

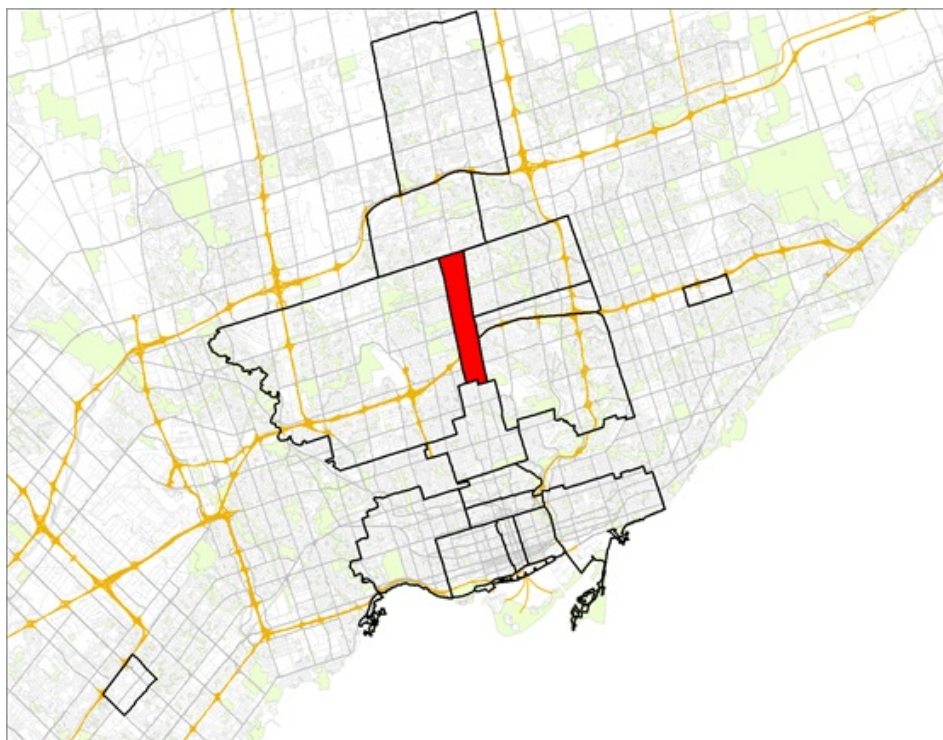


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of January 2023



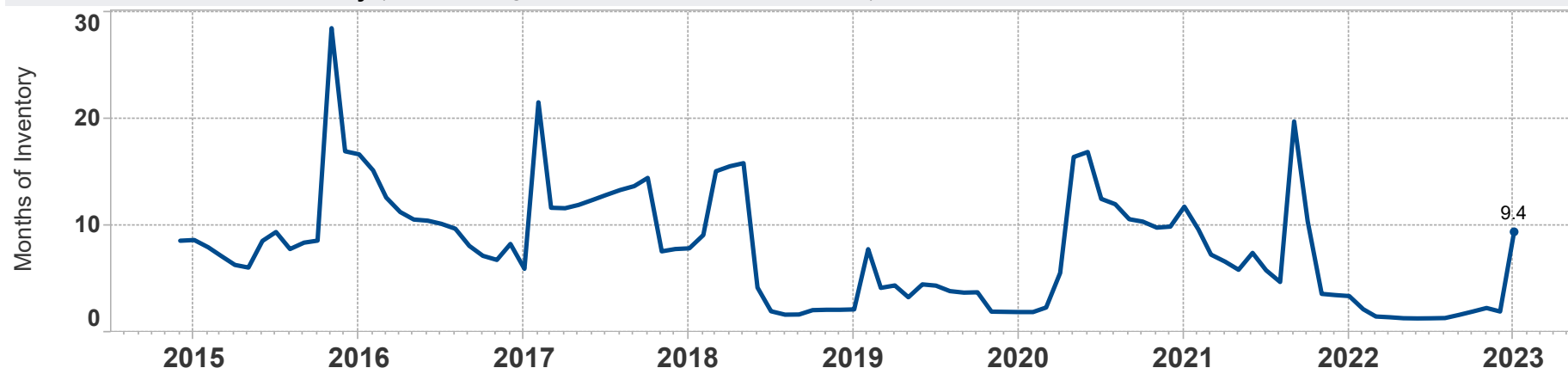
North Yonge Corridor Submarket Report - January 2023



North Yonge Corridor		GTA
Distinct count of Site Name	8	345
No. of Units	2,552	88,911
Total Sales	2,031	77,042
Act Inv	521	11,869
Avg. wt. \$/sf	\$1,311	\$1,421
Avg. Project \$/SF	\$1,264	\$1,293
Avg. SF	686	845
Avg. \$	\$899,158	\$1,201,296
Current Month Sales (incl. active & sold out)	32	381

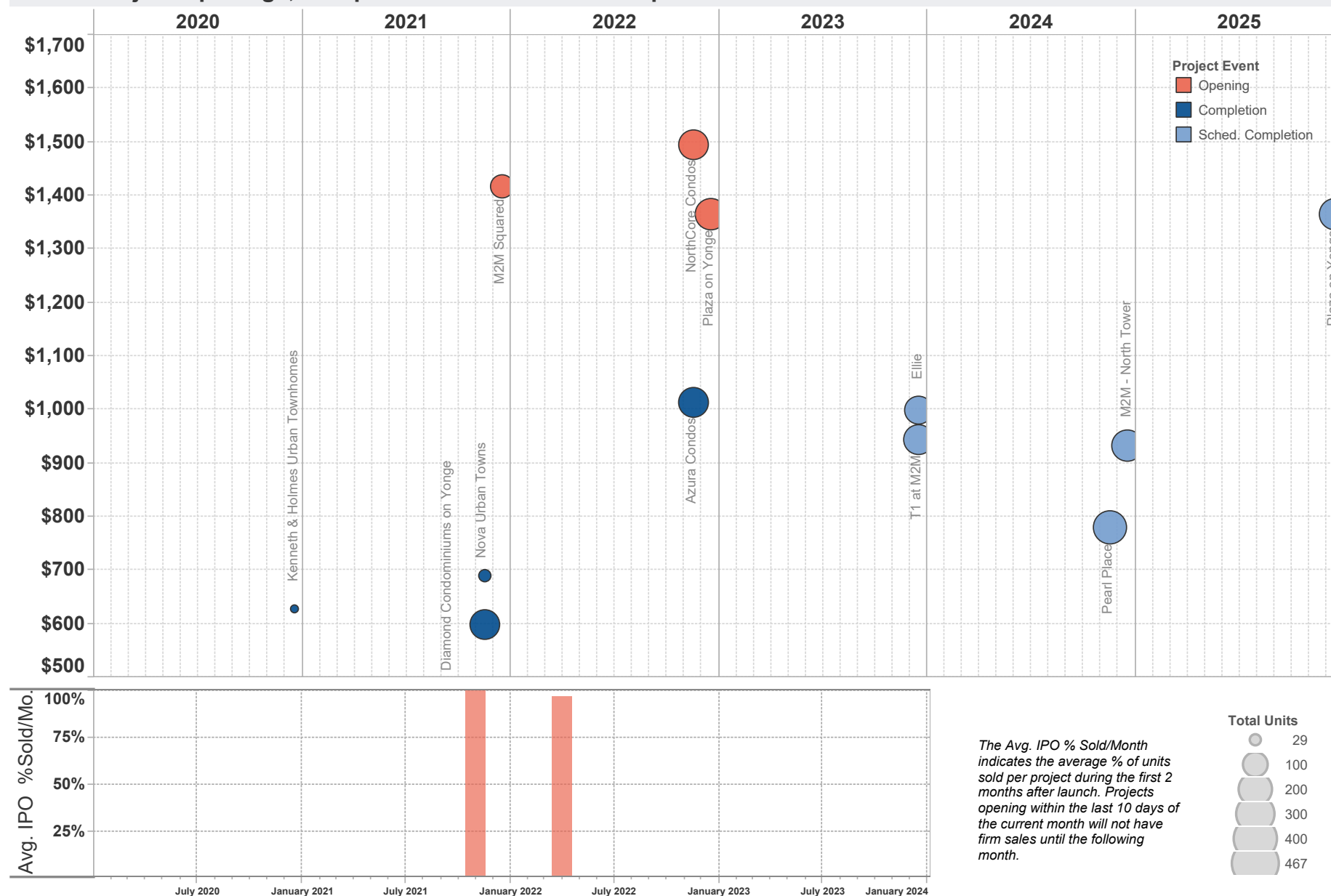
Development Applications		
North Yonge Corridor		City of Toronto
Count of Address	30	761
Total Units	20,820	422,579
Min. Density	1.0	0.0
Max. Density	26.1	61.7
Avg. Density	6.6	7.9

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



North Yonge Corridor Submarket Report - January 2023

Recent Project Openings, Completions & Scheduled Completions



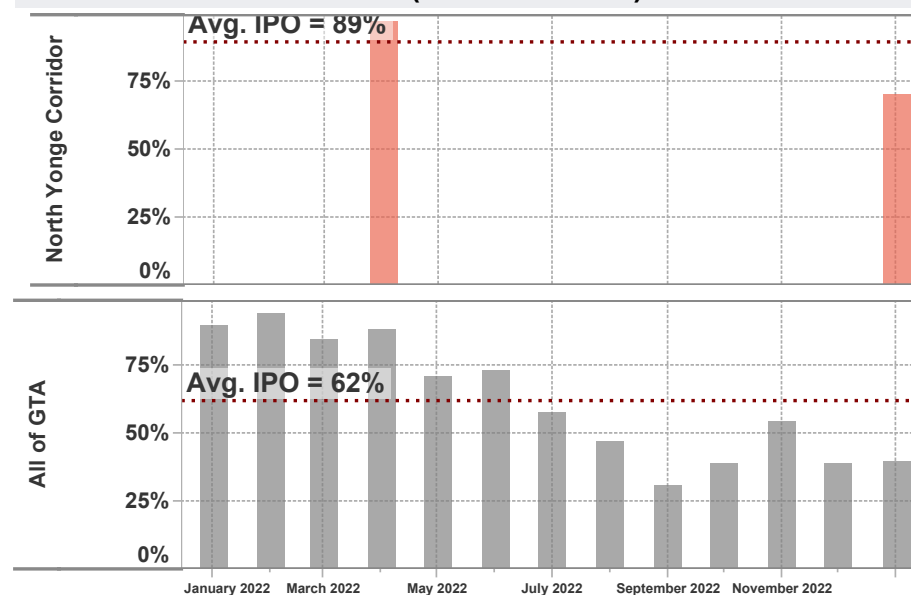
North Yonge Corridor Submarket Report - January 2023

Project Data by Unit Type

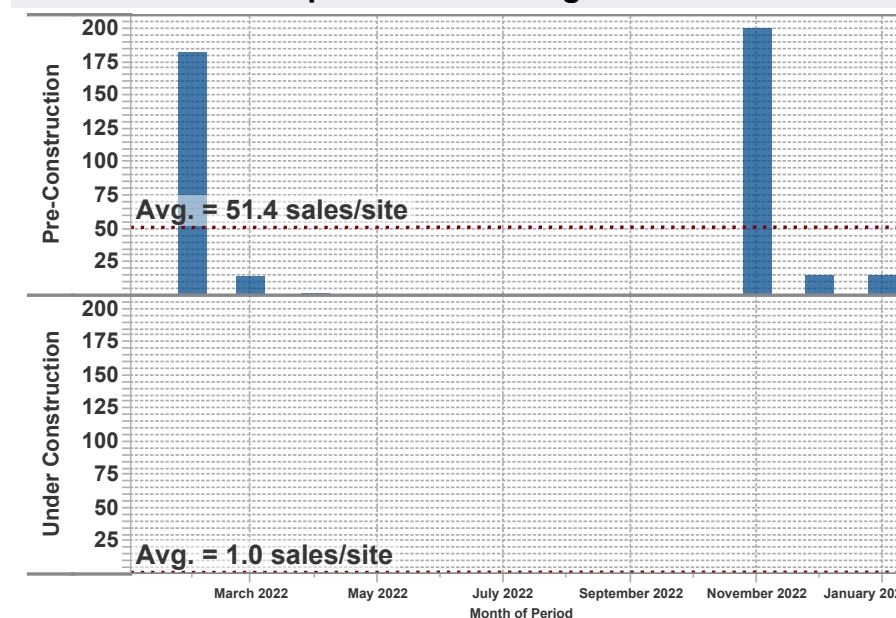
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	93	12	35	58
1 Bedroom	504	9	400	104
1 Bedroom + Den	702	5	568	134
2 Bedroom	889	3	757	132
2 Bedroom + Den	160	0	122	38
3 Bedroom & Up	151	2	103	48
Penthouse	10	0	10	0
Other	31	0	31	0

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,404	333	447	\$495,000	\$650,900
\$1,314	409	580	\$654,900	\$862,900
\$1,322	491	697	\$712,000	\$926,900
\$1,136	618	1,399	\$824,900	\$1,317,900
\$1,708	868	1,047	\$1,564,900	\$1,705,900
\$1,322	840	1,302	\$1,084,900	\$1,700,000

IPO Launch Performance (first 2 months)

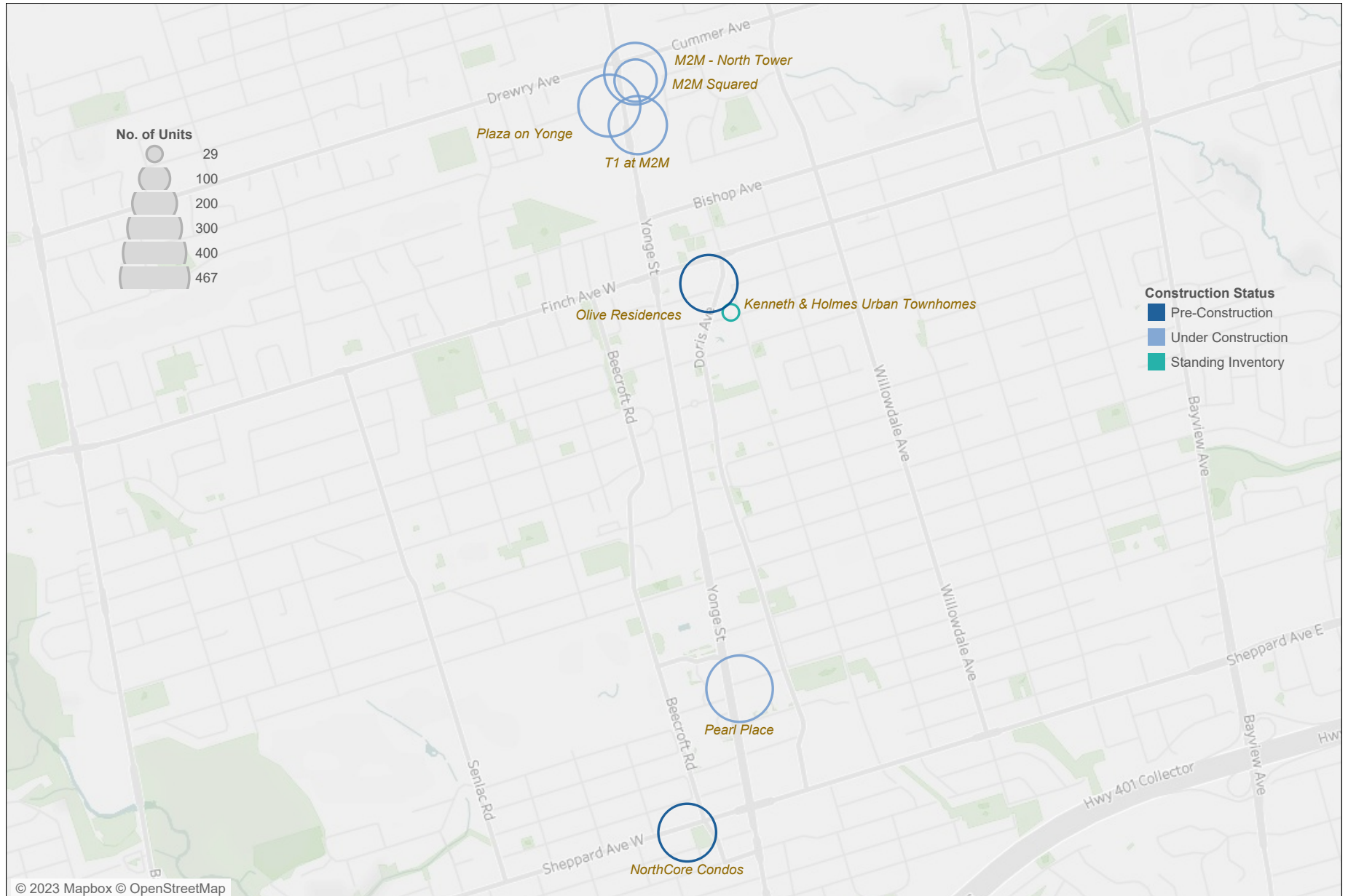


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - January 2023

Current Active Projects



North Yonge Corridor 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..
Kenneth & Holmes Urban Townhomes - Fieldgate Homes	Stacked	February 2020	0	0	1	29	\$628	\$785
M2M - North Tower - Aoyuan International	Apartment	March 2024	0	0	0	403	\$933	\$1,091
M2M Squared - Aoyuan International	Apartment	January 2026	0	0	0	189	\$1,417	\$1,422
NorthCore Condos - Fieldgate Homes and Westdale Properti..	Apartment	March 2026	31	31	107	353	\$1,495	\$1,526
Olive Residences - Capital Developments	Apartment	October 2025	0	0	346	346	\$0	\$1,187
Pearl Place - Conservatory Group	Apartment	May 2024	0	0	55	467	\$780	\$1,665
Plaza on Yonge - Plaza	Apartment	March 2025	1	1	12	407	\$1,365	\$1,336
T1 at M2M - Aoyuan International	Apartment	September 2023	0	0	0	358	\$944	\$1,096

North Yonge Corridor Submarket Report - January 2023

Current Development Applications



North Yonge Corridor Submarket Report - January 2023

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	395
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	365
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	5.3	360
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	6.0	549
DevApp-4650-002842	6125 Yonge Street	5.9	391
DevApp-4650-002878	16 Centre Avenue	4.0	453
DevApp-4650-002947	5576 Yonge Street	11.4	608
DevApp-4650-002954	18 Athabaska Avenue	12.1	544
DevApp-4650-002963	25 Old York Mills Road	2.7	98
DevApp-4650-002975	5320-5324 Yonge Street	10.3	524
DevApp-4650-002991	6979-6991 Yonge Street	26.1	427
DevApp-4650-003109	120 Sheppard Avenue West	3.1	30

North Yonge Corridor 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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