

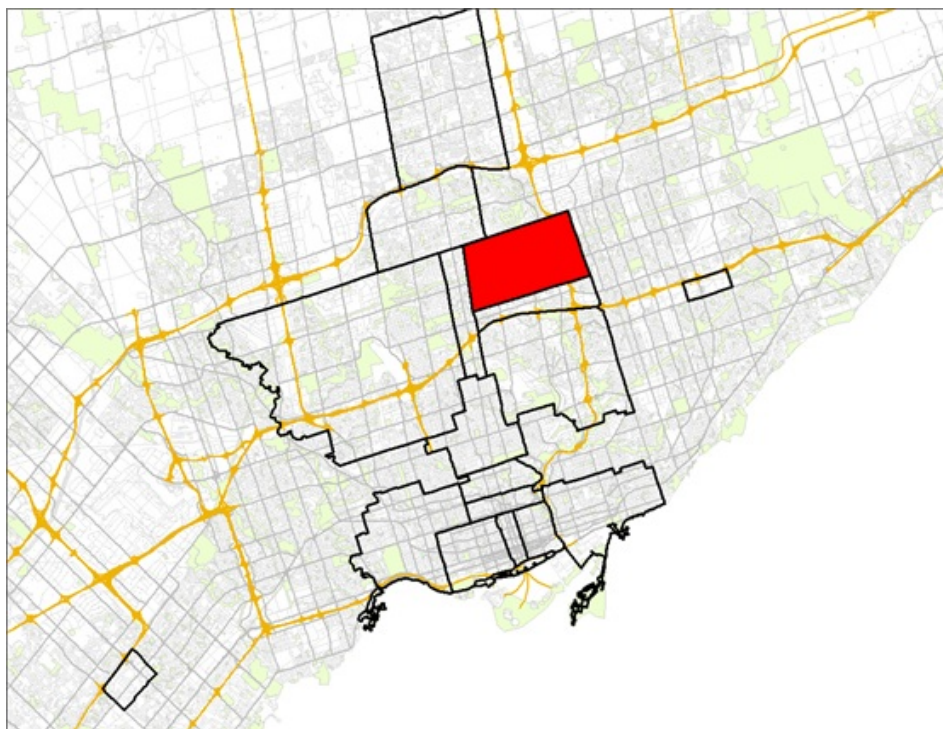


Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of September 2023



North York East Submarket Report - September 2023



North York East		GTA
Distinct count of Site Name	1	390
No. of Units	497	99,243
Total Sales	497	82,881
Act Inv	0	16,362
Avg. wt. \$/sf		\$1,400
Avg. Project \$/SF	\$749	\$1,289
Avg. SF		786
Avg. \$		\$1,100,373
Current Month Sales (incl. active & sold out)	0	1,290

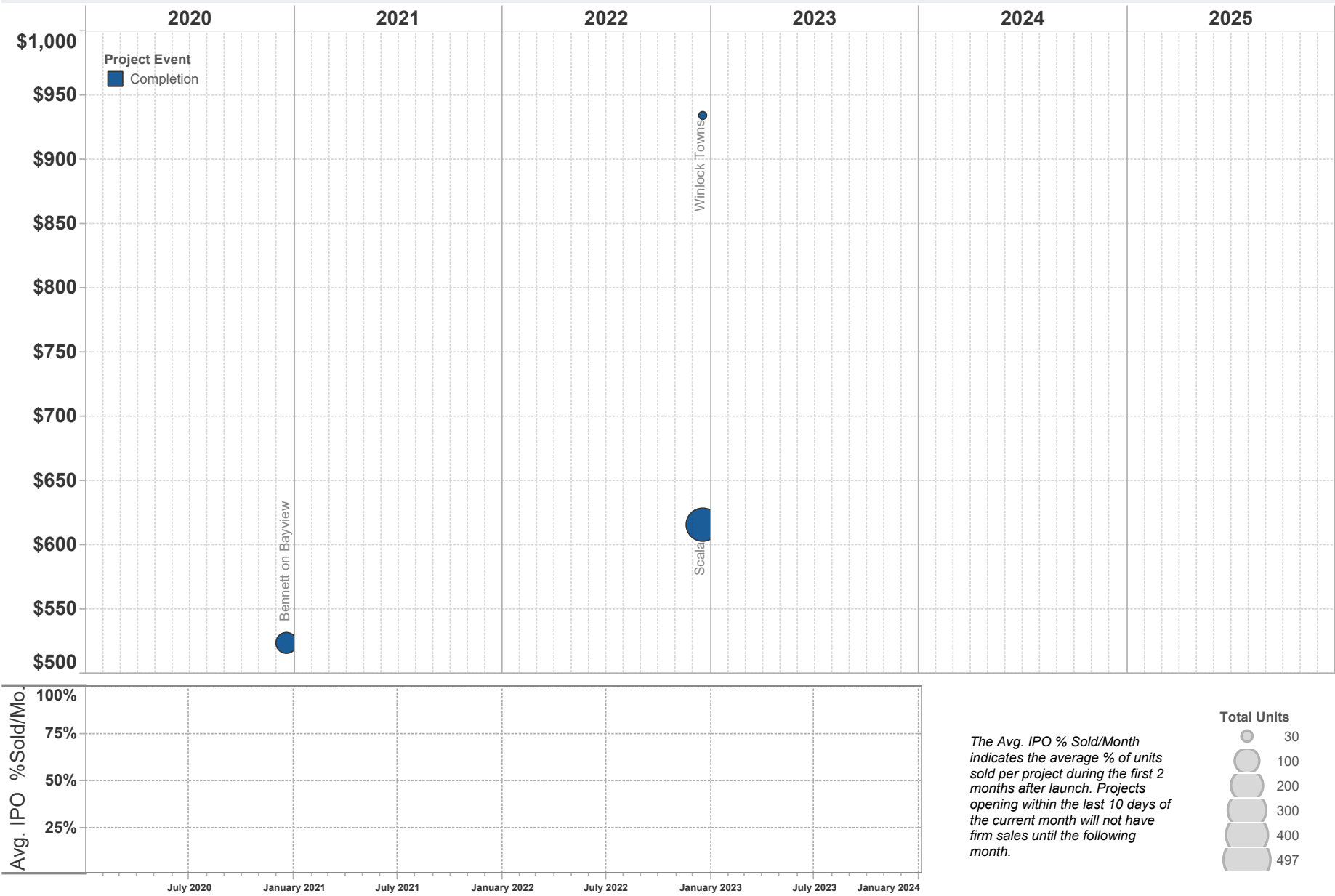
Development Applications		
North York East		City of Toronto
Count of Address	2	792
Total Units	305.0	462,470
Min. Density	2.0	0.0
Max. Density	3.3	61.7
Avg. Density	2.6	8.1

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



North York East Submarket Report - September 2023

Recent Project Openings, Completions & Scheduled Completions

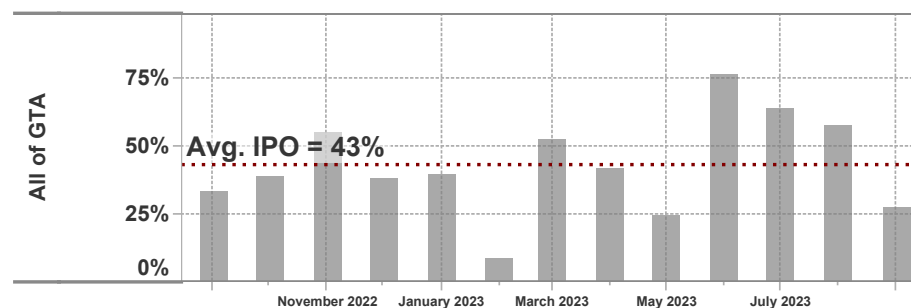


North York East Submarket Report - September 2023

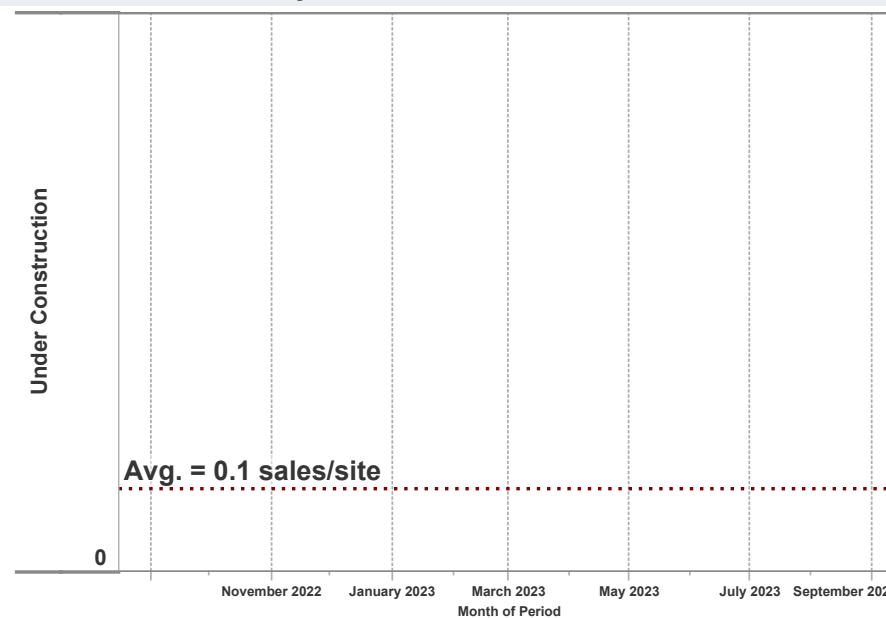
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	16	0	16	0
1 Bedroom	45	0	45	0
1 Bedroom + Den	164	0	164	0
2 Bedroom	118	0	118	0
2 Bedroom + Den	100	0	100	0
3 Bedroom & Up	14	0	14	0
Penthouse	40	0	40	0
Other				

IPO Launch Performance (first 2 months)

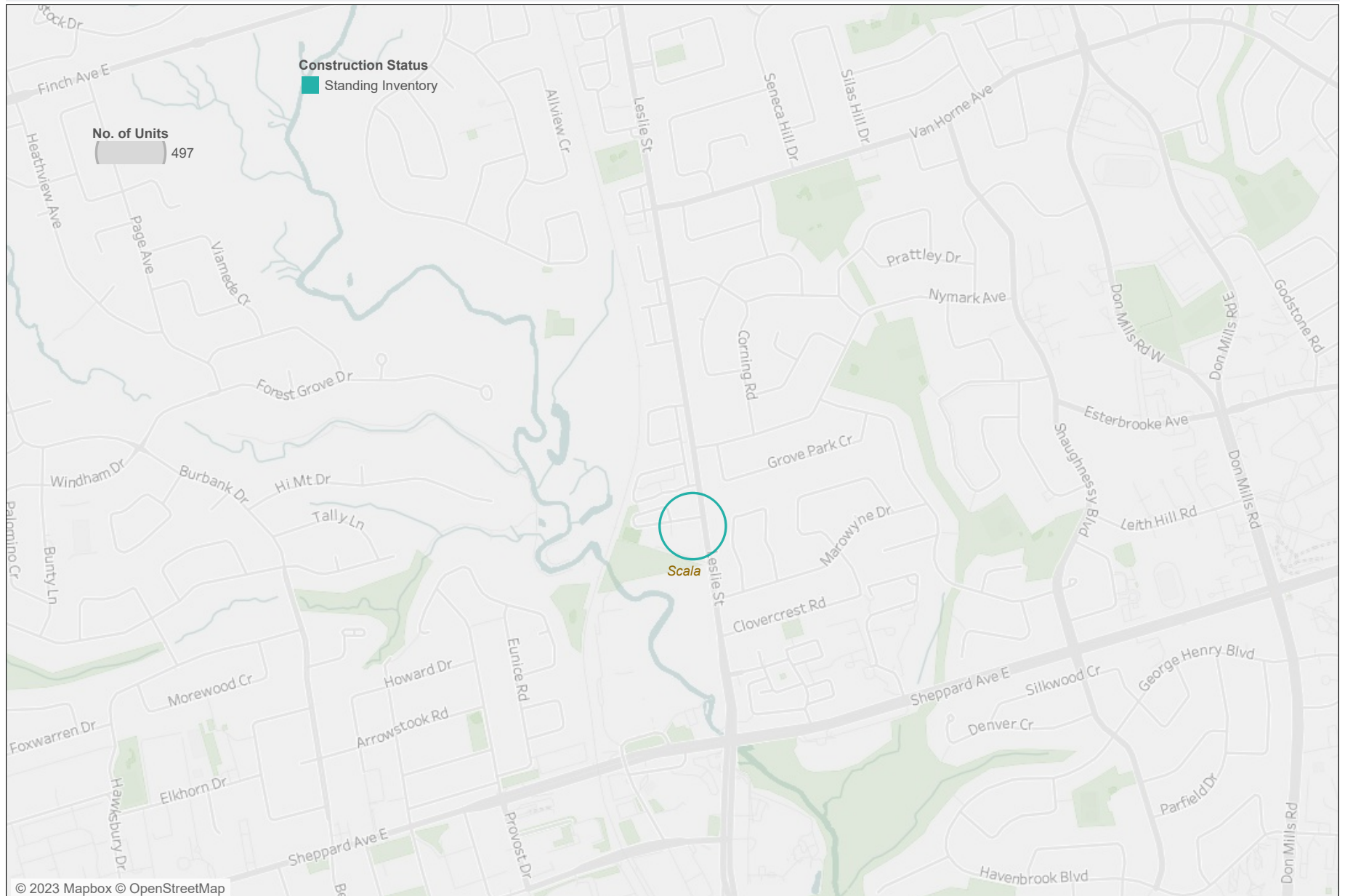


Post Launch Absorption: North York East



North York East Submarket Report - September 2023

Current Active Projects



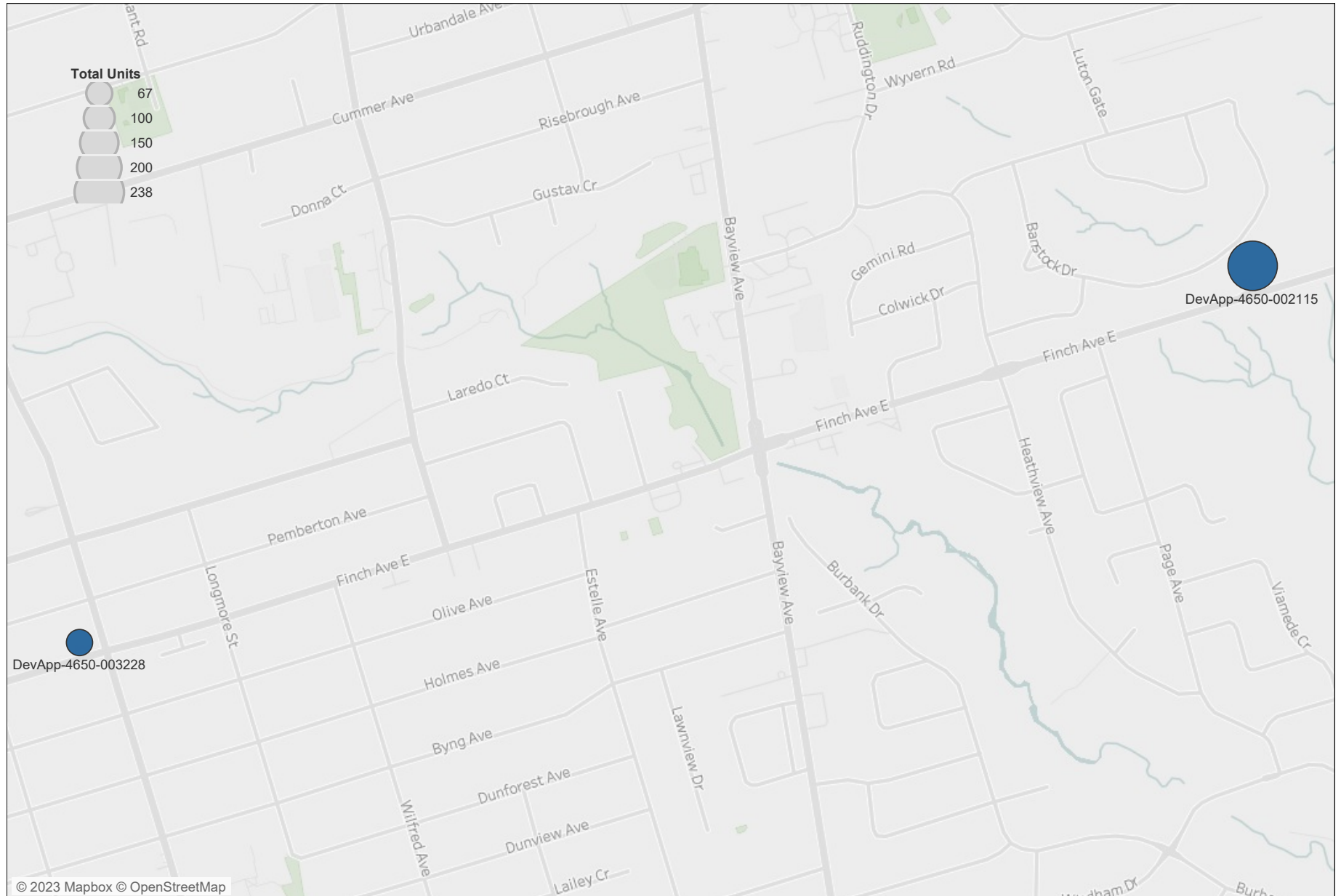
North York East Submarket Report - September 2023

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..
Scala - Tridel	Apartment	August 2022	0	0	0	497	\$616	\$749

North York East Submarket Report - September 2023

Current Development Applications



North York East Submarket Report - September 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-002115	630 Finch Avenue East	3.3	238
DevApp-4650-003228	104 Finch Avenue East	2.0	67

North York East Submarket Report - September 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	 130	 17	 4,374	 645	 \$2,364	 993	 \$2,347,311	 16,534
Central Waterfront	 0	 6	 2,544	 484	 \$1,710	 1,130	 \$1,932,586	 17,168
Don Mills - York Mills	 5	 13	 3,531	 100	 \$1,141	 1,173	 \$1,338,302	 27,949
Downtown Core	 5	 8	 4,820	 518	 \$1,872	 760	 \$1,421,931	 31,614
Downtown East	 14	 21	 6,232	 1,757	 \$1,495	 668	 \$998,899	 25,506
Downtown West	 130	 24	 7,798	 832	 \$1,776	 1,019	 \$1,809,473	 17,279
Etobicoke Waterfront	 1	 1	 546	 19	 \$1,647	 811	 \$1,335,505	 8,698
Highway7 - Yonge	 0	 4	 899	 34	 \$1,117	 1,140	 \$1,273,121	 26,252
Mississauga City Centre	 0	 9	 3,961	 934	 \$1,244	 578	 \$718,713	 25,804
North Toronto	 1	 18	 3,519	 368	 \$1,565	 930	 \$1,455,739	 305
North Yonge Corridor	 14	 8	 2,650	 590	 \$1,563	 672	 \$1,049,549	 32,858
North York East	 0	 1	 497	 0	 .	 .	 .	 143,616
North York West	 38	 10	 1,093	 484	 \$1,385	 854	 \$1,183,788	 24,358
Not Applicable	 809	 198	 31,367	 8,474	 \$1,167	 757	 \$883,833	 14,963
Scarborough City Centre								 13,202
Sheppard Corridor	 36	 11	 2,361	 244	 \$1,404	 836	 \$1,174,095	 30,647
Thornhill	 0	 2	 411	 28	 \$1,367	 1,690	 \$2,310,536	 5,717
Toronto East	 91	 10	 1,584	 227	 \$1,256	 730	 \$916,542	
Toronto West	 15	 22	 3,819	 378	 \$1,386	 879	 \$1,218,272	
Yonge - St. Clair	1	7	875	246	\$1,917	951	\$1,823,364	



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

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, 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 information contained in the material represented. E&O.E.