

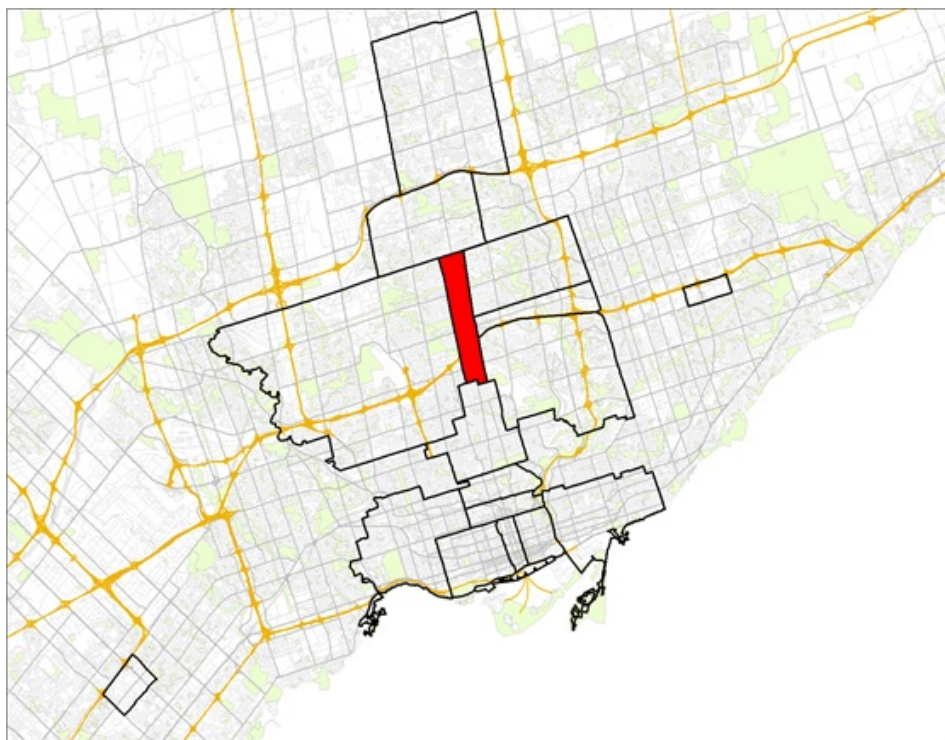


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of June 2021



North Yonge Corridor Submarket Report - June 2021



North Yonge Corridor		GTA
Active Projects	6	334
Total Units	1,591	85,993
Total Sales	1,532	76,497
Rem. Inv.	59	9,496
Avg. \$/SF	\$1,202	\$1,224
Avg. Project \$/SF	\$1,096	\$1,102
Avg. SF	853	994
Avg. \$	\$1,026,082	\$1,215,921
Current Month Sales (incl. active & sold out)	3	2,775

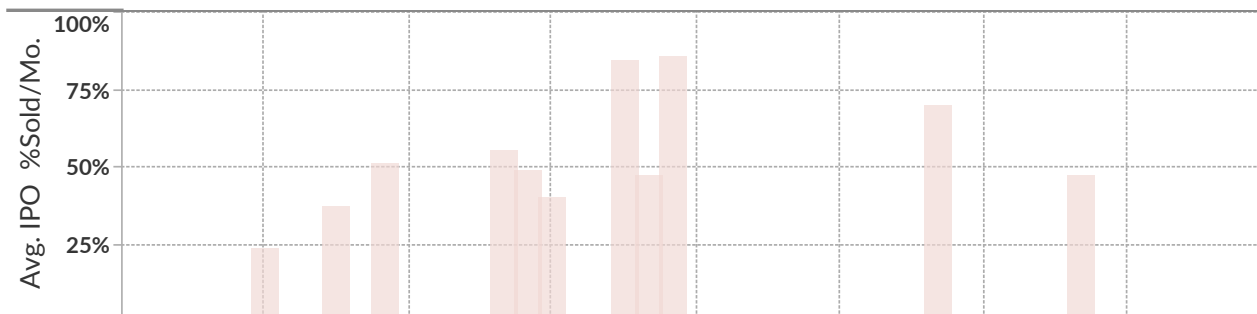
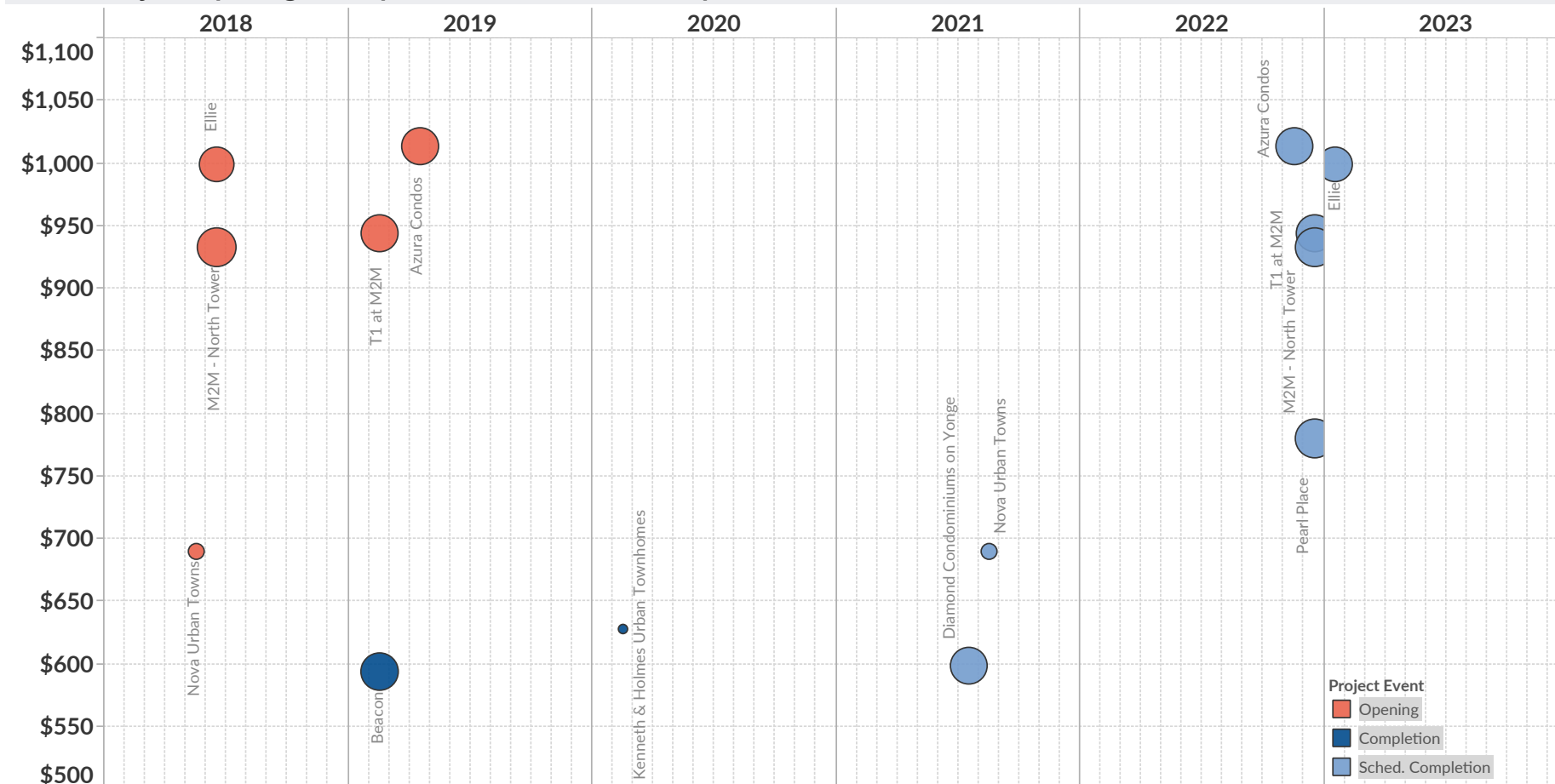
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	20	504
Total Units	8,190	276,211
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	12.6	61.7
Avg. Floor Space Index	5.5	6.8

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

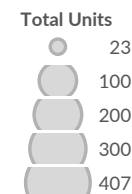


North Yonge Corridor Submarket Report - June 2021

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.



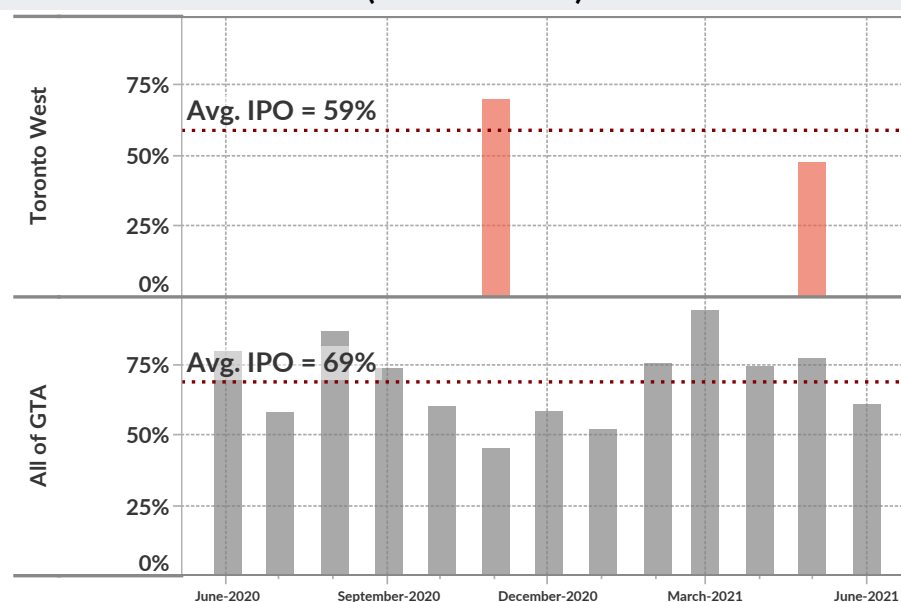
North Yonge Corridor Submarket Report - June 2021

Project Data by Unit Type

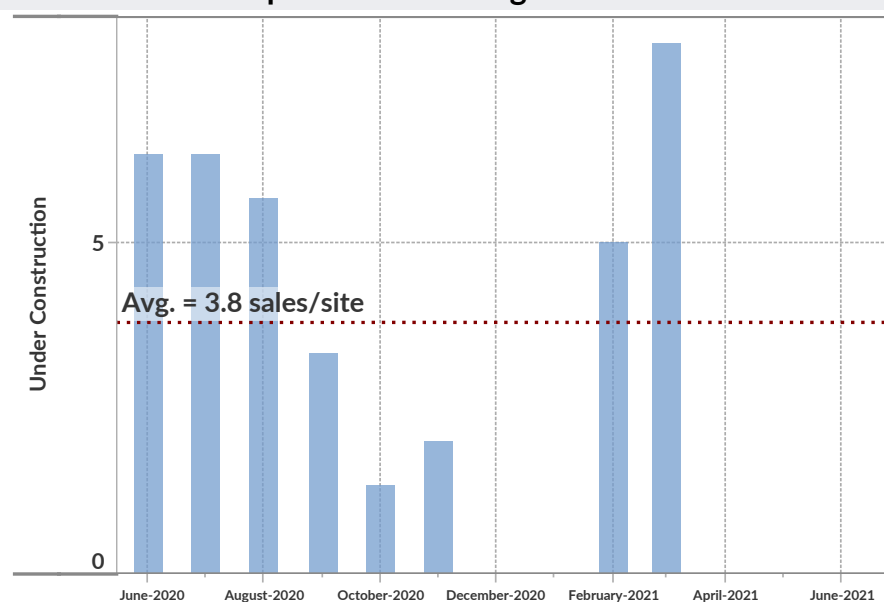
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	6	0	6	0
1 Bedroom	271	0	271	0
1 Bedroom + Den	478	1	464	14
2 Bedroom	557	2	545	12
2 Bedroom + Den	136	0	129	7
3 Bedroom & Up	102	0	90	12
Penthouse	10	0	2	8
Other	31	0	25	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,288	583	721	\$726,900	\$855,900
\$1,208	683	900	\$829,900	\$1,038,900
\$1,261	834	834	\$1,039,900	\$1,062,900
\$1,173	926	1,404	\$1,116,900	\$1,477,900
\$1,094	1,106	1,270	\$1,188,900	\$1,398,900

IPO Launch Performance (first 2 months)

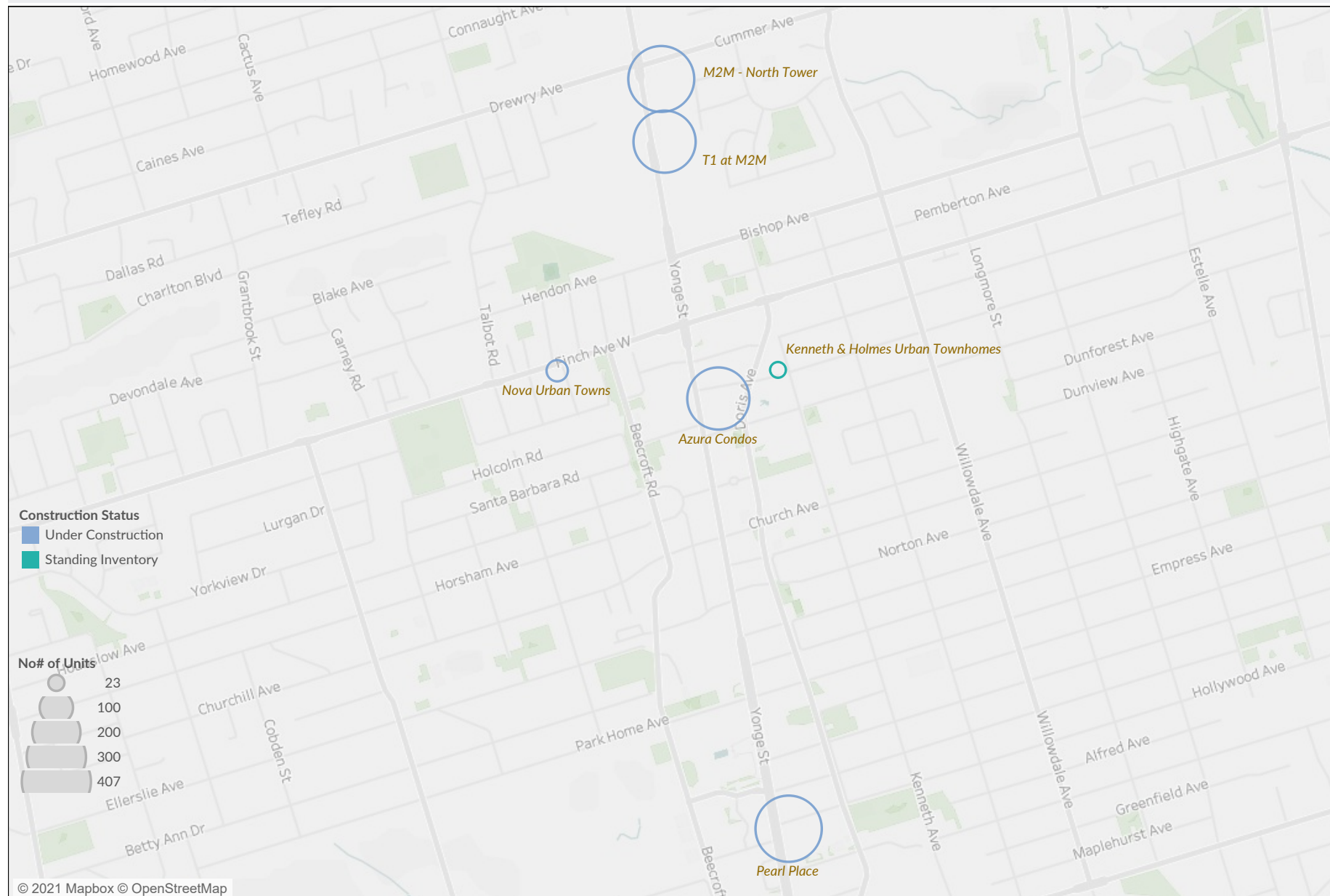


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - June 2021

Current Active Projects



North Yonge Corridor Submarket Report - June 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
Azura Condos - Capital Developments	Apartment	November-2022	0	7	4	358	\$1,014	\$1,085
Kenneth & Holmes Urban Townhomes - Fieldgate Homes	Stacked	February-2020	0	0	0	23	\$628	\$0
M2M - North Tower - Aoyuan International	Apartment	December-2022	0	7	4	403	\$933	\$1,132
Nova Urban Towns - Kaleido Developments Inc.	Stacked	August-2021	0	1	2	42	\$690	\$856
Pearl Place - Conservatory Group	Apartment	December-2022	2	18	34	407	\$780	\$1,282
T1 at M2M - Aoyuan International	Apartment	December-2022	1	14	15	358	\$944	\$1,126

North Yonge Corridor Submarket Report - June 2021

Current Development Applications



North Yonge Corridor Submarket Report - June 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000016	57 - 63 Finch Avenue West	2.0	42
DEVAPP-4650-000050	5840 - 5870 Yonge Street	6.5	407
DEVAPP-4650-000092	5925 - 5995 Yonge Street	6.9	1,941
DEVAPP-4650-000170	26 - 36 Hounslow Avenue	2.4	30
DevApp-4650-000558	5294 - 5306 Yonge Street	9.8	264
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	4.5	154
DevApp-4650-000829	15 Holmes Avenue	5.0	358
DevApp-4650-001317	110 - 112 Sheppard Avenue West	3.0	30
DevApp-4650-001376	40 - 48 Hendon Avenue	2.5	71
DevApp-4650-001491	4800 Yonge Street	12.0	498
DevApp-4650-001854	6150 Yonge Street	5.7	521
DevApp-4650-001866	5995 Yonge Street	12.6	443
DevApp-4650-001928	5800 Yonge Street		1,496
DevApp-4650-001943	4050 Yonge Street	4.6	548
DevApp-4650-002065	6080 Yonge Street	6.0	262
DevApp-4650-002113	105 Sheppard Avenue East	3.0	58
DevApp-4650-002281	5203 Yonge Street	10.5	329
DevApp-4650-002285	5051 Yonge Street	12.2	350

North Yonge Corridor Submarket Report - June 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	• 21	• 16	• 4,890	• 4,515	• 375	• \$2,202	• 1,598	• \$3,518,803	• 8,821
Central Waterfront	• 26	• 9	• 4,708	• 3,952	• 756	• \$1,523	• 1,060	• \$1,614,087	• 17,819
Don Mills - York Mills	• 19	• 12	• 3,515	• 3,292	• 223	• \$978	• 1,097	• \$1,072,317	• 14,305
Downtown Core	• 10	• 8	• 4,591	• 4,312	• 279	• \$1,816	• 826	• \$1,500,069	• 18,361
Downtown East	• 66	• 20	• 7,051	• 6,427	• 624	• \$1,270	• 815	• \$1,034,349	• 15,684
Downtown West	• 45	• 25	• 8,311	• 7,370	• 941	• \$1,492	• 905	• \$1,350,195	• 19,758
Etobicoke Waterfront	• 4	• 1	• 493	• 477	• 16	• \$1,343	• 860	• \$1,154,463	• 7,504
Highway7 - Yonge	• 43	• 6	• 1,384	• 1,166	• 218	• \$781	• 1,218	• \$951,434	•
Mississauga City Centre	• 457	• 12	• 7,258	• 6,790	• 468	• \$1,014	• 848	• \$860,515	•
North Toronto	• 64	• 16	• 3,735	• 3,264	• 471	• \$1,325	• 912	• \$1,208,059	• 14,291
North Yonge Corridor	• 3	• 6	• 1,591	• 1,532	• 59	• \$1,202	• 853	• \$1,026,082	• 8,190
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 206
North York West	• 19	• 10	• 1,227	• 1,008	• 219	• \$1,275	• 1,581	• \$2,016,012	• 23,111
Not Applicable	• 1,887	• 134	• 26,251	• 22,974	• 3,277	• \$883	• 947	• \$835,841	• 97,066
Scarborough City Centre									• 3,039
Sheppard Corridor	• 8	• 11	• 2,426	• 2,148	• 278	• \$1,119	• 1,010	• \$1,130,786	• 7,827
Thornhill	• 43	• 8	• 1,967	• 1,747	• 220	• \$1,068	• 1,165	• \$1,244,038	•
Toronto East	• 7	• 11	• 1,322	• 1,211	• 111	• \$1,124	• 980	• \$1,101,314	• 3,301
Toronto West	• 45	• 19	• 3,734	• 3,029	• 705	• \$1,206	• 899	• \$1,084,399	• 16,997
Yonge - St. Clair	• 8	• 8	• 1,012	• 758	• 254	• \$1,664	• 1,217	• \$2,025,161	• 3,470

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.