

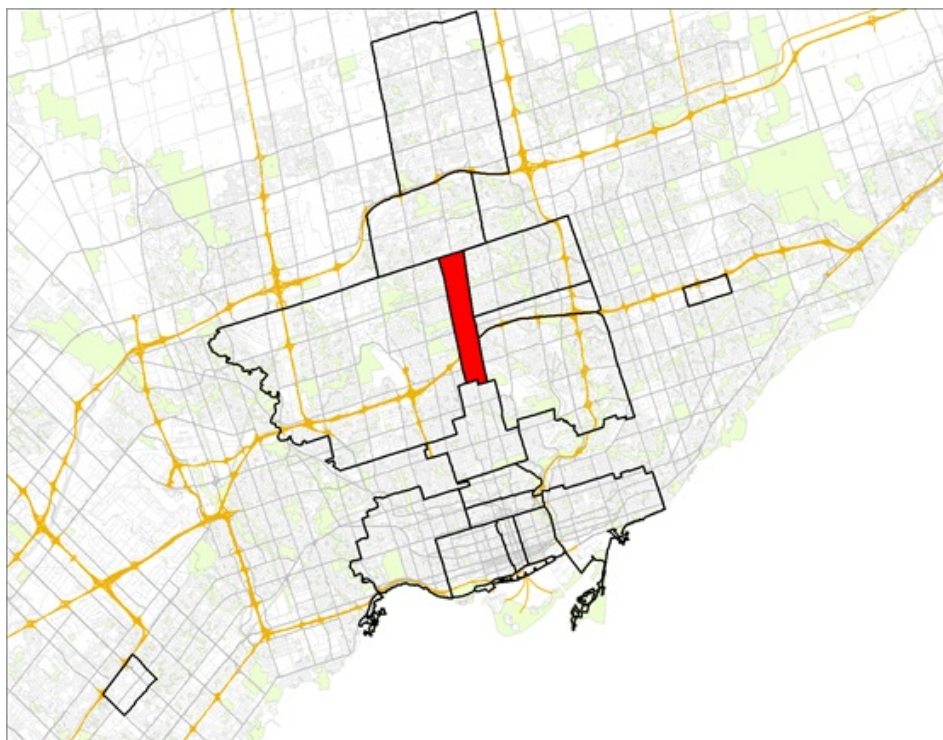


Greater Toronto Area  
North Yonge Corridor

New Homes High Rise Submarket Report  
Data as of October 2023



# North Yonge Corridor Submarket Report - October 2023



| North Yonge Corridor                          |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Distinct count of Site Name                   | 9           | 395         |
| No. of Units                                  | 3,291       | 99,939      |
| Total Sales                                   | 2,651       | 82,009      |
| Act Inv                                       | 640         | 17,930      |
| Avg. wt. \$/sf                                | \$1,557     | \$1,406     |
| Avg. Project \$/SF                            | \$1,405     | \$1,292     |
| Avg. SF                                       | 674         | 771         |
| Avg. \$                                       | \$1,050,004 | \$1,084,633 |
| Current Month Sales (incl. active & sold out) | 1           | 1,304       |

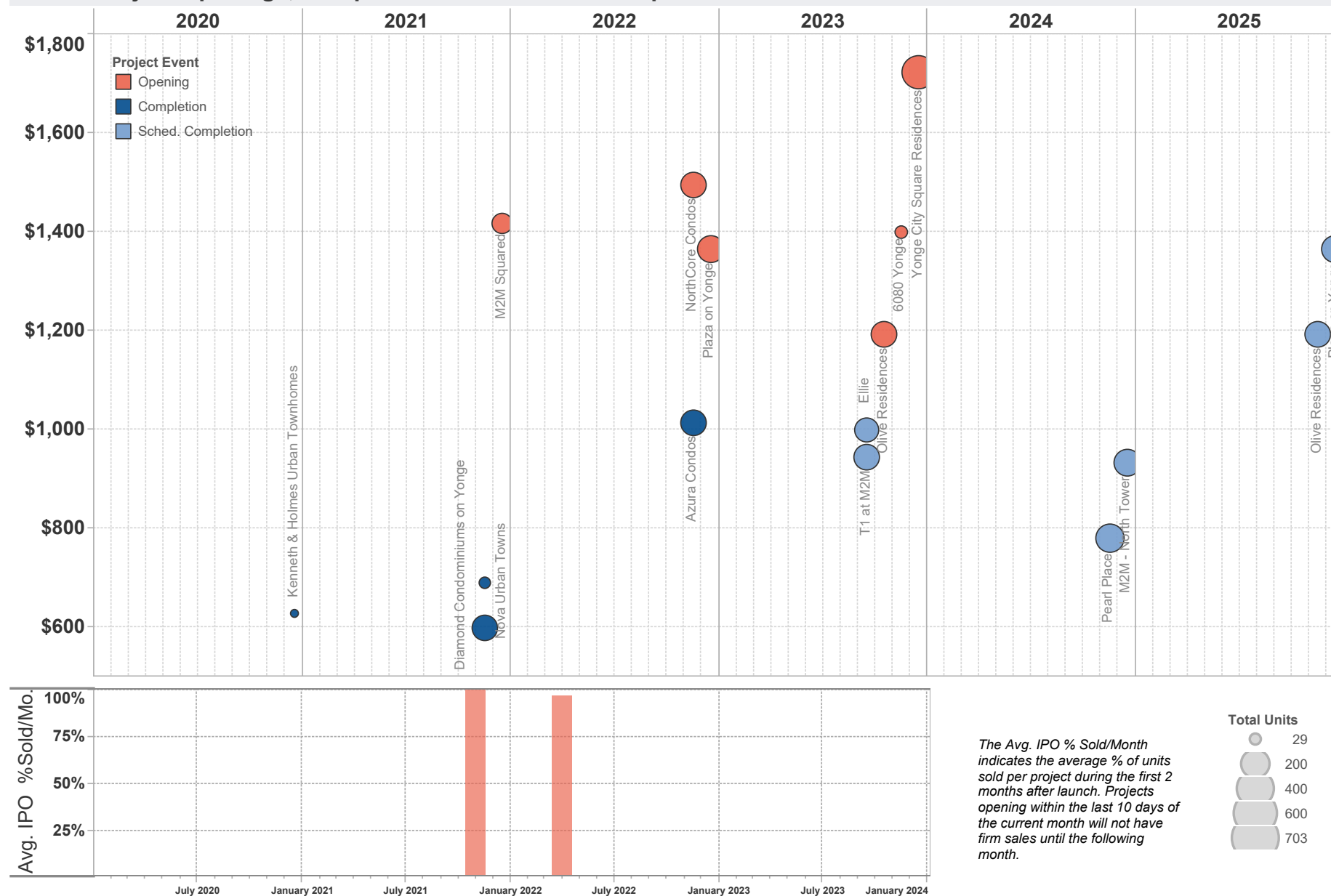
| Development Applications |        |                 |
|--------------------------|--------|-----------------|
| North Yonge Corridor     |        | City of Toronto |
| Count of Address         | 35     | 798             |
| Total Units              | 26,772 | 464,779         |
| Min. Density             | 1.0    | 0.0             |
| Max. Density             | 26.1   | 61.7            |
| Avg. Density             | 8.1    | 8.1             |

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



# North Yonge Corridor Submarket Report - October 2023

## Recent Project Openings, Completions & Scheduled Completions



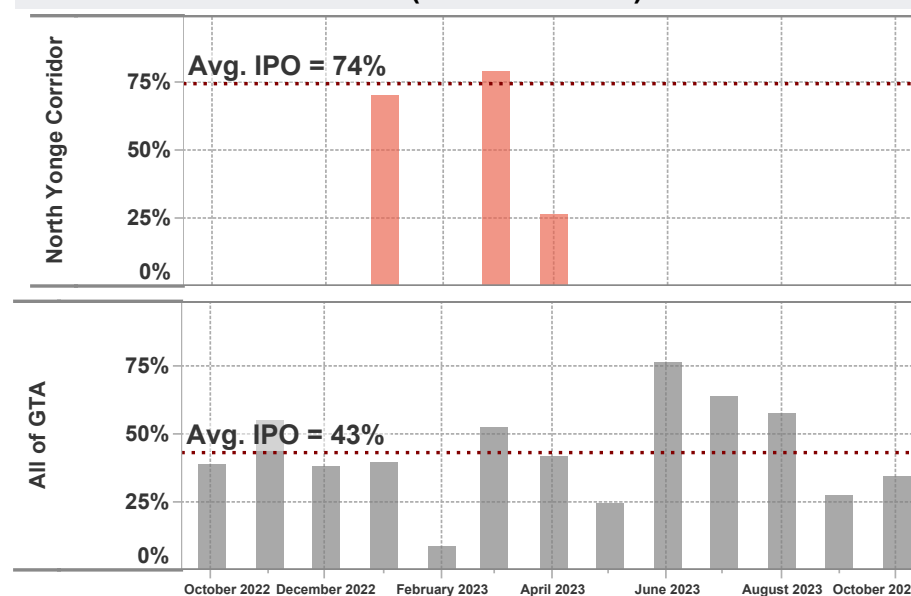
# North Yonge Corridor Submarket Report - October 2023

## Project Data by Unit Type

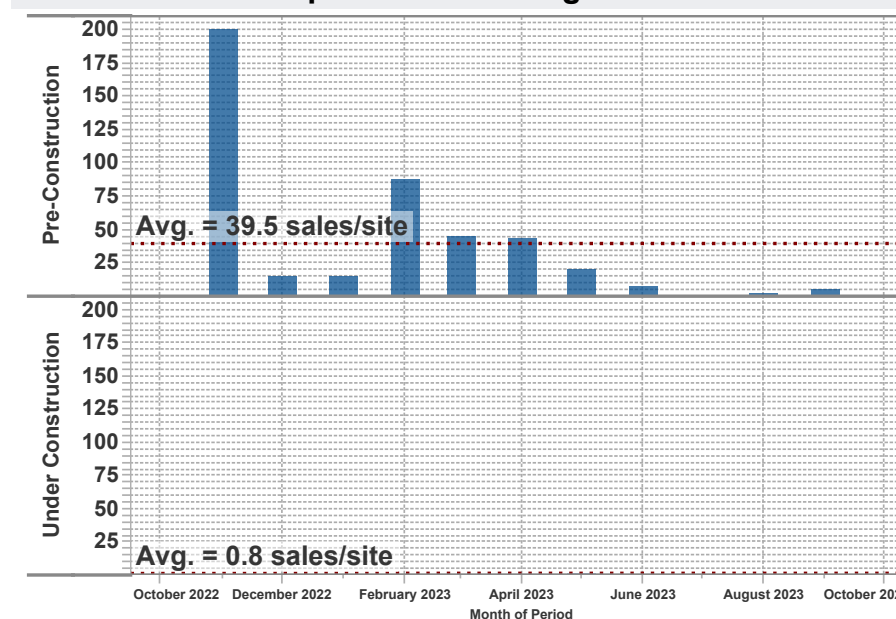
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 222          | 0                   | 136         | 86      |
| 1 Bedroom       | 639          | 0                   | 564         | 75      |
| 1 Bedroom + Den | 931          | 0                   | 751         | 180     |
| 2 Bedroom       | 1,022        | 0                   | 868         | 154     |
| 2 Bedroom + Den | 165          | 0                   | 133         | 32      |
| 3 Bedroom & Up  | 245          | 0                   | 152         | 93      |
| Penthouse       | 20           | 1                   | 11          | 9       |
| Other           | 31           | 0                   | 31          | 0       |

| Avg. wt. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|----------------|-----------------|------------------|------------------|-------------------|
| \$1,602        | 333             | 620              | \$506,000        | \$759,000         |
| \$1,527        | 442             | 576              | \$679,000        | \$909,990         |
| \$1,555        | 573             | 661              | \$775,000        | \$989,990         |
| \$1,515        | 613             | 929              | \$860,000        | \$1,425,000       |
| \$1,708        | 868             | 1,047            | \$1,564,900      | \$1,705,900       |
| \$1,591        | 840             | 1,404            | \$1,094,900      | \$2,454,000       |
| \$1,622        | 836             | 1,081            | \$1,554,900      | \$1,554,900       |

## IPO Launch Performance (first 2 months)

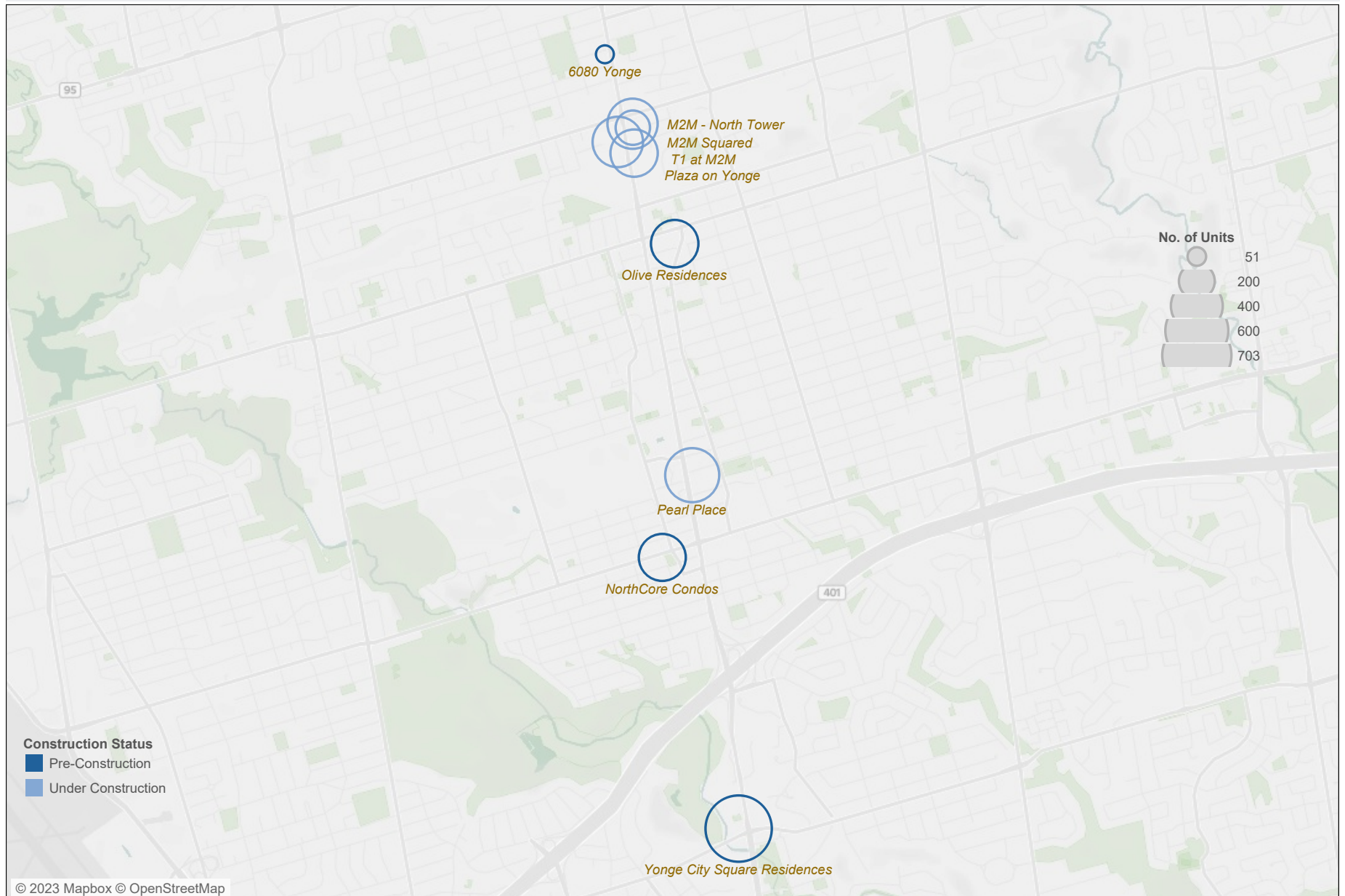


## Post Launch Absorption: North Yonge Corridor



## North Yonge Corridor Submarket Report - October 2023

### Current Active Projects



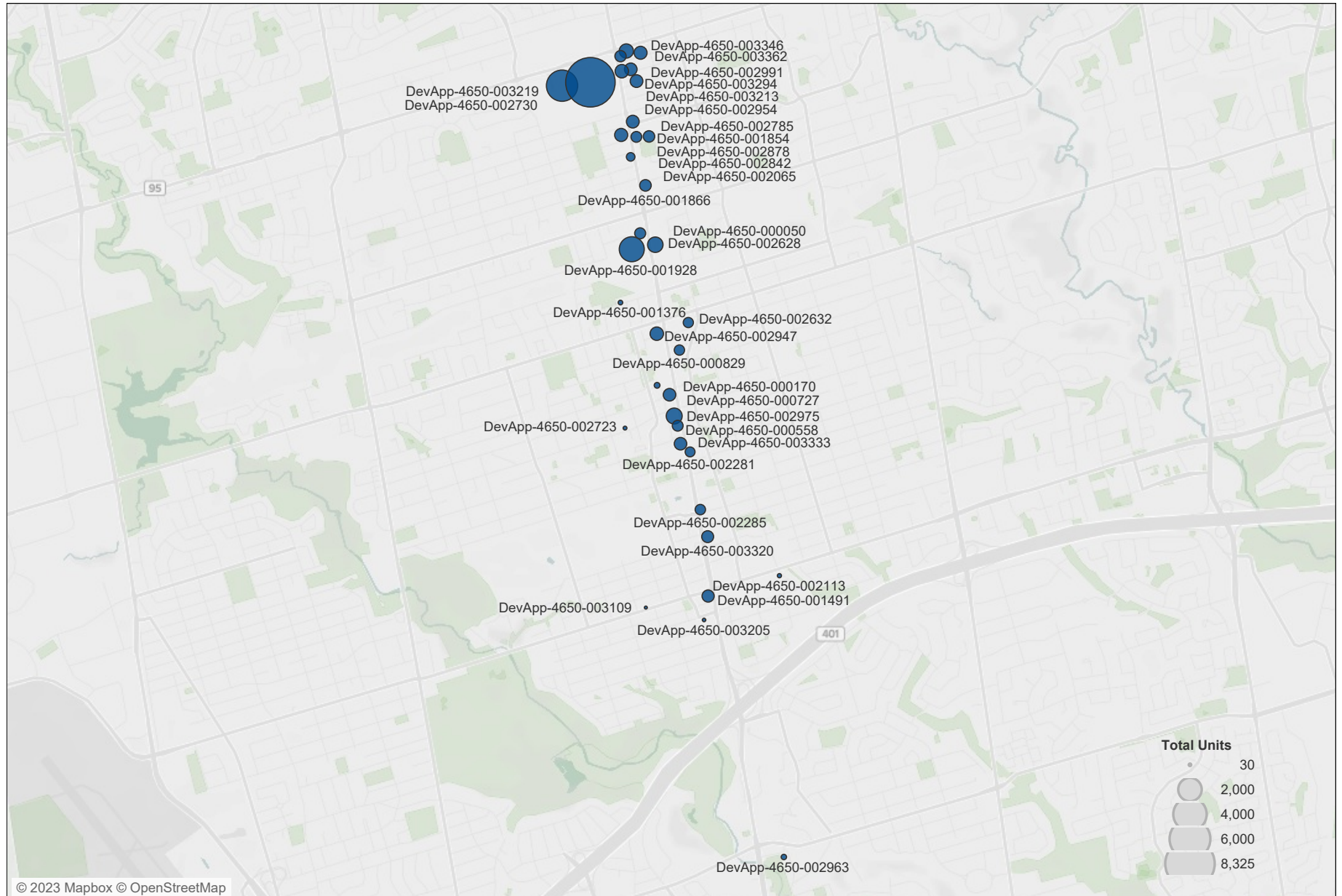
# North Yonge Corridor Submarket Report - October 2023

## 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.. |
| 6080 Yonge - Tridel and Arkfield Development               | Apartment    | March 2028              | 0                   | 0   | 51      | 51           | \$1,400             | \$1,400                        |
| 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              | 0                   | 108 | 30      | 353          | \$1,495             | \$1,631                        |
| Olive Residences - Capital Developments                    | Apartment    | October 2025            | 1                   | 340 | 20      | 360          | \$1,193             | \$1,429                        |
| 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              | 0                   | 221 | 482     | 703          | \$1,723             | \$1,575                        |

# North Yonge Corridor Submarket Report - October 2023

## Current Development Applications



# North Yonge Corridor Submarket Report - October 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-4650-000727 | 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-4650-002785 | 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         |
| DevApp-4650-003346 | 7-15 Steeles Avenue East              | 18.9         | 683         |
| DevApp-4650-003362 | 26-34 Nipigon Avenue                  | 17.0         | 569         |

# North Yonge Corridor Submarket Report - October 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       | • 36                | • 17                    | • 4,396                     | • 623   | • \$2,398      | • 1,040 | • \$2,494,961 | • 17,259    |
| Central Waterfront      | • 0                 | • 7                     | • 2,544                     | • 1,330 | • \$1,702      | • 772   | • \$1,313,568 | • 17,168    |
| Don Mills - York Mills  | • 5                 | • 13                    | • 3,222                     | • 280   | • \$1,174      | • 855   | • \$1,003,447 | • 27,949    |
| Downtown Core           | • 33                | • 7                     | • 4,164                     | • 480   | • \$1,876      | • 771   | • \$1,446,416 | • 30,787    |
| Downtown East           | • 108               | • 21                    | • 6,352                     | • 1,637 | • \$1,496      | • 681   | • \$1,018,238 | • 25,508    |
| Downtown West           | • 99                | • 26                    | • 7,932                     | • 963   | • \$1,662      | • 945   | • \$1,571,343 | • 17,335    |
| Etobicoke Waterfront    | • 1                 | • 1                     | • 547                       | • 18    | • \$1,644      | • 828   | • \$1,361,206 | • 3,135     |
| Highway7 - Yonge        | • 0                 | • 4                     | • 899                       | • 34    | • \$1,112      | • 1,145 | • \$1,272,782 | • 26,249    |
| Mississauga City Centre | • 220               | • 9                     | • 4,181                     | • 714   | • \$1,242      | • 608   | • \$754,753   | • 26,772    |
| North Toronto           | • 2                 | • 18                    | • 3,521                     | • 366   | • \$1,565      | • 933   | • \$1,459,080 | • 305       |
| North Yonge Corridor    | • 1                 | • 9                     | • 2,651                     | • 640   | • \$1,557      | • 674   | • \$1,050,004 | • 37,608    |
| North York East         |                     |                         |                             |         |                |         |               | • 142,877   |
| North York West         | • 9                 | • 10                    | • 1,102                     | • 462   | • \$1,386      | • 857   | • \$1,188,302 | • 26,693    |
| Not Applicable          | • 757               | • 200                   | • 31,817                    | • 8,342 | • \$1,176      | • 765   | • \$899,729   | • 14,960    |
| Scarborough City Centre |                     |                         |                             |         |                |         |               | • 13,225    |
| Sheppard Corridor       | • 9                 | • 12                    | • 2,415                     | • 456   | • \$1,287      | • 728   | • \$936,687   | • 31,232    |
| Thornhill               | • 0                 | • 2                     | • 411                       | • 28    | • \$1,367      | • 1,690 | • \$2,310,536 | • 5,717     |
| Toronto East            | • 17                | • 9                     | • 1,315                     | • 210   | • \$1,249      | • 722   | • \$901,652   |             |
| Toronto West            | • 7                 | • 22                    | • 3,673                     | • 513   | • \$1,257      | • 899   | • \$1,130,130 |             |
| Yonge - St. Clair       | • 0                 | • 8                     | • 867                       | • 834   | • \$1,759      | • 589   | • \$1,035,600 |             |



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