

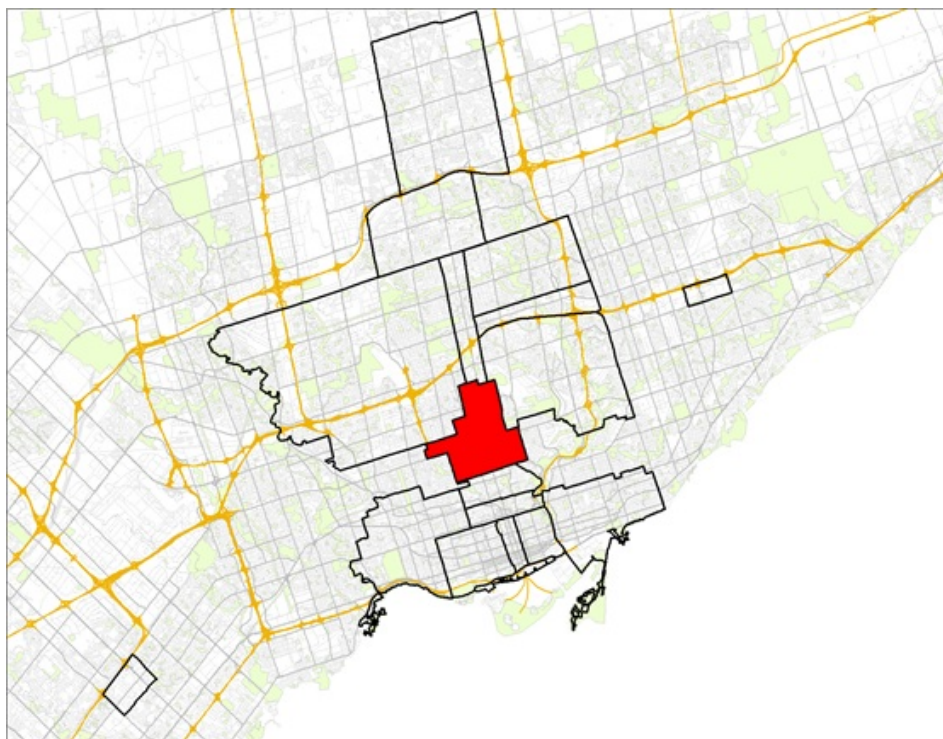


Greater Toronto Area  
North Toronto

New Homes High Rise Submarket Report  
Data as of December 2021



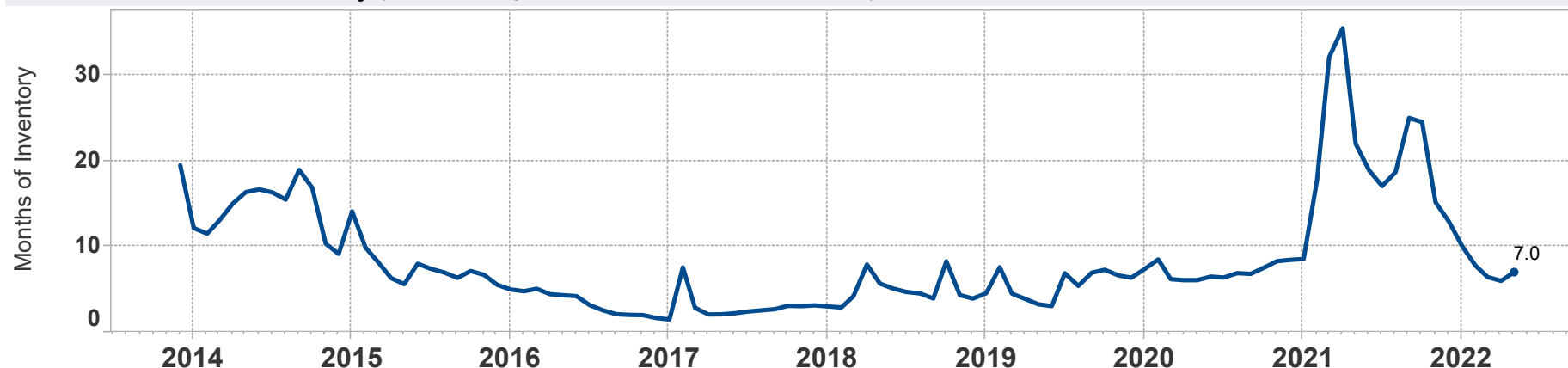
# North Toronto Submarket Report - May 2022



| North Toronto                                 |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Distinct count of Site Name                   | 18          | 315         |
| No. of Units                                  | 4,046       | 82,362      |
| Total Sales                                   | 3,733       | 74,312      |
| Act Inv                                       | 313         | 8,050       |
| Avg. \$/sf                                    | \$1,541     | \$1,430     |
| Avg. Project \$/SF                            | \$1,532     | \$1,270     |
| Avg. SF                                       | 1,059       | 908         |
| Avg. \$                                       | \$1,631,045 | \$1,299,422 |
| Current Month Sales (incl. active & sold out) | 3           | 2,058       |

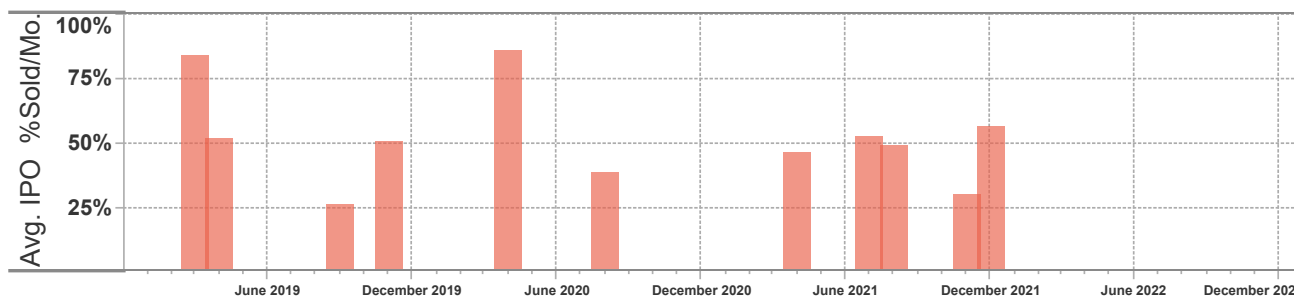
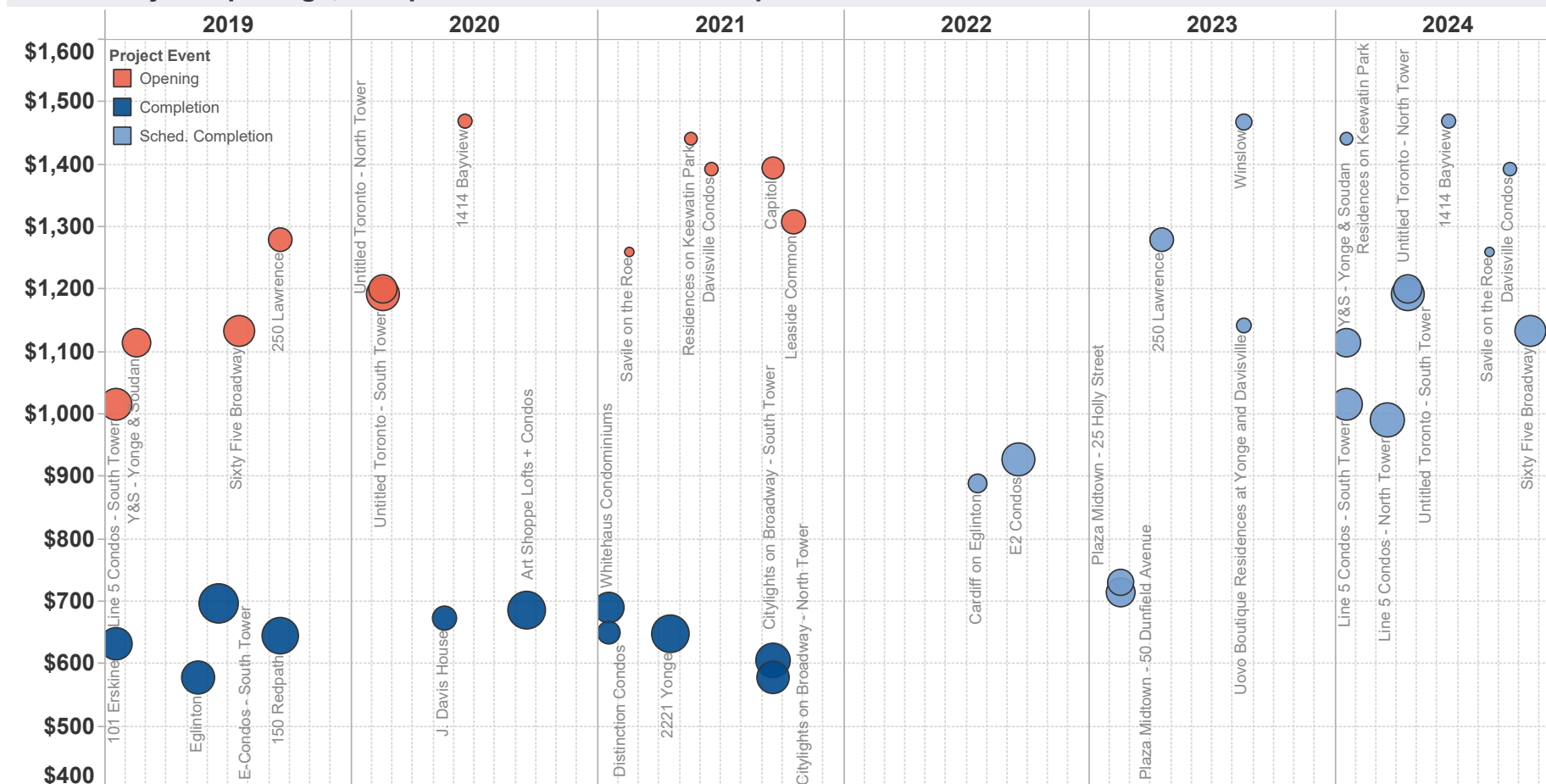
| Development Applications |        |                 |
|--------------------------|--------|-----------------|
| North Toronto            |        | City of Toronto |
| Count of Address         | 50     | 687             |
| Total Units              | 20,063 | 373,850         |
| Min. Density             | 0.3    | 0.0             |
| Max. Density             | 32.3   | 61.7            |
| Avg. Density             | 8.4    | 7.2             |

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

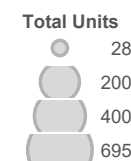


# North Toronto Submarket Report - May 2022

## 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.



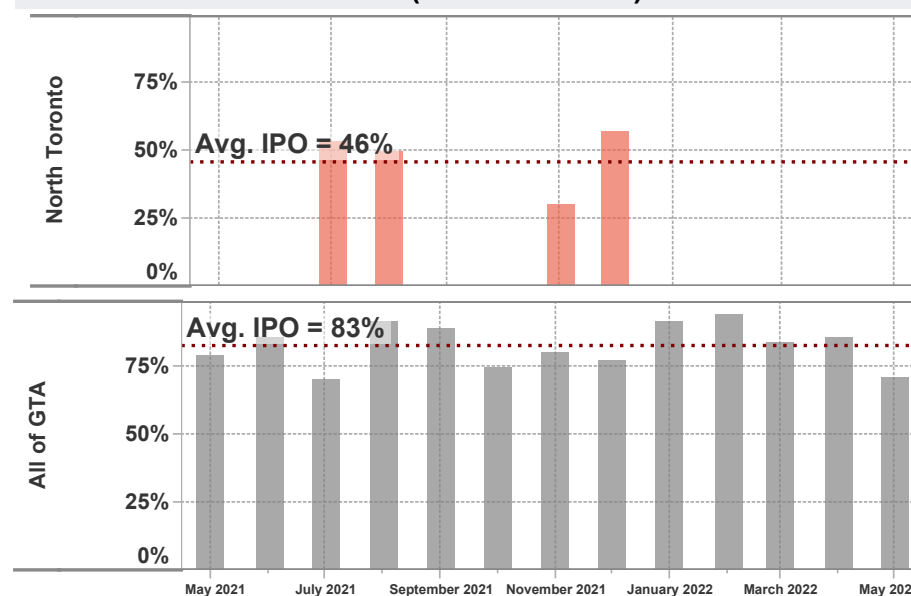
# North Toronto Submarket Report - May 2022

## Project Data by Unit Type

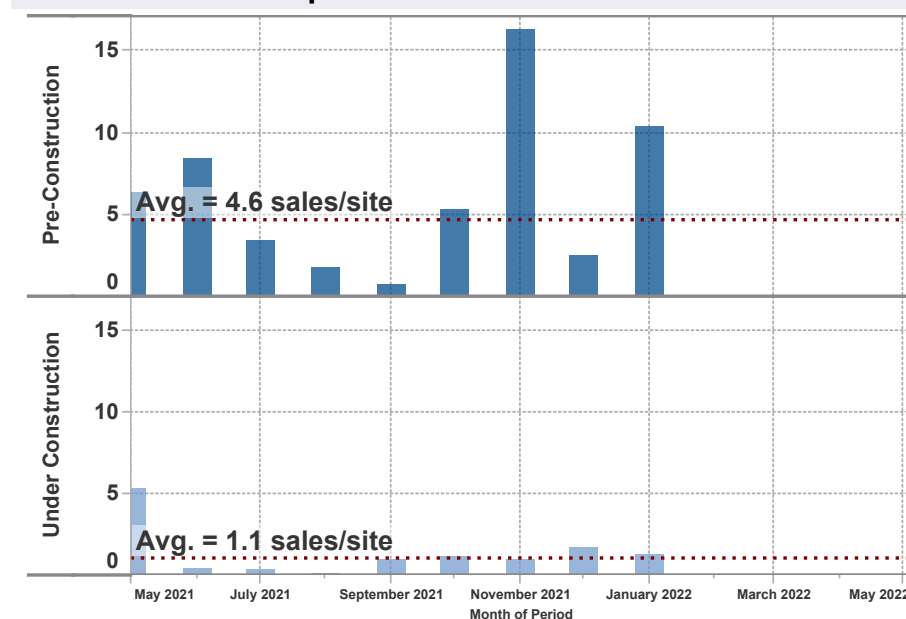
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 270          | 0                   | 270         | 0       |
| 1 Bedroom       | 759          | 1                   | 733         | 26      |
| 1 Bedroom + Den | 1,039        | 0                   | 1,004       | 35      |
| 2 Bedroom       | 1,205        | 1                   | 1,140       | 65      |
| 2 Bedroom + Den | 221          | 0                   | 172         | 49      |
| 3 Bedroom & Up  | 456          | 0                   | 359         | 97      |
| Penthouse       | 52           | 1                   | 25          | 27      |
| Other           | 36           | 0                   | 23          | 13      |

| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,512    | 474             | 680              | \$809,900        | \$1,008,900       |
| \$1,491    | 535             | 760              | \$823,990        | \$1,090,000       |
| \$1,666    | 708             | 2,677            | \$1,139,900      | \$5,850,000       |
| \$1,416    | 810             | 1,730            | \$1,199,990      | \$2,509,900       |
| \$1,518    | 825             | 2,285            | \$1,107,000      | \$4,980,000       |
| \$1,714    | 291             | 2,165            | \$533,900        | \$4,199,900       |
| \$1,395    | 1,111           | 2,223            | \$1,686,900      | \$3,599,900       |

## IPO Launch Performance (first 2 months)

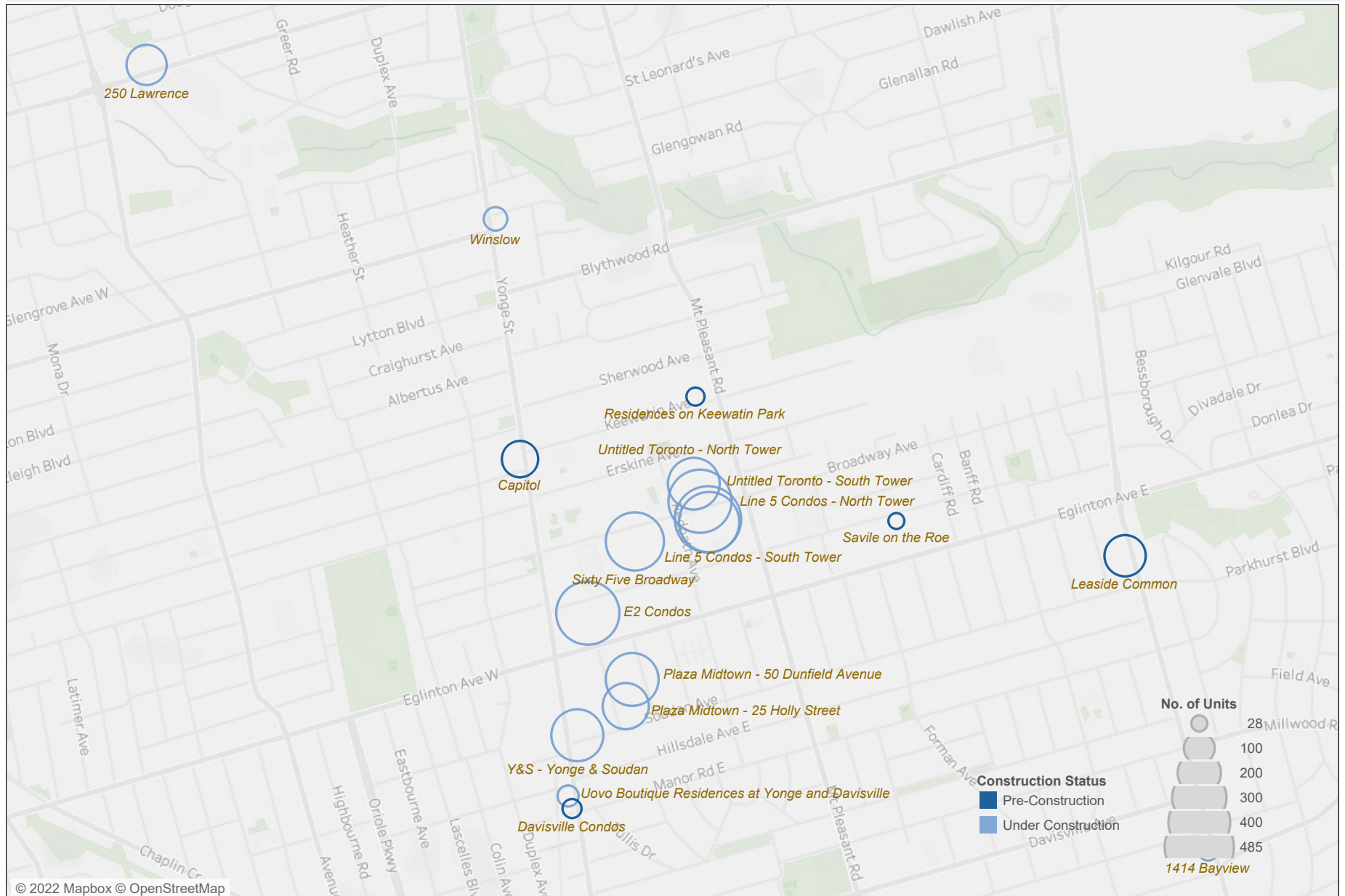


## Post Launch Absorption: North Toronto



# North Toronto Submarket Report - May 2022

## Current Active Projects



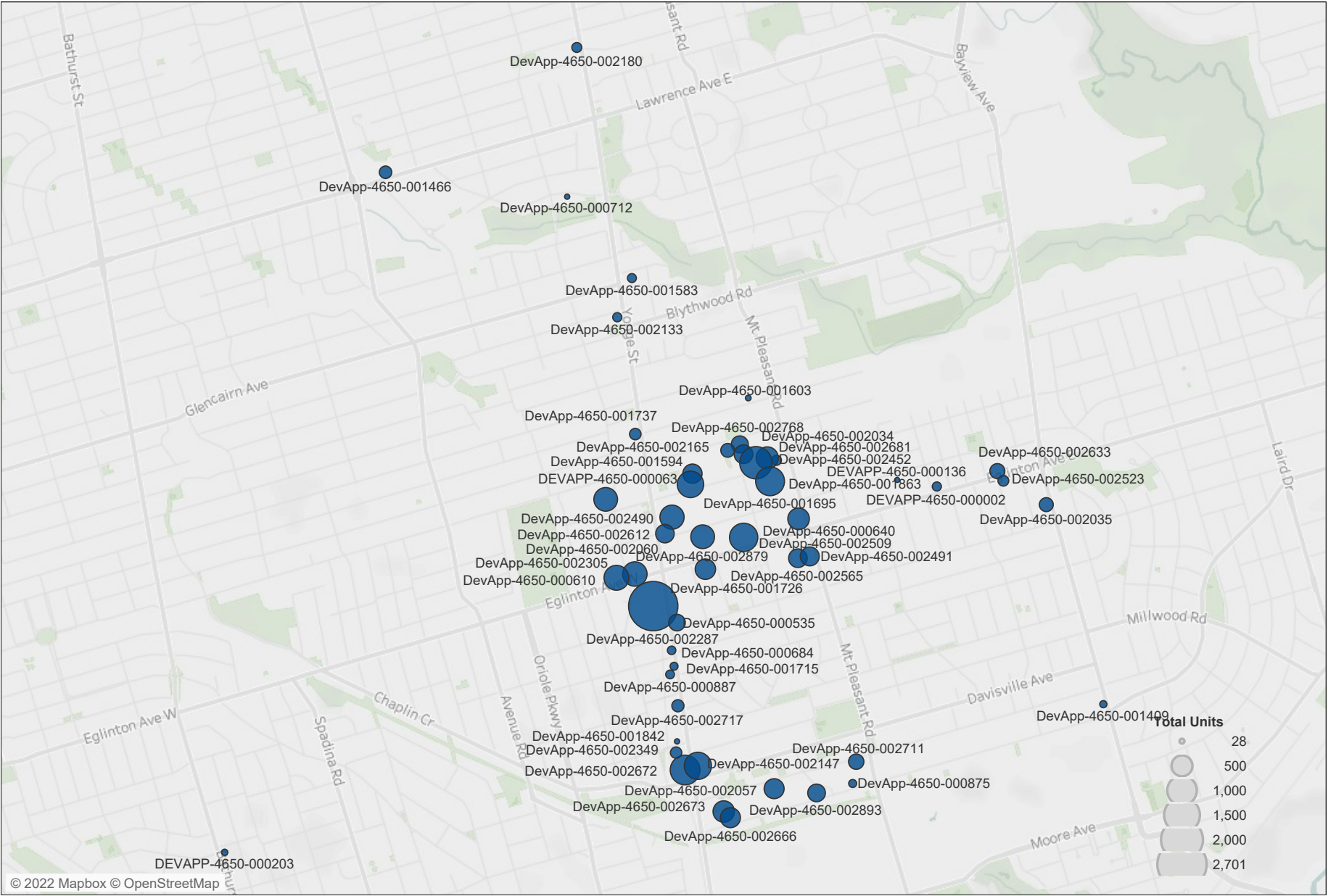
# North Toronto Submarket Report - May 2022

## 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.. |
|---------------------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|--------------------------------|
| 250 Lawrence - Graywood Developments                          | Apartment    | April 2023              | 0                   | 4   | 8       | 178          | \$1,280             | \$1,563                        |
| 1414 Bayview - Gairloch                                       | Apartment    | June 2024               | 0                   | 0   | 10      | 44           | \$1,470             | \$1,767                        |
| Capitol - Madison Group and Westdale Properties               | Apartment    | July 2025               | 0                   | 46  | 43      | 146          | \$1,395             | \$1,458                        |
| 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                   | 3   | 4       | 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 West..   | Apartment    | March 2024              | 0                   | 4   | 1       | 485          | \$991               | \$1,605                        |
| Line 5 Condos - South Tower - Reserve Properties and West..   | Apartment    | January 2024            | 2                   | 3   | 7       | 400          | \$1,017             | \$1,729                        |
| Plaza Midtown - 25 Holly Street - Plaza                       | Apartment    | February 2023           | 0                   | 18  | 10      | 236          | \$731               | \$1,402                        |
| Plaza Midtown - 50 Dunfield Avenue - Plaza                    | Apartment    | February 2023           | 0                   | 25  | 18      | 309          | \$715               | \$1,484                        |
| Residences on Keewatin Park - Freed Developments Ltd.         | Apartment    | January 2024            | 0                   | 11  | 4       | 36           | \$1,442             | \$1,623                        |
| Savile on the Roe - Tiffany Park Homes and Block Developm..   | Stacked      | August 2024             | 1                   | 8   | 5       | 28           | \$1,260             | \$1,415                        |
| 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             | \$1,515                        |
| Uovo Boutique Residences at Yonge and Davisville - 2114 Y..   | Apartment    | August 2023             | 0                   | 0   | 0       | 49           | \$1,143             | \$1,236                        |
| Winslow - Devron                                              | Apartment    | August 2023             | 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 - May 2022

## Current Development Applications



# North Toronto Submarket Report - May 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                             | 14.9         | 889         |
| 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         |
| DevApp-4650-002893 | 214 Merton Street                                    | 15.3         | 346         |

# North Toronto Submarket Report - May 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       | 12                  | 18                      | 5,030                       | 283     | \$2,584    | 1,463   | \$3,781,888 | 13,750      |
| Central Waterfront      | 4                   | 9                       | 4,157                       | 547     | \$1,615    | 1,129   | \$1,823,523 | 17,435      |
| Don Mills - York Mills  | 35                  | 14                      | 3,837                       | 174     | \$1,122    | 1,134   | \$1,272,475 | 16,547      |
| Downtown Core           | 28                  | 9                       | 5,032                       | 405     | \$2,035    | 938     | \$1,909,854 | 23,883      |
| Downtown East           | 66                  | 17                      | 5,902                       | 427     | \$1,451    | 772     | \$1,120,144 | 21,496      |
| Downtown West           | 2                   | 23                      | 7,325                       | 603     | \$1,595    | 1,034   | \$1,649,032 | 19,449      |
| Etobicoke Waterfront    | 4                   | 1                       | 526                         | 2       | \$1,626    | 466     | \$757,900   | 8,231       |
| Highway7 - Yonge        | 0                   | 5                       | 1,199                       | 25      | \$1,111    | 1,310   | \$1,455,256 | 20,063      |
| Mississauga City Centre | 516                 | 8                       | 3,259                       | 197     | \$1,253    | 687     | \$860,873   | 17,735      |
| North Toronto           | 3                   | 18                      | 3,733                       | 313     | \$1,541    | 1,059   | \$1,631,045 | 206         |
| North Yonge Corridor    | 5                   | 6                       | 1,781                       | 72      | \$1,567    | 925     | \$1,450,206 | 28,646      |
| North York East         | 0                   | 1                       | 497                         | 0       | .          | .       | .           | 112,252     |
| North York West         | 276                 | 7                       | 819                         | 189     | \$1,445    | 1,320   | \$1,906,261 | 18,119      |
| Not Applicable          | 1,013               | 129                     | 22,815                      | 3,532   | \$1,112    | 790     | \$878,390   | 14,432      |
| Scarborough City Centre |                     |                         |                             |         |            |         |             | 9,720       |
| Sheppard Corridor       | 36                  | 10                      | 1,869                       | 279     | \$1,473    | 790     | \$1,164,250 | 27,354      |
| Thornhill               | 12                  | 2                       | 401                         | 38      | \$1,294    | 1,576   | \$2,039,368 | 4,532       |
| Toronto East            | 18                  | 11                      | 1,564                       | 161     | \$1,230    | 837     | \$1,029,329 |             |
| Toronto West            | 18                  | 20                      | 3,749                       | 714     | \$1,314    | 821     | \$1,079,215 |             |
| Yonge - St. Clair       | 10                  | 7                       | 817                         | 89      | \$2,092    | 1,558   | \$3,259,738 |             |

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