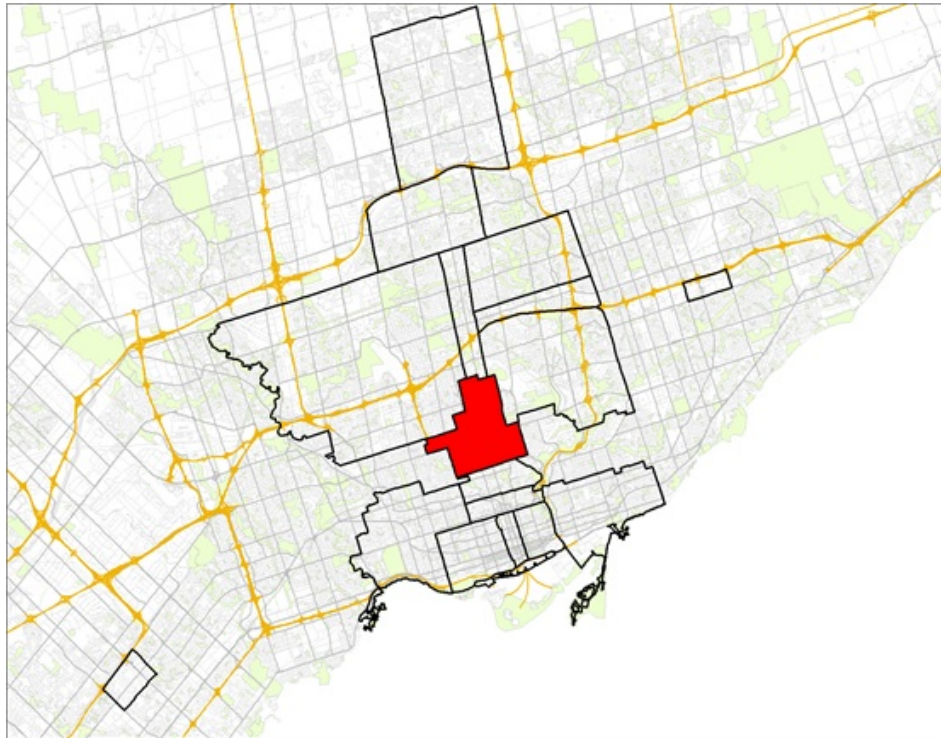


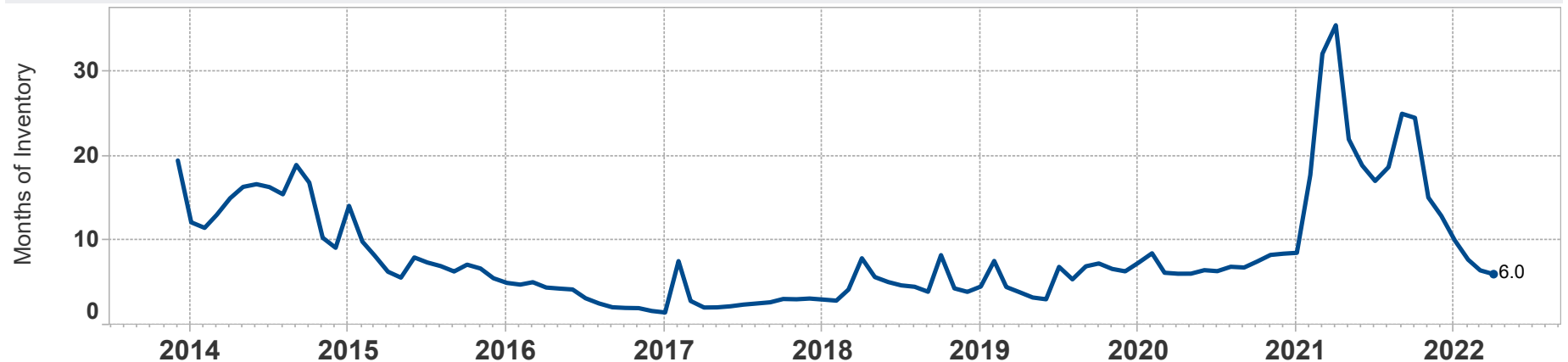
North Toronto Submarket Report - April 2022



North Toronto		GTA
Distinct count of Site Name	18	318
No. of Units	4,039	83,143
Total Sales	3,729	75,207
Act Inv	310	7,936
Avg. \$/sf	\$1,547	\$1,450
Avg. Project \$/SF	\$1,534	\$1,256
Avg. SF	1,061	921
Avg. \$	\$1,641,329	\$1,335,007
Current Month Sales (incl. active & sold out)	17	3,074

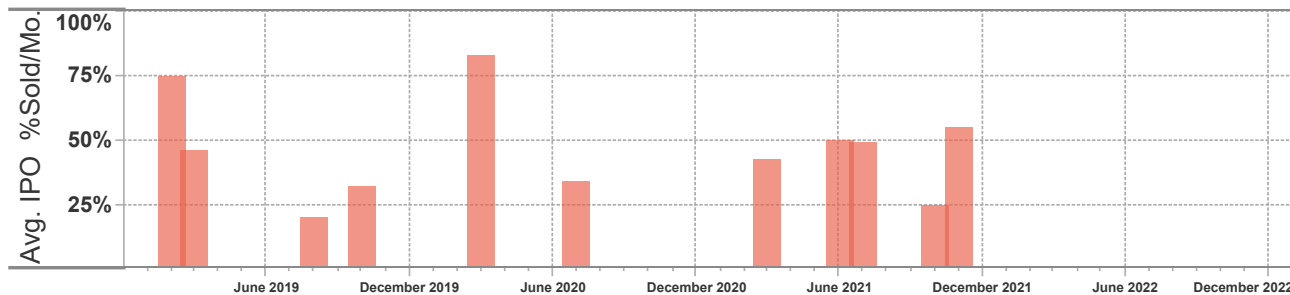
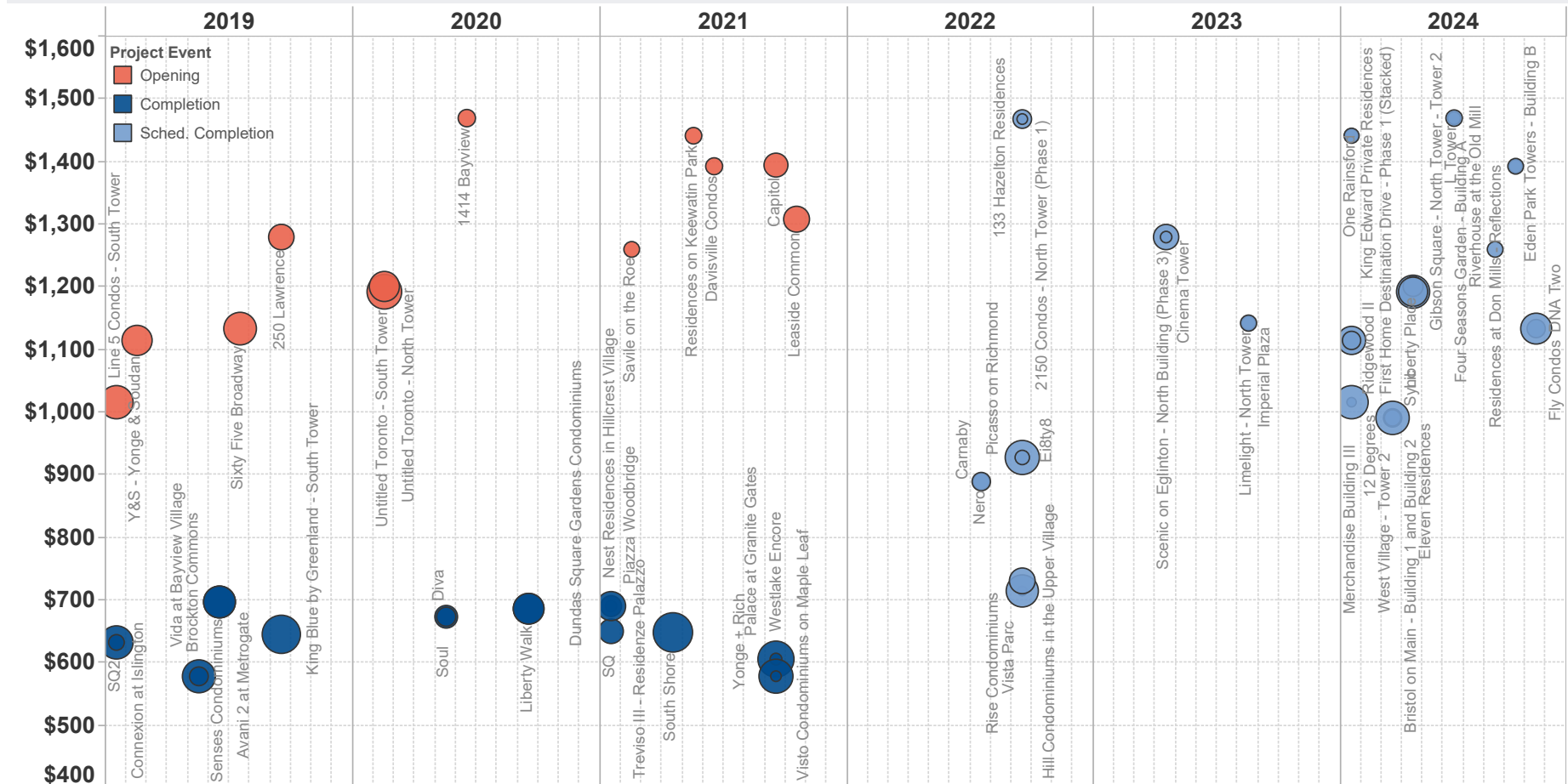
Development Applications		
North Toronto		City of Toronto
Count of Address	49	678
Total Units	19,673	376,440
Min. Density	0.3	0.0
Max. Density	32.3	620.0
Avg. Density	8.3	7.9

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

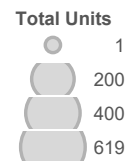


North Toronto Submarket Report - April 2022

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



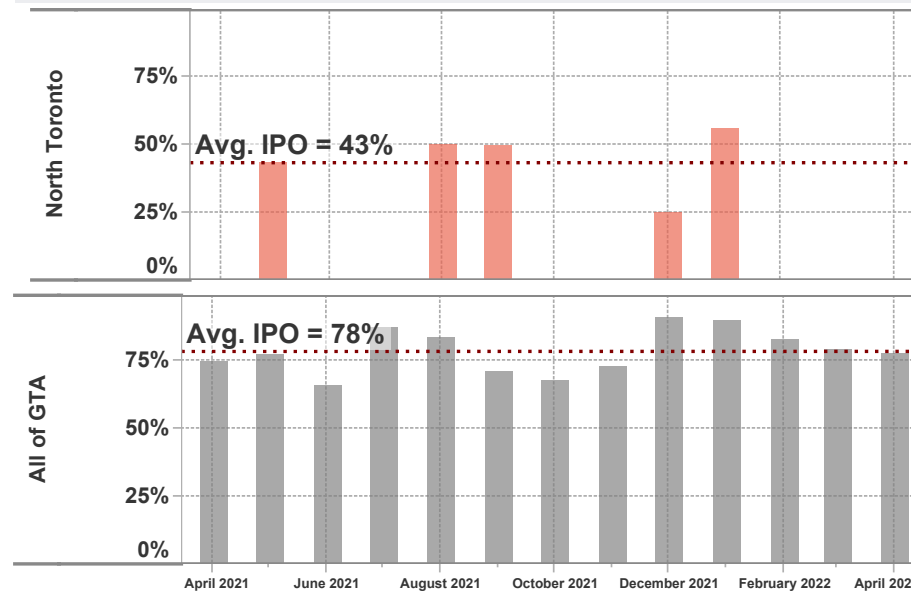
North Toronto Submarket Report - April 2022

Project Data by Unit Type

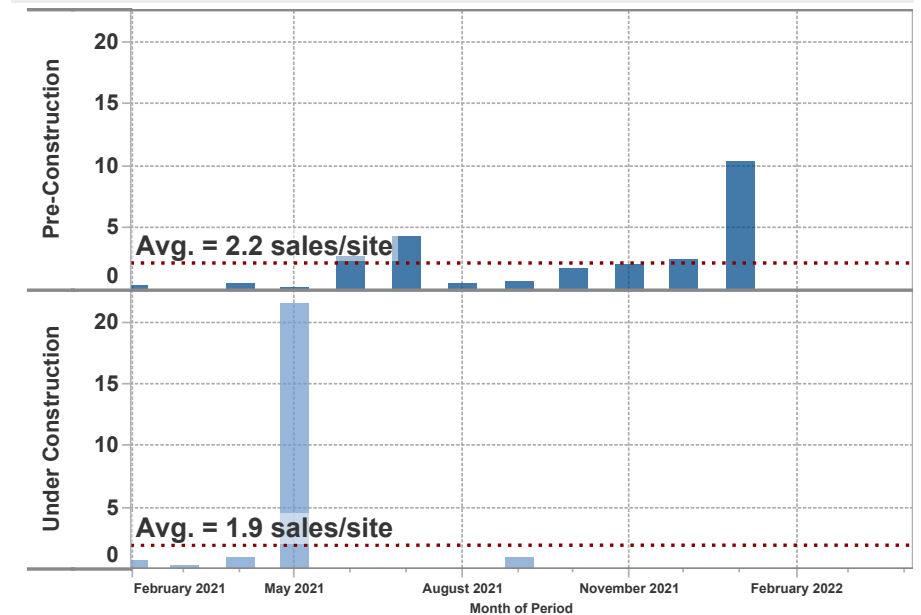
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	270	0	270	0
1 Bedroom	759	0	732	27
1 Bedroom + Den	1,039	2	1,004	35
2 Bedroom	1,205	3	1,140	65
2 Bedroom + Den	221	4	172	49
3 Bedroom & Up	456	4	359	97
Penthouse	45	0	22	23
Other	36	4	23	13

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,517	474	680	\$799,900	\$1,008,900
\$1,486	539	760	\$823,990	\$1,090,000
\$1,666	708	2,677	\$1,139,900	\$5,850,000
\$1,481	810	1,730	\$1,199,990	\$2,509,900
\$1,518	825	2,405	\$1,107,000	\$4,980,000
\$1,692	711	2,165	\$1,200,000	\$4,199,900
\$1,388	1,111	2,223	\$1,666,900	\$3,599,900

IPO Launch Performance (first 2 months)

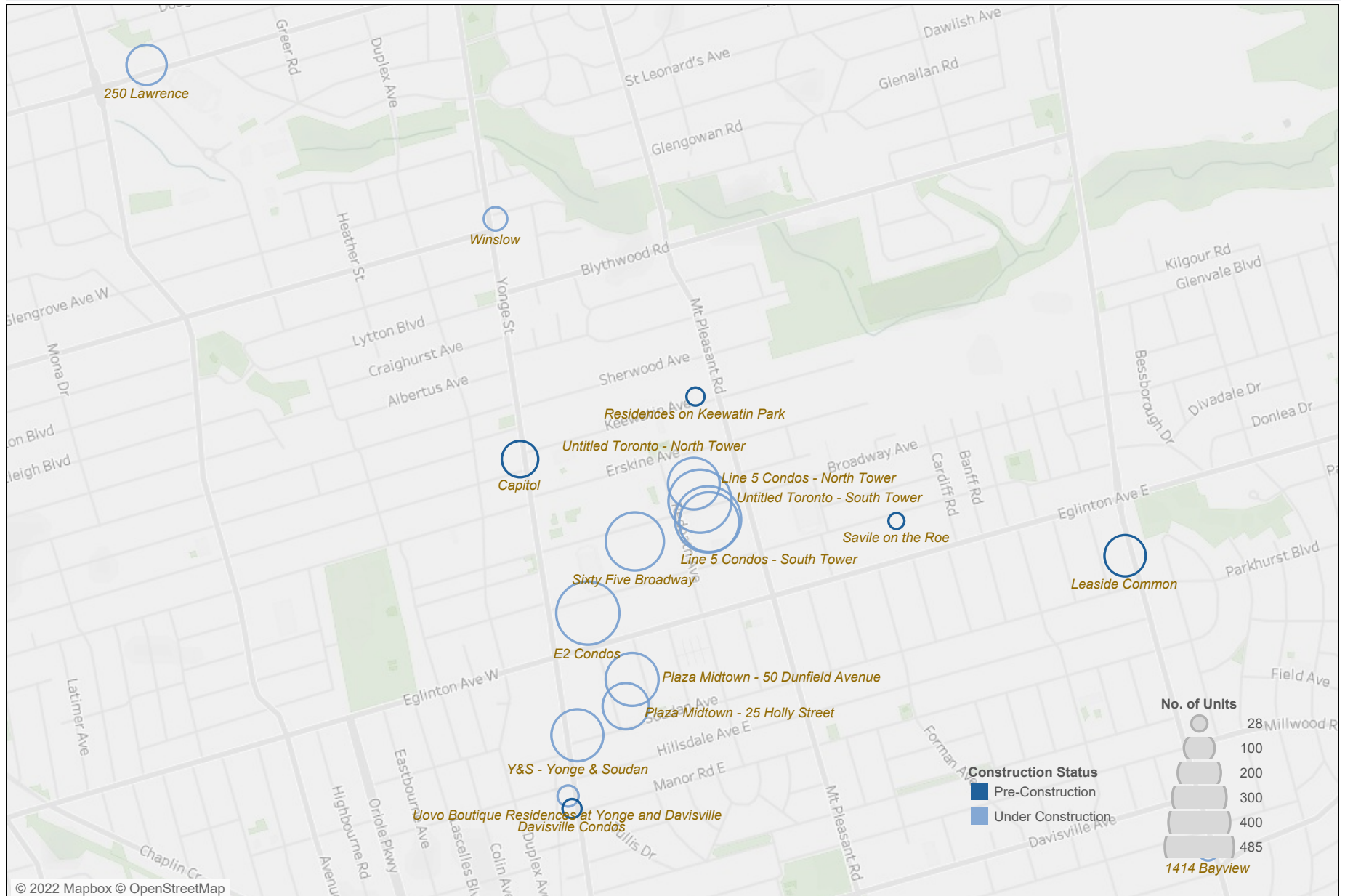


Post Launch Absorption: North Toronto



North Toronto Submarket Report - April 2022

Current Active Projects



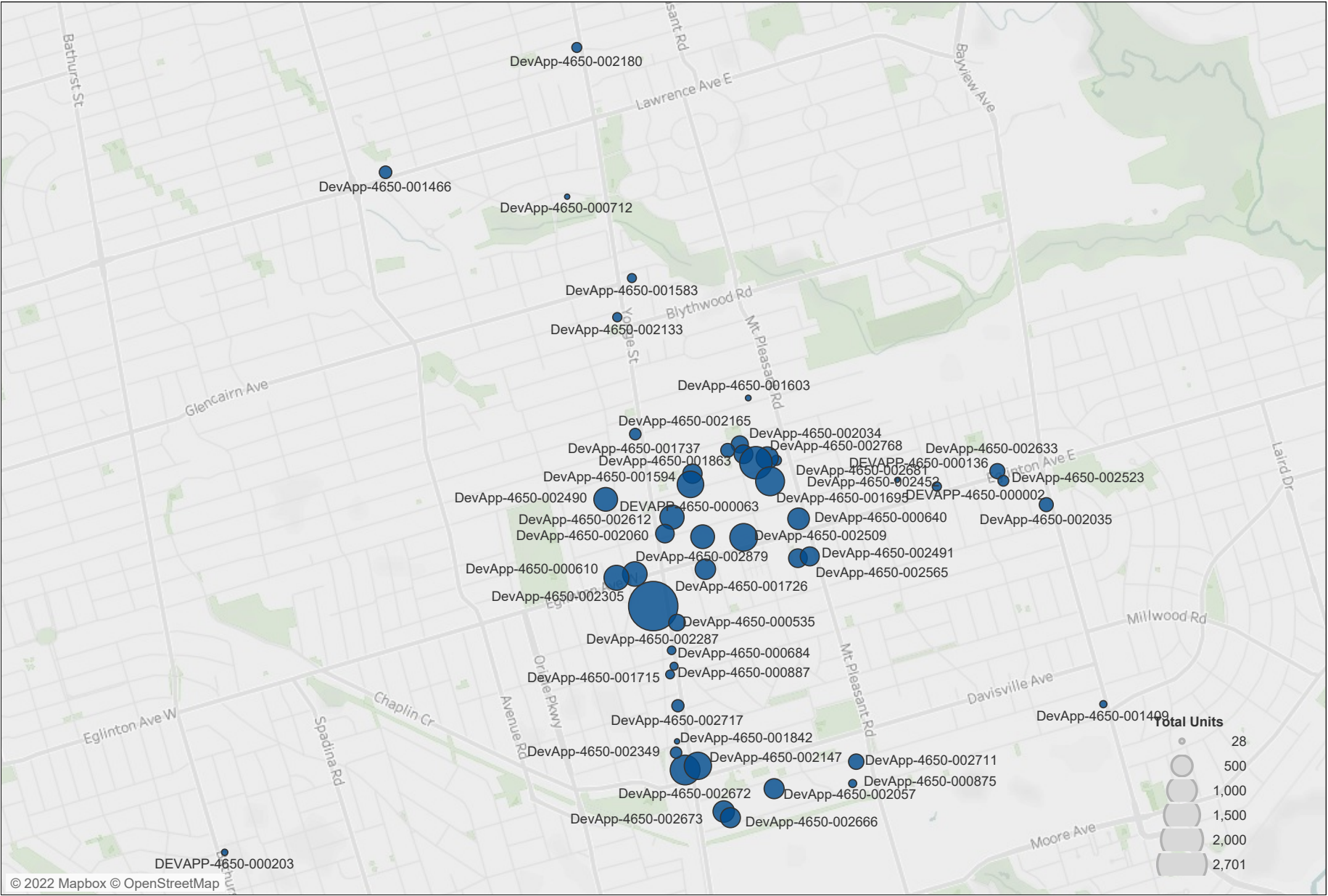
North Toronto Submarket Report - April 2022

Current Active Project List

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..
250 Lawrence - Graywood Developments	Apartment	April 2023	0	4	8	178	\$1,280	\$1,563
1414 Bayview - Gairloch	Apartment	June 2024	0	0	9	44	\$1,470	\$1,767
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	1	46	43	146	\$1,395	\$1,516
Davisville Condos - Rockport Group	Apartment	September 2024	0	0	0	40	\$1,393	\$1,313
E2 Condos - Metropia and Capital Developments	Apartment	September 2022	0	1	6	440	\$928	\$1,518
Leaside Common - Gairloch and Harlo Capital	Apartment	February 2025	0	35	47	188	\$1,309	\$1,666
Line 5 Condos - North Tower - Reserve Properties and Westd..	Apartment	March 2024	0	4	1	485	\$991	\$1,586
Line 5 Condos - South Tower - Reserve Properties and West..	Apartment	January 2024	0	1	2	393	\$1,017	\$1,685
Plaza Midtown - 25 Holly Street - Plaza	Apartment	September 2022	3	18	10	236	\$731	\$1,402
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	September 2022	2	25	18	309	\$715	\$1,484
Residences on Keewatin Park - Freed Developments Ltd.	Apartment	January 2024	11	11	4	36	\$1,442	\$1,623
Savile on the Roe - Tiffany Park Homes and Block Developm..	Stacked	August 2024	0	7	6	28	\$1,260	\$1,470
Sixty Five Broadway - Times Group Corporation	Apartment	October 2024	0	13	95	373	\$1,134	\$1,464
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	April 2024	0	3	21	295	\$1,201	\$1,501
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	April 2024	0	18	7	440	\$1,193	\$1,500
Uovo Boutique Residences at Yonge and Davisville - 2114 Y..	Apartment	August 2023	0	0	0	49	\$1,143	\$1,236
Winslow - Devron	Apartment	September 2022	0	0	11	61	\$1,469	\$1,785
Y&S - Yonge & Soudan - Tribute Communities and TENBlock..	Apartment	January 2024	0	10	22	298	\$1,115	\$1,526

North Toronto Submarket Report - April 2022

Current Development Applications



North Toronto Submarket Report - April 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DEVAPP-4650-000002	492 Eglinton Avenue East	2.0	92
DEVAPP-4650-000063	55 - 65 Broadway Avenue	2.0	778
DEVAPP-4650-000136	413 - 435 Roehampton Avenue	0.6	28
DEVAPP-4650-000203	1677 - 1679 Bathurst Street; 73 - 75 Elderwood Drive	1.0	45
DevApp-4650-000535	2161 Yonge Street	5.0	304
DevApp-4650-000610	50-90 Eglinton Avenue West, 17-19 Henning Avenue	2.0	688
DevApp-4650-000640	808 Mount Pleasant	5.0	516
DevApp-4650-000684	2128 Yonge Street	3.0	80
DevApp-4650-000712	41 Chatsworth Drive	0.3	30
DevApp-4650-000875	276 Merton Street	3.0	71
DevApp-4650-000887	2100 Yonge Street	3.0	85
DevApp-4650-001409	1410 Bayview Avenue	4.0	57
DevApp-4650-001466	250 Lawrence Avenue West	2.3	173
DevApp-4650-001583	2779 Yonge Street	5.0	89
DevApp-4650-001594	44 Broadway Avenue	6.8	412
DevApp-4650-001603	214 Keewatin Avenue	1.4	36
DevApp-4650-001695	117 Broadway Avenue	10.7	923
DevApp-4650-001715	2112 Yonge Street	7.6	70
DevApp-4650-001726	55 Eglinton Avenue East	26.8	461
DevApp-4650-001737	2500 Yonge Street	6.4	146
DevApp-4650-001842	24 Imperial Street	4.7	30
DevApp-4650-001863	100 Broadway Avenue	9.1	1,163
DevApp-4650-002034	241 Redpath Avenue	16.5	387
DevApp-4650-002035	1718 Bayview Avenue	4.2	216
DevApp-4650-002057	155 Balliol Street	5.4	442
DevApp-4650-002060	2323 Yonge Street	15.6	379
DevApp-4650-002133	2674 Yonge Street	4.4	93
DevApp-4650-002147	1913 Yonge Street	11.1	821
DevApp-4650-002165	109 Erskine Avenue	8.2	211
DevApp-4650-002180	3180-3182 Yonge Street	6.3	109
DevApp-4650-002287	2180 Yonge Street	7.4	2,701
DevApp-4650-002305	36 Eglinton Avenue West	32.3	663
DevApp-4650-002349	25 Imperial Street	9.8	144
DevApp-4650-002452	124 Broadway Avenue	10.0	545
DevApp-4650-002490	500 Duplex Avenue	6.5	621
DevApp-4650-002491	758 Mount Pleasant Road	12.4	398
DevApp-4650-002509	150 Eglinton Avenue East	14.8	845
DevApp-4650-002523	537 Eglinton Avenue East	13.6	128
DevApp-4650-002565	61 Brownlow Avenue	15.0	384
DevApp-4650-002612	2345 Yonge Street	14.2	648
DevApp-4650-002633	586 Eglinton Avenue East	13.1	249
DevApp-4650-002666	50 Merton Street	11.8	443
DevApp-4650-002672	1910 Yonge Street		982
DevApp-4650-002673	45 Balliol Street	5.4	507
DevApp-4650-002681	136 Broadway Avenue	5.1	111
DevApp-4650-002711	289 Balliol Street	14.1	260
DevApp-4650-002717	2010 Yonge Street	7.8	164
DevApp-4650-002768	133 Erskine Avenue	15.3	322
DevApp-4650-002879	77 Roehampton Avenue	13.2	623

North Toronto Submarket Report - April 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	25	18	5,018	295	\$2,546	1,467	\$3,734,949	13,720
Central Waterfront	6	9	4,153	551	\$1,615	1,128	\$1,821,772	17,005
Don Mills - York Mills	134	14	3,802	209	\$1,117	1,076	\$1,201,845	16,547
Downtown Core	63	9	4,937	500	\$2,044	913	\$1,866,757	23,837
Downtown East	425	17	5,794	623	\$1,453	776	\$1,128,195	21,563
Downtown West	14	23	7,322	606	\$1,584	1,032	\$1,634,266	19,692
Etobicoke Waterfront	4	1	522	3	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	3	5	1,199	25	\$1,100	1,310	\$1,440,856	17,735
Mississauga City Centre	32	9	4,306	470	\$1,224	663	\$811,116	206
North Toronto	17	18	3,729	310	\$1,547	1,061	\$1,641,329	28,648
North Yonge Corridor	4	6	1,776	77	\$1,597	910	\$1,452,551	116,845
North York East	0	1	497	0	.	.	.	18,119
North York West	2	7	546	491	\$1,330	892	\$1,186,578	14,304
Not Applicable	1,709	133	23,427	2,747	\$1,120	836	\$935,809	11,047
Scarborough City Centre								19,673
Sheppard Corridor	290	10	1,841	311	\$1,444	792	\$1,143,585	24,576
Thornhill	14	2	389	50	\$1,237	1,441	\$1,781,878	4,692
Toronto East	285	10	1,410	162	\$1,214	798	\$968,240	
Toronto West	19	19	3,732	407	\$1,297	946	\$1,226,903	
Yonge - St. Clair	28	7	807	99	\$2,053	1,540	\$3,161,457	