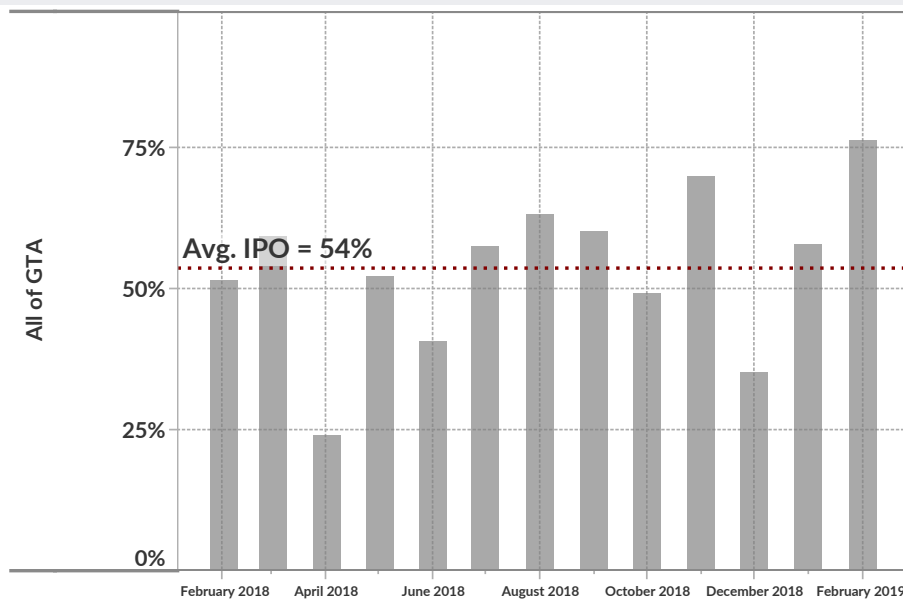
Yonge - St. Clair Submarket Report - February 2019

Project Data by Unit Type

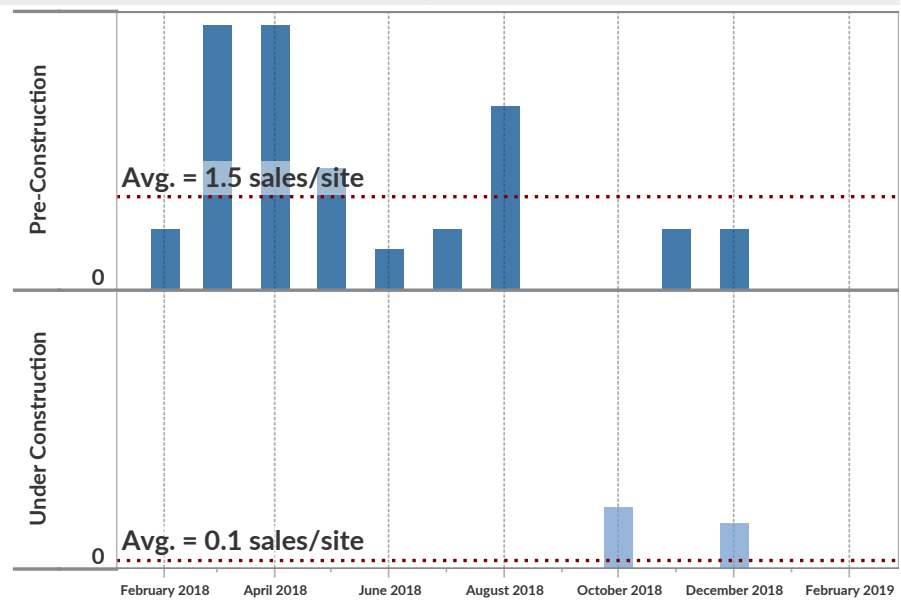
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22		22	0
1 Bedroom	324	0	311	13
1 Bedroom + Den	246	0	242	4
2 Bedroom	370	0	359	11
2 Bedroom + Den	204	0	188	16
3 Bedroom & Up	39	0	34	5
Penthouse	58	0	48	10
Other	15	0	11	4

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$809	533	681	\$421,990	\$580,000
\$787	749	833	\$585,990	\$658,990
\$1,232	953	1,803	\$759,990	\$2,600,000
\$1,364	969	2,619	\$840,000	\$4,950,000
\$1,536	1,179	1,751	\$1,695,000	\$2,999,900
\$1,203	608	1,979	\$649,990	\$2,500,000
\$871	1,160	1,200	\$959,900	\$1,094,900

IPO Launch Performance (first 2 months)

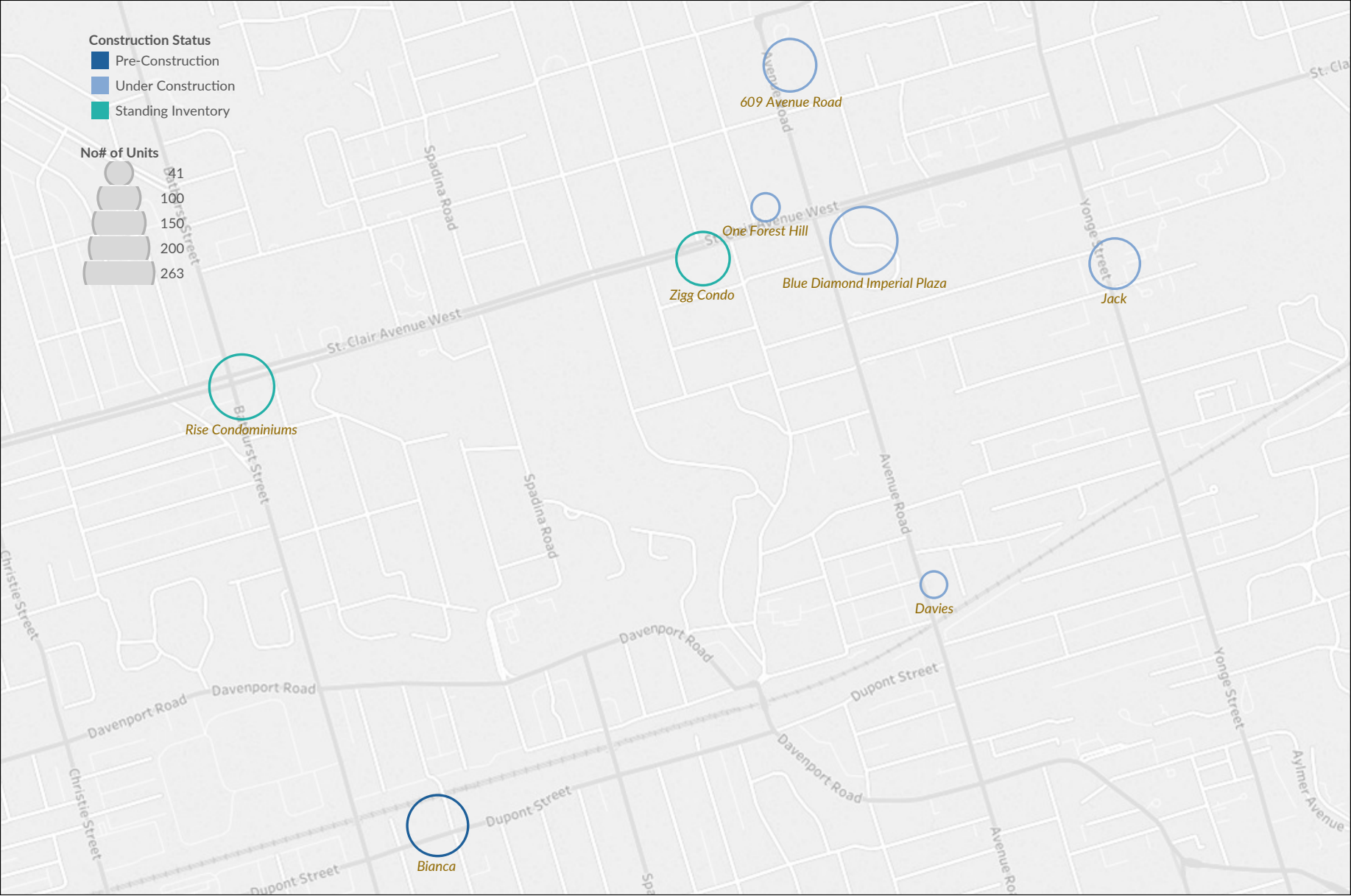


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - February 2019

Current Active Projects



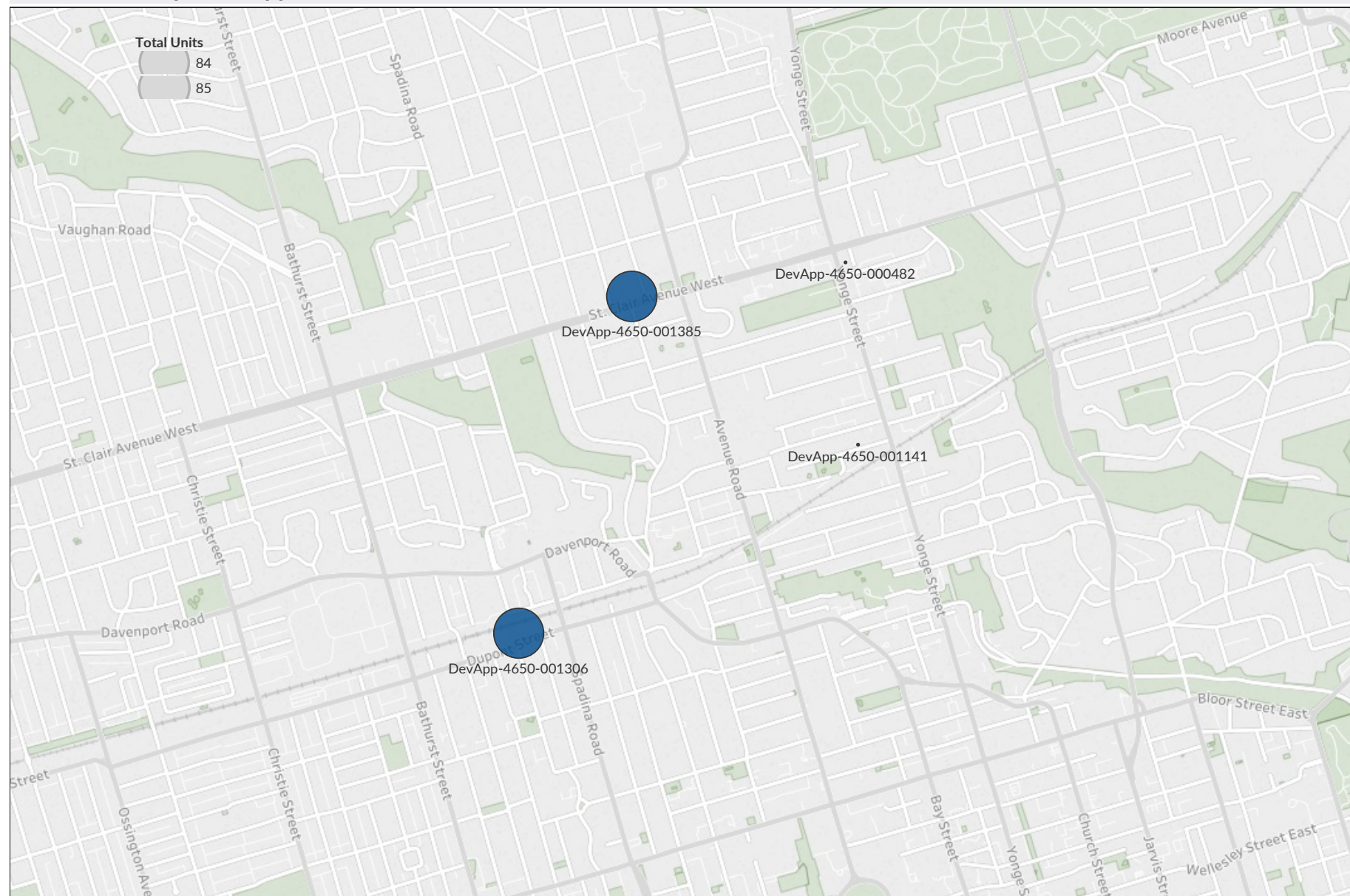
Yonge - St. Clair Submarket Report - February 2019

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
609 Avenue Road - State Building Group and Madison Group	Apartment	February 2020	0	0	4	161	\$711	\$1,628
Bianca - Tridel	Apartment	February 2021	0	0	14	216	\$985	\$1,049
Blue Diamond Imperial Plaza - Camrost Felcorp and Diamond ..	Apartment	March 2021	0	0	4	263	\$661	\$871
Davies - Brandy Lane Homes	Apartment	February 2020	0	0	10	41	\$840	\$1,292
Jack - Aspen Ridge Homes	Apartment	August 2019	0	0	22	148	\$882	\$945
One Forest Hill - North Drive Investments Inc.	Apartment	December 2020	0	0	6	46	\$1,794	\$1,787
Rise Condominiums - Reserve Properties	Apartment	February 2018	0	0	3	245	\$550	\$1,073
Zigg Condo - Madison Group and Fieldgate Homes	Apartment	July 2018	0	0	0	166	\$704	\$724

Yonge - St. Clair Submarket Report - February 2019

Current Development Applications



Yonge - St. Clair Submarket Report - February 2019

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000482	1 St. Clair Avenue East; 1407 - 1431 Yonge Street	8.0	
DevApp-4650-001141	26 Birch Avenue	2.6	
DevApp-4650-001306	328 Dupont Street	3.7	84
DevApp-4650-001385	202 St. Clair Avenue West	4.6	85

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.

Yonge - St. Clair 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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