

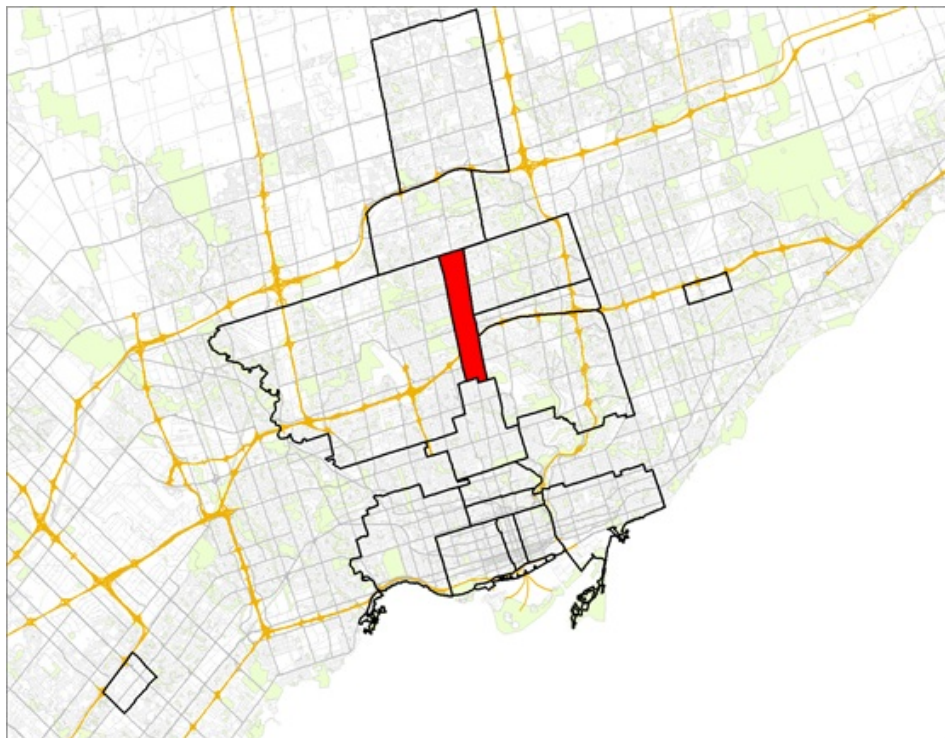


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of February 2022



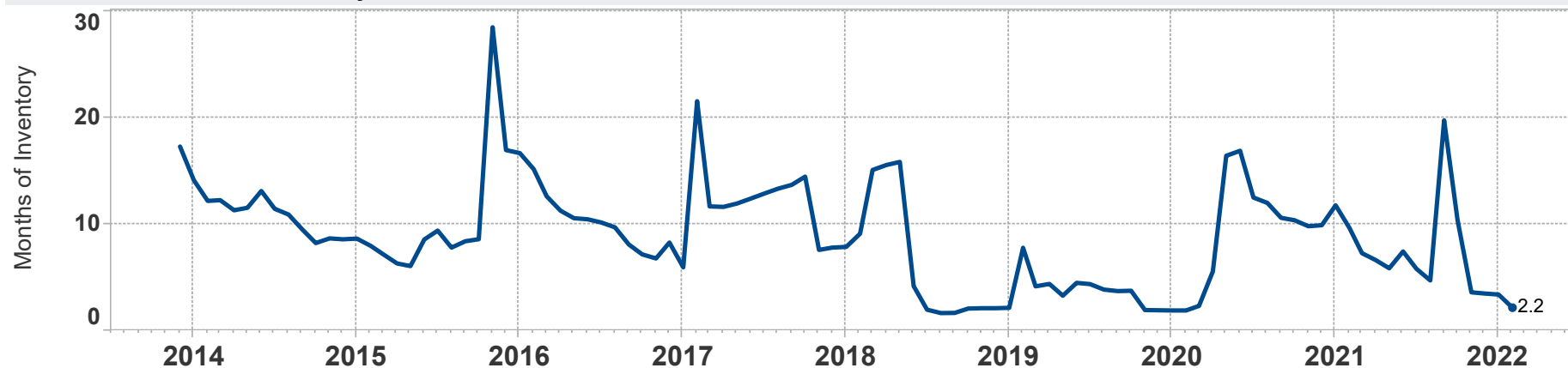
North Yonge Corridor Submarket Report - February 2022



North Yonge Corridor		GTA
Distinct count of Site Name	6	328
No. of Units	1,841	87,845
Total Sales	1,728	79,226
Act Inv	113	8,619
Avg. \$/sf	\$1,614	\$1,413
Avg. Project \$/SF	\$1,343	\$1,204
Avg. SF	801	934
Avg. \$	\$1,293,228	\$1,318,992
No Measure Value	361	3,048

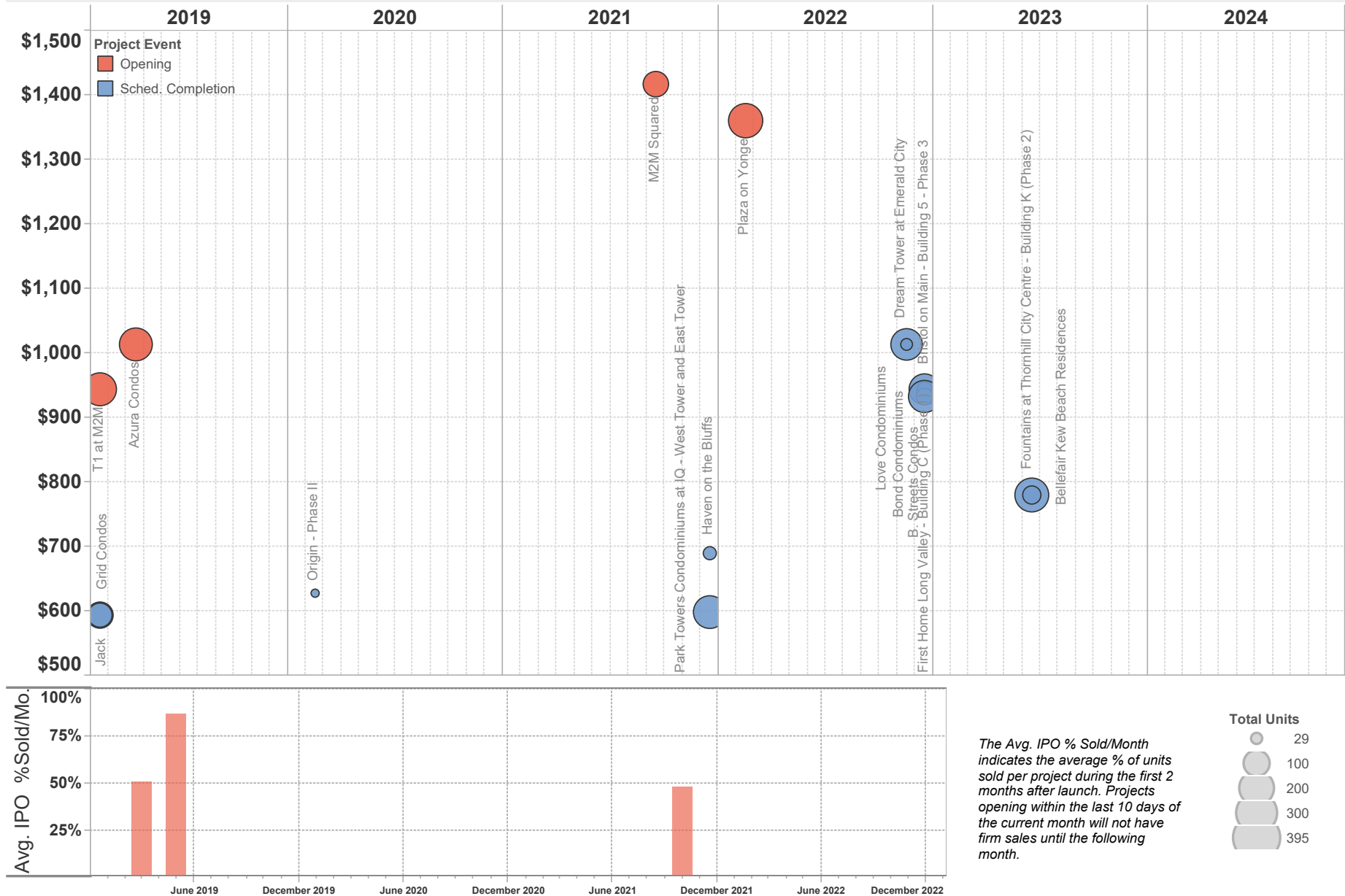
Development Applications		
North Yonge Corridor		City of Toronto
Count of Address	23	648
Total Units	16,957	364,157
Min. Density	1.0	0.0
Max. Density	12.2	620.0
Avg. Density	5.2	7.9

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



North Yonge Corridor Submarket Report - February 2022

Recent Project Openings, Completions & Scheduled Completions



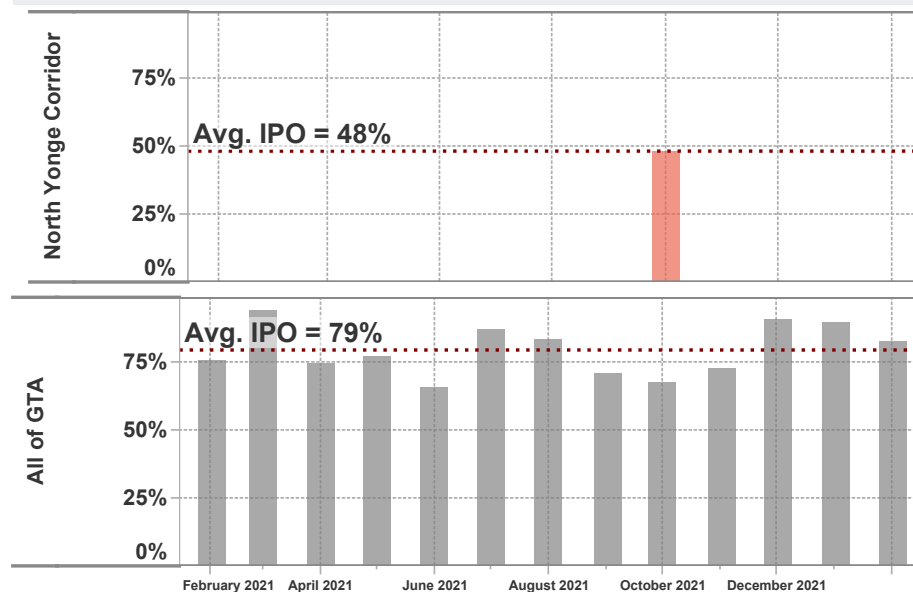
North Yonge Corridor Submarket Report - February 2022

Project Data by Unit Type

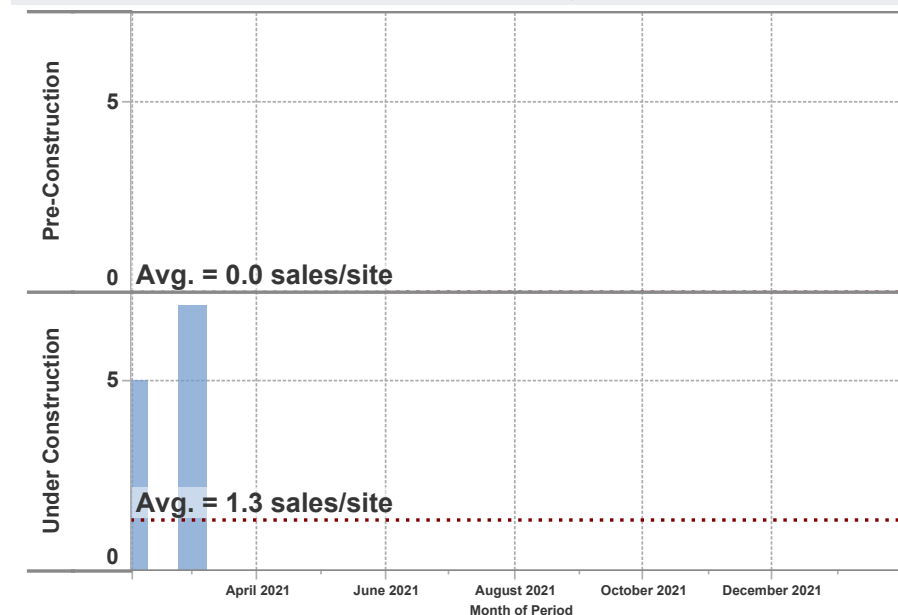
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	9	0	9	0
1 Bedroom	271	78	255	16
1 Bedroom + Den	520	62	512	8
2 Bedroom	741	188	711	30
2 Bedroom + Den	159	4	115	44
3 Bedroom & Up	88	25	81	7
Penthouse	10	0	10	0
Other	31	0	31	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,418	434	570	\$619,000	\$862,900
\$1,455	551	645	\$781,000	\$926,900
\$1,443	620	1,055	\$912,000	\$1,379,000
\$1,933	767	834	\$986,000	\$1,705,900
\$1,311	842	1,302	\$1,024,000	\$1,700,000

IPO Launch Performance (first 2 months)

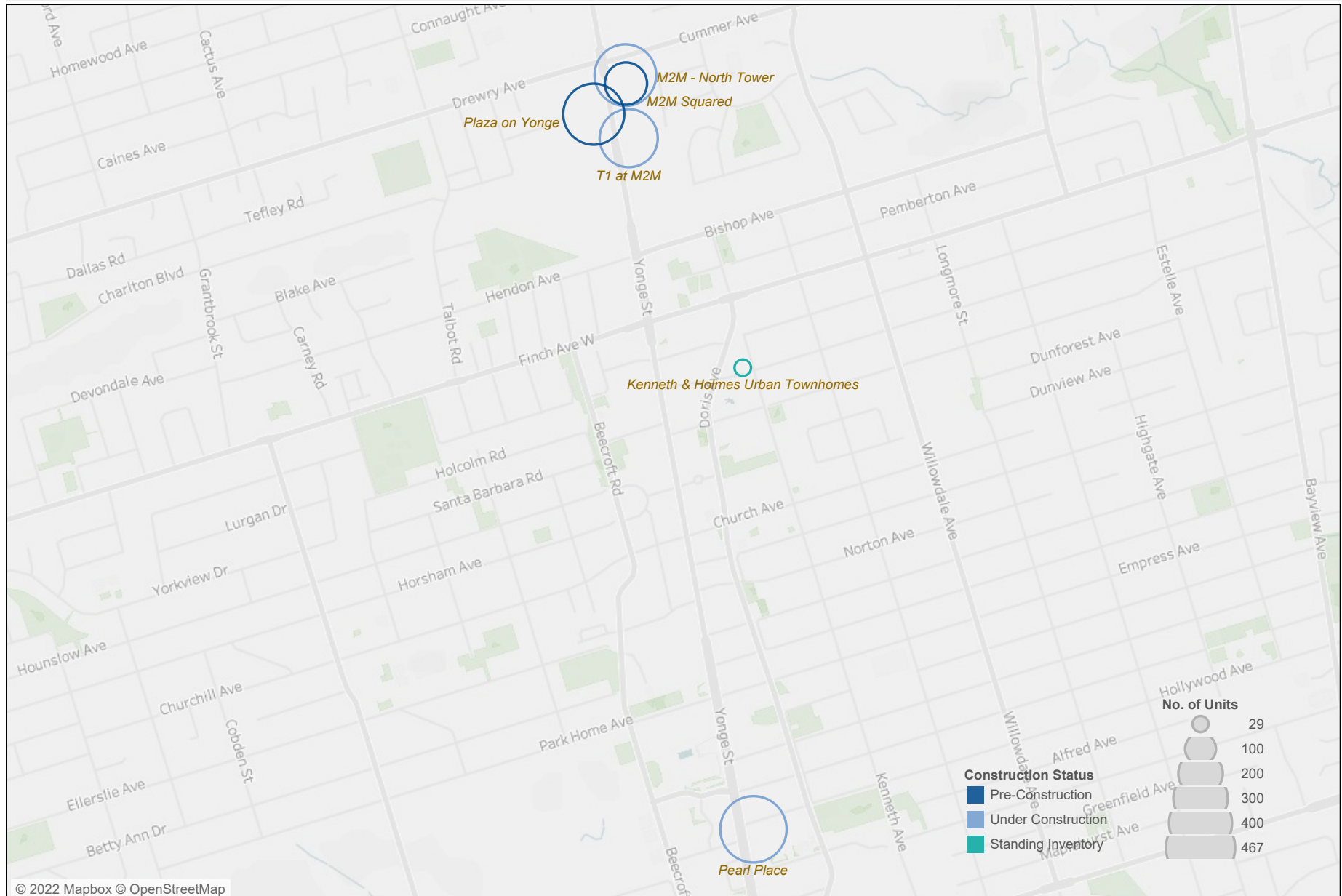


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - February 2022

Current Active Projects



North Yonge Corridor Submarket Report - February 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	2	3	3	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	5	9	69	467	\$780	\$1,783
Plaza on Yonge - Plaza	Apartment	March 2025	354	354	41	395	\$1,361	\$1,324
T1 at M2M - Aoyuan International	Apartment	December 2022	0	0	0	358	\$944	\$1,096

North Yonge Corridor Submarket Report - February 2022

Current Development Applications



North Yonge Corridor Submarket Report - February 2022

Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DEVAPP-4650-000016	57 - 63 Finch Avenue West	2.0	42
DEVAPP-4650-000050	5840 - 5870 Yonge Street	2.0	407
DEVAPP-4650-000170	26 Hounslow Avenue	3.4	111
DevApp-4650-000558	5294 - 5306 Yonge Street	1.0	309
DevApp-4650-000634	4155 Yonge Street	2.2	30
DevApp-4650-000829	15 Holmes Avenue	5.0	358
DevApp-4650-001317	110 - 112 Sheppard Avenue West	3.0	30
DevApp-4650-001376	40 - 48 Hendon Avenue	2.5	20
DevApp-4650-001491	4800 Yonge Street	12.0	498
DevApp-4650-001854	6150 Yonge Street	5.7	546
DevApp-4650-001928	5800 Yonge Street		1,496
DevApp-4650-001943	4050 Yonge Street	4.6	602
DevApp-4650-002065	6080 Yonge Street	6.0	292
DevApp-4650-002113	105 Sheppard Avenue East	3.1	58
DevApp-4650-002281	5203 Yonge Street	10.5	329
DevApp-4650-002285	5051 Yonge Street	12.2	350
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
DevApp-4650-002785	6167 Yonge Street	6.0	549

North Yonge Corridor Submarket Report - February 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	• 78	• 18	• 4,961	• 345	• \$2,449	• 1,492	• \$3,653,966	• 13,579
Central Waterfront	• 2	• 9	• 4,129	• 579	• \$1,611	• 1,127	• \$1,816,254	• 16,313
Don Mills - York Mills	• 249	• 14	• 3,519	• 413	• \$1,073	• 894	• \$958,974	• 15,283
Downtown Core	• 50	• 8	• 3,581	• 1,280	• \$1,534	• 699	• \$1,071,937	• 23,554
Downtown East	• 47	• 18	• 5,891	• 572	• \$1,337	• 823	• \$1,101,131	• 18,747
Downtown West	• 43	• 24	• 7,764	• 747	• \$1,564	• 990	• \$1,548,722	• 19,843
Etobicoke Waterfront	• 3	• 1	• 512	• 5	• \$1,601	• 466	• \$745,900	• 8,154
Highway7 - Yonge	• 10	• 5	• 1,196	• 28	• \$1,060	• 1,317	• \$1,396,000	• 18,360
Mississauga City Centre	• 54	• 13	• 7,286	• 486	• \$1,234	• 757	• \$934,200	• 16,957
North Toronto	• 36	• 18	• 3,639	• 396	• \$1,453	• 1,046	• \$1,520,180	• 206
North Yonge Corridor	• 361	• 6	• 1,728	• 113	• \$1,614	• 801	• \$1,293,228	• 27,148
North York East	• 0	• 1	• 497	• 0	•	•	•	• 118,766
North York West	• 8	• 9	• 1,354	• 128	• \$1,358	• 1,741	• \$2,364,608	• 16,707
Not Applicable	• 1,890	• 134	• 23,898	• 2,561	• \$1,072	• 862	• \$923,935	• 11,036
Scarborough City Centre								• 10,992
Sheppard Corridor	• 15	• 11	• 2,281	• 213	• \$1,153	• 1,005	• \$1,159,295	• 24,334
Thornhill	• 32	• 4	• 1,113	• 81	• \$1,195	• 1,306	• \$1,561,338	• 4,178
Toronto East	• 10	• 8	• 1,120	• 42	• \$1,264	• 1,046	• \$1,322,389	
Toronto West	• 143	• 20	• 3,987	• 494	• \$1,275	• 912	• \$1,163,475	
Yonge - St. Clair	• 17	• 7	• 770	• 136	• \$2,340	• 1,807	• \$4,228,215	

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.