

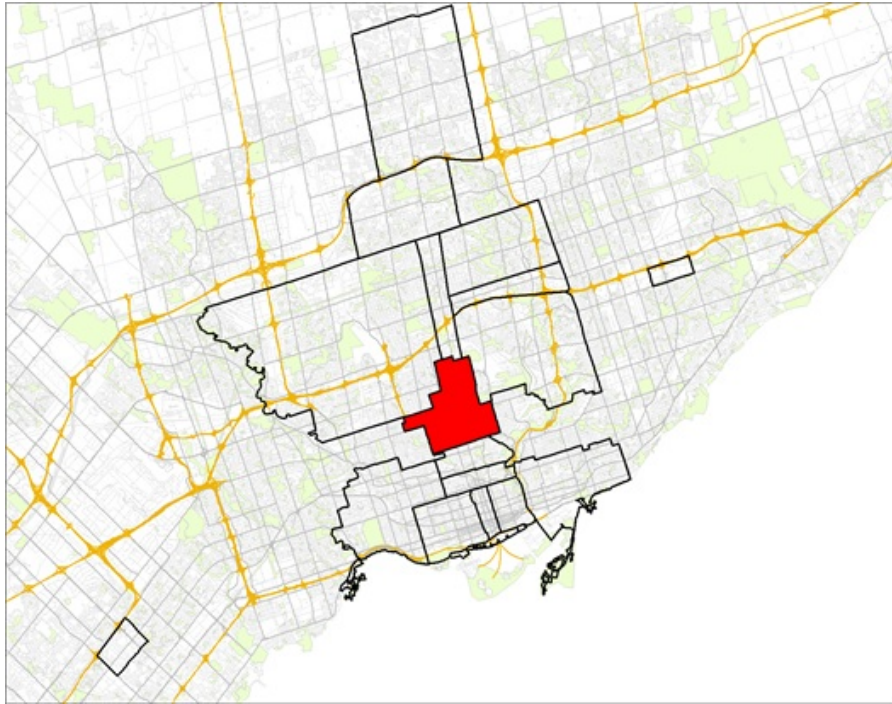


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of December 2019



North Toronto Submarket Report - December 2019



North Toronto			GTA	
Active Projects	9		355	
Total Units	2,396		93,377	
Total Sales	1,892		77,895	
Rem. Inv.	434		12,280	
Avg. \$/SF	\$1,214		\$1,055	
Avg. SF	821		930	
Avg. \$	\$996,561		\$980,872	
Current Month Sales (incl. active & sold out)		21	1,871	

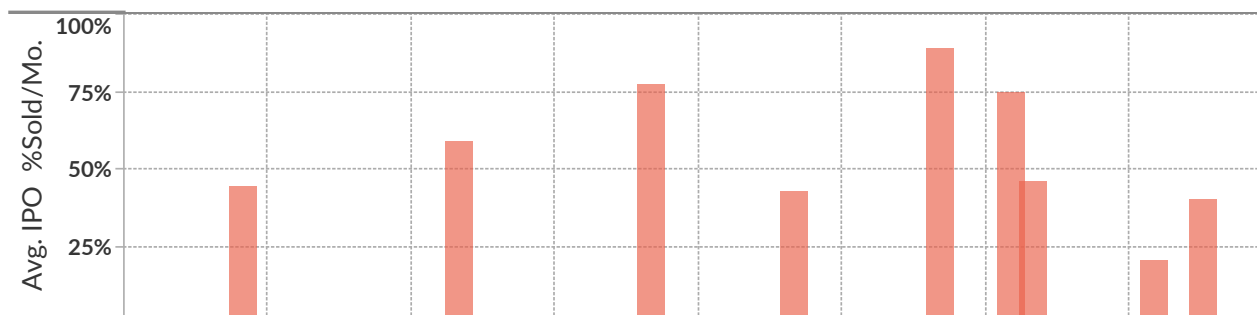
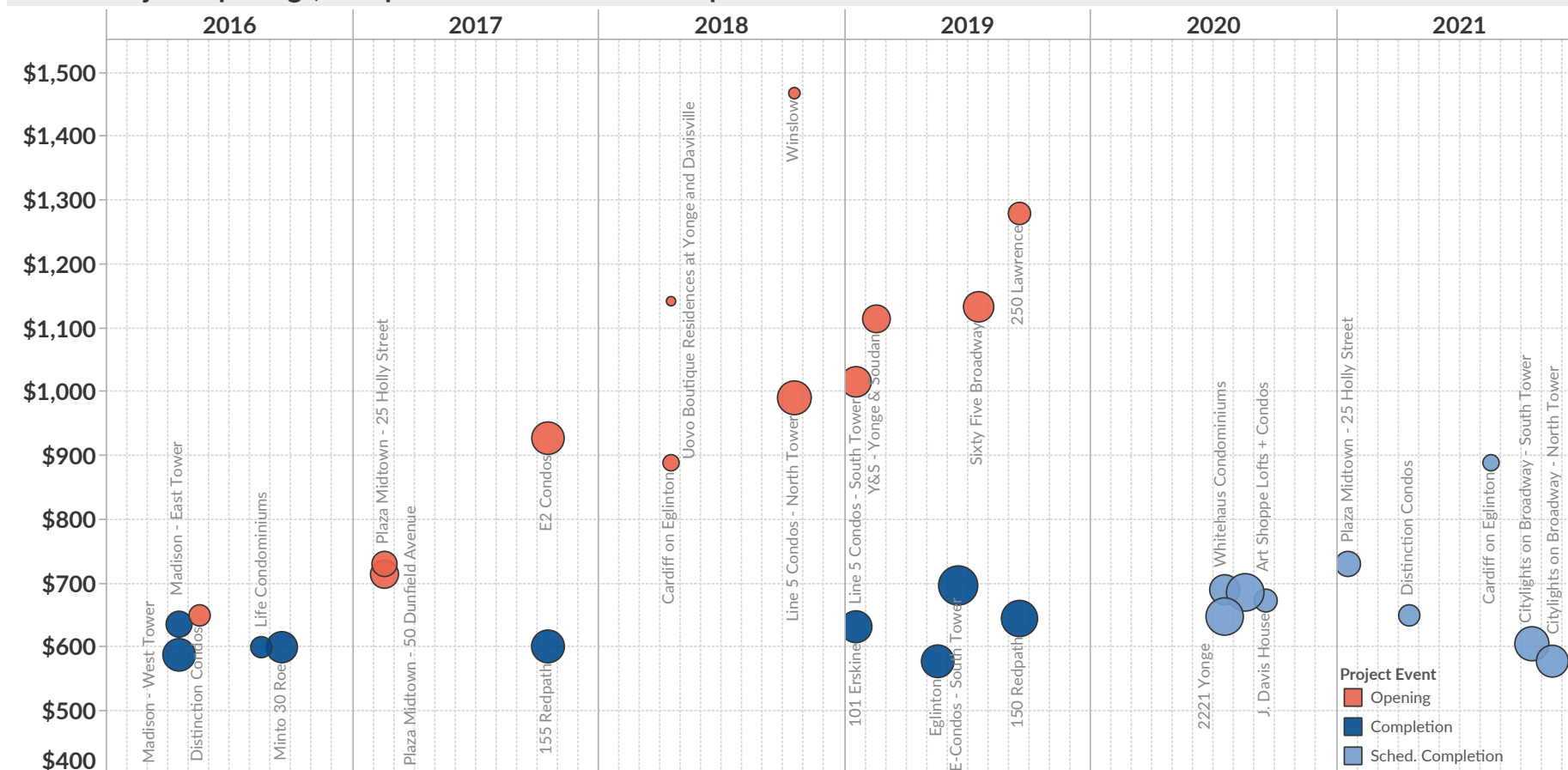
Development Applications			
North Toronto		City of Toronto	
Number of Dev. Apps.	27	375	
Total Units	8,137	202,805	
Min. Floor Space Index	0.3	0.1	
Max. Floor Space Index	26.8	44.5	
Avg. Floor Space Index	6.6	6.2	

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

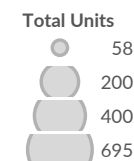


North Toronto Submarket Report - December 2019

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.



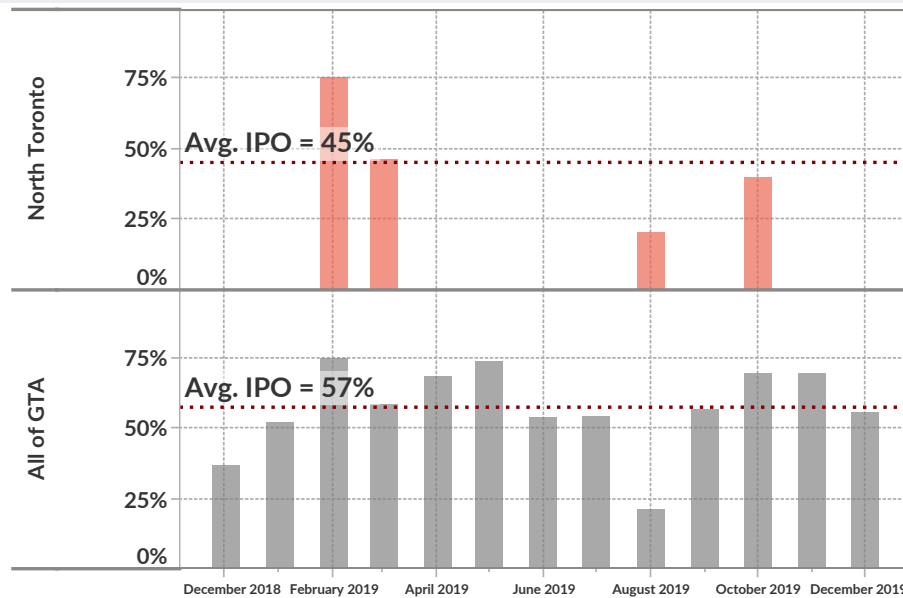
North Toronto Submarket Report - December 2019

Project Data by Unit Type

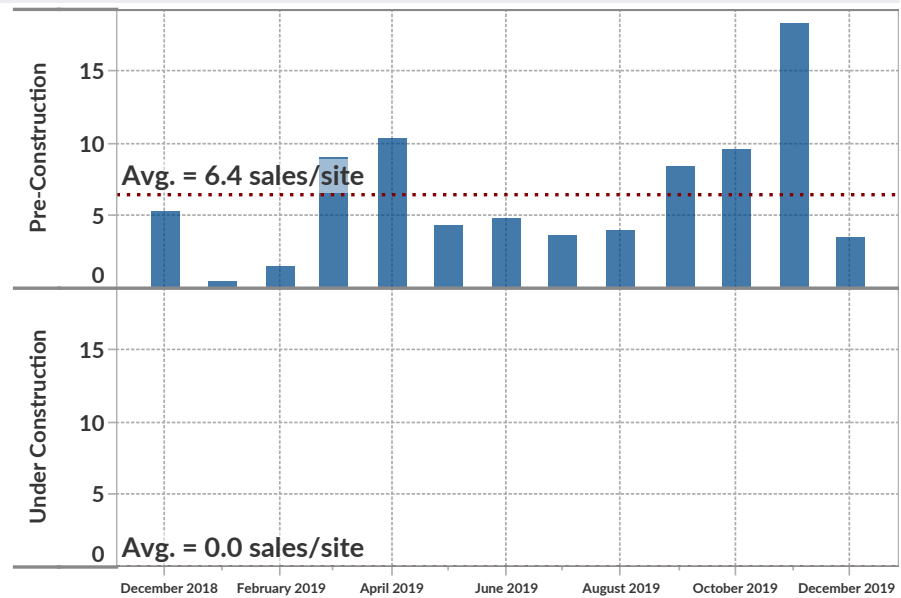
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	87	0	85	2
1 Bedroom	515	9	362	153
1 Bedroom + Den	508	5	455	53
2 Bedroom	818	5	714	104
2 Bedroom + Den	69	1	46	23
3 Bedroom & Up	297	0	220	77
Penthouse	12	0	3	9
Other	20	1	7	13

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,201	435	435	\$521,900	\$522,900
\$1,159	496	689	\$586,990	\$831,900
\$1,163	539	781	\$632,990	\$869,900
\$1,339	675	2,677	\$783,900	\$5,850,000
\$1,136	812	1,272	\$898,990	\$1,679,900
\$1,186	825	2,009	\$939,990	\$3,278,900
\$1,372	711	1,163	\$1,035,990	\$1,535,990
\$1,047	1,046	2,223	\$1,184,000	\$2,318,000

IPO Launch Performance (first 2 months)

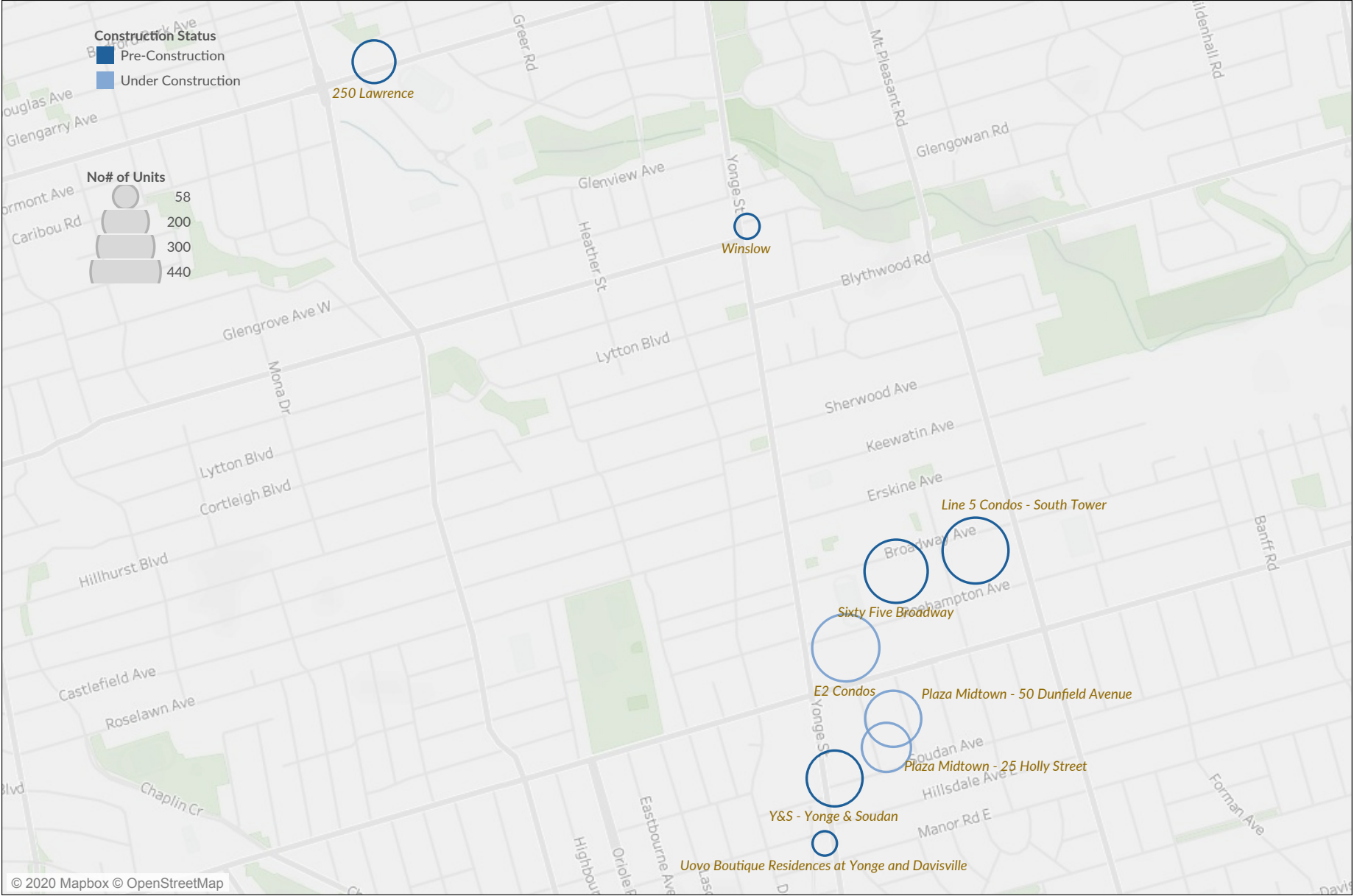


Post Launch Absorption: North Toronto



North Toronto Submarket Report - December 2019

Current Active Projects



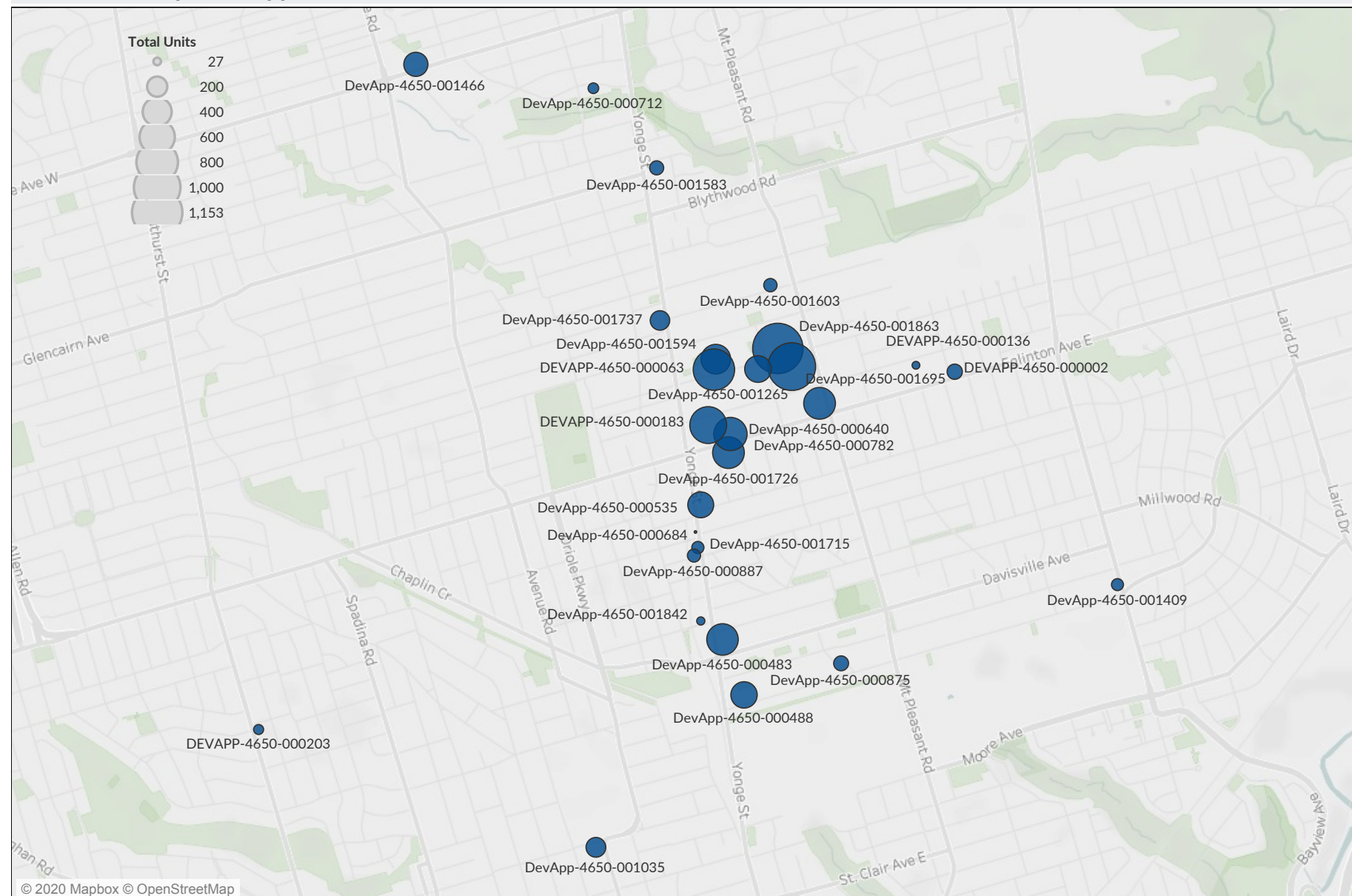
North Toronto Submarket Report - December 2019

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
250 Lawrence - Graywood Developments	Apartment	April 2023	8	149	29	178	\$1,280	\$1,301
E2 Condos - Metropia and Capital Developments	Apartment	February 2022	0	0	11	440	\$928	\$1,293
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	September 2022	0	375	0	423	\$1,017	\$1,061
Plaza Midtown - 25 Holly Street - Plaza	Apartment	January 2021	0	14	45	236	\$731	\$1,142
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	January 2022	0	4	57	307	\$715	\$1,232
Sixty Five Broadway - Times Group Corporation	Apartment	November 2023	12	161	212	389	\$1,134	\$1,129
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	January 2022	1	15	15	58	\$1,143	\$1,235
Winslow - Devron	Apartment	February 2022	0	21	13	61	\$1,469	\$1,827
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	January 2023	0	246	52	304	\$1,115	\$1,120

North Toronto Submarket Report - December 2019

Current Development Applications



North Toronto Submarket Report - December 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	13.4	778
DEVAPP-4650-000136	413 - 435 Roehampton Avenue	2.0	27
DEVAPP-4650-000183	39 - 41 Roehampton Avenue	17.7	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	21.6	304
DevApp-4650-000640	808 Mount Pleasant	18.6	457
DevApp-4650-000684	2128 Yonge Street	10.8	
DevApp-4650-000712	41 Chatsworth Drive	2.1	51
DevApp-4650-000782	90 Eglinton Avenue East	20.4	502
DevApp-4650-000875	276 Merton Street	10.2	100
DevApp-4650-000887	2100 Yonge Street	10.5	78
DevApp-4650-001035	215 Lonsdale Road	9.1	177
DevApp-4650-001265	85 Broadway Avenue	19.1	322
DevApp-4650-001409	1410 Bayview Avenue	4.0	65
DevApp-4650-001466	250 Lawrence Avenue West	2.3	264
DevApp-4650-001583	2779 Yonge Street	5.0	89
DevApp-4650-001594	44 Broadway Avenue	7.5	398
DevApp-4650-001603	214 Keewatin Avenue	1.8	80
DevApp-4650-001695	117 Broadway Avenue	10.7	1,036
DevApp-4650-001715	2112 Yonge Street	5.8	67
DevApp-4650-001726	55 Eglinton Avenue East	26.8	455
DevApp-4650-001737	2500 Yonge Street	6.2	172
DevApp-4650-001842	24 Imperial Street	4.8	30
DevApp-4650-001863	100 Broadway Avenue	9.1	1,153

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 - December 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	5	15	5,704	5,061	348	\$2,111	1,285	\$2,712,126	8,068
Central Waterfront	222	13	6,642	5,448	1,182	\$1,418	912	\$1,292,723	17,952
Don Mills - York Mills	17	11	3,289	2,837	379	\$945	1,080	\$1,020,388	7,471
Downtown Core	39	8	4,457	3,592	681	\$1,543	668	\$1,031,118	15,031
Downtown East	184	19	6,513	5,624	691	\$1,186	791	\$937,883	13,408
Downtown West	127	30	10,279	8,815	1,137	\$1,403	872	\$1,223,880	17,553
Etobicoke Waterfront	12	4	2,126	1,927	66	\$1,158	862	\$998,967	7,446
Highway7 - Yonge	70	8	1,862	1,365	282	\$652	1,164	\$758,821	.
Mississauga City Centre	66	11	6,227	5,764	397	\$798	917	\$731,659	.
North Toronto	21	9	2,396	1,892	434	\$1,214	821	\$996,561	8,137
North Yonge Corridor	1	5	1,692	1,367	106	\$1,105	775	\$855,995	5,372
North York East	11	2	528	519	8	\$965	986	\$951,150	2,056
North York West	17	9	1,812	1,525	262	\$901	1,147	\$1,033,818	9,050
Not Applicable	959	159	29,797	24,092	4,491	\$755	962	\$726,568	67,193
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,338	677	\$1,080	830	\$896,967	8,157
Thornhill	21	2	736	574	162	\$822	739	\$607,524	.
Toronto East	39	12	1,395	1,154	191	\$1,011	915	\$924,465	3,735
Toronto West	34	16	2,924	2,141	679	\$1,068	919	\$981,074	13,238
Yonge - St. Clair	17	8	978	860	107	\$1,474	1,700	\$2,506,240	2,383

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