

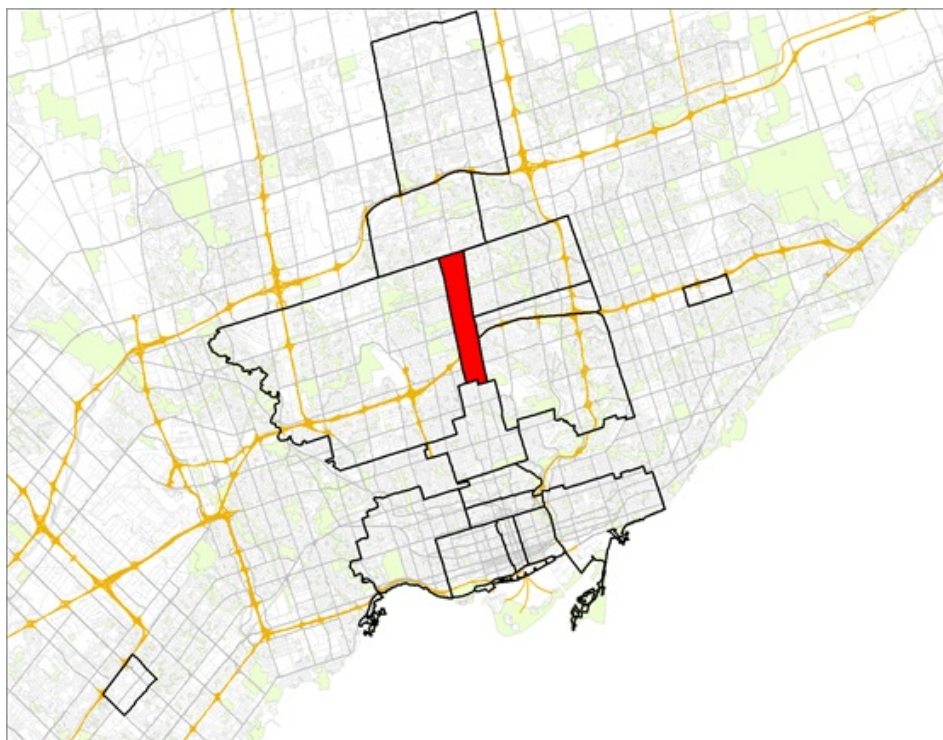


Greater Toronto Area
North Yonge Corridor

New Homes High Rise Submarket Report
Data as of December 2023



North Yonge Corridor Submarket Report - December 2023



North Yonge Corridor		GTA
Distinct count of Site Name	9	395
No. of Units	3,487	99,738
Total Sales	2,730	82,888
Act Inv	757	16,850
Avg. wt. \$/sf	\$1,541	\$1,405
Avg. Project \$/SF	\$1,378	\$1,295
Avg. SF	704	790
Avg. \$	\$1,085,447	\$1,110,103
Current Month Sales (incl. active & sold out)	13	400

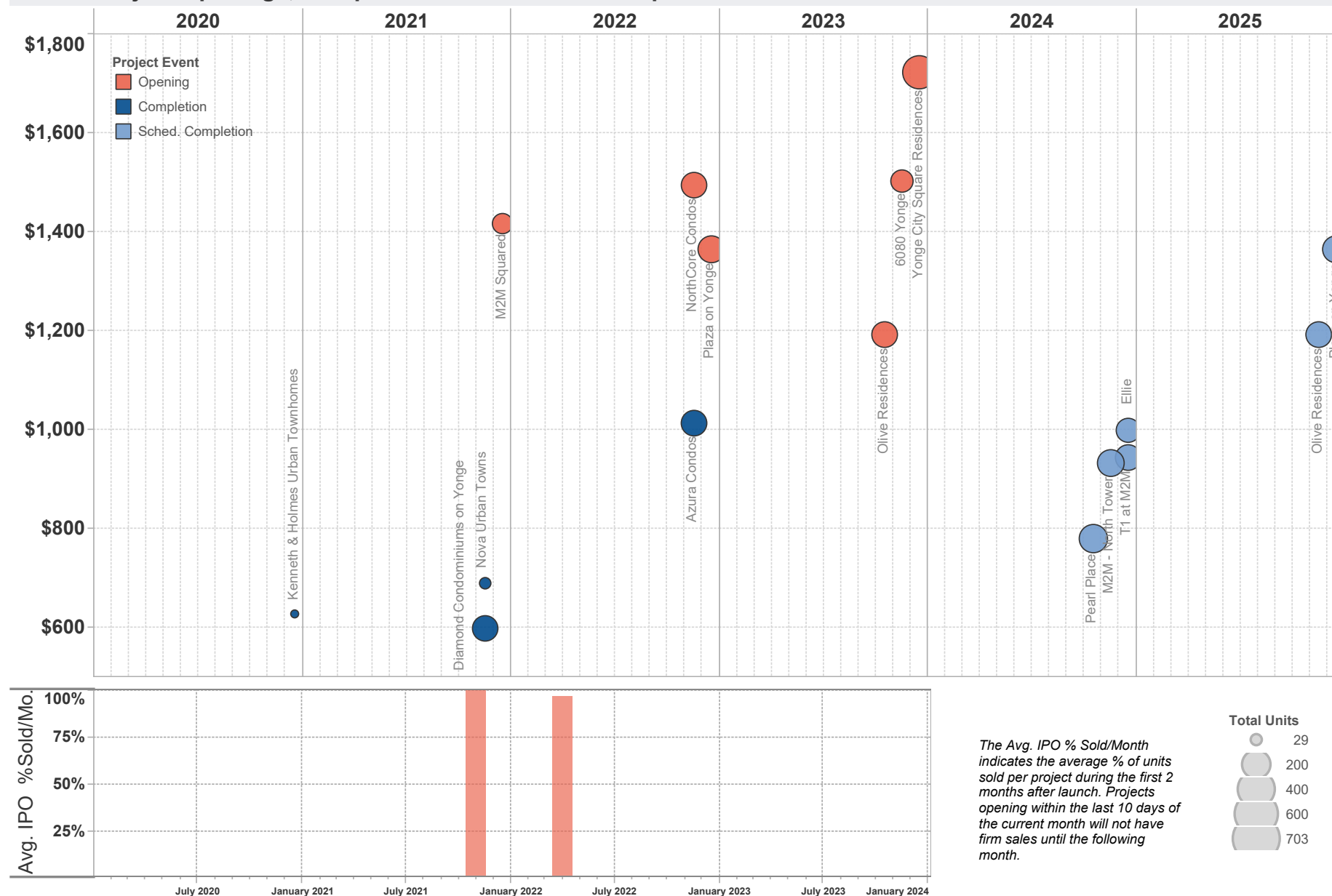
Development Applications		
North Yonge Corridor		City of Toronto
Count of Address	38	801
Total Units	28,193	464,789
Min. Density	1.0	0.0
Max. Density	26.1	61.7
Avg. Density	8.2	8.0

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



North Yonge Corridor Submarket Report - December 2023

Recent Project Openings, Completions & Scheduled Completions



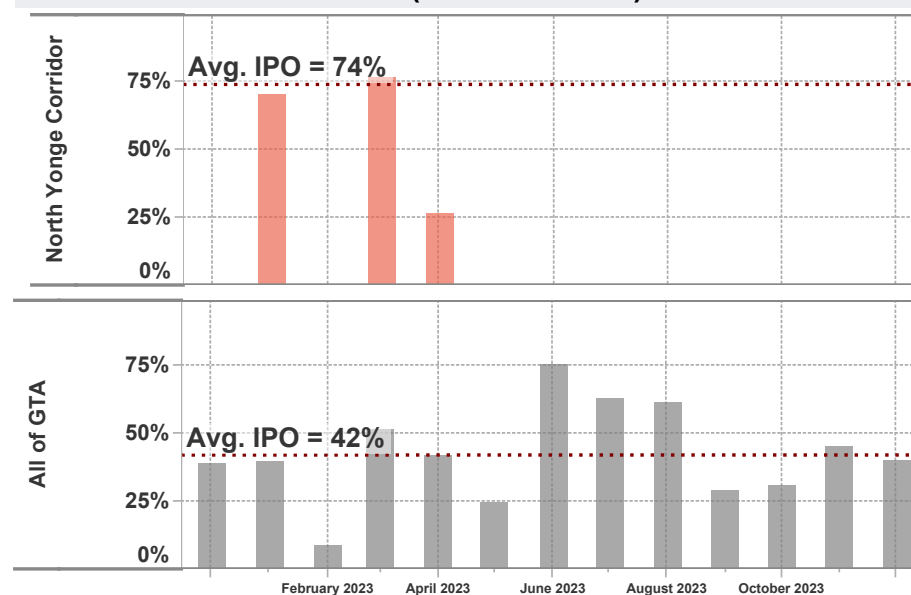
North Yonge Corridor Submarket Report - December 2023

Project Data by Unit Type

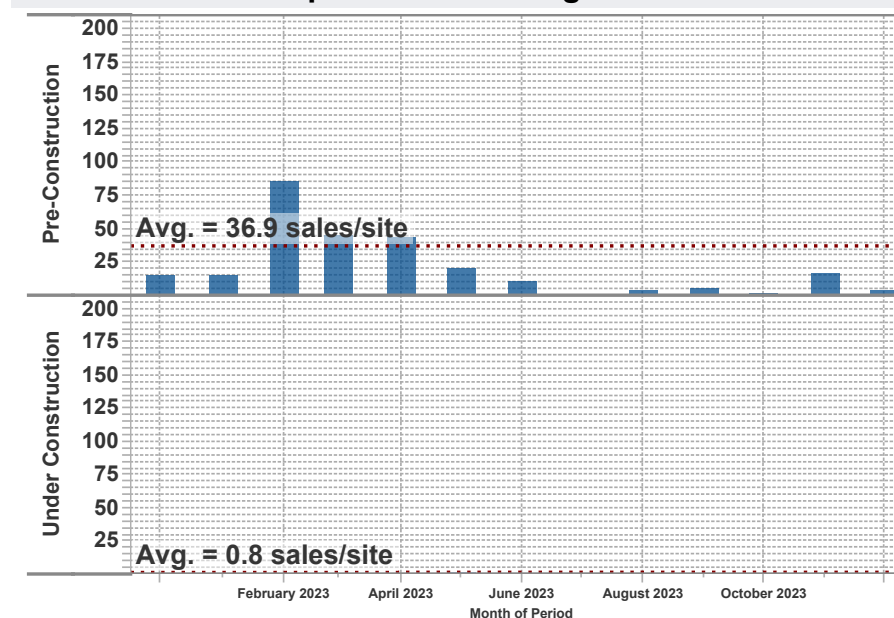
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	230	1	143	87
1 Bedroom	650	0	566	84
1 Bedroom + Den	1,002	7	775	227
2 Bedroom	1,078	4	896	182
2 Bedroom + Den	184	0	137	47
3 Bedroom & Up	270	0	157	113
Penthouse	20	1	20	0
Other	37	0	31	6

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,566	333	620	\$506,000	\$728,990
\$1,536	442	752	\$699,990	\$1,087,500
\$1,536	538	752	\$770,000	\$1,065,000
\$1,500	613	1,037	\$860,000	\$1,665,000
\$1,543	737	1,394	\$985,000	\$2,350,000
\$1,614	840	1,546	\$1,094,900	\$2,600,000
\$1,601	1,019	1,614	\$1,715,000	\$2,500,000

IPO Launch Performance (first 2 months)

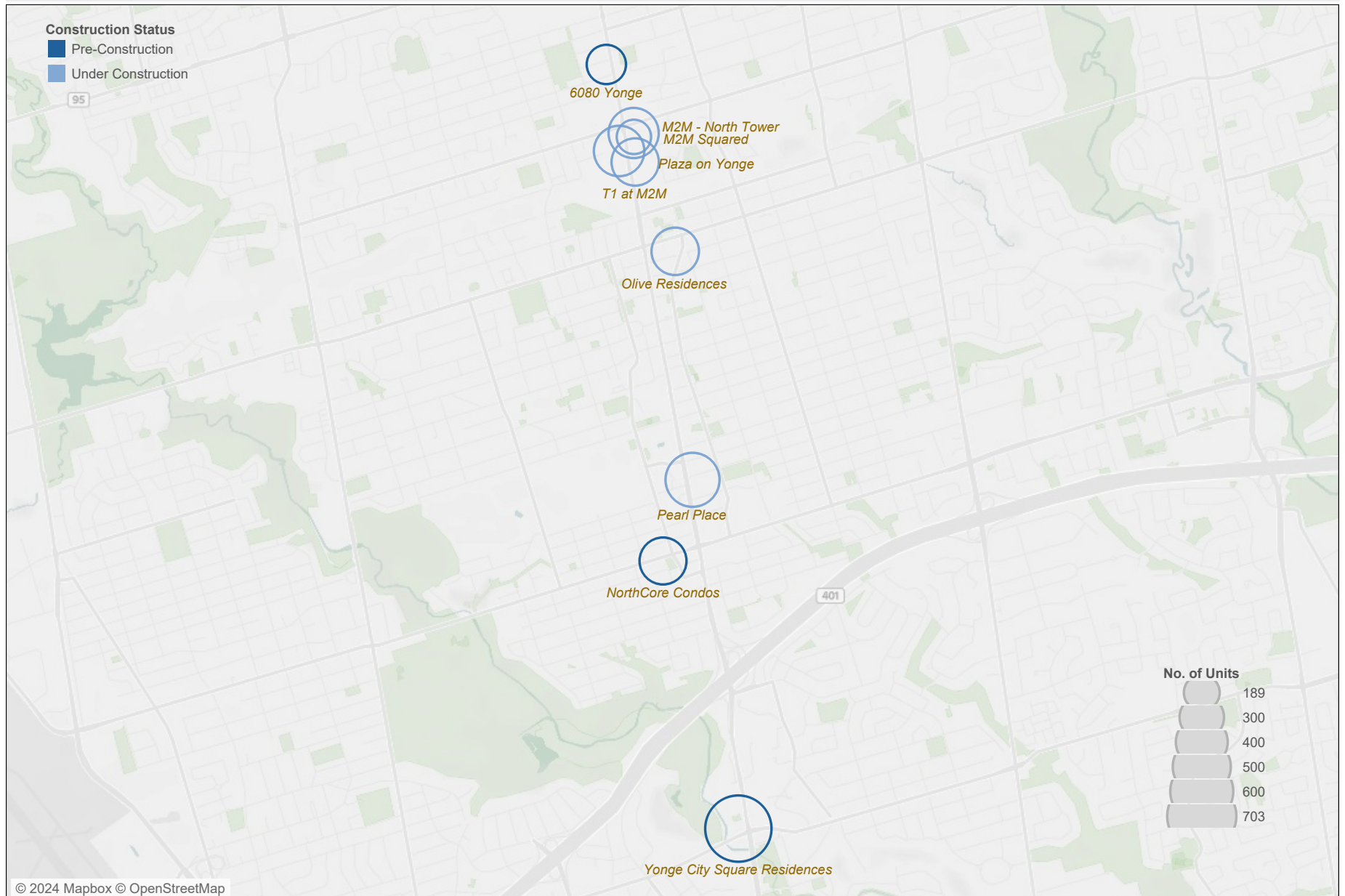


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - December 2023

Current Active Projects



North Yonge Corridor 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..
6080 Yonge - Tridel and Arkfield Development	Apartment	March 2028	10	69	178	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	1	113	25	353	\$1,495	\$1,542
Olive Residences - Capital Developments	Apartment	December 2025	1	343	17	360	\$1,193	\$1,293
Pearl Place - Conservatory Group	Apartment	August 2024	0	10	45	467	\$780	\$1,531
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	223	480	703	\$1,723	\$1,575

North Yonge Corridor Submarket Report - December 2023

Current Development Applications



North Yonge Corridor Submarket Report - December 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	10.8	516
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	82
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 - 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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