

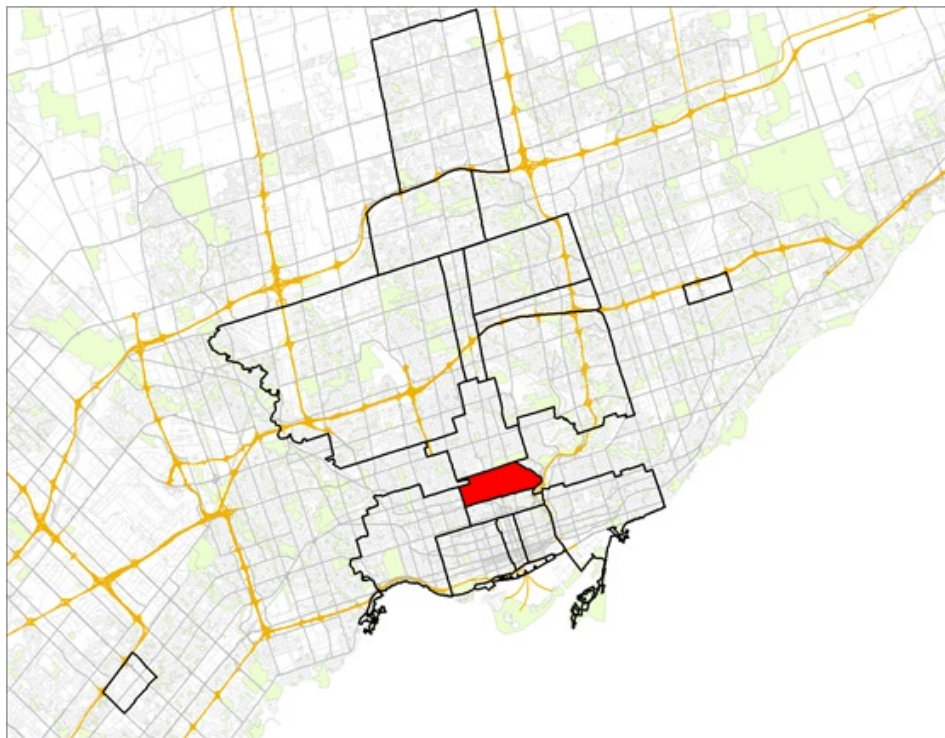


Greater Toronto Area  
Yonge - St. Clair

New Homes High Rise Submarket Report  
Data as of September 2021



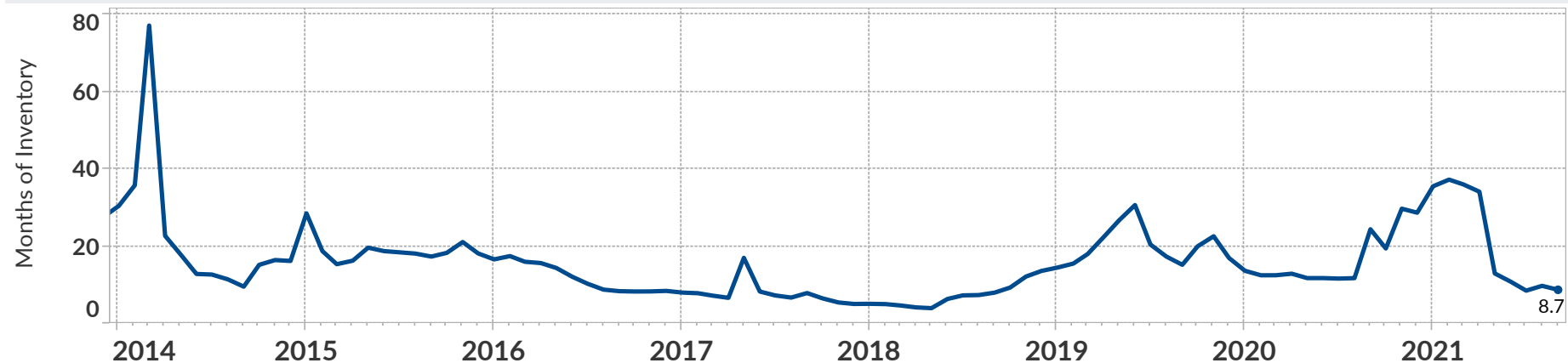
# Yonge - St. Clair Submarket Report - September 2021



| Yonge - St. Clair                             |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Active Projects                               | 8           | 345         |
| Total Units                                   | 1,049       | 89,461      |
| Total Sales                                   | 809         | 78,354      |
| Rem. Inv.                                     | 240         | 11,107      |
| Avg. \$/SF                                    | \$1,917     | \$1,256     |
| Avg. Project \$/SF                            | \$1,662     | \$1,125     |
| Avg. SF                                       | 1,386       | 922         |
| Avg. \$                                       | \$2,656,999 | \$1,158,650 |
| Current Month Sales (incl. active & sold out) | 16          | 2,488       |

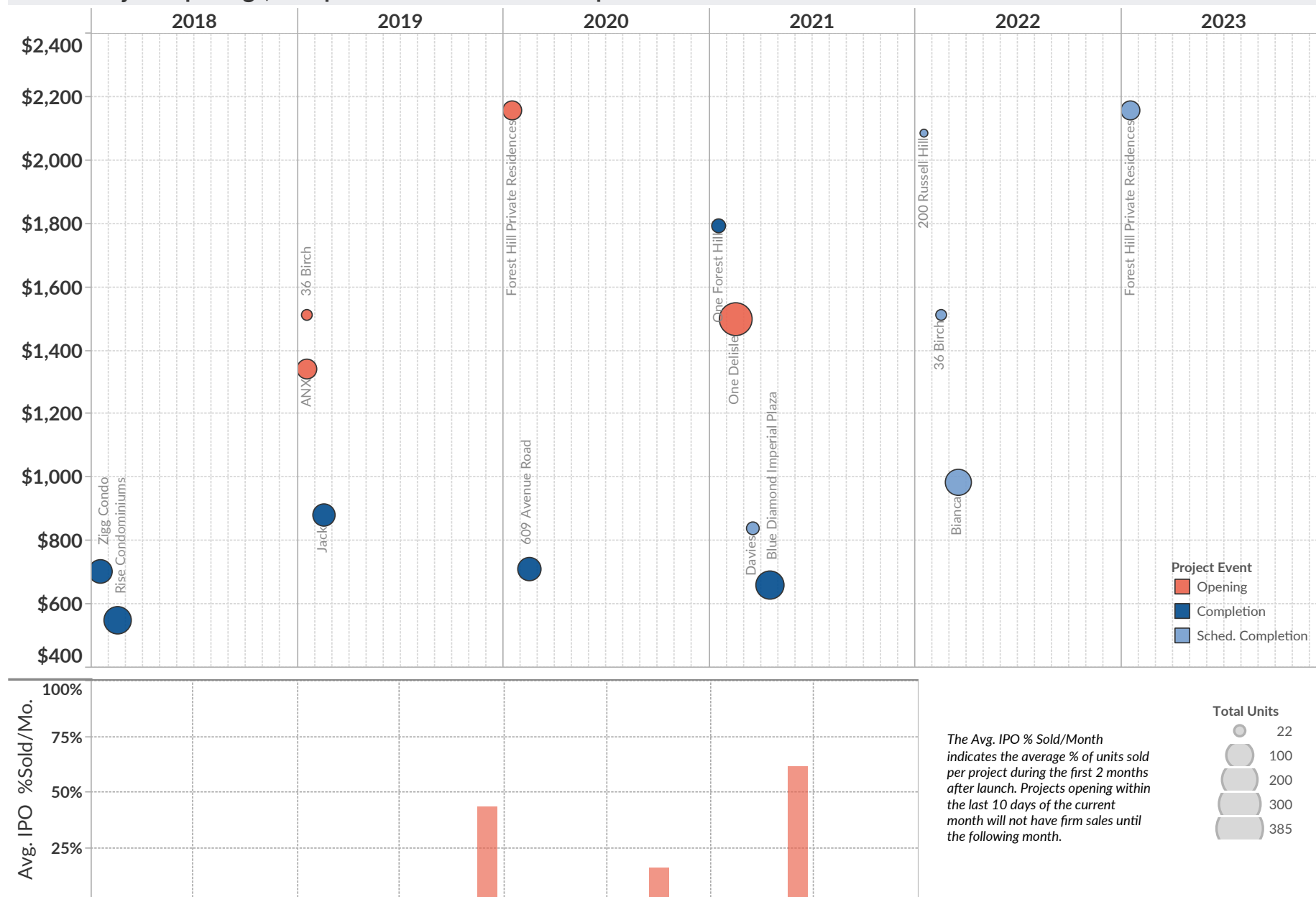
| Development Applications |       |                 |
|--------------------------|-------|-----------------|
| Yonge - St. Clair        |       | City of Toronto |
| Number of Dev. Apps.     | 13    | 495             |
| Total Units              | 3,470 | 268,467         |
| Min. Floor Space Index   | 1.7   | 0.1             |
| Max. Floor Space Index   | 14.2  | 61.7            |
| Avg. Floor Space Index   | 7.7   | 6.9             |

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



# Yonge - St. Clair Submarket Report - September 2021

## Recent Project Openings, Completions & Scheduled Completions



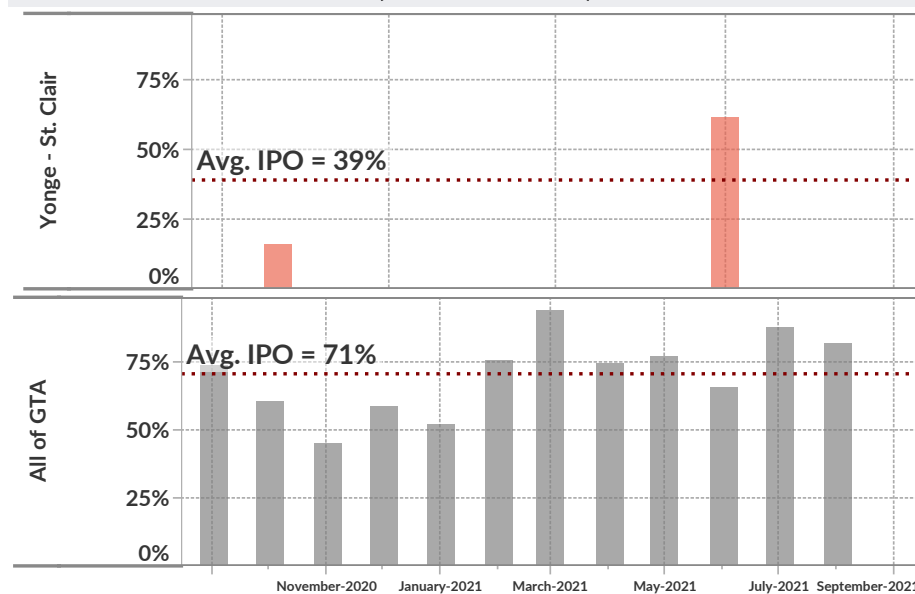
# Yonge - St. Clair Submarket Report - September 2021

## Project Data by Unit Type

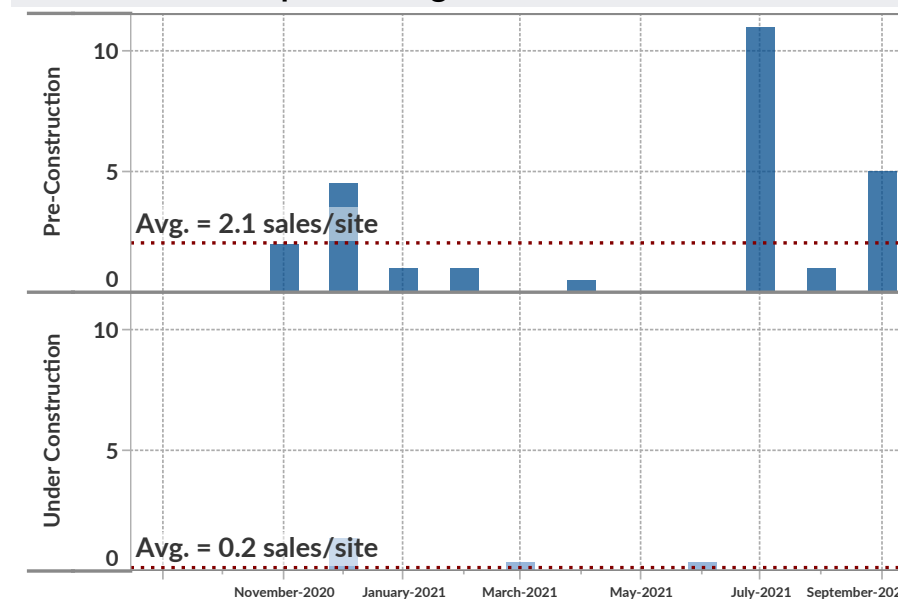
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 10          | 0                   | 9           | 1         |
| 1 Bedroom       | 221         | 7                   | 177         | 44        |
| 1 Bedroom + Den | 233         | 2                   | 216         | 17        |
| 2 Bedroom       | 302         | 1                   | 235         | 67        |
| 2 Bedroom + Den | 145         | 4                   | 101         | 44        |
| 3 Bedroom & Up  | 86          | 2                   | 22          | 64        |
| Penthouse       | 50          | 0                   | 48          | 2         |
| Other           | 2           | 0                   | 1           | 1         |

| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$2,191    | 319             | 319              | \$698,900        | \$698,900         |
| \$1,884    | 491             | 1,980            | \$743,900        | \$2,439,000       |
| \$1,709    | 601             | 949              | \$1,112,900      | \$1,430,990       |
| \$1,937    | 701             | 2,385            | \$1,046,900      | \$4,000,000       |
| \$1,861    | 1,275           | 3,481            | \$1,550,000      | \$6,900,000       |
| \$1,990    | 1,187           | 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)

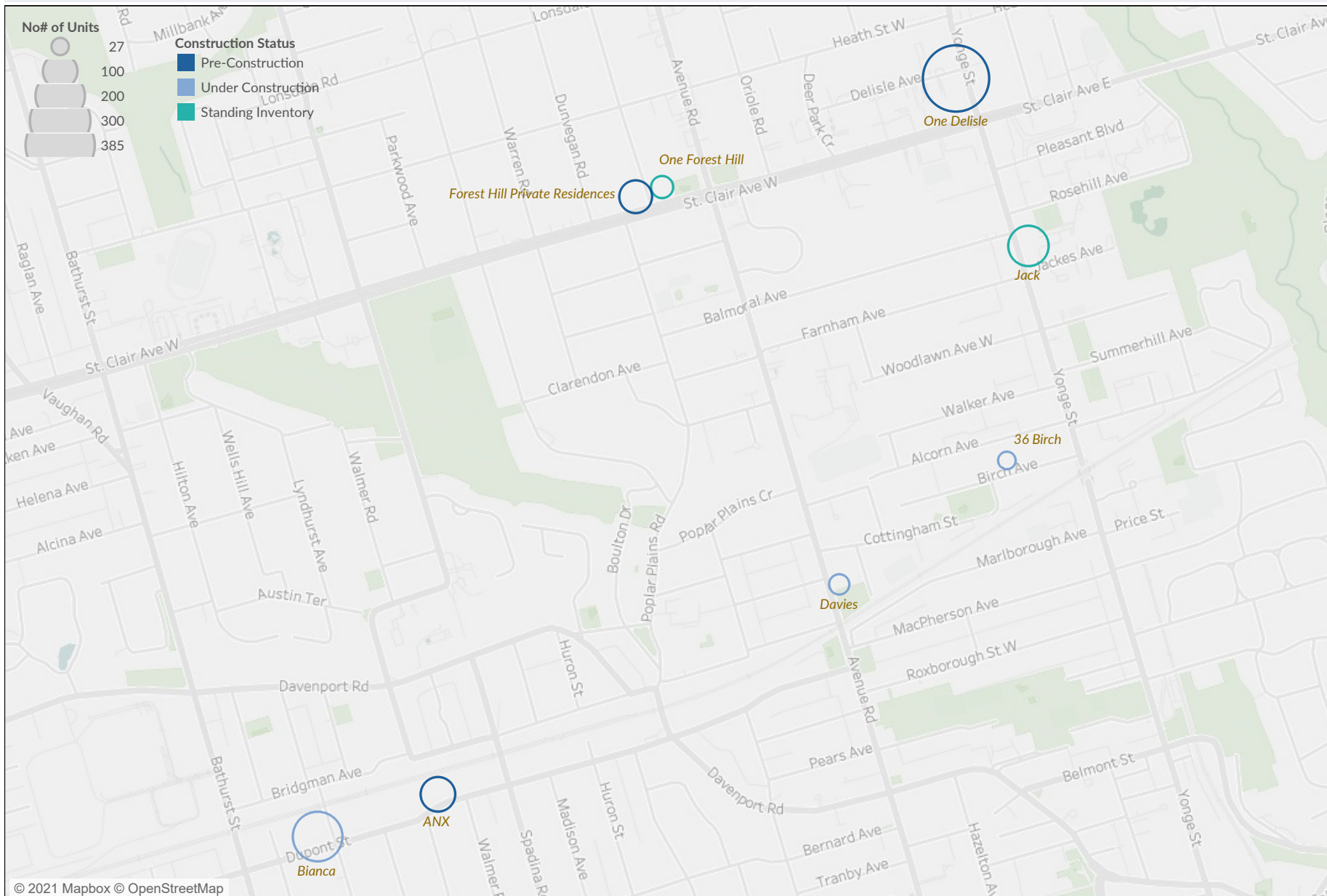


## Post Launch Absorption: Yonge - St. Clair



# Yonge - St. Clair Submarket Report - September 2021

## Current Active Projects



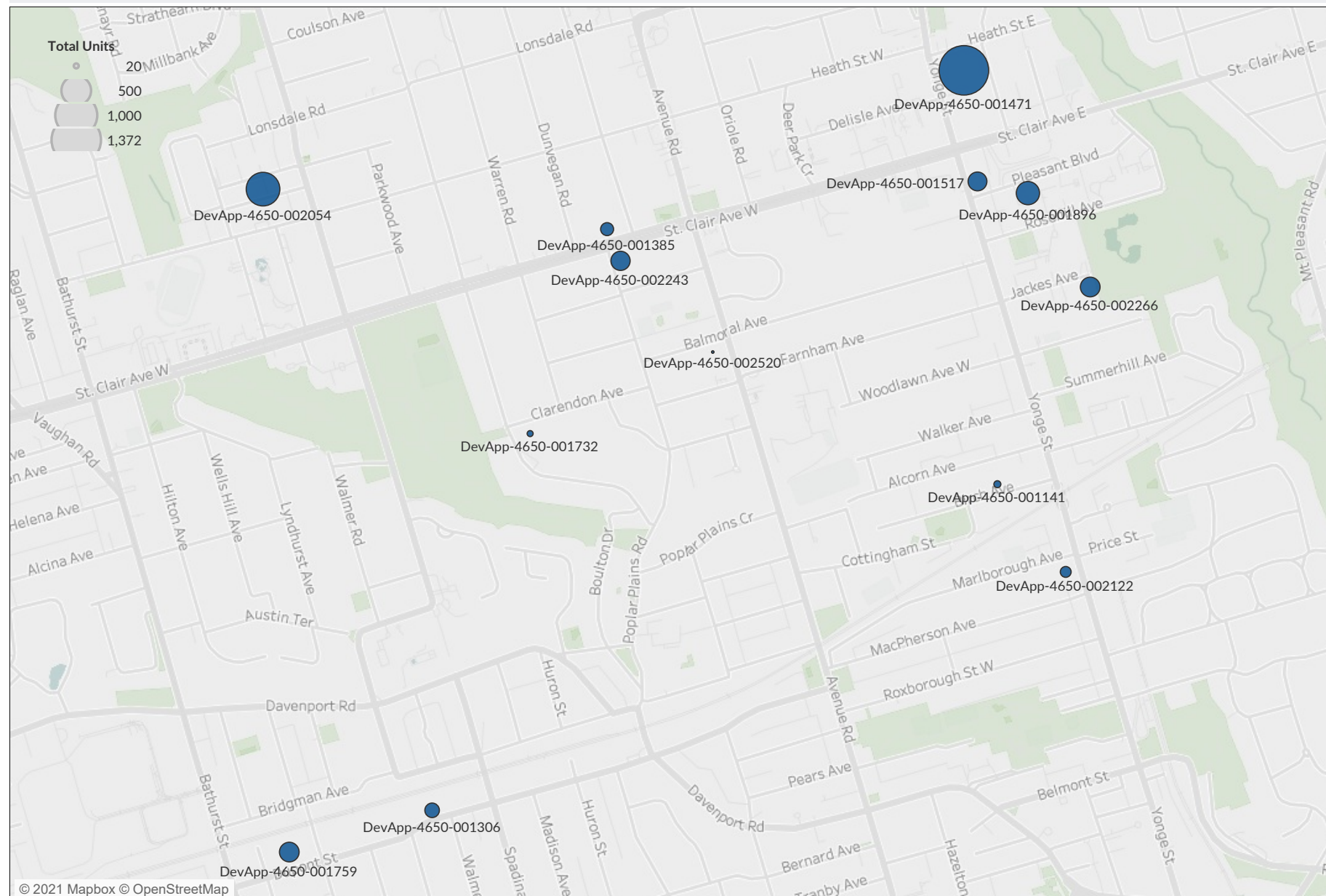
## Yonge - St. Clair Submarket Report - September 2021

### 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 |
|------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|--------------------|
| 36 Birch - North Drive                               | Stacked      | April-2022              | 0                   | 1   | 14        | 27          | \$1,513        | \$1,499            |
| ANX - Freed Developments Ltd.                        | Apartment    | May-2024                | 1                   | 4   | 33        | 105         | \$1,342        | \$1,656            |
| 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            | 3                   | 8   | 58        | 94          | \$2,158        | \$2,179            |
| Jack - Aspen Ridge Homes                             | Apartment    | October-2019            | 0                   | 1   | 10        | 143         | \$882          | \$1,518            |
| One Delisle - Slate Asset Management                 | Apartment    | June-2026               | 7                   | 277 | 108       | 385         | \$1,500        | \$2,072            |
| One Forest Hill - North Drive                        | Apartment    | July-2021               | 5                   | 5   | 4         | 43          | \$1,794        | \$1,648            |

# Yonge - St. Clair Submarket Report - September 2021

## Current Development Applications



## Yonge - St. Clair Submarket Report - September 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         |
| DevApp-4650-002520 | 438 Avenue Road           |                   |             |

# Yonge - St. Clair 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 |             |

**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.