

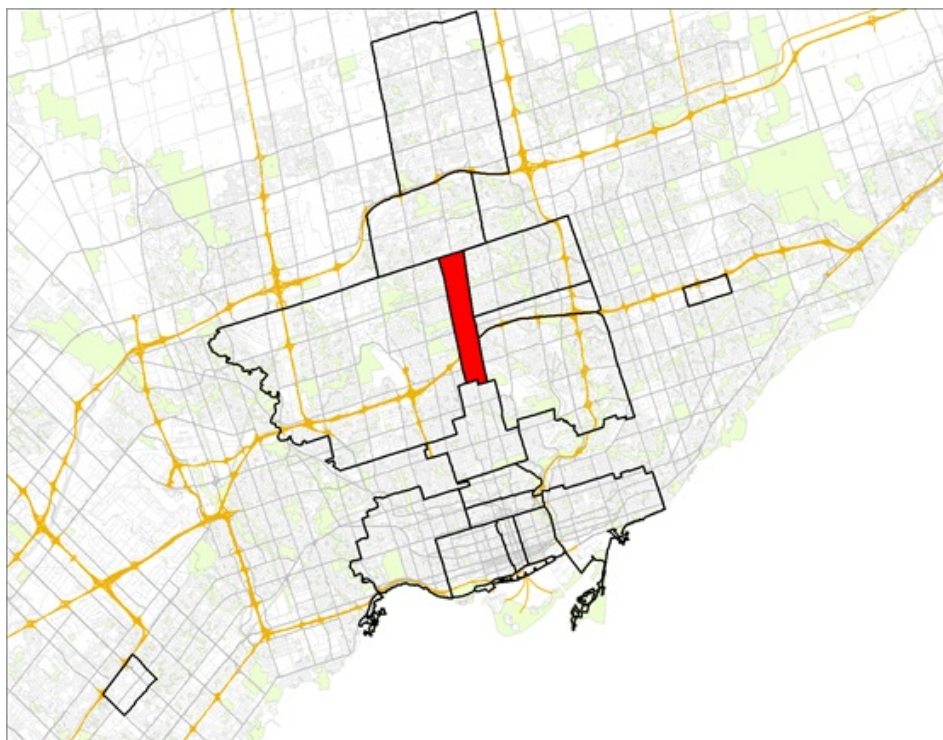


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of June 2023



North Yonge Corridor Submarket Report - June 2023



North Yonge Corridor		GTA
Distinct count of Site Name	8	378
No. of Units	3,240	97,722
Total Sales	2,626	83,199
Act Inv	614	14,523
Avg. wt. \$/sf	\$1,558	\$1,425
Avg. Project \$/SF	\$1,389	\$1,296
Avg. SF	671	812
Avg. \$	\$1,045,751	\$1,157,082
Current Month Sales (incl. active & sold out)	26	1,957

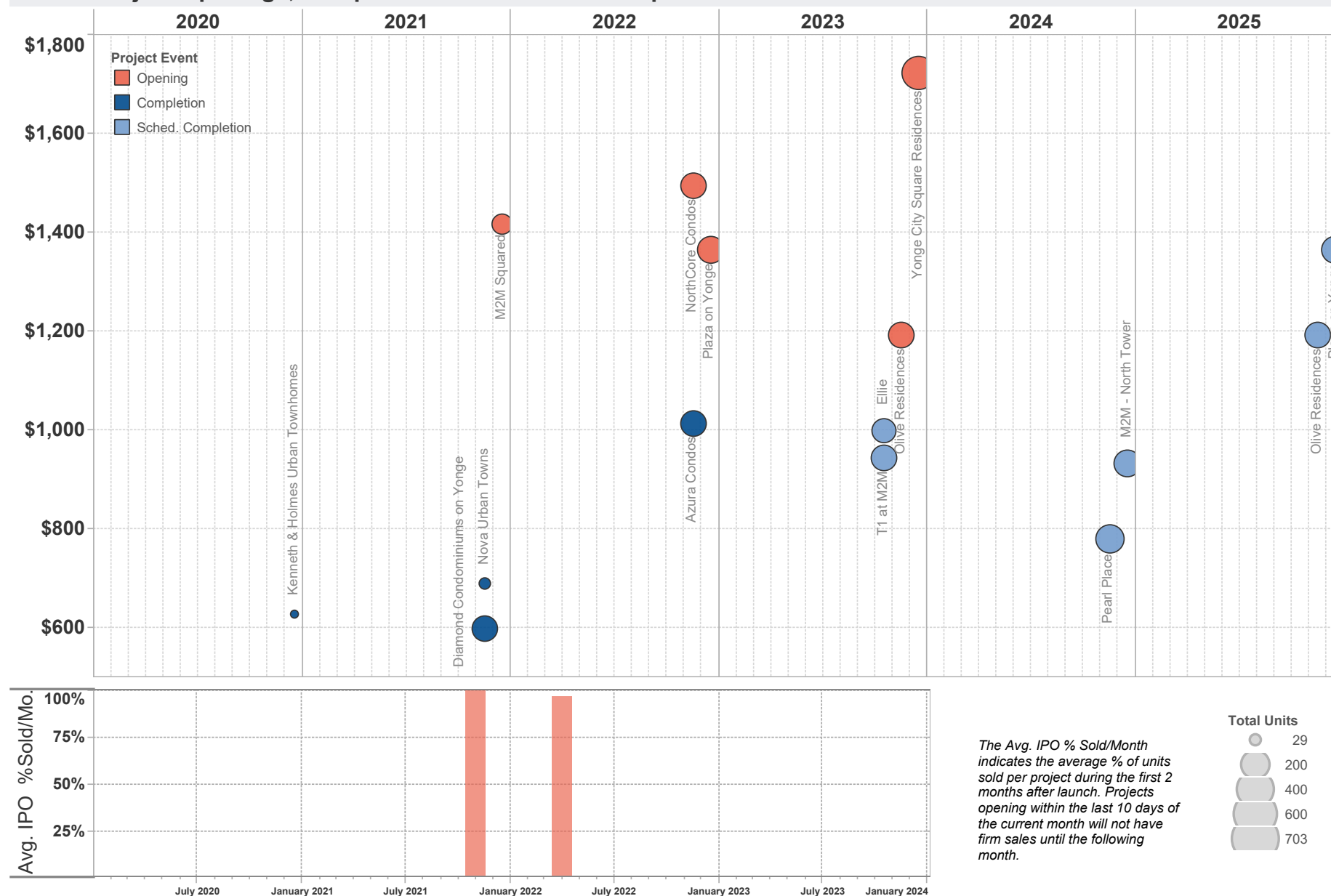
Development Applications		
North Yonge Corridor		City of Toronto
Count of Address	30	765
Total Units	20,807	424,430
Min. Density	1.0	0.0
Max. Density	26.1	61.9
Avg. Density	6.6	7.9

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



North Yonge Corridor Submarket Report - June 2023

Recent Project Openings, Completions & Scheduled Completions



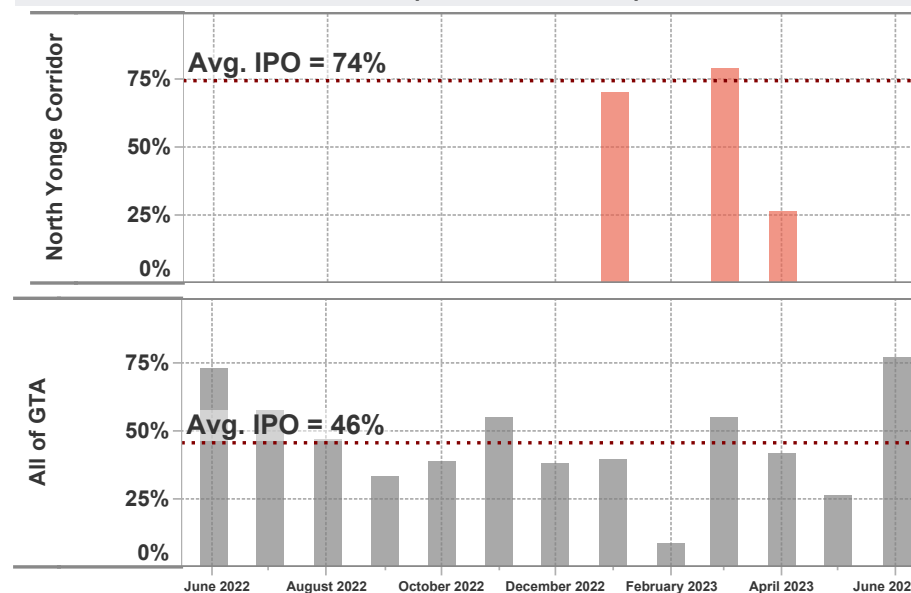
North Yonge Corridor Submarket Report - June 2023

Project Data by Unit Type

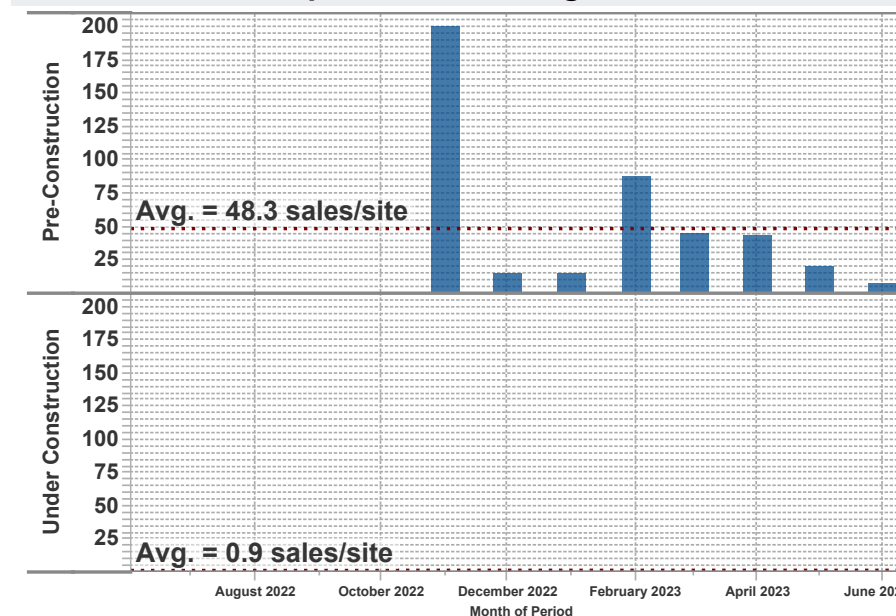
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	212	2	136	76
1 Bedroom	635	4	556	79
1 Bedroom + Den	912	13	741	171
2 Bedroom	1,009	3	869	140
2 Bedroom + Den	165	2	128	37
3 Bedroom & Up	240	2	150	90
Penthouse	20	0	10	10
Other	31	0	31	0

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,670	333	401	\$510,000	\$728,990
\$1,546	427	576	\$699,990	\$909,990
\$1,587	573	637	\$818,000	\$989,990
\$1,517	613	868	\$898,000	\$1,317,900
\$1,686	762	1,047	\$989,000	\$1,705,900
\$1,580	840	1,302	\$1,094,900	\$1,700,000
\$1,116	836	1,081	\$854,900	\$1,284,900

IPO Launch Performance (first 2 months)

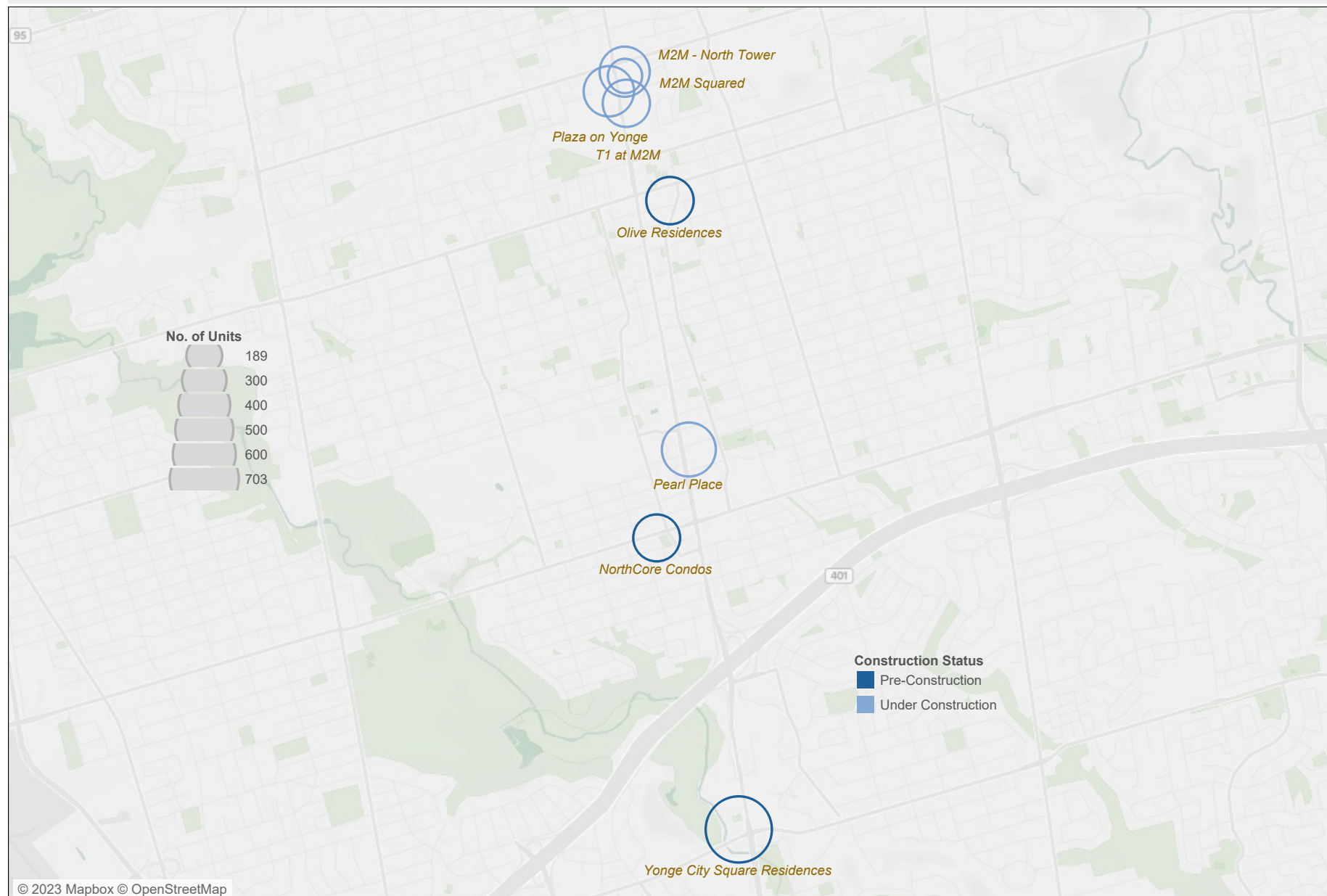


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - June 2023

Current Active Projects



North Yonge Corridor Submarket Report - June 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	11	102	36	353	\$1,495	\$1,587
Olive Residences - Capital Developments	Apartment	October 2025	7	339	21	360	\$1,193	\$1,338
Pearl Place - Conservatory Group	Apartment	May 2024	2	8	47	467	\$780	\$1,663
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	6	205	498	703	\$1,723	\$1,575

North Yonge Corridor Submarket Report - June 2023

Current Development Applications



North Yonge Corridor Submarket Report - June 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 - June 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	1	17	4,659	549	\$2,480	1,058	\$2,623,008	17,365
Central Waterfront	1	8	3,997	494	\$1,707	1,125	\$1,920,253	12,588
Don Mills - York Mills	0	14	3,848	106	\$1,137	1,182	\$1,343,895	26,740
Downtown Core	11	8	4,807	531	\$1,869	760	\$1,421,514	30,497
Downtown East	53	20	6,195	1,400	\$1,506	701	\$1,055,105	23,178
Downtown West	6	23	7,662	746	\$1,783	1,053	\$1,876,443	17,137
Etobicoke Waterfront	2	1	544	21	\$1,645	816	\$1,342,988	9,281
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	23,308
Mississauga City Centre	1	8	3,967	103	\$1,214	765	\$928,966	20,807
North Toronto	1	18	3,513	352	\$1,562	955	\$1,492,374	238
North Yonge Corridor	26	8	2,626	614	\$1,558	671	\$1,045,751	32,887
North York East	0	1	497	0	.	.	.	129,027
North York West	62	10	1,072	477	\$1,410	854	\$1,203,555	20,375
Not Applicable	1,750	184	29,764	7,524	\$1,183	765	\$904,288	14,778
Scarborough City Centre								12,760
Sheppard Corridor	12	12	2,617	280	\$1,444	831	\$1,199,983	29,036
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	4,428
Toronto East	9	10	1,438	373	\$1,267	708	\$896,552	
Toronto West	20	23	3,814	639	\$1,357	825	\$1,119,927	
Yonge - St. Clair	2	7	869	252	\$1,946	977	\$1,900,069	



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