

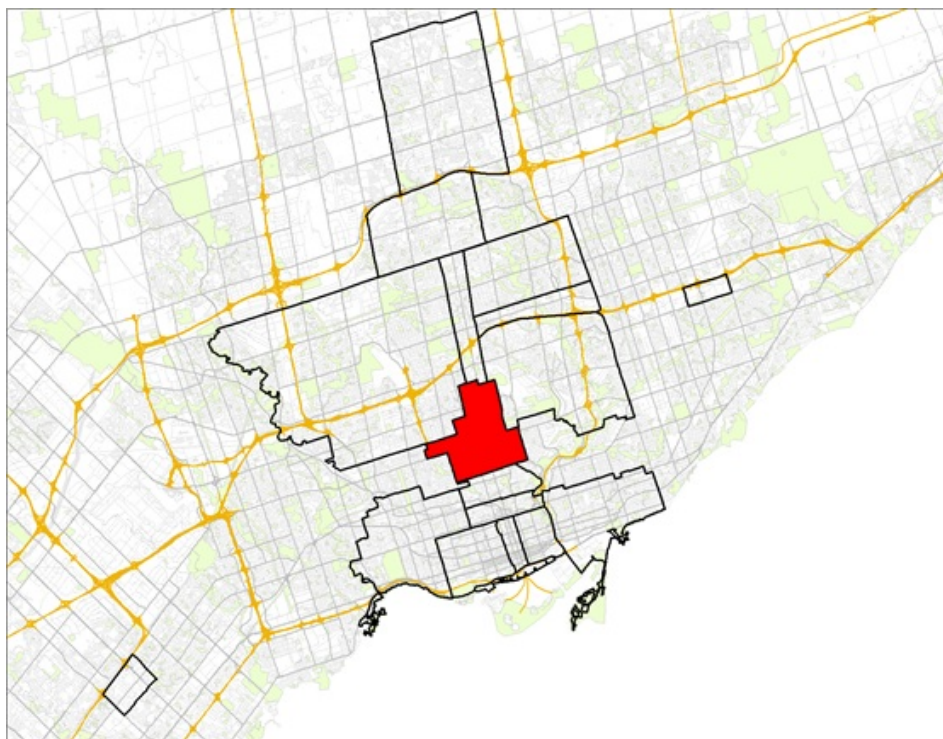


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of December 2023



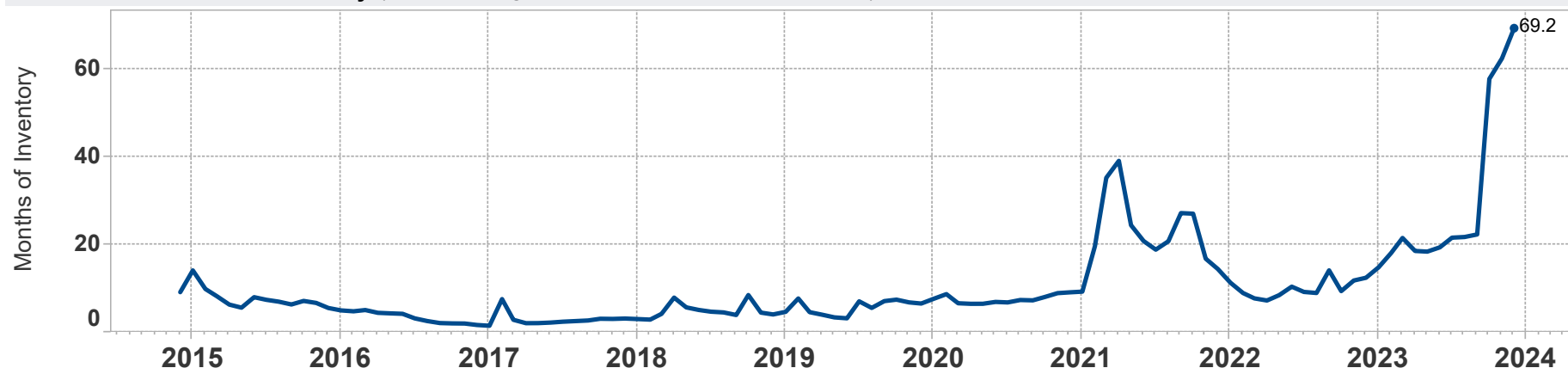
North Toronto Submarket Report - December 2023



North Toronto		GTA
Distinct count of Site Name	18	395
No. of Units	3,888	99,738
Total Sales	3,513	82,888
Act Inv	375	16,850
Avg. wt. \$/sf	\$1,578	\$1,405
Avg. Project \$/SF	\$1,605	\$1,295
Avg. SF	936	790
Avg. \$	\$1,475,978	\$1,110,103
Current Month Sales (incl. active & sold out)	0	400

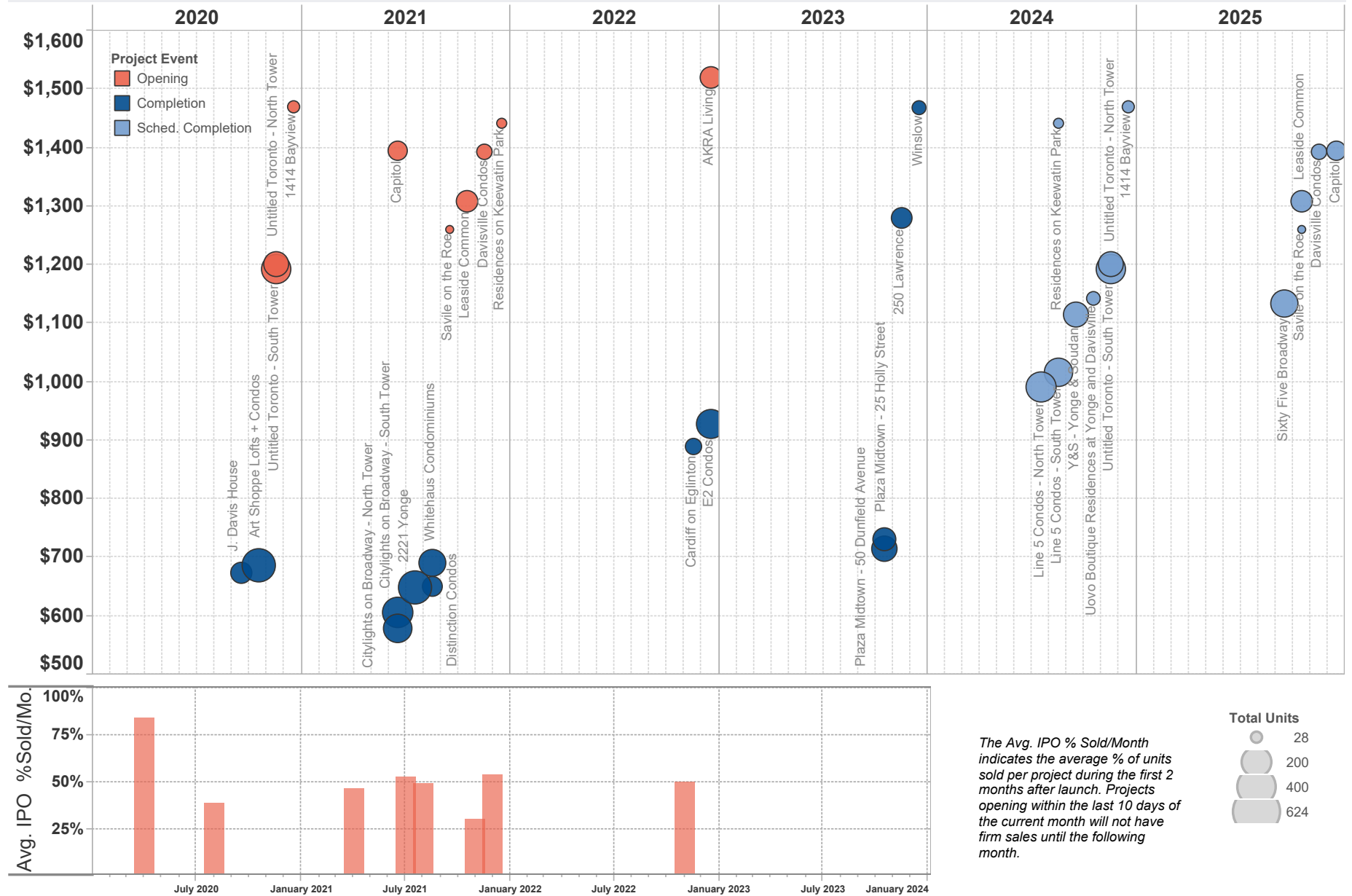
Development Applications		
North Toronto		City of Toronto
Count of Address	60	801
Total Units	26,939	464,789
Min. Density	0.3	0.0
Max. Density	39.8	61.7
Avg. Density	9.9	8.0

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



North Toronto Submarket Report - December 2023

Recent Project Openings, Completions & Scheduled Completions



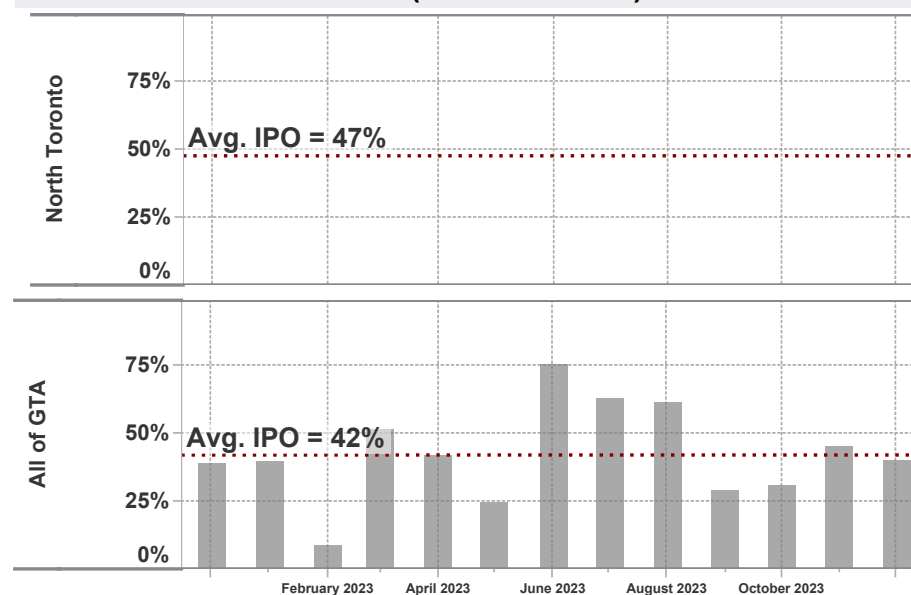
North Toronto Submarket Report - December 2023

Project Data by Unit Type

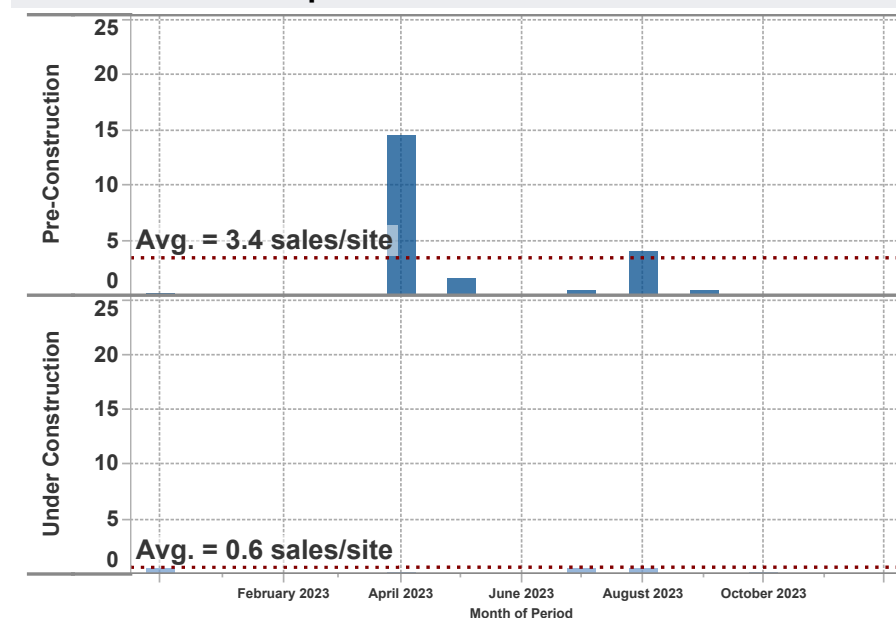
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	306	0	291	15
1 Bedroom	814	0	767	47
1 Bedroom + Den	983	0	929	54
2 Bedroom	1,031	0	920	111
2 Bedroom + Den	233	0	200	33
3 Bedroom & Up	429	0	340	89
Penthouse	40	0	29	11
Other	35	0	24	11

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
\$1,522	476	782	\$759,900	\$1,359,900
\$1,639	622	2,674	\$973,900	\$6,645,000
\$1,475	777	1,730	\$1,179,900	\$2,999,900
\$1,532	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)

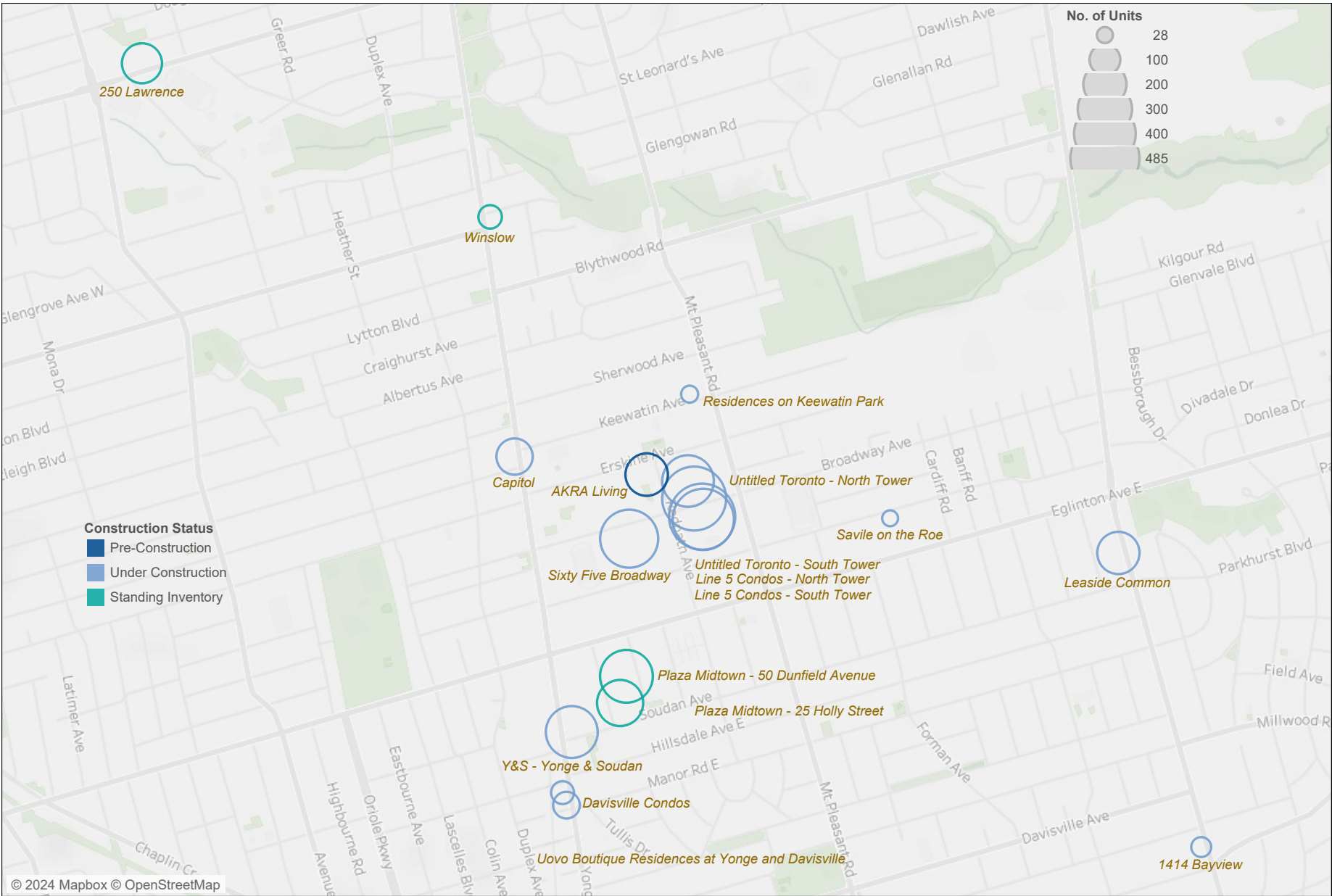


Post Launch Absorption: North Toronto



North Toronto Submarket Report - December 2023

Current Active Projects



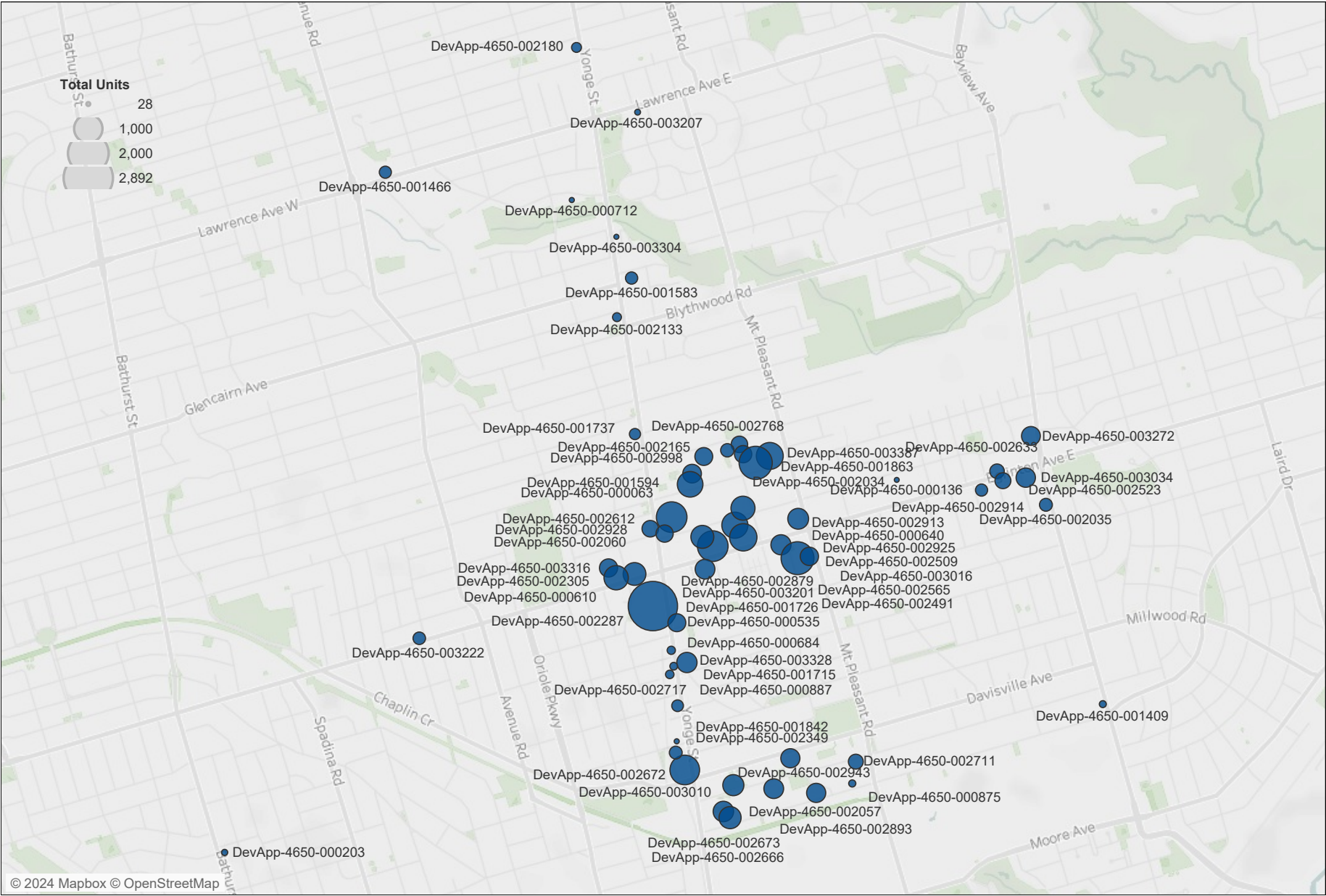
North Toronto Submarket Report - December 2023

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	March 2026	0	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	2	11	485	\$991	\$1,623
Line 5 Condos - South Tower - Reserve Properties and West..	Apartment	April 2024	0	4	12	415	\$1,017	\$1,632
Plaza Midtown - 25 Holly Street - Plaza	Apartment	December 2023	0	0	10	236	\$731	\$1,402
Plaza Midtown - 50 Dunfield Avenue - Plaza	Apartment	December 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	October 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	1	19	58	\$1,143	\$1,671
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 - December 2023

Current Development Applications



North Toronto Submarket Report - December 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	380
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	15.2	353
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-4650-002491	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	13.4	581
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	434
DevApp-4650-002913	170 Roehampton Avenue	14.5	686
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	8.8	432
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	40
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
DevApp-4650-003387	124 & 136 Broadway Avenue	10.6	860

North Toronto Submarket Report - December 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	4,409	584	\$2,391	1,061	\$2,536,680	16,212
Central Waterfront	62	7	2,970	904	\$1,700	889	\$1,512,146	17,238
Don Mills - York Mills	4	13	3,232	308	\$1,178	854	\$1,006,229	27,928
Downtown Core	5	6	3,653	468	\$1,879	777	\$1,459,680	29,602
Downtown East	10	21	6,405	1,585	\$1,499	685	\$1,026,205	25,329
Downtown West	19	26	8,047	848	\$1,688	984	\$1,661,322	17,710
Etobicoke Waterfront	0	1	548	17	\$1,643	849	\$1,395,518	3,135
Highway7 - Yonge	0	4	918	15	\$1,110	849	\$941,833	26,939
Mississauga City Centre	7	9	4,230	636	\$1,241	629	\$779,924	28,193
North Toronto	0	18	3,513	375	\$1,578	936	\$1,475,978	305
North Yonge Corridor	13	9	2,730	757	\$1,541	704	\$1,085,447	30,147
North York East								149,420
North York West	0	10	1,118	447	\$1,375	827	\$1,137,476	26,693
Not Applicable	180	200	32,041	8,012	\$1,175	776	\$911,246	15,865
Scarborough City Centre								13,225
Sheppard Corridor	68	13	2,582	526	\$1,369	778	\$1,065,239	30,915
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,933
Toronto East	0	9	1,316	209	\$1,249	720	\$898,838	
Toronto West	7	22	3,733	462	\$1,279	913	\$1,167,714	
Yonge - St. Clair	20	8	1,032	669	\$1,799	631	\$1,134,574	



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