

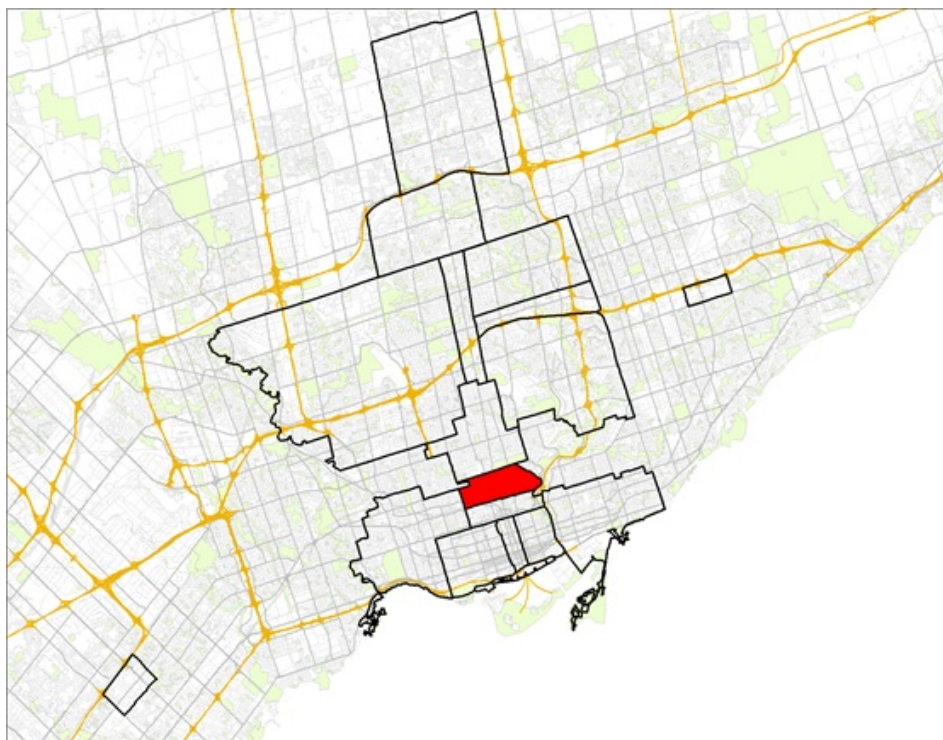


Greater Toronto Area  
Yonge - St. Clair

New Homes High Rise Submarket Report  
Data as of April 2022



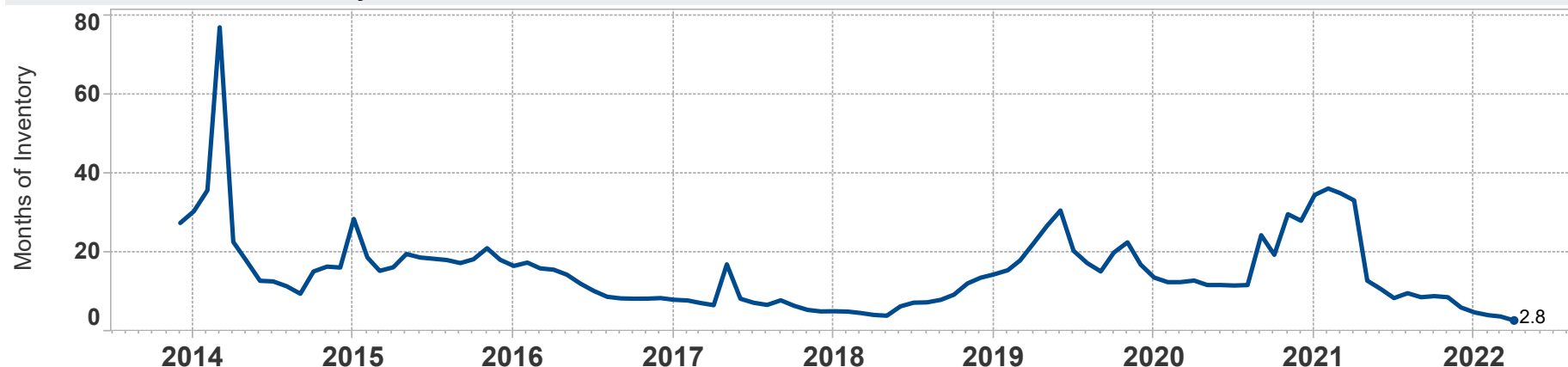
## Yonge - St. Clair Submarket Report - April 2022



| Yonge - St. Clair                             |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Distinct count of Site Name                   | 7           | 318         |
| No. of Units                                  | 906         | 83,143      |
| Total Sales                                   | 807         | 75,207      |
| Act Inv                                       | 99          | 7,936       |
| Avg. \$/sf                                    | \$2,053     | \$1,450     |
| Avg. Project \$/SF                            | \$1,799     | \$1,256     |
| Avg. SF                                       | 1,540       | 921         |
| Avg. \$                                       | \$3,161,457 | \$1,335,007 |
| Current Month Sales (incl. active & sold out) | 28          | 3,074       |

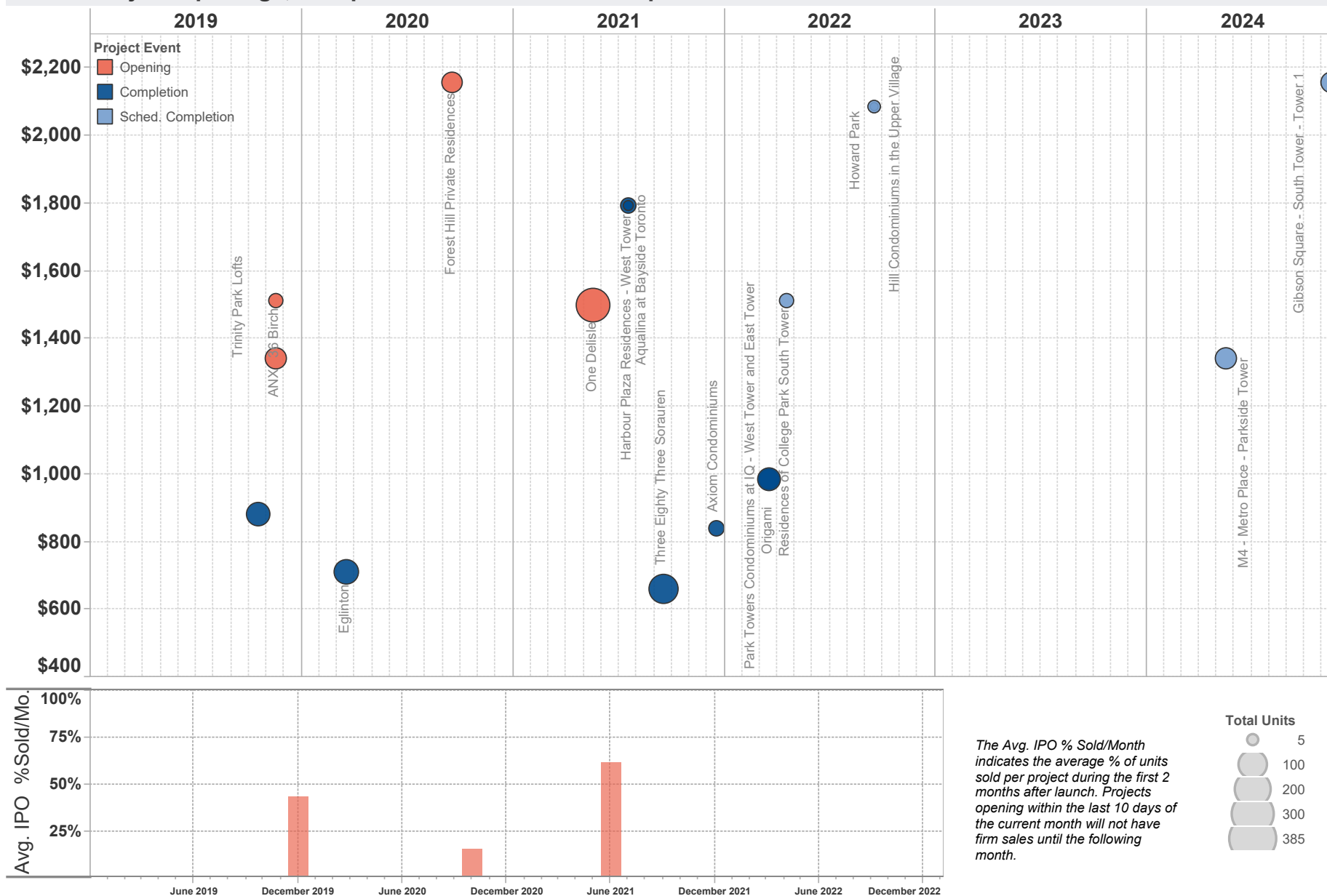
| Development Applications |       |                 |
|--------------------------|-------|-----------------|
| Yonge - St. Clair        |       | City of Toronto |
| Count of Address         | 20    | 678             |
| Total Units              | 4,692 | 376,440         |
| Min. Density             | 1.7   | 0.0             |
| Max. Density             | 26.3  | 620.0           |
| Avg. Density             | 8.3   | 7.9             |

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



# Yonge - St. Clair Submarket Report - April 2022

## Recent Project Openings, Completions & Scheduled Completions



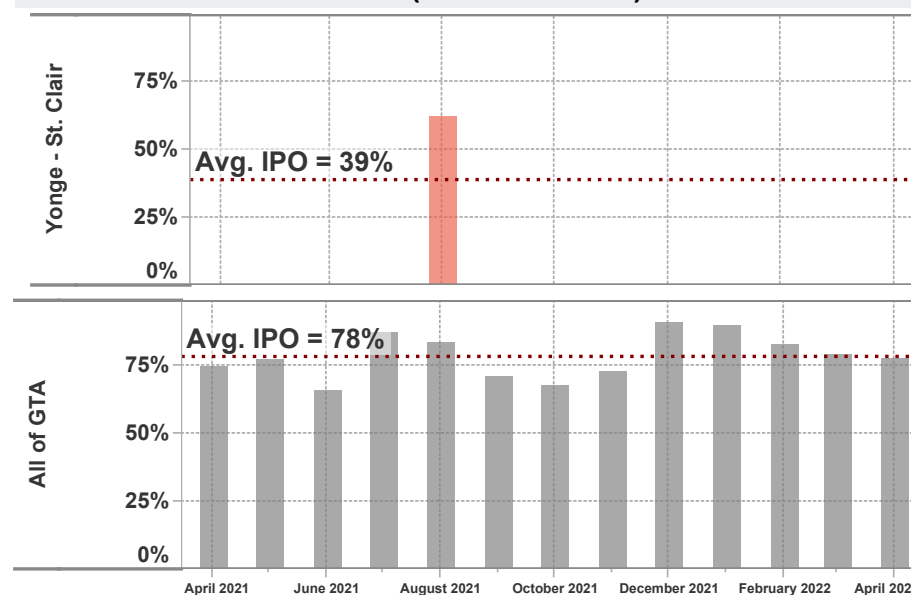
## Yonge - St. Clair Submarket Report - April 2022

### Project Data by Unit Type

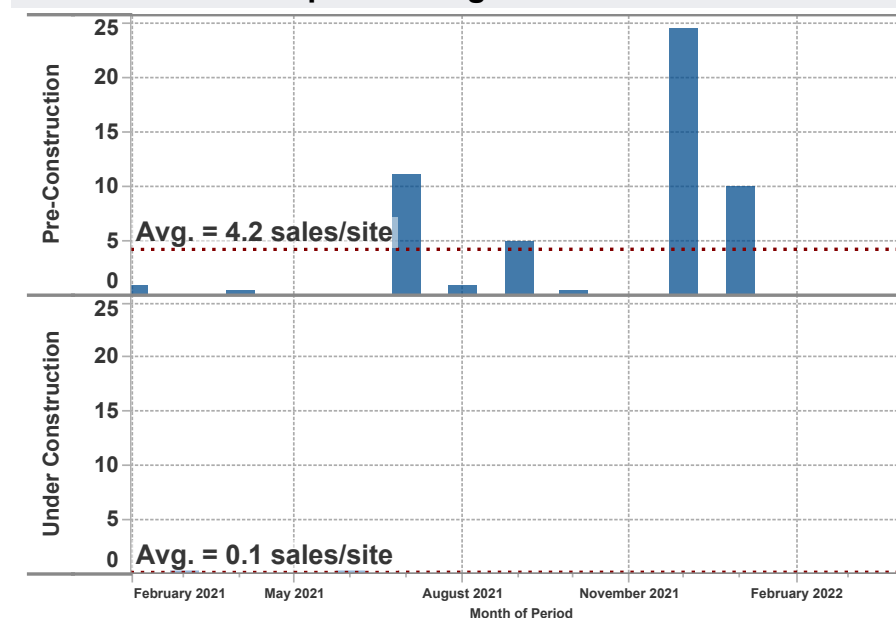
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 10           | 0                   | 10          | 0       |
| 1 Bedroom       | 166          | 2                   | 147         | 19      |
| 1 Bedroom + Den | 218          | 0                   | 215         | 3       |
| 2 Bedroom       | 243          | 2                   | 212         | 31      |
| 2 Bedroom + Den | 137          | 3                   | 130         | 7       |
| 3 Bedroom & Up  | 86           | 21                  | 49          | 37      |
| Penthouse       | 44           | 0                   | 43          | 1       |
| Other           | 2            | 0                   | 1           | 1       |

| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,868    | 476             | 1,980            | \$789,900        | \$2,550,000       |
| \$2,538    | 614             | 686              | \$1,598,900      | \$1,699,900       |
| \$1,990    | 701             | 1,842            | \$1,046,900      | \$4,100,000       |
| \$1,472    | 1,275           | 2,832            | \$1,550,000      | \$4,100,000       |
| \$2,292    | 943             | 3,186            | \$1,599,900      | \$11,959,900      |
| \$1,772    | 1,975           | 1,975            | \$3,500,000      | \$3,500,000       |
| \$1,509    | 3,576           | 3,576            | \$5,395,000      | \$5,395,000       |

### IPO Launch Performance (first 2 months)

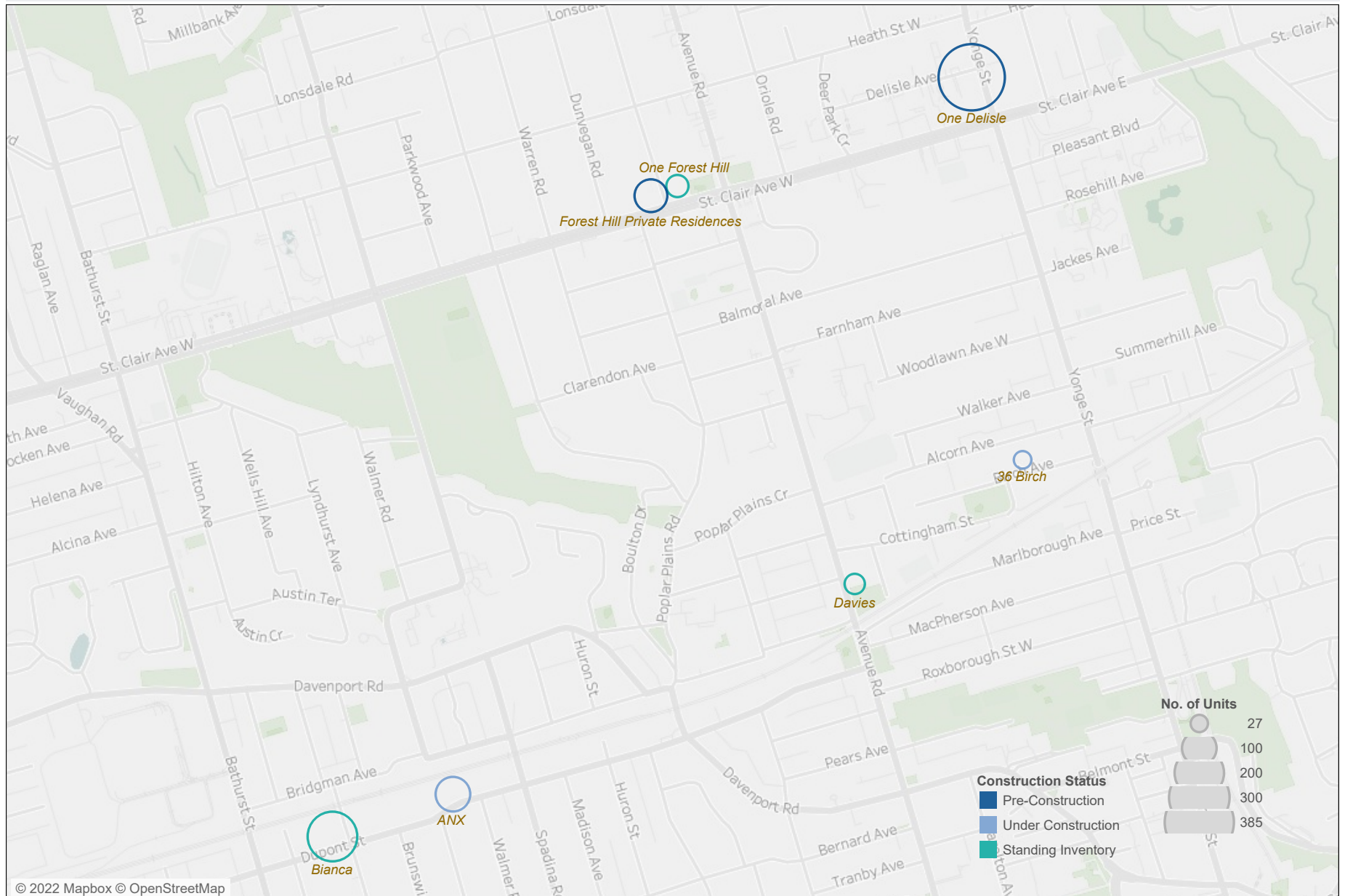


### Post Launch Absorption: Yonge - St. Clair



# Yonge - St. Clair Submarket Report - April 2022

## Current Active Projects



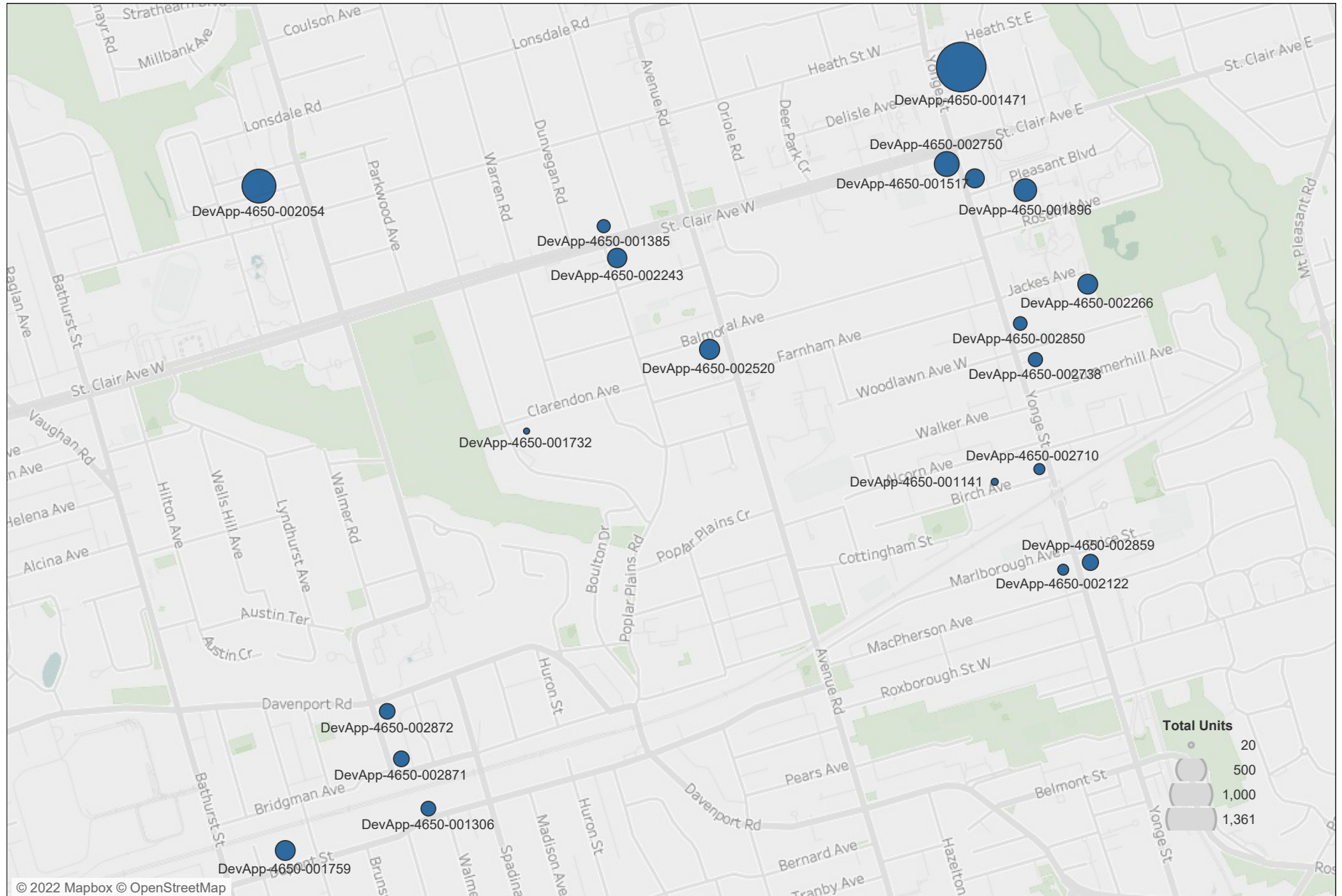
# Yonge - St. Clair Submarket Report - April 2022

## 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.. |
| 36 Birch - North Drive                               | Stacked      | August 2022             | 6                   | 6   | 7       | 27           | \$1,513             | \$1,529                        |
| ANX - Freed Developments Ltd.                        | Apartment    | May 2024                | 0                   | 1   | 28      | 105          | \$1,342             | \$1,778                        |
| Bianca - Tridel                                      | Apartment    | March 2022              | 0                   | 1   | 4       | 216          | \$985               | \$1,043                        |
| Davies - Brandy Lane Homes                           | Apartment    | December 2021           | 0                   | 1   | 6       | 36           | \$840               | \$1,644                        |
| Forest Hill Private Residences - Altree Developments | Apartment    | November 2024           | 0                   | 20  | 38      | 94           | \$2,158             | \$2,210                        |
| One Delisle - Slate Asset Management                 | Apartment    | June 2026               | 19                  | 43  | 15      | 385          | \$1,500             | \$2,878                        |
| One Forest Hill - North Drive                        | Apartment    | July 2021               | 3                   | 3   | 1       | 43           | \$1,794             | \$1,509                        |

# Yonge - St. Clair Submarket Report - April 2022

## Current Development Applications



# Yonge - St. Clair Submarket Report - April 2022

## Current Development Application List

| inventorynumber    | Address                                | Min. Density | Total Units |
|--------------------|----------------------------------------|--------------|-------------|
| DevApp-4650-001141 | 26 Birch Avenue                        | 2.6          | 27          |
| DevApp-4650-001306 | 328 Dupont Street                      | 5.2          | 118         |
| DevApp-4650-001385 | 202 St. Clair Avenue West              | 4.6          | 94          |
| DevApp-4650-001471 | 22 St. Clair Avenue East               | 9.3          | 1,361       |
| DevApp-4650-001517 | 1421 Yonge Street                      | 12.6         | 198         |
| DevApp-4650-001732 | 77 Clarendon Avenue                    | 1.7          | 20          |
| DevApp-4650-001759 | 275 Albany Avenue                      | 4.0          | 216         |
| DevApp-4650-001896 | 29 Pleasant Boulevard                  | 12.8         | 281         |
| DevApp-4650-002054 | 63 Montclair Avenue                    | 11.3         | 634         |
| DevApp-4650-002122 | 1140 Yonge Street                      | 6.1          | 66          |
| DevApp-4650-002243 | 175 St. Clair Avenue West              | 7.2          | 206         |
| DevApp-4650-002266 | 49 Jackes Avenue                       | 12.5         | 217         |
| DevApp-4650-002520 | 438 Avenue Road                        | 8.9          | 223         |
| DevApp-4650-002710 | 1196 Yonge Street                      | 9.8          | 67          |
| DevApp-4650-002738 | 1233 Yonge Street                      | 5.9          | 110         |
| DevApp-4650-002750 | 1 St Clair Avenue West                 | 26.3         | 340         |
| DevApp-4650-002850 | 1303 Yonge Street                      | 6.4          | 102         |
| DevApp-4650-002859 | 1087 Yonge Street                      | 9.6          | 143         |
| DevApp-4650-002871 | 500 MacPherson Avenue (South Building) | 4.9          | 135         |
| DevApp-4650-002872 | 555 Davenport Road                     | 4.8          | 134         |

# Yonge - St. Clair 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 |             |

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