

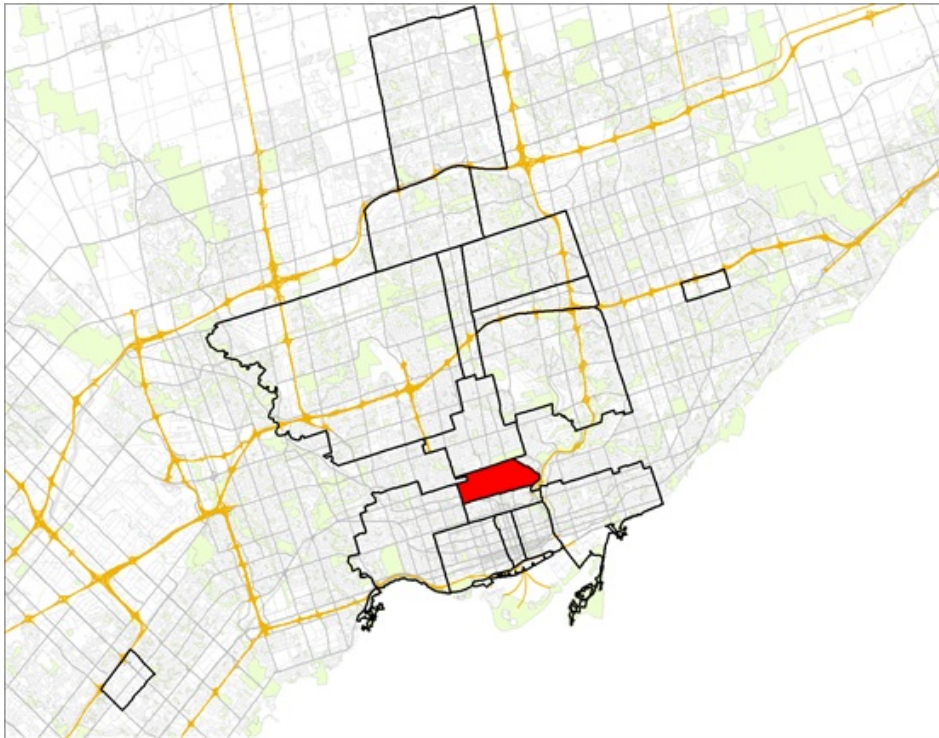


Greater Toronto Area
Yonge - St. Clair

New Homes High Rise Submarket Report
Data as of November 2021



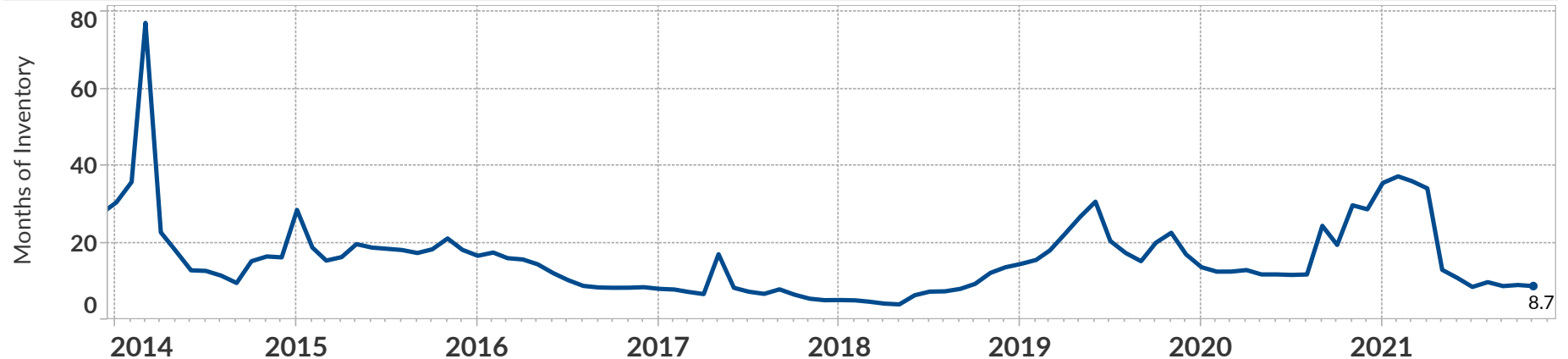
Yonge - St. Clair Submarket Report - November 2021



Yonge - St. Clair		GTA
Distinct count of Site Name	8	353
No. of Units	1,049	92,006
Total Sales	817	81,793
Act Inv	232	10,213
Avg. \$/sf	\$1,927	\$1,284
Avg. Project \$/SF	\$1,655	\$1,152
Avg. SF	1,395	944
Avg. \$	\$2,687,477	\$1,211,826
No Measure Value	6	4,274

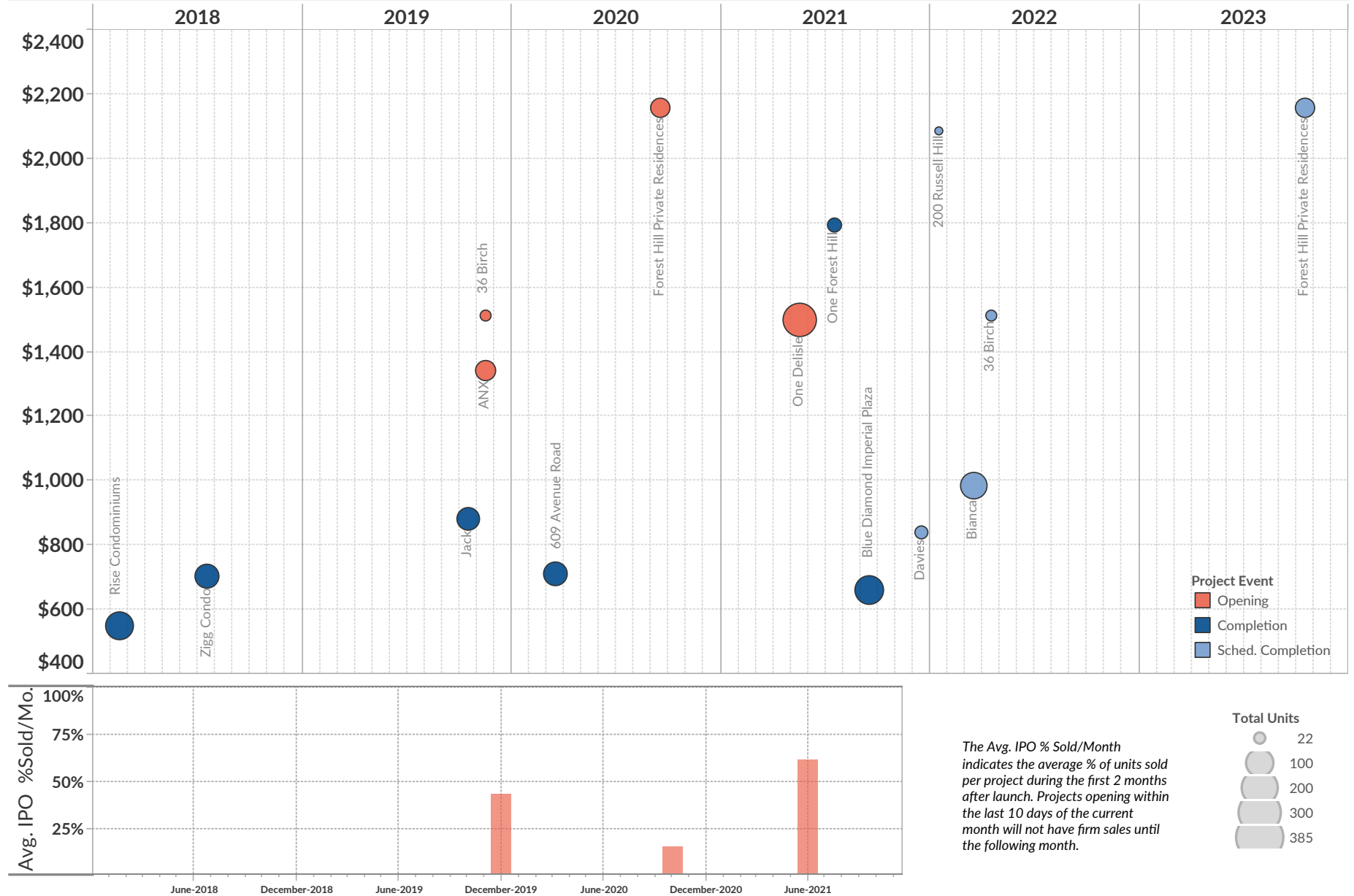
Development Applications		
Yonge - St. Clair		City of Toronto
Number of Dev. Apps.	14	611
Total Units	7,383	620,533
Min. Density	1.7	0.0
Max. Density	12.8	620.0
Avg. Density	7.8	7.8

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



Yonge - St. Clair Submarket Report - November 2021

Recent Project Openings, Completions & Scheduled Completions



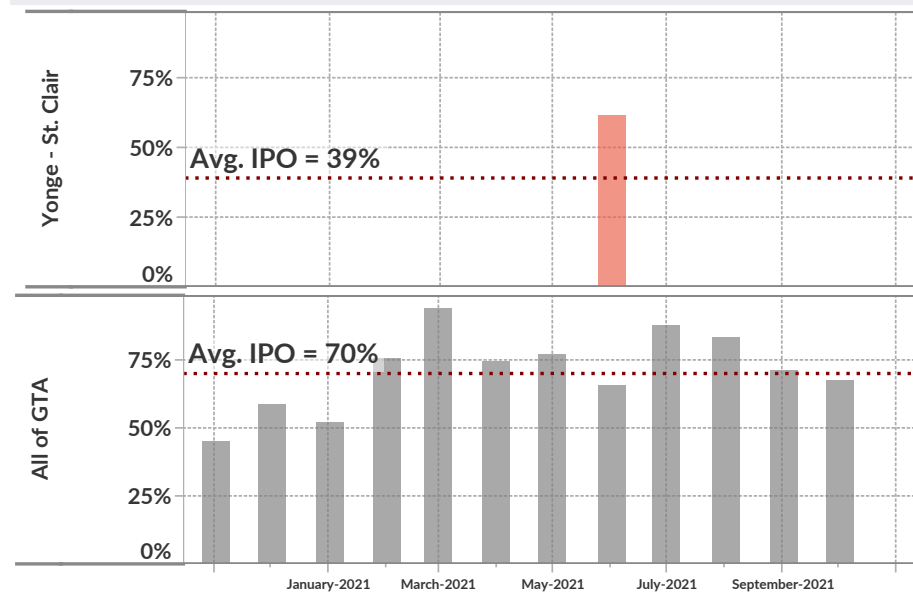
Yonge - St. Clair Submarket Report - November 2021

Project Data by Unit Type

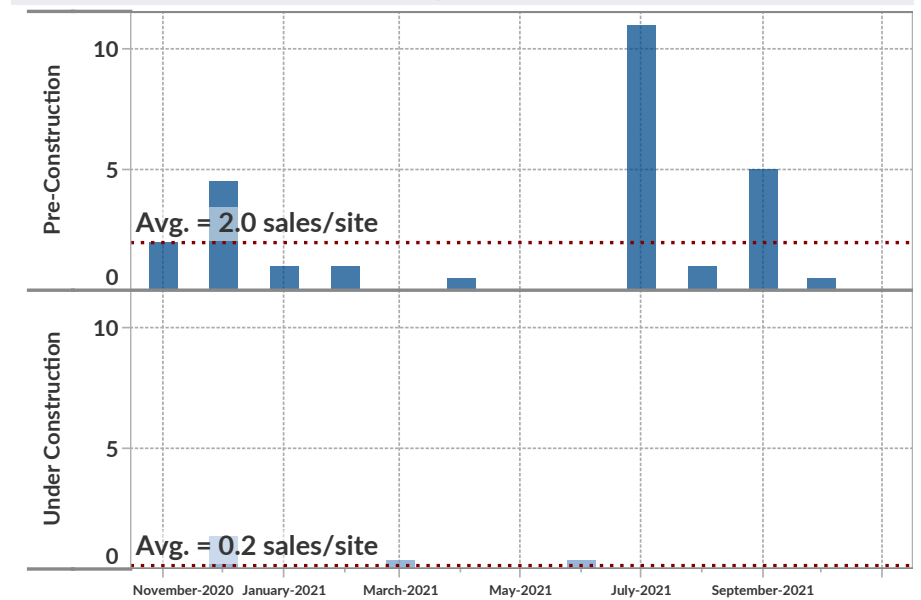
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	9	1
1 Bedroom	221	0	177	44
1 Bedroom + Den	233	0	217	16
2 Bedroom	302	5	240	62
2 Bedroom + Den	145	1	103	42
3 Bedroom & Up	86	0	22	64
Penthouse	50	0	48	2
Other	2	0	1	1

*				
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
\$1,704	601	949	\$1,112,900	\$1,430,990
\$1,955	701	2,385	\$1,046,900	\$4,000,000
\$1,896	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)

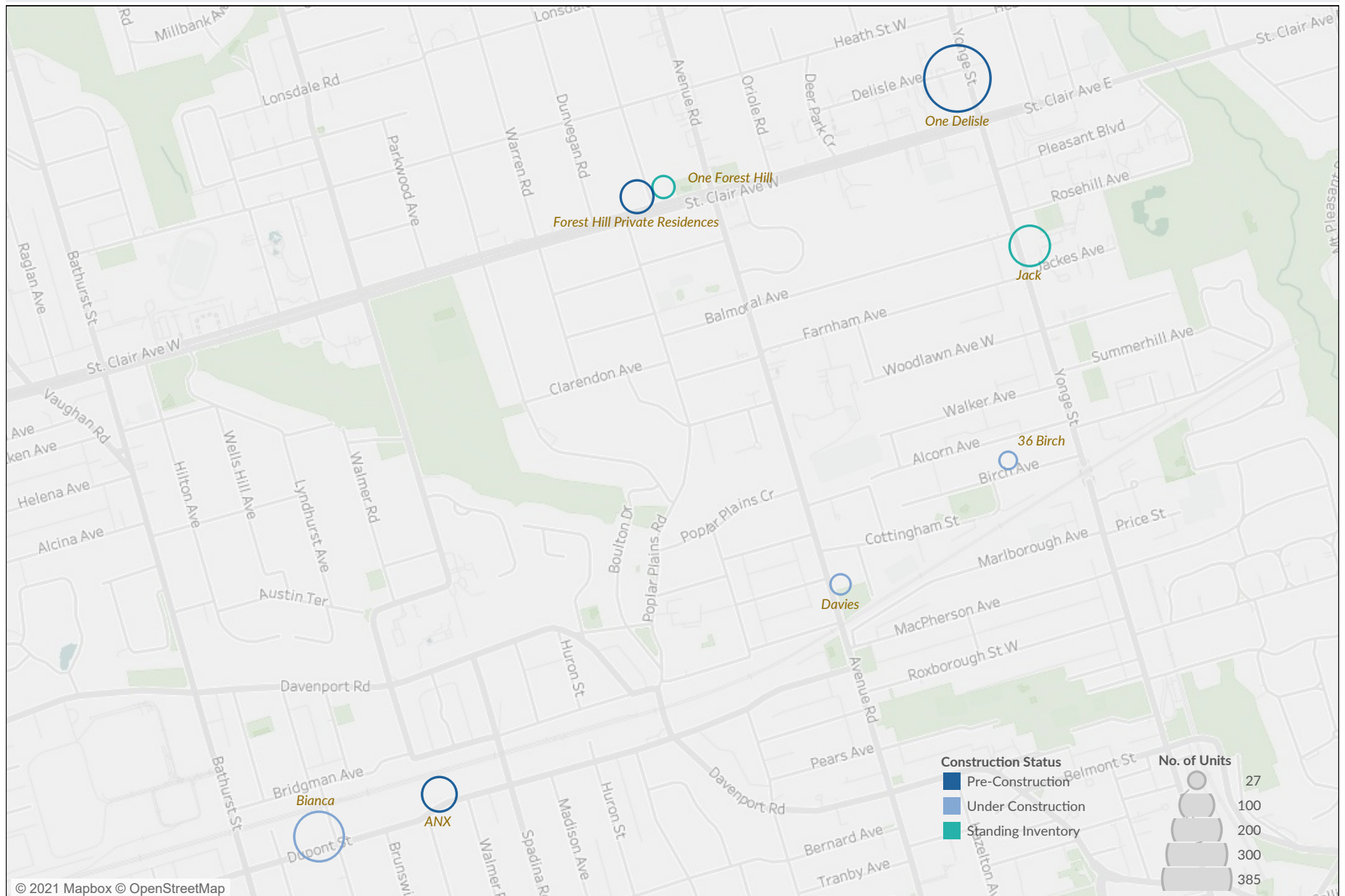


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - November 2021

Current Active Projects



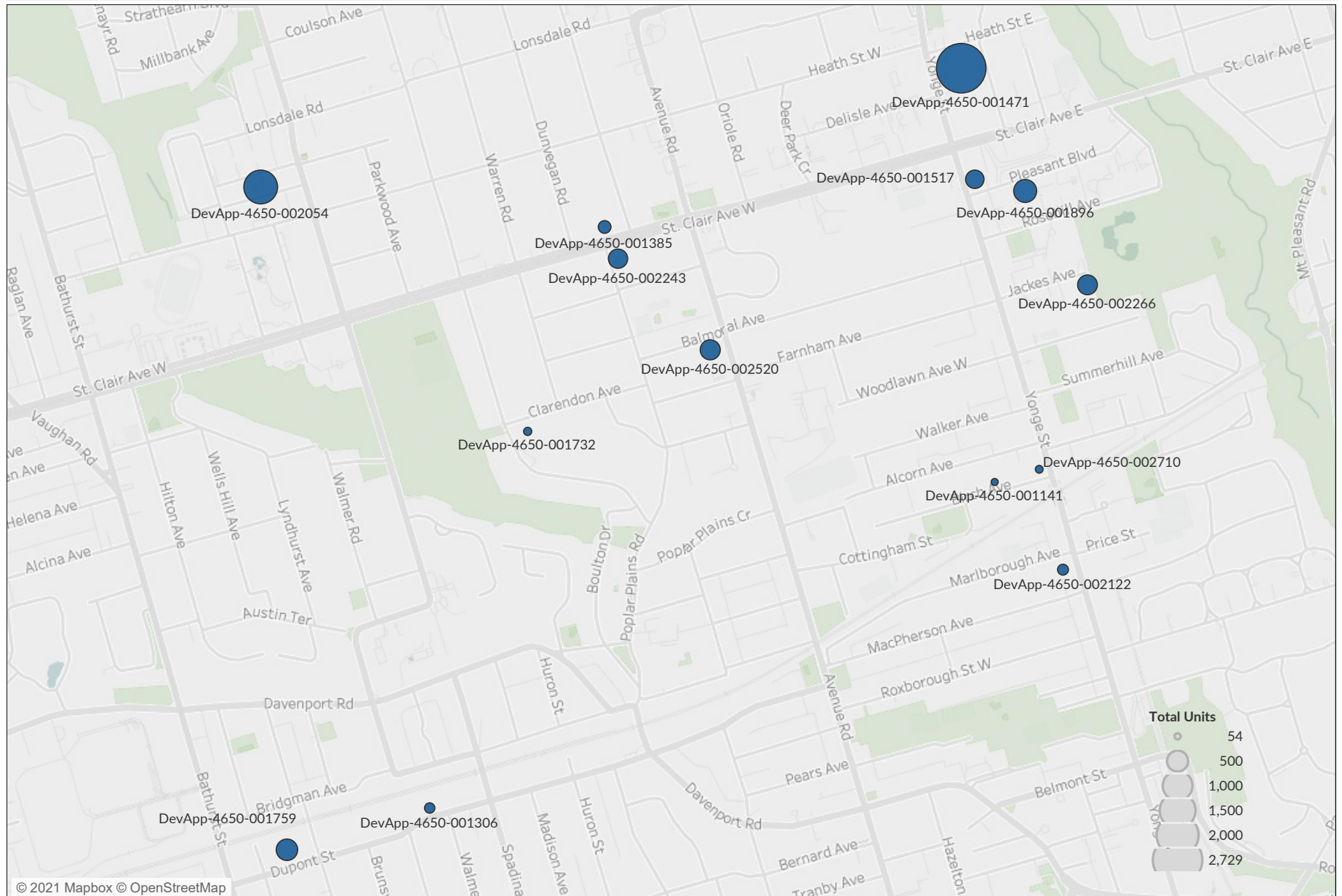
Yonge - St. Clair Submarket Report - November 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Foot
36 Birch - North Drive	Stacked	April-2022	0	2	13	27	\$1,513	\$1,488
ANX - Freed Developments Ltd.	Apartment	May-2024	4	8	29	105	\$1,342	\$1,668
Bianca - Tridel	Apartment	March-2022	1	2	5	216	\$985	\$1,066
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	1	2	9	143	\$882	\$1,475
One Delisle - Slate Asset Management	Apartment	June-2026	0	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 - November 2021

Current Development Applications



Yonge - St. Clair Submarket Report - November 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
DevApp-4650-002710	1196 Yonge Street	9.8	67

Yonge - St. Clair Submarket Report - November 2021

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	855	18	4,820	382	\$2,344	1,493	\$3,499,816	22,486
Central Waterfront	79	9	4,124	584	\$1,616	1,102	\$1,780,926	38,576
Don Mills - York Mills	10	12	3,169	199	\$990	1,096	\$1,084,836	29,673
Downtown Core	99	7	3,568	188	\$1,834	896	\$1,643,838	41,438
Downtown East	94	22	7,028	764	\$1,302	774	\$1,008,119	35,238
Downtown West	319	26	7,925	832	\$1,547	951	\$1,471,036	36,879
Etobicoke Waterfront	2	1	504	7	\$1,592	530	\$842,721	15,600
Highway7 - Yonge	53	7	1,698	54	\$889	1,351	\$1,200,718	13,286
Mississauga City Centre	61	12	7,108	415	\$1,145	852	\$975,498	412
North Toronto	122	18	3,496	548	\$1,370	1,010	\$1,382,987	42,132
North Yonge Corridor	7	4	955	287	\$1,384	729	\$1,009,706	213,858
North York East	0	2	526	1	\$1,050	1,210	\$1,269,900	20,900
North York West	52	10	1,301	221	\$1,308	1,363	\$1,783,305	13,596
Not Applicable	2,352	149	26,120	4,583	\$984	849	\$835,437	15,227
Scarborough City Centre								32,705
Sheppard Corridor	25	10	2,028	234	\$1,147	1,013	\$1,161,357	41,144
Thornhill	18	7	1,513	146	\$1,055	1,230	\$1,298,211	7,383
Toronto East	3	11	1,420	60	\$1,227	1,022	\$1,254,176	
Toronto West	117	20	3,673	476	\$1,221	972	\$1,187,150	
Yonge - St. Clair	6	8	817	232	\$1,927	1,395	\$2,687,477	

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