

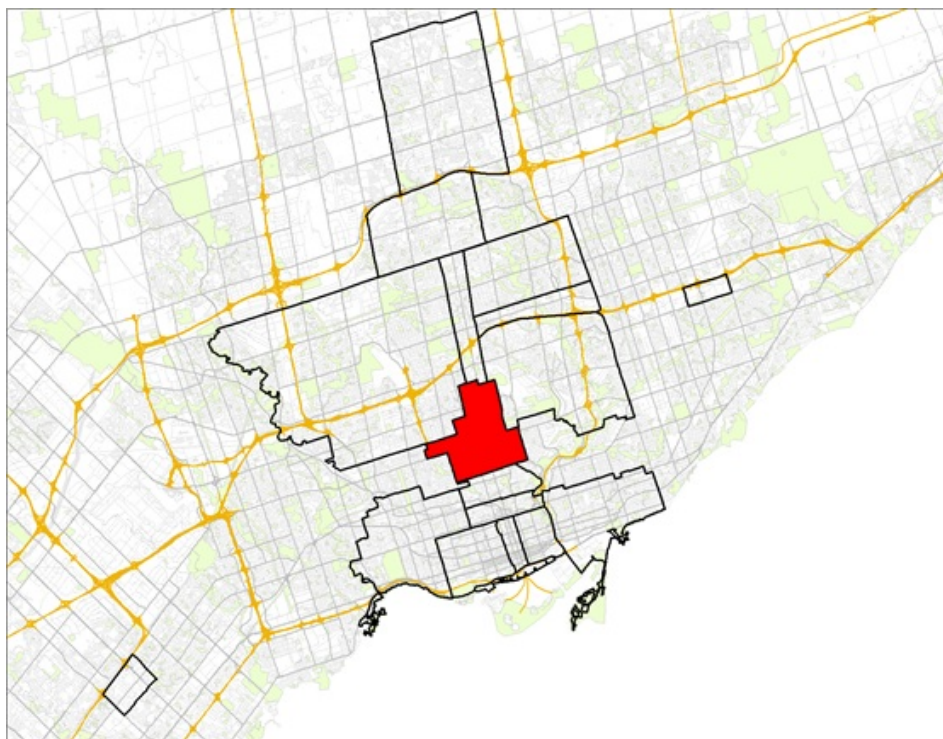


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of August 2023



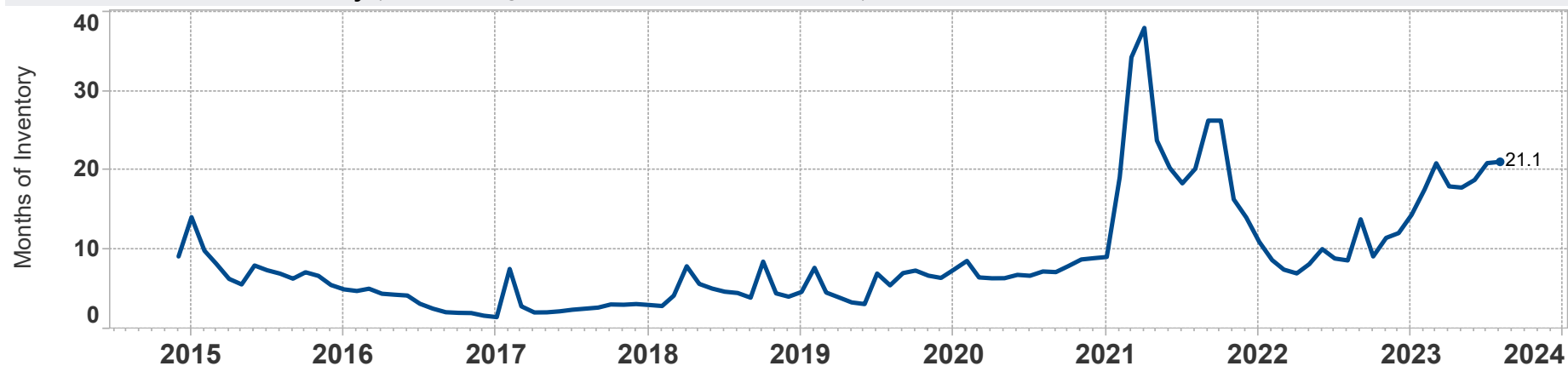
North Toronto Submarket Report - August 2023



North Toronto		GTA
Distinct count of Site Name	18	385
No. of Units	3,887	96,568
Total Sales	3,520	82,326
Act Inv	367	14,242
Avg. wt. \$/sf	\$1,560	\$1,408
Avg. Project \$/SF	\$1,589	\$1,286
Avg. SF	924	821
Avg. \$	\$1,441,857	\$1,156,529
Current Month Sales (incl. active & sold out)	14	443

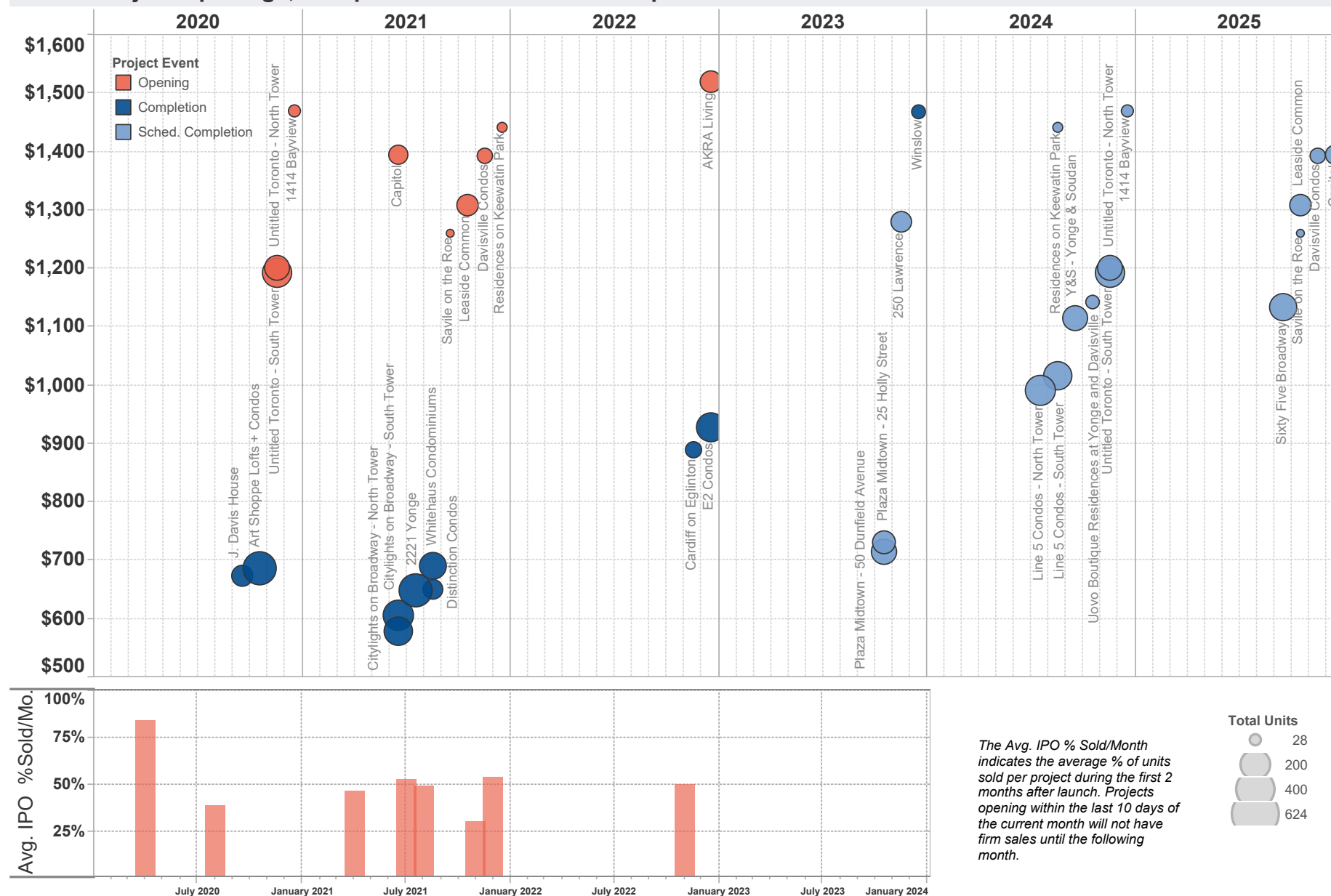
Development Applications		
North Toronto		City of Toronto
Count of Address	59	794
Total Units	25,237	462,476
Min. Density	0.3	0.0
Max. Density	39.8	61.7
Avg. Density	9.8	8.1

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



North Toronto Submarket Report - August 2023

Recent Project Openings, Completions & Scheduled Completions



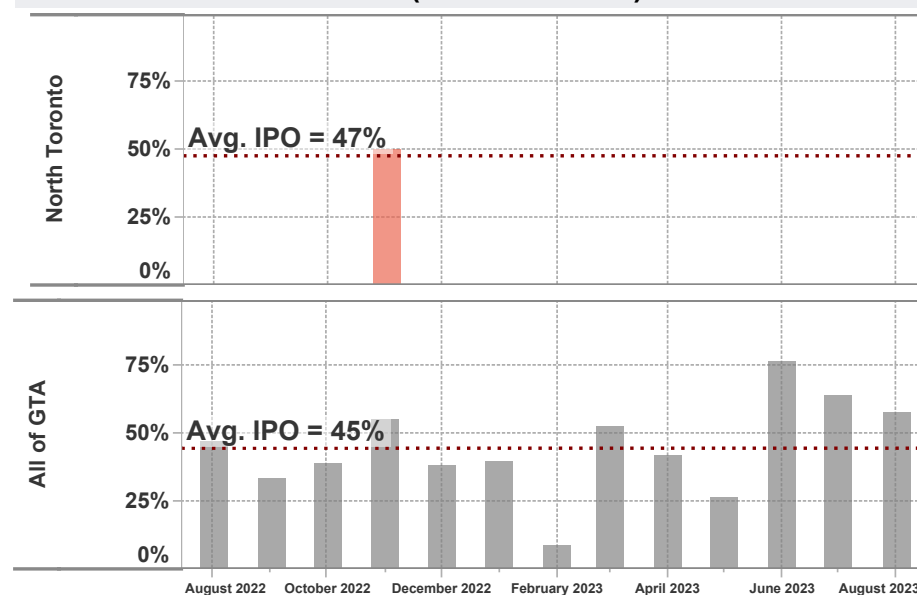
North Toronto Submarket Report - August 2023

Project Data by Unit Type

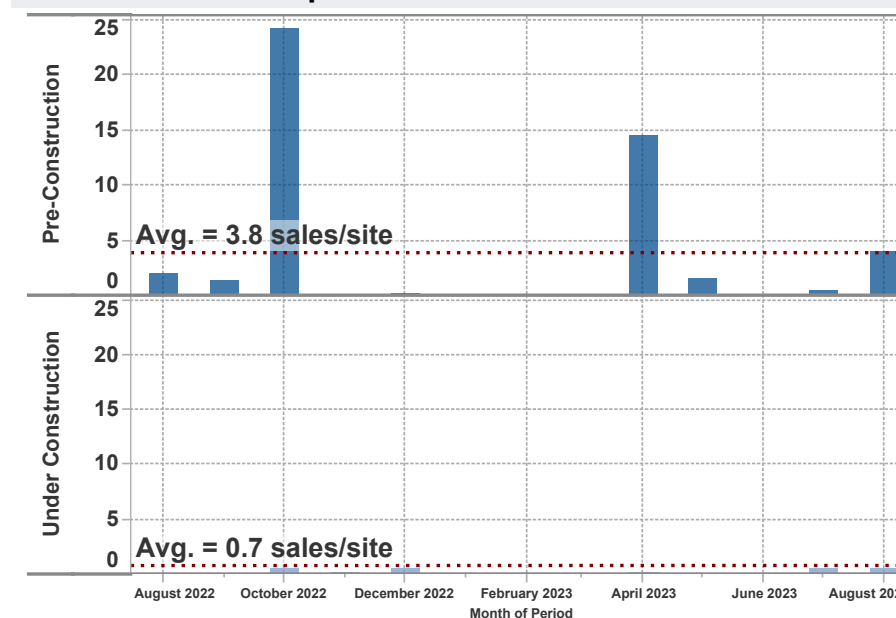
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	306	4	291	15
1 Bedroom	814	0	766	48
1 Bedroom + Den	983	0	928	55
2 Bedroom	1,030	4	926	104
2 Bedroom + Den	233	0	201	32
3 Bedroom & Up	429	6	342	87
Penthouse	40	0	29	11
Other	35	0	24	11

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,761	302	452	\$588,900	\$749,900
\$1,595	321	680	\$633,900	\$1,008,900
\$1,518	476	782	\$759,900	\$1,359,900
\$1,636	622	2,677	\$973,900	\$6,370,000
\$1,389	777	1,730	\$1,179,900	\$2,517,900
\$1,513	815	2,405	\$1,107,000	\$4,980,000
\$1,948	347	1,846	\$679,900	\$4,199,900
\$1,453	1,111	2,370	\$1,696,900	\$3,660,000

IPO Launch Performance (first 2 months)

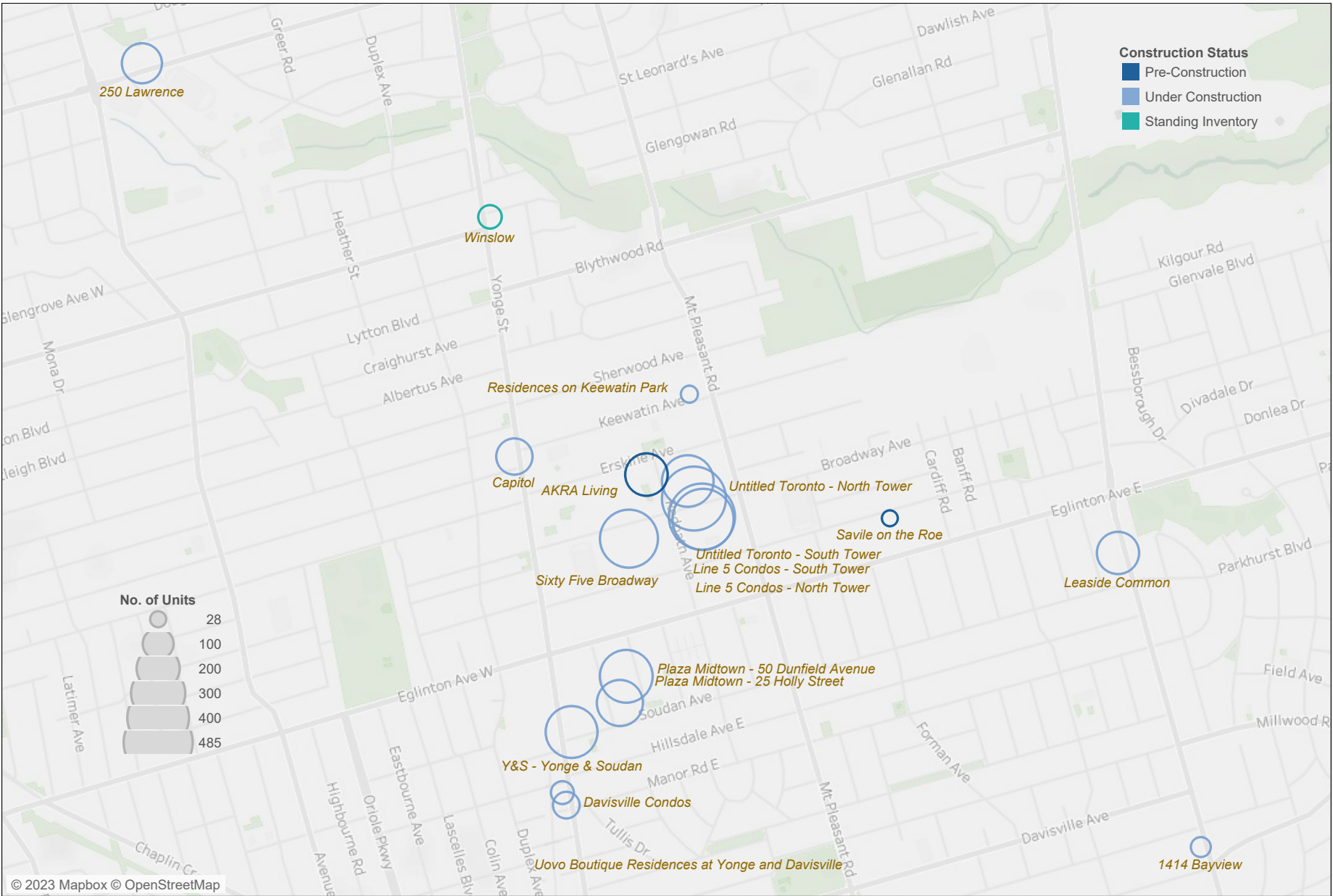


Post Launch Absorption: North Toronto



North Toronto Submarket Report - August 2023

Current Active Projects



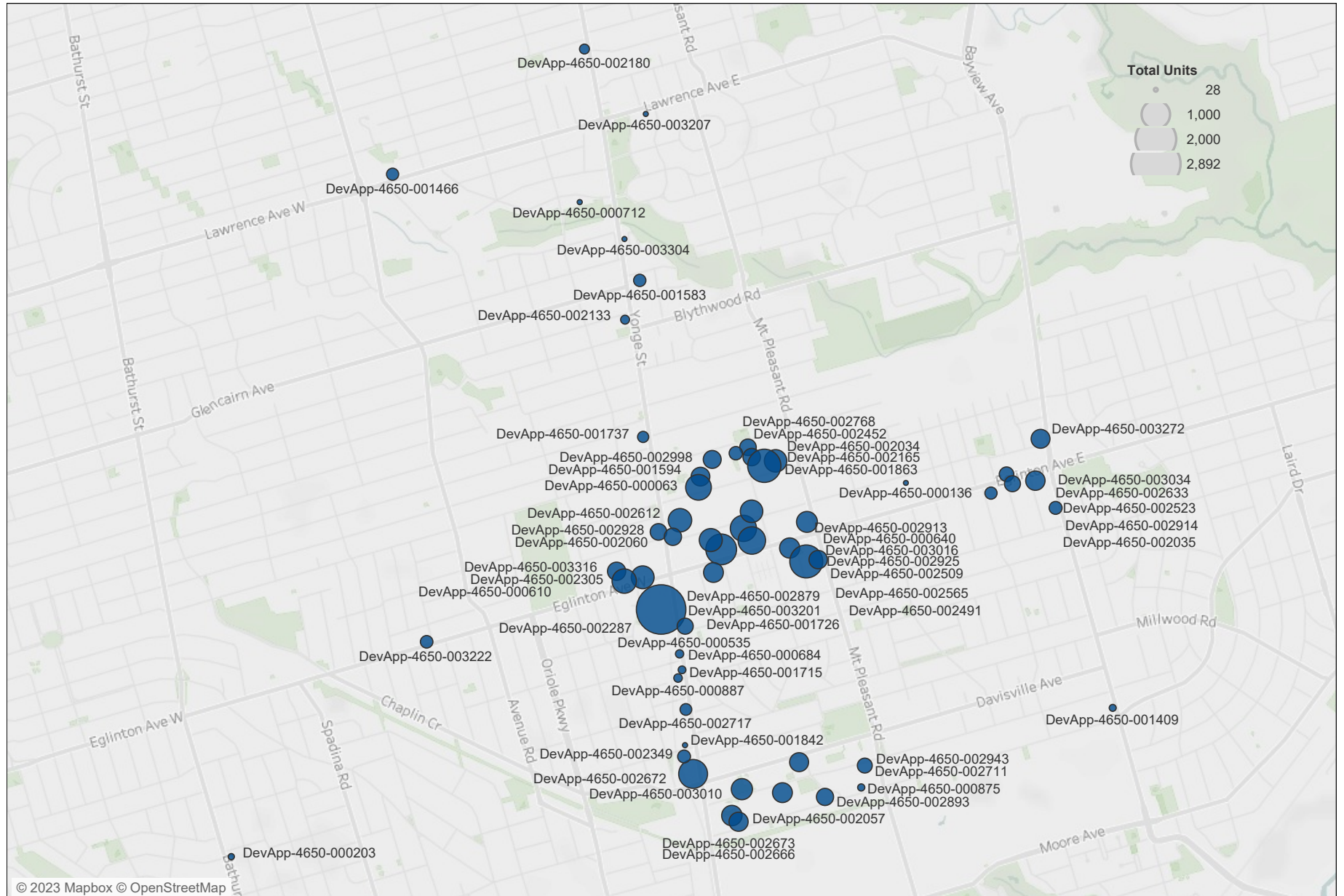
North Toronto Submarket Report - August 2023

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	\$1,544
1414 Bayview - Gairloch	Apartment	June 2024	0	1	10	44	\$1,470	\$1,755
AKRA Living - Curated Properties	Apartment	January 2026	8	41	58	200	\$1,520	\$1,535
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	0	1	40	146	\$1,395	\$1,502
Davisville Condos - Rockport Group	Apartment	June 2025	4	10	9	79	\$1,393	\$1,719
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	1	11	485	\$991	\$1,616
Line 5 Condos - South Tower - Reserve Properties and West..	Apartment	April 2024	0	3	12	414	\$1,017	\$1,643
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	November 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	2	2	17	295	\$1,201	\$1,608
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	September 2024	0	0	19	453	\$1,193	\$1,563
Uovo Boutique Residences at Yonge and Davisville - 2114 Y..	Apartment	August 2024	0	0	12	58	\$1,143	\$1,380
Winslow - Devron	Apartment	July 2023	0	0	9	61	\$1,469	\$2,028
Y&S - Yonge & Soudan - Tribute Communities and TENBlock..	Apartment	December 2024	0	0	20	298	\$1,115	\$1,536

North Toronto Submarket Report - August 2023

Current Development Applications



North Toronto Submarket Report - August 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	5.1	177
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	10.0	1,306
DevApp-4650-002034	241 Redpath Avenue	15.4	356
DevApp-4650-002035	1718 Bayview Avenue	4.1	196
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	8.1	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	30.5	614
DevApp-4650-002349	25 Imperial Street	11.8	194
DevApp-4650-002452	124 Broadway Avenue	9.8	594
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-4650-002711	289 Balliol Street	14.1	261
DevApp-4650-002717	2010 Yonge Street	7.8	161
DevApp-4650-002768	133 Erskine Avenue	15.3	322
DevApp-4650-002879	77 Roehampton Avenue	14.0	624
DevApp-4650-002893	214 Merton Street	15.5	346
DevApp-4650-002913	170 Roehampton Avenue	14.6	597
DevApp-4650-002914	503 Eglinton Avenue East	6.6	174
DevApp-4650-002925	141 Roehampton Avenue	16.6	809
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	13.5	442
DevApp-4650-003201	110 Eglinton Avenue East	17.4	1,116
DevApp-4650-003207	49 Lawrence Avenue East	3.7	29
DevApp-4650-003222	444 Eglinton Avenue West	10.3	185
DevApp-4650-003272	1802 Bayview Avenue	20.5	419
DevApp-4650-003304	2851 Yonge Street	3.8	29
DevApp-4650-003316	21-35 Henning Avenue	15.1	390

North Toronto Submarket Report - August 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	11	16	4,247	470	\$2,512	1,108	\$2,783,935	16,439
Central Waterfront	3	6	2,544	484	\$1,710	1,130	\$1,932,586	17,168
Don Mills - York Mills	1	14	3,850	104	\$1,138	1,170	\$1,331,442	28,216
Downtown Core	3	8	4,815	523	\$1,877	760	\$1,427,423	31,600
Downtown East	18	20	6,218	1,383	\$1,513	694	\$1,050,669	25,705
Downtown West	4	23	7,668	746	\$1,789	1,056	\$1,888,873	17,279
Etobicoke Waterfront	1	1	545	20	\$1,647	811	\$1,335,505	9,281
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	25,237
Mississauga City Centre	5	8	3,961	109	\$1,244	769	\$957,260	26,058
North Toronto	14	18	3,520	367	\$1,560	924	\$1,441,857	305
North Yonge Corridor	9	8	2,636	604	\$1,558	673	\$1,048,874	32,789
North York East	0	1	497	0	.	.	.	143,340
North York West	22	11	1,113	586	\$1,331	867	\$1,154,406	24,358
Not Applicable	288	194	30,613	7,545	\$1,168	779	\$909,976	14,963
Scarborough City Centre								13,202
Sheppard Corridor	0	12	2,619	280	\$1,407	830	\$1,168,501	30,819
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,717
Toronto East	8	10	1,493	318	\$1,249	707	\$882,844	
Toronto West	53	22	3,803	394	\$1,384	879	\$1,216,180	
Yonge - St. Clair	3	7	874	247	\$1,910	957	\$1,827,520	



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