

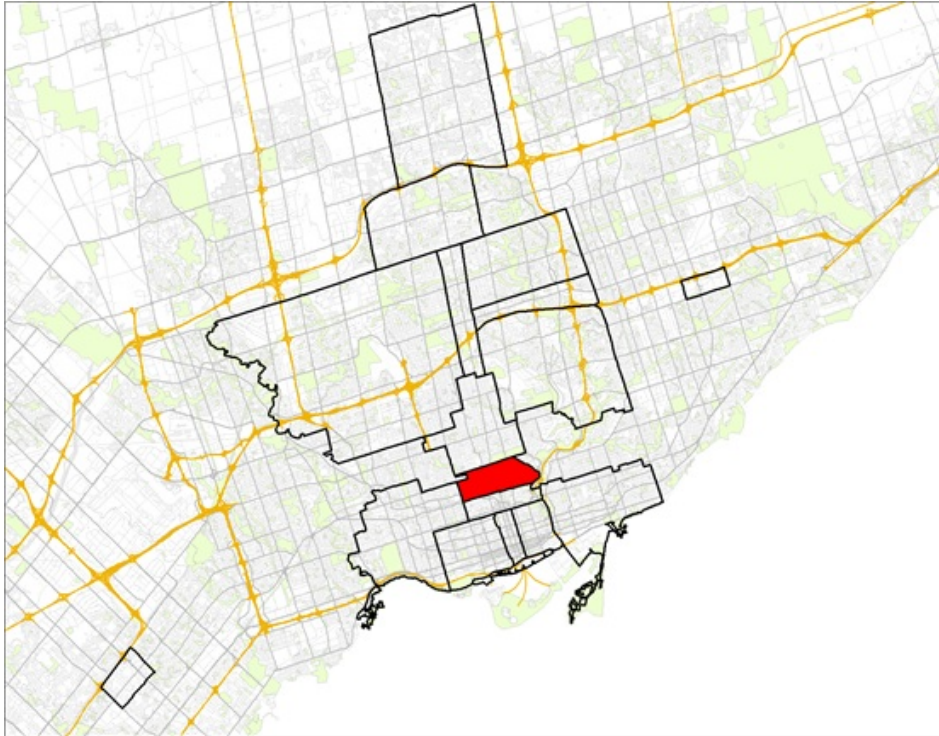


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of August 2021



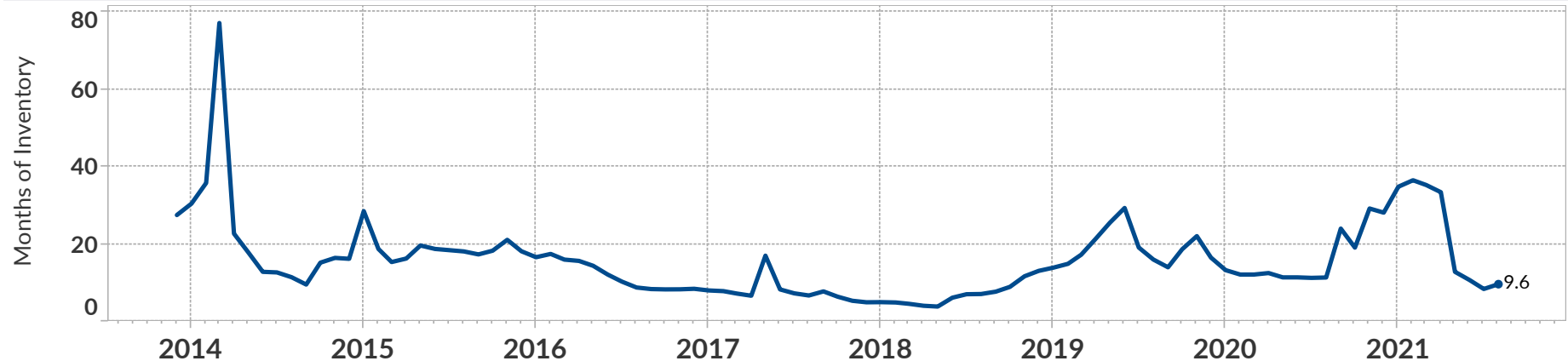
Yonge - St. Clair Submarket Report - August 2021



Yonge - St. Clair		GTA
Active Projects	8	338
Total Units	1,046	88,198
Total Sales	793	78,231
Rem. Inv.	253	9,967
Avg. \$/SF	\$1,679	\$1,235
Avg. Project \$/SF	\$1,600	\$1,119
Avg. SF	1,249	962
Avg. \$	\$2,097,405	\$1,188,107
Current Month Sales (incl. active & sold out)	2	3,162

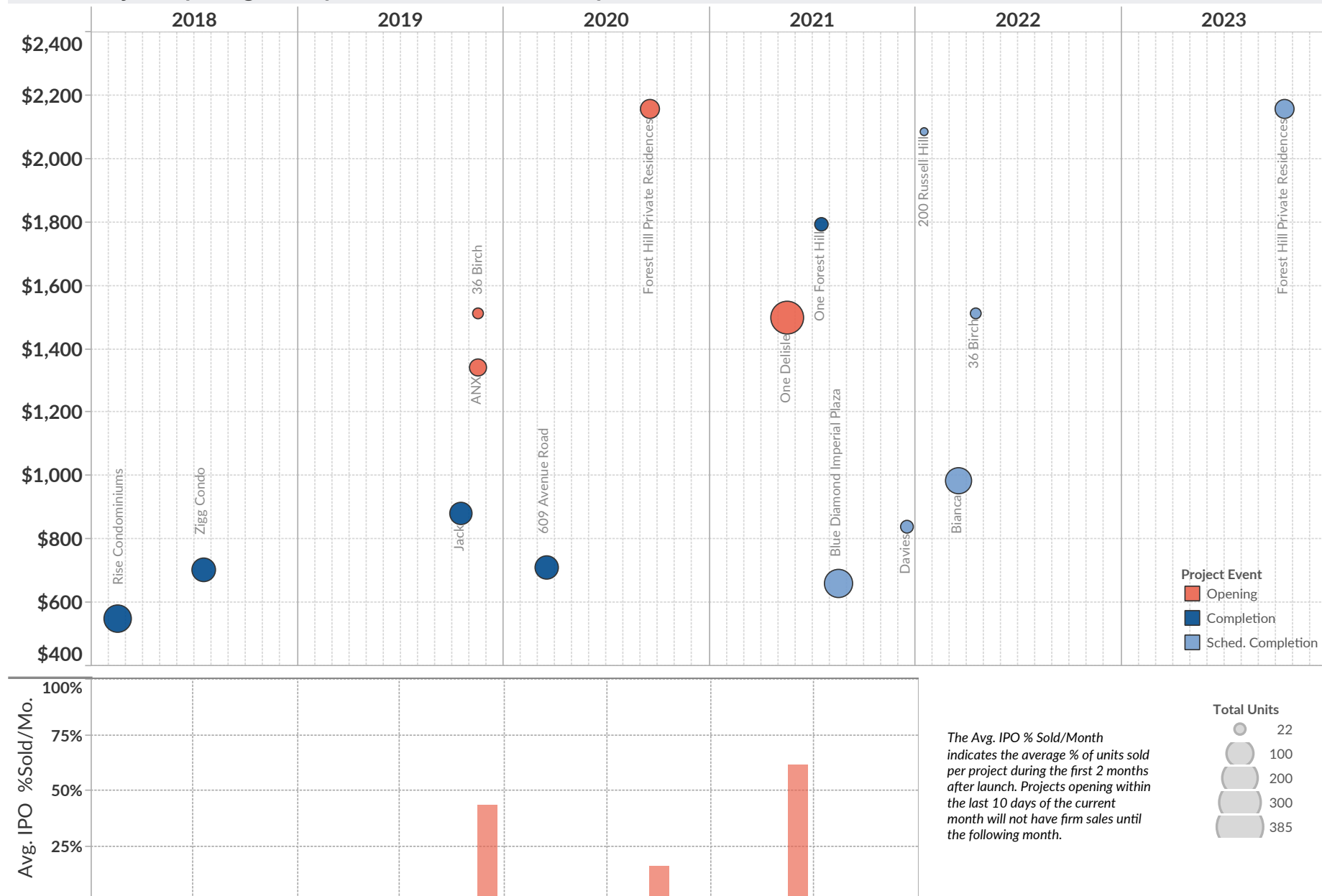
Development Applications		
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	12	504
Total Units	3,470	276,211
Min. Floor Space Index	1.7	0.1
Max. Floor Space Index	14.2	61.7
Avg. Floor Space Index	7.7	6.8

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



Yonge - St. Clair Submarket Report - August 2021

Recent Project Openings, Completions & Scheduled Completions



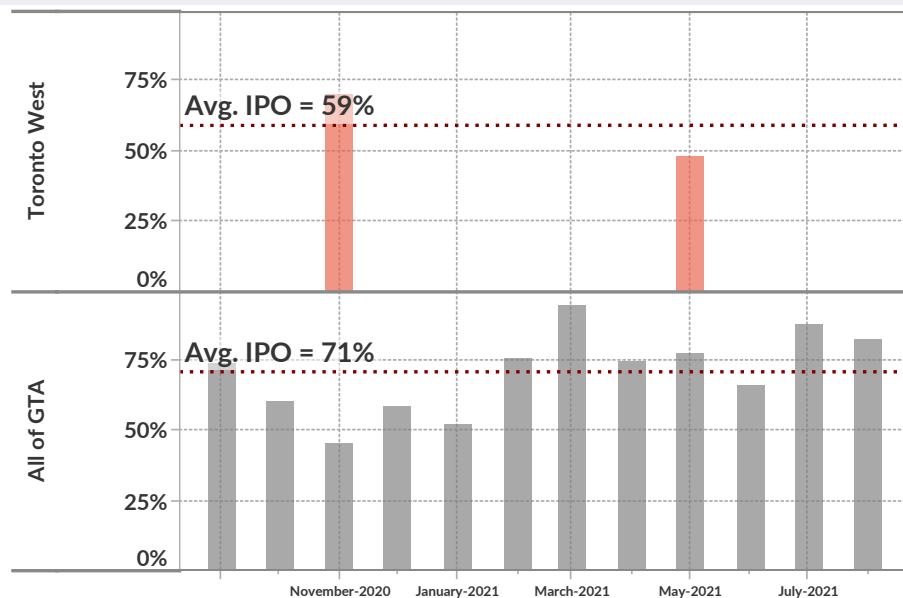
Yonge - St. Clair Submarket Report - August 2021

Project Data by Unit Type

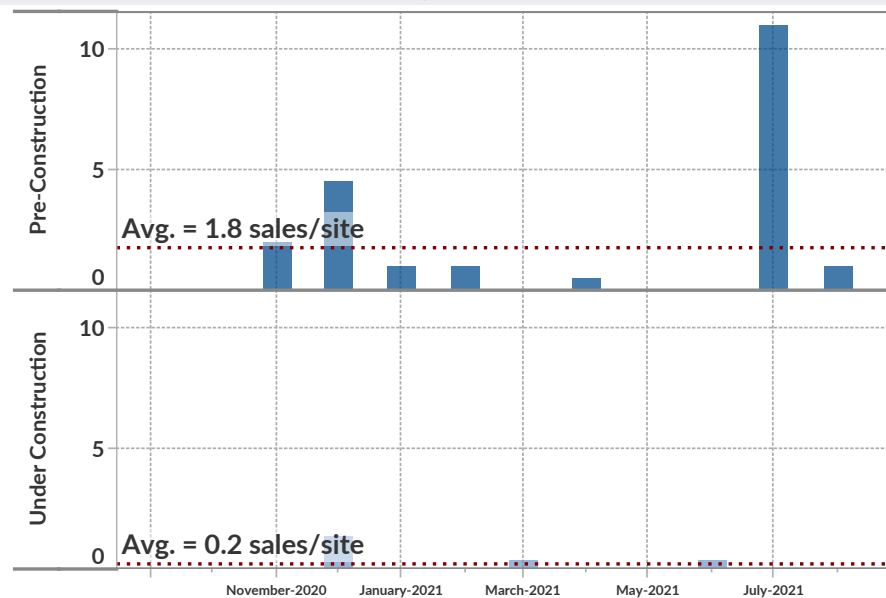
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	10	0	10	0
1 Bedroom	218	0	169	49
1 Bedroom + Den	233	2	214	19
2 Bedroom	302	0	234	68
2 Bedroom + Den	145	0	97	48
3 Bedroom & Up	86	0	20	66
Penthouse	50	0	48	2
Other	2	0	1	1

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,853	441	1,980	\$676,900	\$2,500,000
\$1,507	560	949	\$950,000	\$1,430,990
\$1,732	693	2,385	\$1,000,000	\$4,000,000
\$1,563	693	3,481	\$1,100,000	\$6,900,000
\$1,665	1,164	3,043	\$1,899,900	\$6,000,000
\$1,771	1,975	3,145	\$3,500,000	\$5,569,990
\$1,496	3,576	3,576	\$5,350,000	\$5,350,000

IPO Launch Performance (first 2 months)

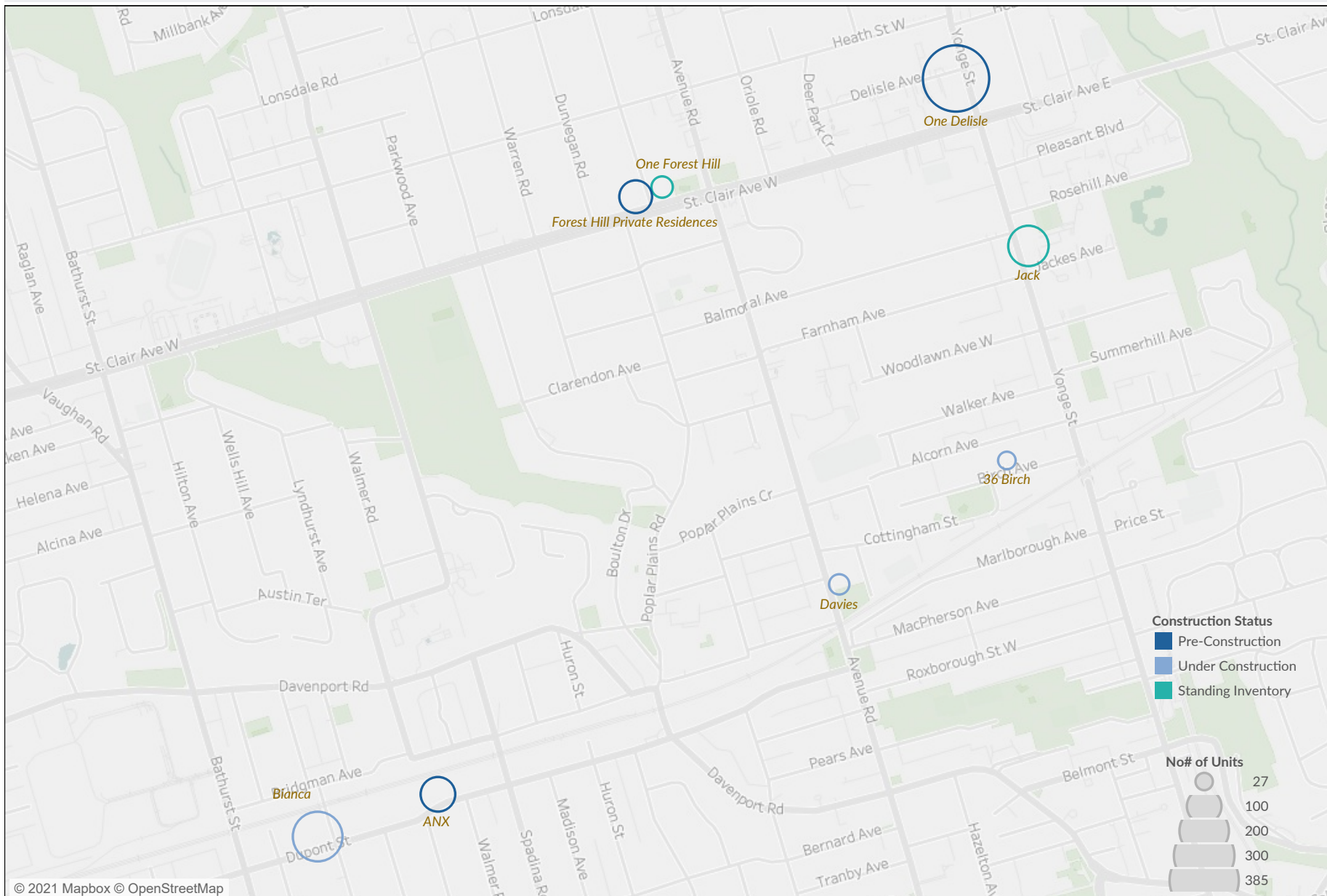


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - August 2021

Current Active Projects



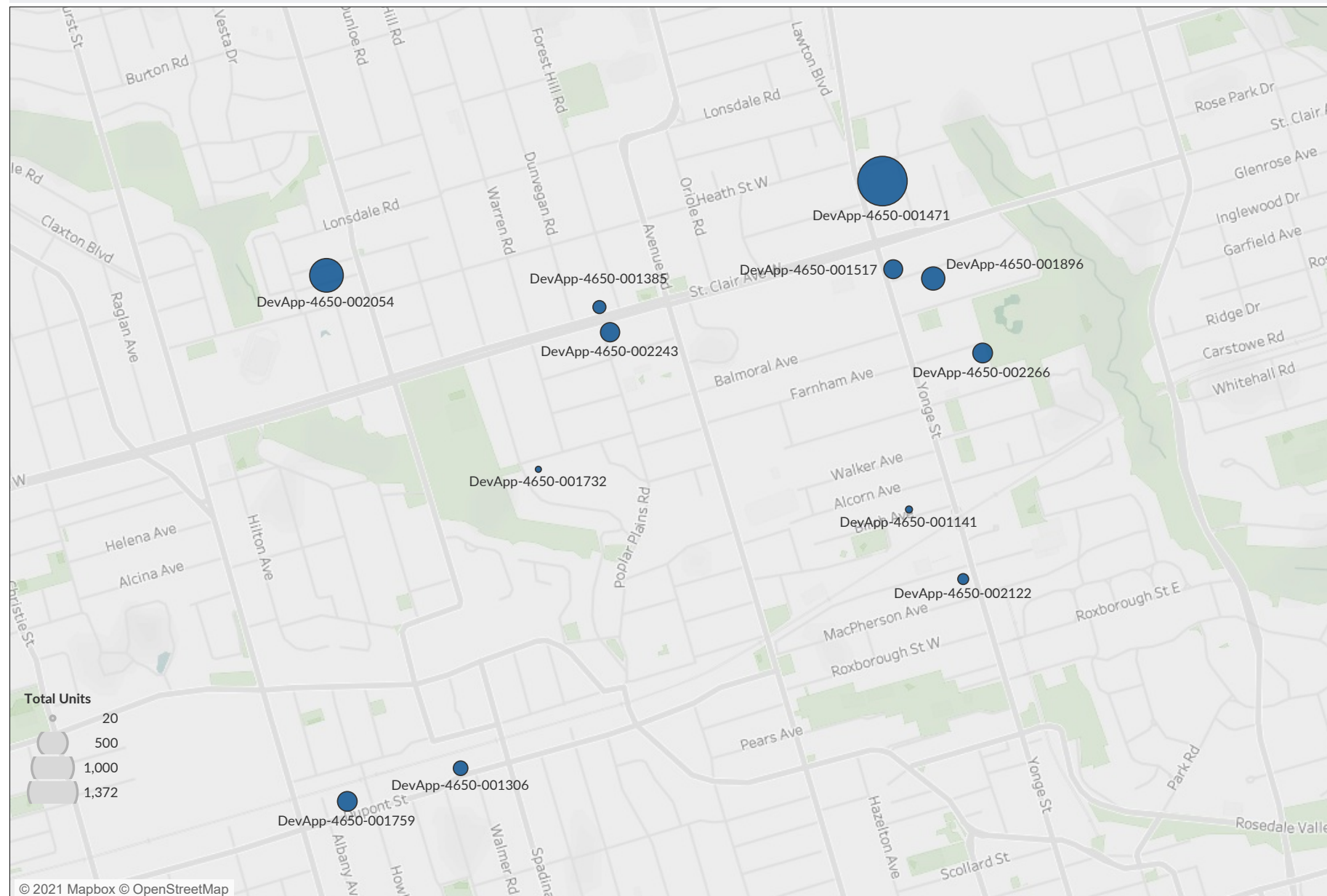
Yonge - St. Clair Submarket Report - August 2021

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	0	1	14	27	\$1,513	\$1,499
ANX - Freed Developments Ltd.	Apartment	May-2024	0	3	34	105	\$1,342	\$1,654
Bianca - Tridel	Apartment	March-2022	0	1	6	216	\$985	\$1,082
Davies - Brandy Lane Homes	Apartment	December-2021	0	1	7	36	\$840	\$1,639
Forest Hill Private Residences - Altree Developments	Apartment	October-2023	0	5	61	94	\$2,158	\$2,140
Jack - Aspen Ridge Homes	Apartment	October-2019	0	1	10	143	\$882	\$1,518
One Delisle - Slate Asset Management	Apartment	June-2026	2	270	115	385	\$1,500	\$1,460
One Forest Hill - North Drive	Apartment	July-2021	0	0	6	40	\$1,794	\$1,811

Yonge - St. Clair Submarket Report - August 2021

Current Development Applications



Yonge - St. Clair Submarket Report - August 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	118
DevApp-4650-001385	202 St. Clair Avenue West	4.6	94
DevApp-4650-001471	22 St. Clair Avenue East	10.1	1,372
DevApp-4650-001517	1421 Yonge Street	12.6	198
DevApp-4650-001732	77 Clarendon Avenue	1.7	20
DevApp-4650-001759	275 Albany Avenue	4.0	216
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

North Yonge Corridor Submarket Report - August 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	● 136	● 15	● 4,169	● 3,761	● 408	● \$2,323	● 1,475	● \$3,427,383	● 8,470
Central Waterfront	● 18	● 9	● 4,708	● 3,989	● 719	● \$1,528	● 1,081	● \$1,652,284	● 9,248
Don Mills - York Mills	● 24	● 13	● 3,706	● 3,437	● 269	● \$1,017	● 1,020	● \$1,037,452	● 12,829
Downtown Core	● 9	● 8	● 4,591	● 4,337	● 254	● \$1,829	● 820	● \$1,499,332	● 16,410
Downtown East	● 286	● 21	● 7,427	● 6,750	● 677	● \$1,282	● 807	● \$1,034,099	● 13,132
Downtown West	● 20	● 25	● 8,318	● 7,428	● 890	● \$1,502	● 923	● \$1,386,513	● 16,825
Etobicoke Waterfront	● 13	● 1	● 503	● 494	● 9	● \$1,398	● 616	● \$861,650	● 12,731
Highway7 - Yonge	● 55	● 6	● 1,384	● 1,270	● 114	● \$816	● 1,197	● \$977,116	● 5,860
Mississauga City Centre	● 528	● 13	● 7,923	● 7,404	● 519	● \$1,057	● 852	● \$900,441	● 206
North Toronto	● 13	● 16	● 3,747	● 3,303	● 444	● \$1,358	● 928	● \$1,259,939	● 19,046
North Yonge Corridor	● 11	● 4	● 1,146	● 1,111	● 35	● \$1,229	● 841	● \$1,033,361	● 77,857
North York East	● 0	● 2	● 527	● 525	● 2	● \$949	● 1,028	● \$974,900	● 3,039
North York West	● 7	● 9	● 1,055	● 860	● 195	● \$1,280	● 1,641	● \$2,099,767	● 6,950
Not Applicable	● 1,943	● 138	● 28,370	● 24,381	● 3,989	● \$905	● 880	● \$796,052	● 2,916
Scarborough City Centre									● 13,761
Sheppard Corridor	● 12	● 11	● 2,426	● 2,173	● 253	● \$1,114	● 1,026	● \$1,143,916	● 3,470
Thornhill	● 15	● 8	● 1,967	● 1,771	● 196	● \$1,068	● 1,191	● \$1,271,341	
Toronto East	● 21	● 12	● 1,461	● 1,340	● 121	● \$1,086	● 935	● \$1,015,152	
Toronto West	● 49	● 19	● 3,724	● 3,104	● 620	● \$1,210	● 926	● \$1,120,422	
Yonge - St. Clair	● 2	● 8	● 1,046	● 793	● 253	● \$1,679	● 1,249	● \$2,097,405	