

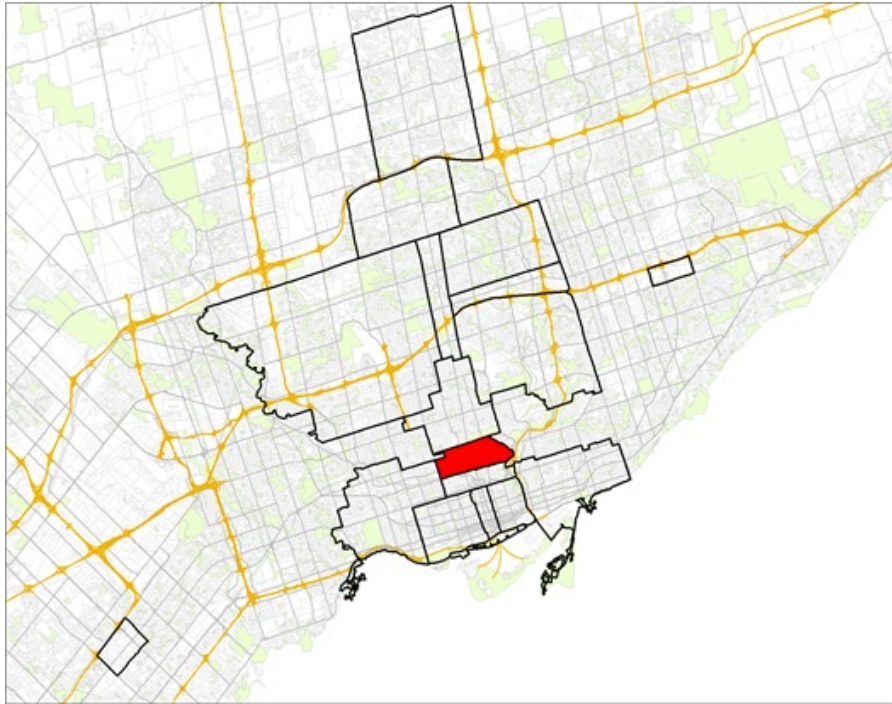


Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of March 2021



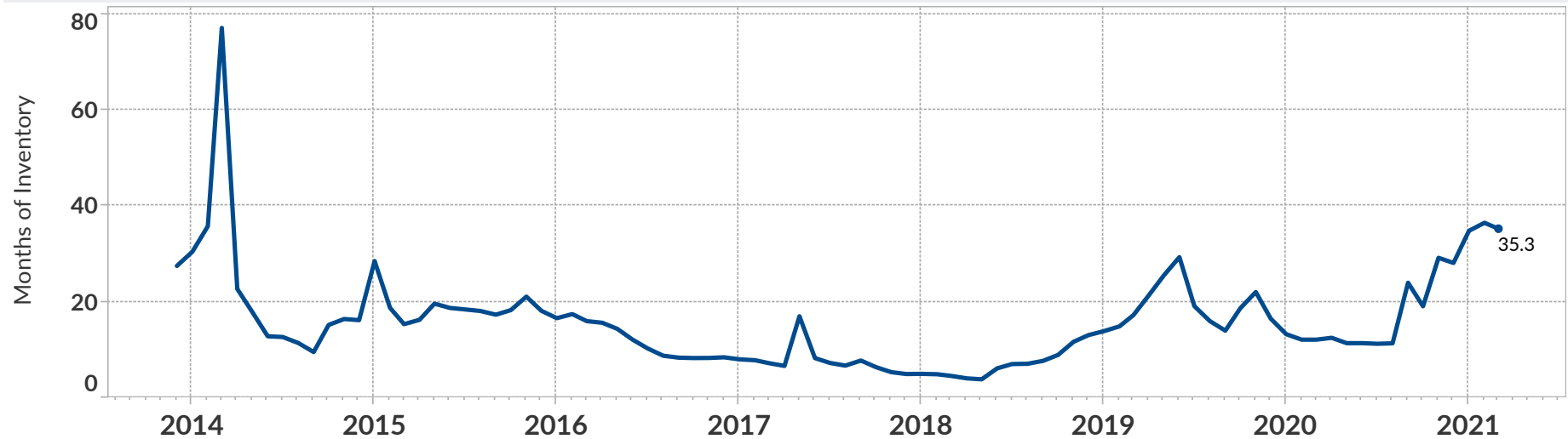
Yonge - St. Clair Submarket Report - March 2021



Yonge - St. Clair		GTA
Active Projects	7	336
Total Units	661	90,168
Total Sales	517	76,104
Rem. Inv.	144	9,799
Avg. \$/SF	\$1,766	\$1,210
Avg. Project \$/SF	\$1,574	\$1,072
Avg. SF	1,444	983
Avg. \$	\$2,550,694	\$1,188,980
Current Month Sales (incl. active & sold out)	2	3,297

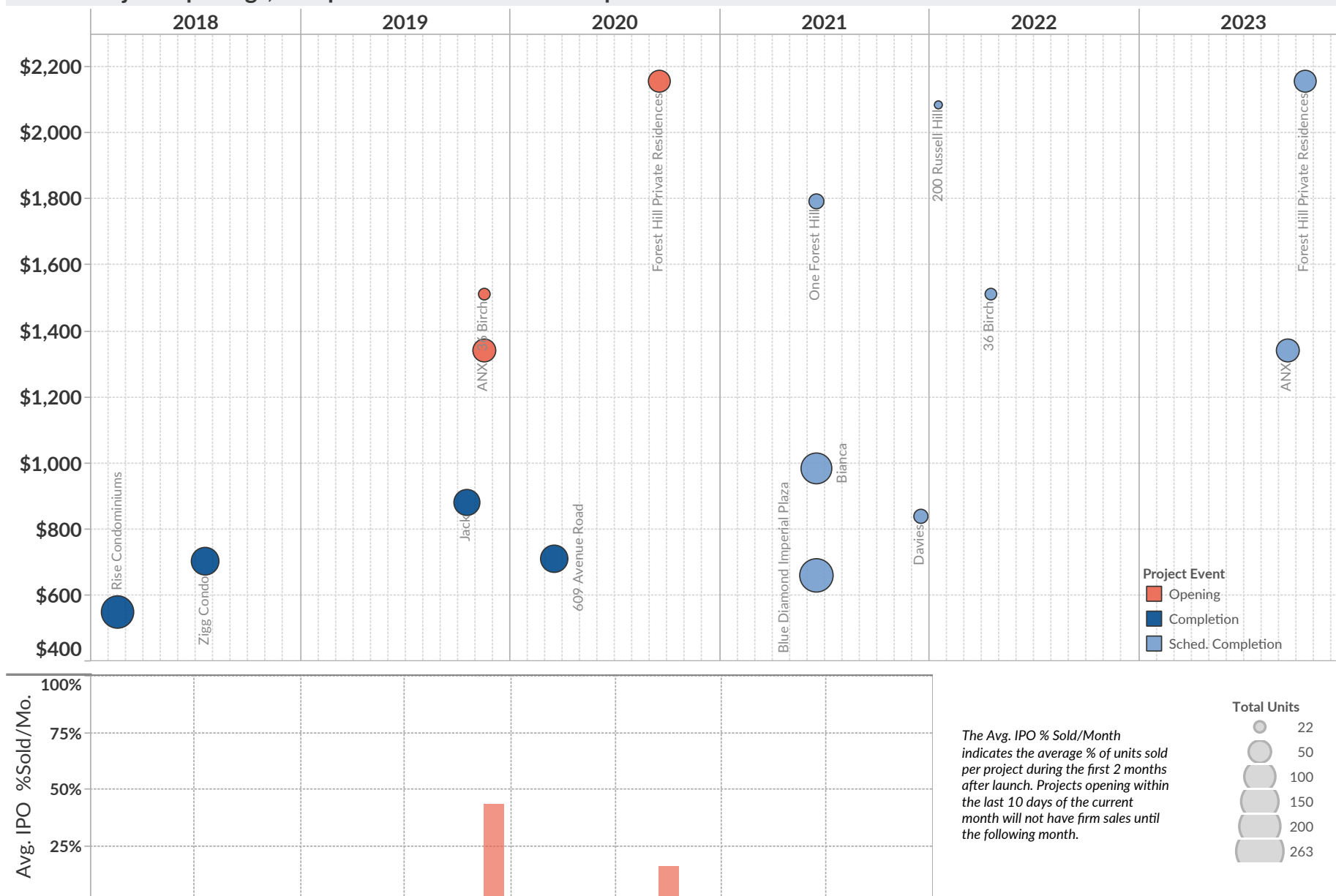
Development Applications		
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	12	480
Total Units	3,536	265,957
Min. Floor Space Index	1.7	0.1
Max. Floor Space Index	14.2	61.7
Avg. Floor Space Index	7.7	6.8

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



Yonge - St. Clair Submarket Report - March 2021

Recent Project Openings, Completions & Scheduled Completions



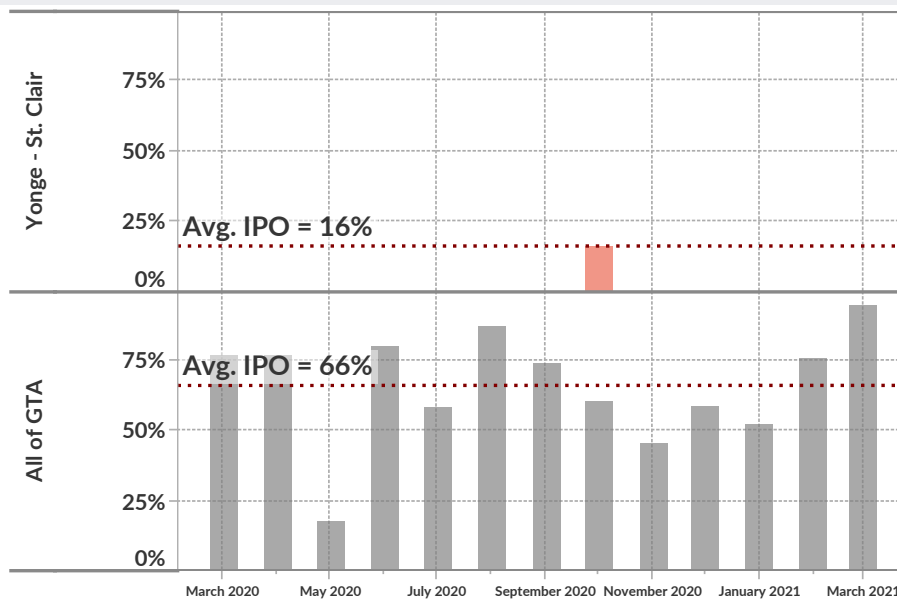
Yonge - St. Clair Submarket Report - March 2021

Project Data by Unit Type

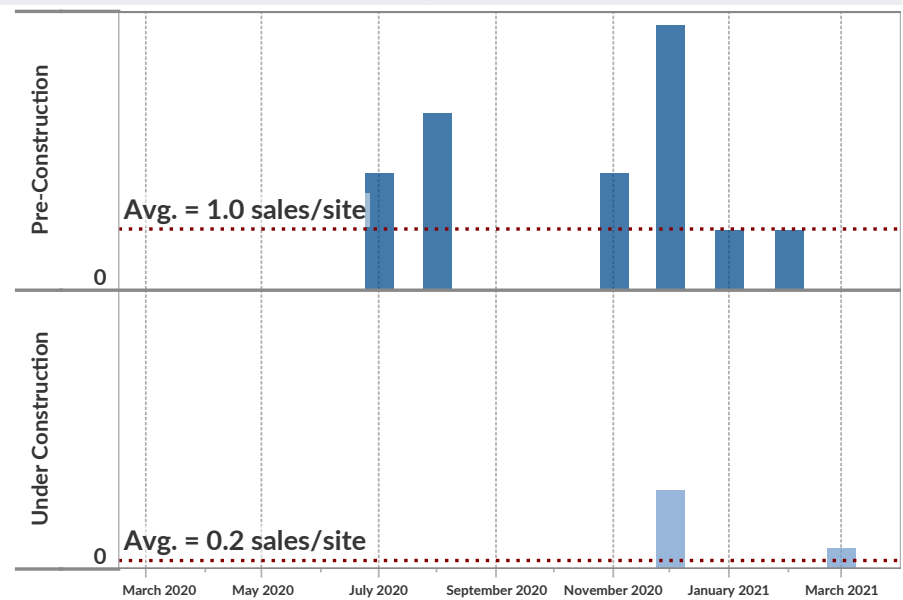
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio				
1 Bedroom	162	0	123	39
1 Bedroom + Den	56	0	53	3
2 Bedroom	232	1	183	49
2 Bedroom + Den	108	1	89	19
3 Bedroom & Up	51	0	20	31
Penthouse	50	0	48	2
Other	2	0	1	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,863	441	1,980	\$643,900	\$2,500,000
\$1,450	949	949	\$1,321,990	\$1,430,990
\$1,837	701	2,385	\$982,900	\$4,000,000
\$1,500	1,275	3,481	\$1,550,000	\$5,350,000
\$1,874	1,187	3,043	\$1,744,900	\$6,000,000
\$1,721	1,979	3,145	\$3,250,000	\$5,569,990
\$1,496	3,576	3,576	\$5,350,000	\$5,350,000

IPO Launch Performance (first 2 months)

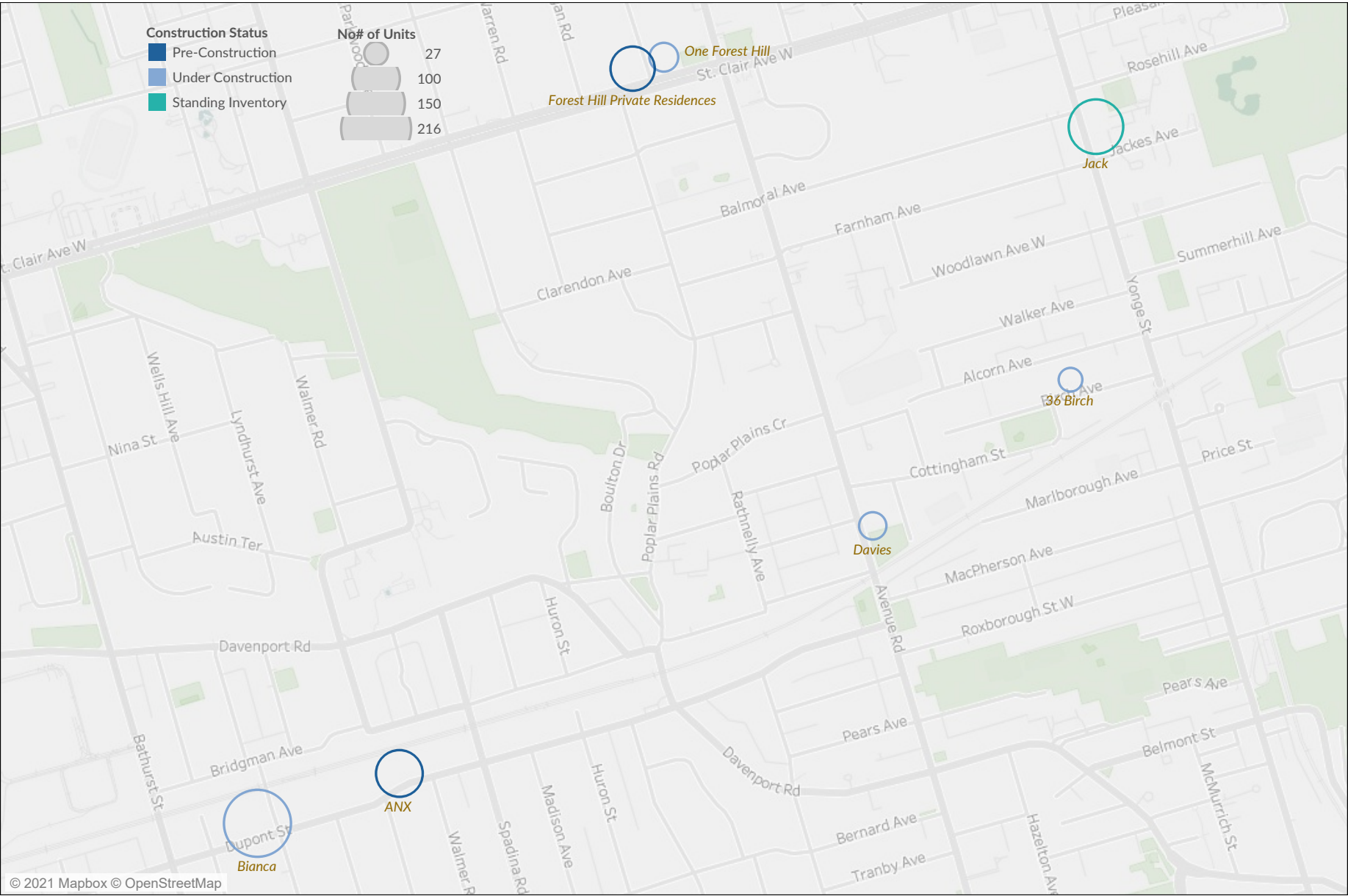


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - March 2021

Current Active Projects



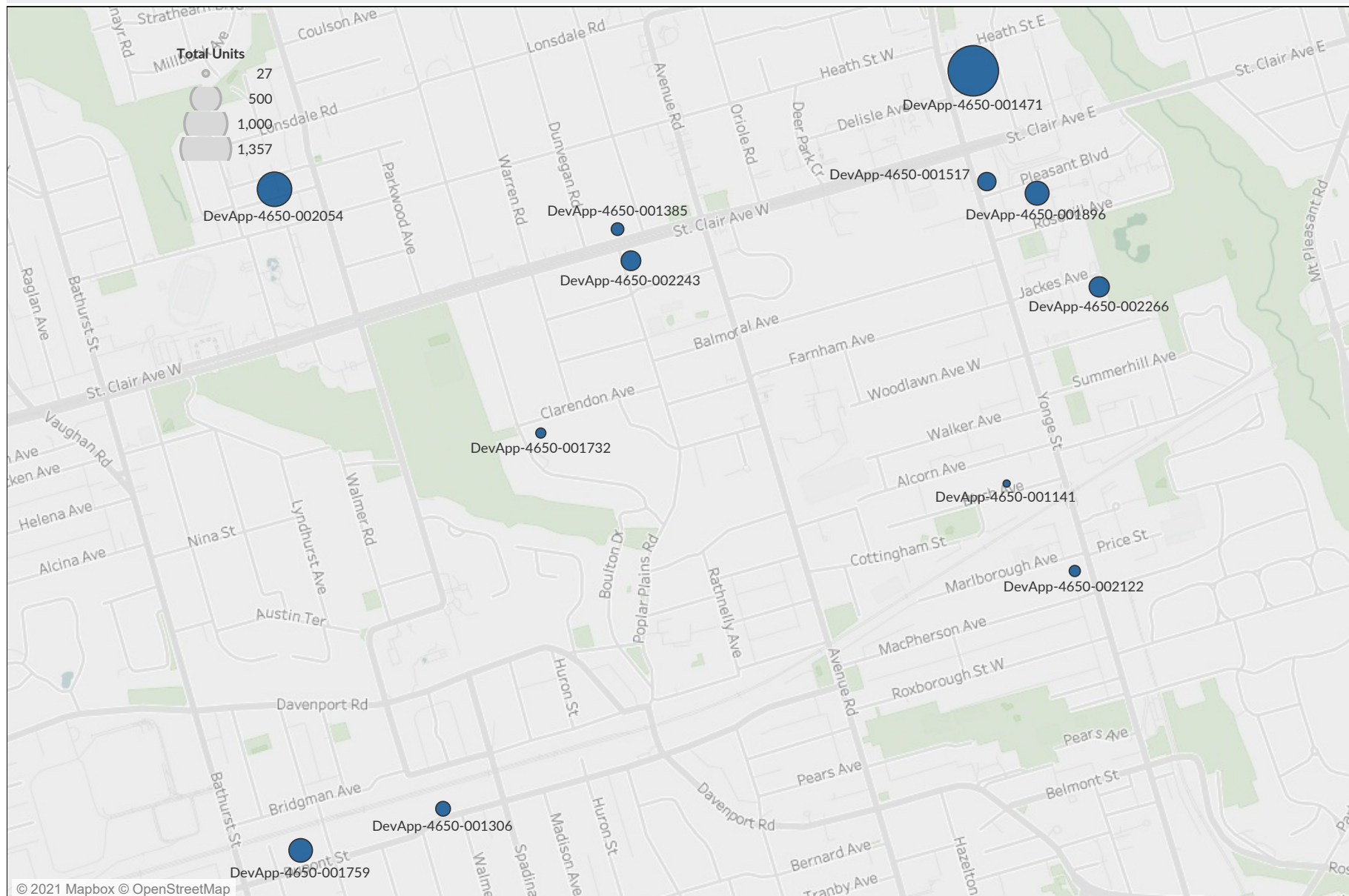
Yonge - St. Clair Submarket Report - March 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
36 Birch - North Drive	Stacked	April 2022	1	1	14	27	\$1,513	\$1,499
ANX - Freed Developments Ltd.	Apartment	September 2023	0	2	35	105	\$1,342	\$1,554
Bianca - Tridel	Apartment	June 2021	0	0	7	216	\$985	\$1,094
Davies - Brandy Lane Homes	Apartment	December 2021	0	0	8	36	\$840	\$1,630
Forest Hill Private Residences - Altree Developments	Apartment	October 2023	0	2	64	94	\$2,158	\$2,133
Jack - Aspen Ridge Homes	Apartment	October 2019	1	1	10	143	\$882	\$1,511
One Forest Hill - North Drive	Apartment	June 2021	0	0	6	40	\$1,794	\$1,595

Yonge - St. Clair Submarket Report - March 2021

Current Development Applications



Yonge - St. Clair Submarket Report - March 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-001141	26 Birch Avenue	2.6	27
DevApp-4650-001306	328 Dupont Street	5.2	115
DevApp-4650-001385	202 St. Clair Avenue West	4.6	85
DevApp-4650-001471	22 St. Clair Avenue East	10.1	1,357
DevApp-4650-001517	1421 Yonge Street	12.6	177
DevApp-4650-001732	77 Clarendon Avenue	1.7	54
DevApp-4650-001759	275 Albany Avenue	4.0	296
DevApp-4650-001896	29 Pleasant Boulevard	14.2	302
DevApp-4650-002054	63 Montclair Avenue	11.3	634
DevApp-4650-002122	1140 Yonge Street	6.1	66
DevApp-4650-002243	175 St. Clair Avenue West	7.2	206
DevApp-4650-002266	49 Jackes Avenue	12.5	217

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 - March 2021

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	54	16	5,477	4,445	445	\$2,156	1,507	\$3,249,723	9,998
Central Waterfront	76	9	4,721	3,876	832	\$1,517	1,033	\$1,566,060	19,434
Don Mills - York Mills	15	12	3,664	3,252	204	\$1,016	1,088	\$1,105,791	13,974
Downtown Core	989	7	4,237	3,561	336	\$1,765	782	\$1,380,371	19,143
Downtown East	285	21	7,347	6,428	682	\$1,269	808	\$1,025,017	15,953
Downtown West	509	29	10,543	8,998	1,118	\$1,459	903	\$1,316,907	21,954
Etobicoke Waterfront	0	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	12	5	1,187	1,118	61	\$814	1,129	\$918,189	.
Mississauga City Centre	24	12	7,004	6,473	434	\$908	828	\$752,150	.
North Toronto	24	14	3,707	3,109	499	\$1,272	852	\$1,084,258	13,988
North Yonge Corridor	17	6	1,715	1,518	73	\$1,186	851	\$1,009,796	8,173
North York East	1	2	528	525	2	\$949	1,028	\$974,900	1,240
North York West	23	9	1,220	960	214	\$1,286	1,601	\$2,059,515	15,241
Not Applicable	1,037	141	28,404	23,324	3,541	\$842	957	\$806,225	92,760
Scarborough City Centre									2,245
Sheppard Corridor	165	10	2,437	2,016	404	\$1,141	912	\$1,040,689	8,665
Thornhill	31	6	1,720	1,500	210	\$1,089	1,234	\$1,344,323	.
Toronto East	2	12	1,533	1,136	182	\$1,148	864	\$991,982	3,308
Toronto West	31	17	3,461	2,891	382	\$1,174	1,000	\$1,174,628	13,544
Yonge - St. Clair	2	7	661	517	144	\$1,766	1,444	\$2,550,694	3,536

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