

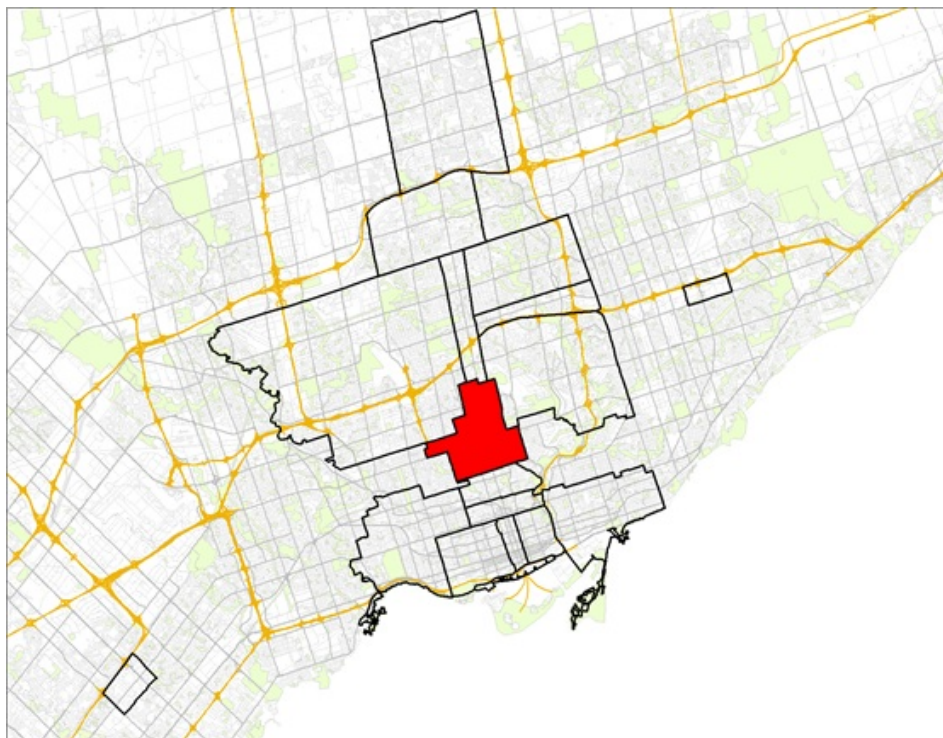


Greater Toronto Area
North Toronto

New Homes High Rise Submarket Report
Data as of February 2024

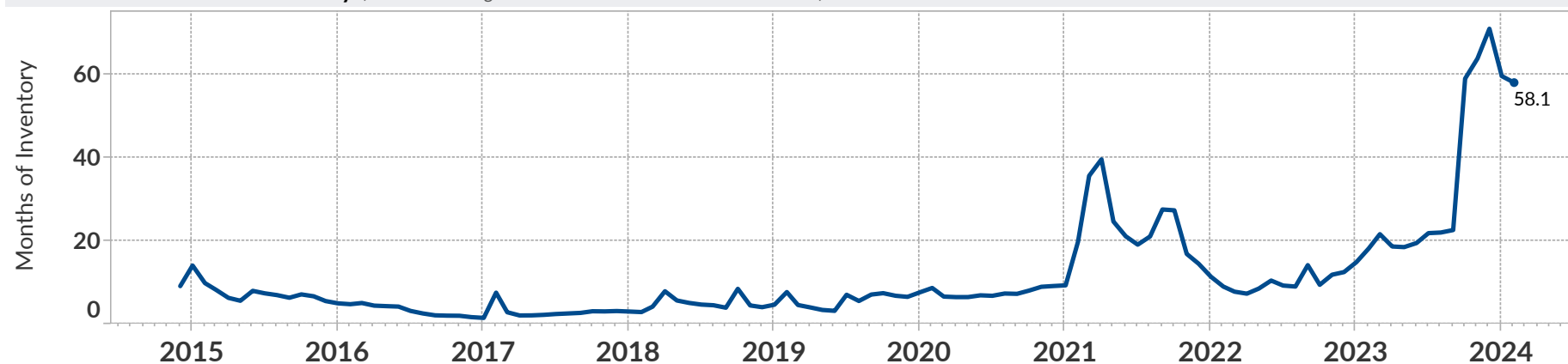


North Toronto Submarket Report - February 2024



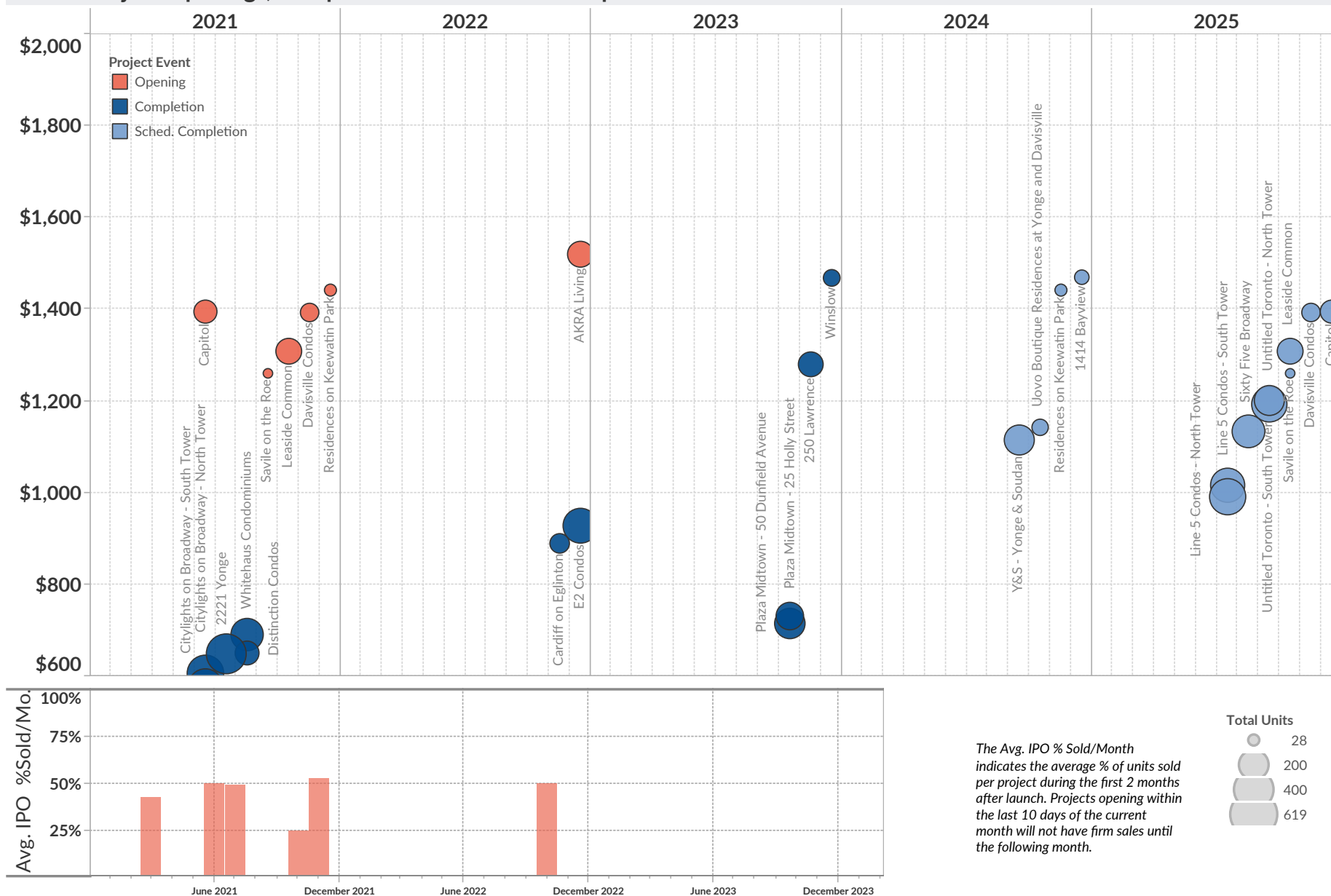
North Toronto		GTA
Distinct count of Site Name	18	380
No. of Units	3,890	97,390
Total Sales	3,522	80,643
Act Inv	368	16,747
Avg. \$/sf	\$1,579	\$1,402
Avg. Project \$/SF	\$1,604	\$1,303
Avg. SF	930	792
Avg. \$	\$1,467,442	\$1,110,173
No Measure Value	2	379

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



North Toronto Submarket Report - February 2024

Recent Project Openings, Completions & Scheduled Completions



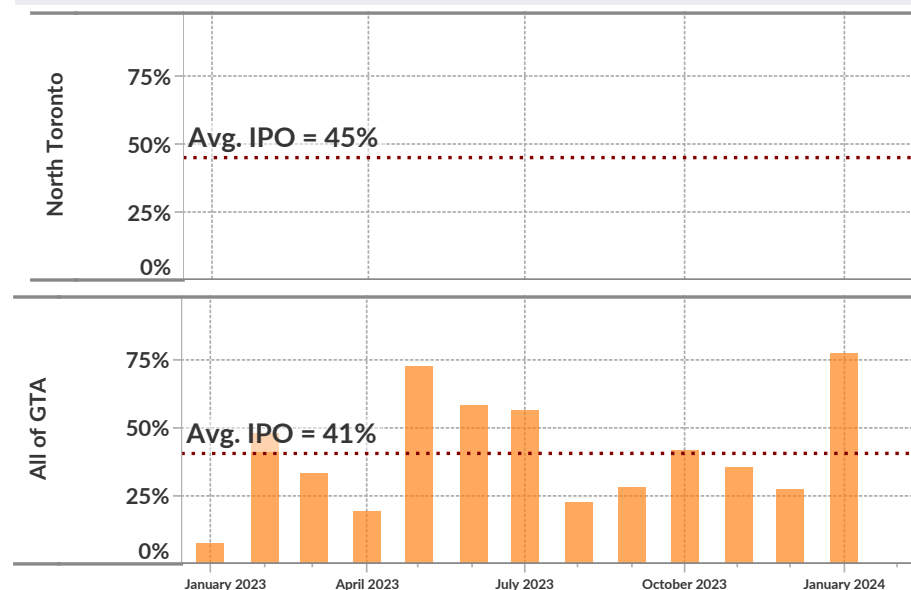
North Toronto Submarket Report - February 2024

Project Data by Unit Type

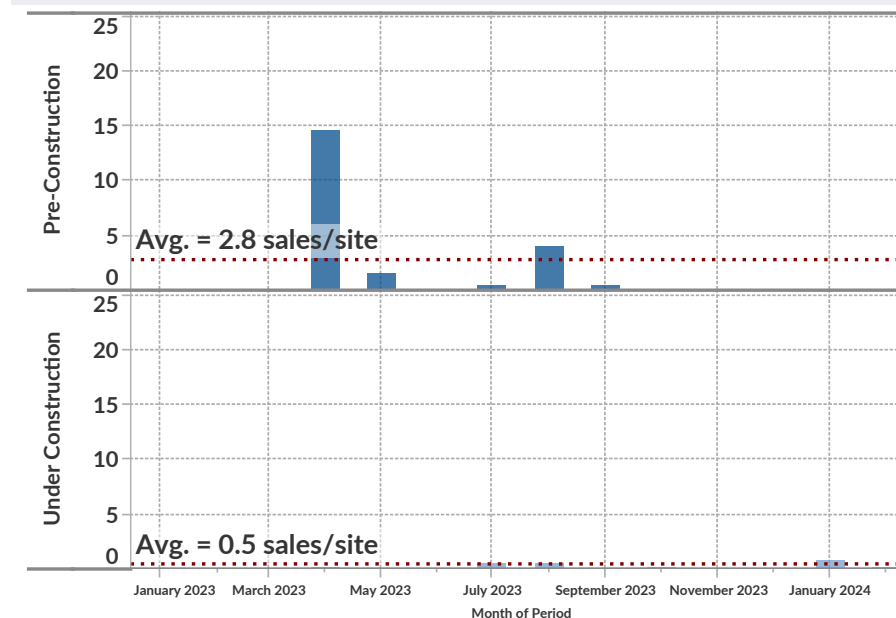
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	306	0	289	17
1 Bedroom	815	0	767	48
1 Bedroom + Den	983	0	932	51
2 Bedroom	1,031	1	916	115
2 Bedroom + Den	233	1	206	27
3 Bedroom & Up	430	0	346	84
Penthouse	40	0	29	11
Other	35	0	24	11

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,729	302	452	\$588,900	\$749,900
\$1,592	321	680	\$633,900	\$1,008,900
\$1,528	476	782	\$759,900	\$1,359,900
\$1,635	622	2,674	\$973,900	\$6,645,000
\$1,477	777	1,730	\$1,179,900	\$2,999,900
\$1,529	815	2,405	\$1,107,000	\$4,980,000
\$1,934	347	1,846	\$599,900	\$4,199,900
\$1,453	1,111	2,370	\$1,696,900	\$3,660,000

IPO Launch Performance (first 2 months)

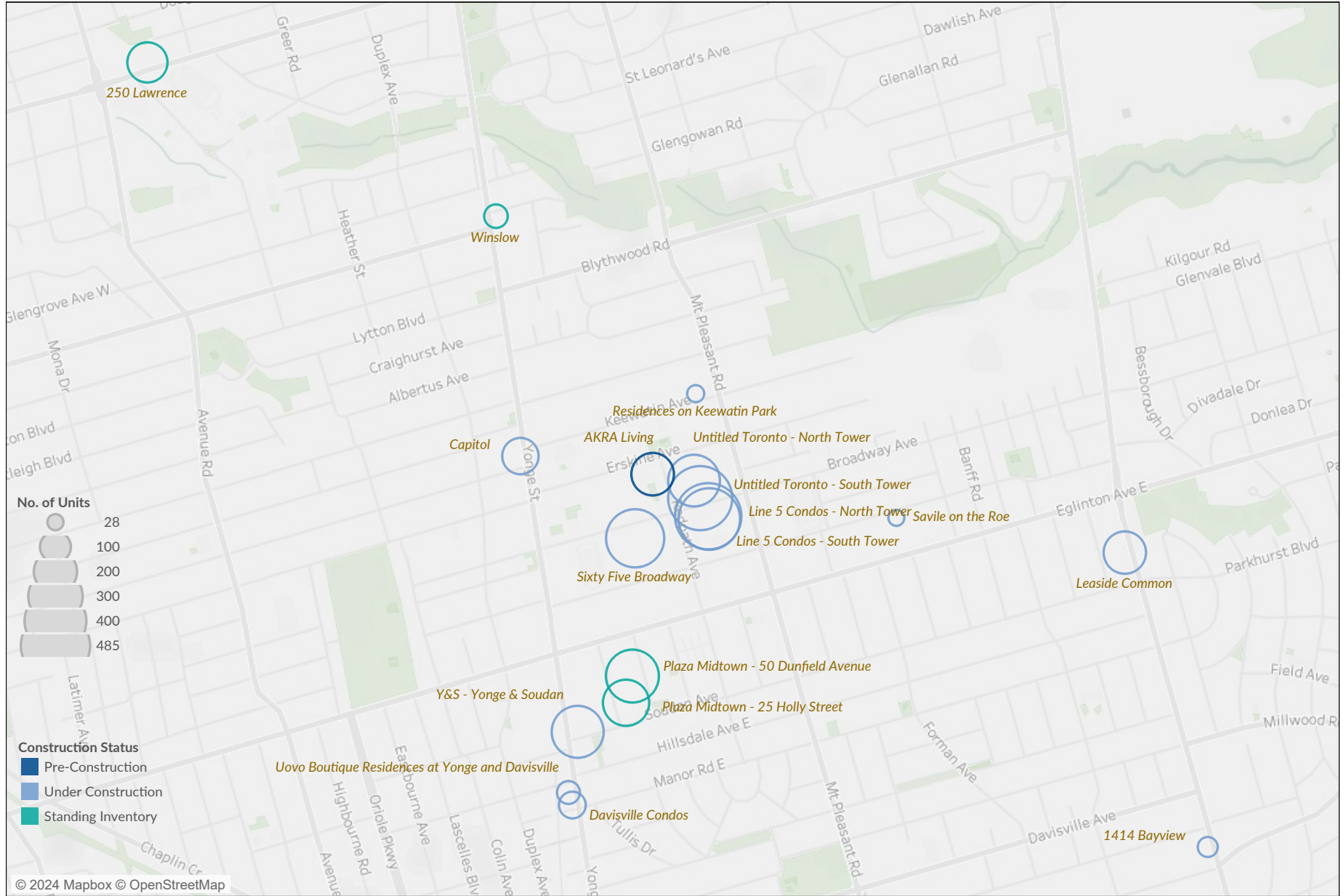


Post Launch Absorption: North Toronto



North Toronto Submarket Report - February 2024

Current Active Projects



North Toronto Submarket Report - February 2024

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 Foot
250 Lawrence - Graywood Developments	Apartment	October 2023	0	0	10	178	\$1,280	\$1,544
1414 Bayview - Gairloch	Apartment	June 2024	1	1	9	44	\$1,470	\$1,767
AKRA Living - Curated Properties	Apartment	May 2026	0	0	57	200	\$1,520	\$1,533
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	1	1	39	146	\$1,395	\$1,506
Davisville Condos - Rockport Group	Apartment	June 2025	0	0	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 2025	0	0	15	485	\$991	\$1,623
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	March 2025	0	0	14	417	\$1,017	\$1,593
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 Developme..	Stacked	November 2025	0	0	4	28	\$1,260	\$1,489
Sixty Five Broadway - Times Group Corporation	Apartment	October 2025	0	0	88	373	\$1,134	\$1,463
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	September 2025	0	0	17	295	\$1,201	\$1,608
Untitled Toronto - South Tower - Reserve Properties and Wes..	Apartment	September 2025	0	0	19	453	\$1,193	\$1,563
Uovo Boutique Residences at Yonge and Davisville - 2114 Yo..	Apartment	August 2024	0	1	18	58	\$1,143	\$1,678
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	10	10	298	\$1,115	\$1,538

North Toronto Submarket Report - February 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	35	17
Central Waterfront	4	7
Don Mills - York Mills	0	13
Downtown Core	3	6
Downtown East	10	20
Downtown West	6	25
Etobicoke Waterfront	3	1
Highway7 - Yonge	0	5
Mississauga City Centre	6	9
North Toronto	2	18
North Yonge Corridor	9	9
North York East		
North York West	0	10
Not Applicable	251	192
Scarborough City Centre		
Sheppard Corridor	31	12
Thornhill	0	2
Toronto East	9	6
Toronto West	6	20
Yonge - St. Clair	4	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,446	577	\$2,387	1,071	\$2,556,762
2,979	895	\$1,653	964	\$1,593,022
3,237	303	\$1,178	858	\$1,011,319
3,658	463	\$1,878	780	\$1,464,300
5,925	1,561	\$1,445	696	\$1,005,677
7,942	832	\$1,694	983	\$1,665,259
551	14	\$1,644	860	\$1,414,329
913	278	\$1,020	709	\$722,745
4,243	623	\$1,241	631	\$782,322
3,522	368	\$1,579	930	\$1,467,442
2,745	744	\$1,656	696	\$1,153,097
1,118	447	\$1,366	827	\$1,130,437
31,167	7,879	\$1,176	770	\$905,938
2,596	445	\$1,432	828	\$1,185,204
411	28	\$1,367	1,690	\$2,310,536
887	181	\$1,263	645	\$814,792
3,262	449	\$1,277	909	\$1,161,589
1,041	660	\$1,806	623	\$1,124,676



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