

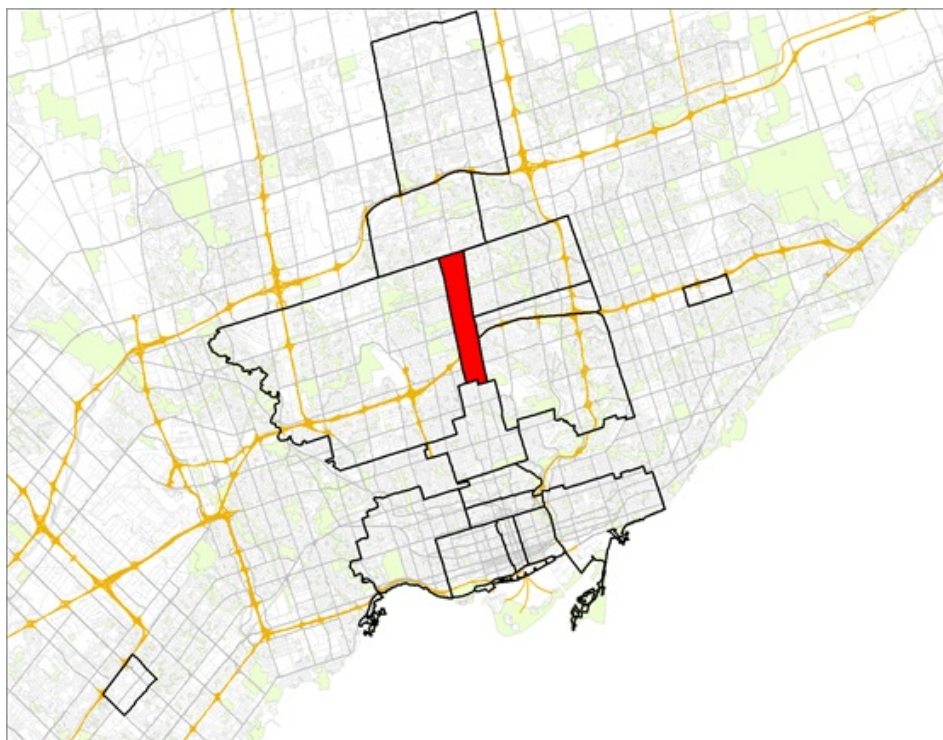


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of September 2023



North Yonge Corridor Submarket Report - September 2023



North Yonge Corridor		GTA
Distinct count of Site Name	8	390
No. of Units	3,240	99,243
Total Sales	2,650	82,881
Act Inv	590	16,362
Avg. wt. \$/sf	\$1,563	\$1,400
Avg. Project \$/SF	\$1,385	\$1,289
Avg. SF	672	786
Avg. \$	\$1,049,549	\$1,100,373
Current Month Sales (incl. active & sold out)	14	1,290

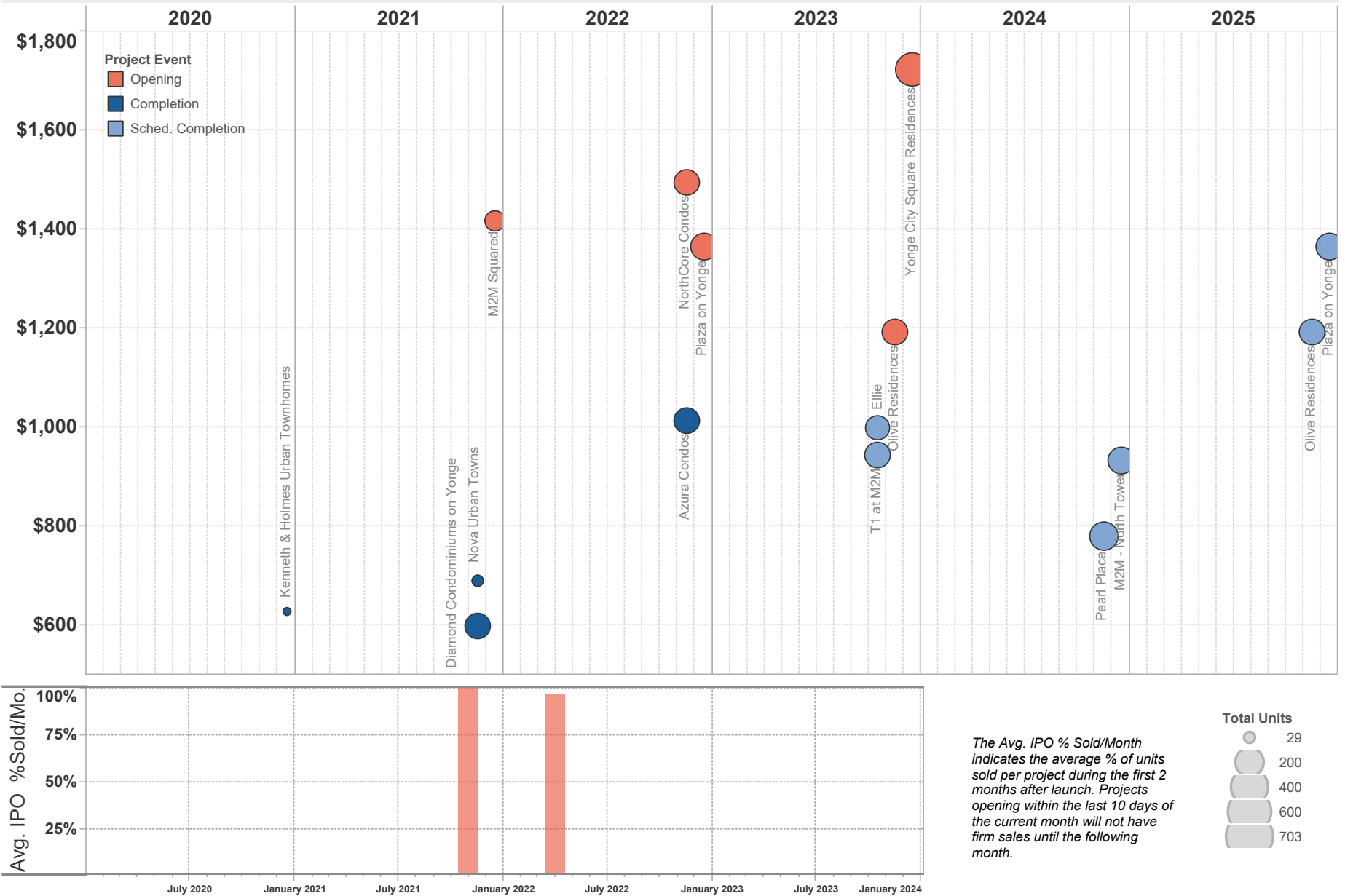
Development Applications		
North Yonge Corridor		City of Toronto
Count of Address	34	792
Total Units	25,804	462,470
Min. Density	1.0	0.0
Max. Density	26.1	61.7
Avg. Density	7.5	8.1

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



North Yonge Corridor Submarket Report - September 2023

Recent Project Openings, Completions & Scheduled Completions



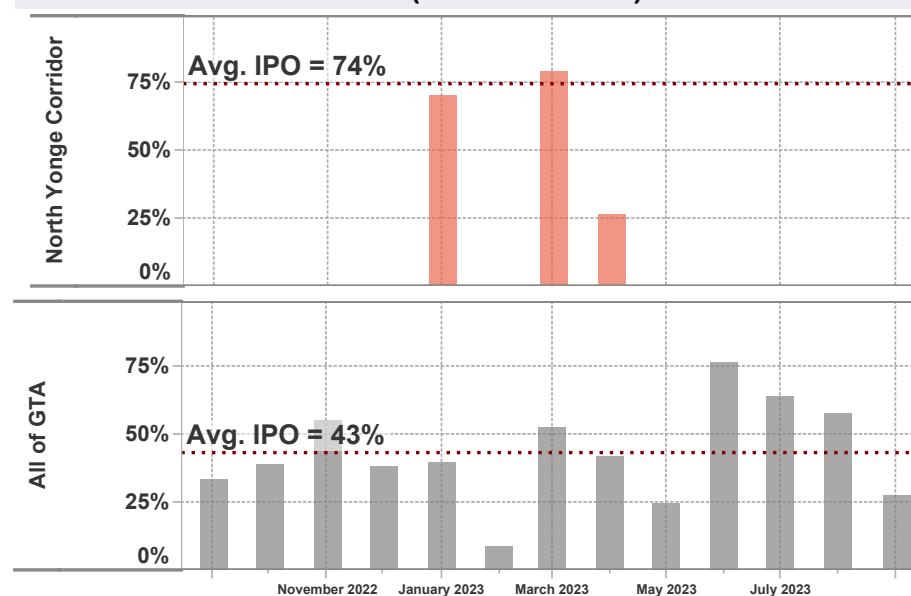
North Yonge Corridor Submarket Report - September 2023

Project Data by Unit Type

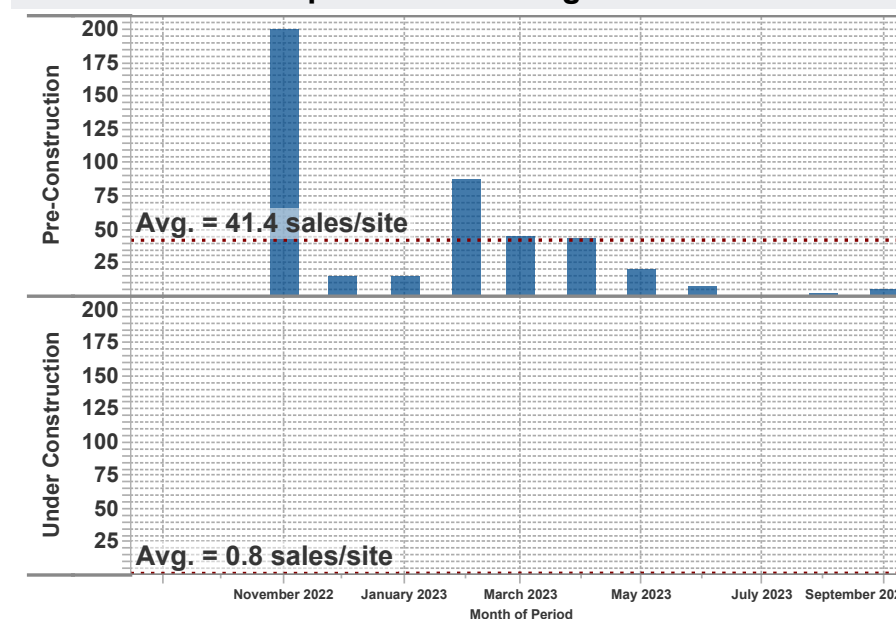
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	212	0	136	76
1 Bedroom	635	0	564	71
1 Bedroom + Den	912	5	751	161
2 Bedroom	1,009	3	868	141
2 Bedroom + Den	165	5	133	32
3 Bedroom & Up	240	1	152	88
Penthouse	20	0	10	10
Other	31	0	31	0

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,668	333	401	\$506,000	\$728,990
\$1,541	442	576	\$699,990	\$909,990
\$1,587	573	637	\$818,000	\$989,990
\$1,522	613	868	\$860,000	\$1,317,900
\$1,708	868	1,047	\$1,564,900	\$1,705,900
\$1,585	840	1,302	\$1,094,900	\$1,700,000
\$1,257	836	1,081	\$854,900	\$1,554,900

IPO Launch Performance (first 2 months)

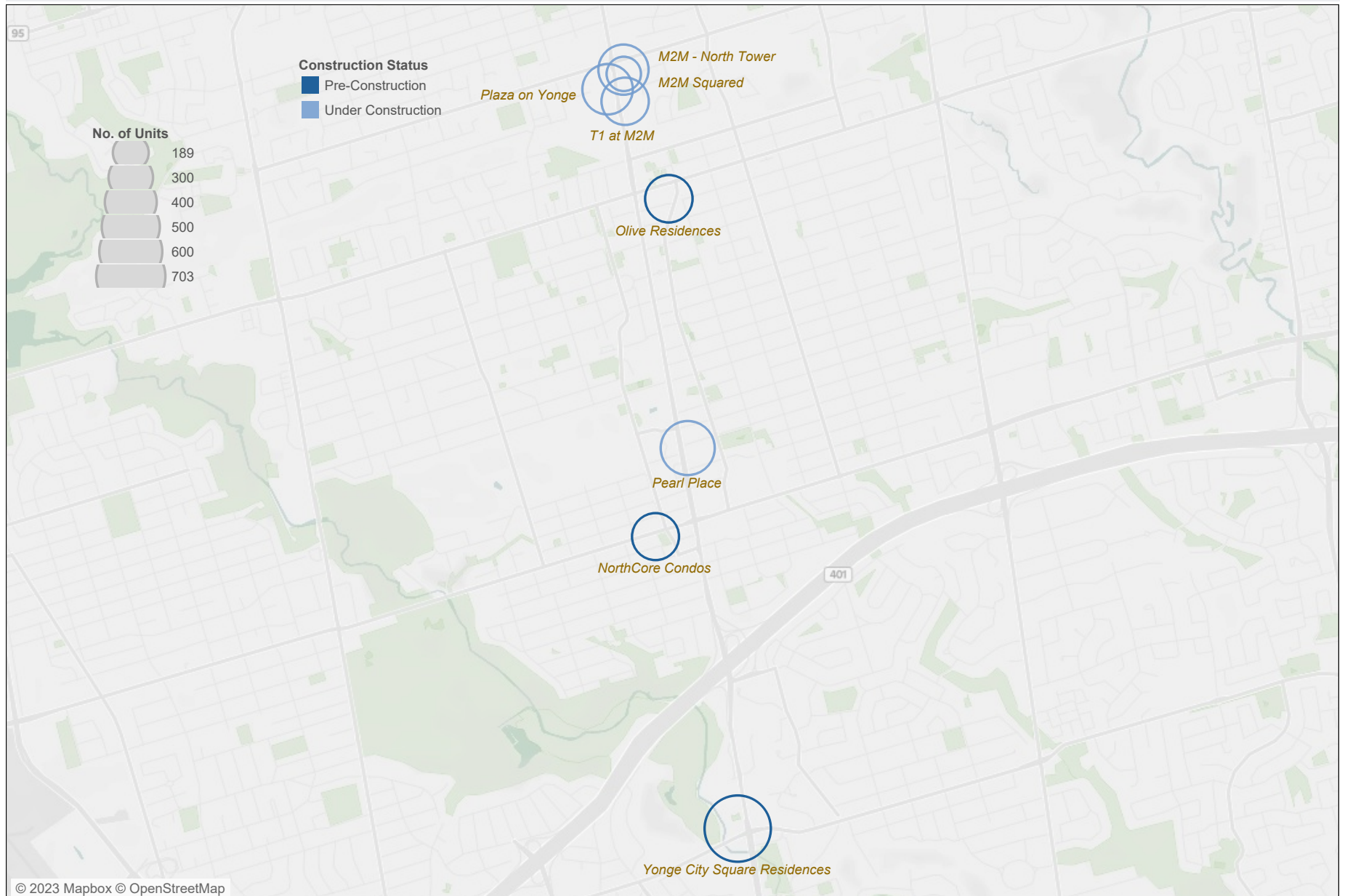


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - September 2023

Current Active Projects



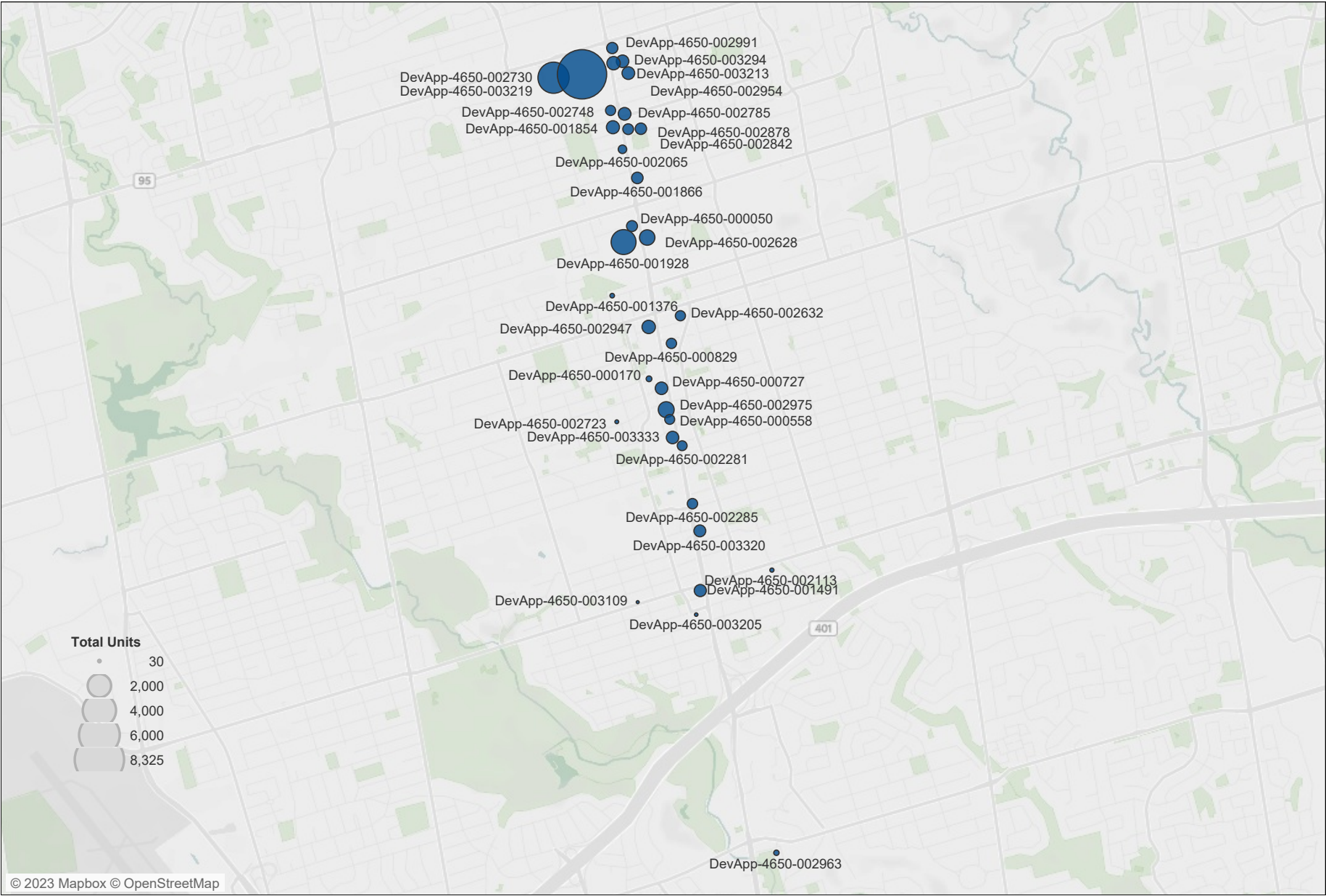
North Yonge Corridor Submarket Report - September 2023

Current Active Project List

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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	6	108	30	353	\$1,495	\$1,631
Olive Residences - Capital Developments	Apartment	October 2025	0	339	21	360	\$1,193	\$1,260
Pearl Place - Conservatory Group	Apartment	May 2024	0	10	45	467	\$780	\$1,666
Plaza on Yonge - Plaza	Apartment	March 2025	0	1	12	407	\$1,365	\$1,336
T1 at M2M - Aoyuan International	Apartment	November 2023	0	0	0	358	\$944	\$1,096
Yonge City Square Residences - Gupta Group	Apartment	April 2027	8	221	482	703	\$1,723	\$1,575

North Yonge Corridor Submarket Report - September 2023

Current Development Applications



North Yonge Corridor Submarket Report - September 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	332
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	5.8	578
DevApp-4650-001866	5995 Yonge Street	10.9	450
DevApp-4650-001928	5800 Yonge Street		2,120
DevApp-4650-002065	6080 Yonge Street	5.9	246
DevApp-4650-002113	105 Sheppard Avenue East	3.0	58
DevApp-4650-002281	5203 Yonge Street	10.5	329
DevApp-4650-002285	5051 Yonge Street	9.4	365
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	49
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	443
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	13.8	862
DevApp-4650-002991	6979-6991 Yonge Street	26.1	427
DevApp-4650-003109	120 Sheppard Avenue West	3.1	30
DevApp-4650-003205	23 Poyntz Avenue	3.5	41
DevApp-4650-003213	6355 Yonge Street	21.7	610
DevApp-4650-003219	5 Tangreen Court	9.6	3,325
DevApp-4650-003294	10-18 Abitibi Avenue	16.2	534
DevApp-4650-003320	4955 Yonge Street	9.7	478
DevApp-4650-003333	5220 Yonge Street	6.1	529

North Yonge Corridor 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	



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