

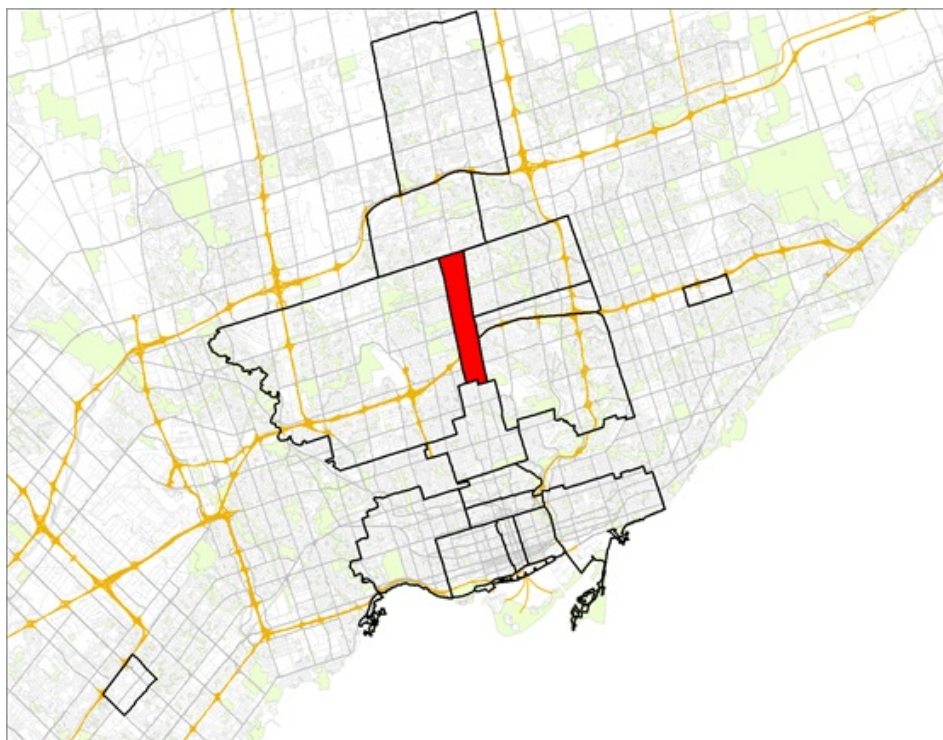


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of November 2023



North Yonge Corridor Submarket Report - November 2023



North Yonge Corridor		GTA
Distinct count of Site Name	9	396
No. of Units	3,487	100,264
Total Sales	2,710	82,981
Act Inv	777	17,283
Avg. wt. \$/sf	\$1,551	\$1,404
Avg. Project \$/SF	\$1,405	\$1,296
Avg. SF	709	785
Avg. \$	\$1,098,765	\$1,102,213
Current Month Sales (incl. active & sold out)	65	1,310

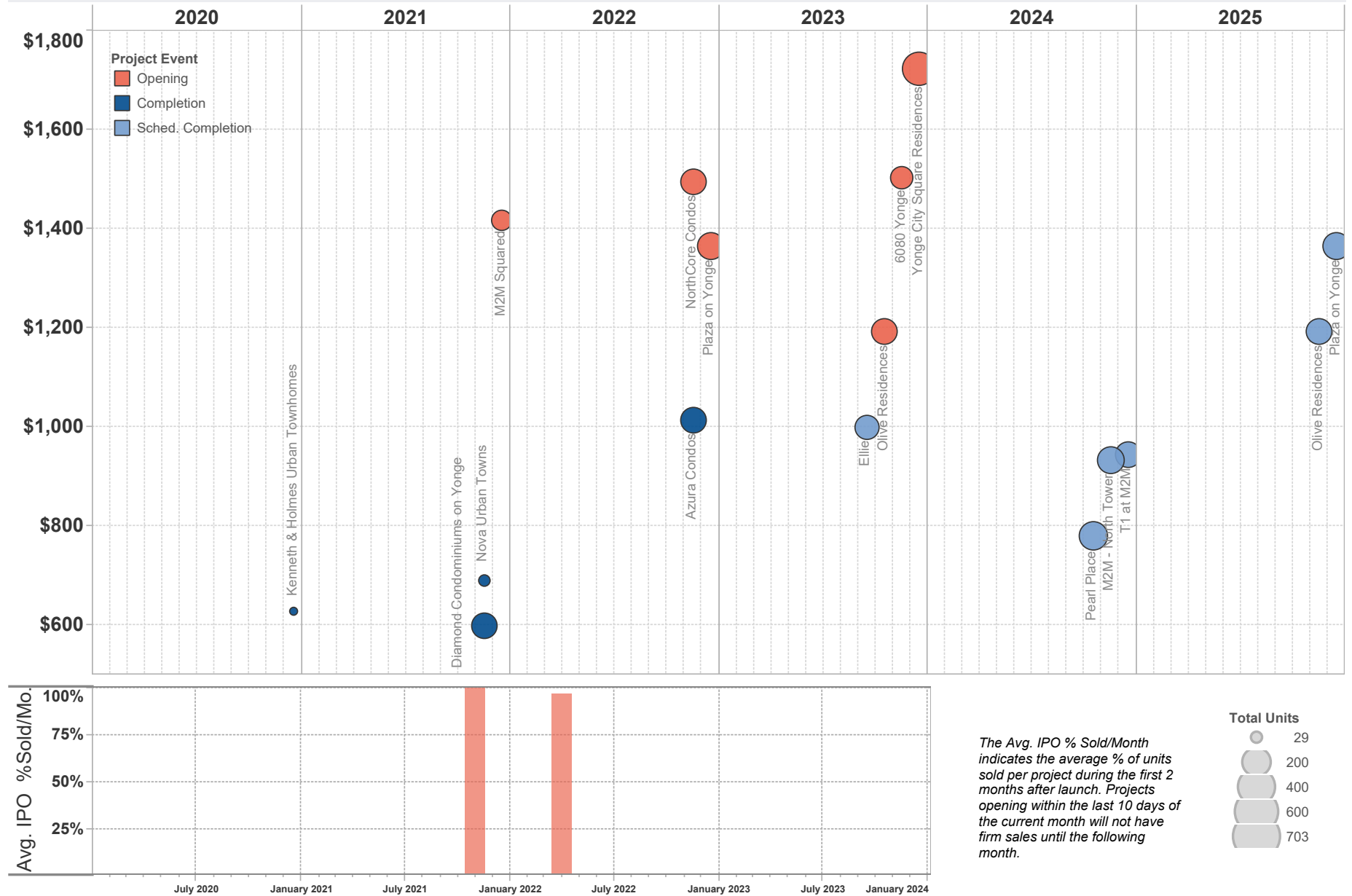
Development Applications		
North Yonge Corridor		City of Toronto
Count of Address	38	806
Total Units	28,180	466,957
Min. Density	1.0	0.0
Max. Density	26.1	61.7
Avg. Density	8.2	8.0

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



North Yonge Corridor Submarket Report - November 2023

Recent Project Openings, Completions & Scheduled Completions



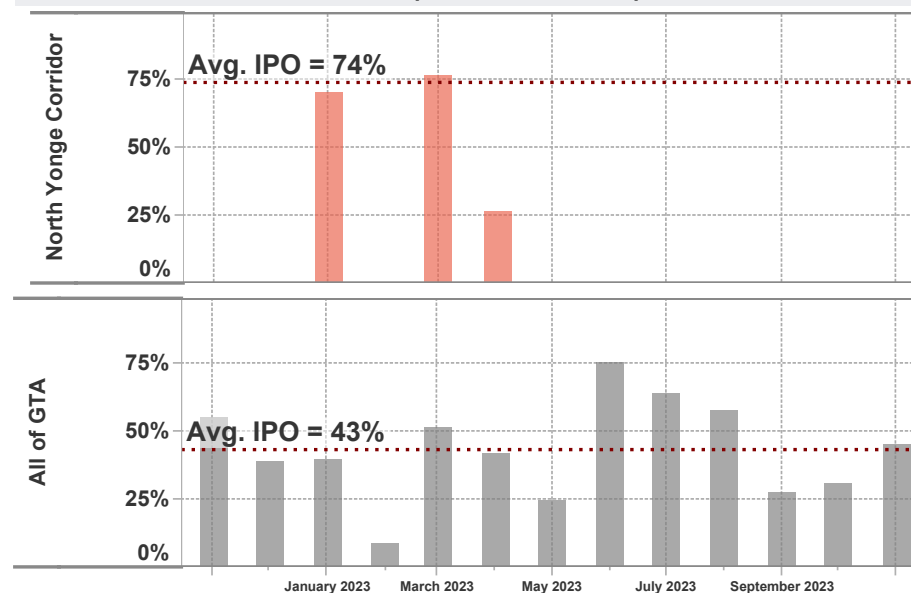
North Yonge Corridor Submarket Report - November 2023

Project Data by Unit Type

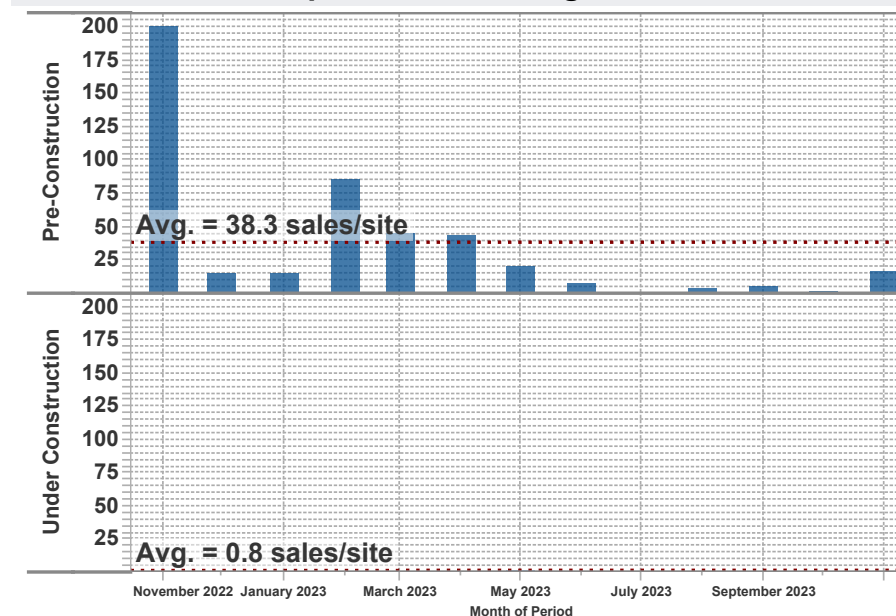
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	230	6	142	88
1 Bedroom	650	2	566	84
1 Bedroom + Den	1,002	20	768	234
2 Bedroom	1,078	31	892	186
2 Bedroom + Den	184	4	137	47
3 Bedroom & Up	270	2	157	113
Penthouse	20	0	12	8
Other	37	0	31	6

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,567	333	620	\$506,000	\$728,990
\$1,536	442	752	\$699,990	\$1,087,500
\$1,533	538	752	\$770,000	\$1,065,000
\$1,500	613	1,037	\$860,000	\$1,665,000
\$1,659	737	1,394	\$985,000	\$2,350,000
\$1,614	840	1,546	\$1,094,900	\$2,600,000
\$1,622	836	1,081	\$1,554,900	\$1,554,900
\$1,601	1,019	1,614	\$1,715,000	\$2,500,000

IPO Launch Performance (first 2 months)

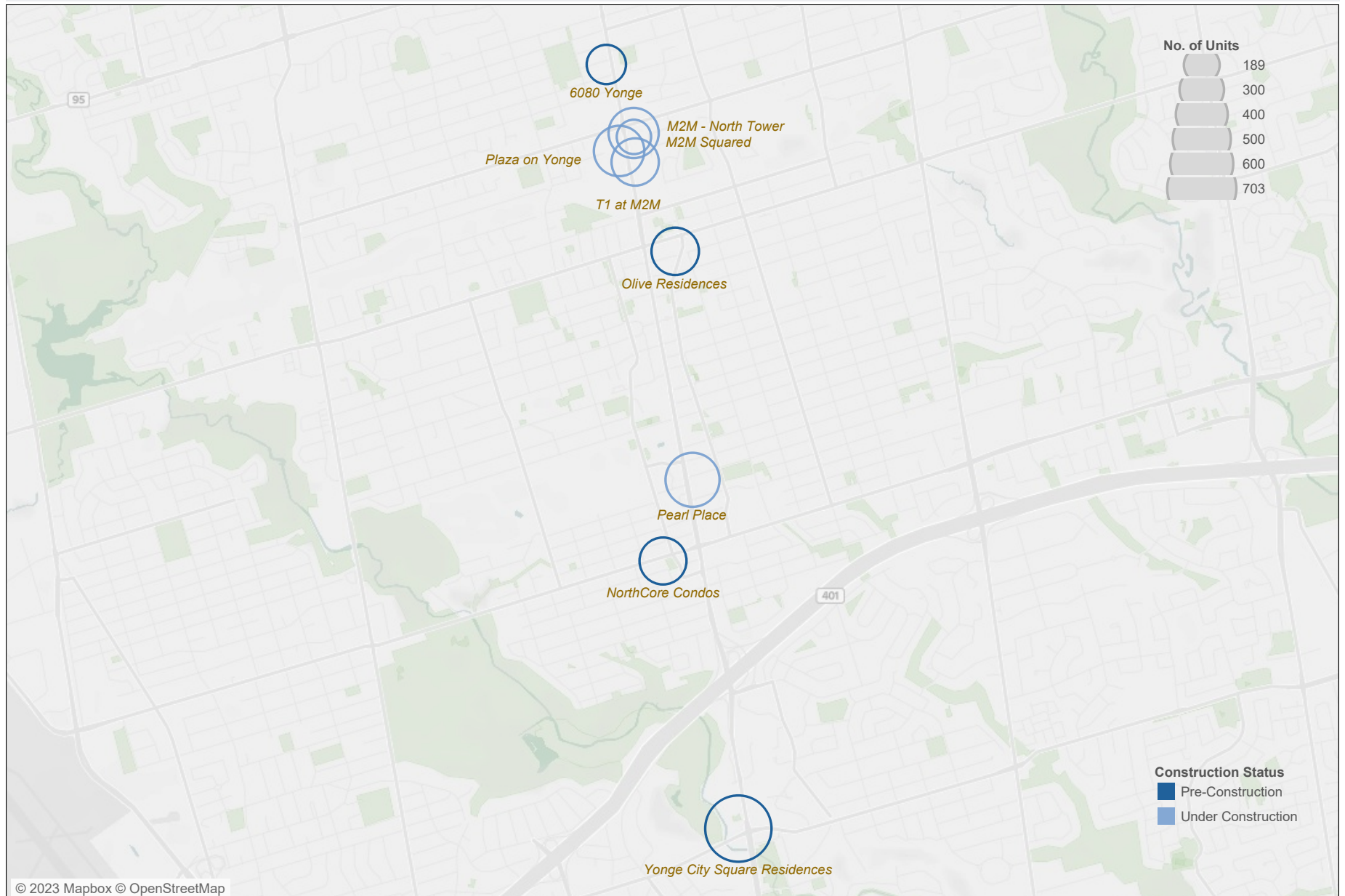


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - November 2023

Current Active Projects



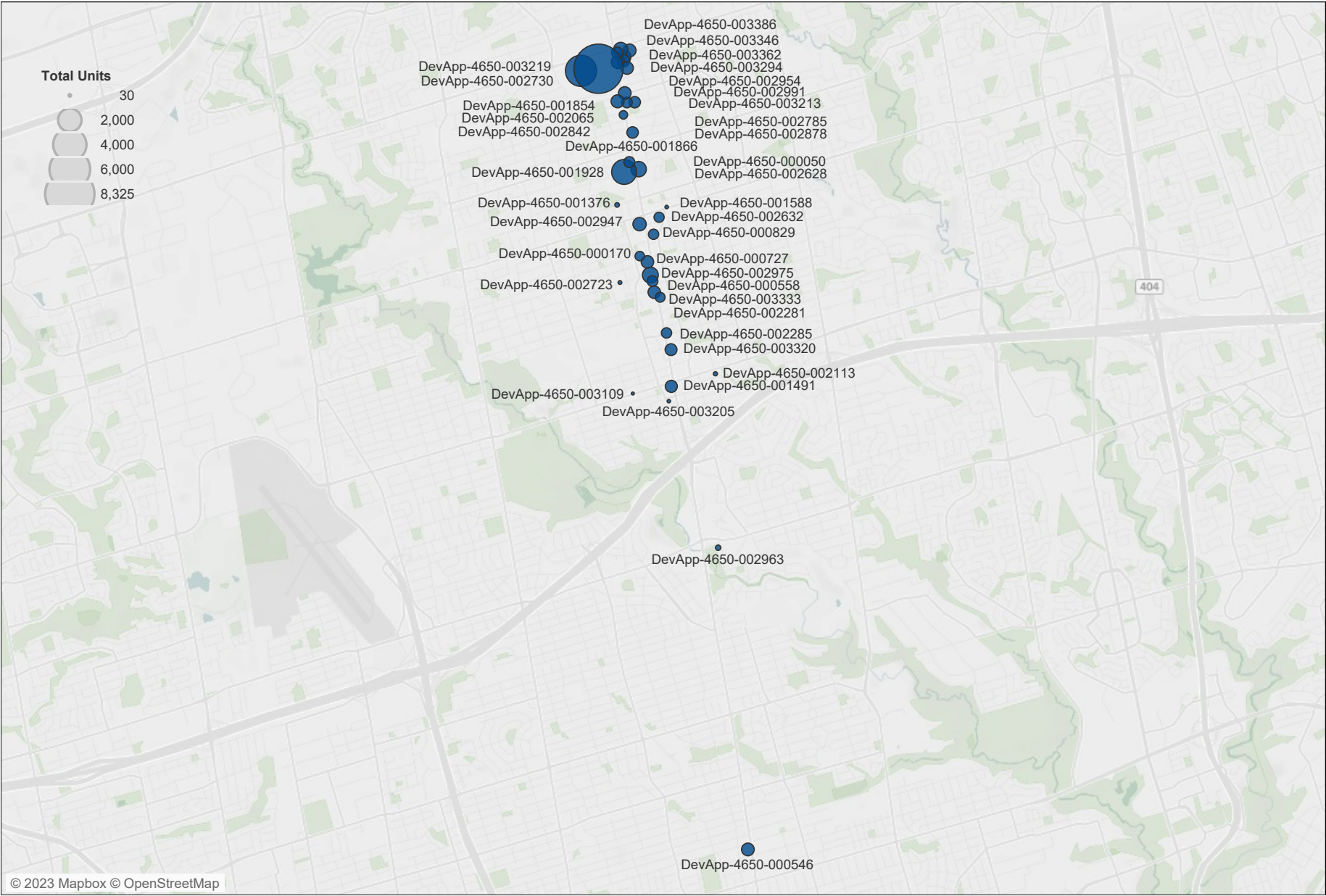
North Yonge Corridor Submarket Report - November 2023

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	59	59	188	247	\$1,503	\$1,512
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	4	112	26	353	\$1,495	\$1,542
Olive Residences - Capital Developments	Apartment	December 2025	1	335	25	360	\$1,193	\$1,406
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	February 2024	0	0	0	358	\$944	\$1,096
Yonge City Square Residences - Gupta Group	Apartment	April 2027	1	222	481	703	\$1,723	\$1,575

North Yonge Corridor Submarket Report - November 2023

Current Development Applications



North Yonge Corridor Submarket Report - November 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	8.7	305
DevApp-4650-000546	2400 - 2444 Yonge Street	3.0	552
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-4650-001588	50 - 52 Finch Avenue East	4.6	42
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
DevApp-4650-003386	7 Nipigon Avenue	17.1	620

North Yonge Corridor Submarket Report - November 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	5	17	4,392	601	\$2,404	1,042	\$2,505,147	16,205
Central Waterfront	364	7	2,908	966	\$1,704	864	\$1,471,594	17,168
Don Mills - York Mills	7	13	3,228	312	\$1,179	852	\$1,003,895	27,949
Downtown Core	5	7	4,169	475	\$1,877	773	\$1,451,417	30,040
Downtown East	33	21	6,385	1,605	\$1,498	684	\$1,024,665	25,732
Downtown West	116	26	8,024	871	\$1,690	977	\$1,651,666	17,335
Etobicoke Waterfront	0	1	547	18	\$1,644	828	\$1,361,206	3,135
Highway7 - Yonge	0	4	898	35	\$1,090	1,137	\$1,239,200	26,334
Mississauga City Centre	42	9	4,223	643	\$1,240	628	\$778,770	28,180
North Toronto	1	18	3,514	373	\$1,578	937	\$1,478,881	305
North Yonge Corridor	65	9	2,710	777	\$1,551	709	\$1,098,765	37,631
North York East								144,225
North York West	13	10	1,118	447	\$1,371	827	\$1,133,902	26,693
Not Applicable	357	200	31,882	8,204	\$1,173	770	\$902,770	15,600
Scarborough City Centre								13,225
Sheppard Corridor	104	13	2,518	561	\$1,361	766	\$1,043,205	31,263
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,937
Toronto East	1	9	1,316	209	\$1,249	720	\$898,838	
Toronto West	52	22	3,726	469	\$1,276	910	\$1,161,564	
Yonge - St. Clair	145	8	1,012	689	\$1,789	623	\$1,114,910	



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