

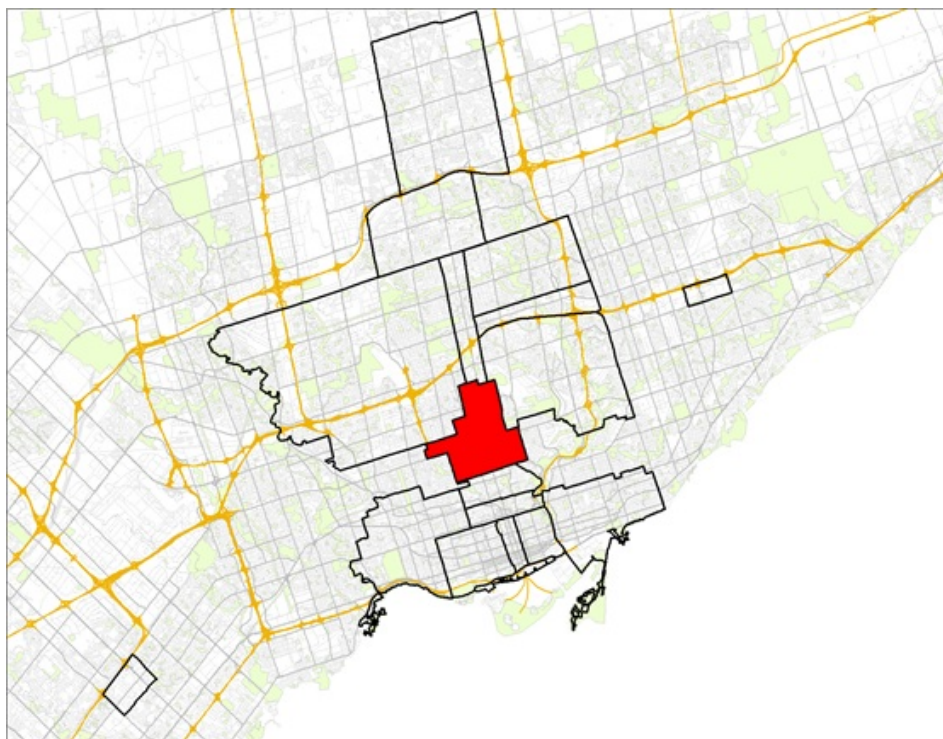


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of June 2022



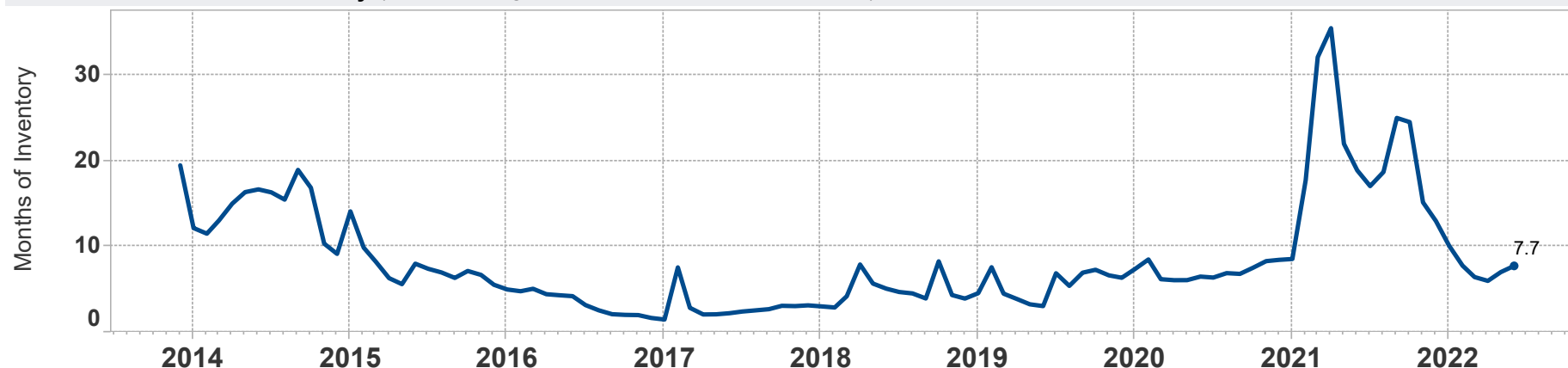
North Toronto Submarket Report - June 2022



North Toronto		GTA
Distinct count of Site Name	18	329
No. of Units	4,046	85,434
Total Sales	3,738	75,717
Act Inv	308	9,717
Avg. \$/sf	\$1,541	\$1,483
Avg. Project \$/SF	\$1,535	\$1,274
Avg. SF	1,060	865
Avg. \$	\$1,633,099	\$1,282,383
Current Month Sales (incl. active & sold out)	5	1,519

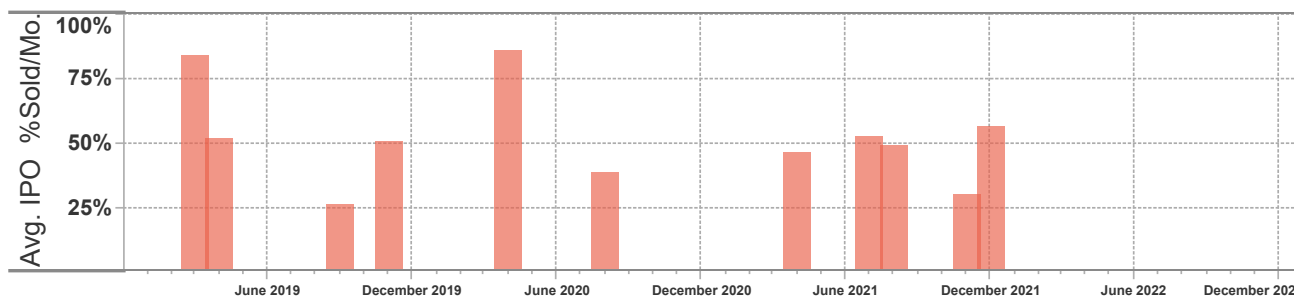
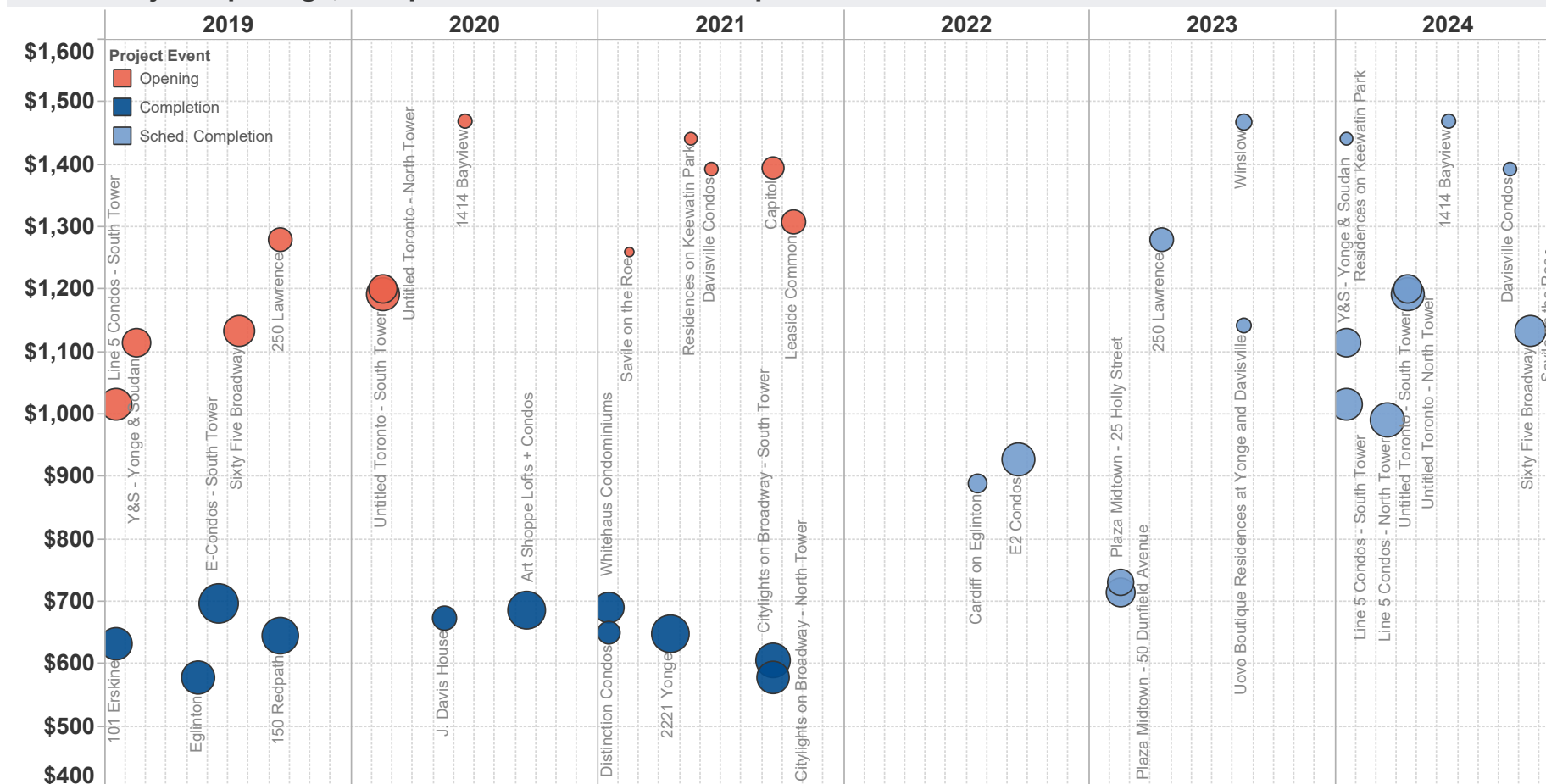
Development Applications		
North Toronto		City of Toronto
Count of Address	52	689
Total Units	20,848	373,016
Min. Density	0.3	0.0
Max. Density	32.3	61.7
Avg. Density	8.5	7.3

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

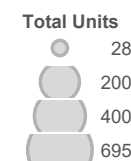


North Toronto Submarket Report - June 2022

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.



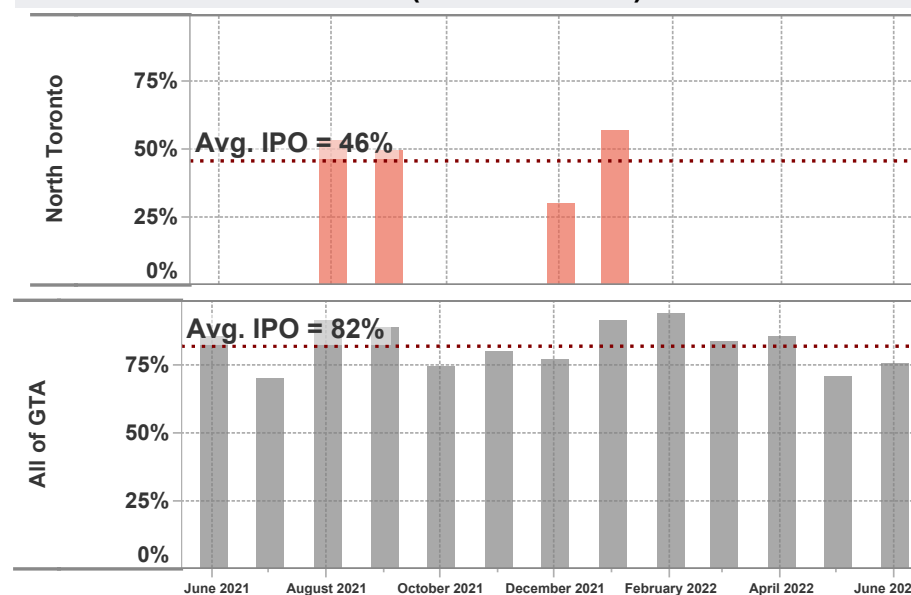
North Toronto Submarket Report - June 2022

Project Data by Unit Type

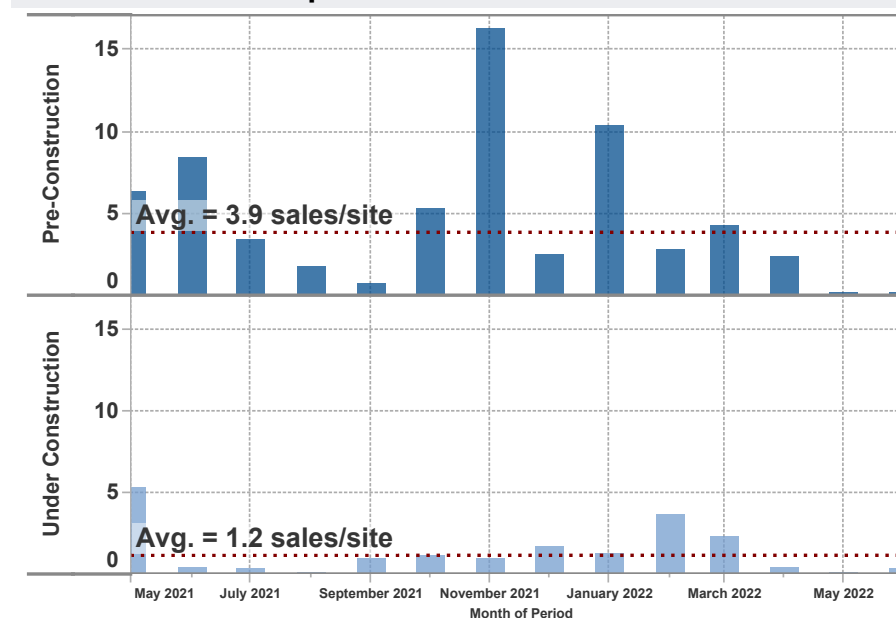
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	270	0	270	0
1 Bedroom	759	1	734	25
1 Bedroom + Den	1,039	0	1,004	35
2 Bedroom	1,205	1	1,141	64
2 Bedroom + Den	221	0	172	49
3 Bedroom & Up	456	3	362	94
Penthouse	52	0	25	27
Other	36	0	23	13

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,506	474	680	\$865,900	\$1,008,900
\$1,491	535	760	\$823,990	\$1,090,000
\$1,674	708	2,677	\$1,139,900	\$5,850,000
\$1,404	810	1,730	\$1,199,990	\$2,509,900
\$1,521	825	2,405	\$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)

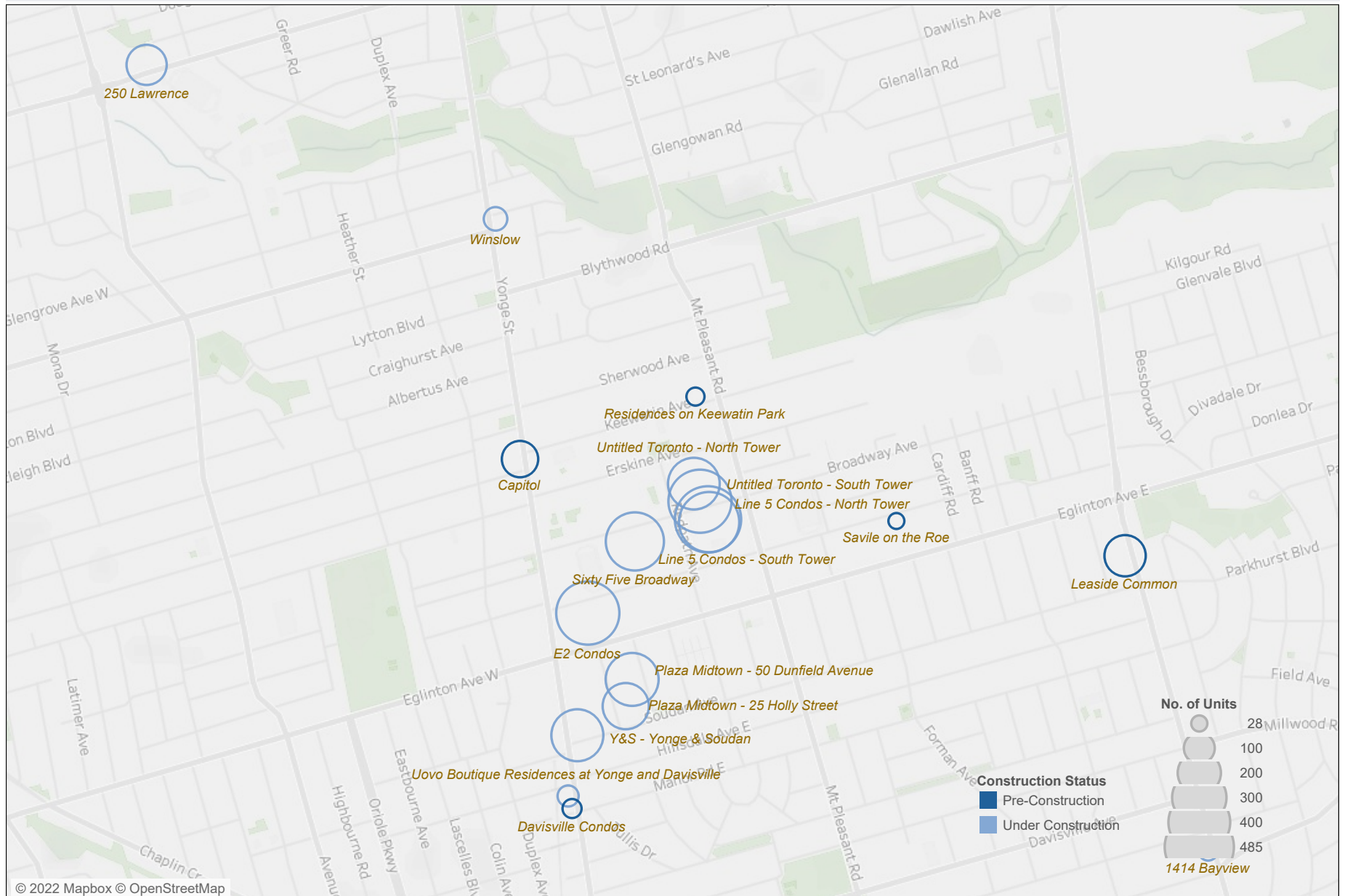


Post Launch Absorption: North Toronto



North Toronto Submarket Report - June 2022

Current Active Projects



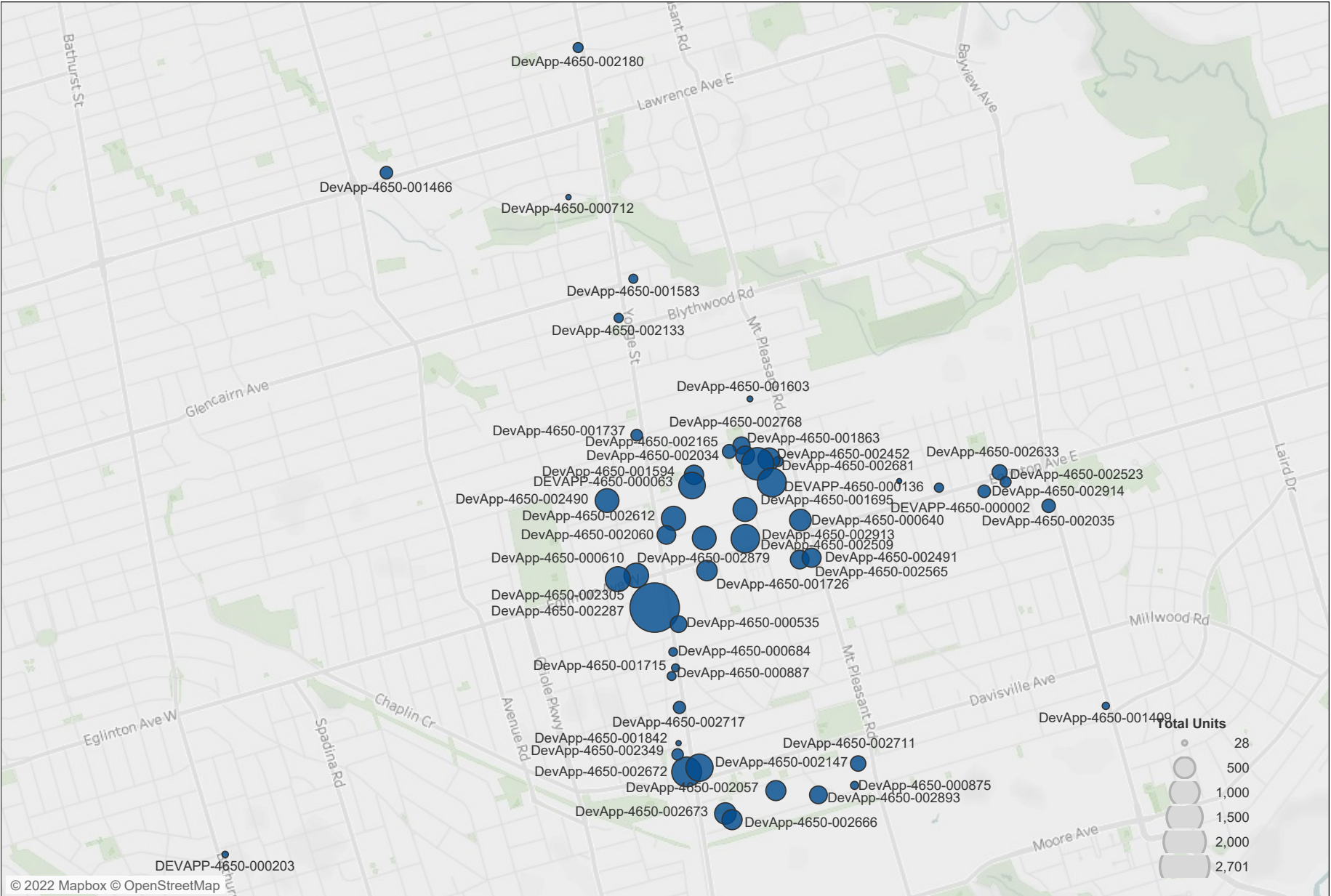
North Toronto Submarket Report - June 2022

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	\$1,445
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	1	4	6	400	\$1,017	\$1,731
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	November 2024	1	9	4	28	\$1,260	\$1,489
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	3	6	18	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 - June 2022

Current Development Applications



North Toronto Submarket Report - June 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	197
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
DevApp-4650-002913	170 Roehampton Avenue	15.3	630
DevApp-4650-002914	503 Eglinton Avenue East	6.6	174

North Toronto Submarket Report - June 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	0	18	5,030	283	\$2,596	1,463	\$3,799,146	14,868
Central Waterfront	0	9	4,160	544	\$1,617	1,124	\$1,817,044	13,435
Don Mills - York Mills	5	14	3,838	173	\$1,130	1,129	\$1,276,555	16,234
Downtown Core	58	9	5,090	347	\$1,940	919	\$1,781,764	25,772
Downtown East	145	19	6,047	1,217	\$1,551	656	\$1,016,607	21,095
Downtown West	107	25	7,434	1,327	\$1,748	879	\$1,535,799	19,927
Etobicoke Waterfront	4	1	530	1	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	1	5	1,200	24	\$1,111	1,310	\$1,454,833	17,726
Mississauga City Centre	64	8	3,323	133	\$1,242	708	\$878,899	206
North Toronto	5	18	3,738	308	\$1,541	1,060	\$1,633,099	28,806
North Yonge Corridor	1	6	1,782	71	\$1,567	931	\$1,458,562	112,168
North York East	0	1	497	0	.	.	.	18,119
North York West	9	7	828	180	\$1,447	1,345	\$1,944,902	13,740
Not Applicable	898	137	23,285	3,918	\$1,185	777	\$920,096	9,720
Scarborough City Centre								20,848
Sheppard Corridor	23	11	2,209	296	\$1,415	831	\$1,175,761	27,591
Thornhill	9	2	410	29	\$1,367	1,700	\$2,323,017	4,530
Toronto East	9	11	1,571	156	\$1,224	849	\$1,039,096	
Toronto West	180	21	3,927	622	\$1,314	850	\$1,117,609	
Yonge - St. Clair	1	7	818	88	\$2,100	1,562	\$3,279,167	

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