

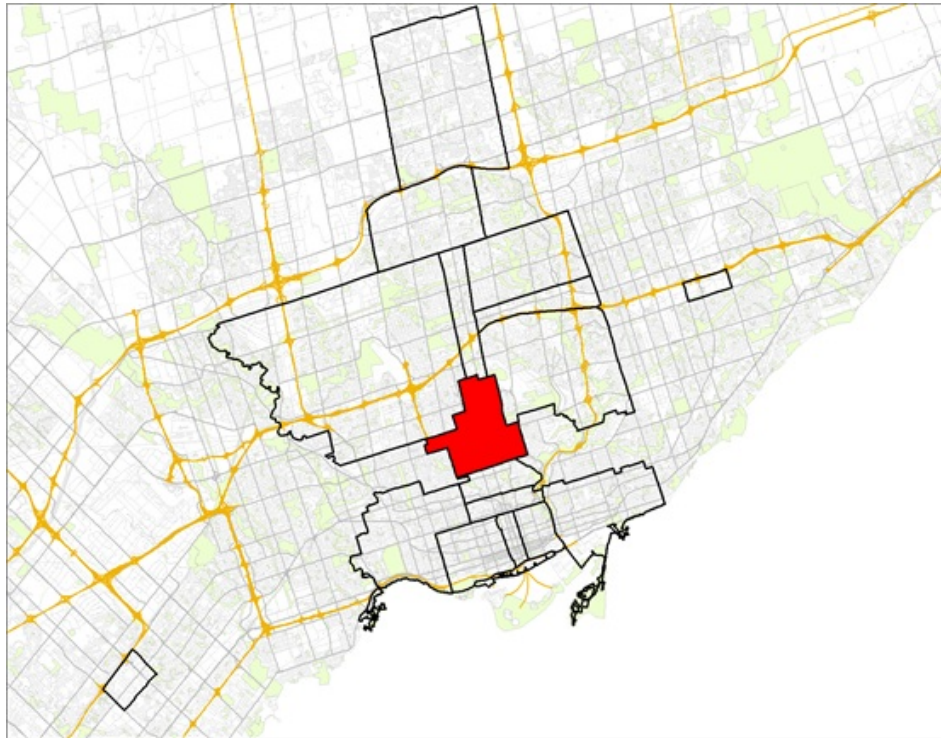


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of October 2021



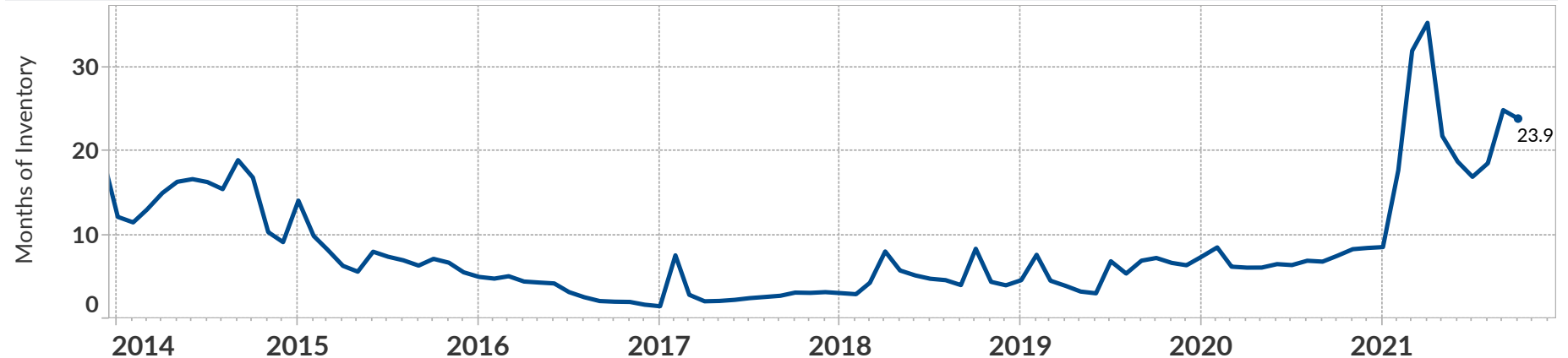
North Toronto Submarket Report - October 2021



North Toronto		GTA
Active Projects	18	354
Total Units	4,044	91,632
Total Sales	3,377	79,659
Rem. Inv.	667	11,973
Avg. \$/SF	\$1,345	\$1,323
Avg. Project \$/SF	\$1,391	\$1,136
Avg. SF	971	901
Avg. \$	\$1,305,863	\$1,192,469
Current Month Sales (incl. active & sold out)	63	3,168

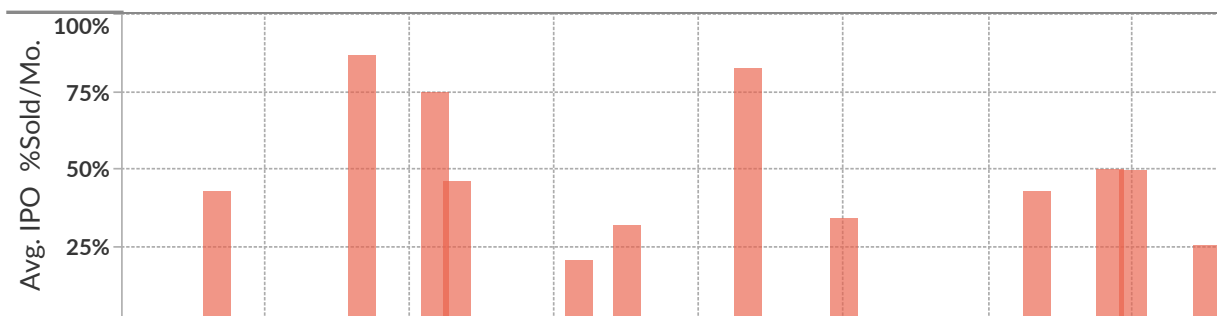
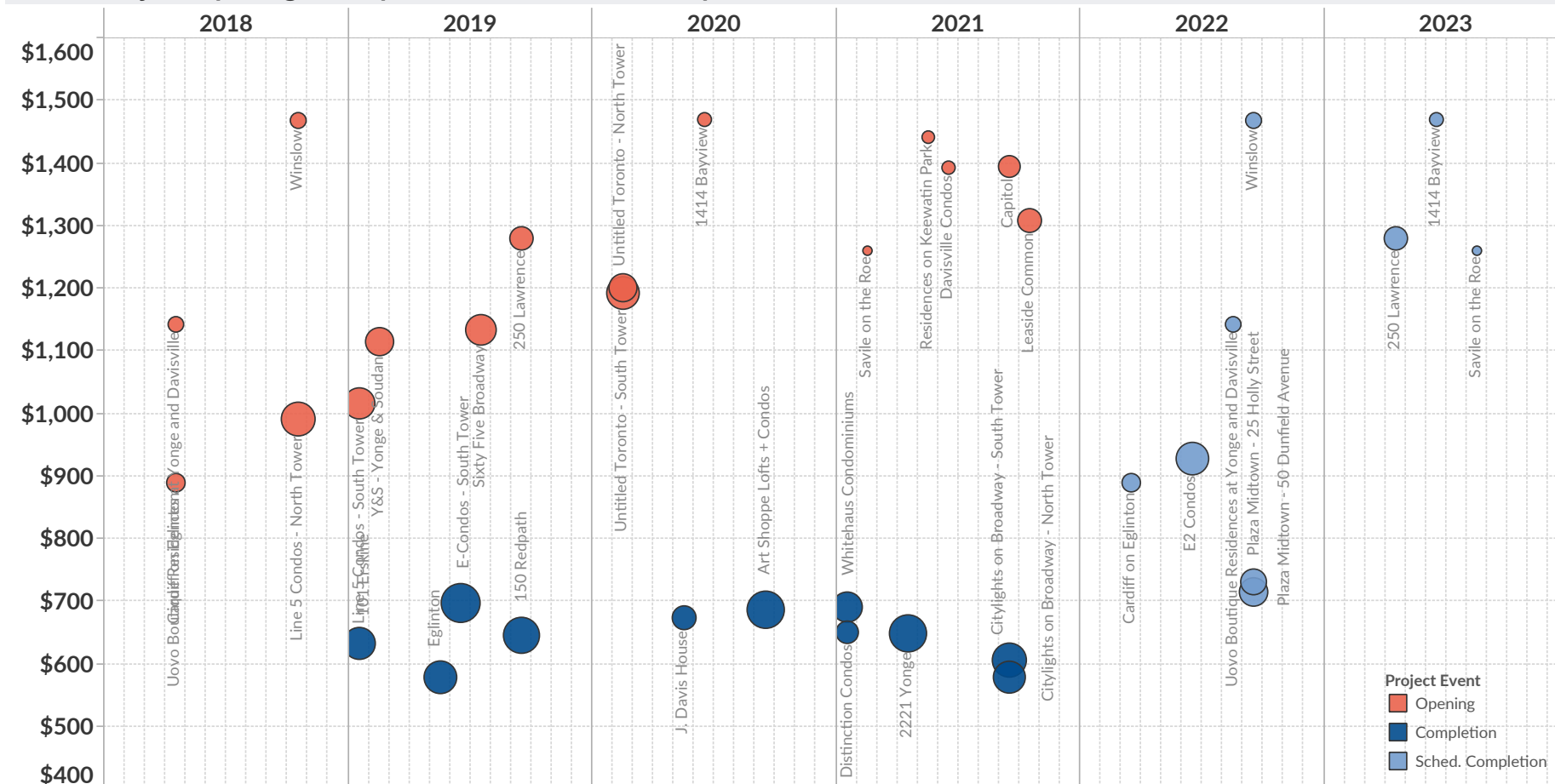
Development Applications		
North Toronto		City of Toronto
Number of Dev. Apps.	44	589
Total Units	31,788	602,633
Min. Density	0.3	0.0
Max. Density	32.3	620.0
Avg. Density	8.0	7.7

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

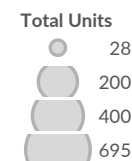


North Toronto Submarket Report - October 2021

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.



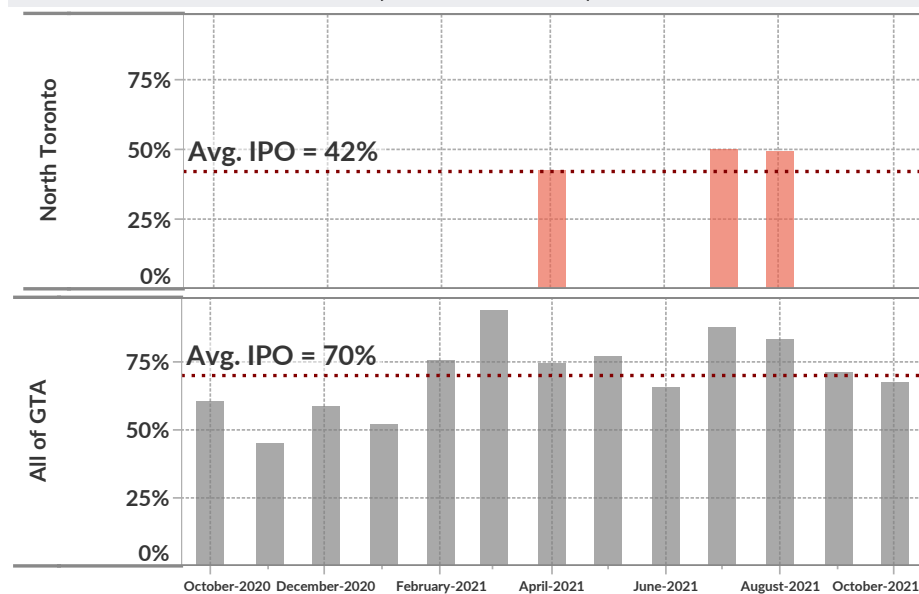
North Toronto Submarket Report - October 2021

Project Data by Unit Type

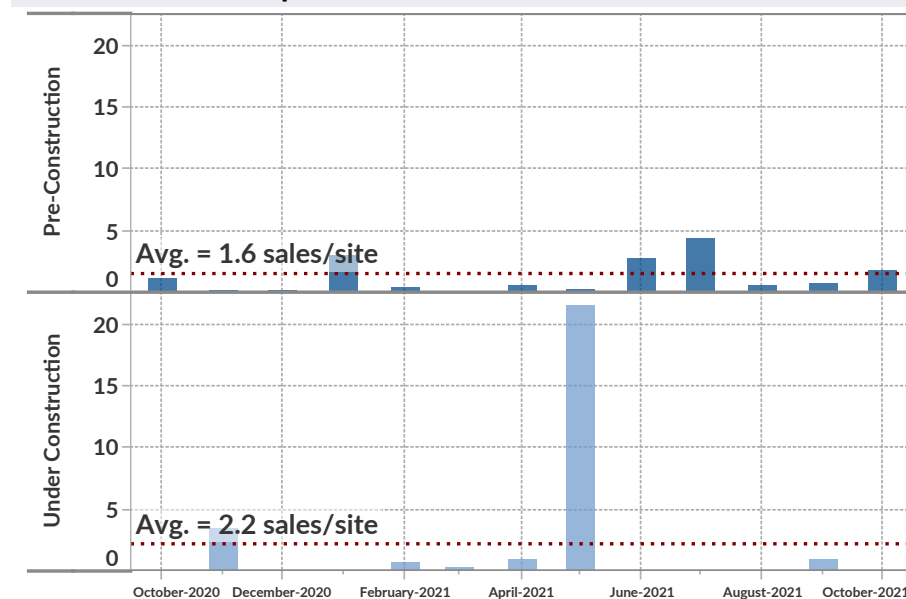
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	270	2	256	14
1 Bedroom	757	11	713	44
1 Bedroom + Den	1,042	13	921	121
2 Bedroom	1,208	14	1,032	176
2 Bedroom + Den	222	9	112	110
3 Bedroom & Up	458	7	316	142
Penthouse	45	6	11	34
Other	34	1	14	20

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,431	341	410	\$525,000	\$550,000
\$1,305	454	680	\$725,000	\$830,900
\$1,347	538	863	\$803,000	\$1,159,900
\$1,362	671	2,677	\$839,900	\$5,850,000
\$1,325	809	1,863	\$989,900	\$2,659,900
\$1,323	815	2,405	\$969,000	\$4,250,000
\$1,510	472	2,165	\$749,900	\$4,099,900
\$1,256	1,059	2,223	\$1,184,000	\$3,069,900

IPO Launch Performance (first 2 months)

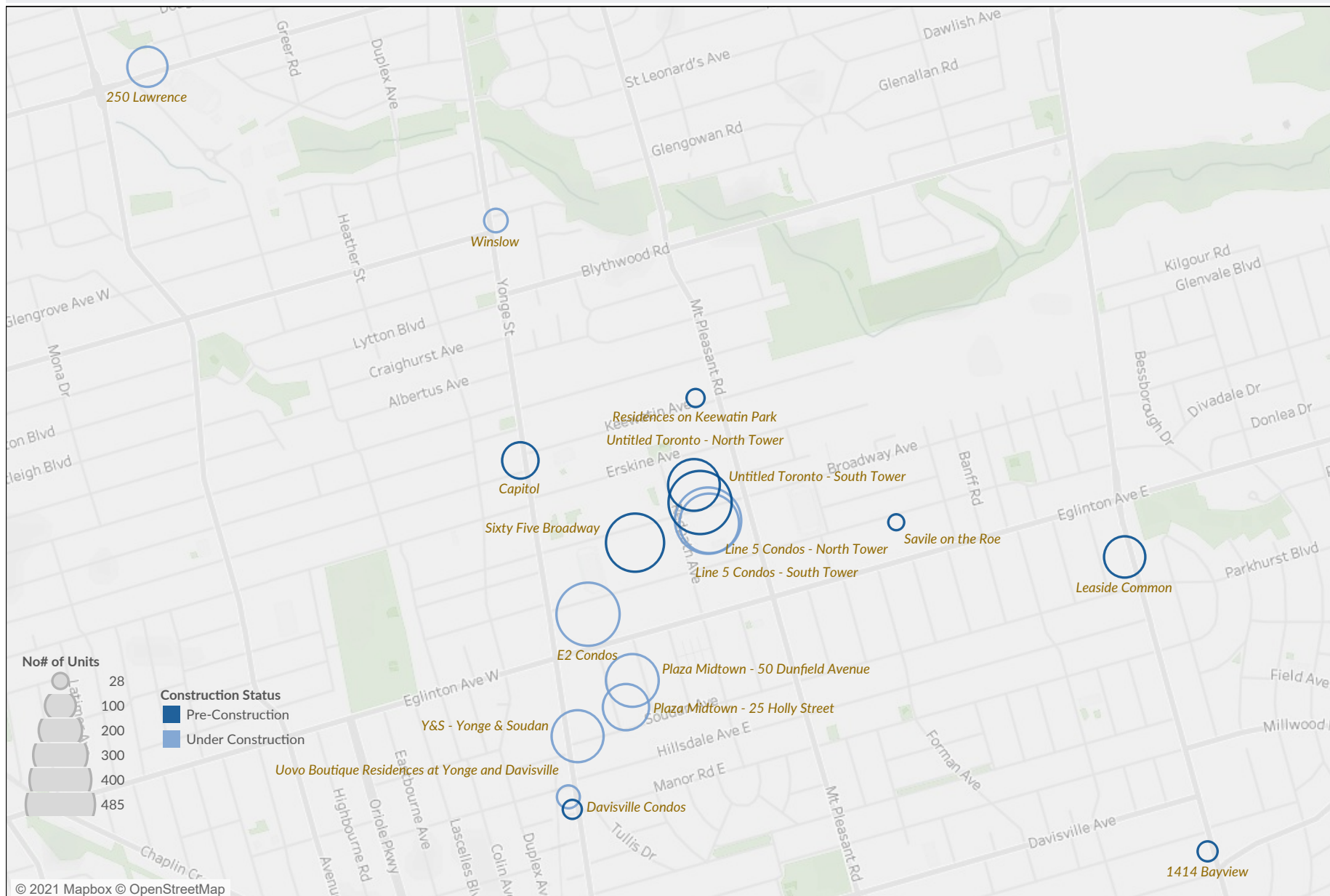


Post Launch Absorption: North Toronto



North Toronto Submarket Report - October 2021

Current Active Projects



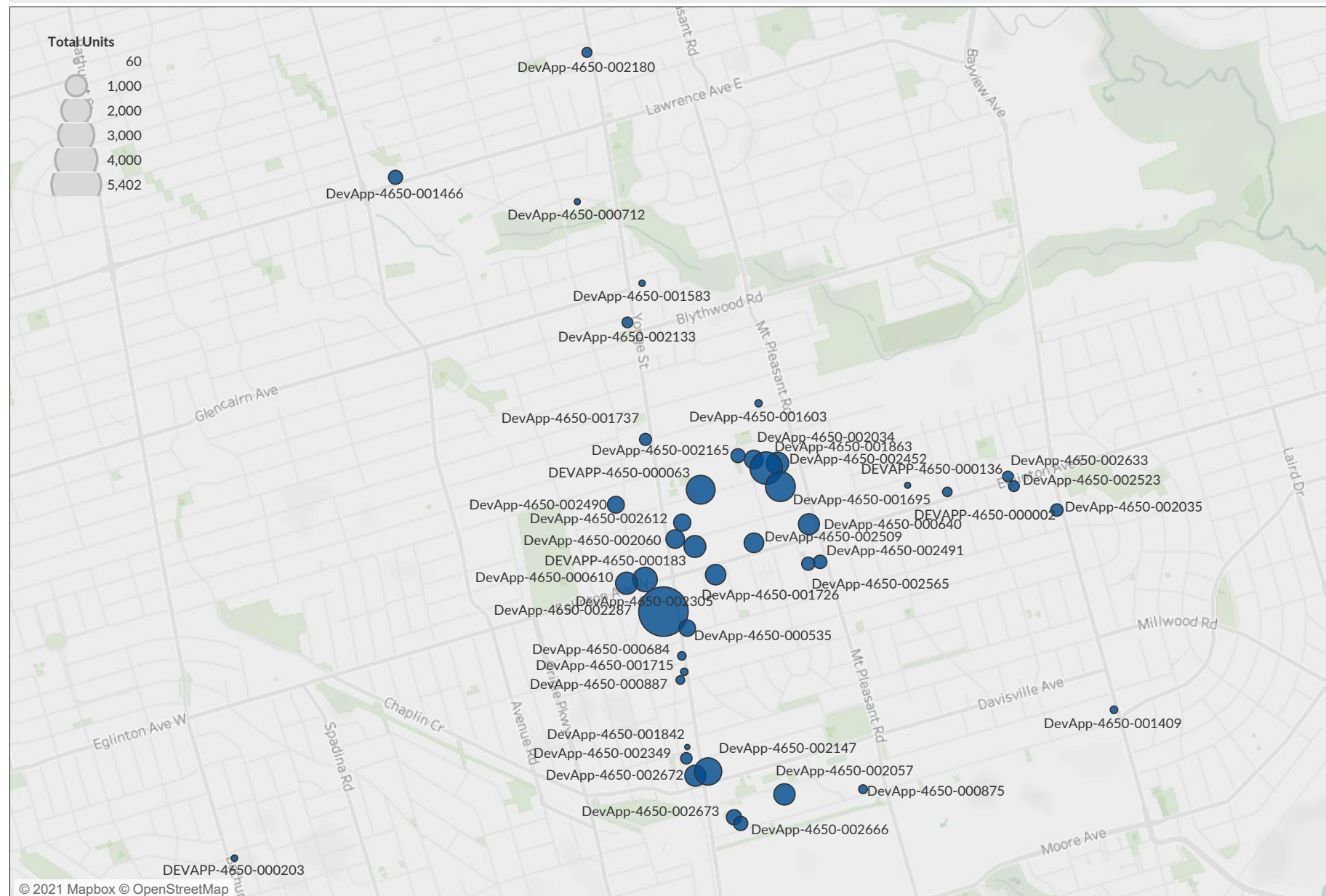
North Toronto Submarket Report - October 2021

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	8	61	9	178	\$1,280	\$1,406
1414 Bayview - Gairloch	Apartment	June-2023	0	12	10	44	\$1,470	\$1,678
Capitol - Madison Group and Westdale Properties	Apartment	July-2025	37	37	109	146	\$1,395	\$1,380
Davisville Condos - Rockport Group	Apartment	September-2024	0	40	0	40	\$1,393	\$1,313
E2 Condos - Metropia and Capital Developments	Apartment	June-2022	0	0	7	440	\$928	\$1,385
Leaside Common - Gairloch and Harlo Capital	Apartment	February-2025	0	0	188	188	\$1,309	\$1,309
Line 5 Condos - North Tower - Reserve Properties and Westd..	Apartment	March-2024	3	10	11	485	\$991	\$1,539
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	2	5	30	236	\$731	\$1,201
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	September-2022	1	5	39	307	\$715	\$1,412
Residences on Keewatin Park - Freed Developments Ltd.	Apartment	January-2024	0	20	16	36	\$1,442	\$1,423
Savile on the Roe - Tiffany Park Homes and Block Developme..	Stacked	August-2023	1	15	13	28	\$1,260	\$1,256
Sixty Five Broadway - Times Group Corporation	Apartment	April-2024	1	44	109	373	\$1,134	\$1,215
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	April-2024	4	31	44	295	\$1,201	\$1,319
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	April-2024	6	14	25	440	\$1,193	\$1,364
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	August-2022	0	5	9	58	\$1,143	\$1,236
Winslow - Devron	Apartment	September-2022	0	0	11	61	\$1,469	\$1,785
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	January-2024	0	5	36	298	\$1,115	\$1,349

North Toronto Submarket Report - October 2021

Current Development Applications



North Toronto Submarket Report - October 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000002	492 Eglinton Avenue East	6.8	197
DEVAPP-4650-000063	55 - 65 Broadway Avenue	13.4	1,822
DEVAPP-4650-000136	413 - 435 Roehampton Avenue	2.0	80
DEVAPP-4650-000183	39 - 41 Roehampton Avenue	17.3	1,057
DEVAPP-4650-000203	1677 - 1679 Bathurst Street; 73 - 75 Elderwood Drive	3.2	90
DevApp-4650-000535	2161 Yonge Street	21.6	592
DevApp-4650-000610	50-90 Eglinton Avenue West, 17-19 Henning Avenue	15.4	1,089
DevApp-4650-000640	808 Mount Pleasant	16.7	973
DevApp-4650-000684	2128 Yonge Street	10.3	159
DevApp-4650-000712	41 Chatsworth Drive	2.1	81
DevApp-4650-000875	276 Merton Street	8.1	171
DevApp-4650-000887	2100 Yonge Street	10.8	164
DevApp-4650-001409	1410 Bayview Avenue	4.0	122
DevApp-4650-001466	250 Lawrence Avenue West	2.3	437
DevApp-4650-001583	2779 Yonge Street	5.0	89
DevApp-4650-001603	214 Keewatin Avenue	1.3	116
DevApp-4650-001695	117 Broadway Avenue	10.7	1,959
DevApp-4650-001715	2112 Yonge Street	6.3	123
DevApp-4650-001726	55 Eglinton Avenue East	26.8	916
DevApp-4650-001737	2500 Yonge Street	6.4	318
DevApp-4650-001842	24 Imperial Street	4.7	60
DevApp-4650-001863	100 Broadway Avenue	9.1	2,316
DevApp-4650-002034	241 Redpath Avenue	15.8	774
DevApp-4650-002035	1718 Bayview Avenue	4.2	339
DevApp-4650-002057	155 Balliol Street	5.4	1,000
DevApp-4650-002060	2323 Yonge Street	15.6	759
DevApp-4650-002133	2674 Yonge Street	4.6	254
DevApp-4650-002147	1913 Yonge Street	11.1	1,642
DevApp-4650-002165	109 Erskine Avenue	8.2	430
DevApp-4650-002180	3180-3182 Yonge Street	6.3	218
DevApp-4650-002287	2180 Yonge Street	7.4	5,402
DevApp-4650-002305	36 Eglinton Avenue West	32.3	1,326
DevApp-4650-002349	25 Imperial Street	9.8	288
DevApp-4650-002452	124 Broadway Avenue	10.0	1,092
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	14.8	845
DevApp-4650-002523	537 Eglinton Avenue East	13.6	256
DevApp-4650-002565	61 Brownlow Avenue	15.0	384
DevApp-4650-002612	2345 Yonge Street	14.2	648
DevApp-4650-002633	586 Eglinton Avenue East	13.2	249
DevApp-4650-002666	50 Merton Street	11.8	443
DevApp-4650-002672	1910 Yonge Street		982
DevApp-4650-002673	45 Balliol Street	5.4	507

North Toronto Submarket Report - October 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	185	18	5,500	3,965	1,535	\$2,151	876	\$1,884,236	20,583
Central Waterfront	29	9	4,708	4,043	665	\$1,565	1,074	\$1,680,508	38,576
Don Mills - York Mills	7	12	3,368	3,157	211	\$987	1,099	\$1,084,331	27,166
Downtown Core	21	7	3,756	3,562	194	\$1,898	875	\$1,661,367	39,519
Downtown East	298	22	7,812	6,933	879	\$1,296	752	\$974,044	33,489
Downtown West	74	26	8,763	7,603	1,160	\$1,485	837	\$1,243,666	37,171
Etobicoke Waterfront	3	1	503	497	6	\$1,429	466	\$665,900	15,600
Highway7 - Yonge	187	7	1,775	1,645	130	\$896	951	\$851,963	31,788
Mississauga City Centre	47	12	7,424	7,047	377	\$1,056	870	\$918,561	13,261
North Toronto	63	18	4,044	3,377	667	\$1,345	971	\$1,305,863	412
North Yonge Corridor	87	5	1,540	1,311	229	\$1,403	717	\$1,006,634	40,355
North York East	0	2	527	526	1	\$949	1,028	\$974,900	209,731
North York West	220	10	1,522	1,249	273	\$1,275	1,246	\$1,587,983	20,900
Not Applicable	1,854	148	29,867	25,422	4,445	\$962	850	\$817,394	13,104
Scarborough City Centre									15,227
Sheppard Corridor	15	10	2,214	2,003	211	\$1,129	1,021	\$1,153,064	38,435
Thornhill	20	7	1,659	1,498	161	\$1,058	1,205	\$1,274,913	7,316
Toronto East	6	12	1,521	1,449	72	\$1,180	1,056	\$1,246,149	
Toronto West	50	20	4,080	3,561	519	\$1,208	959	\$1,157,958	
Yonge - St. Clair	2	8	1,049	811	238	\$1,920	1,384	\$2,657,583	

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