

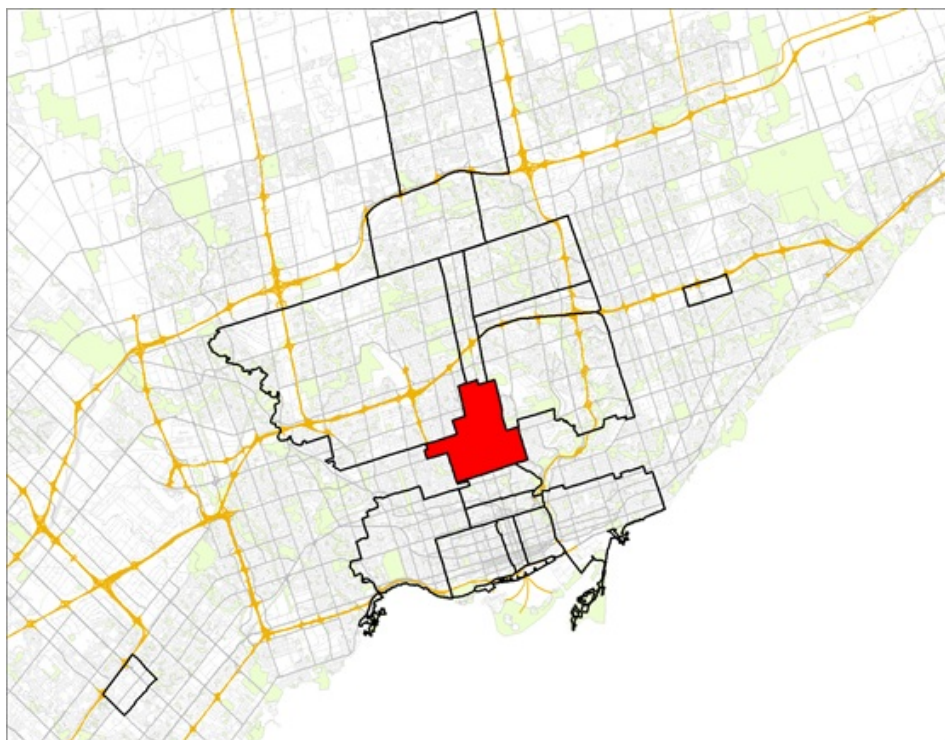


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of August 2021



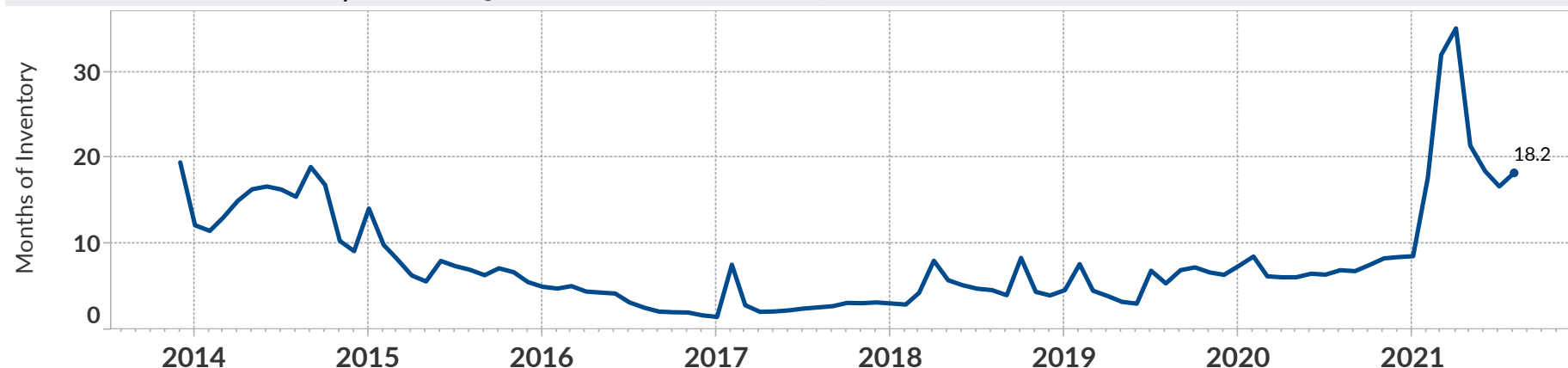
North Toronto Submarket Report - August 2021



North Toronto		GTA
Active Projects	16	338
Total Units	3,747	88,198
Total Sales	3,303	78,231
Rem. Inv.	444	9,967
Avg. \$/SF	\$1,358	\$1,235
Avg. Project \$/SF	\$1,417	\$1,119
Avg. SF	928	962
Avg. \$	\$1,259,939	\$1,188,107
Current Month Sales (incl. active & sold out)	13	3,162

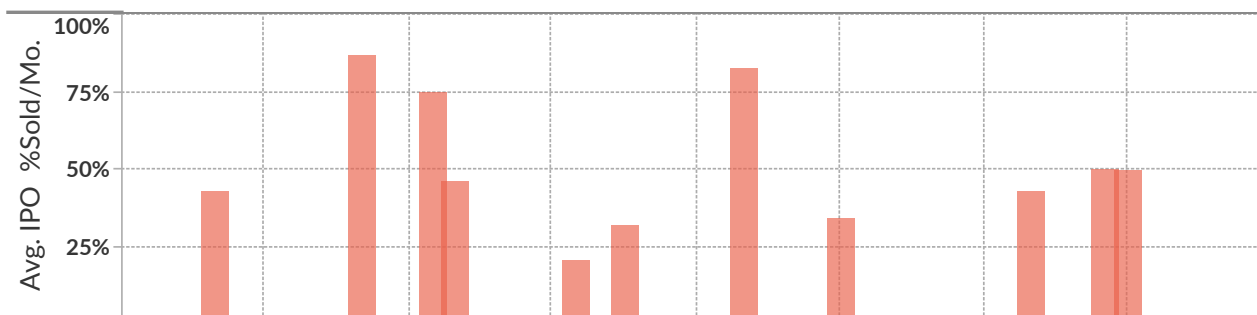
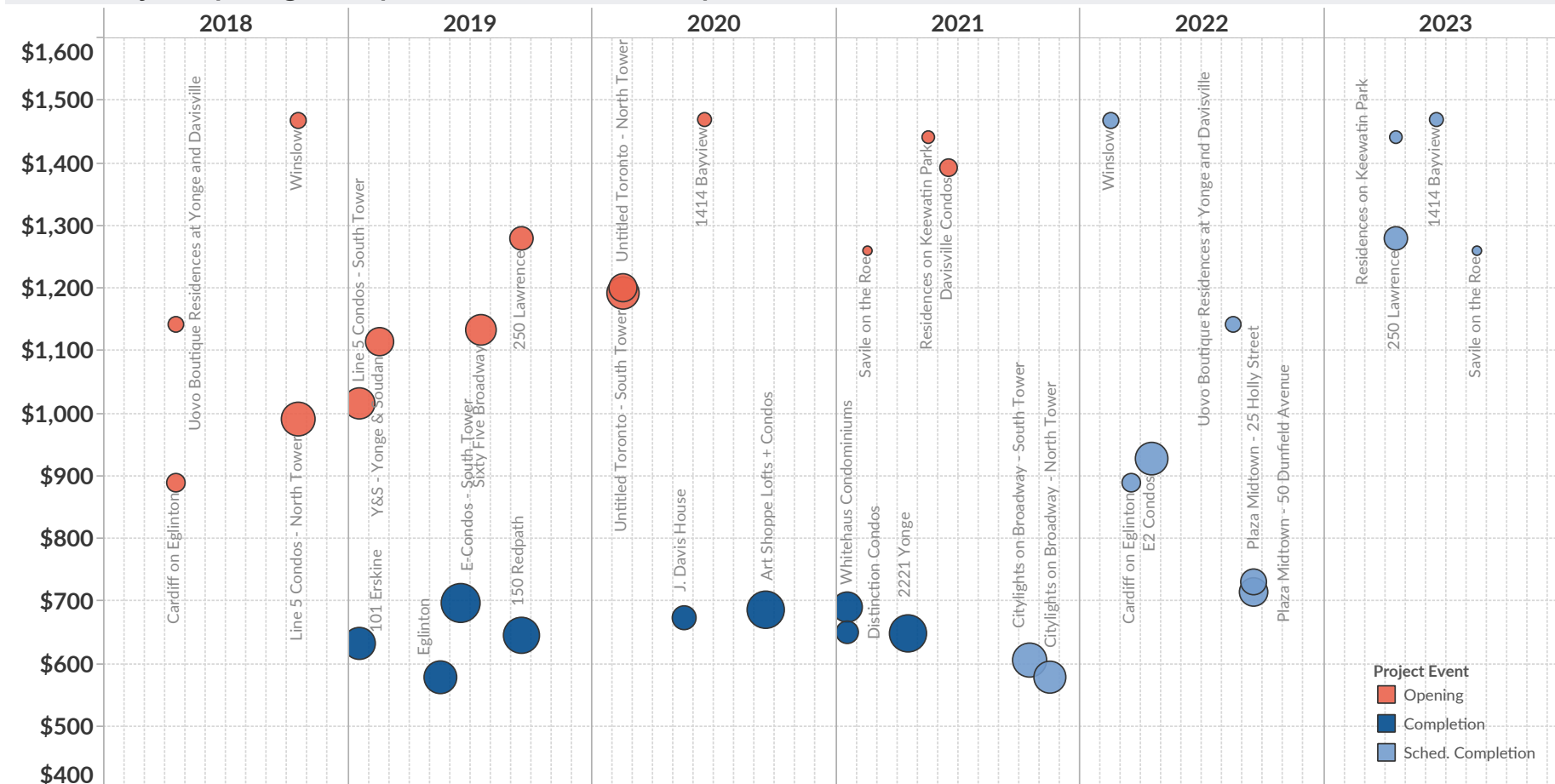
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	40	425
Total Units	12,731	219,211
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	32.3	61.7
Avg. Floor Space Index	8.3	7.3

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

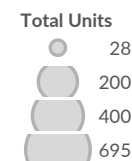


North Toronto Submarket Report - August 2021

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.



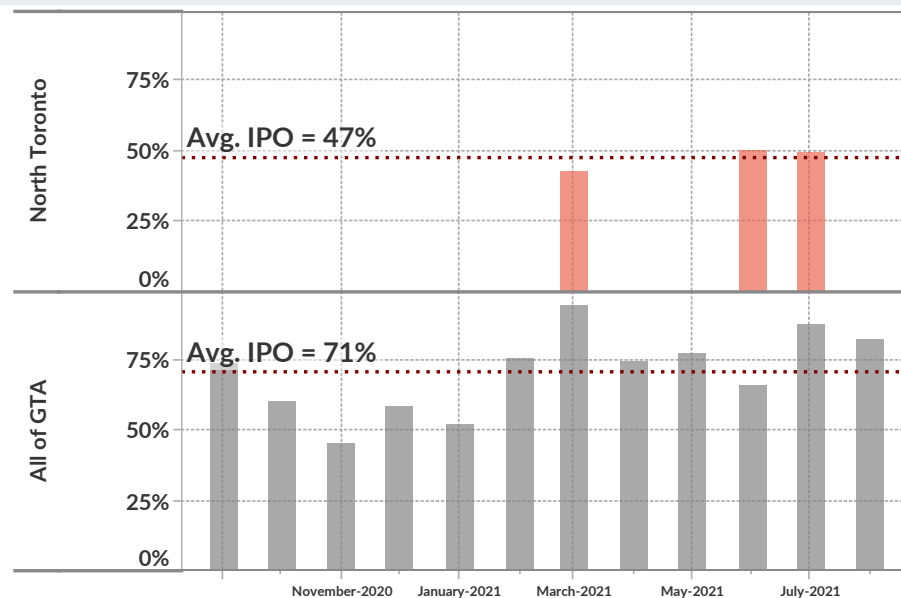
North Toronto Submarket Report - August 2021

Project Data by Unit Type

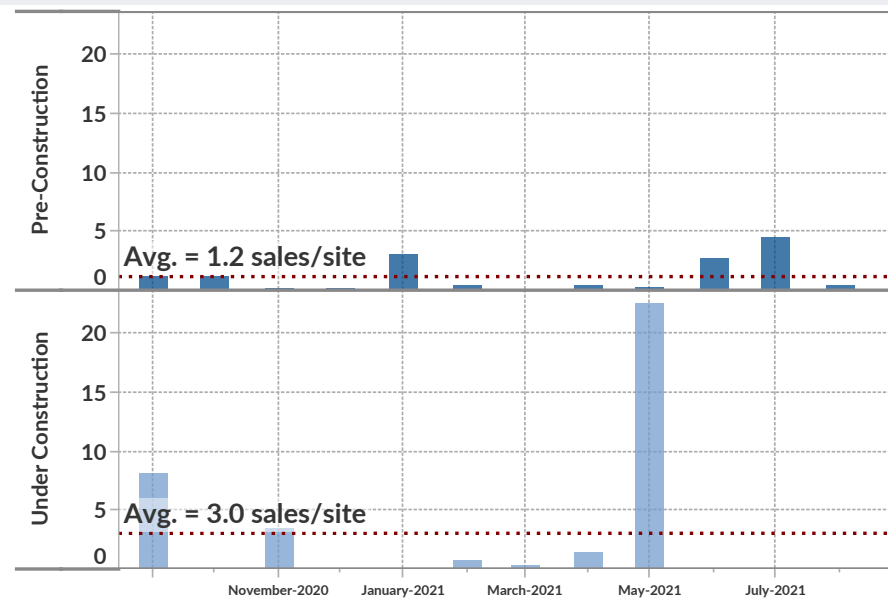
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	256	0	253	3
1 Bedroom	743	6	694	49
1 Bedroom + Den	1,000	5	911	89
2 Bedroom	1,118	1	1,017	101
2 Bedroom + Den	135	0	104	31
3 Bedroom & Up	434	0	303	131
Penthouse	25	0	5	20
Other	36	1	16	20

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,624	307	321	\$499,900	\$519,900
\$1,299	426	680	\$627,900	\$991,900
\$1,337	486	863	\$753,000	\$1,159,900
\$1,478	633	2,677	\$839,900	\$5,850,000
\$1,367	670	1,863	\$924,900	\$2,659,900
\$1,304	815	2,405	\$969,000	\$4,250,000
\$1,466	345	2,022	\$574,900	\$2,699,990
\$1,245	1,059	2,223	\$1,184,000	\$3,069,900

IPO Launch Performance (first 2 months)

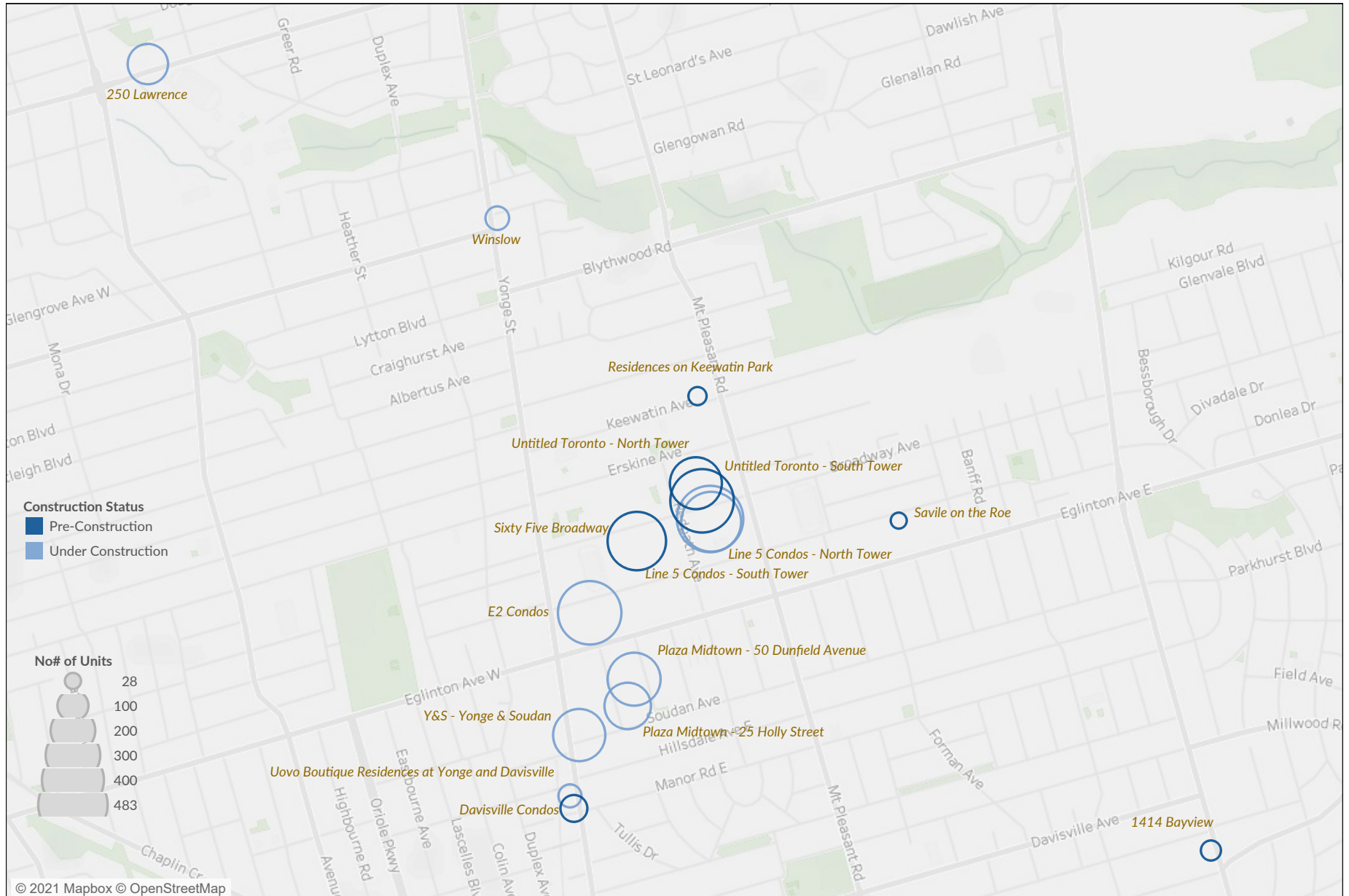


Post Launch Absorption: North Toronto



North Toronto Submarket Report - August 2021

Current Active Projects



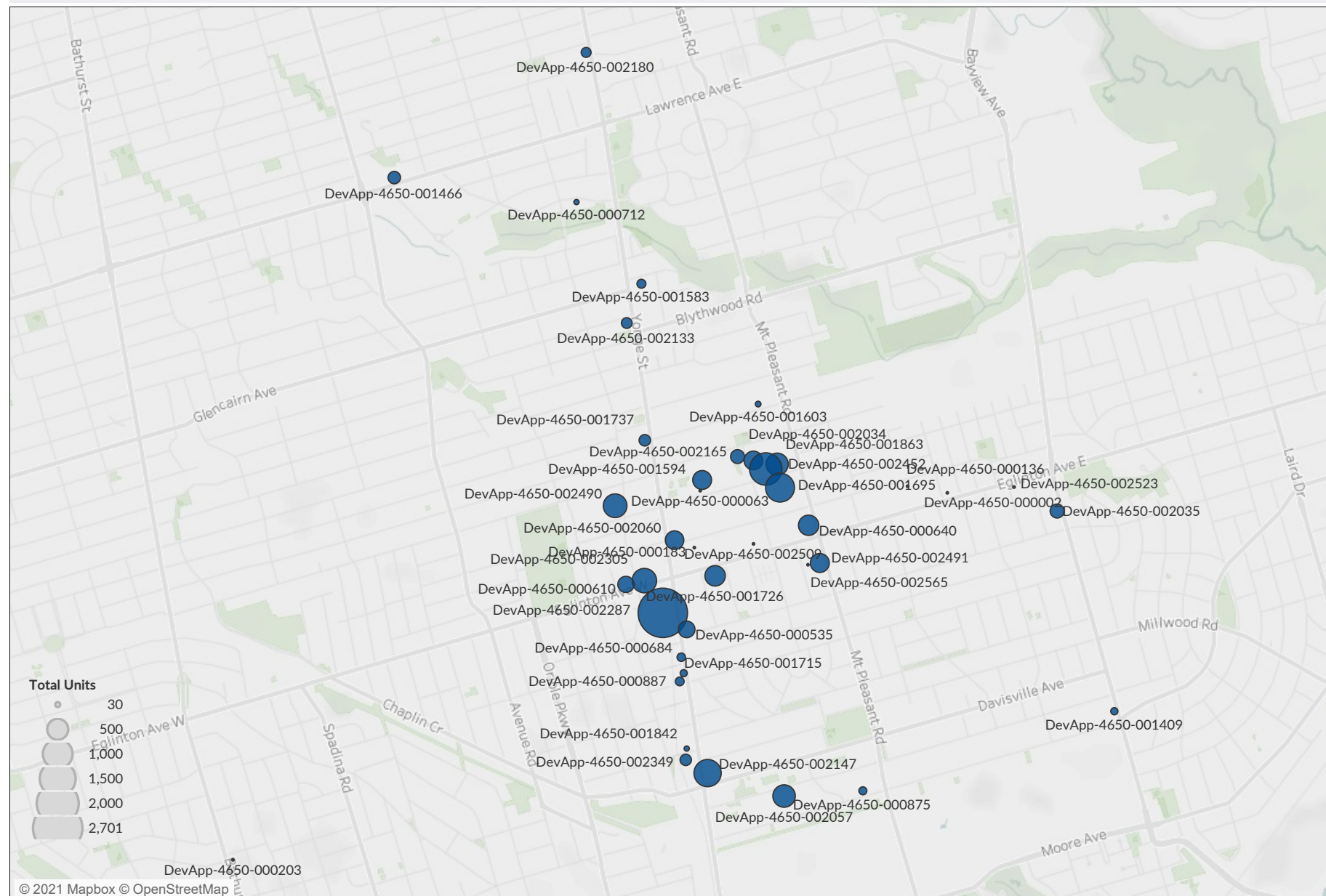
North Toronto Submarket Report - August 2021

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
250 Lawrence - Graywood Developments	Apartment	April-2023	0	56	14	178	\$1,280	\$1,373
1414 Bayview - Gairloch	Apartment	June-2023	0	12	10	44	\$1,470	\$1,815
Davisville Condos - Rockport Group	Apartment	September-2024	0	39	40	79	\$1,393	\$1,461
E2 Condos - Metropia and Capital Developments	Apartment	April-2022	0	0	7	440	\$928	\$1,385
Line 5 Condos - North Tower - Reserve Properties and Westd..	Apartment	January-2024	0	7	12	483	\$991	\$1,583
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	January-2024	0	9	1	391	\$1,017	\$1,459
Plaza Midtown - 25 Holly Street - Plaza	Apartment	September-2022	0	2	33	236	\$731	\$1,187
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	September-2022	1	3	41	307	\$715	\$1,289
Residences on Keewatin Park - Freed Developments Ltd.	Apartment	April-2023	1	20	16	36	\$1,442	\$1,423
Savile on the Roe - Tiffany Park Homes and Block Developme..	Stacked	August-2023	0	14	14	28	\$1,260	\$1,253
Sixty Five Broadway - Times Group Corporation	Apartment	April-2024	9	41	112	373	\$1,134	\$1,215
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	April-2024	2	26	49	295	\$1,201	\$1,342
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	April-2024	0	6	33	440	\$1,193	\$1,360
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	August-2022	0	3	11	58	\$1,143	\$1,386
Winslow - Devron	Apartment	February-2022	0	0	11	61	\$1,469	\$1,785
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	January-2024	0	1	40	298	\$1,115	\$1,349

North Toronto Submarket Report - August 2021

Current Development Applications



North Toronto Submarket Report - August 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000002	492 Eglinton Avenue East		
DevApp-4650-000063	55 - 65 Broadway Avenue		
DevApp-4650-000136	413 - 435 Roehampton Avenue		
DevApp-4650-000183	39 - 41 Roehampton Avenue		
DevApp-4650-000203	1677 - 1679 Bathurst Street; 73 - 75 Elderwood Drive		
DevApp-4650-000535	2161 Yonge Street	21.6	304
DevApp-4650-000610	50-90 Eglinton Avenue West, 17-19 Henning Avenue	15.4	292
DevApp-4650-000640	808 Mount Pleasant	18.6	457
DevApp-4650-000684	2128 Yonge Street	10.8	79
DevApp-4650-000712	41 Chatsworth Drive	2.1	30
DevApp-4650-000875	276 Merton Street	8.1	71
DevApp-4650-000887	2100 Yonge Street	10.8	86
DevApp-4650-001409	1410 Bayview Avenue	4.0	57
DevApp-4650-001466	250 Lawrence Avenue West	2.3	173
DevApp-4650-001583	2779 Yonge Street	5.0	89
DevApp-4650-001594	44 Broadway Avenue	7.5	394
DevApp-4650-001603	214 Keewatin Avenue	1.4	36
DevApp-4650-001695	117 Broadway Avenue	10.7	923
DevApp-4650-001715	2112 Yonge Street	6.3	56
DevApp-4650-001726	55 Eglinton Avenue East	26.8	461
DevApp-4650-001737	2500 Yonge Street	6.4	146
DevApp-4650-001842	24 Imperial Street	4.7	30
DevApp-4650-001863	100 Broadway Avenue	9.1	1,163
DevApp-4650-002034	241 Redpath Avenue	15.8	387
DevApp-4650-002035	1718 Bayview Avenue	4.2	216
DevApp-4650-002057	155 Balliol Street	6.0	558
DevApp-4650-002060	2323 Yonge Street	15.8	380
DevApp-4650-002133	2674 Yonge Street	4.6	127
DevApp-4650-002147	1913 Yonge Street	11.1	821
DevApp-4650-002165	109 Erskine Avenue	8.1	213
DevApp-4650-002180	3180-3182 Yonge Street	6.3	109
DevApp-4650-002287	2180 Yonge Street	7.4	2,701
DevApp-4650-002305	36 Eglinton Avenue West	32.3	663
DevApp-4650-002349	25 Imperial Street	9.8	144
DevApp-4650-002452	124 Broadway Avenue	10.0	546
DevApp-4650-002490	500 Duplex Avenue	6.5	621
DevApp-4650-002491	758 Mount Pleasant Road	12.4	398
DevApp-4650-002509	150 Eglinton Avenue East		
DevApp-4650-002523	537 Eglinton Avenue East		
DevApp-4650-002565	61 Brownlow Avenue		

North Toronto 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	