

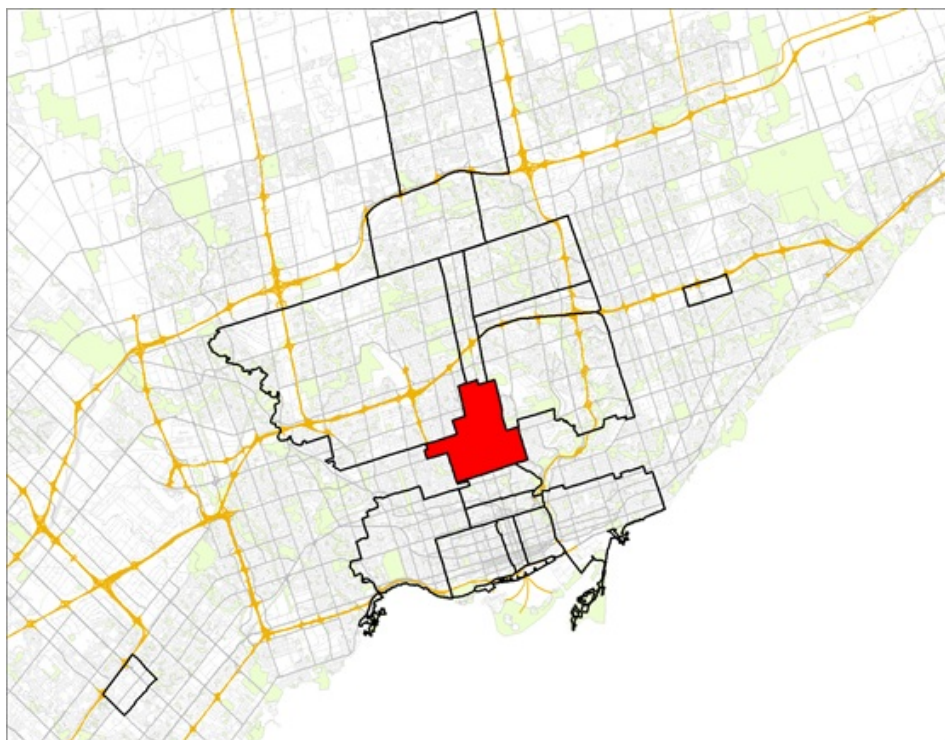


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of September 2021



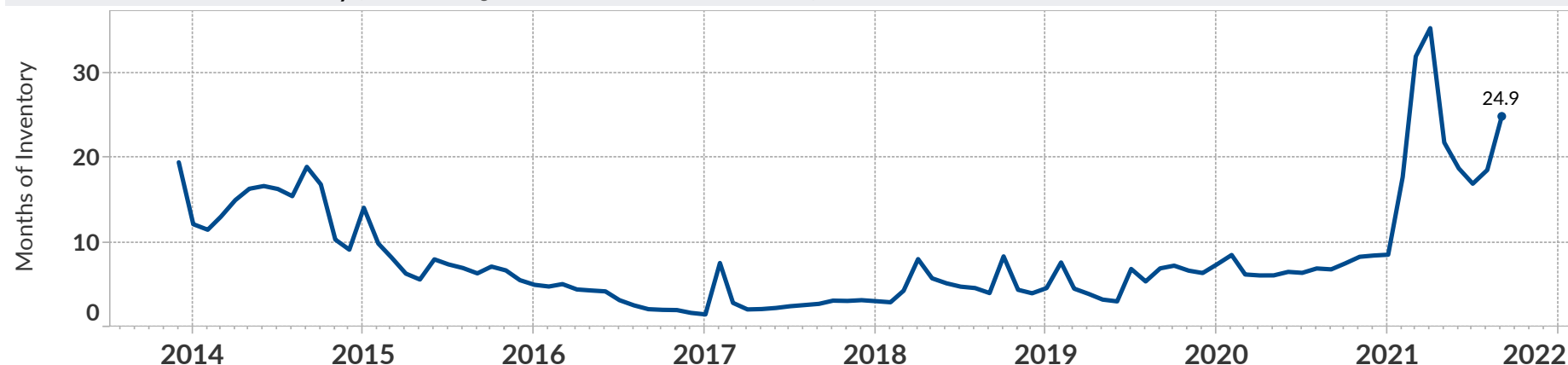
North Toronto Submarket Report - September 2021



North Toronto		GTA
Active Projects	17	345
Total Units	3,893	89,461
Total Sales	3,314	78,354
Rem. Inv.	579	11,107
Avg. \$/SF	\$1,369	\$1,256
Avg. Project \$/SF	\$1,399	\$1,125
Avg. SF	998	922
Avg. \$	\$1,365,907	\$1,158,650
Current Month Sales (incl. active & sold out)	14	2,488

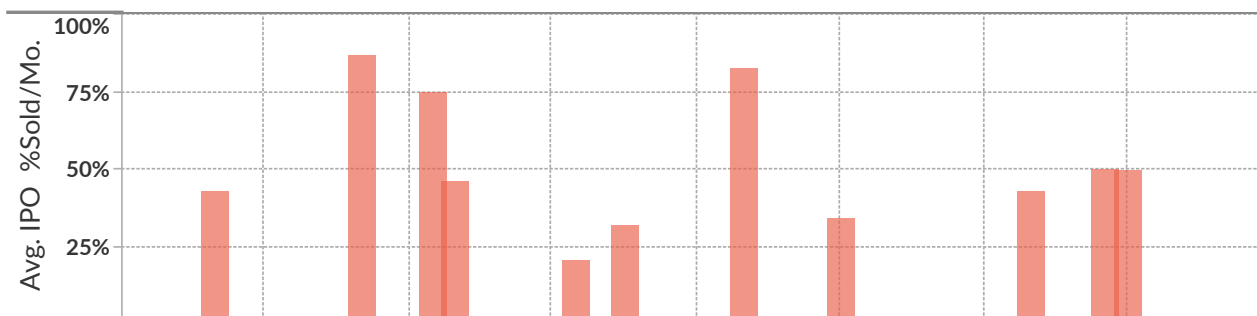
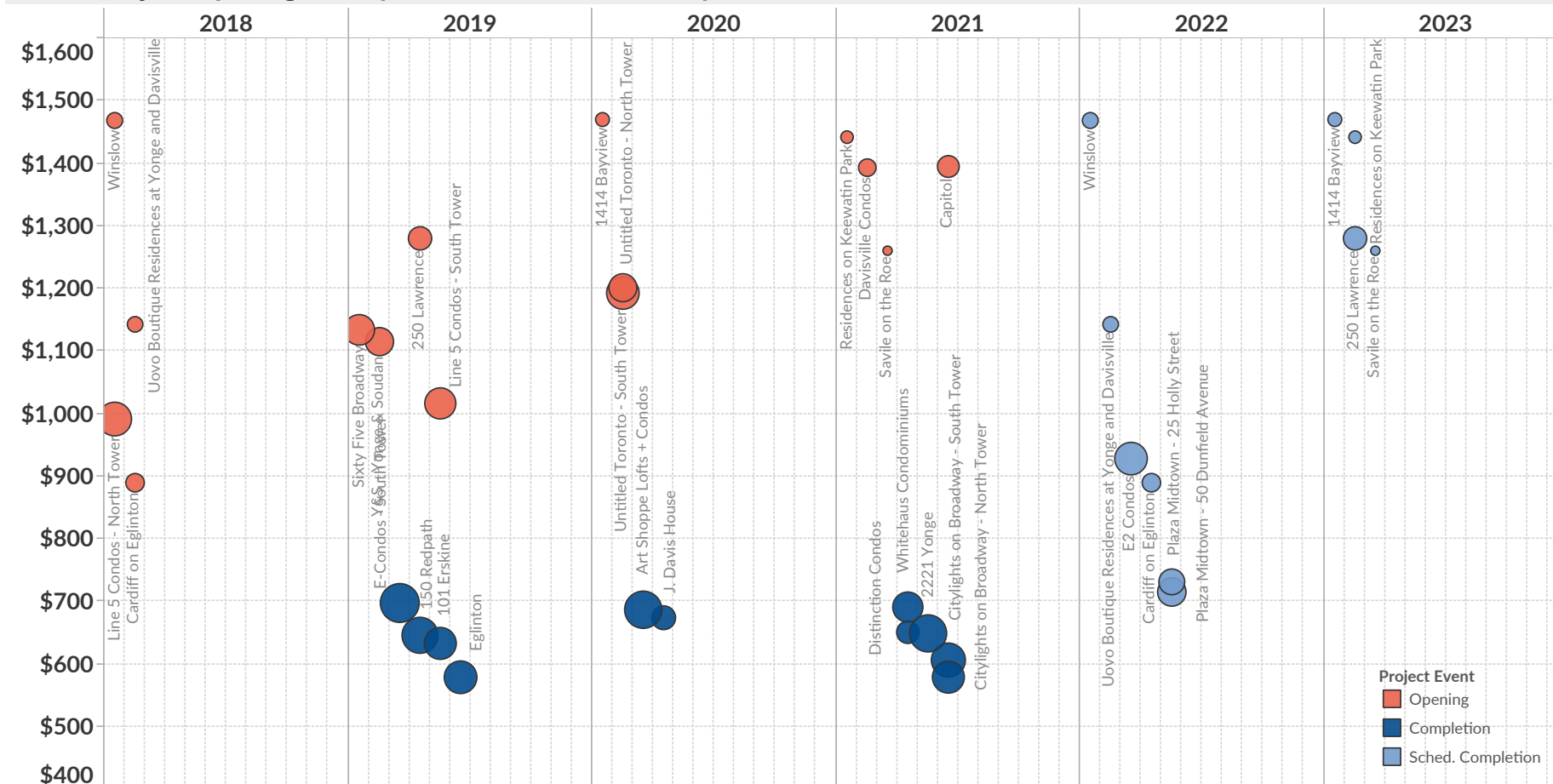
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	41	495
Total Units	14,114	268,467
Min. Floor Space Index	0.3	0.1
Max. Floor Space Index	32.3	61.7
Avg. Floor Space Index	7.4	6.9

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

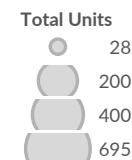


North Toronto Submarket Report - September 2021

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



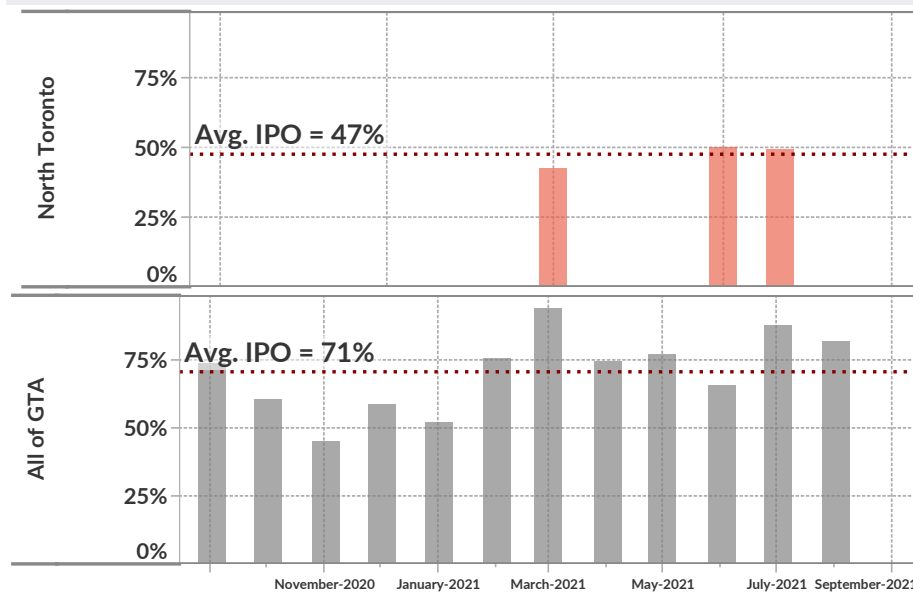
North Toronto Submarket Report - September 2021

Project Data by Unit Type

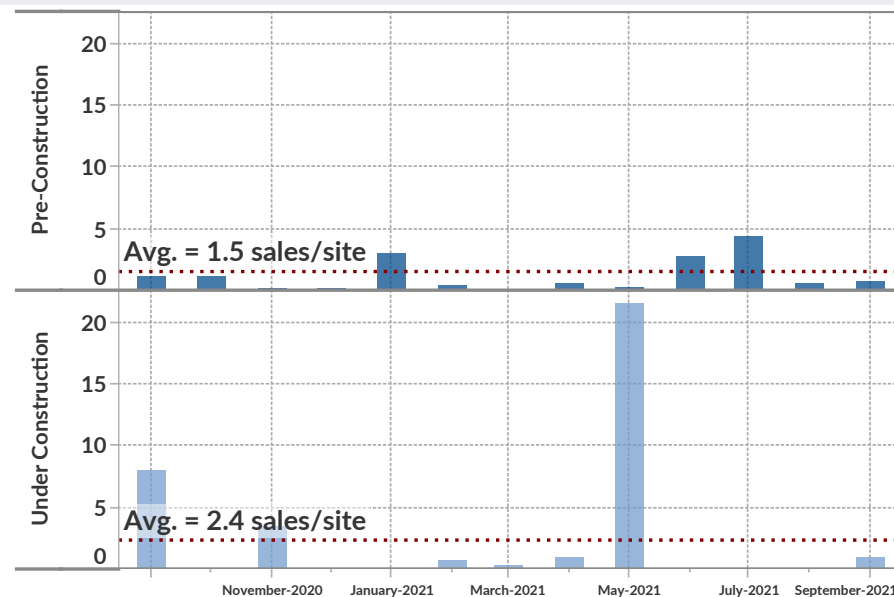
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	256	1	254	2
1 Bedroom	750	7	702	48
1 Bedroom + Den	1,007	0	908	99
2 Bedroom	1,156	1	1,018	138
2 Bedroom + Den	191	0	103	88
3 Bedroom & Up	463	5	309	154
Penthouse	30	0	5	25
Other	34	0	13	21

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,656	307	321	\$519,900	\$519,900
\$1,309	426	685	\$681,900	\$881,900
\$1,371	486	863	\$764,900	\$1,159,900
\$1,451	638	2,677	\$839,900	\$5,850,000
\$1,318	670	1,863	\$924,900	\$2,659,900
\$1,329	815	2,405	\$969,000	\$4,250,000
\$1,635	345	2,022	\$574,900	\$2,699,990
\$1,245	1,046	2,223	\$1,184,000	\$3,069,900

IPO Launch Performance (first 2 months)

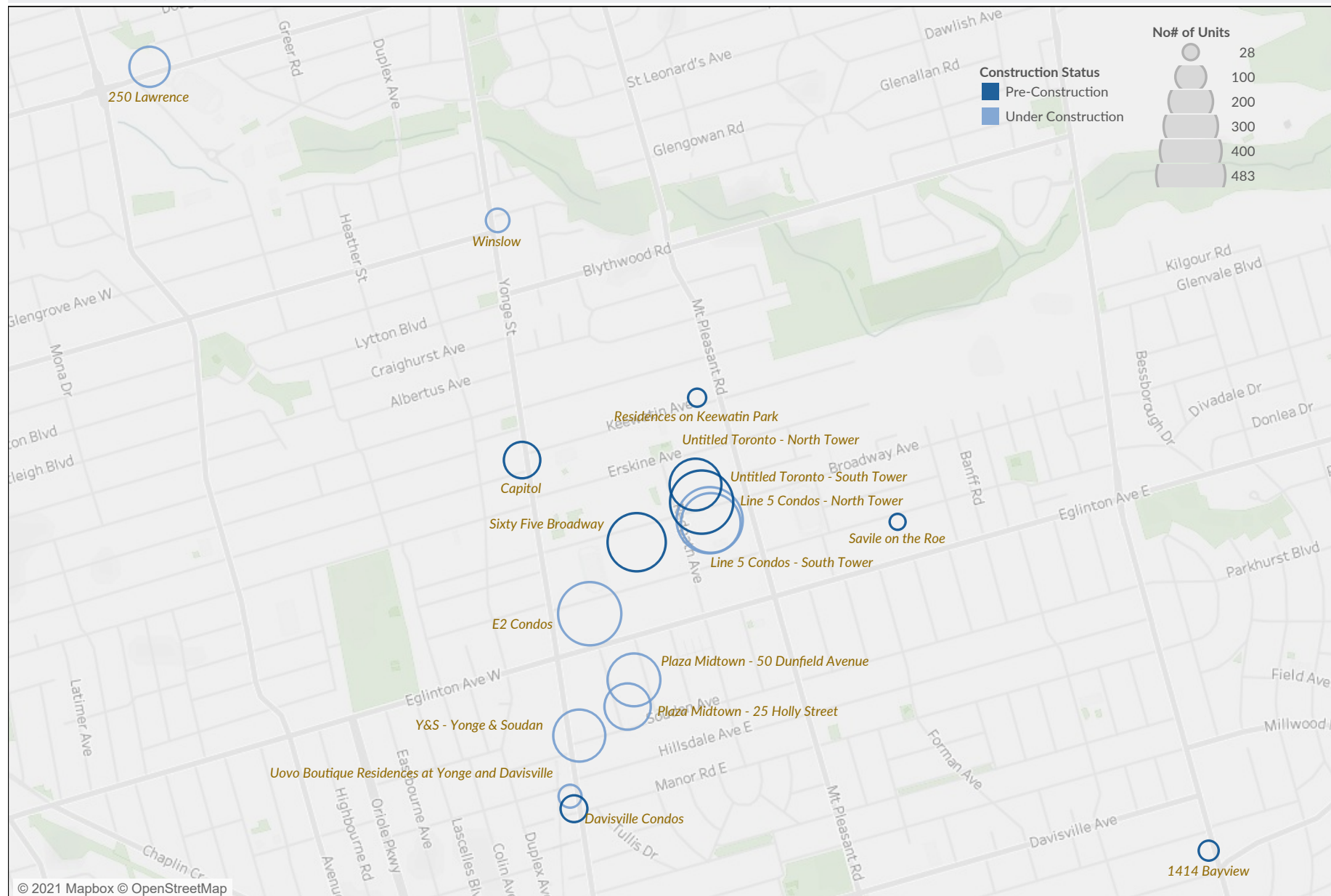


Post Launch Absorption: North Toronto



North Toronto Submarket Report - September 2021

Current Active Projects



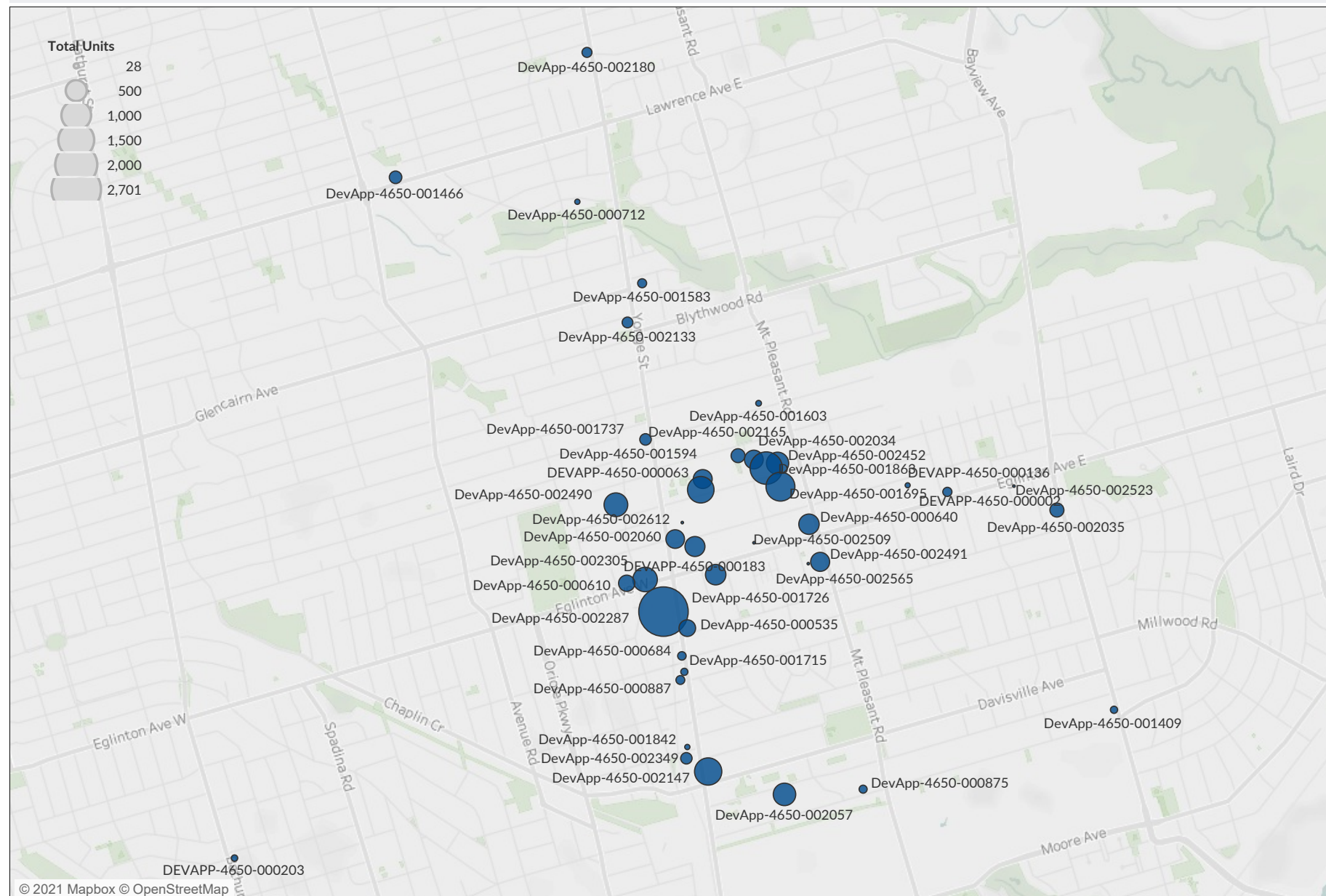
North Toronto Submarket Report - September 2021

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	53	17	178	\$1,280	\$1,400
1414 Bayview - Gairloch	Apartment	June-2023	0	12	10	44	\$1,470	\$1,678
Capitol - Madison Group and Westdale Properties	Apartment	July-2025	0	0	146	146	\$1,395	\$1,395
Davisville Condos - Rockport Group	Apartment	September-2024	1	40	39	79	\$1,393	\$1,313
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	1	3	32	236	\$731	\$1,232
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	September-2022	1	4	40	307	\$715	\$1,422
Residences on Keewatin Park - Freed Developments Ltd.	Apartment	April-2023	0	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	2	43	110	373	\$1,134	\$1,215
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	April-2024	1	27	48	295	\$1,201	\$1,301
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	April-2024	2	8	31	440	\$1,193	\$1,360
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	August-2022	2	5	9	58	\$1,143	\$1,236
Winslow - Devron	Apartment	February-2022	0	0	11	61	\$1,469	\$1,785
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	January-2024	4	5	36	298	\$1,115	\$1,349

North Toronto Submarket Report - September 2021

Current Development Applications



North Toronto Submarket Report - September 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000002	492 Eglinton Avenue East	6.8	92
DEVAPP-4650-000063	55 - 65 Broadway Avenue	13.4	778
DEVAPP-4650-000136	413 - 435 Roehampton Avenue	2.0	28
DEVAPP-4650-000183	39 - 41 Roehampton Avenue	17.3	440
DEVAPP-4650-000203	1677 - 1679 Bathurst Street; 73 - 75 Elderwood Drive	3.2	45
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		
DevApp-4650-002612	2345 Yonge Street		

North Toronto Submarket Report - September 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	• 16	• 15	• 4,155	• 3,779	• 376	• \$2,337	• 1,526	• \$3,567,122	• 8,623
Central Waterfront	• 26	• 9	• 4,708	• 4,014	• 694	• \$1,556	• 1,081	• \$1,681,409	• 17,819
Don Mills - York Mills	• 20	• 13	• 3,706	• 3,457	• 249	• \$1,012	• 1,048	• \$1,060,452	• 11,491
Downtown Core	• 20	• 7	• 3,756	• 3,541	• 215	• \$1,897	• 849	• \$1,610,331	• 17,238
Downtown East	• 481	• 22	• 7,812	• 6,634	• 1,178	• \$1,310	• 709	• \$928,777	• 15,902
Downtown West	• 54	• 25	• 8,324	• 7,525	• 799	• \$1,506	• 932	• \$1,403,441	• 18,862
Etobicoke Waterfront	• 0	• 1	• 503	• 494	• 9	• \$1,398	• 616	• \$861,650	• 7,504
Highway7 - Yonge	• 189	• 7	• 1,775	• 1,458	• 317	• \$968	• 717	• \$694,375	• 14,114
Mississauga City Centre	• 80	• 12	• 7,424	• 7,000	• 424	• \$1,053	• 862	• \$907,556	• 5,652
North Toronto	• 14	• 17	• 3,893	• 3,314	• 579	• \$1,369	• 998	• \$1,365,907	• 206
North Yonge Corridor	• 113	• 5	• 1,540	• 1,224	• 316	• \$1,397	• 694	• \$968,910	• 22,789
North York East	• 1	• 2	• 527	• 526	• 1	• \$949	• 1,028	• \$974,900	• 96,673
North York West	• 293	• 10	• 1,522	• 1,001	• 521	• \$1,210	• 999	• \$1,208,767	• 3,039
Not Applicable	• 973	• 141	• 28,746	• 24,624	• 4,122	• \$926	• 868	• \$804,020	• 7,135
Scarborough City Centre									• 3,301
Sheppard Corridor	• 15	• 11	• 2,426	• 2,200	• 226	• \$1,130	• 1,020	• \$1,152,892	• 16,997
Thornhill	• 20	• 8	• 1,967	• 1,791	• 176	• \$1,064	• 1,192	• \$1,267,684	• 3,470
Toronto East	• 107	• 12	• 1,548	• 1,445	• 103	• \$1,152	• 986	• \$1,136,268	
Toronto West	• 50	• 20	• 4,080	• 3,518	• 562	• \$1,205	• 936	• \$1,128,063	
Yonge - St. Clair	• 16	• 8	• 1,049	• 809	• 240	• \$1,917	• 1,386	• \$2,656,999	

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