

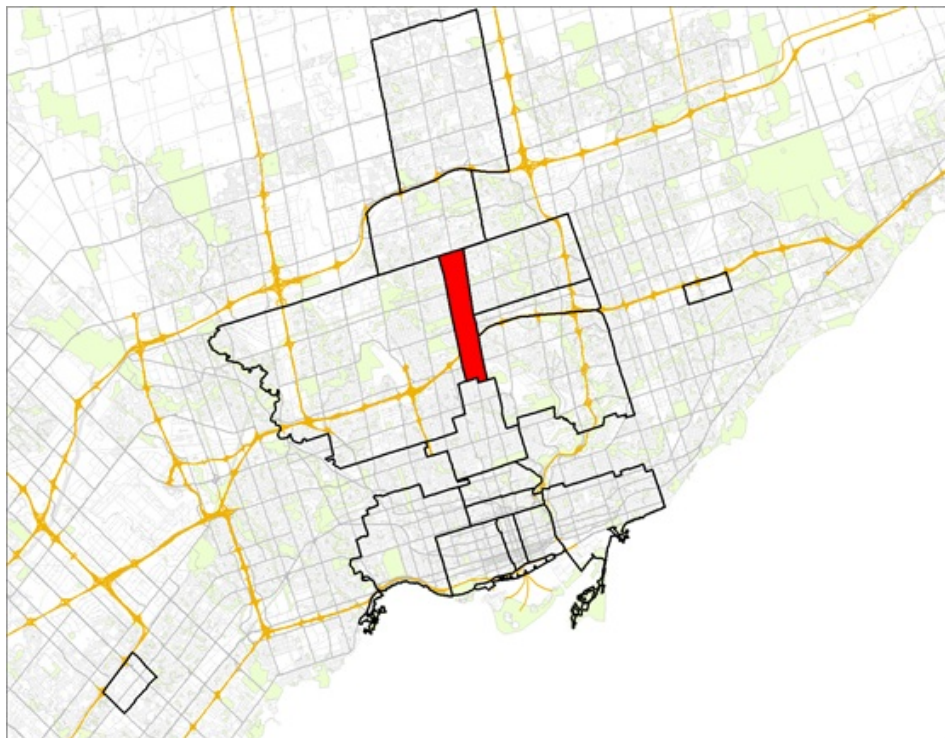


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of January 2022



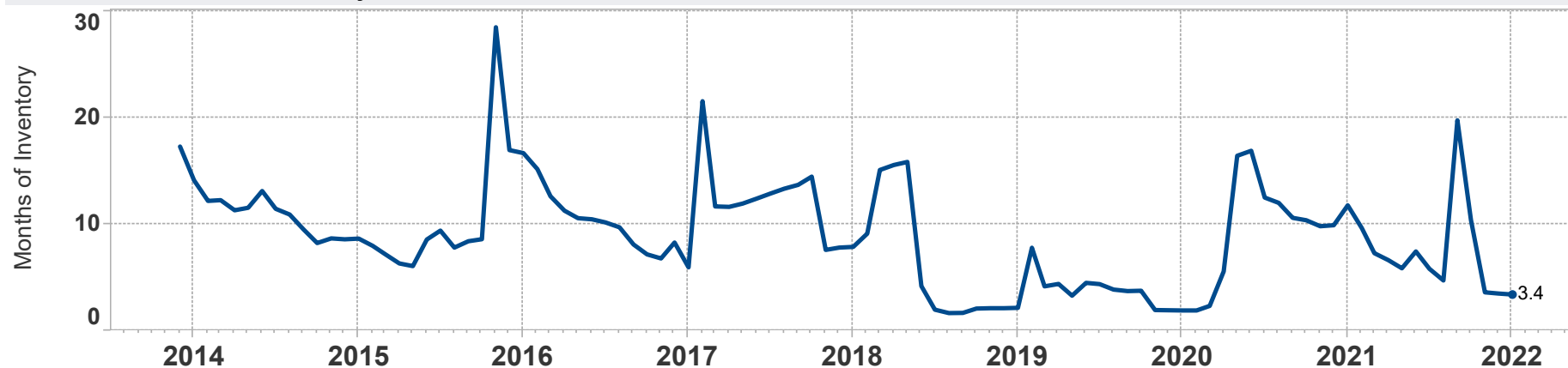
North Yonge Corridor Submarket Report - January 2022



North Yonge Corridor		GTA
Distinct count of Site Name	5	341
No. of Units	1,446	89,623
Total Sales	1,367	81,290
Act Inv	79	8,333
Avg. \$/sf	\$1,584	\$1,363
Avg. Project \$/SF	\$1,231	\$1,182
Avg. SF	802	961
Avg. \$	\$1,270,765	\$1,309,467
No Measure Value	7	2,274

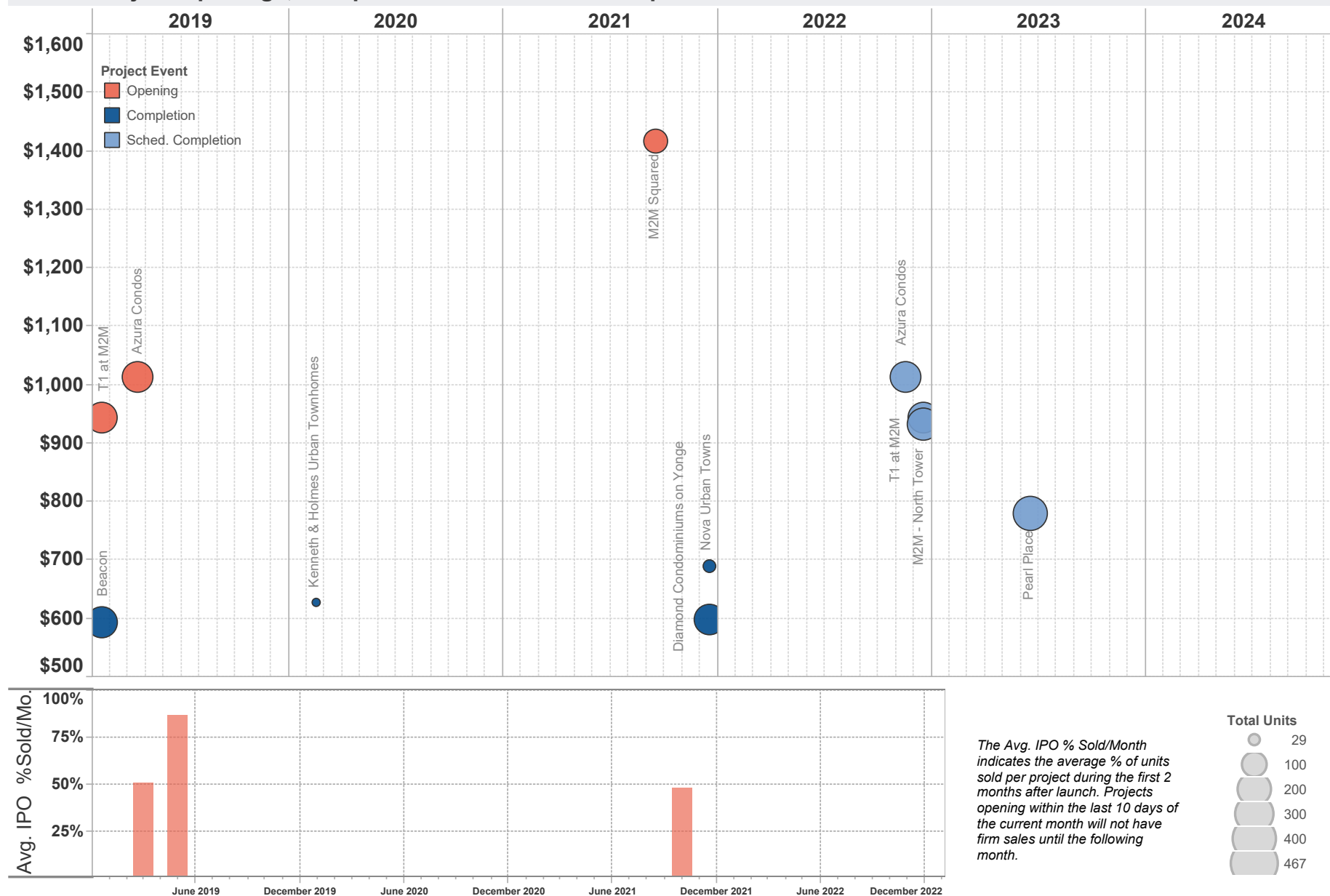
Development Applications		
North Yonge Corridor		City of Toronto
Count of Address	22	631
Total Units	22,002	636,062
Min. Density	1.0	0.0
Max. Density	12.2	620.0
Avg. Density	5.2	7.9

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



North Yonge Corridor Submarket Report - January 2022

Recent Project Openings, Completions & Scheduled Completions



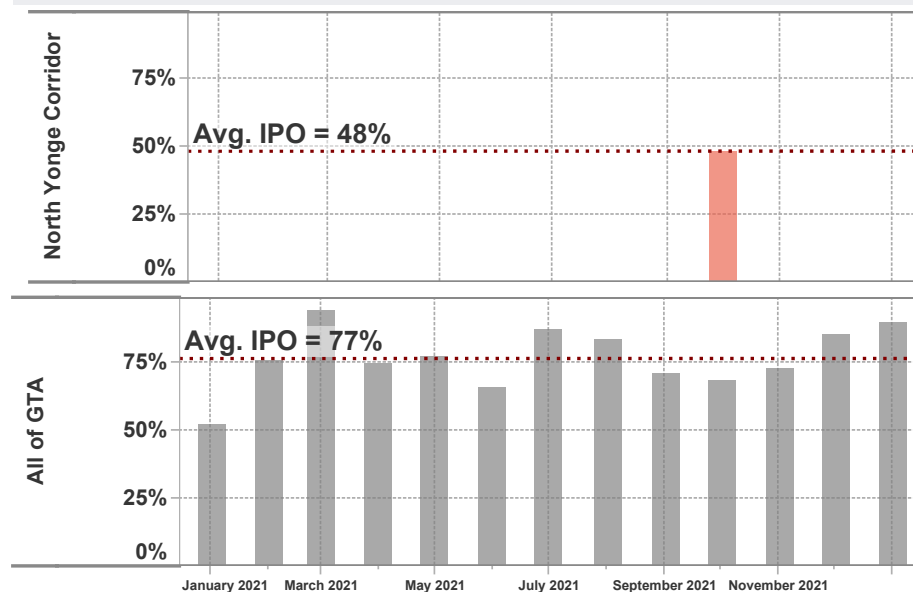
North Yonge Corridor Submarket Report - January 2022

Project Data by Unit Type

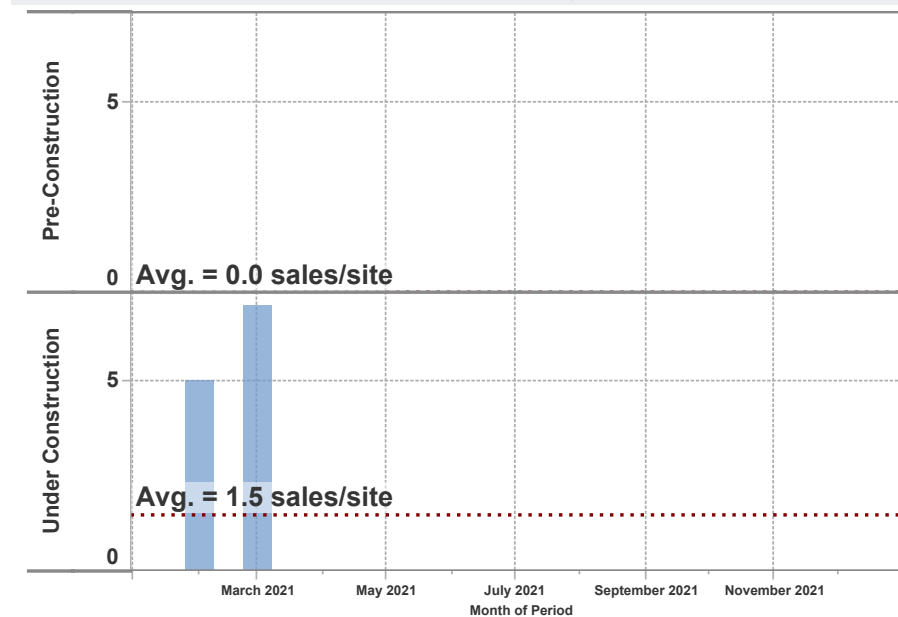
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	9	0	9	0
1 Bedroom	181	2	177	4
1 Bedroom + Den	456	0	450	6
2 Bedroom	546	3	523	23
2 Bedroom + Den	153	0	111	42
3 Bedroom & Up	60	0	56	4
Penthouse	10	0	10	0
Other	31	0	31	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,417	570	570	\$802,900	\$812,900
\$1,420	583	645	\$866,900	\$876,900
\$1,413	816	816	\$1,063,900	\$1,242,900
\$1,710	834	834	\$1,221,900	\$1,630,900
\$1,324	926	926	\$1,224,900	\$1,226,900

IPO Launch Performance (first 2 months)

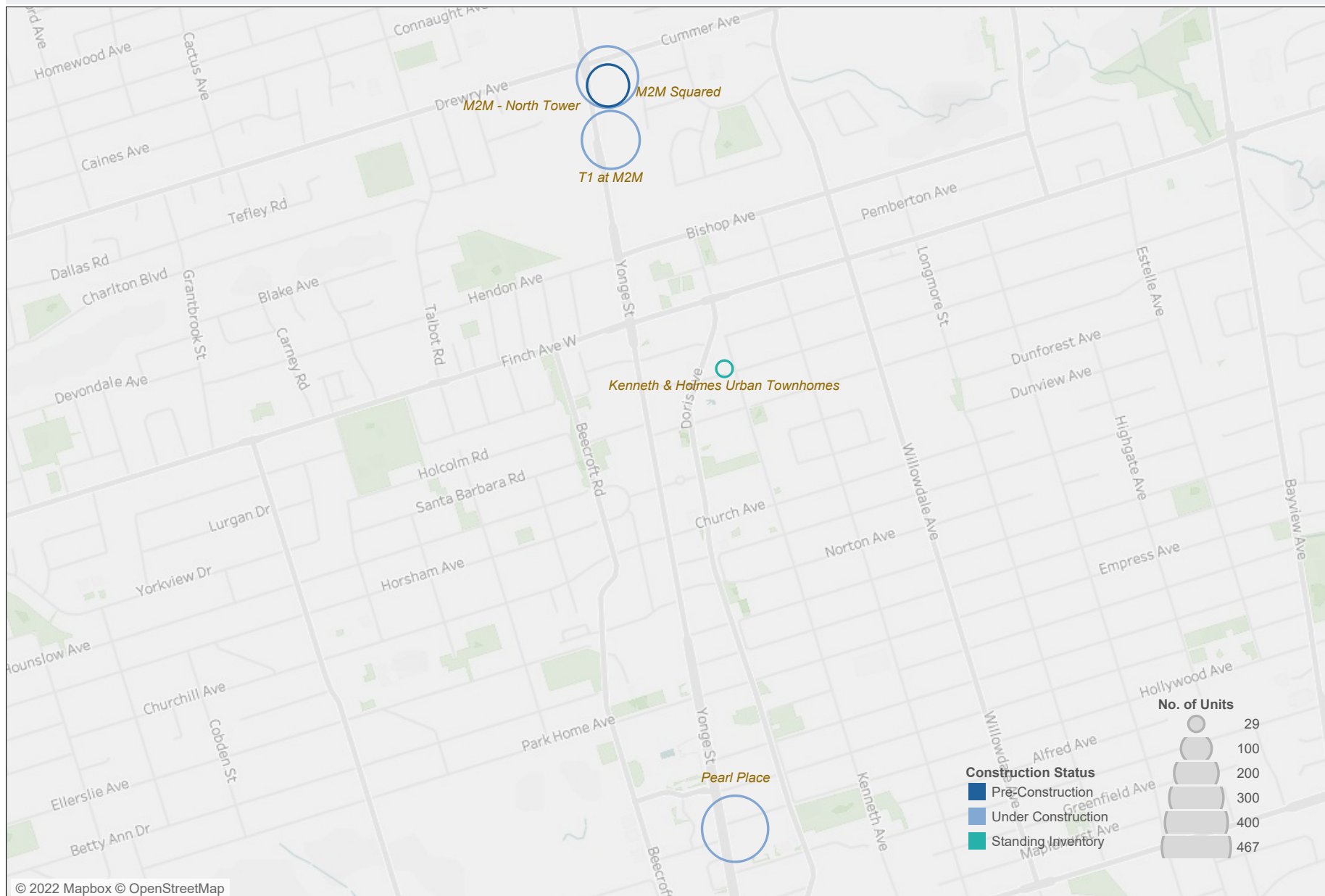


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - January 2022

Current Active Projects



North Yonge Corridor Submarket Report - January 2022

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 Fo..
Kenneth & Holmes Urban Townhomes - Fieldgate Homes	Stacked	February 2020	1	1	5	29	\$628	\$626
M2M - North Tower - Aoyuan International	Apartment	December 2022	0	0	0	403	\$933	\$1,091
M2M Squared - Aoyuan International	Apartment	January 2026	0	0	0	189	\$1,417	\$1,422
Pearl Place - Conservatory Group	Apartment	June 2023	4	4	74	467	\$780	\$1,313
T1 at M2M - Aoyuan International	Apartment	December 2022	0	0	0	358	\$944	\$1,096

North Yonge Corridor Submarket Report - January 2022

Current Development Applications



North Yonge Corridor Submarket Report - January 2022

Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DevApp-4650-000016	57 - 63 Finch Avenue West	2.0	112
DevApp-4650-000050	5840 - 5870 Yonge Street	2.0	925
DevApp-4650-000170	26 Hounslow Avenue	3.4	145
DevApp-4650-000558	5294 - 5306 Yonge Street	1.0	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	1,067
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
DevApp-4650-002723	68 Churchill Avenue	1.0	44
DevApp-4650-002730	6464 Yonge Street	4.6	8,325
DevApp-4650-002748	6200 Yonge Street	7.0	347

North Yonge Corridor Submarket Report - January 2022

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	• 30	• 18	• 4,884	• 371	• \$2,399	• 1,453	• \$3,484,803	• 23,683
Central Waterfront	• 5	• 9	• 4,127	• 581	• \$1,610	• 1,128	• \$1,816,302	• 38,096
Don Mills - York Mills	• 36	• 13	• 3,272	• 175	• \$1,049	• 1,116	• \$1,170,511	• 30,497
Downtown Core	• 614	• 8	• 4,187	• 252	• \$1,936	• 903	• \$1,747,021	• 42,806
Downtown East	• 34	• 19	• 6,003	• 617	• \$1,333	• 817	• \$1,090,011	• 35,238
Downtown West	• 193	• 25	• 8,029	• 800	• \$1,554	• 974	• \$1,514,452	• 37,461
Etobicoke Waterfront	• 0	• 1	• 509	• 6	• \$1,601	• 466	• \$745,900	• 15,600
Highway7 - Yonge	• 9	• 6	• 1,552	• 38	• \$1,013	• 1,307	• \$1,323,684	• 31,614
Mississauga City Centre	• 46	• 12	• 7,232	• 291	• \$1,122	• 866	• \$971,730	• 22,002
North Toronto	• 69	• 18	• 3,602	• 433	• \$1,433	• 1,025	• \$1,468,698	• 412
North Yonge Corridor	• 7	• 5	• 1,367	• 79	• \$1,584	• 802	• \$1,270,765	• 42,142
North York East	• 1	• 1	• 497	• 0	• .	• .	• .	• 217,068
North York West	• 58	• 9	• 1,347	• 135	• \$1,351	• 1,713	• \$2,314,272	• 20,900
Not Applicable	• 812	• 139	• 24,742	• 3,357	• \$1,033	• 839	• \$866,164	• 13,947
Scarborough City Centre								• 15,217
Sheppard Corridor	• 13	• 11	• 2,261	• 233	• \$1,158	• 990	• \$1,145,602	• 41,546
Thornhill	• 11	• 7	• 1,529	• 130	• \$1,061	• 1,231	• \$1,305,573	• 7,833
Toronto East	• 25	• 11	• 1,410	• 47	• \$1,267	• 1,019	• \$1,291,188	
Toronto West	• 283	• 22	• 3,987	• 635	• \$1,246	• 878	• \$1,094,317	
Yonge - St. Clair	• 28	• 7	• 753	• 153	• \$2,208	• 1,626	• \$3,591,360	

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