

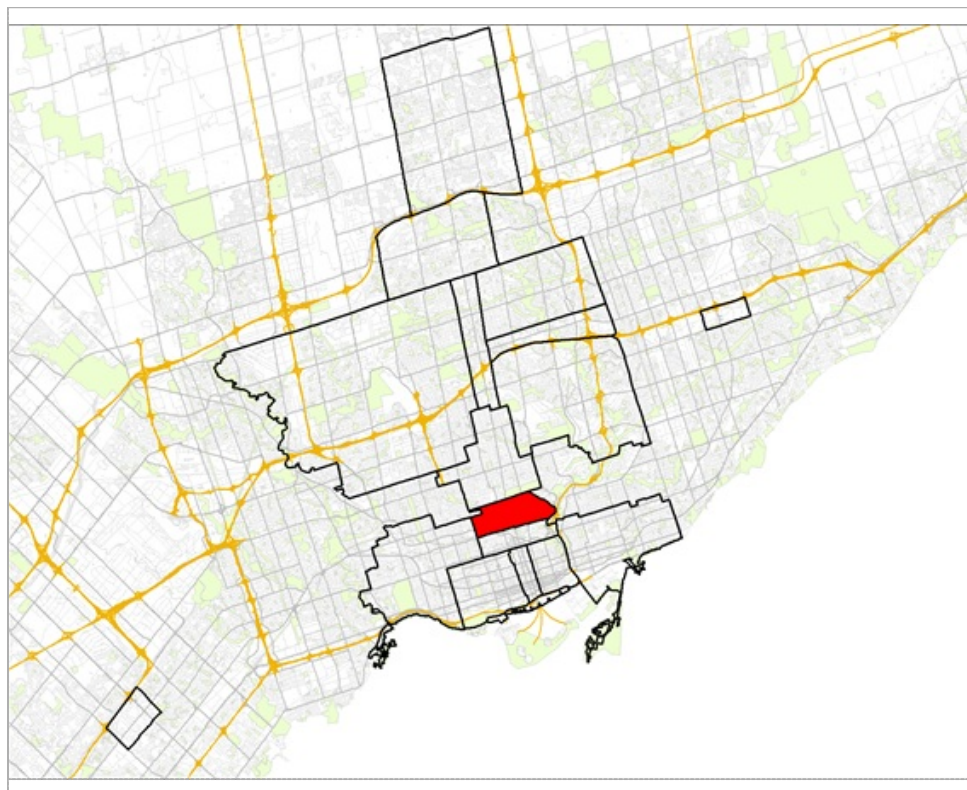


Greater Toronto Area | Yonge - St. Clair New Homes High Rise Submarket Report

Data as of June 2025

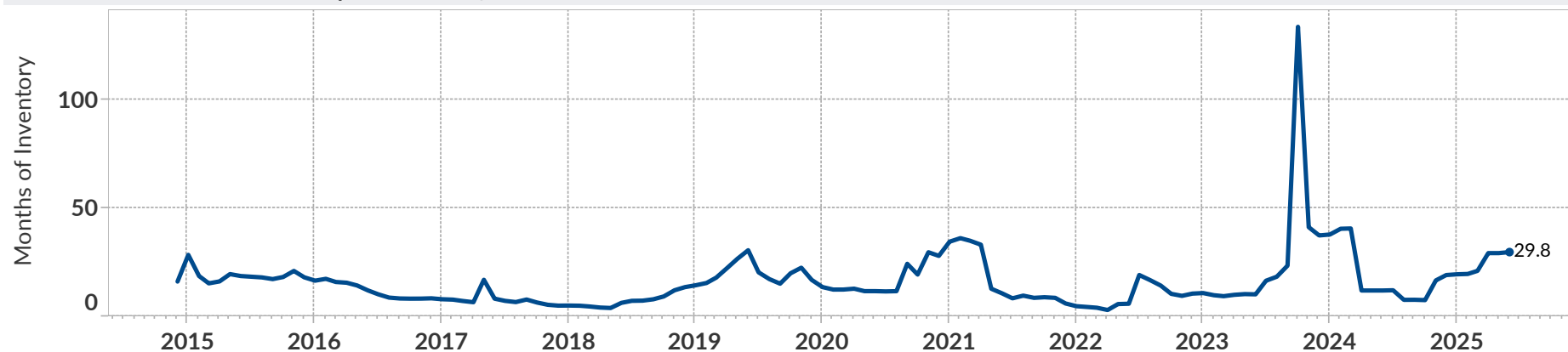


Yonge - St. Clair Submarket Report - June 2025



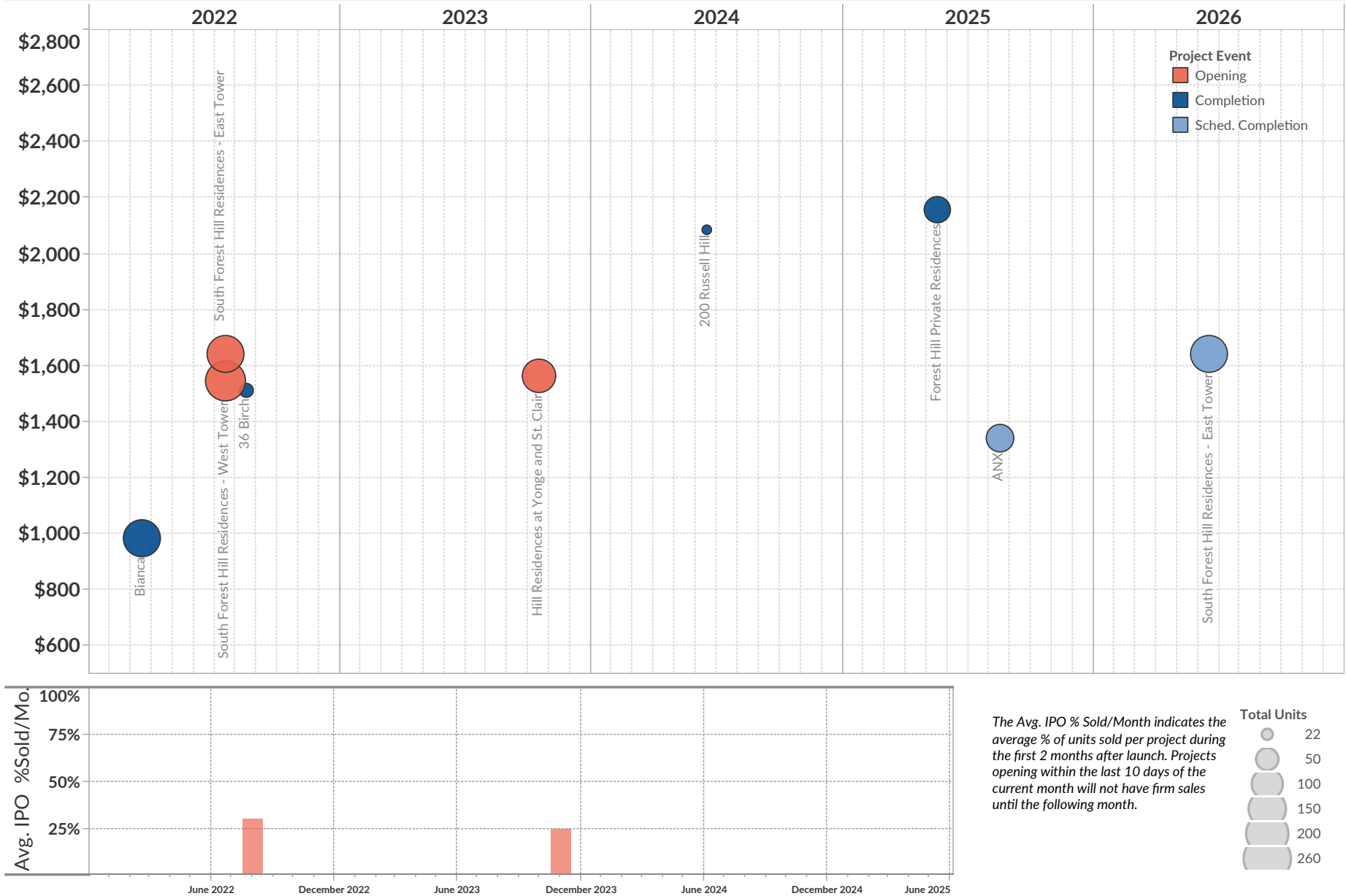
Yonge - St. Clair		GTA
Distinct count of Site Name	7	329
No. of Units	1,262	84,228
Total Sales	1,108	67,532
Act Inv	154	16,696
Avg. \$/sf	\$2,155	\$1,385
Avg. Project \$/SF	\$2,027	\$1,310
Avg. SF	1,240	783
Avg. \$	\$2,672,197	\$1,084,408
Current Month Sales	0	217

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



Yonge - St. Clair Submarket Report - June 2025

Recent Project Openings, Completions & Scheduled Completions



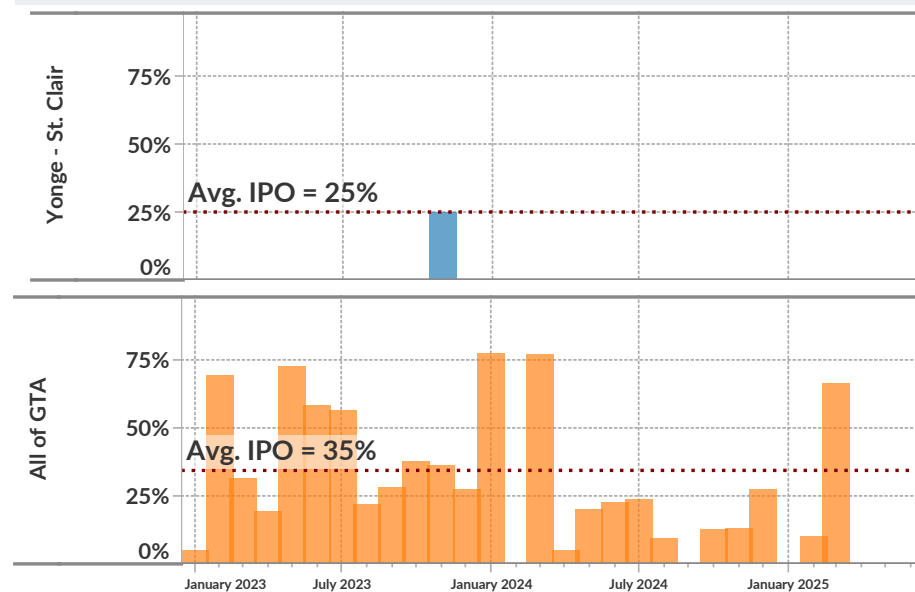
Yonge - St. Clair Submarket Report - June 2025

Project Data by Unit Type

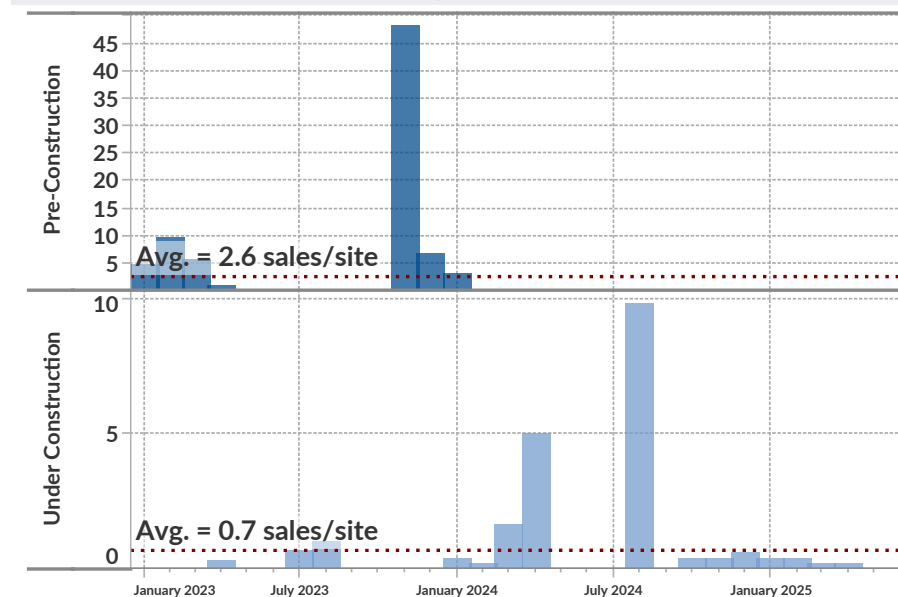
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	9	1
1 Bedroom	428	0	408	20
1 Bedroom + Den	344	0	320	24
2 Bedroom	306	0	235	71
2 Bedroom + Den	37	0	37	0
3 Bedroom & Up	118	0	82	36
Penthouse	8	0	8	0
Other				

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,358	488	488	\$1,150,900	\$1,150,900
\$2,151	480	1,065	\$870,990	\$2,379,900
\$1,887	528	686	\$851,990	\$1,735,900
\$2,047	701	1,842	\$1,169,900	\$4,194,000
\$2,423	943	3,171	\$1,694,900	\$11,659,900

IPO Launch Performance (first 2 months)

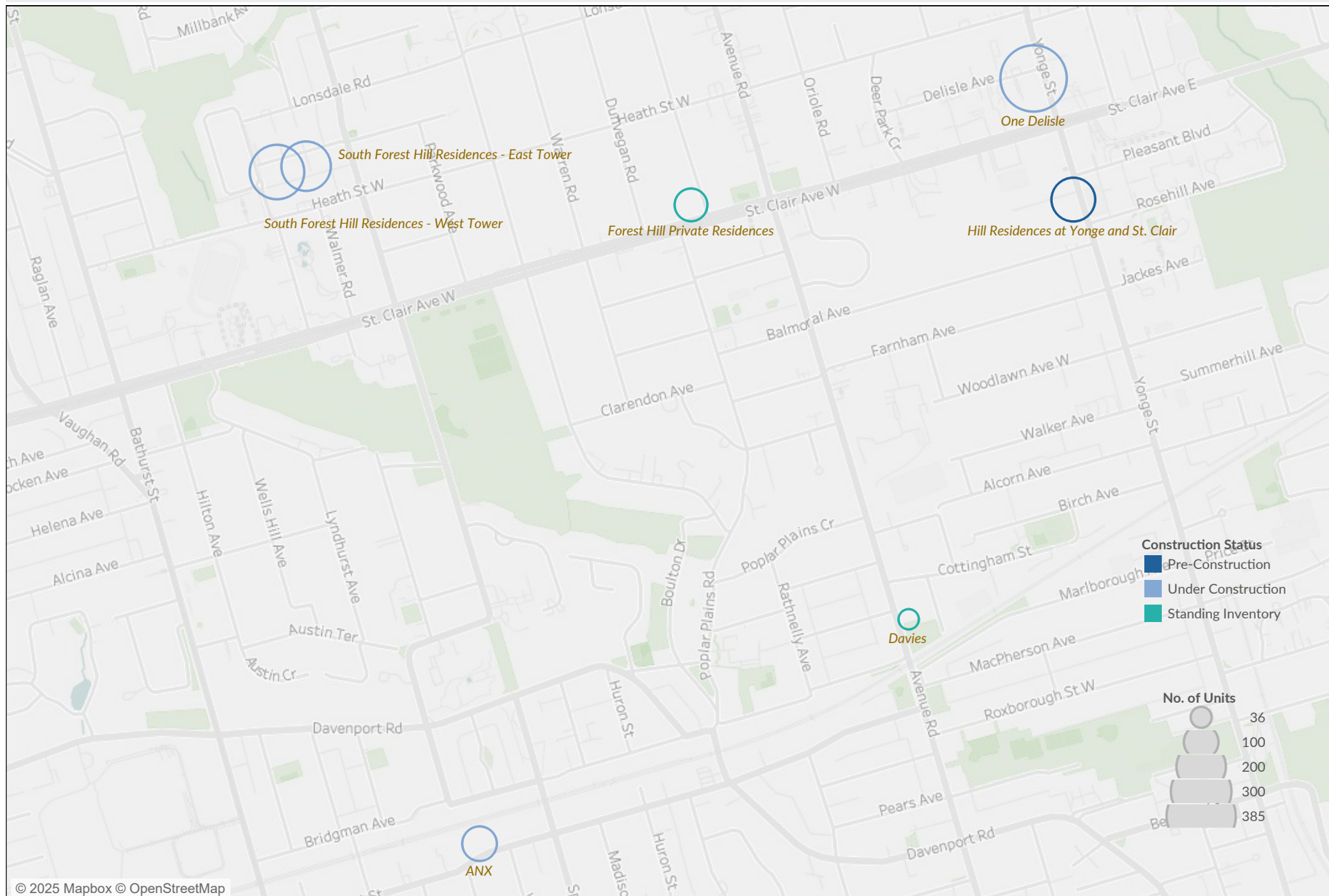


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - June 2025

Current Active Projects



Yonge - St. Clair 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
ANX - Freed Developments Ltd.	Apartment	August 2025	0	0	14	105	\$1,342	\$1,858
Davies - Brandy Lane Homes	Apartment	December 2021	0	0	4	36	\$840	\$1,644
Forest Hill Private Residences - Altree Developments	Apartment	May 2025	0	0	32	94	\$2,158	\$2,190
Hill Residences at Yonge and St. Clair - Metropia	Apartment	November 2028	0	0	0	168	\$1,565	\$1,561
One Delisle - Slate Asset Management	Apartment	June 2027	0	0	21	385	\$1,500	\$3,118
South Forest Hill Residences - East Tower - Parallax Develop..	Apartment	June 2026	0	0	13	214	\$1,643	\$1,866
South Forest Hill Residences - West Tower - Parallax Develop..	Apartment	June 2027	0	6	70	260	\$1,547	\$1,955

Yonge - St. Clair 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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