

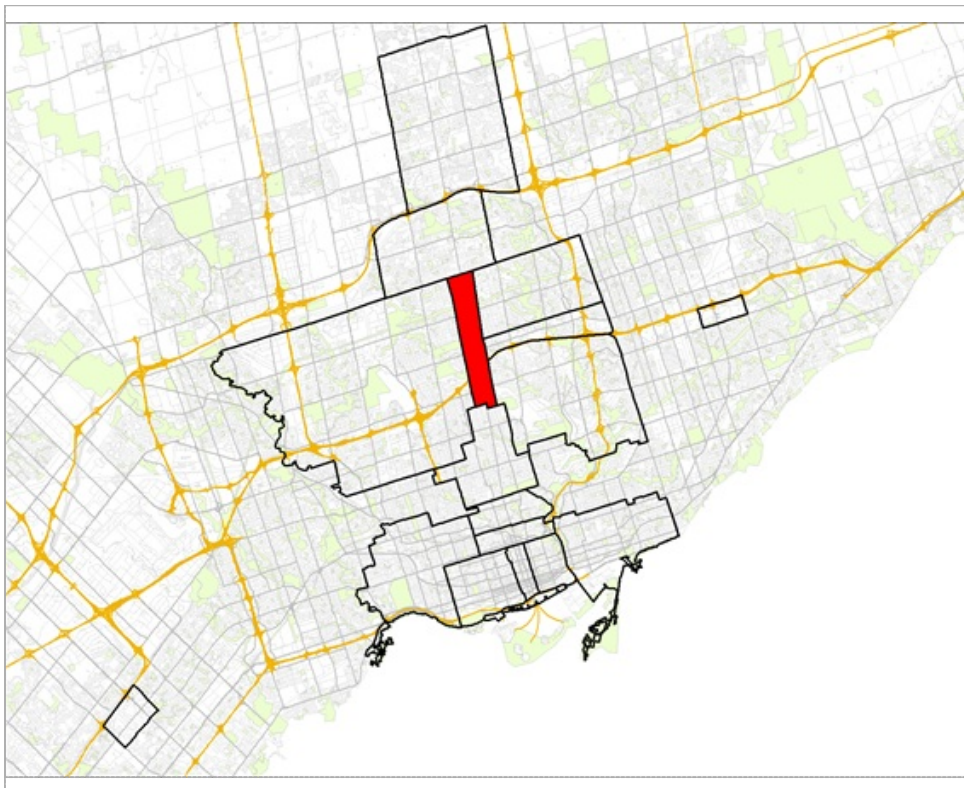


Greater Toronto Area | North Yonge Corridor New Homes High Rise Submarket Report

Data as of June 2025



North Yonge Corridor Submarket Report - June 2025



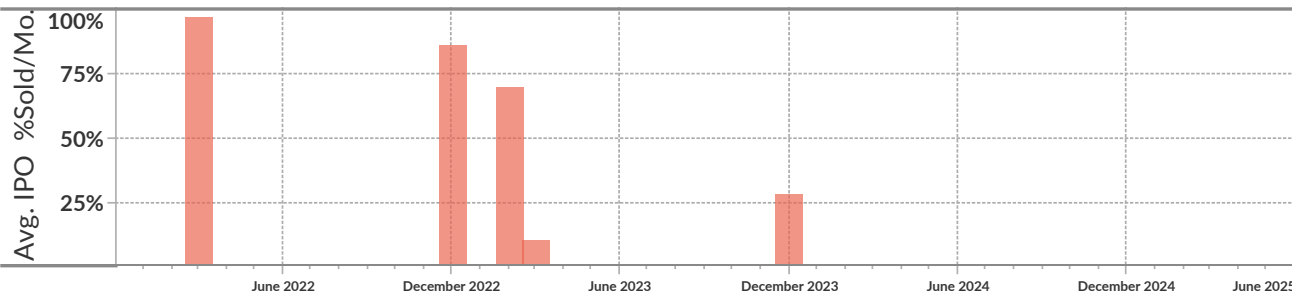
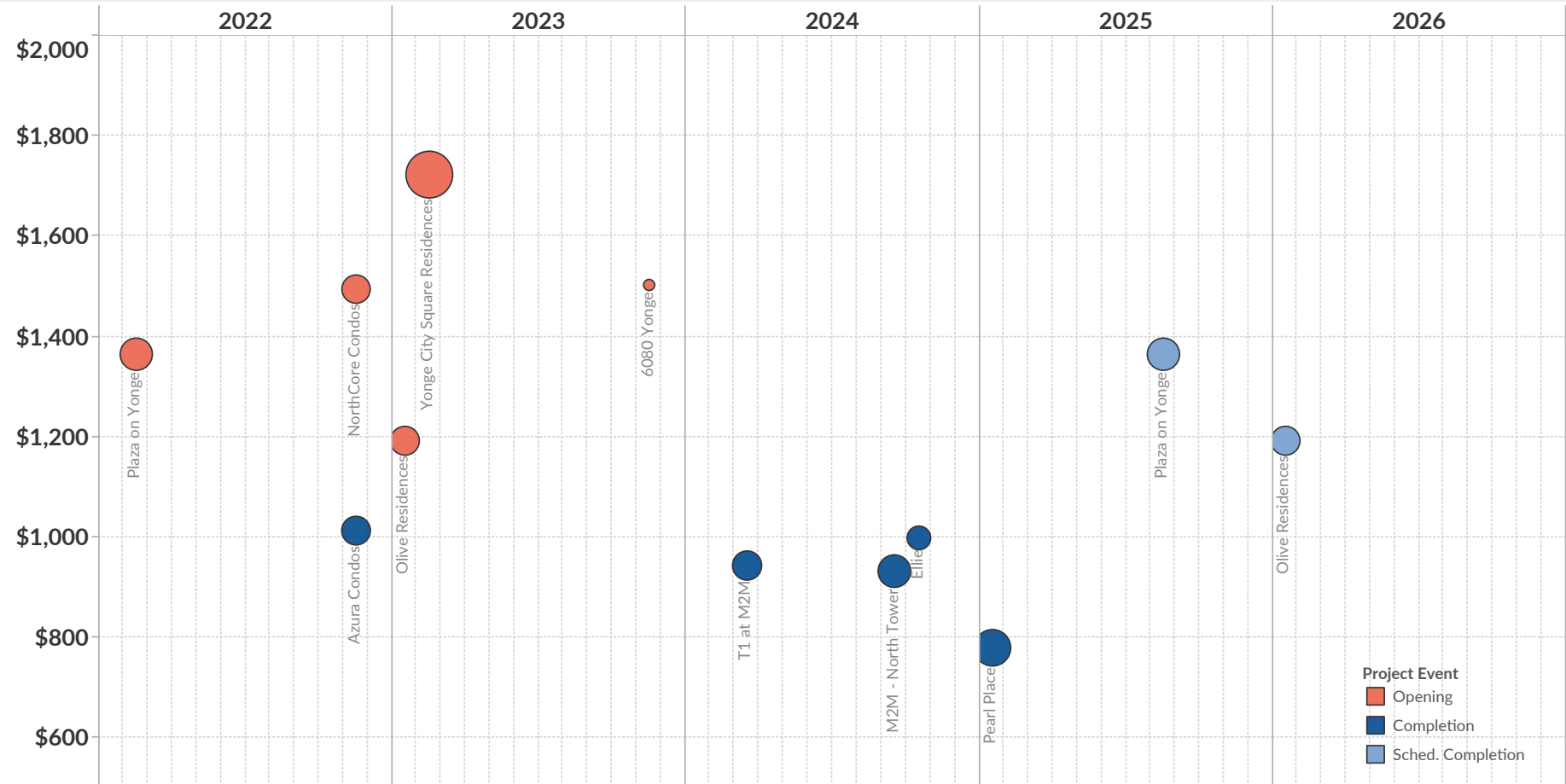
North Yonge Corridor		GTA
Distinct count of Site Name	7	329
No. of Units	2,741	84,228
Total Sales	1,965	67,532
Act Inv	776	16,696
Avg. \$/sf		\$1,385
Avg. Project \$/SF		\$1,310
Avg. SF		783
Avg. \$		\$1,084,408
Current Month Sales	0	217

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

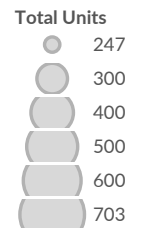


North Yonge Corridor Submarket Report - June 2025

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



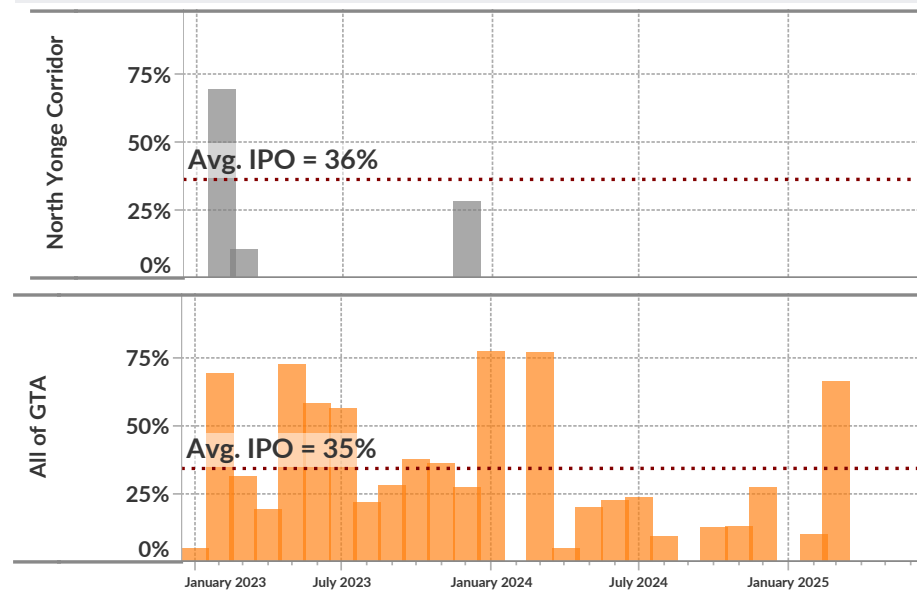
North Yonge Corridor Submarket Report - June 2025

Project Data by Unit Type

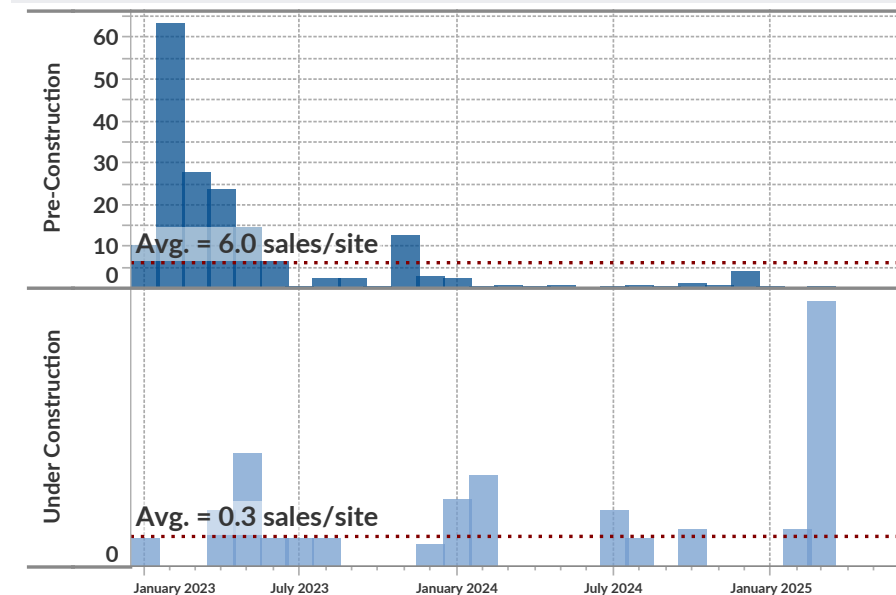
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	199	0	98	101
1 Bedroom	524	0	416	108
1 Bedroom + Den	809	0	593	216
2 Bedroom	790	0	608	182
2 Bedroom + Den	142	0	92	50
3 Bedroom & Up	237	0	131	106
Penthouse	8	0	8	0
Other	20	0	14	6

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,583	333	620	\$504,000	\$728,990
\$1,469	442	752	\$651,000	\$1,092,500
\$1,489	535	752	\$674,900	\$1,070,000
\$1,426	613	1,037	\$828,000	\$1,660,000
\$1,620	737	1,394	\$975,000	\$2,355,000
\$2,177	840	1,546	\$1,142,900	\$3,423,000
\$1,605	1,019	1,614	\$1,720,000	\$2,505,000

IPO Launch Performance (first 2 months)

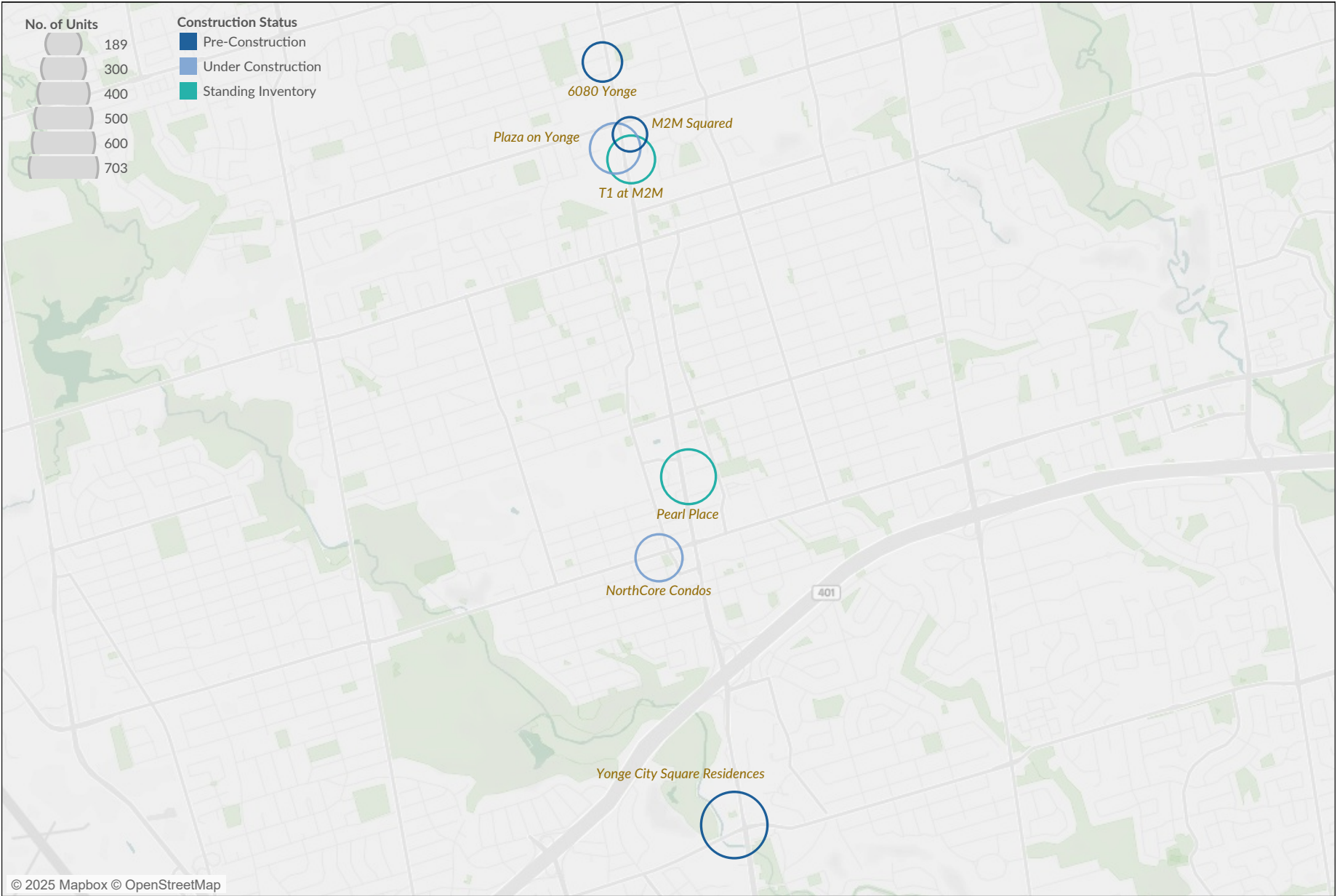


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - June 2025

Current Active Projects



North Yonge Corridor Submarket Report - June 2025

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 \$/SF
6080 Yonge - Tridel and Arkfield Development	Apartment	December 2029	0	2	150	247	\$1,503	\$1,518
M2M Squared - Aoyuan International	Apartment	January 2029	0	0	0	189	\$1,417	\$1,422
NorthCore Condos - Fieldgate Homes and Westdale Properties	Apartment	March 2027	0	0	38	353	\$1,495	\$1,530
Pearl Place - Conservatory Group	Apartment	January 2025	0	2	53	478	\$780	\$1,668
Plaza on Yonge - Plaza	Apartment	August 2025	0	0	12	407	\$1,365	\$1,336
T1 at M2M - Aoyuan International	Apartment	March 2024	0	0	6	364	\$944	\$1,035
Yonge City Square Residences - Gupta Group	Apartment	December 2028	0	0	517	703	\$1,723	\$1,707

North Yonge Corridor Submarket Report - June 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	● 9	● 16
Central Waterfront	● 0	● 4
Don Mills - York Mills	● 4	● 9
Downtown Core	● 1	● 6
Downtown East	● 2	● 18
Downtown West	● 4	● 21
Etobicoke Waterfront	● 1	● 1
Highway7 - Yonge	● 2	● 4
Mississauga City Centre	● 2	● 9
North Toronto	● 11	● 16
North Yonge Corridor	● 0	● 7
North York East		
North York West	● 1	● 10
Not Applicable	● 162	● 168
Scarborough City Centre		
Sheppard Corridor	● 2	● 9
Thornhill	● 0	● 2
Toronto East	● 10	● 6
Toronto West	● 6	● 16
Yonge - St. Clair	● 0	● 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
● 2,996	● 429	● \$2,348	● 997	● \$2,342,020
● 1,832	● 922	● \$1,642	● 903	● \$1,483,222
● 1,804	● 282	● \$1,599	● 1,013	● \$1,619,338
● 3,682	● 439	● \$1,866	● 788	● \$1,470,493
● 5,342	● 1,132	● \$1,372	● 713	● \$978,634
● 6,290	● 1,181	● \$1,880	● 936	● \$1,759,620
● 555	● 10	● \$1,649	● 759	● \$1,250,725
● 891	● 201	● \$1,055	● 799	● \$842,895
● 4,578	● 631	● \$1,221	● 661	● \$807,456
● 2,571	● 328	● \$1,587	● 938	● \$1,489,540
● 1,965	● 776	● \$1,632	● 672	● \$1,097,489
● 1,209	● 618	● \$1,329	● 763	● \$1,013,372
● 26,856	● 8,677	● \$1,143	● 743	● \$848,808
● 1,915	● 411	● \$1,393	● 812	● \$1,130,303
● 417	● 26	● \$1,550	● 1,673	● \$2,593,365
● 915	● 157	● \$1,243	● 668	● \$830,915
● 2,606	● 322	● \$1,339	● 851	● \$1,139,248
● 1,108	● 154	● \$2,155	● 1,240	● \$2,672,197



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