

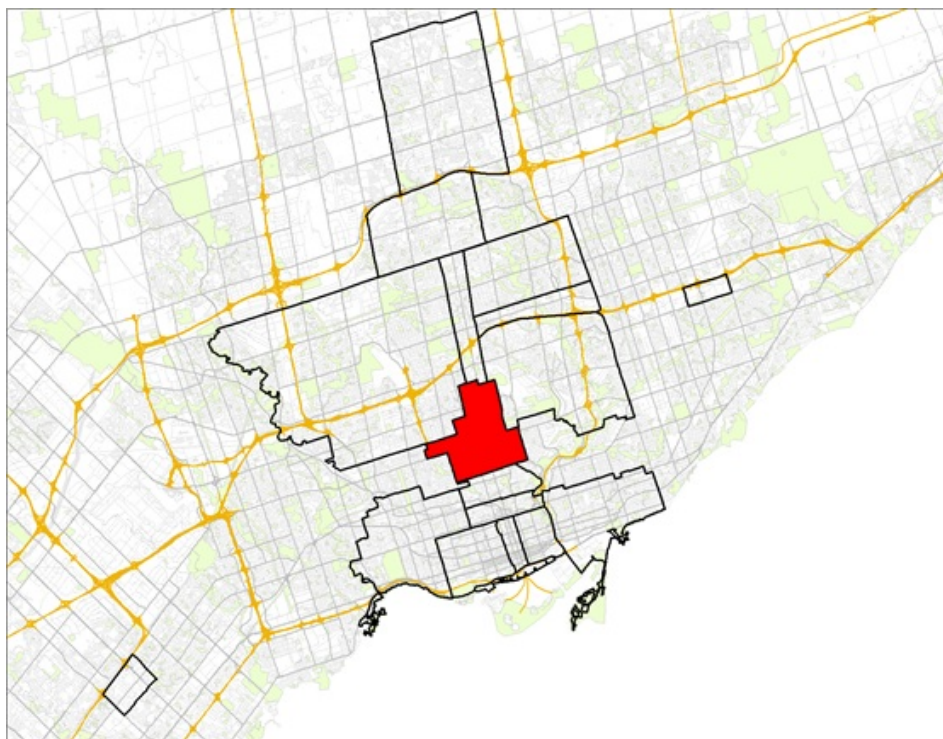


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of April 2023



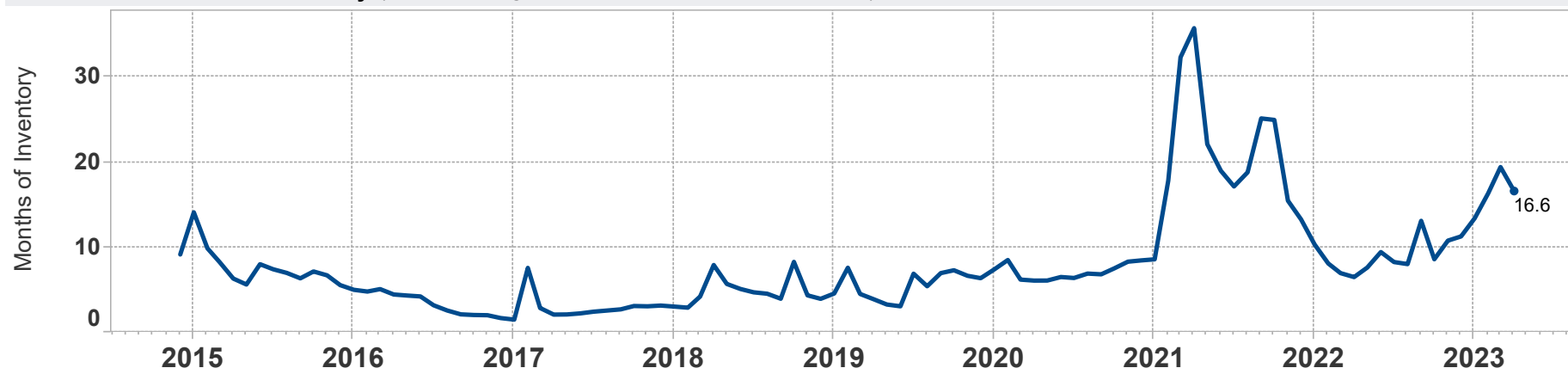
North Toronto Submarket Report - April 2023



North Toronto		GTA
Distinct count of Site Name	18	359
No. of Units	3,851	93,231
Total Sales	3,519	79,643
Act Inv	332	13,588
Avg. wt. \$/sf	\$1,561	\$1,425
Avg. Project \$/SF	\$1,580	\$1,300
Avg. SF	976	820
Avg. \$	\$1,524,340	\$1,168,483
Current Month Sales (incl. active & sold out)	32	1,327

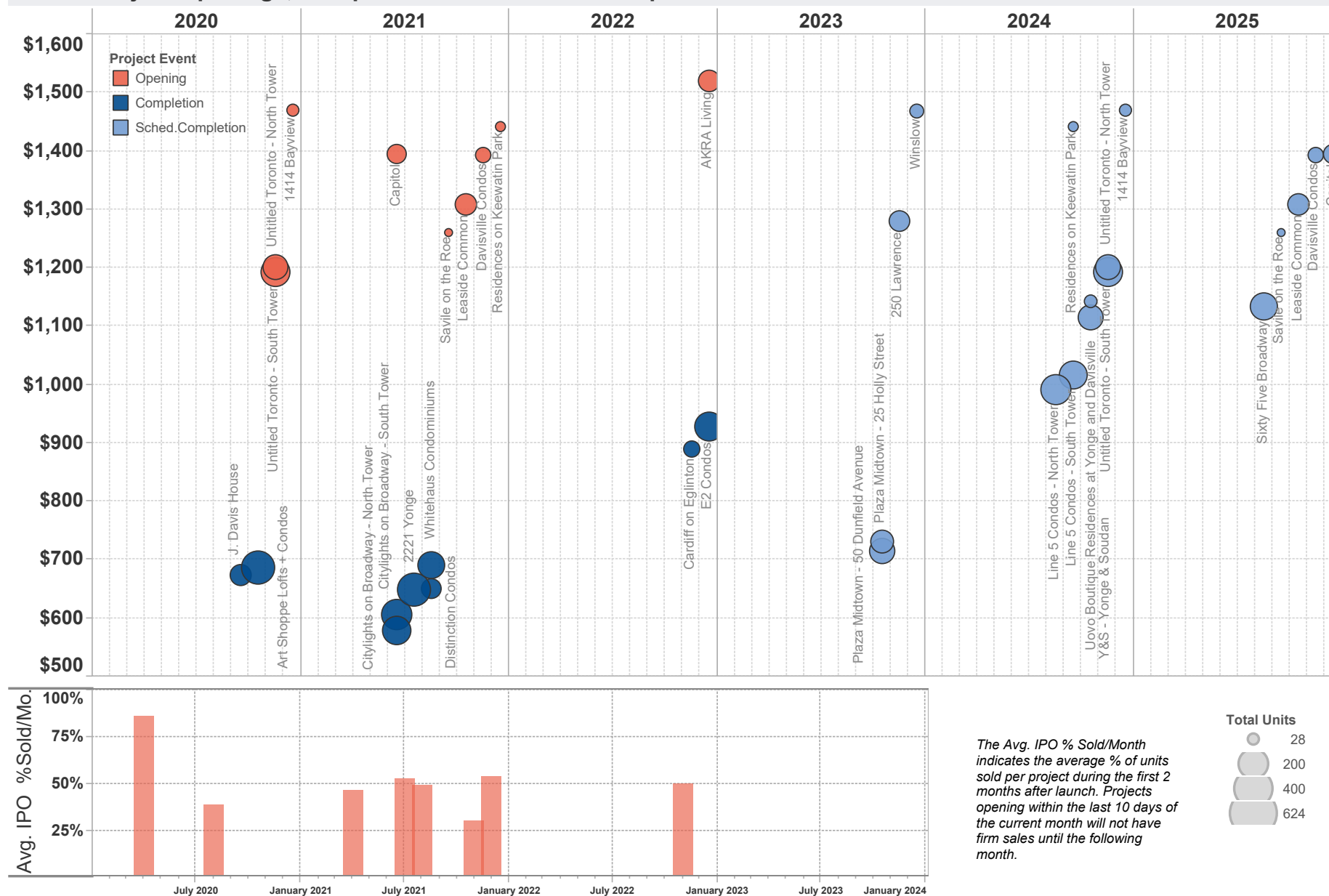
Development Applications		
North Toronto		City of Toronto
Count of Address	55	765
Total Units	23,308	424,430
Min. Density	0.3	0.0
Max. Density	39.8	61.9
Avg. Density	9.4	7.9

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



North Toronto Submarket Report - April 2023

Recent Project Openings, Completions & Scheduled Completions



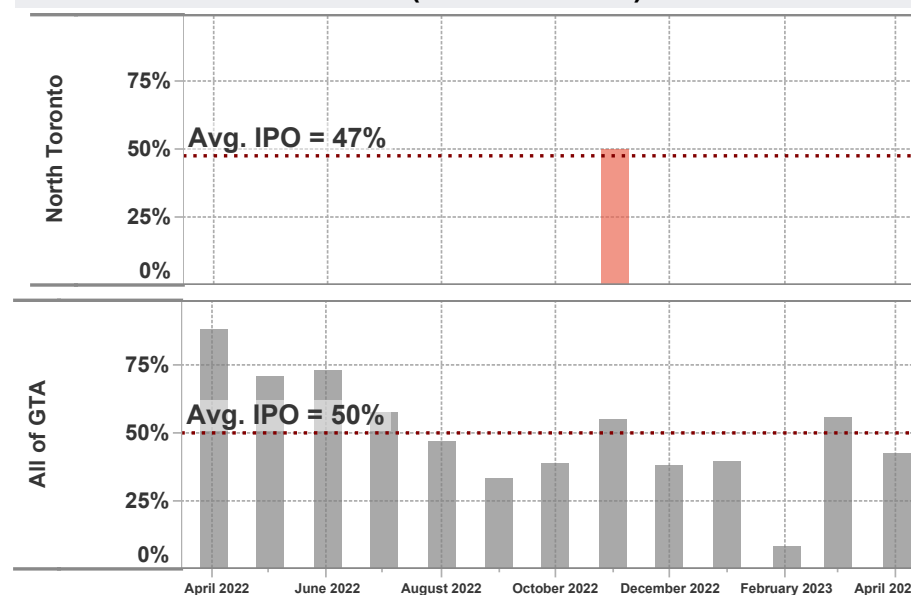
North Toronto Submarket Report - April 2023

Project Data by Unit Type

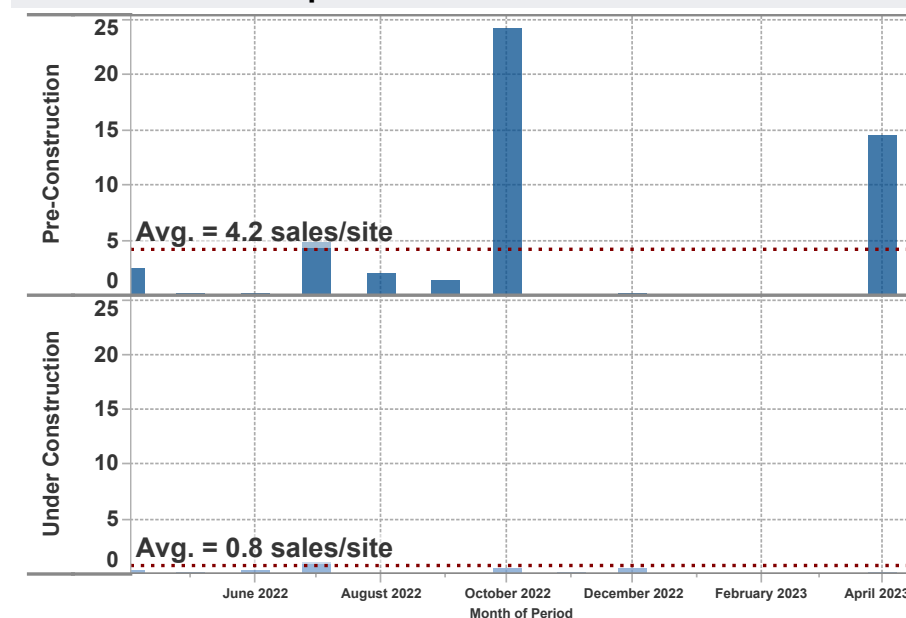
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	302	11	288	14
1 Bedroom	808	6	772	36
1 Bedroom + Den	973	12	930	43
2 Bedroom	1,020	1	928	92
2 Bedroom + Den	232	2	203	29
3 Bedroom & Up	424	0	331	93
Penthouse	40	0	30	10
Other	35	0	24	11

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,678	407	452	\$691,900	\$749,900
\$1,581	474	680	\$749,900	\$1,008,900
\$1,522	535	780	\$823,990	\$1,359,900
\$1,636	622	2,677	\$1,029,900	\$6,370,000
\$1,397	777	1,730	\$1,179,900	\$2,509,900
\$1,523	825	2,405	\$1,107,000	\$4,980,000
\$1,944	522	1,846	\$1,025,900	\$4,199,900
\$1,453	1,111	2,370	\$1,696,900	\$3,660,000

IPO Launch Performance (first 2 months)

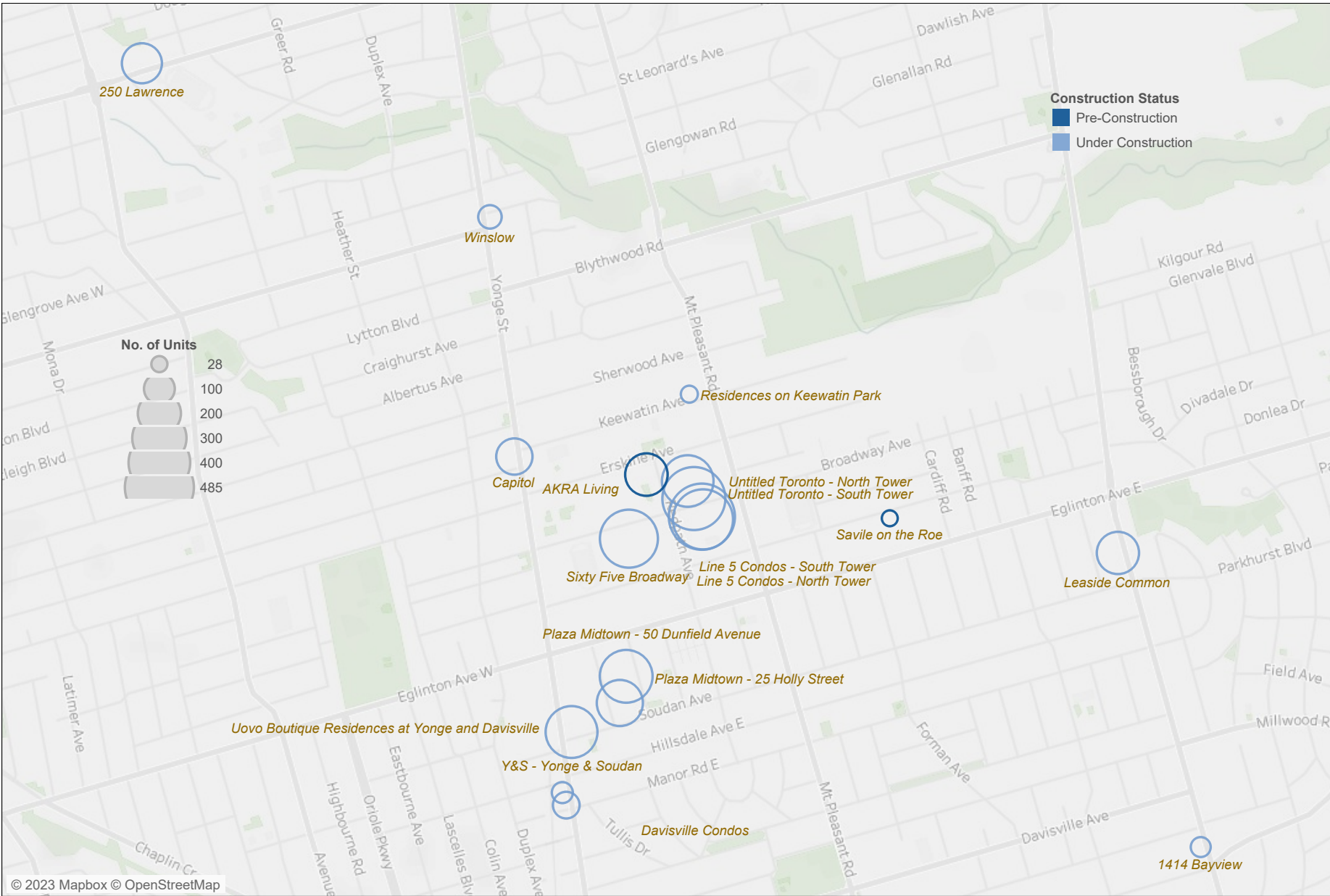


Post Launch Absorption: North Toronto



North Toronto Submarket Report - April 2023

Current Active Projects



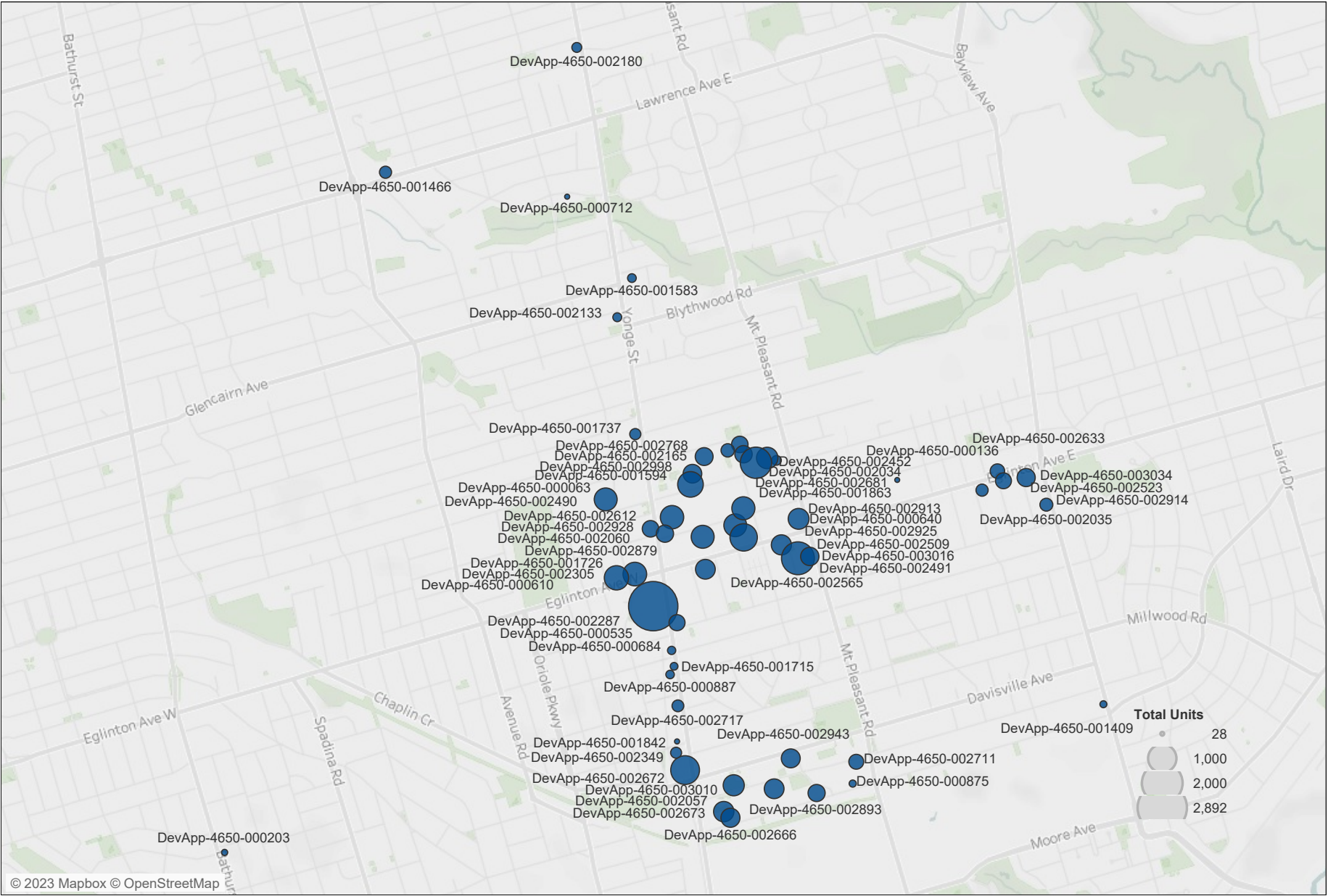
North Toronto Submarket Report - April 2023

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	1	10	178	\$1,280	\$1,539
1414 Bayview - Gairloch	Apartment	June 2024	1	1	10	44	\$1,470	\$1,754
AKRA Living - Curated Properties	Apartment	January 2026	29	29	70	200	\$1,520	\$1,516
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	0	0	41	146	\$1,395	\$1,506
Davisville Condos - Rockport Group	Apartment	June 2025	2	2	17	79	\$1,393	\$1,679
Leaside Common - Gairloch and Harlo Capital	Apartment	November 2025	0	0	20	198	\$1,309	\$1,707
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	April 2024	0	0	1	400	\$1,017	\$1,728
Plaza Midtown - 25 Holly Street - Plaza	Apartment	November 2023	0	0	10	236	\$731	\$1,402
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	November 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	May 2025	0	0	4	28	\$1,260	\$1,489
Sixty Five Broadway - Times Group Corporation	Apartment	February 2025	0	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	January 2024	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 - April 2023

Current Development Applications



North Toronto Submarket Report - April 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-4650-001715	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	5.7	115
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	5.8	490
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 - April 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	 185	 17	 4,613	 319	 \$2,523	 1,314	 \$3,315,568	 17,365
Central Waterfront	 0	 8	 3,995	 478	 \$1,709	 1,135	 \$1,939,854	 12,588
Don Mills - York Mills	 2	 14	 3,845	 102	 \$1,151	 1,172	 \$1,348,276	 26,740
Downtown Core	 26	 8	 4,781	 584	 \$1,931	 777	 \$1,501,646	 30,497
Downtown East	 18	 19	 5,829	 1,397	 \$1,489	 693	 \$1,032,395	 23,178
Downtown West	 98	 23	 7,590	 818	 \$1,786	 1,019	 \$1,820,483	 17,137
Etobicoke Waterfront	 0	 1	 541	 24	 \$1,647	 811	 \$1,335,378	 9,281
Highway7 - Yonge	 2	 5	 1,298	 35	 \$1,112	 1,144	 \$1,272,940	 23,308
Mississauga City Centre	 2	 8	 3,963	 107	 \$1,214	 762	 \$925,620	 20,807
North Toronto	 32	 18	 3,519	 332	 \$1,561	 976	 \$1,524,340	 32,887
North Yonge Corridor	 123	 8	 2,524	 701	 \$1,557	 659	 \$1,026,398	 238
North York East	 0	 1	 497	 0	 .	 .	 .	 129,027
North York West	 28	 9	 989	 407	 \$1,362	 946	 \$1,288,166	 20,375
Not Applicable	 741	 165	 26,309	 6,636	 \$1,179	 770	 \$907,825	 14,778
Scarborough City Centre								 12,760
Sheppard Corridor	 36	 12	 2,592	 291	 \$1,420	 828	 \$1,175,431	 29,036
Thornhill	 0	 2	 410	 29	 \$1,367	 1,700	 \$2,323,017	 4,428
Toronto East	 8	 10	 1,433	 378	 \$1,266	 700	 \$885,707	
Toronto West	 23	 24	 4,048	 696	 \$1,341	 827	 \$1,109,292	
Yonge - St. Clair	 3	 7	 867	 254	 \$1,937	 982	 \$1,902,086	

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.