

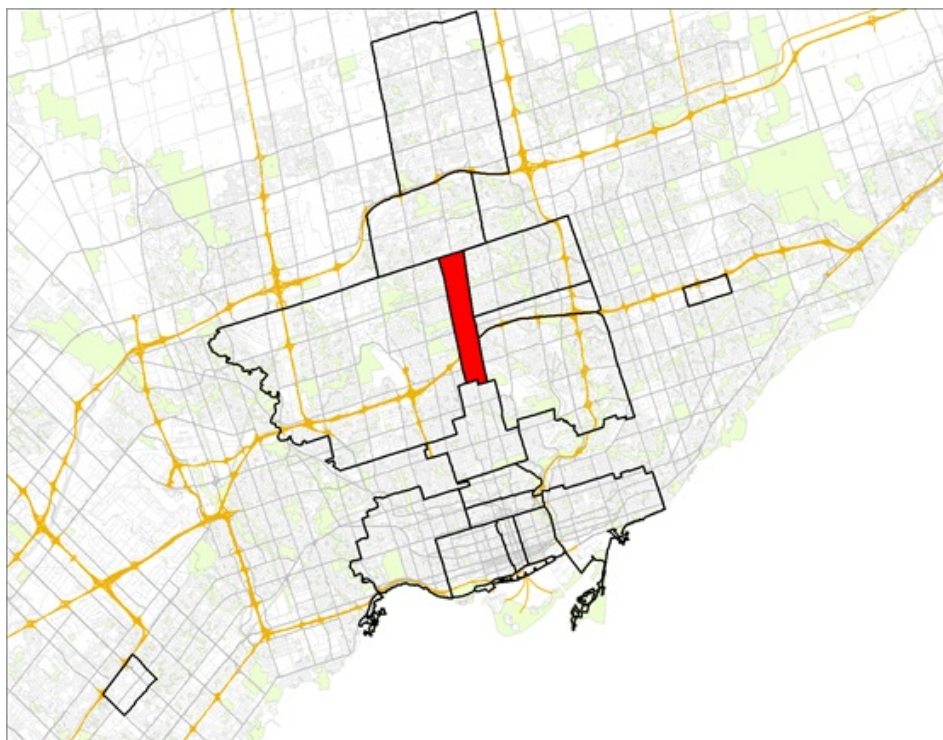


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of September 2022



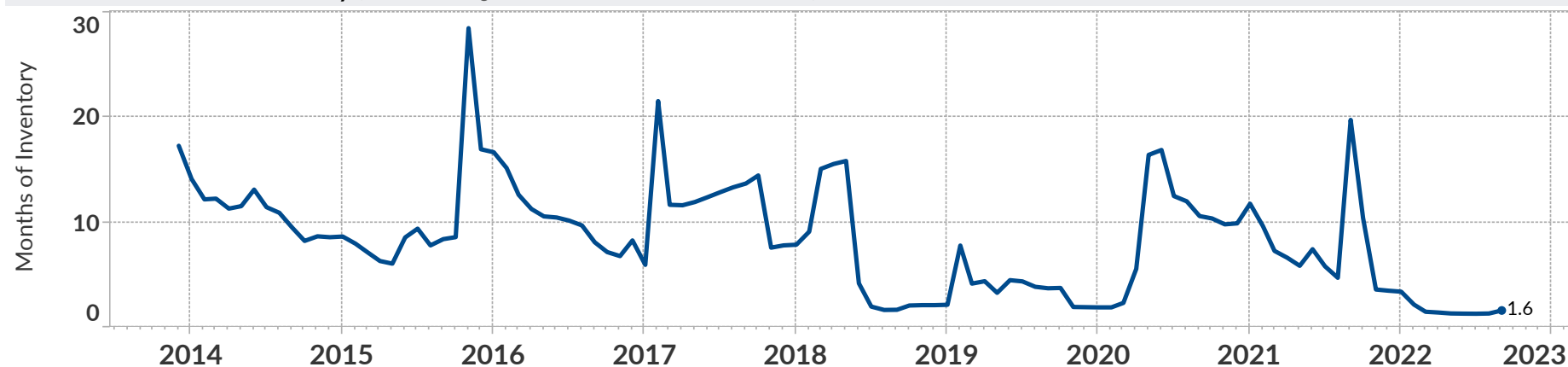
North Yonge Corridor Submarket Report - September 2022



North Yonge Corridor		GTA
Distinct count of Site Name	6	334
No. of Units	1,853	86,785
Total Sales	1,784	76,494
Act Inv	69	10,291
Avg. \$/sf	\$1,565	\$1,469
Avg. Project \$/SF	\$1,258	\$1,297
Avg. SF	936	851
Avg. \$	\$1,464,762	\$1,249,685
Current Month Sales (incl. active & sold out)	0	289

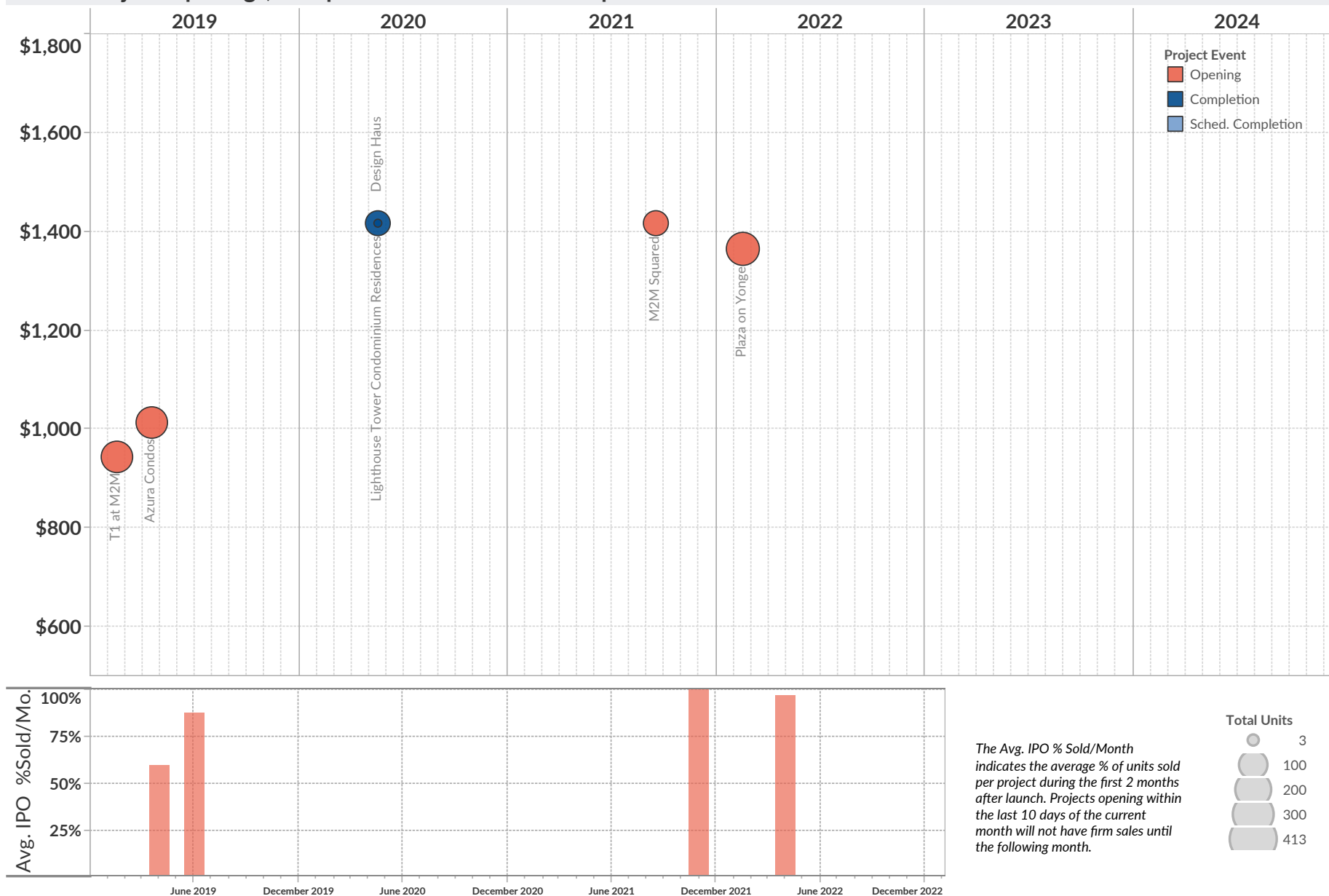
Development Applications		
North Yonge Corridor		City of Toronto
Count of Address	29	730
Total Units	17,149	334,129
Min. Density	1.0	0.0
Max. Density	12.2	61.7
Avg. Density	5.7	7.2

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



North Yonge Corridor Submarket Report - September 2022

Recent Project Openings, Completions & Scheduled Completions



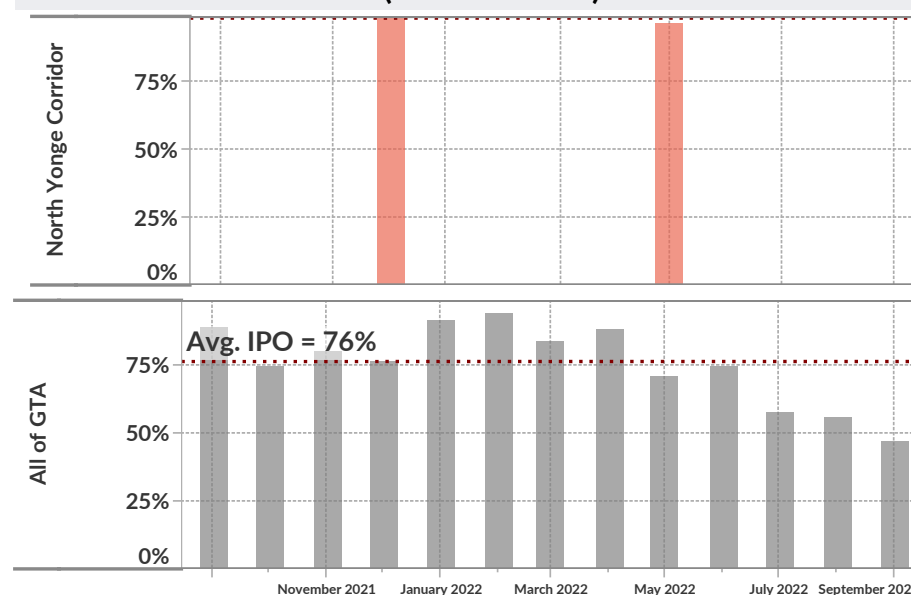
North Yonge Corridor Submarket Report - September 2022

Project Data by Unit Type

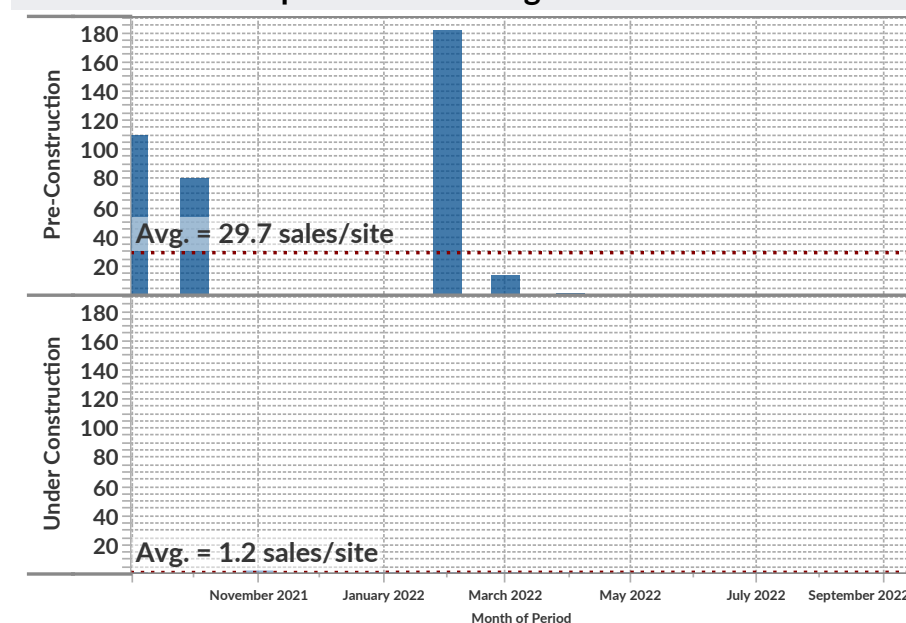
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	13	0	13	0
1 Bedroom	269	0	268	1
1 Bedroom + Den	522	0	517	5
2 Bedroom	747	0	734	13
2 Bedroom + Den	160	0	123	37
3 Bedroom & Up	89	0	84	5
Penthouse	10	0	10	0
Other	31	0	31	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,598	540	540	\$862,900	\$862,900
\$1,492	573	637	\$818,000	\$926,900
\$1,413	685	1,399	\$1,098,900	\$1,317,900
\$1,708	868	1,047	\$1,564,900	\$1,705,900
\$1,358	926	1,302	\$1,321,900	\$1,700,000

IPO Launch Performance (first 2 months)

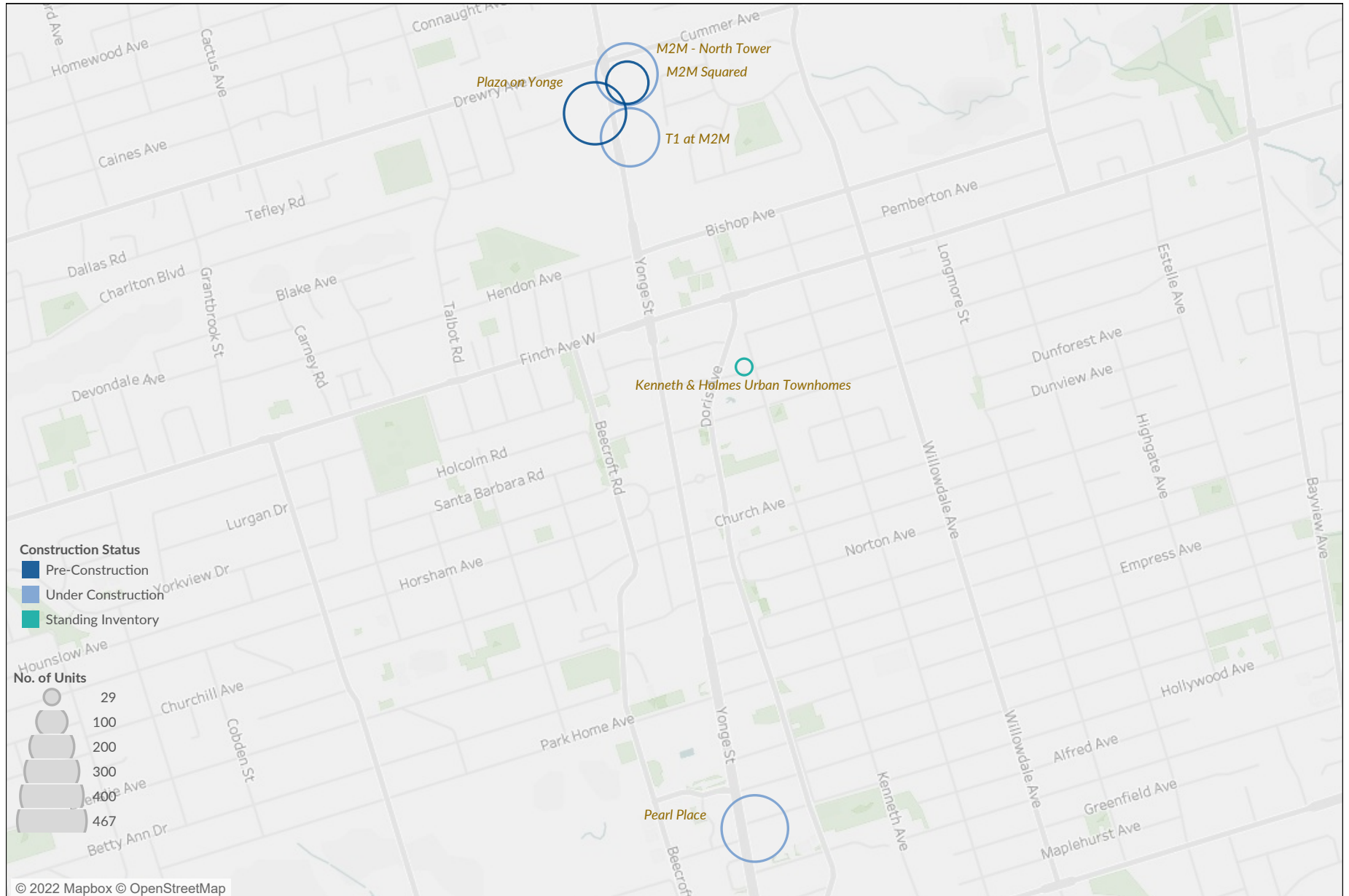


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - September 2022

Current Active Projects



North Yonge Corridor Submarket Report - September 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
Kenneth & Holmes Urban Townhomes - Fieldgate Homes	Stacked	February 2020	0	4	2	29	\$628	\$941
M2M - North Tower - Aoyuan International	Apartment	June 2023	0	0	0	403	\$933	\$1,091
M2M Squared - Aoyuan International	Apartment	January 2026	0	0	0	189	\$1,417	\$1,422
Pearl Place - Conservatory Group	Apartment	June 2023	0	24	54	467	\$780	\$1,664
Plaza on Yonge - Plaza	Apartment	March 2025	0	394	13	407	\$1,365	\$1,336
T1 at M2M - Aoyuan International	Apartment	June 2023	0	0	0	358	\$944	\$1,096

North Yonge Corridor Submarket Report - September 2022

Current Development Applications



North Yonge Corridor Submarket Report - September 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000050	5840 - 5870 Yonge Street	2.0	407
DevApp-4650-000170	26 Hounslow Avenue	3.4	111
DevApp-4650-000558	5294 - 5306 Yonge Street	1.0	332
DevApp-4650-000634	4155 Yonge Street	2.2	30
DevApp-4650-000727	5400 Yonge Street & 15 Horsham Avenue	5.0	533
DevApp-4650-000829	15 Holmes Avenue	5.0	358
DevApp-4650-001376	40 - 48 Hendon Avenue	2.5	71
DevApp-4650-001491	4800 Yonge Street	12.0	498
DevApp-4650-001854	6150 Yonge Street	5.7	546
DevApp-4650-001928	5800 Yonge Street		1,496
DevApp-4650-001943	4050 Yonge Street	8.3	716
DevApp-4650-002065	6080 Yonge Street	6.0	262
DevApp-4650-002113	105 Sheppard Avenue East	3.1	58
DevApp-4650-002281	5203 Yonge Street	10.5	329
DevApp-4650-002285	5051 Yonge Street	12.2	350
DevApp-4650-002522	48 Avondale Avenue	10.4	1,137
DevApp-4650-002628	5799-5915 Yonge Street	1.8	808
DevApp-4650-002632	31 Finch Avenue East		
DevApp-4650-002723	68 Churchill Avenue	1.0	44
DevApp-4650-002730	6464 Yonge Street	4.6	8,325
DevApp-4650-002748	6200 Yonge Street	7.0	347
DevApp-4650-002785	6167 Yonge Street		
DevApp-4650-002842	6125 Yonge Street	5.9	391
DevApp-4650-002878	16 Centre Avenue		
DevApp-4650-002947	5576 Yonge Street		
DevApp-4650-002954	18 Athabaska Avenue		
DevApp-4650-002963	25 Old York Mills Road		
DevApp-4650-002975	5320-5324 Yonge Street		
DevApp-4650-002991	6979-6991 Yonge Street		

North Yonge Corridor Submarket Report - September 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	16	4,355	261	\$2,616	1,433	\$3,749,268	12,426
Central Waterfront	1	8	3,992	539	\$1,673	1,121	\$1,875,981	13,435
Don Mills - York Mills	1	14	3,838	147	\$1,137	1,086	\$1,234,821	15,097
Downtown Core	27	9	4,612	1,303	\$1,746	699	\$1,220,770	21,814
Downtown East	7	18	5,444	1,088	\$1,500	682	\$1,023,402	19,405
Downtown West	12	25	8,060	704	\$1,693	1,034	\$1,751,106	17,462
Etobicoke Waterfront	0	1	530	1	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	17,314
Mississauga City Centre	5	9	4,271	122	\$1,227	710	\$871,254	17,149
North Toronto	6	19	3,783	511	\$1,549	908	\$1,406,606	206
North Yonge Corridor	0	6	1,784	69	\$1,565	936	\$1,464,762	26,501
North York East	0	1	497	0	.	.	.	100,392
North York West	7	7	843	172	\$1,447	1,378	\$1,994,020	18,119
Not Applicable	203	141	23,929	4,228	\$1,189	784	\$932,716	9,357
Scarborough City Centre								6,726
Sheppard Corridor	3	11	2,211	294	\$1,428	828	\$1,182,116	26,767
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	3,728
Toronto East	0	13	1,852	200	\$1,271	760	\$965,100	
Toronto West	17	23	4,092	513	\$1,341	881	\$1,180,965	
Yonge - St. Clair	0	7	820	86	\$2,103	1,587	\$3,336,941	

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