

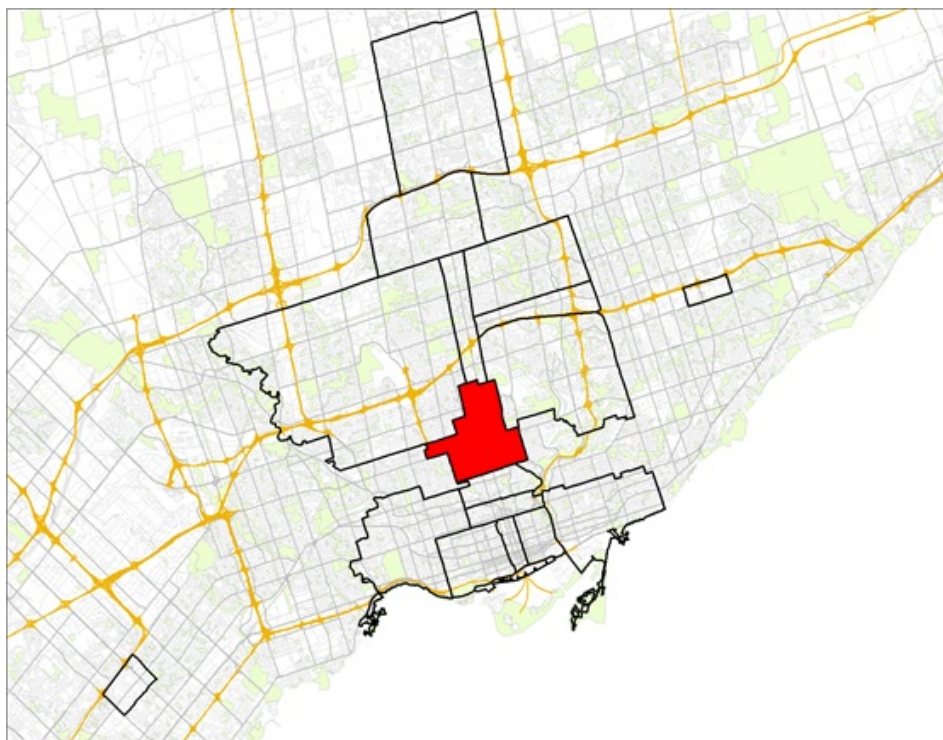


Greater Toronto Area  
North Toronto

New Homes High Rise Submarket Report  
Data as of July 2022



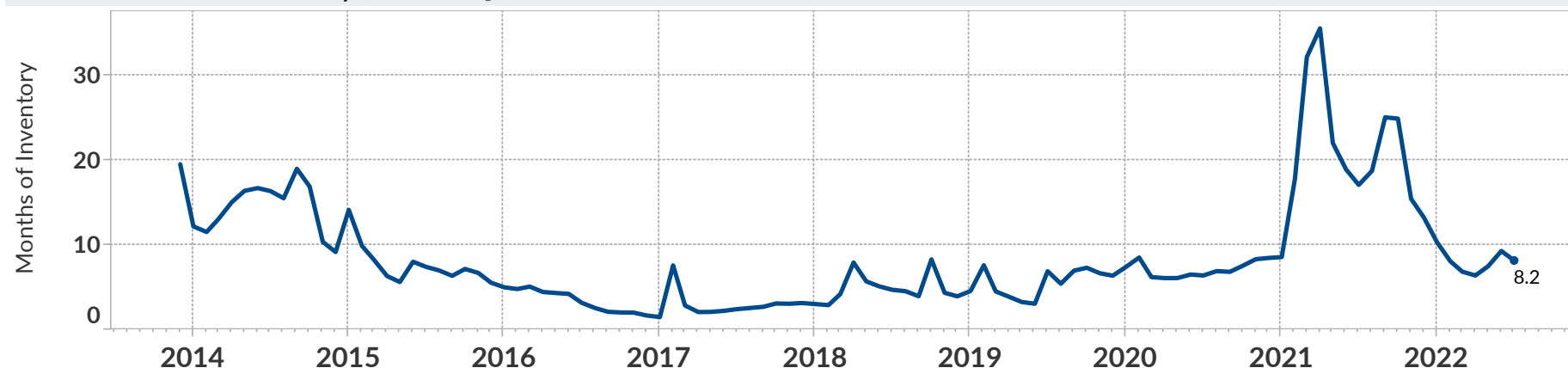
## North Toronto Submarket Report - July 2022



| North Toronto                                 |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Distinct count of Site Name                   | 18          | 332         |
| No. of Units                                  | 4,094       | 85,910      |
| Total Sales                                   | 3,768       | 76,599      |
| Act Inv                                       | 326         | 9,311       |
| Avg. \$/sf                                    | \$1,554     | \$1,466     |
| Avg. Project \$/SF                            | \$1,560     | \$1,281     |
| Avg. SF                                       | 1,075       | 874         |
| Avg. \$                                       | \$1,671,411 | \$1,280,976 |
| Current Month Sales (incl. active & sold out) | 37          | 1,777       |

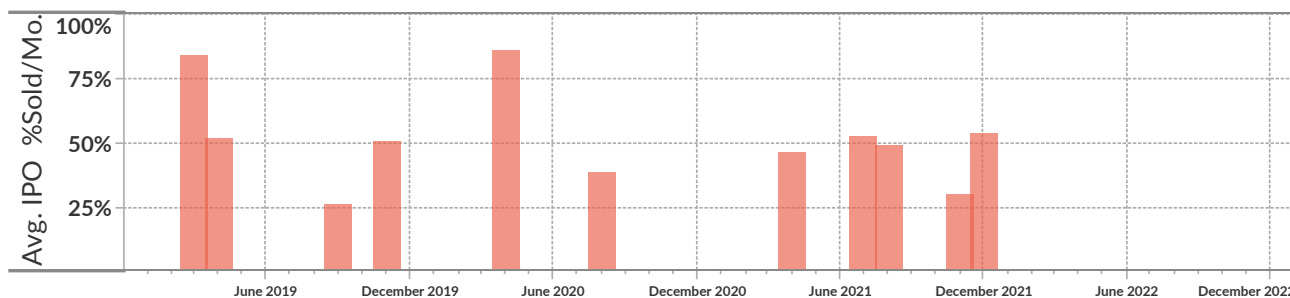
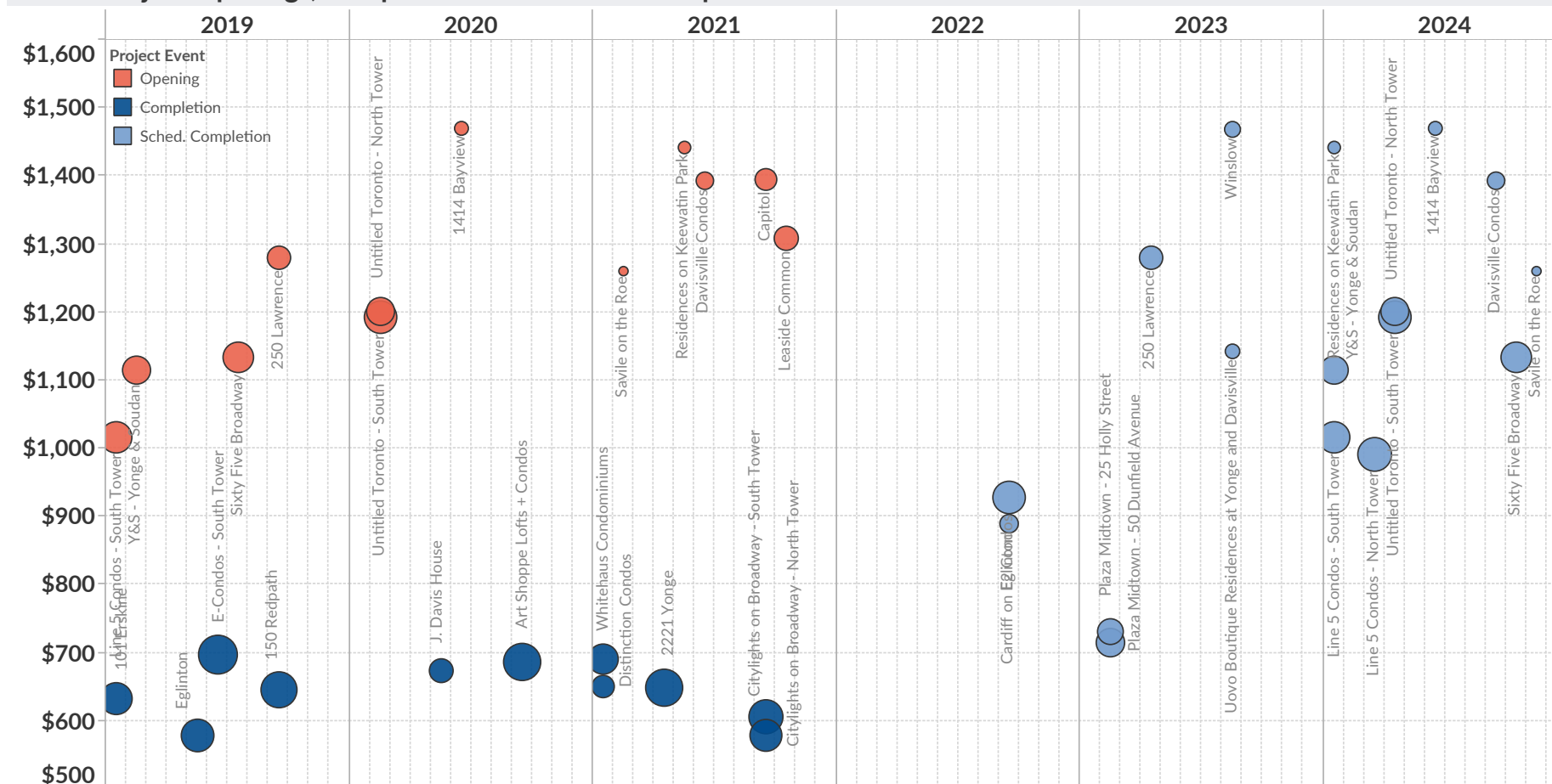
| Development Applications |        |                 |
|--------------------------|--------|-----------------|
| North Toronto            |        | City of Toronto |
| Count of Address         | 55     | 704             |
| Total Units              | 22,208 | 384,701         |
| Min. Density             | 0.3    | 0.0             |
| Max. Density             | 39.8   | 61.7            |
| Avg. Density             | 9.0    | 7.5             |

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

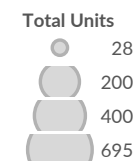


# North Toronto Submarket Report - July 2022

## Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



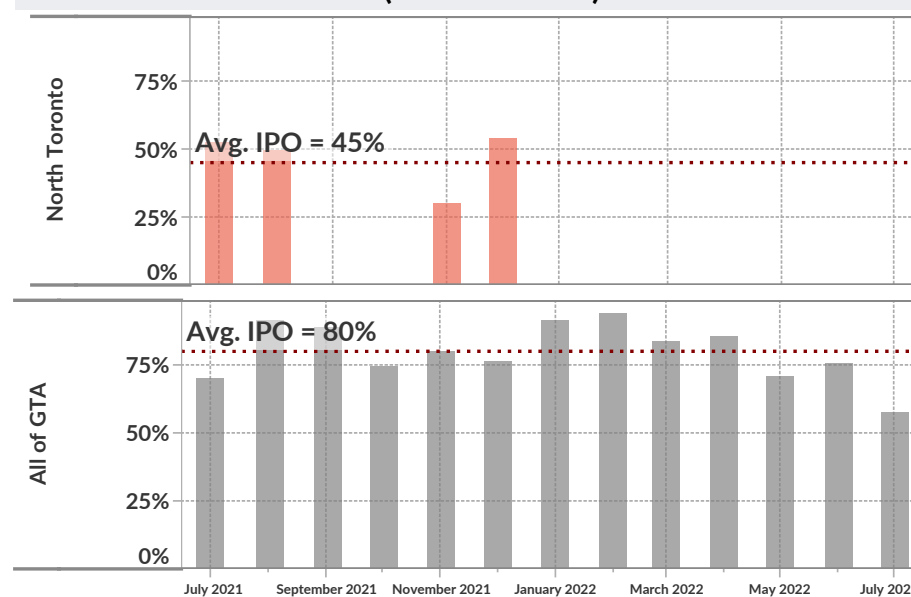
# North Toronto Submarket Report - July 2022

## Project Data by Unit Type

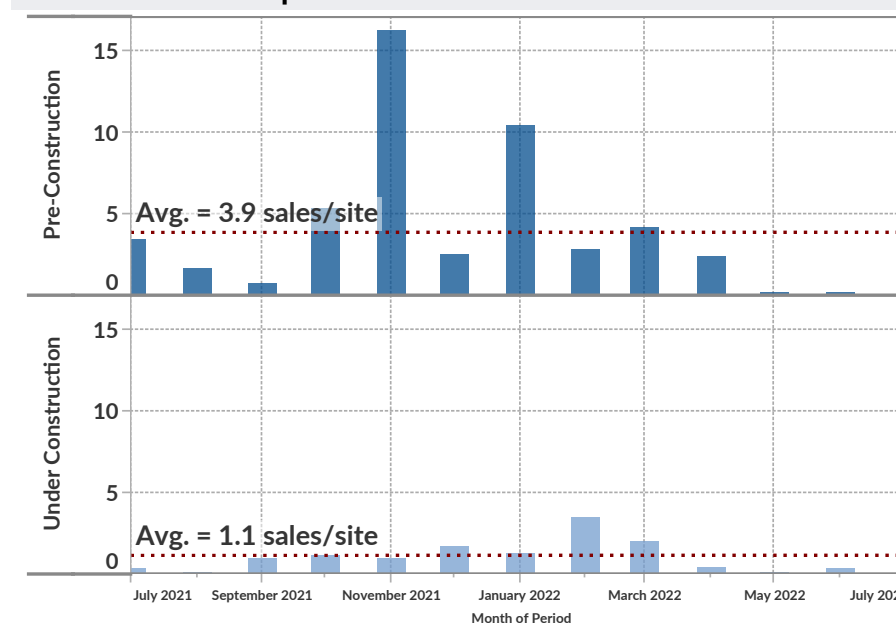
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 270          | 0                   | 270         | 0       |
| 1 Bedroom       | 759          | 0                   | 731         | 28      |
| 1 Bedroom + Den | 1,049        | 11                  | 1,015       | 34      |
| 2 Bedroom       | 1,213        | 0                   | 1,141       | 72      |
| 2 Bedroom + Den | 230          | 6                   | 177         | 53      |
| 3 Bedroom & Up  | 468          | 12                  | 374         | 94      |
| Penthouse       | 52           | 2                   | 24          | 28      |
| Other           | 36           | 0                   | 23          | 13      |

| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,515    | 474             | 680              | \$749,900        | \$1,008,900       |
| \$1,476    | 535             | 760              | \$823,990        | \$1,061,000       |
| \$1,658    | 622             | 2,677            | \$1,029,900      | \$5,850,000       |
| \$1,409    | 777             | 1,730            | \$1,179,900      | \$2,509,900       |
| \$1,549    | 825             | 2,405            | \$1,107,000      | \$4,980,000       |
| \$1,765    | 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)

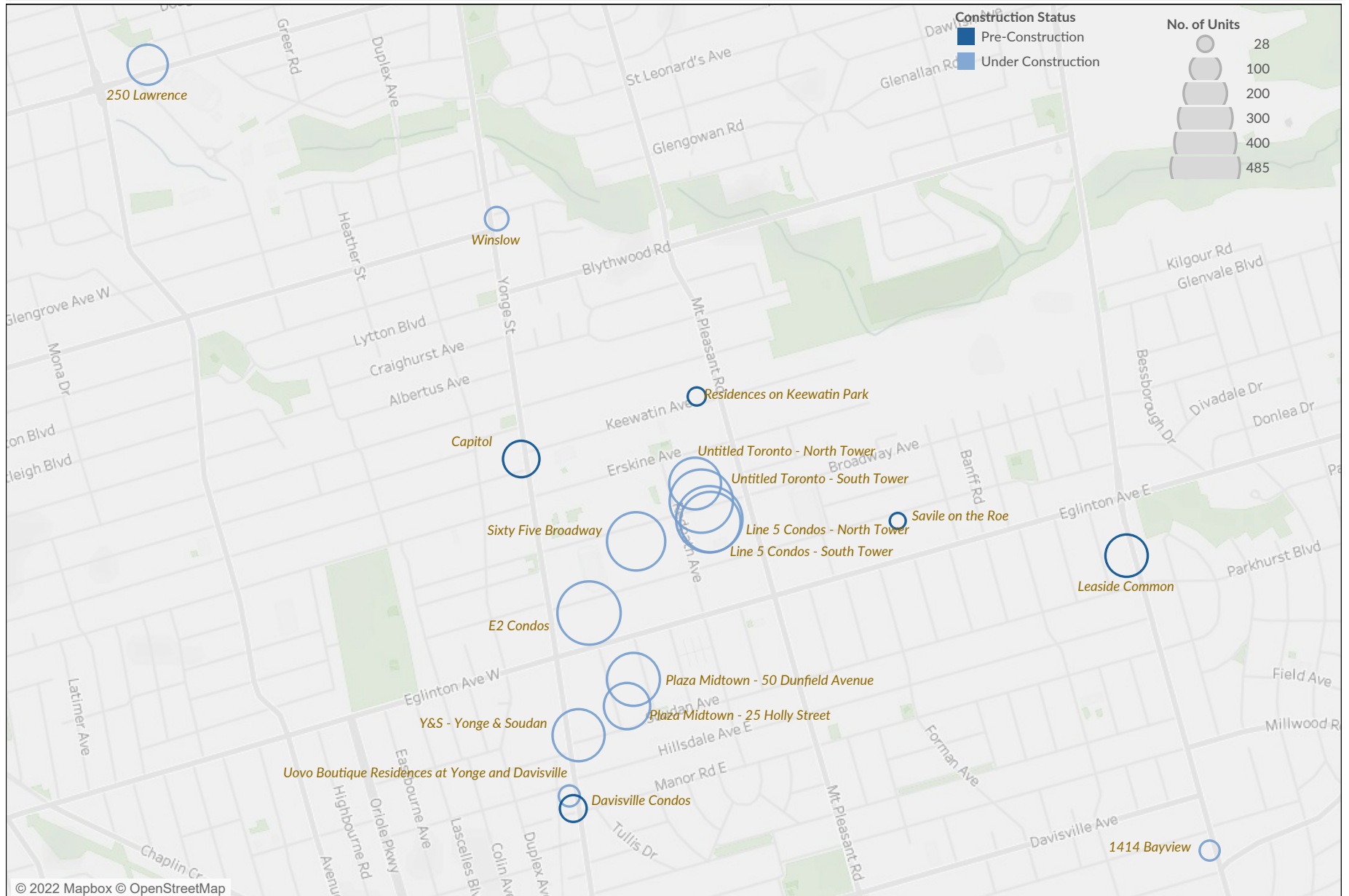


## Post Launch Absorption: North Toronto



# North Toronto Submarket Report - July 2022

## Current Active Projects



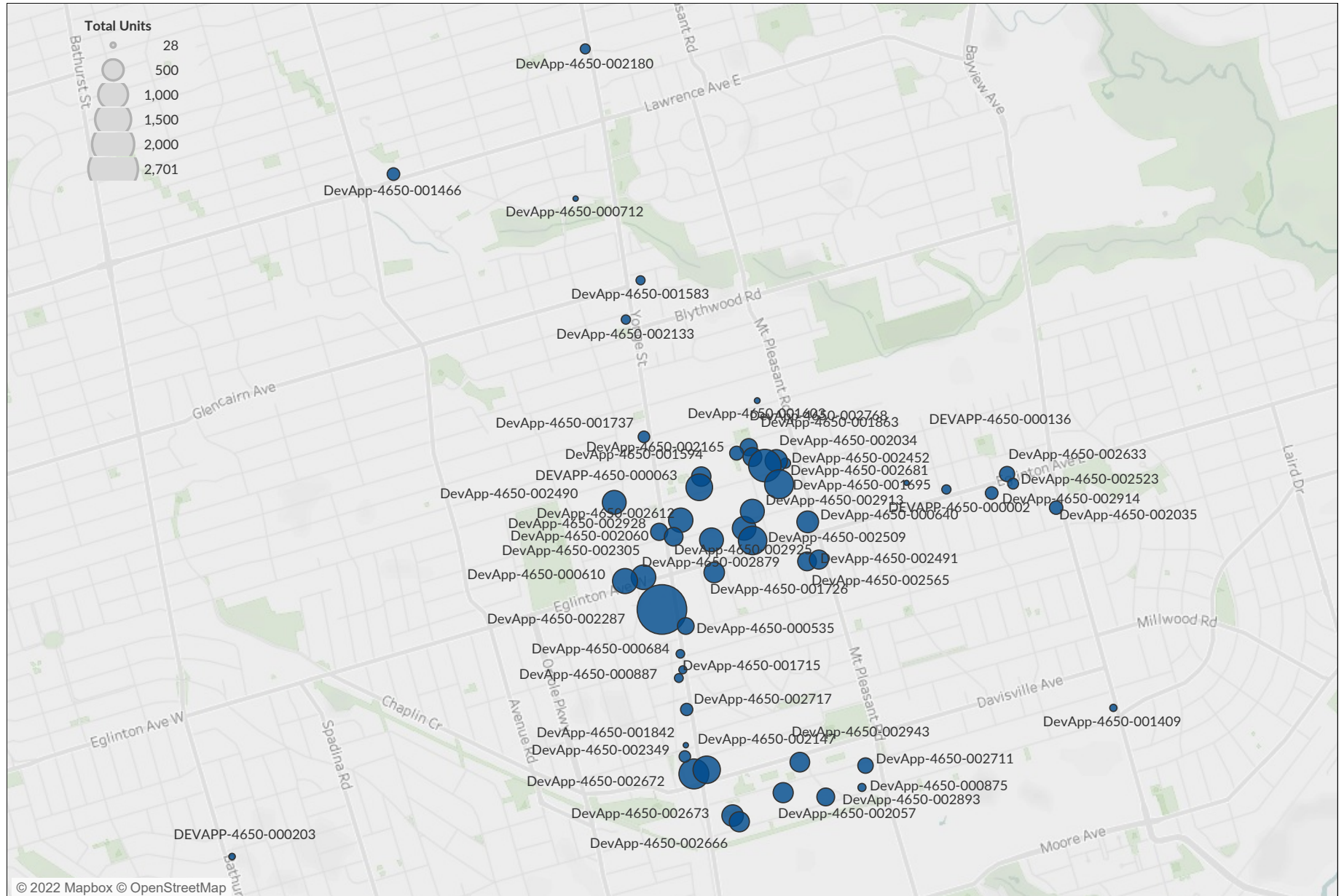
# North Toronto Submarket Report - July 2022

## 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 Foot |
|---------------------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|--------------------------------|
| 250 Lawrence - Graywood Developments                          | Apartment    | April 2023              | 0                   | 0   | 12      | 178          | \$1,280             | \$1,531                        |
| 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          | 16                  | 16  | 23      | 79           | \$1,393             | \$1,665                        |
| 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           | 7                   | 42  | 49      | 197          | \$1,309             | \$1,677                        |
| Line 5 Condos - North Tower - Reserve Properties and Westd..  | Apartment    | March 2024              | 0                   | 1   | 4       | 485          | \$991               | \$1,702                        |
| Line 5 Condos - South Tower - Reserve Properties and Westd..  | Apartment    | January 2024            | 2                   | 6   | 4       | 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 Developme..  | Stacked      | November 2024           | 0                   | 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              | 12                  | 18  | 6       | 295          | \$1,201             | \$1,521                        |
| 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 Yo..  | 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 - July 2022

## Current Development Applications



# North Toronto Submarket Report - July 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         |
| DevApp-4650-002925 | 141 Roehampton Avenue                                | 12.5         | 614         |
| DevApp-4650-002928 | 2350 Yonge Street                                    | 39.8         | 323         |
| DevApp-4650-002943 | 141 Davisville Avenue                                | 8.7          | 423         |

# North Toronto Submarket Report - July 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       | • 18                | • 16                    | • 4,353                     | • 263   | • \$2,614  | • 1,431 | • \$3,742,064 | • 15,030    |
| Central Waterfront      | • 2                 | • 8                     | • 3,990                     | • 541   | • \$1,659  | • 1,122 | • \$1,862,158 | • 13,435    |
| Don Mills - York Mills  | • 1                 | • 14                    | • 3,837                     | • 159   | • \$1,142  | • 1,081 | • \$1,234,506 | • 20,497    |
| Downtown Core           | • 287               | • 10                    | • 5,312                     | • 559   | • \$1,858  | • 807   | • \$1,498,558 | • 26,612    |
| Downtown East           | • 139               | • 19                    | • 6,180                     | • 1,084 | • \$1,546  | • 669   | • \$1,034,589 | • 22,622    |
| Downtown West           | • 475               | • 25                    | • 7,910                     | • 851   | • \$1,702  | • 981   | • \$1,669,566 | • 20,670    |
| Etobicoke Waterfront    | • 0                 | • 1                     | • 530                       | • 1     | • \$1,626  | • 466   | • \$757,900   | • 8,231     |
| Highway7 - Yonge        | • 0                 | • 4                     | • 1,171                     | • 24    | • \$1,111  | • 1,310 | • \$1,454,833 | • 22,208    |
| Mississauga City Centre | • 11                | • 8                     | • 3,335                     | • 122   | • \$1,227  | • 715   | • \$876,944   | • 18,848    |
| North Toronto           | • 37                | • 18                    | • 3,768                     | • 326   | • \$1,554  | • 1,075 | • \$1,671,411 | • 206       |
| North Yonge Corridor    | • 2                 | • 6                     | • 1,784                     | • 69    | • \$1,565  | • 936   | • \$1,464,762 | • 29,041    |
| North York East         | • 0                 | • 1                     | • 497                       | • 0     | • .        | • .     | • .           | • 113,625   |
| North York West         | • 2                 | • 7                     | • 830                       | • 180   | • \$1,445  | • 1,347 | • \$1,946,116 | • 18,119    |
| Not Applicable          | • 546               | • 140                   | • 23,836                    | • 3,895 | • \$1,178  | • 789   | • \$928,958   | • 13,740    |
| Scarborough City Centre |                     |                         |                             |         |            |         |               | • 9,735     |
| Sheppard Corridor       | • 0                 | • 11                    | • 2,208                     | • 297   | • \$1,417  | • 832   | • \$1,178,718 | • 27,798    |
| Thornhill               | • 0                 | • 2                     | • 410                       | • 29    | • \$1,367  | • 1,700 | • \$2,323,017 | • 4,284     |
| Toronto East            | • 197               | • 13                    | • 1,839                     | • 213   | • \$1,270  | • 750   | • \$952,875   |             |
| Toronto West            | • 58                | • 22                    | • 3,989                     | • 612   | • \$1,314  | • 860   | • \$1,129,758 |             |
| Yonge - St. Clair       | • 2                 | • 7                     | • 820                       | • 86    | • \$2,103  | • 1,587 | • \$3,336,941 |             |

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