

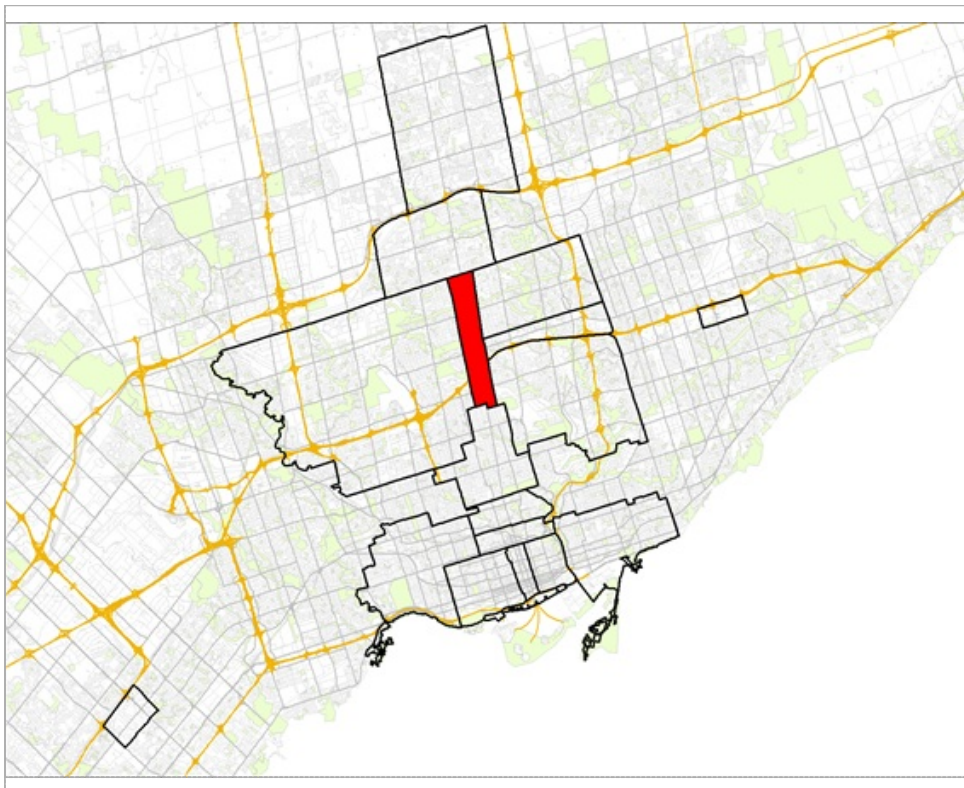


Greater Toronto Area | North Yonge Corridor New Homes High Rise Submarket Report

Data as of July 2024

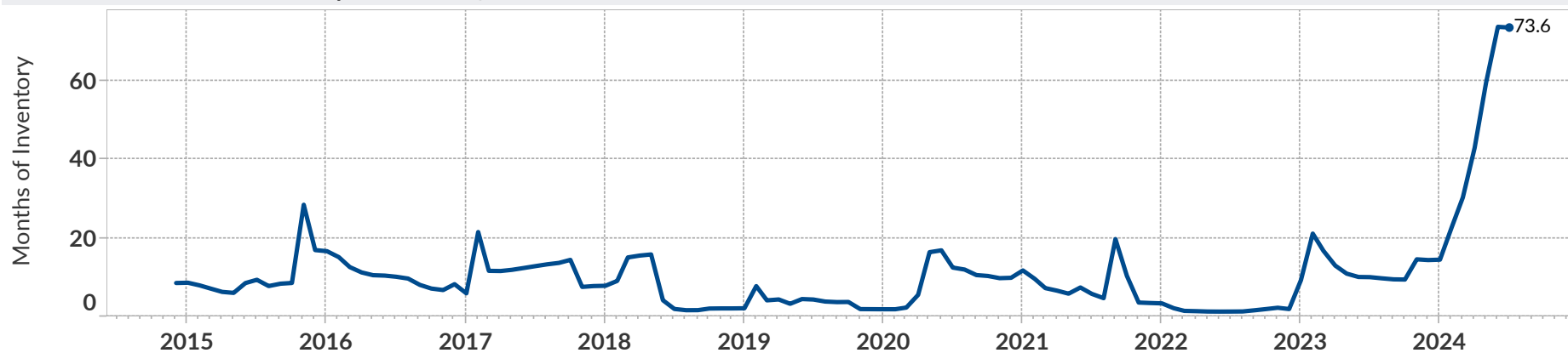


North Yonge Corridor Submarket Report - July 2024



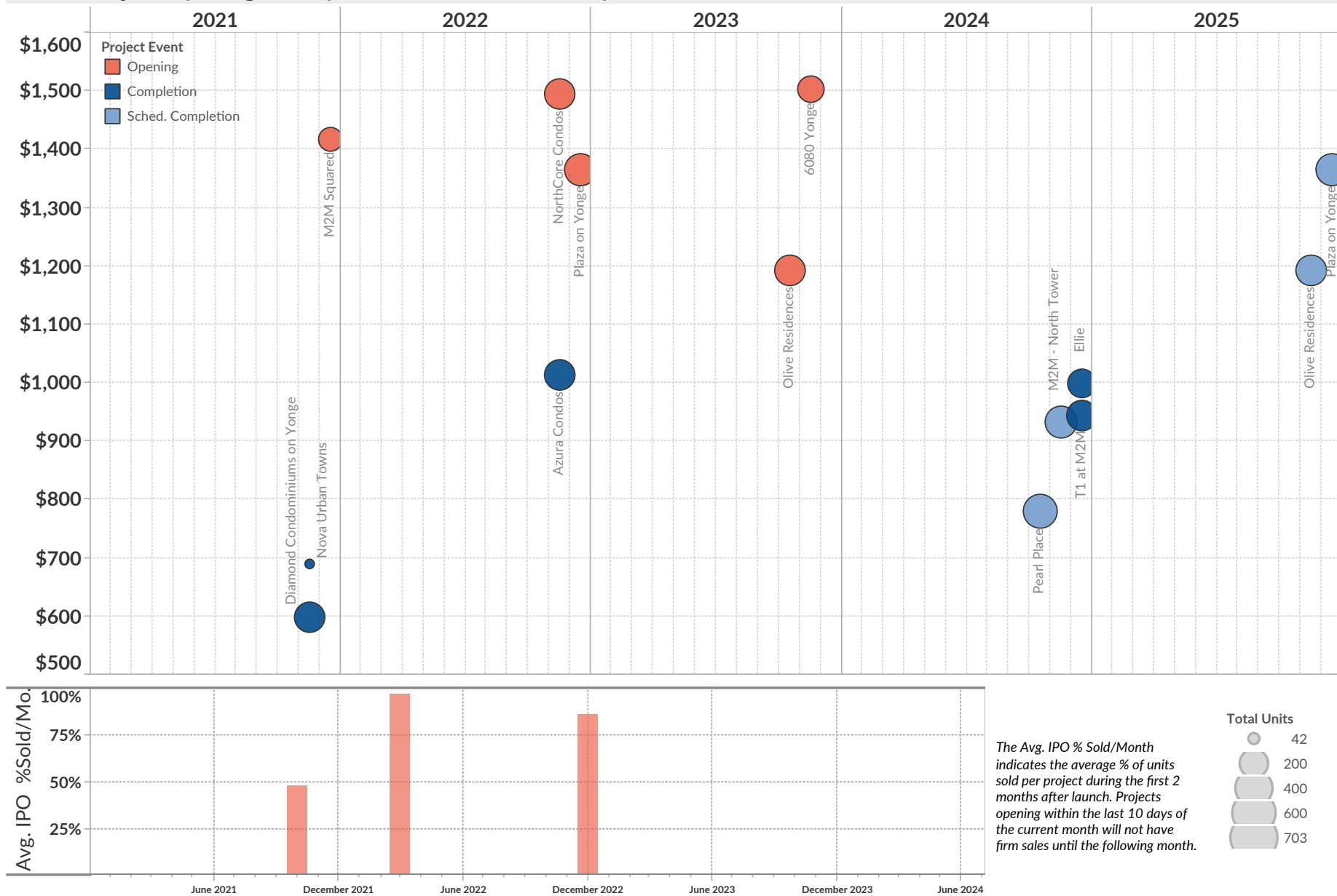
North Yonge Corridor		GTA
Distinct count of Site Name	9	353
No. of Units	3,489	91,585
Total Sales	2,692	74,140
Act Inv	797	17,445
Avg. \$/sf	\$1,649	\$1,403
Avg. Project \$/SF	\$1,407	\$1,312
Avg. SF	680	777
Avg. \$	\$1,121,700	\$1,090,371
Current Month Sales	2	287

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



North Yonge Corridor Submarket Report - July 2024

Recent Project Openings, Completions & Scheduled Completions



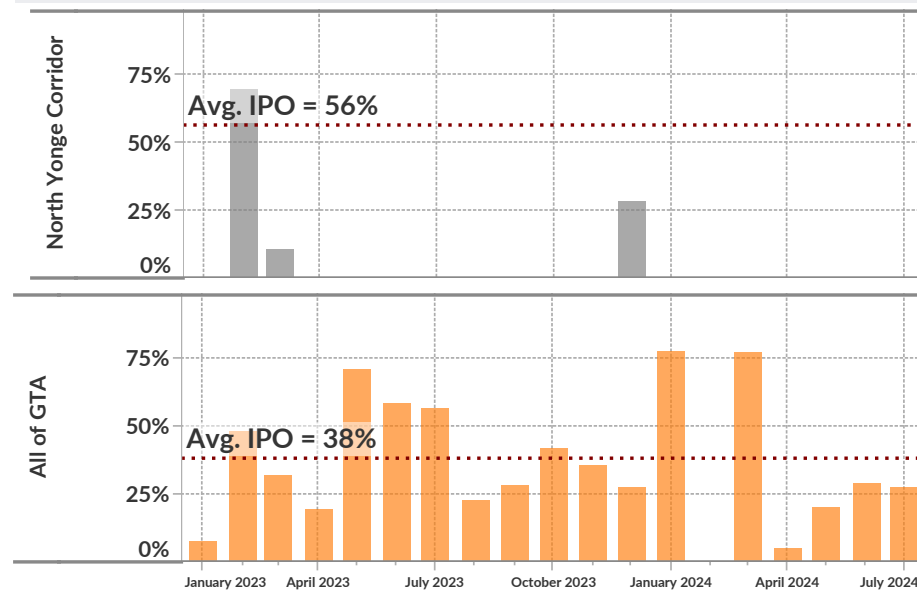
North Yonge Corridor Submarket Report - July 2024

Project Data by Unit Type

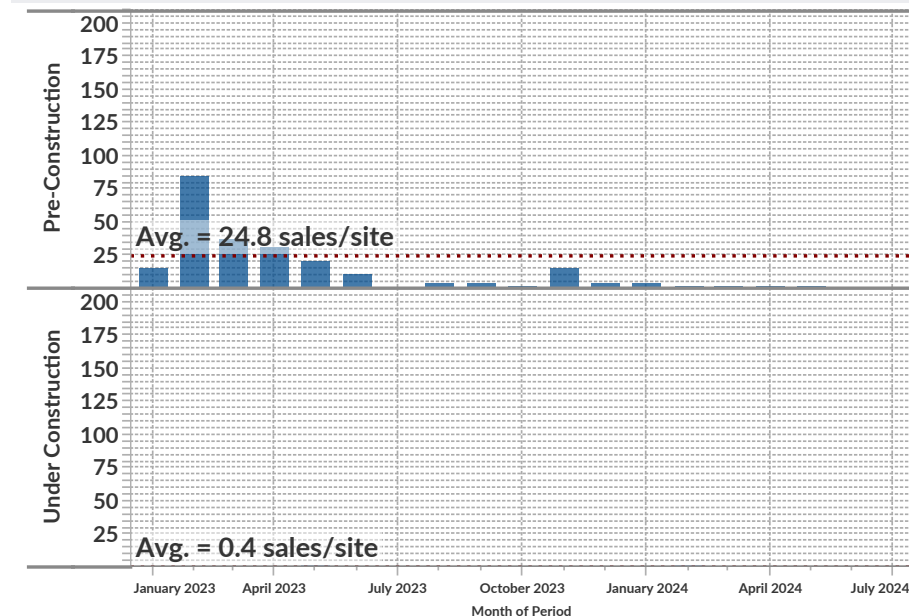
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	230	0	122	108
1 Bedroom	650	0	537	113
1 Bedroom + Den	1,002	0	786	216
2 Bedroom	1,080	1	893	187
2 Bedroom + Den	184	0	133	51
3 Bedroom & Up	270	0	164	106
Penthouse	20	0	20	0
Other	37	0	31	6

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,587	333	620	\$506,000	\$728,990
\$1,430	442	752	\$651,000	\$1,092,500
\$1,511	550	752	\$751,000	\$1,070,000
\$1,494	613	1,037	\$860,000	\$1,660,000
\$1,652	737	1,394	\$975,000	\$2,355,000
\$2,195	840	1,546	\$1,094,900	\$3,423,000
\$1,605	1,019	1,614	\$1,720,000	\$2,505,000

IPO Launch Performance (first 2 months)

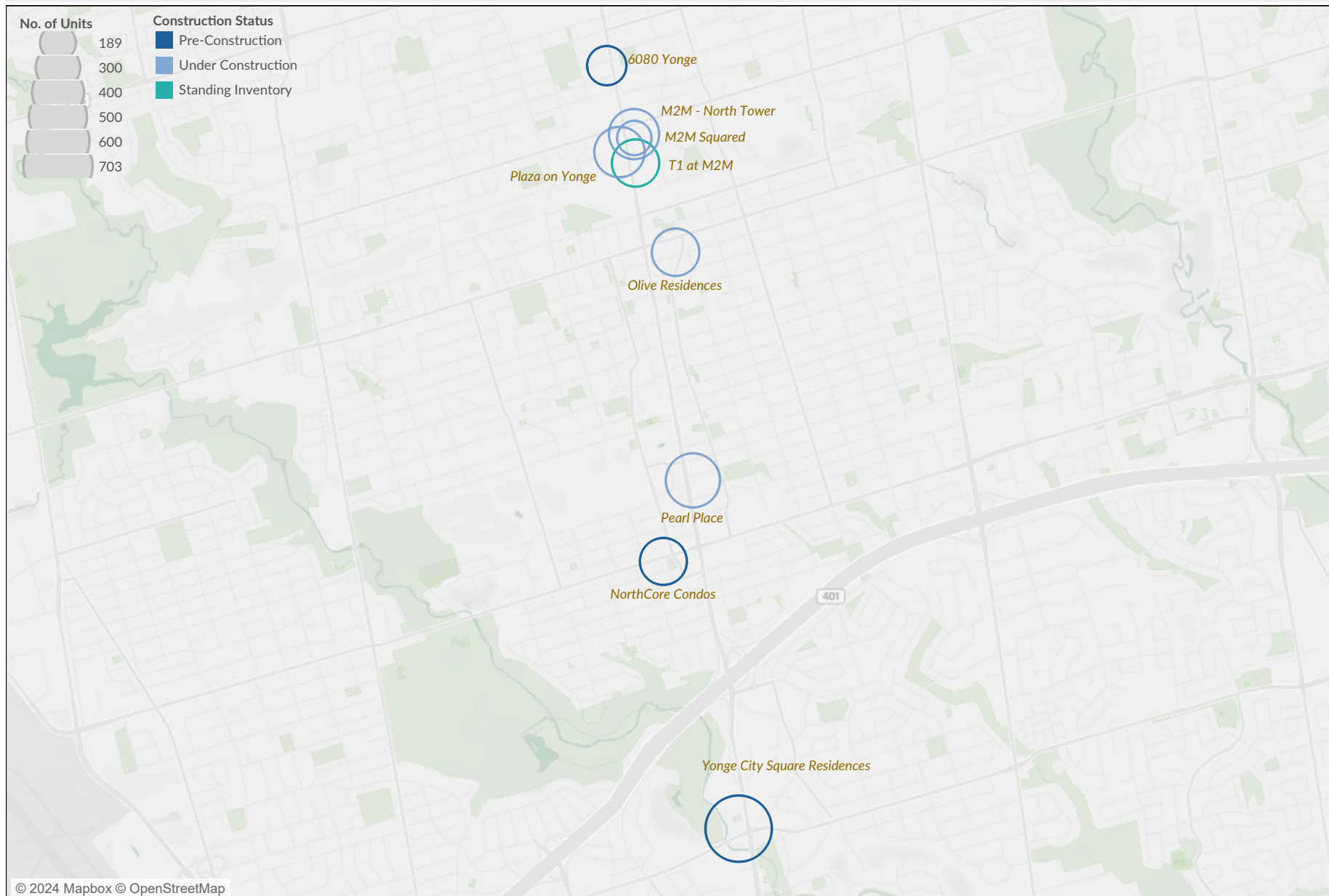


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - July 2024

Current Active Projects



North Yonge Corridor Submarket Report - July 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 SqFoot
6080 Yonge - Tridel and Arkfield Development	Apartment	March 2028	0	21	157	247	\$1,503	\$1,516
M2M - North Tower - Aoyuan International	Apartment	September 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 Properties	Apartment	March 2027	0	2	31	353	\$1,495	\$1,542
Olive Residences - Capital Developments	Apartment	September 2025	2	8	9	360	\$1,193	\$1,265
Pearl Place - Conservatory Group	Apartment	October 2024	0	1	47	469	\$780	\$1,668
Plaza on Yonge - Plaza	Apartment	March 2025	0	0	12	407	\$1,365	\$1,336
T1 at M2M - Aoyuan International	Apartment	March 2024	0	0	0	358	\$944	\$1,096
Yonge City Square Residences - Gupta Group	Apartment	April 2027	0	0	541	703	\$1,723	\$1,730

North Yonge Corridor Submarket Report - July 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	● 16	● 16
Central Waterfront	● 2	● 6
Don Mills - York Mills	● 5	● 10
Downtown Core	● 2	● 6
Downtown East	● 9	● 20
Downtown West	● 22	● 25
Etobicoke Waterfront	● 0	● 1
Highway7 - Yonge	● 14	● 6
Mississauga City Centre	● 2	● 9
North Toronto	● 0	● 16
North Yonge Corridor	● 2	● 9
North York East		
North York West	● 5	● 9
Not Applicable	● 202	● 177
Scarborough City Centre		
Sheppard Corridor	● 4	● 9
Thornhill	● 0	● 2
Toronto East	● 0	● 6
Toronto West	● 2	● 19
Yonge - St. Clair	● 0	● 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
● 3,541	● 555	● \$2,408	● 1,092	● \$2,628,717
● 2,776	● 858	● \$1,686	● 884	● \$1,490,227
● 2,415	● 304	● \$1,195	● 829	● \$990,246
● 3,670	● 451	● \$1,869	● 784	● \$1,465,210
● 5,948	● 1,538	● \$1,440	● 694	● \$998,656
● 7,555	● 1,257	● \$1,818	● 872	● \$1,584,962
● 552	● 13	● \$1,640	● 854	● \$1,400,746
● 1,324	● 234	● \$1,063	● 797	● \$847,099
● 4,265	● 627	● \$1,234	● 660	● \$814,171
● 3,036	● 313	● \$1,583	● 950	● \$1,503,615
● 2,692	● 797	● \$1,649	● 680	● \$1,121,700
● 1,079	● 438	● \$1,376	● 824	● \$1,133,661
● 27,832	● 8,693	● \$1,168	● 740	● \$864,881
● 1,869	● 456	● \$1,429	● 812	● \$1,160,510
● 412	● 27	● \$1,361	● 1,703	● \$2,317,778
● 898	● 174	● \$1,263	● 658	● \$831,684
● 3,230	● 494	● \$1,223	● 923	● \$1,128,721
● 1,046	● 216	● \$2,061	● 902	● \$1,858,227



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