

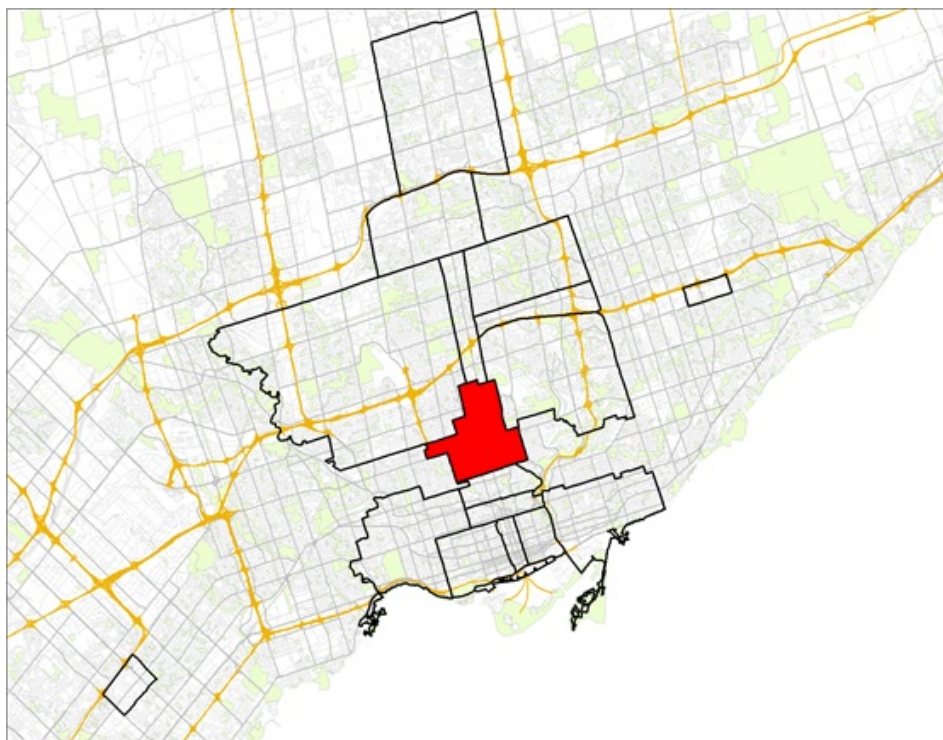


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of September 2023



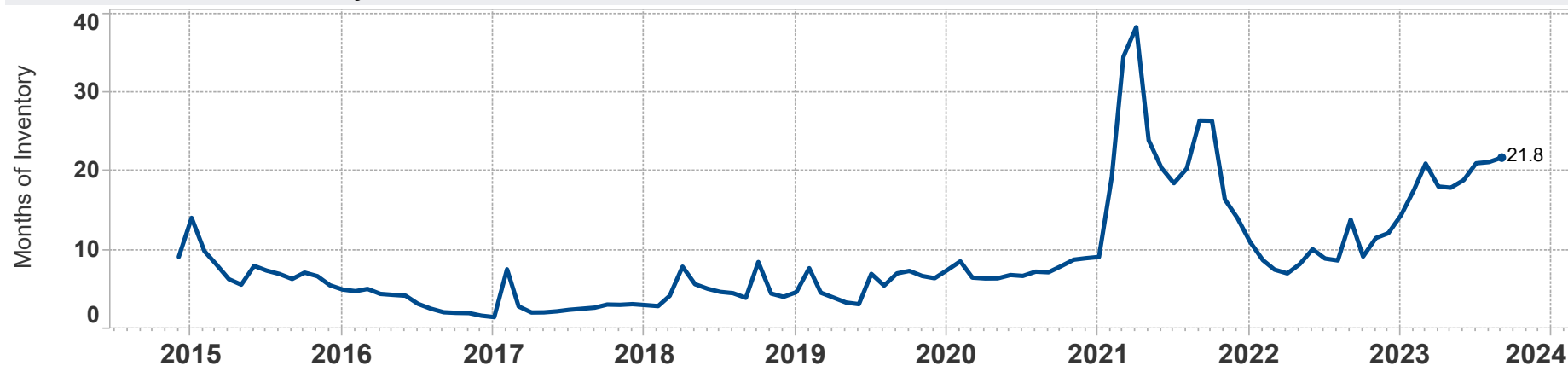
North Toronto Submarket Report - September 2023



North Toronto		GTA
Distinct count of Site Name	18	390
No. of Units	3,887	99,243
Total Sales	3,519	82,881
Act Inv	368	16,362
Avg. wt. \$/sf	\$1,565	\$1,400
Avg. Project \$/SF	\$1,589	\$1,289
Avg. SF	930	786
Avg. \$	\$1,455,739	\$1,100,373
Current Month Sales (incl. active & sold out)	1	1,290

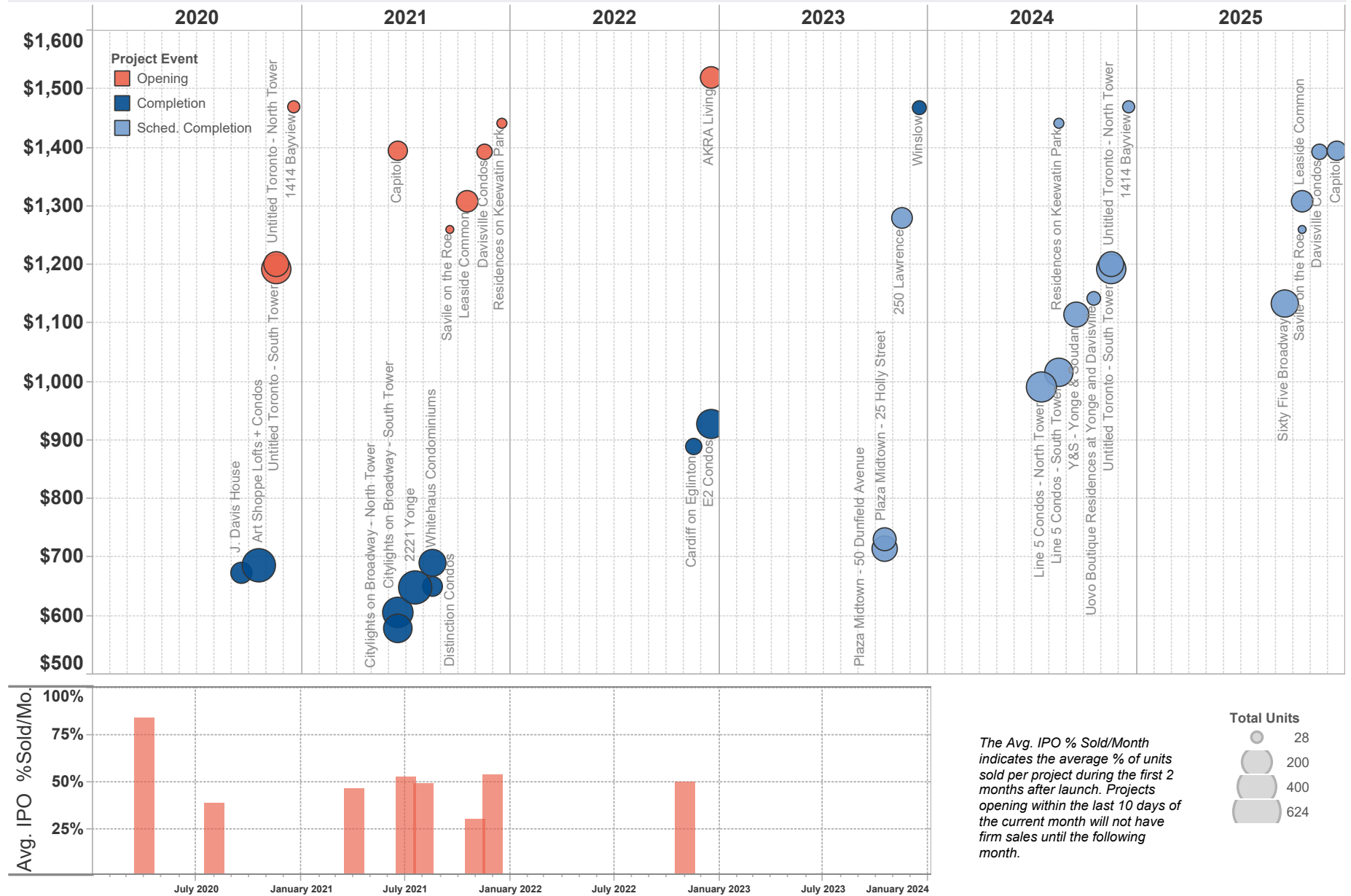
Development Applications		
North Toronto		City of Toronto
Count of Address	60	792
Total Units	26,252	462,470
Min. Density	0.3	0.0
Max. Density	39.8	61.7
Avg. Density	9.9	8.1

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



North Toronto Submarket Report - September 2023

Recent Project Openings, Completions & Scheduled Completions



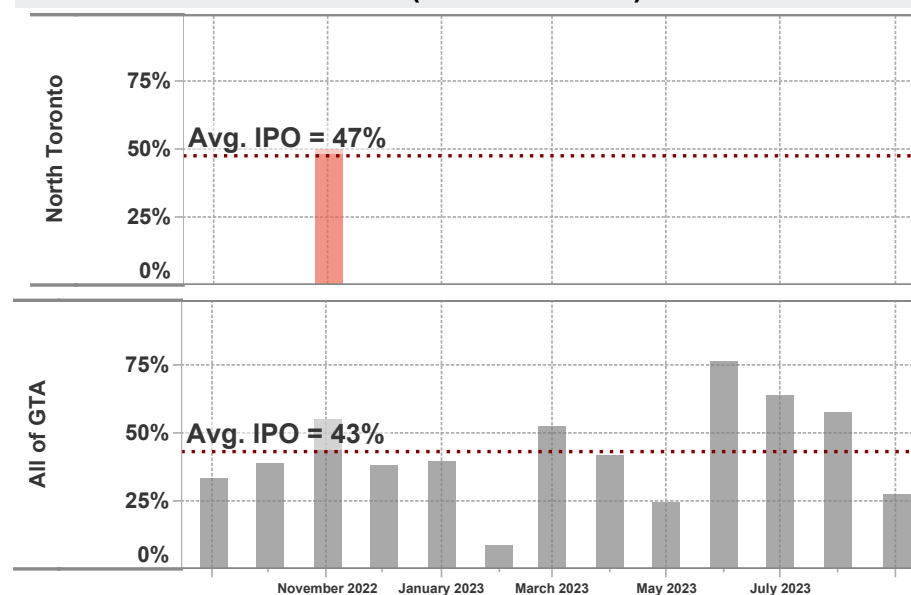
North Toronto Submarket Report - September 2023

Project Data by Unit Type

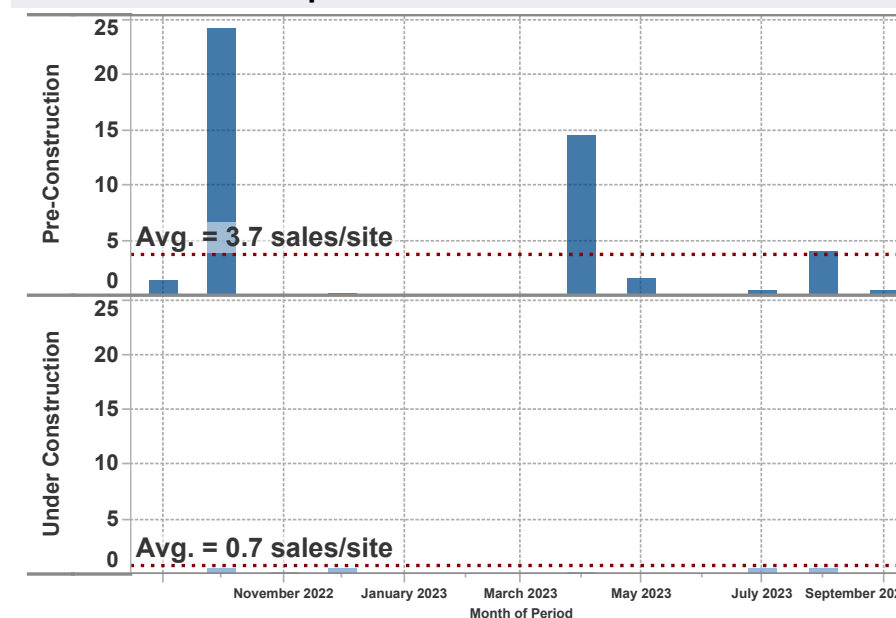
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	306	0	291	15
1 Bedroom	814	1	767	47
1 Bedroom + Den	983	0	928	55
2 Bedroom	1,030	0	924	106
2 Bedroom + Den	233	0	201	32
3 Bedroom & Up	429	0	342	87
Penthouse	40	0	29	11
Other	35	0	24	11

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,761	302	452	\$588,900	\$749,900
\$1,594	321	680	\$633,900	\$1,008,900
\$1,518	476	782	\$759,900	\$1,359,900
\$1,650	622	2,674	\$973,900	\$6,645,000
\$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)

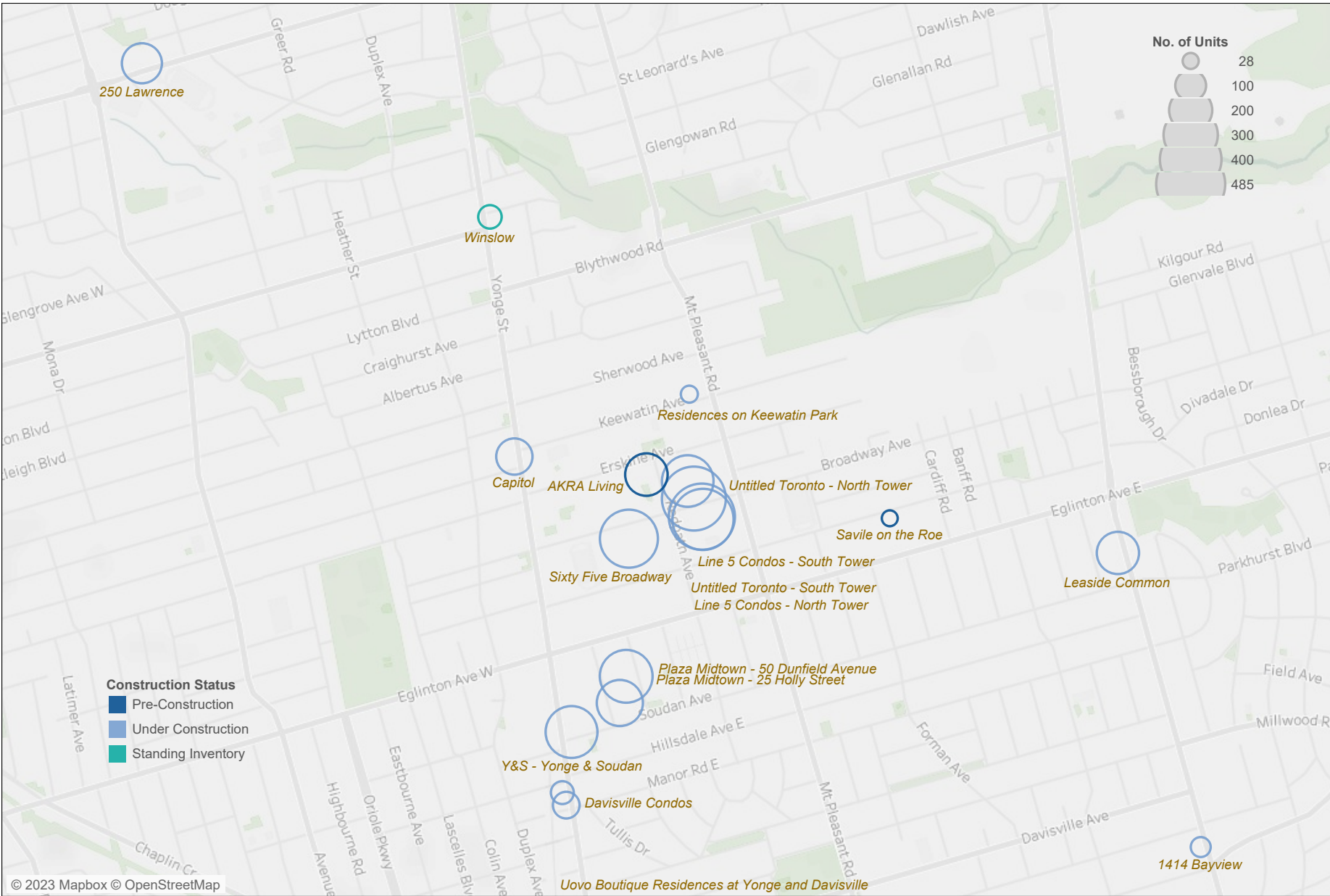


Post Launch Absorption: North Toronto



North Toronto Submarket Report - September 2023

Current Active Projects



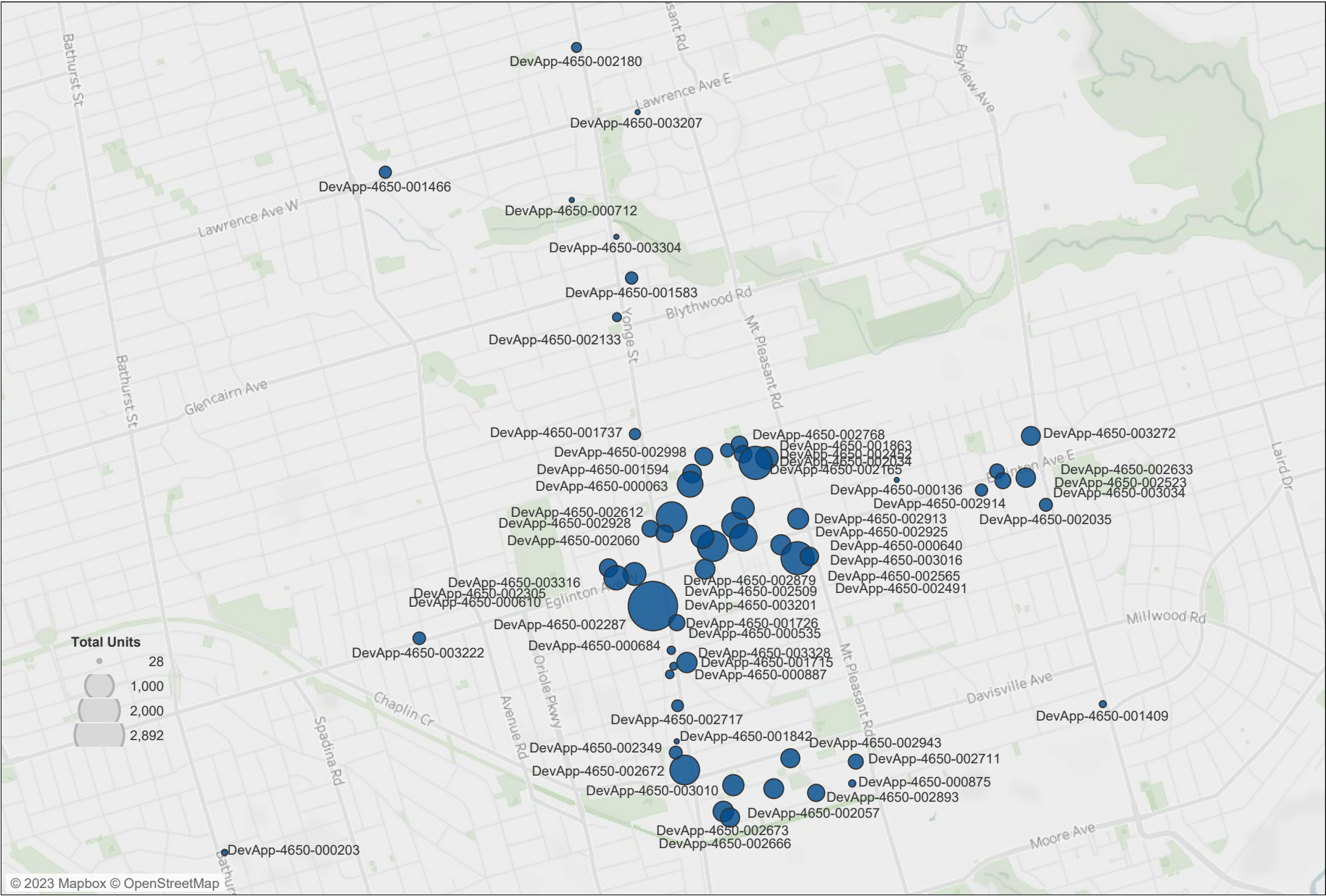
North Toronto Submarket Report - September 2023

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..
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	1	42	57	200	\$1,520	\$1,533
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	0	1	40	146	\$1,395	\$1,502
Davisville Condos - Rockport Group	Apartment	June 2025	0	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	\$1,619
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	0	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	11	61	\$1,469	\$2,027
Y&S - Yonge & Soudan - Tribute Communities and TENBlock..	Apartment	December 2024	0	0	20	298	\$1,115	\$1,536

North Toronto Submarket Report - September 2023

Current Development Applications



North Toronto Submarket Report - September 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	19.8	1,112
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		1,041
DevApp-4650-002673	45 Balliol Street	5.3	496
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
DevApp-4650-003328	2079 - 2111 Yonge Street; 9 - 11, 23, 31 Hillsdale Avenue East & 12 - 18 Manor Road East	7.1	486

North Toronto 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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