

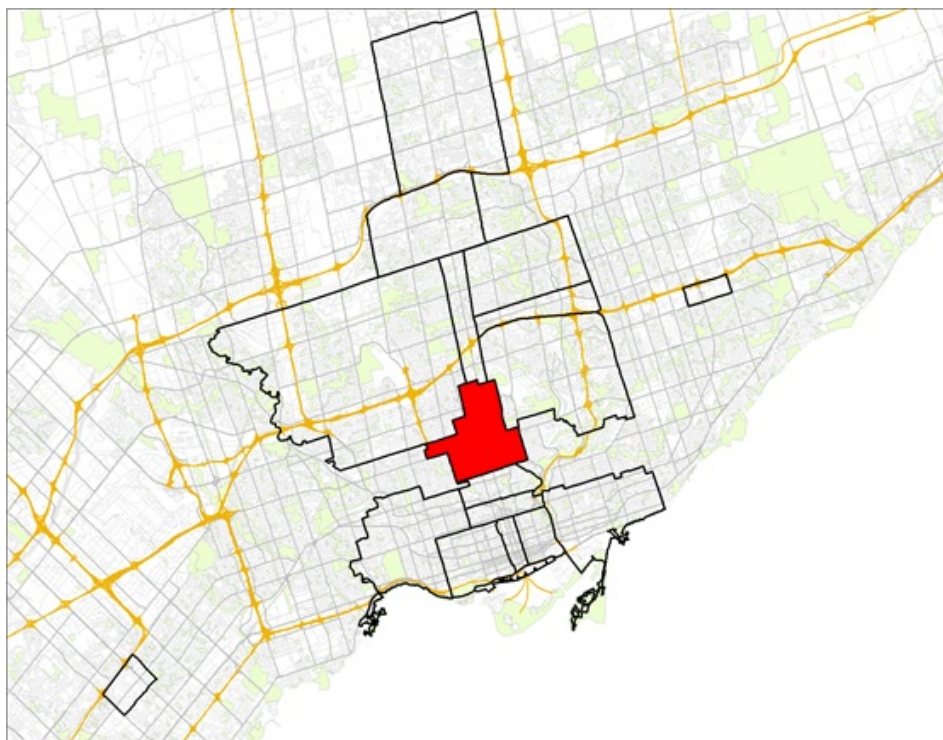


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of January 2023



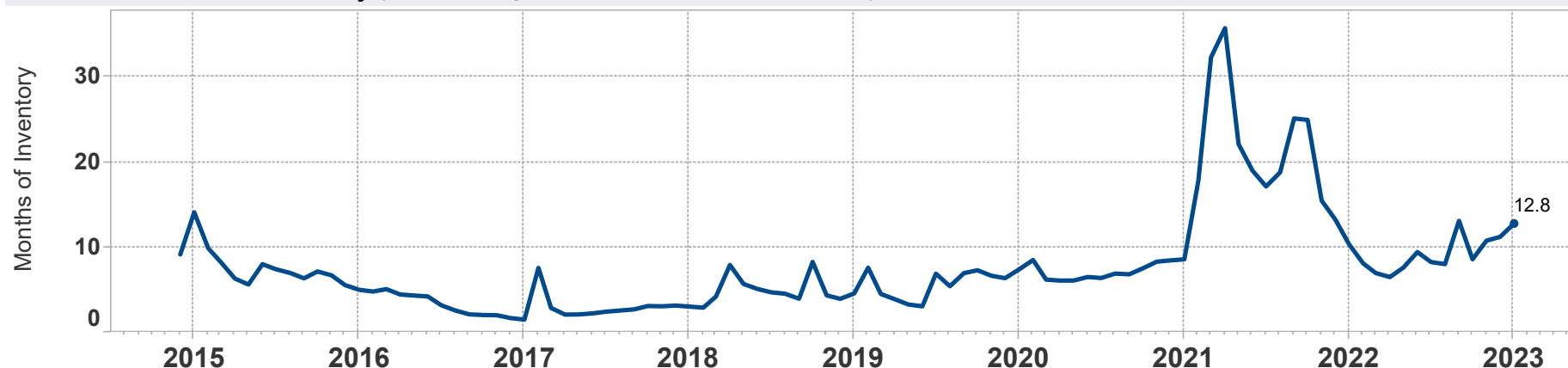
North Toronto Submarket Report - January 2023



North Toronto		GTA
Distinct count of Site Name	18	345
No. of Units	3,851	88,911
Total Sales	3,494	77,042
Act Inv	357	11,869
Avg. wt. \$/sf	\$1,545	\$1,421
Avg. Project \$/SF	\$1,573	\$1,293
Avg. SF	946	845
Avg. \$	\$1,462,361	\$1,201,296
Current Month Sales (incl. active & sold out)	8	381

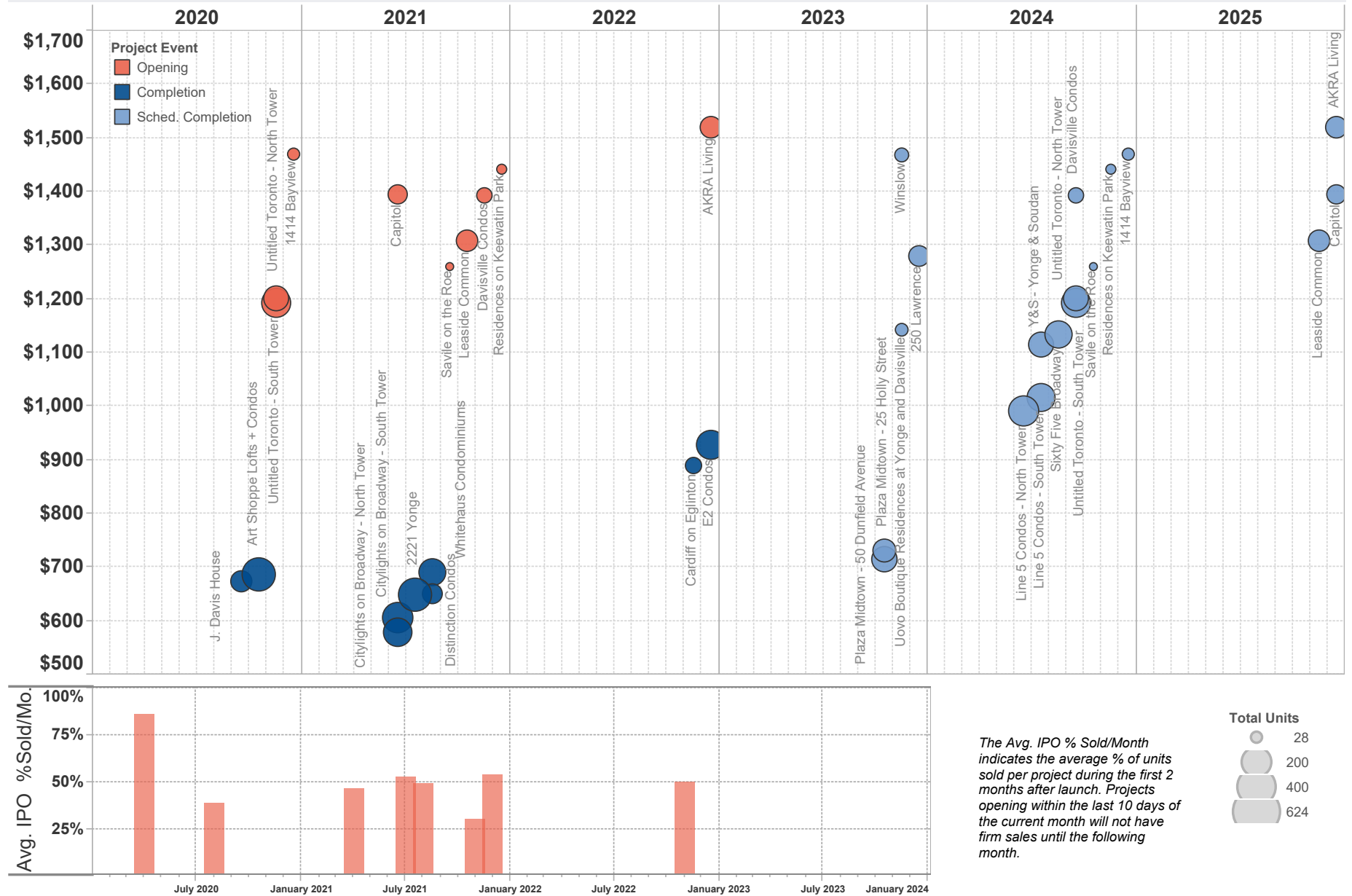
Development Applications		
North Toronto		City of Toronto
Count of Address	56	761
Total Units	24,242	422,579
Min. Density	0.3	0.0
Max. Density	39.8	61.7
Avg. Density	9.5	7.9

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



North Toronto Submarket Report - January 2023

Recent Project Openings, Completions & Scheduled Completions



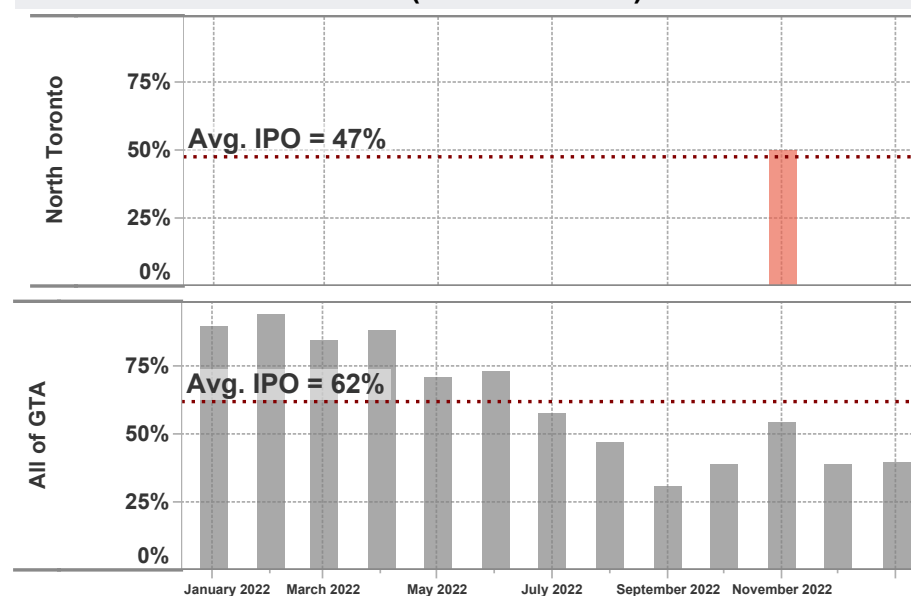
North Toronto Submarket Report - January 2023

Project Data by Unit Type

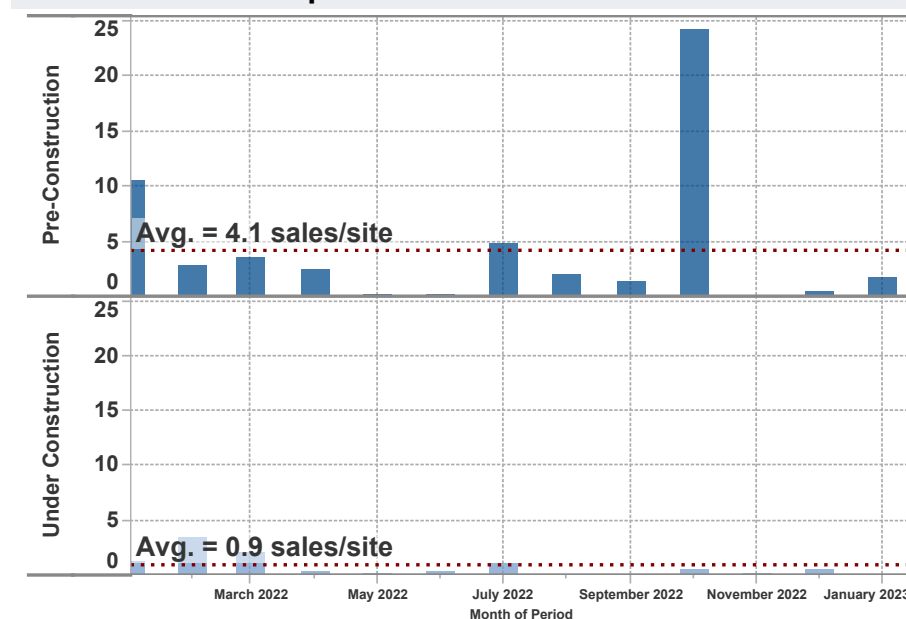
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	302	0	277	25
1 Bedroom	808	2	767	41
1 Bedroom + Den	973	0	918	55
2 Bedroom	1,020	0	927	93
2 Bedroom + Den	232	0	201	31
3 Bedroom & Up	424	0	330	94
Penthouse	40	6	37	3
Other	35	0	24	11

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,645	407	452	\$672,900	\$739,900
\$1,567	474	720	\$749,900	\$1,008,900
\$1,533	535	775	\$823,990	\$1,359,900
\$1,630	622	2,677	\$1,029,900	\$6,370,000
\$1,417	777	1,730	\$1,179,900	\$2,509,900
\$1,506	825	2,405	\$1,107,000	\$4,980,000
\$2,004	743	1,785	\$1,324,900	\$4,199,900
\$1,453	1,111	2,370	\$1,696,900	\$3,660,000

IPO Launch Performance (first 2 months)

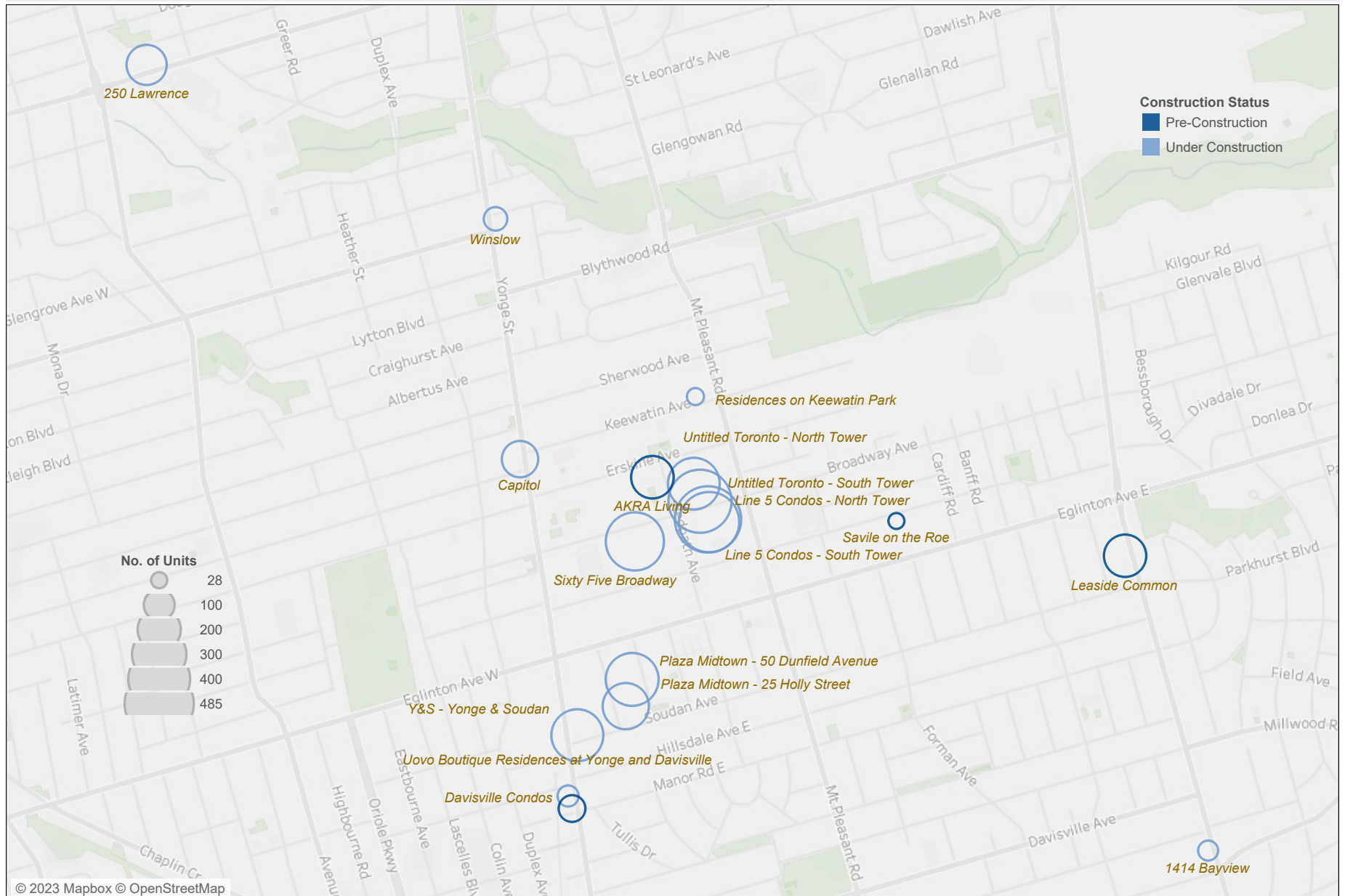


Post Launch Absorption: North Toronto



North Toronto Submarket Report - January 2023

Current Active Projects



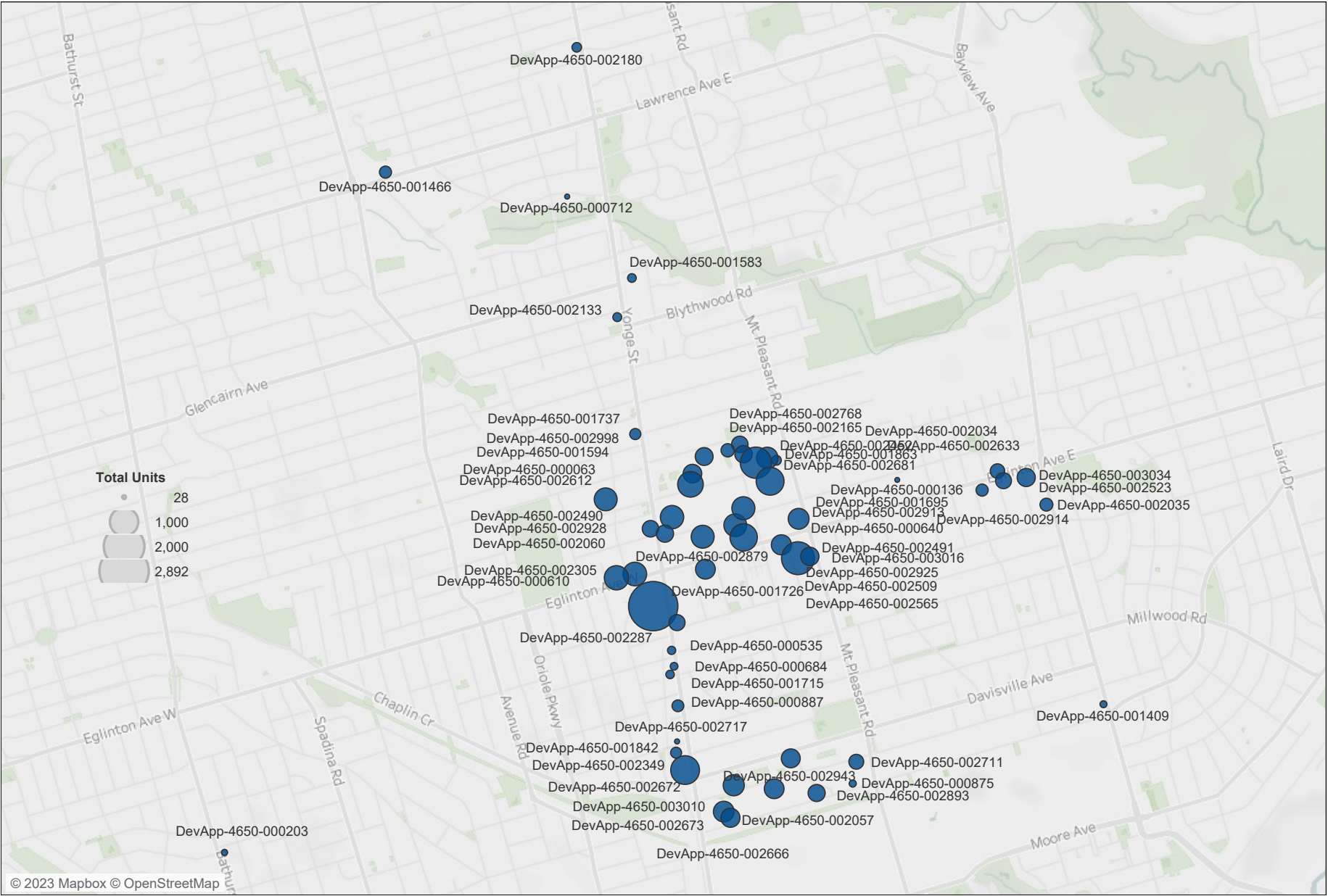
North Toronto Submarket Report - January 2023

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	October 2023	0	0	11	178	\$1,280	\$1,572
1414 Bayview - Gairloch	Apartment	June 2024	0	0	11	44	\$1,470	\$1,734
AKRA Living - Curated Properties	Apartment	July 2025	0	0	99	200	\$1,520	\$1,487
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	0	0	40	146	\$1,395	\$1,473
Davisville Condos - Rockport Group	Apartment	September 2024	0	0	19	79	\$1,393	\$1,670
Leaside Common - Gairloch and Harlo Capital	Apartment	February 2025	7	7	13	198	\$1,309	\$1,641
Line 5 Condos - North Tower - Reserve Properties and Westd..	Apartment	March 2024	0	0	2	485	\$991	\$1,695
Line 5 Condos - South Tower - Reserve Properties and West..	Apartment	January 2024	0	0	1	400	\$1,017	\$1,728
Plaza Midtown - 25 Holly Street - Plaza	Apartment	February 2023	0	0	10	236	\$731	\$1,402
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	February 2023	0	0	18	309	\$715	\$1,484
Residences on Keewatin Park - Freed Developments Ltd.	Apartment	April 2024	0	0	0	32	\$1,442	\$1,623
Savile on the Roe - Tiffany Park Homes and Block Developm..	Stacked	November 2024	0	0	4	28	\$1,260	\$1,489
Sixty Five Broadway - Times Group Corporation	Apartment	October 2024	1	1	88	373	\$1,134	\$1,463
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	September 2024	0	0	6	295	\$1,201	\$1,530
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	September 2024	0	0	6	440	\$1,193	\$1,522
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	9	61	\$1,469	\$2,028
Y&S - Yonge & Soudan - Tribute Communities and TENBlock..	Apartment	January 2024	0	0	20	298	\$1,115	\$1,536

North Toronto Submarket Report - January 2023

Current Development Applications



North Toronto Submarket Report - January 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
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	702
DevApp-4650-000640	808 Mount Pleasant	5.0	514
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	60
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-4650-001695	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	15.6	356
DevApp-4650-002035	1718 Bayview Avenue	4.1	197
DevApp-4650-002057	155 Balliol Street	5.4	461
DevApp-4650-002060	2323 Yonge Street	15.6	352
DevApp-4650-002133	2674 Yonge Street	4.4	93
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	7.5	2,892
DevApp-4650-002305	36 Eglinton Avenue West	32.3	663
DevApp-4650-002349	25 Imperial Street	9.3	143
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	300
DevApp-4650-002565	61 Brownlow Avenue	15.4	1,283
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	11.7	430
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	261
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	624
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
DevApp-4650-002998	77 Erskine Avenue	13.8	377
DevApp-4650-003010	33 Davisville Avenue	8.3	526
DevApp-4650-003016	191 Eglinton Avenue East	13.4	479
DevApp-4650-003034	589 Eglinton Avenue East	13.4	389

North Toronto Submarket Report - January 2023

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	● 14	● 17	● 4,424	● 281	● \$2,575	● 1,404	● \$3,616,696	● 16,046
Central Waterfront	● 0	● 8	● 3,995	● 478	● \$1,709	● 1,135	● \$1,939,854	● 13,674
Don Mills - York Mills	● 0	● 14	● 3,850	● 86	● \$1,142	● 1,217	● \$1,389,468	● 26,178
Downtown Core	● 1	● 8	● 4,625	● 736	● \$1,867	● 749	● \$1,397,511	● 29,932
Downtown East	● 216	● 19	● 5,936	● 1,184	● \$1,542	● 680	● \$1,049,382	● 23,877
Downtown West	● 6	● 24	● 7,799	● 903	● \$1,805	● 984	● \$1,776,927	● 18,422
Etobicoke Waterfront	● 0	● 1	● 537	● 0	● .	● .	● .	● 9,281
Highway7 - Yonge	● 0	● 5	● 1,293	● 40	● \$1,102	● 1,106	● \$1,218,985	● 24,242
Mississauga City Centre	● 0	● 9	● 4,282	● 111	● \$1,218	● 755	● \$919,967	● 20,820
North Toronto	● 8	● 18	● 3,494	● 357	● \$1,545	● 946	● \$1,462,361	● 238
North Yonge Corridor	● 32	● 8	● 2,031	● 521	● \$1,311	● 686	● \$899,158	● 33,217
North York East	● 0	● 1	● 497	● 0	● .	● .	● .	● 125,448
North York West	● 3	● 8	● 908	● 246	● \$1,461	● 1,154	● \$1,685,273	● 20,375
Not Applicable	● 73	● 153	● 24,774	● 5,517	● \$1,137	● 799	● \$908,486	● 14,794
Scarborough City Centre								● 12,605
Sheppard Corridor	● 8	● 11	● 2,233	● 272	● \$1,442	● 828	● \$1,193,633	● 28,988
Thornhill	● 0	● 2	● 410	● 29	● \$1,367	● 1,700	● \$2,323,017	● 4,442
Toronto East	● 4	● 11	● 1,554	● 397	● \$1,261	● 713	● \$898,721	
Toronto West	● 16	● 23	● 3,832	● 632	● \$1,346	● 876	● \$1,179,420	
Yonge - St. Clair	● 0	● 5	● 568	● 79	● \$2,183	● 1,480	● \$3,230,906	

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