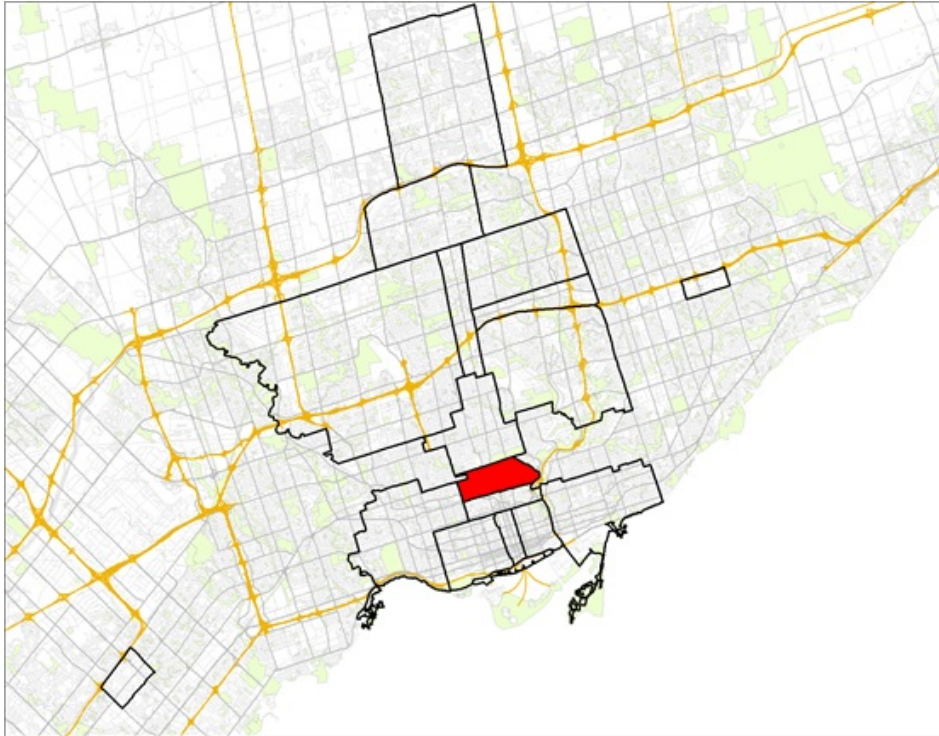


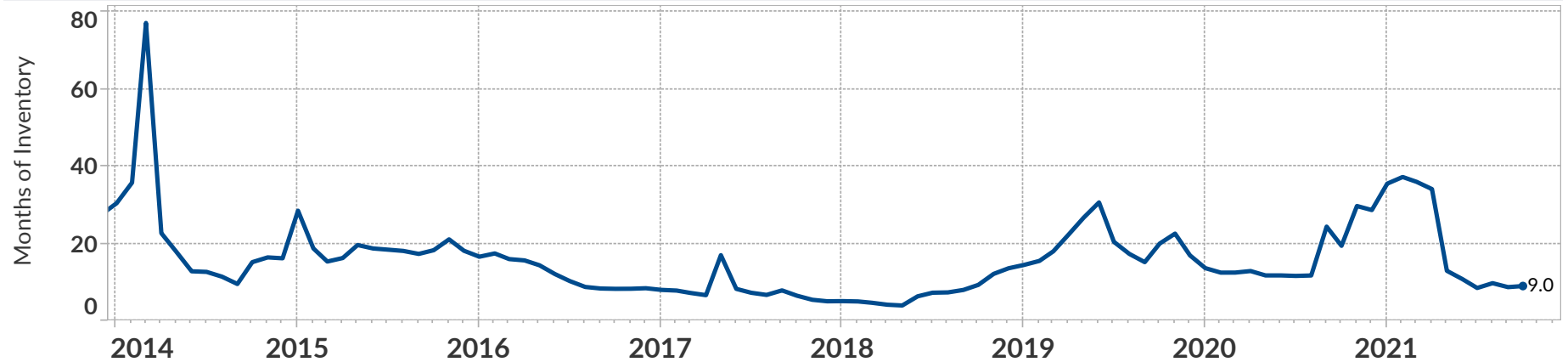
Yonge - St. Clair Submarket Report - October 2021



Yonge - St. Clair		GTA
Active Projects	8	354
Total Units	1,049	91,632
Total Sales	811	79,659
Rem. Inv.	238	11,973
Avg. \$/SF	\$1,920	\$1,323
Avg. Project \$/SF	\$1,660	\$1,136
Avg. SF	1,384	901
Avg. \$	\$2,657,583	\$1,192,469
Current Month Sales (incl. active & sold out)	2	3,168

Development Applications		
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	13	589
Total Units	7,316	602,633
Min. Density	1.7	0.0
Max. Density	12.8	620.0
Avg. Density	7.7	7.7

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





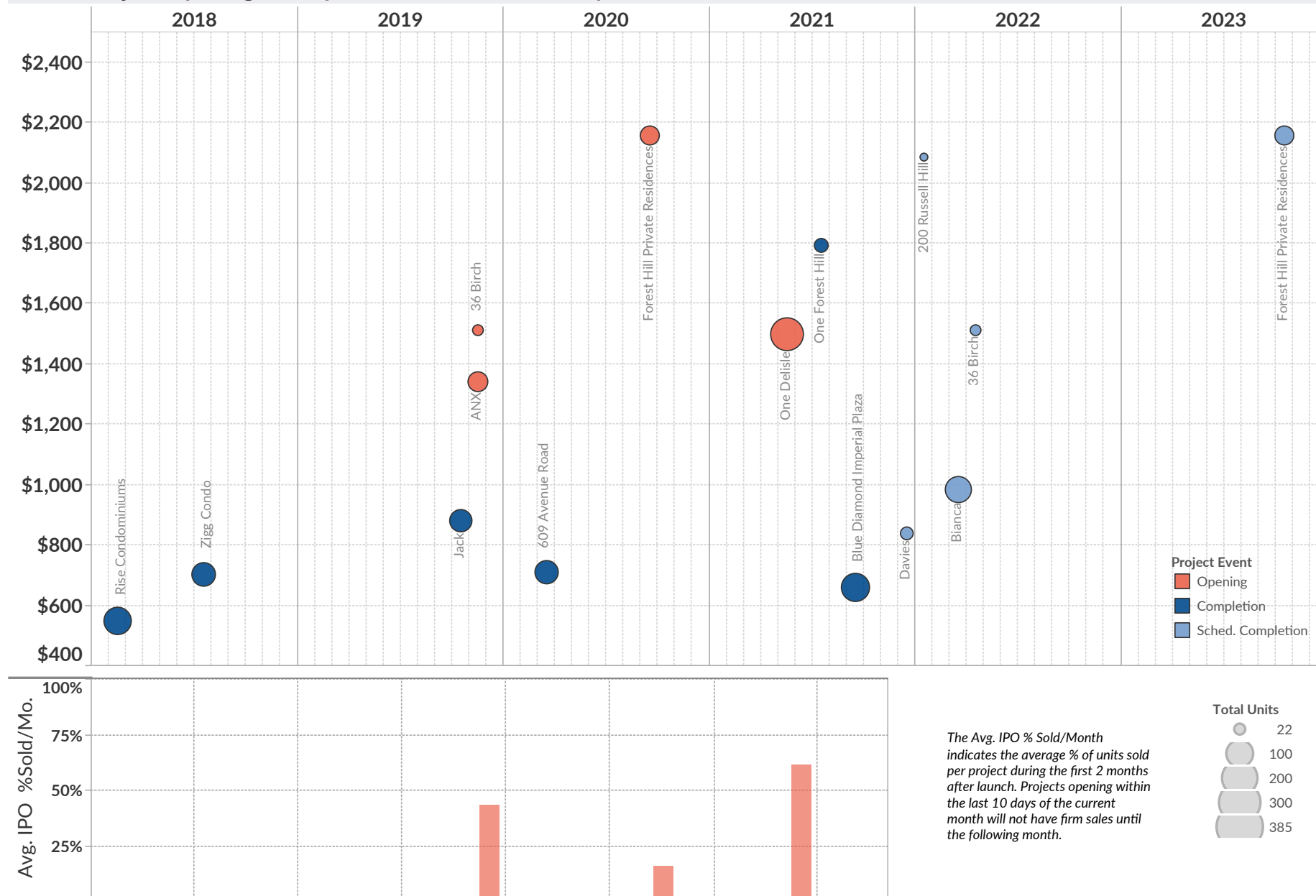
Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of October 2021



Yonge - St. Clair Submarket Report - October 2021

Recent Project Openings, Completions & Scheduled Completions



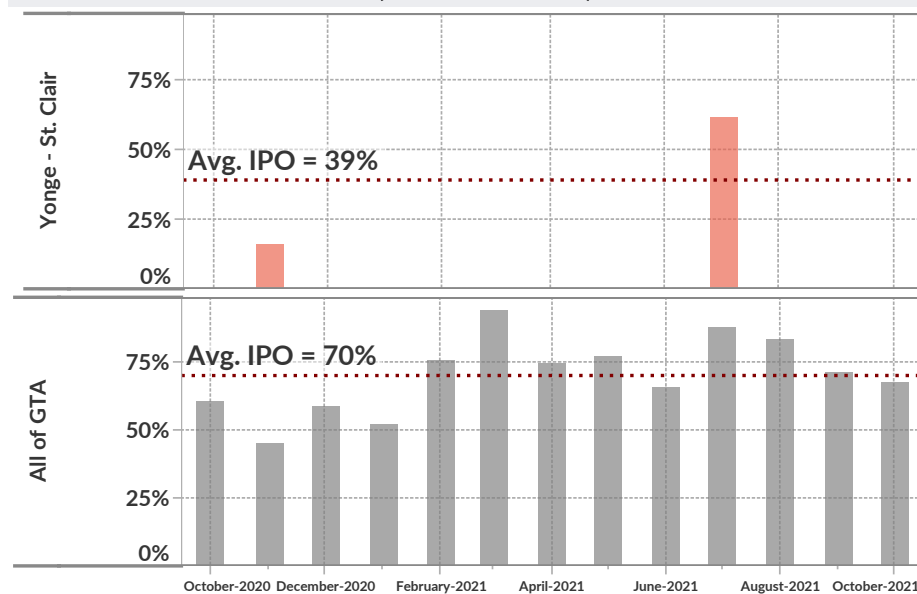
Yonge - St. Clair Submarket Report - October 2021

Project Data by Unit Type

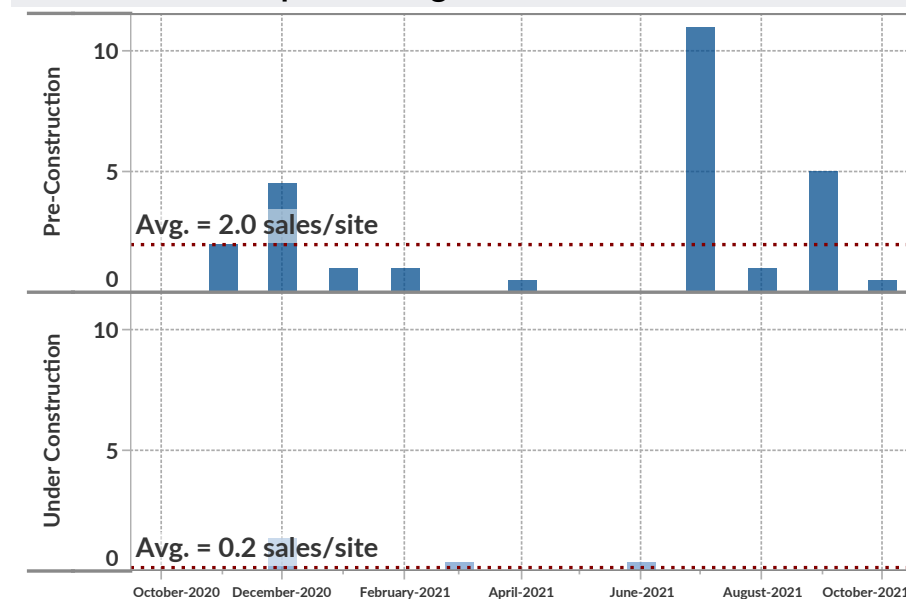
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	10	0	9	1
1 Bedroom	221	0	177	44
1 Bedroom + Den	233	1	217	16
2 Bedroom	302	0	235	67
2 Bedroom + Den	145	1	102	43
3 Bedroom & Up	86	0	22	64
Penthouse	50	0	48	2
Other	2	0	1	1

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
\$1,703	601	949	\$1,112,900	\$1,430,990
\$1,937	701	2,385	\$1,046,900	\$4,000,000
\$1,881	1,275	3,481	\$1,550,000	\$6,900,000
\$1,981	1,187	3,186	\$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)

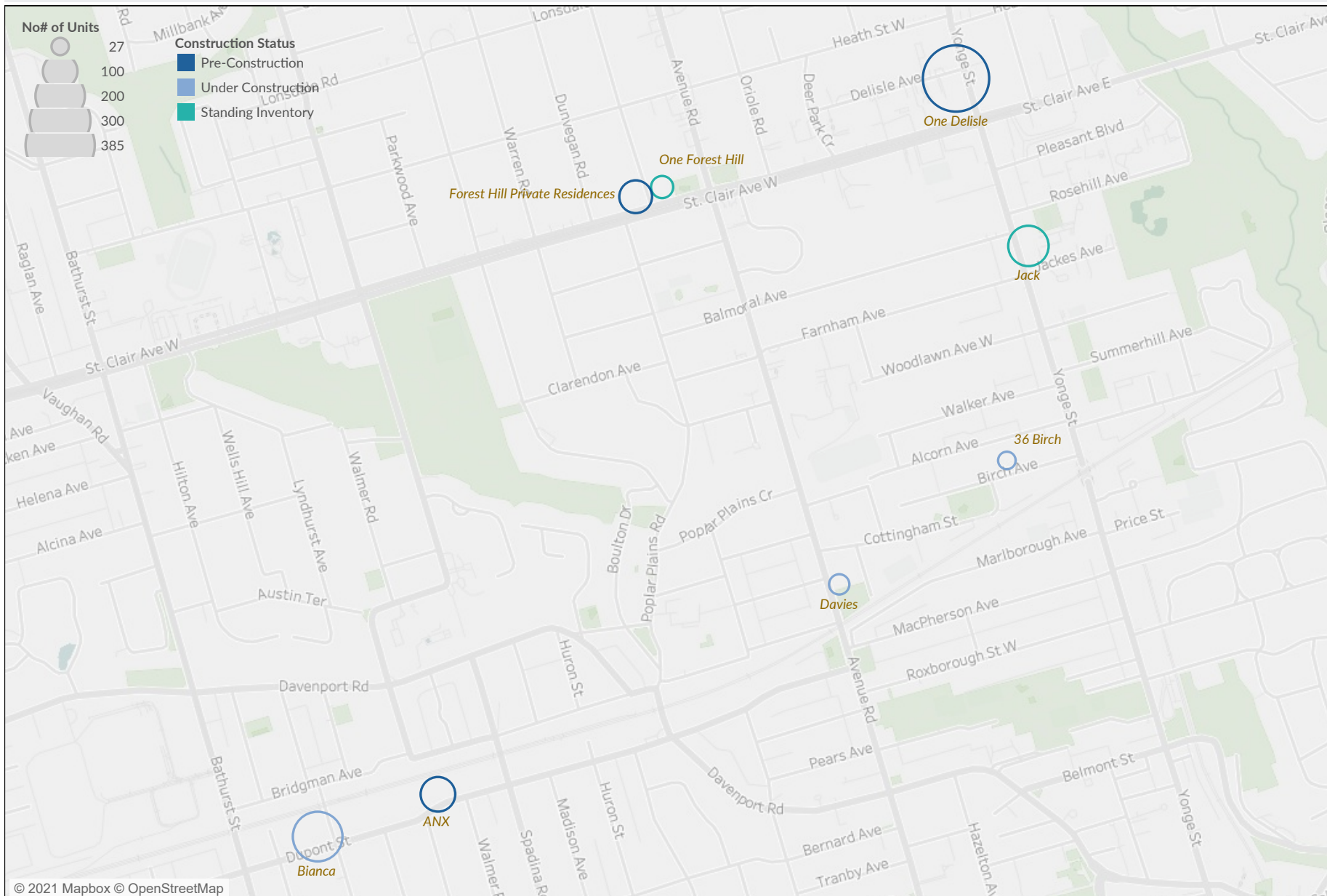


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - October 2021

Current Active Projects



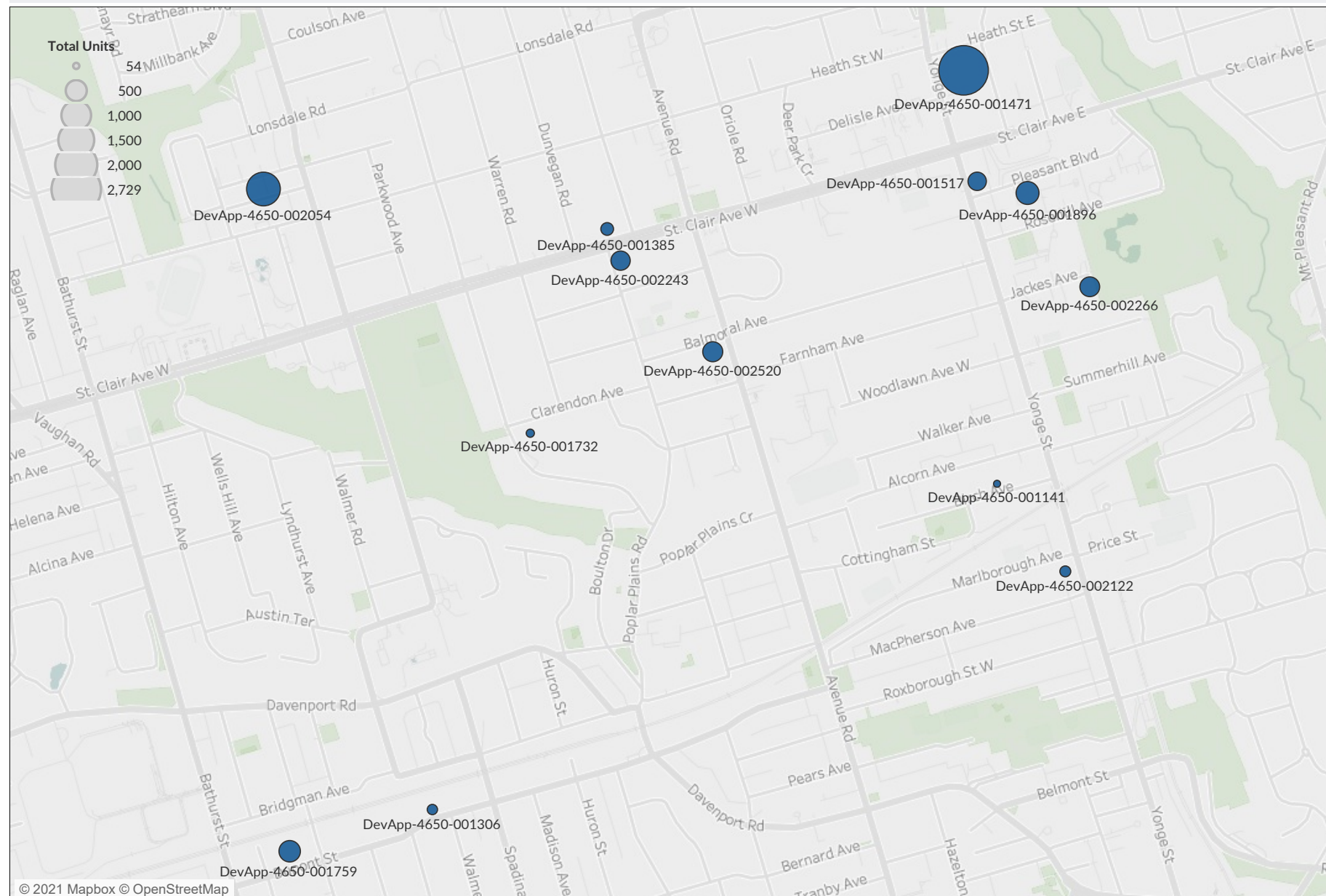
Yonge - St. Clair Submarket Report - October 2021

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
36 Birch - North Drive	Stacked	April-2022	1	2	13	27	\$1,513	\$1,488
ANX - Freed Developments Ltd.	Apartment	May-2024	0	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	0	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	1	278	107	385	\$1,500	\$2,073
One Forest Hill - North Drive	Apartment	July-2021	0	5	4	43	\$1,794	\$1,648

Yonge - St. Clair Submarket Report - October 2021

Current Development Applications



Yonge - St. Clair Submarket Report - October 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-001141	26 Birch Avenue	2.6	54
DevApp-4650-001306	328 Dupont Street	5.2	118
DevApp-4650-001385	202 St. Clair Avenue West	4.6	179
DevApp-4650-001471	22 St. Clair Avenue East	10.1	2,729
DevApp-4650-001517	1421 Yonge Street	12.6	375
DevApp-4650-001732	77 Clarendon Avenue	1.7	74
DevApp-4650-001759	275 Albany Avenue	4.0	512
DevApp-4650-001896	29 Pleasant Boulevard	12.8	583
DevApp-4650-002054	63 Montclair Avenue	11.3	1,268
DevApp-4650-002122	1140 Yonge Street	6.1	132
DevApp-4650-002243	175 St. Clair Avenue West	7.2	412
DevApp-4650-002266	49 Jackes Avenue	12.5	434
DevApp-4650-002520	438 Avenue Road	8.9	446

Yonge - St. Clair 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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