

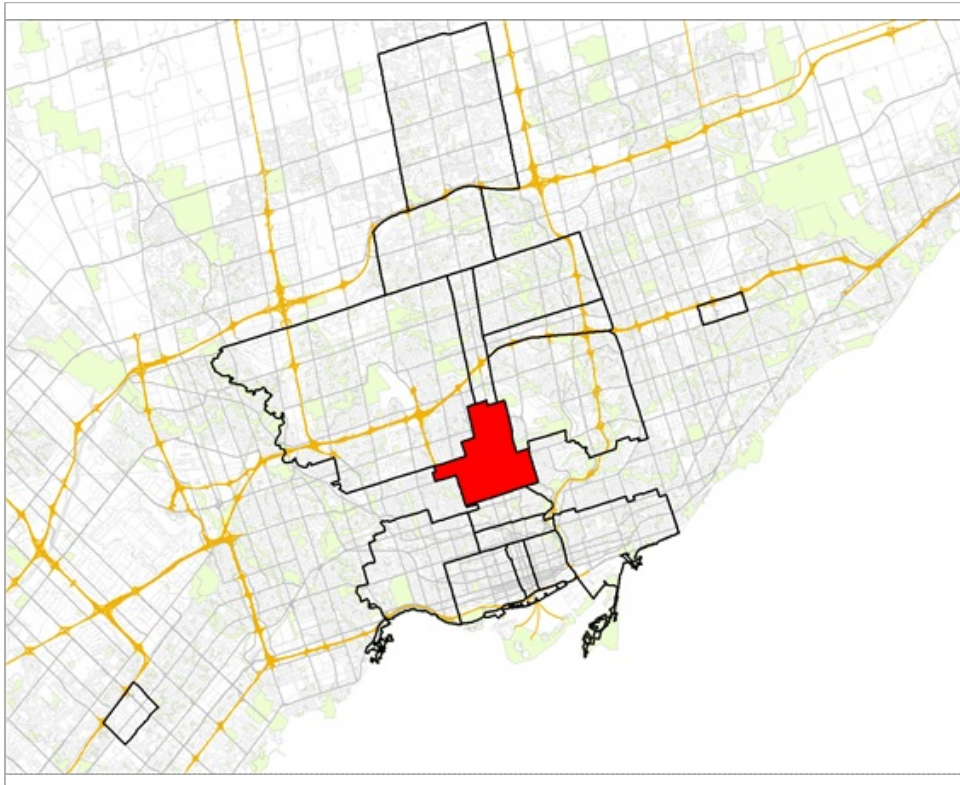


Greater Toronto Area | North Toronto New Homes High Rise Submarket Report

Data as of August 2024

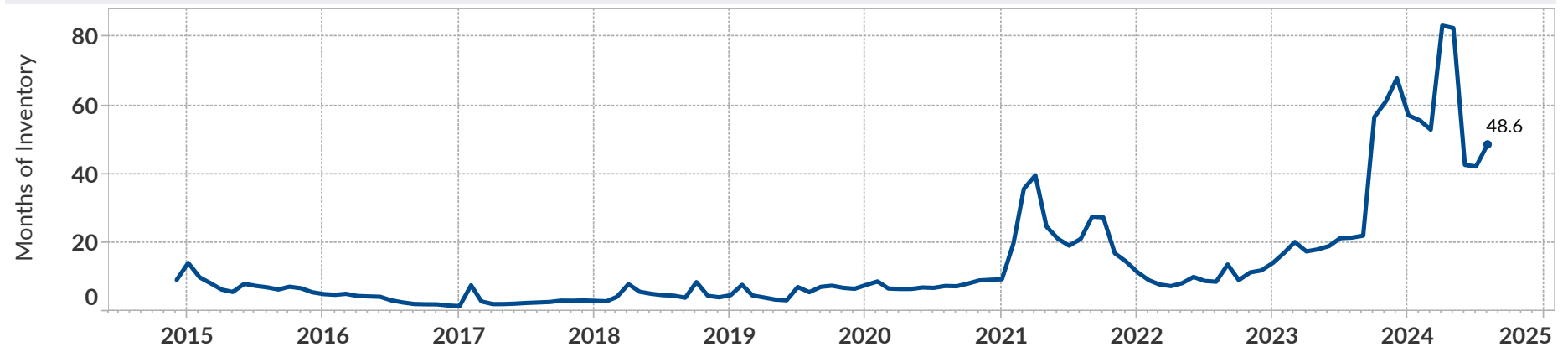


North Toronto Submarket Report - August 2024



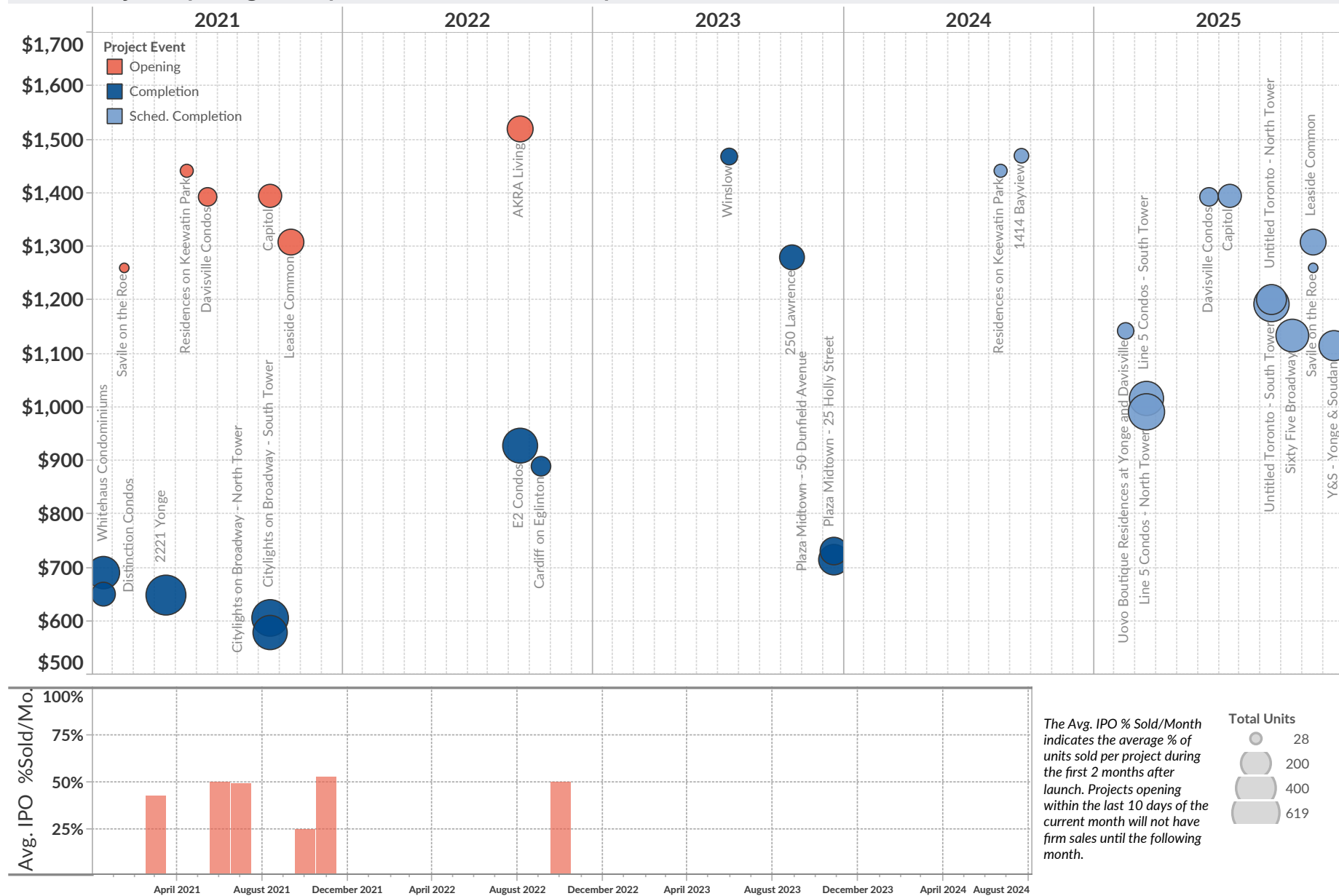
North Toronto		GTA
Distinct count of Site Name	15	345
No. of Units	2,864	89,028
Total Sales	2,560	71,795
Act Inv	304	17,233
Avg. \$/sf	\$1,584	\$1,408
Avg. Project \$/SF	\$1,636	\$1,314
Avg. SF	956	781
Avg. \$	\$1,514,735	\$1,099,571
Current Month Sales	2	235

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



North Toronto Submarket Report - August 2024

Recent Project Openings, Completions & Scheduled Completions



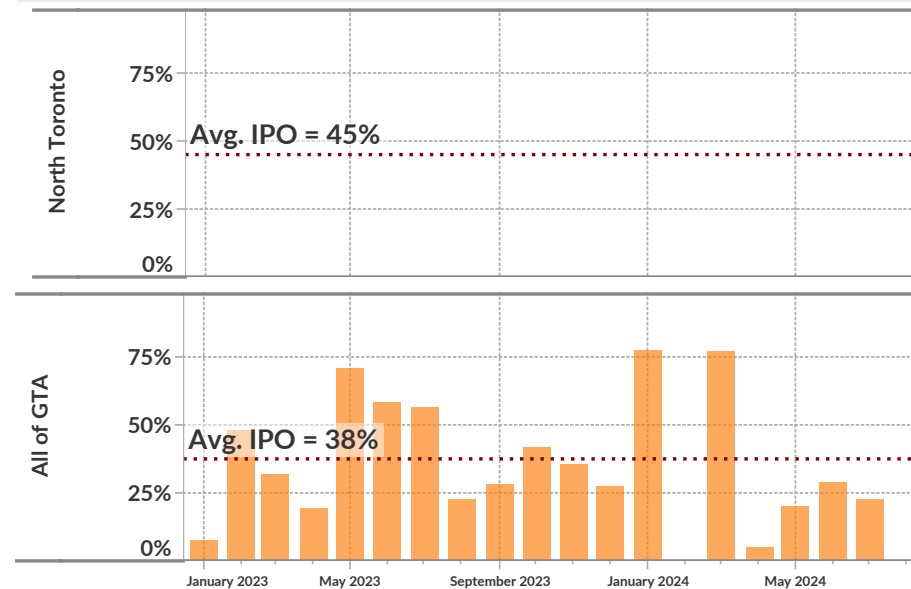
North Toronto Submarket Report - August 2024

Project Data by Unit Type

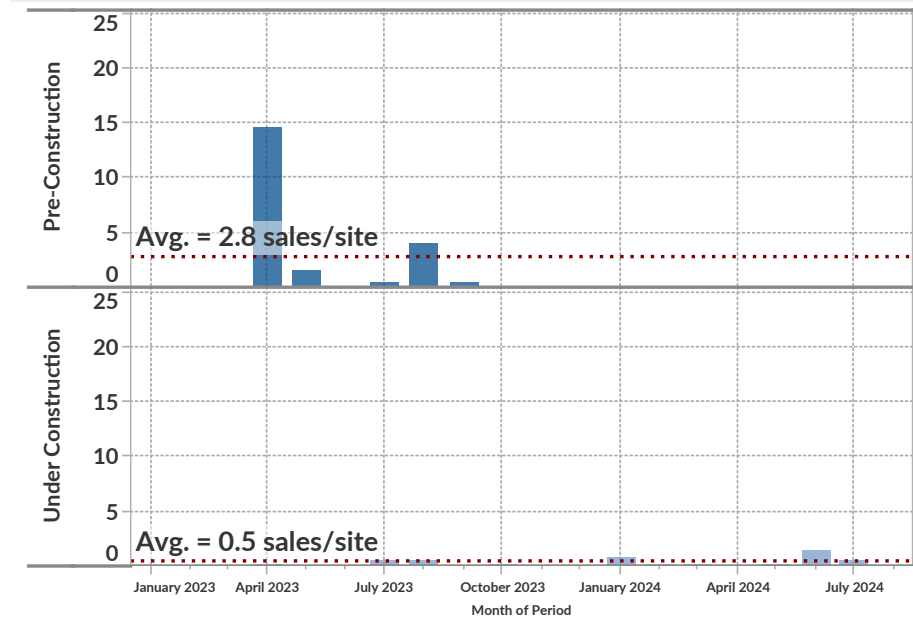
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	250	0	237	13
1 Bedroom	713	0	672	41
1 Bedroom + Den	632	0	587	45
2 Bedroom	690	1	610	80
2 Bedroom + Den	204	0	176	28
3 Bedroom & Up	307	1	229	78
Penthouse	28	0	20	8
Other	27	0	19	8

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,716	302	452	\$588,900	\$749,900
\$1,604	321	680	\$633,900	\$1,008,900
\$1,528	486	782	\$763,900	\$1,361,900
\$1,673	622	2,674	\$987,900	\$6,285,000
\$1,516	777	1,735	\$1,179,900	\$3,399,900
\$1,519	815	2,405	\$1,254,900	\$4,980,000
\$1,989	522	1,846	\$1,025,900	\$4,199,900
\$1,468	1,111	2,364	\$1,696,900	\$3,664,000

IPO Launch Performance (first 2 months)

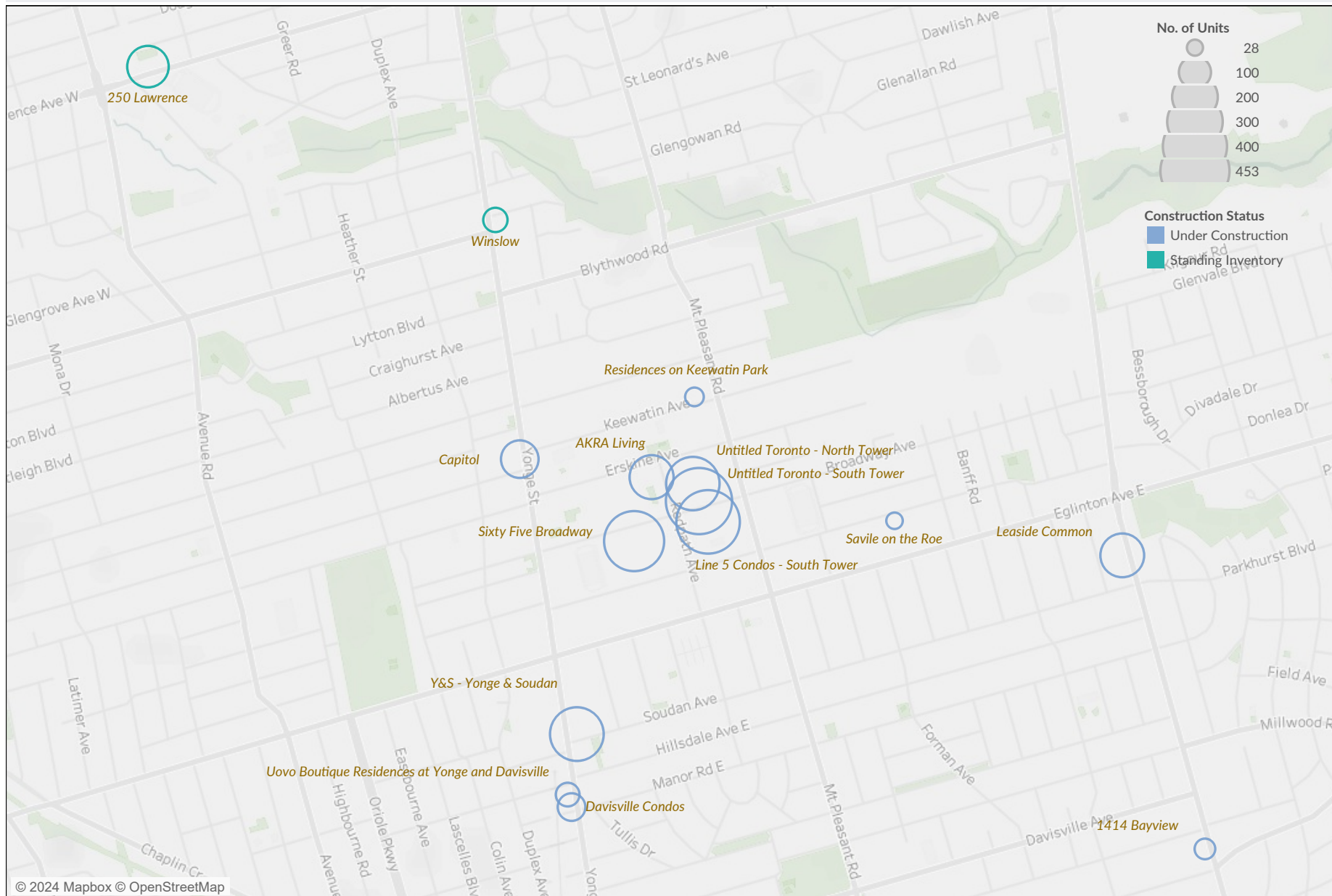


Post Launch Absorption: North Toronto



North Toronto Submarket Report - August 2024

Current Active Projects



North Toronto Submarket Report - August 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
250 Lawrence - Graywood Developments	Apartment	October 2023	1	2	8	178	\$1,280	\$1,545
1414 Bayview - Gairloch	Apartment	September 2024	0	1	9	44	\$1,470	\$1,829
AKRA Living - Curated Properties	Apartment	May 2026	0	4	53	200	\$1,520	\$1,468
Capitol - Madison Group and Westdale Properties	Apartment	July 2025	0	2	38	146	\$1,395	\$1,569
Davisville Condos - Rockport Group	Apartment	June 2025	0	0	9	79	\$1,393	\$1,719
Leaside Common - Gairloch and Harlo Capital	Apartment	November 2025	1	1	19	198	\$1,309	\$1,706
Line 5 Condos - South Tower - Reserve Properties and Westd..	Apartment	March 2025	0	11	3	417	\$1,017	\$1,624
Residences on Keewatin Park - Freed Developments Ltd.	Apartment	September 2024	0	2	2	36	\$1,442	\$1,817
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	1	87	373	\$1,134	\$1,463
Untitled Toronto - North Tower - Reserve Properties and Wes..	Apartment	September 2025	0	0	16	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	February 2025	0	1	18	58	\$1,143	\$1,678
Winslow - Devron	Apartment	July 2023	0	2	9	61	\$1,469	\$1,931
Y&S - Yonge & Soudan - Tribute Communities and TENBlock ..	Apartment	December 2025	0	10	10	298	\$1,115	\$1,538

North Toronto Submarket Report - August 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	16
Central Waterfront	1	6
Don Mills - York Mills	11	8
Downtown Core	1	6
Downtown East	7	19
Downtown West	10	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	11	5
Mississauga City Centre	2	9
North Toronto	2	15
North Yonge Corridor	4	9
North York East		
North York West	5	9
Not Applicable	114	174
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	1	2
Toronto East	1	6
Toronto West	10	19
Yonge - St. Clair	49	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,546	550	\$2,416	1,095	\$2,644,459
2,777	857	\$1,687	884	\$1,491,025
1,794	285	\$1,214	783	\$950,543
3,670	451	\$1,869	784	\$1,465,270
5,547	1,521	\$1,440	692	\$995,929
7,558	1,254	\$1,839	932	\$1,713,783
552	13	\$1,640	854	\$1,400,746
1,063	219	\$1,064	800	\$851,267
4,267	625	\$1,234	660	\$814,210
2,560	304	\$1,584	956	\$1,514,735
2,697	792	\$1,635	671	\$1,097,839
1,084	433	\$1,368	830	\$1,134,772
27,162	8,625	\$1,168	741	\$865,477
1,870	455	\$1,429	813	\$1,161,522
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,240	484	\$1,225	925	\$1,133,216
1,095	167	\$2,119	979	\$2,075,126



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