

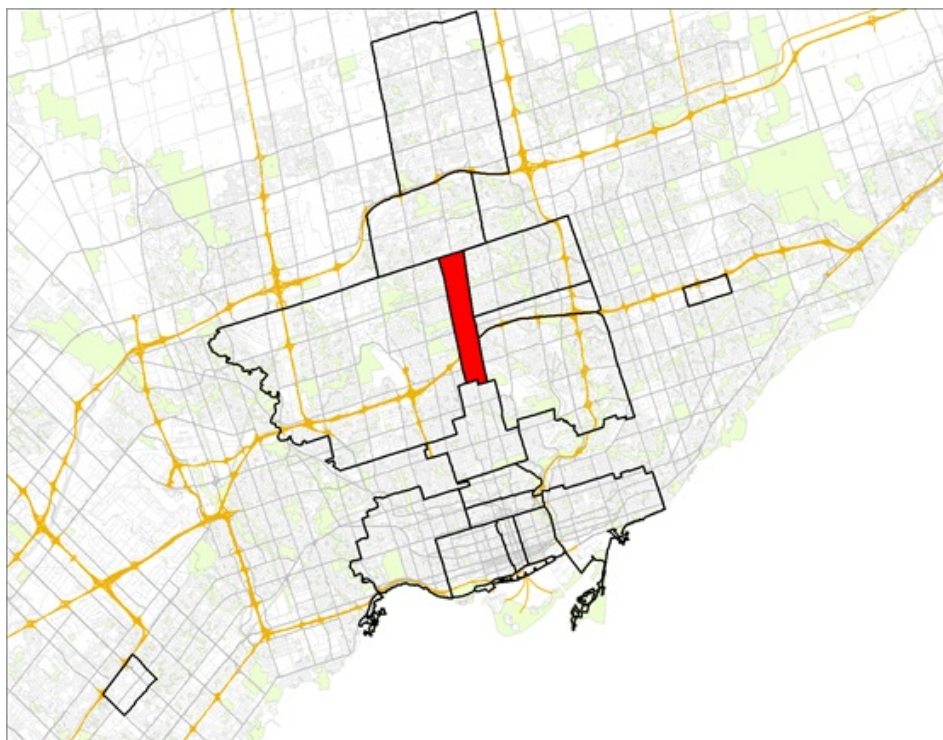


Greater Toronto Area  
North Yonge Corridor

New Homes High Rise Submarket Report  
Data as of May 2023



# North Yonge Corridor Submarket Report - May 2023



| North Yonge Corridor                          |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Distinct count of Site Name                   | 8           | 370         |
| No. of Units                                  | 3,239       | 94,907      |
| Total Sales                                   | 2,572       | 81,040      |
| Act Inv                                       | 667         | 13,867      |
| Avg. wt. \$/sf                                | \$1,551     | \$1,423     |
| Avg. Project \$/SF                            | \$1,381     | \$1,299     |
| Avg. SF                                       | 668         | 818         |
| Avg. \$                                       | \$1,036,253 | \$1,163,082 |
| Current Month Sales (incl. active & sold out) | 49          | 1,976       |

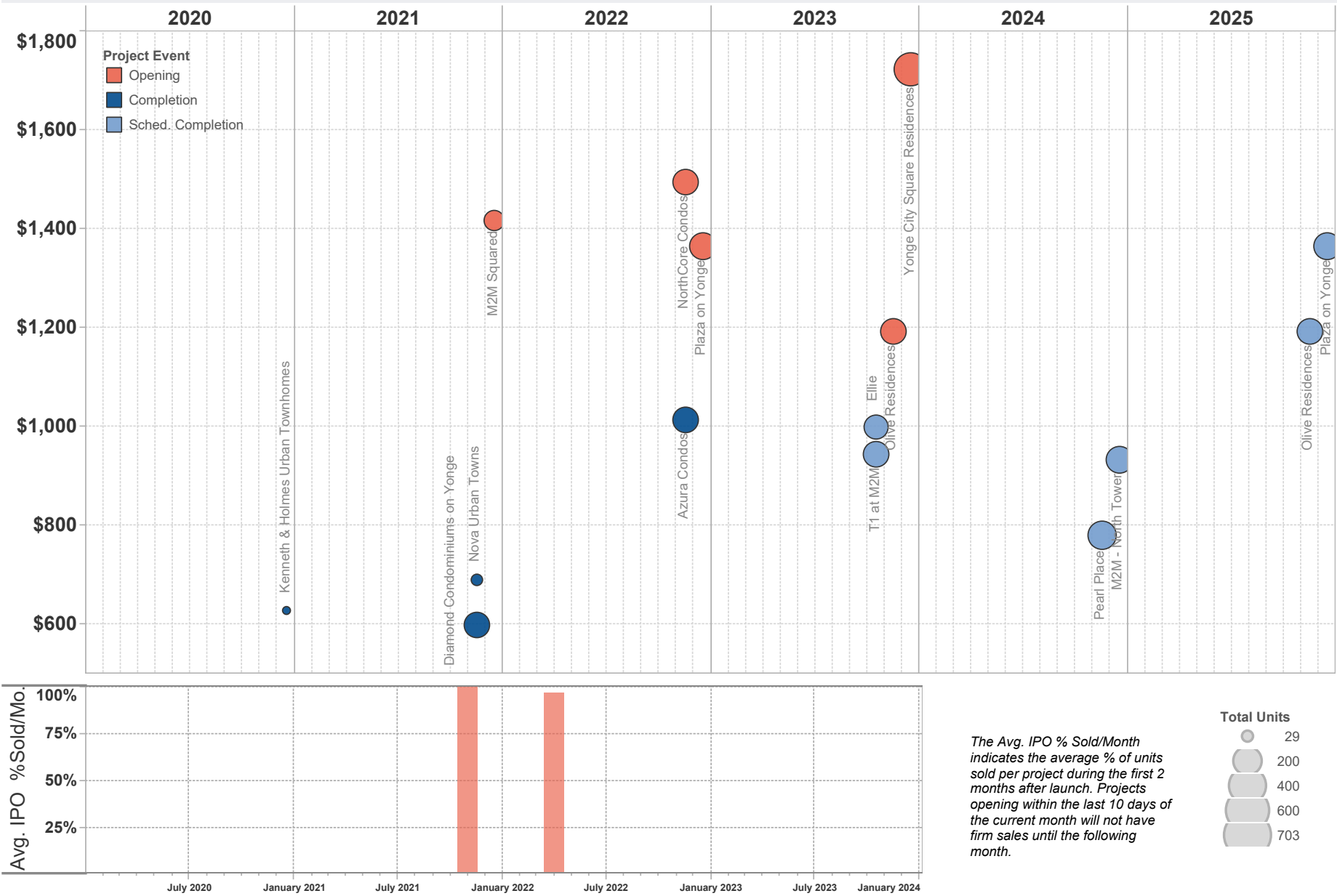
| Development Applications |        |                 |
|--------------------------|--------|-----------------|
| North Yonge Corridor     |        | City of Toronto |
| Count of Address         | 30     | 765             |
| Total Units              | 20,807 | 424,430         |
| Min. Density             | 1.0    | 0.0             |
| Max. Density             | 26.1   | 61.9            |
| 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 - May 2023

## Recent Project Openings, Completions & Scheduled Completions



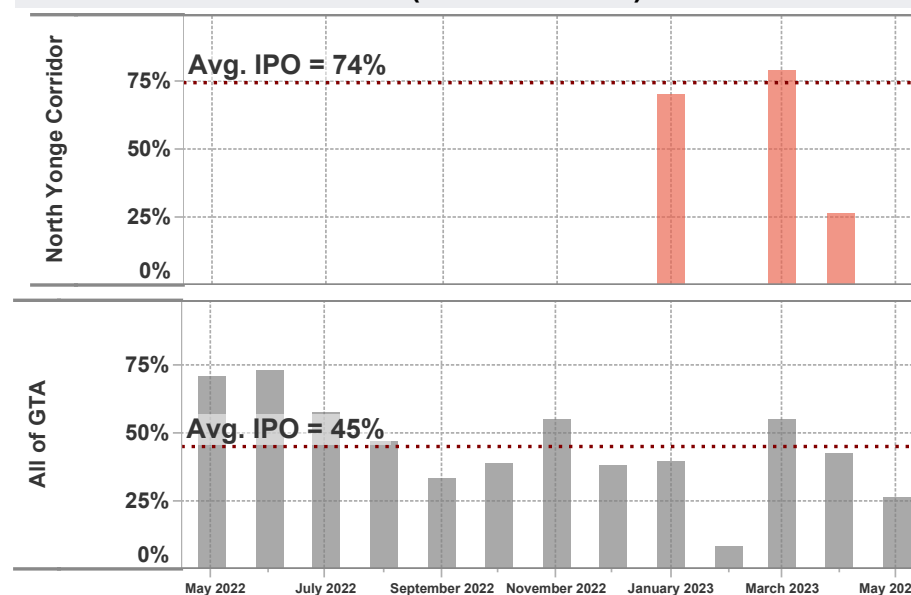
# North Yonge Corridor Submarket Report - May 2023

## Project Data by Unit Type

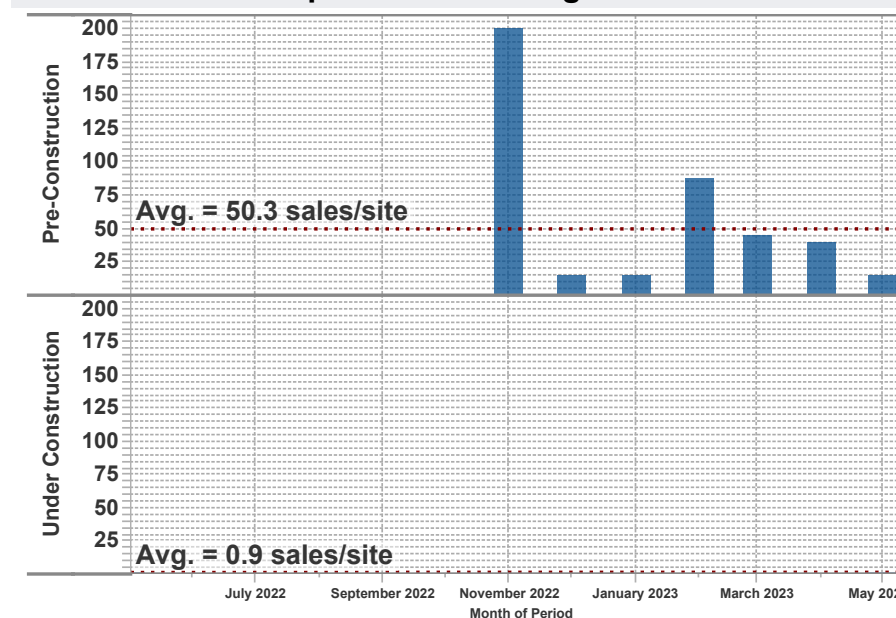
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 212          | 9                   | 134         | 78      |
| 1 Bedroom       | 634          | 7                   | 552         | 82      |
| 1 Bedroom + Den | 912          | 11                  | 715         | 197     |
| 2 Bedroom       | 1,009        | 9                   | 855         | 154     |
| 2 Bedroom + Den | 165          | 3                   | 126         | 39      |
| 3 Bedroom & Up  | 240          | 10                  | 144         | 96      |
| Penthouse       | 20           | 0                   | 10          | 10      |
| Other           | 31           | 0                   | 31          | 0       |

| Avg. wt. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|----------------|-----------------|------------------|------------------|-------------------|
| \$1,670        | 333             | 401              | \$508,000        | \$728,990         |
| \$1,543        | 440             | 576              | \$666,000        | \$909,990         |
| \$1,563        | 535             | 652              | \$712,000        | \$989,990         |
| \$1,500        | 612             | 868              | \$852,900        | \$1,317,900       |
| \$1,689        | 764             | 1,047            | \$1,025,000      | \$1,705,900       |
| \$1,564        | 840             | 1,302            | \$1,094,900      | \$1,700,000       |
| \$1,377        | 488             | 1,258            | \$724,900        | \$1,679,990       |

## IPO Launch Performance (first 2 months)

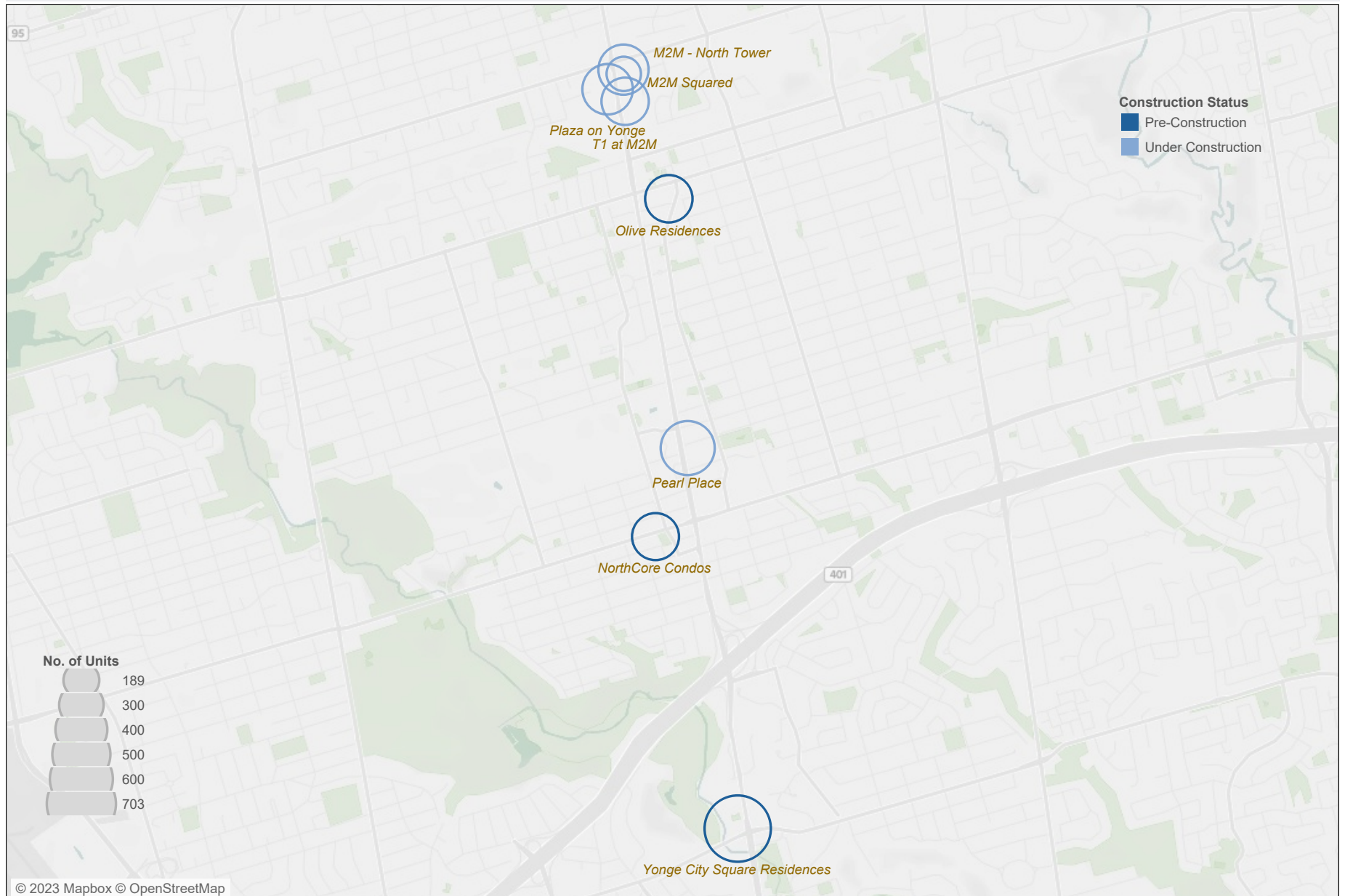


## Post Launch Absorption: North Yonge Corridor



# North Yonge Corridor Submarket Report - May 2023

## Current Active Projects



# North Yonge Corridor Submarket Report - May 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.. |
|------------------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|--------------------------------|
| 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              | 24                  | 91  | 47      | 353          | \$1,495             | \$1,520                        |
| Olive Residences - Capital Developments                    | Apartment    | October 2025            | 7                   | 304 | 55      | 359          | \$1,193             | \$1,342                        |
| Pearl Place - Conservatory Group                           | Apartment    | May 2024                | 4                   | 6   | 49      | 467          | \$780               | \$1,667                        |
| Plaza on Yonge - Plaza                                     | Apartment    | March 2025              | 0                   | 1   | 12      | 407          | \$1,365             | \$1,336                        |
| T1 at M2M - Aoyuan International                           | Apartment    | September 2023          | 0                   | 0   | 0       | 358          | \$944               | \$1,096                        |
| Yonge City Square Residences - Gupta Group                 | Apartment    | April 2027              | 14                  | 199 | 504     | 703          | \$1,723             | \$1,575                        |

# North Yonge Corridor Submarket Report - May 2023

## Current Development Applications



# North Yonge Corridor Submarket Report - May 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          | 259         |
| 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          | 350         |
| 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 - May 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       | • 45                | • 17                    | • 4,658                     | • 274   | • \$2,606      | • 1,422 | • \$3,706,298 | • 17,365    |
| Central Waterfront      | • 1                 | • 8                     | • 3,996                     | • 477   | • \$1,711      | • 1,133 | • \$1,938,155 | • 12,588    |
| Don Mills - York Mills  | • 4                 | • 14                    | • 3,850                     | • 98    | • \$1,155      | • 1,156 | • \$1,335,318 | • 26,740    |
| Downtown Core           | • 7                 | • 8                     | • 4,793                     | • 542   | • \$1,867      | • 756   | • \$1,411,729 | • 30,497    |
| Downtown East           | • 300               | • 20                    | • 6,144                     | • 1,542 | • \$1,525      | • 696   | • \$1,061,669 | • 23,178    |
| Downtown West           | • 12                | • 23                    | • 7,604                     | • 804   | • \$1,790      | • 1,022 | • \$1,828,411 | • 17,137    |
| Etobicoke Waterfront    | • 0                 | • 1                     | • 541                       | • 24    | • \$1,647      | • 811   | • \$1,335,378 | • 9,281     |
| Highway7 - Yonge        | • 1                 | • 4                     | • 899                       | • 34    | • \$1,117      | • 1,140 | • \$1,273,121 | • 23,308    |
| Mississauga City Centre | • 2                 | • 8                     | • 3,966                     | • 104   | • \$1,214      | • 765   | • \$928,368   | • 20,807    |
| North Toronto           | • 3                 | • 18                    | • 3,522                     | • 329   | • \$1,564      | • 980   | • \$1,532,882 | • 238       |
| North Yonge Corridor    | • 49                | • 8                     | • 2,572                     | • 667   | • \$1,551      | • 668   | • \$1,036,253 | • 32,887    |
| North York East         | • 0                 | • 1                     | • 497                       | • 0     | • .            | • .     | • .           | • 129,027   |
| North York West         | • 18                | • 10                    | • 1,010                     | • 539   | • \$1,407      | • 833   | • \$1,172,262 | • 20,375    |
| Not Applicable          | • 1,505             | • 176                   | • 27,879                    | • 6,834 | • \$1,177      | • 776   | • \$913,114   | • 14,778    |
| Scarborough City Centre |                     |                         |                             |         |                |         |               | • 12,760    |
| Sheppard Corridor       | • 7                 | • 12                    | • 2,603                     | • 281   | • \$1,426      | • 825   | • \$1,176,540 | • 29,036    |
| Thornhill               | • 0                 | • 2                     | • 411                       | • 28    | • \$1,367      | • 1,690 | • \$2,310,536 | • 4,428     |
| Toronto East            | • 1                 | • 10                    | • 1,434                     | • 377   | • \$1,266      | • 700   | • \$886,018   |             |
| Toronto West            | • 21                | • 23                    | • 3,794                     | • 659   | • \$1,358      | • 820   | • \$1,113,750 |             |
| Yonge - St. Clair       | • 0                 | • 7                     | • 867                       | • 254   | • \$1,937      | • 982   | • \$1,902,086 |             |

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