

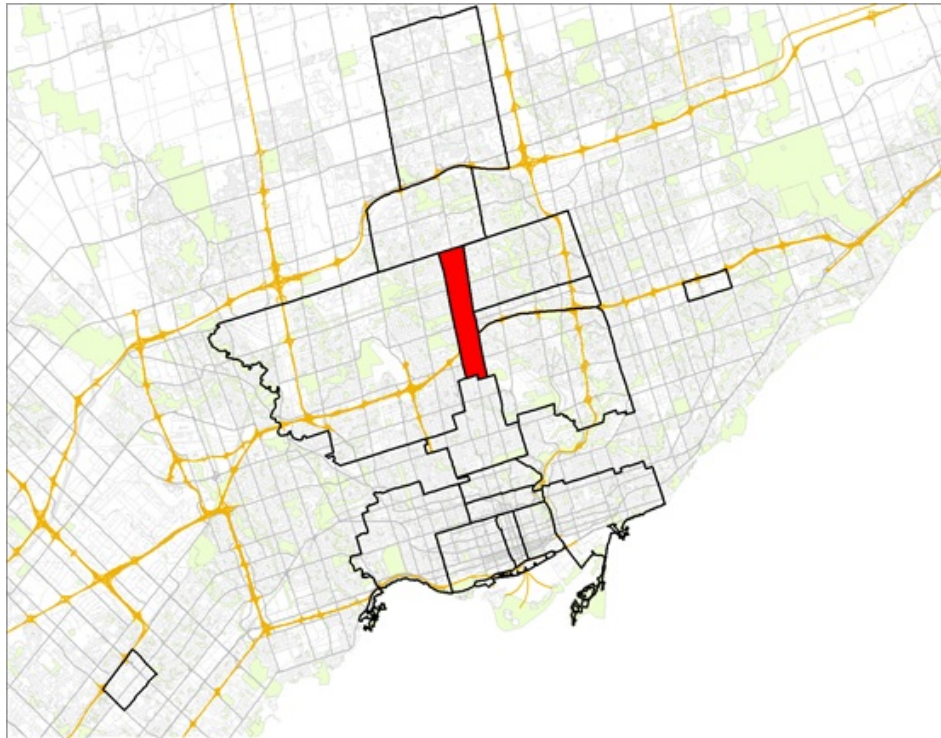


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of October 2021



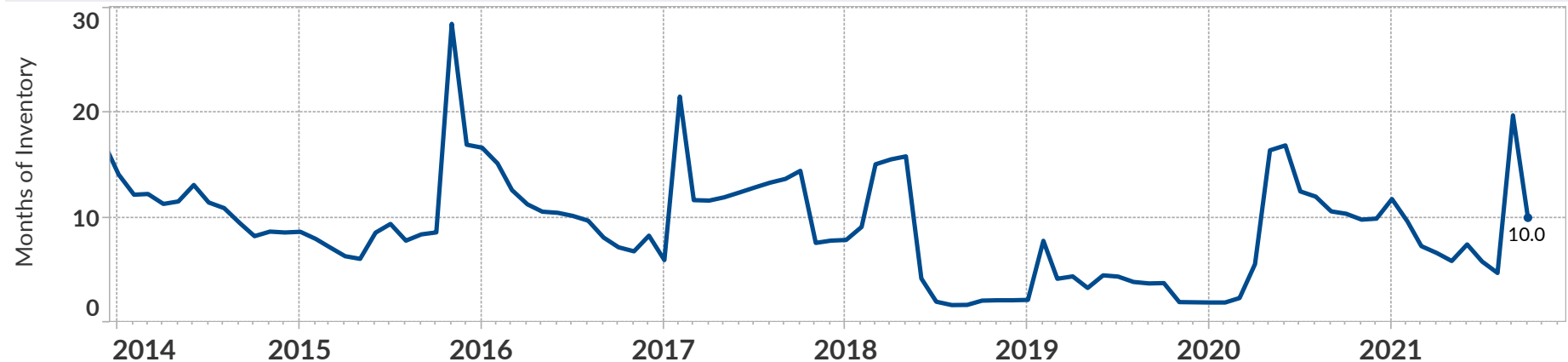
North Yonge Corridor Submarket Report - October 2021



North Yonge Corridor		GTA
Active Projects	5	354
Total Units	1,540	91,632
Total Sales	1,311	79,659
Rem. Inv.	229	11,973
Avg. \$/SF	\$1,403	\$1,323
Avg. Project \$/SF	\$1,231	\$1,136
Avg. SF	717	901
Avg. \$	\$1,006,634	\$1,192,469
Current Month Sales (incl. active & sold out)	87	3,168

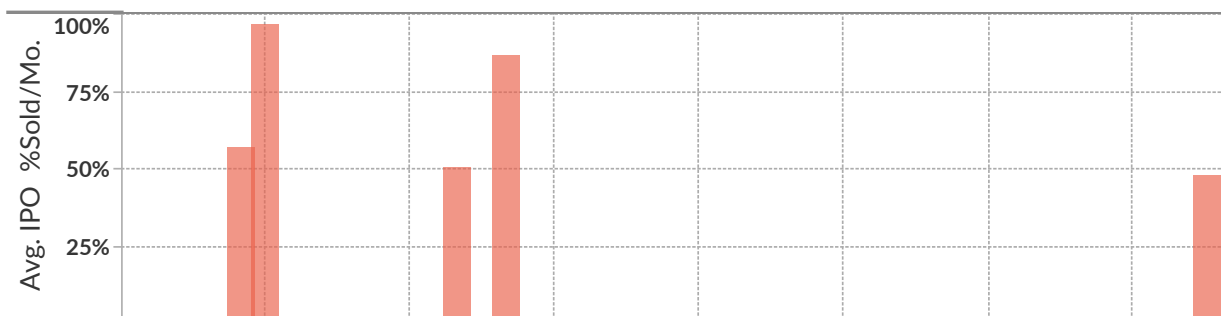
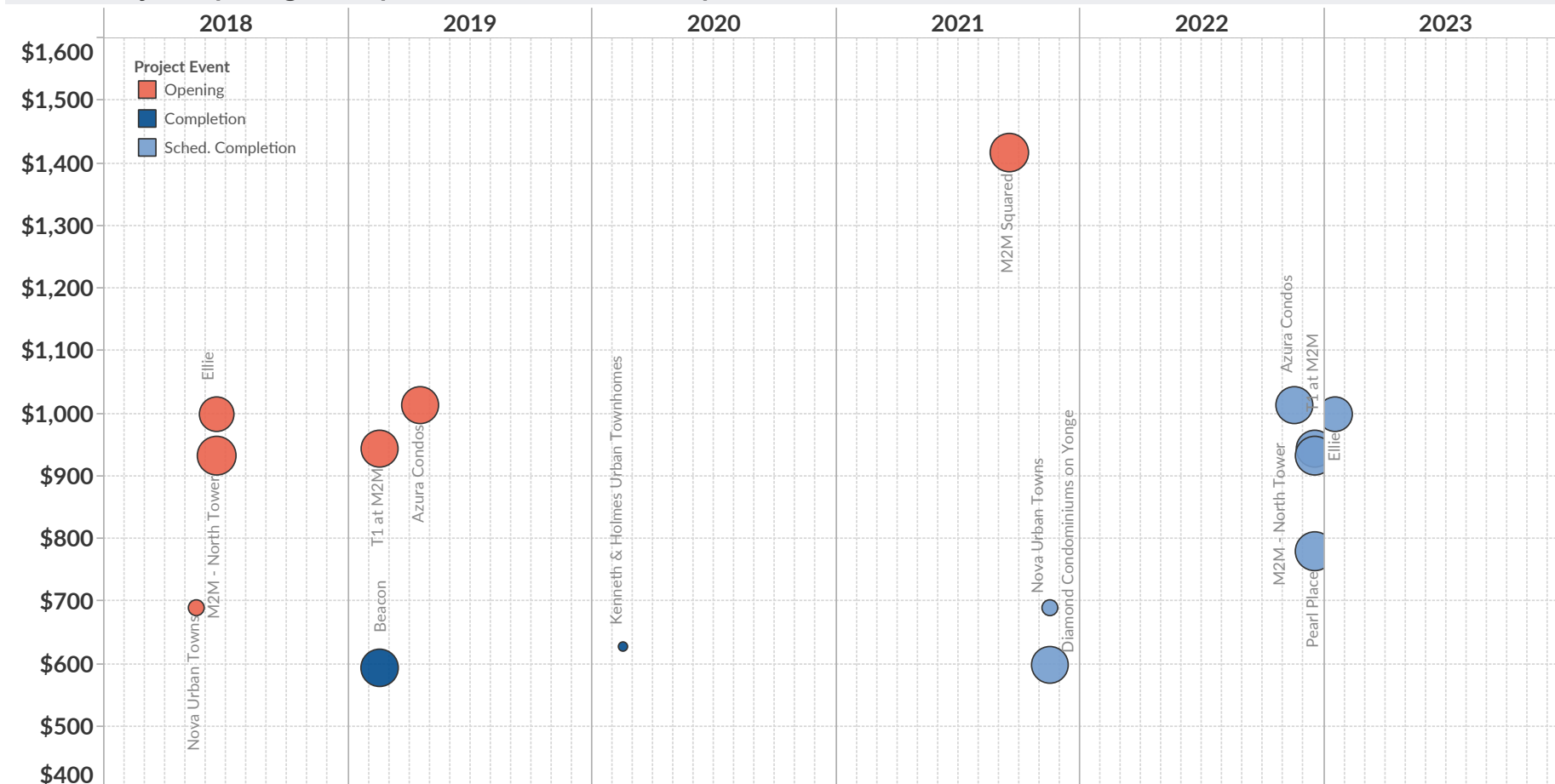
Development Applications		
North Yonge Corridor		City of Toronto
Number of Dev. Apps.	19	589
Total Units	13,261	602,633
Min. Density	1.0	0.0
Max. Density	12.2	620.0
Avg. Density	5.4	7.7

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

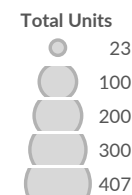


North Yonge Corridor Submarket Report - October 2021

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.



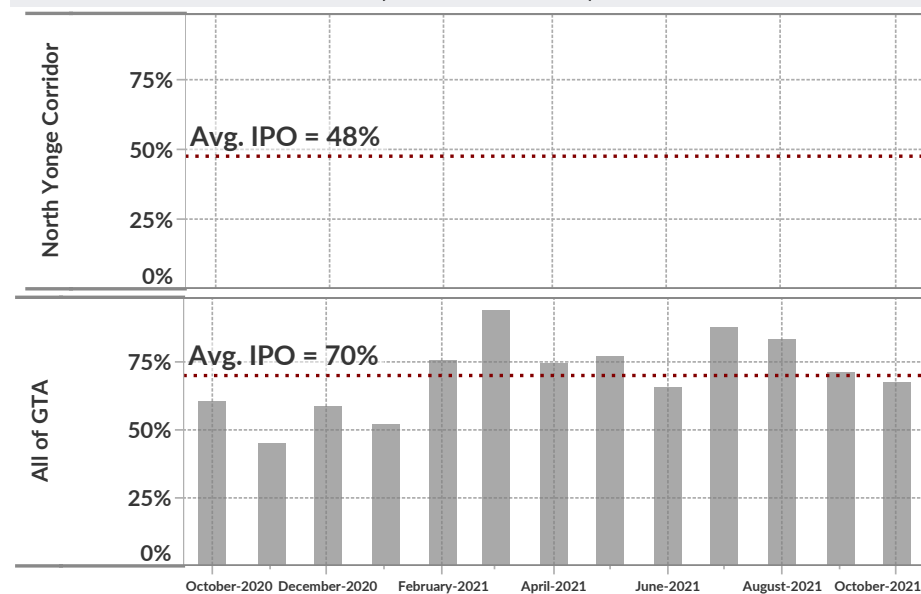
North Yonge Corridor Submarket Report - October 2021

Project Data by Unit Type

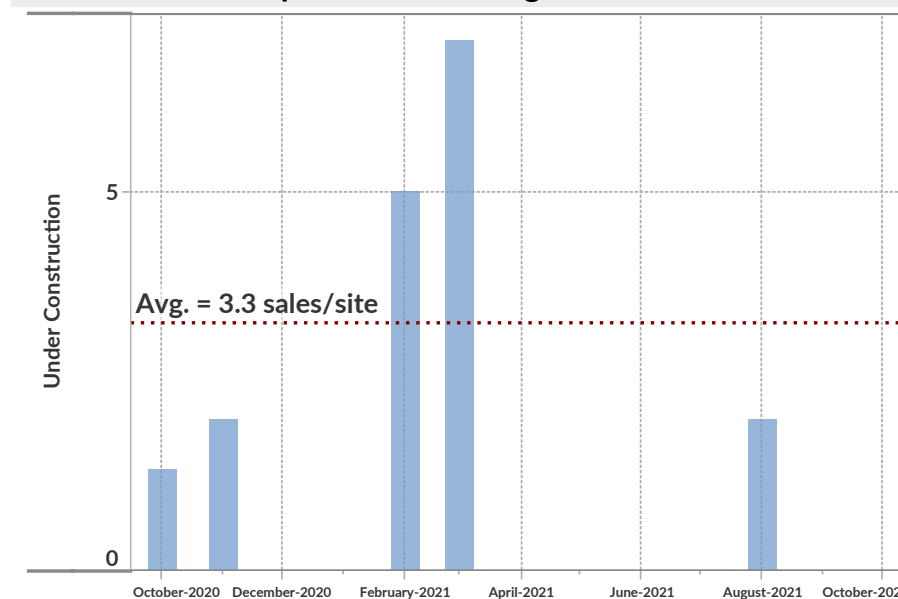
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	12	0	3	9
1 Bedroom	291	17	268	23
1 Bedroom + Den	484	28	460	24
2 Bedroom	497	31	407	90
2 Bedroom + Den	119	8	69	50
3 Bedroom & Up	115	2	89	26
Penthouse	8	1	3	5
Other	14	0	12	2

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,373	443	460	\$575,000	\$665,000
\$1,369	490	525	\$650,000	\$740,000
\$1,228	504	628	\$650,000	\$740,000
\$1,559	628	900	\$854,990	\$1,124,990
\$1,260	778	861	\$975,990	\$1,112,900
\$1,399	926	1,015	\$1,224,900	\$1,432,990
\$1,096	1,108	1,270	\$1,208,900	\$1,397,900

IPO Launch Performance (first 2 months)

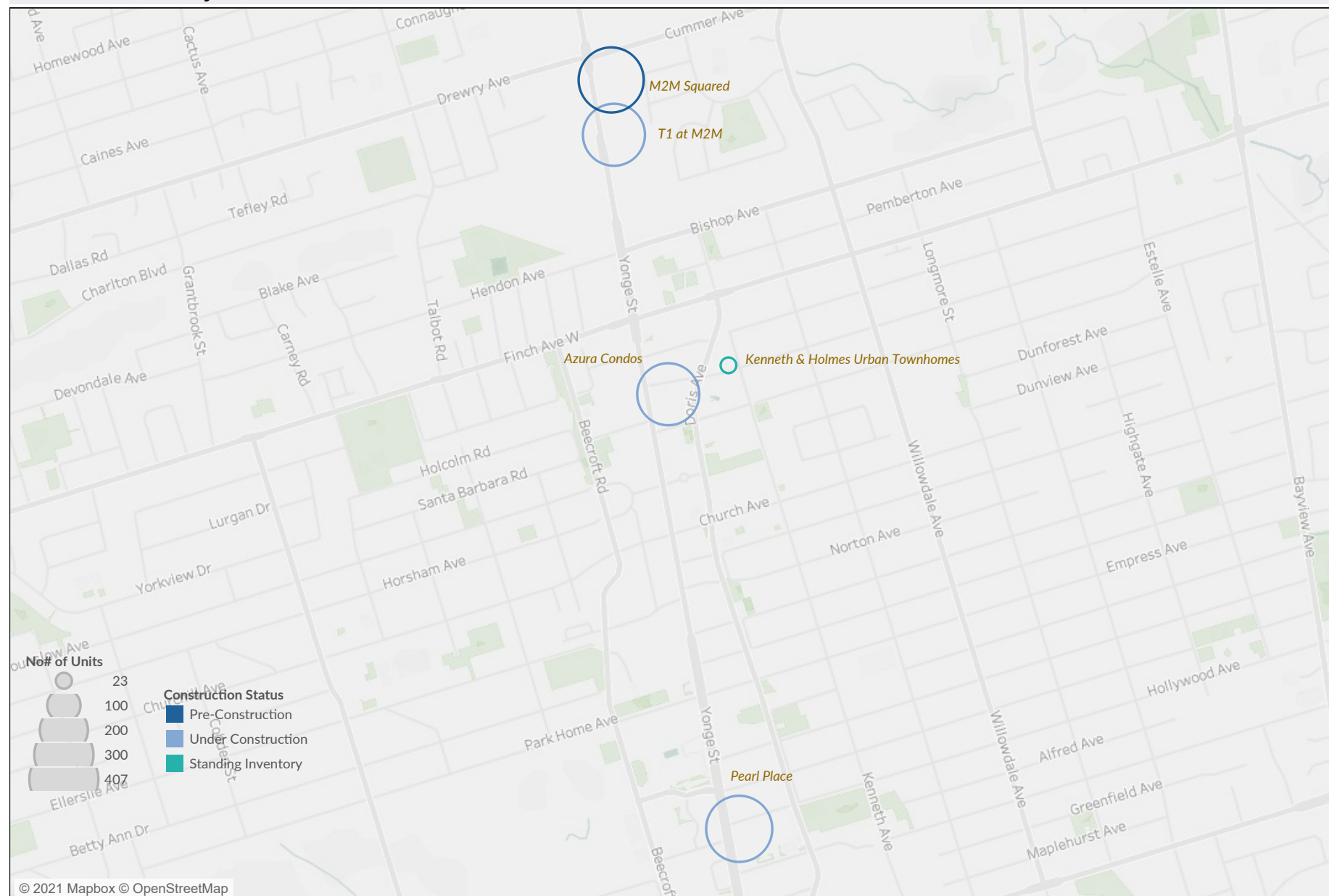


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - October 2021

Current Active Projects



North Yonge Corridor 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
Azura Condos - Capital Developments	Apartment	November-2022	0	7	4	358	\$1,014	\$1,085
Kenneth & Holmes Urban Townhomes - Fieldgate Homes	Stacked	February-2020	0	0	0	23	\$628	\$0
M2M Squared - Aoyuan International	Apartment	January-2026	80	189	205	394	\$1,417	\$1,422
Pearl Place - Conservatory Group	Apartment	December-2022	6	39	13	407	\$780	\$1,322
T1 at M2M - Aoyuan International	Apartment	December-2022	1	22	7	358	\$944	\$1,096

North Yonge Corridor Submarket Report - October 2021

Current Development Applications



North Yonge Corridor Submarket Report - October 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000016	57 - 63 Finch Avenue West	2.0	112
DEVAPP-4650-000050	5840 - 5870 Yonge Street	6.5	925
DEVAPP-4650-000170	26 Hounslow Avenue	3.4	145
DevApp-4650-000558	5294 - 5306 Yonge Street	9.8	637
DevApp-4650-000634	4155 Yonge Street	3.2	128
DevApp-4650-000829	15 Holmes Avenue	5.0	697
DevApp-4650-001317	110 - 112 Sheppard Avenue West	3.0	60
DevApp-4650-001376	40 - 48 Hendon Avenue	2.5	91
DevApp-4650-001491	4800 Yonge Street	12.0	1,034
DevApp-4650-001854	6150 Yonge Street	5.7	1,042
DevApp-4650-001928	5800 Yonge Street		2,992
DevApp-4650-001943	4050 Yonge Street	4.6	1,150
DevApp-4650-002065	6080 Yonge Street	6.0	554
DevApp-4650-002113	105 Sheppard Avenue East	3.1	122
DevApp-4650-002281	5203 Yonge Street	10.5	658
DevApp-4650-002285	5051 Yonge Street	12.2	700
DevApp-4650-002522	48 Avondale Avenue	10.6	1,046
DevApp-4650-002628	5799-5915 Yonge Street	1.8	808
DevApp-4650-002632	31 Finch Avenue East	5.3	360

North Yonge Corridor 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	

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.