

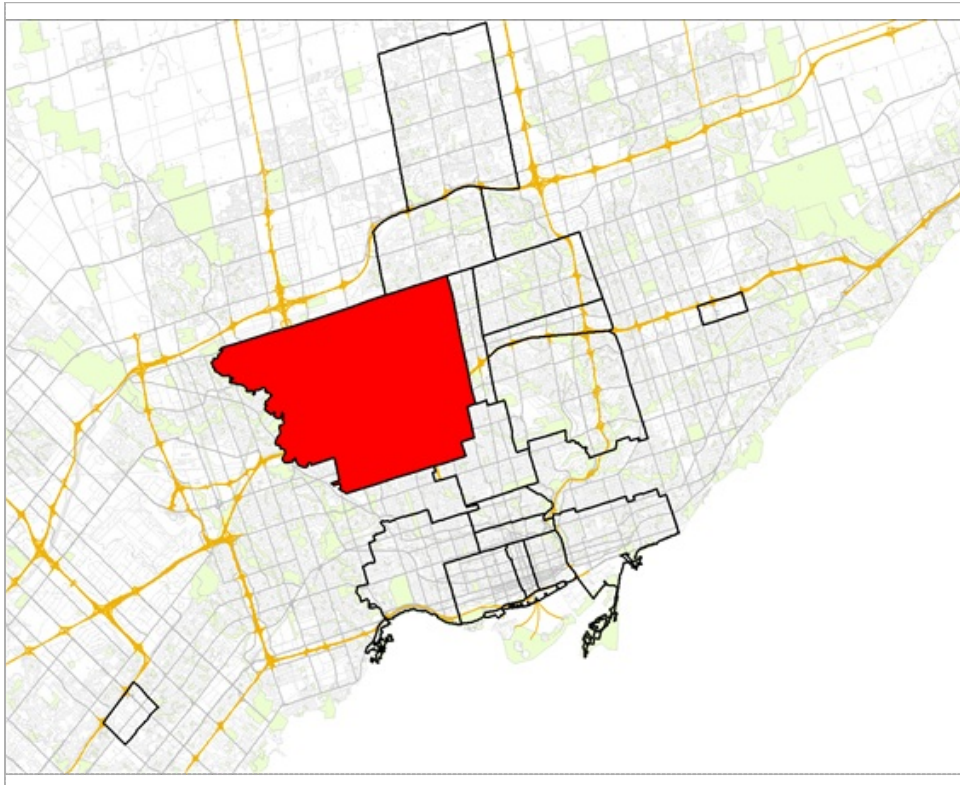


Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of August 2025

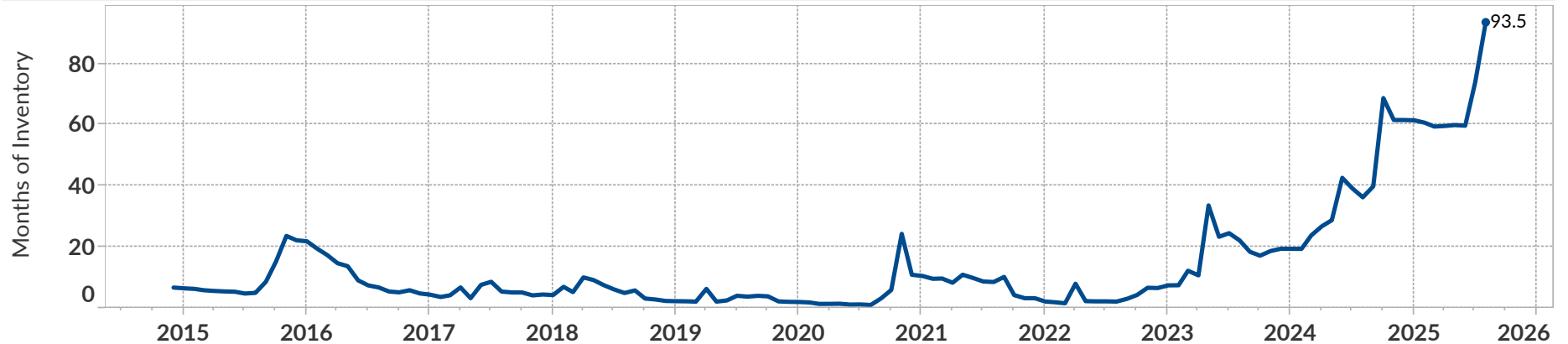


North York West Submarket Report - August 2025



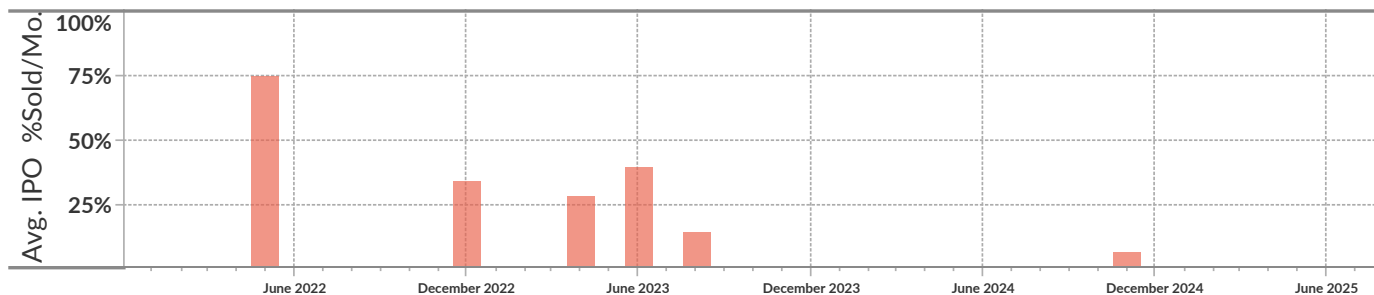
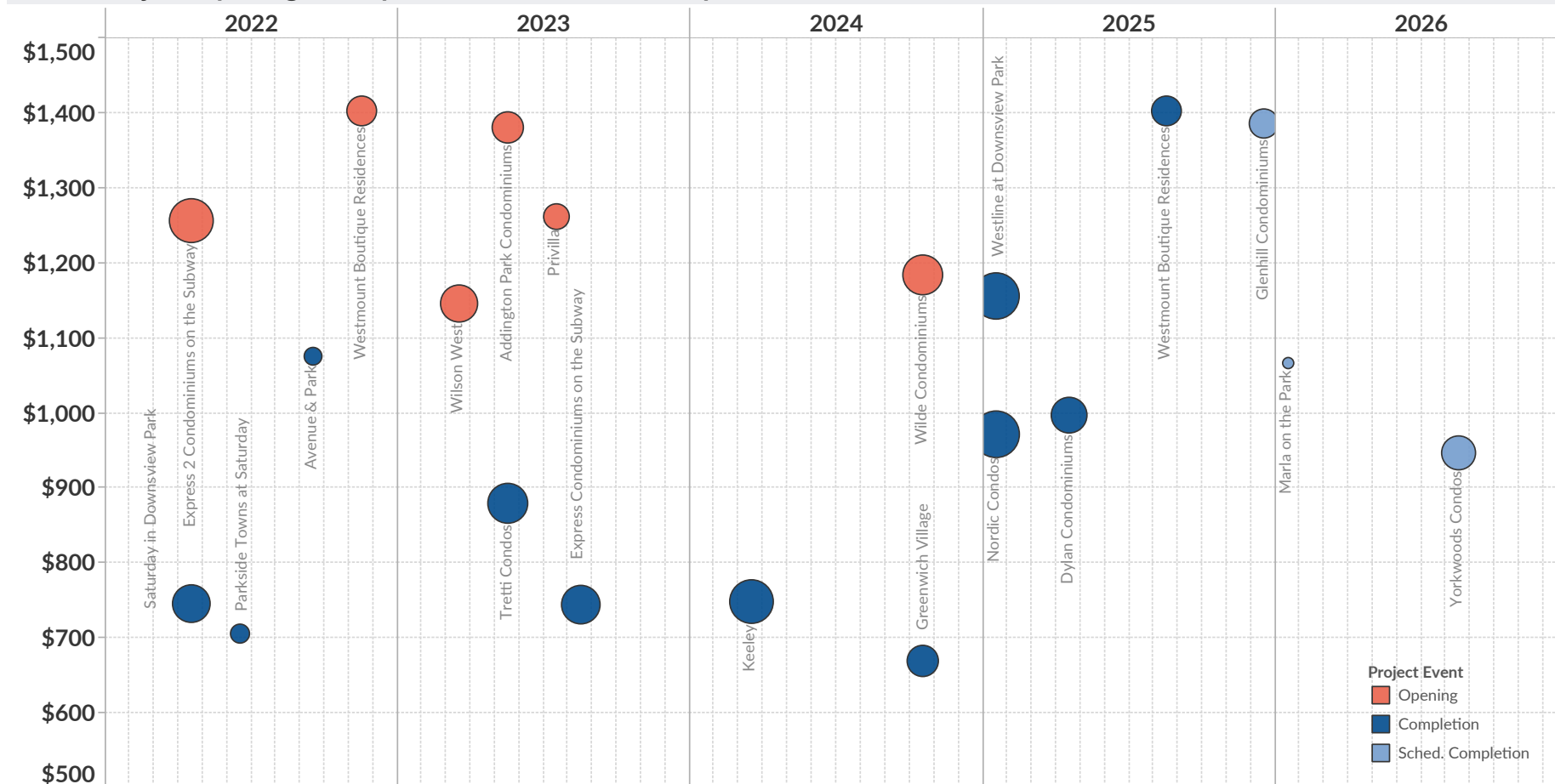
North York West		GTA
Distinct count of Site Name	10	330
No. of Units	1,821	84,491
Total Sales	1,213	68,044
Act Inv	608	16,447
Avg. \$/sf	\$1,328	\$1,385
Avg. Project \$/SF	\$1,310	\$1,305
Avg. SF	759	787
Avg. \$	\$1,008,283	\$1,090,094
Current Month Sales	3	118

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

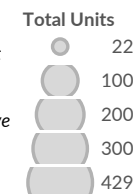


North York West Submarket Report - August 2025

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.



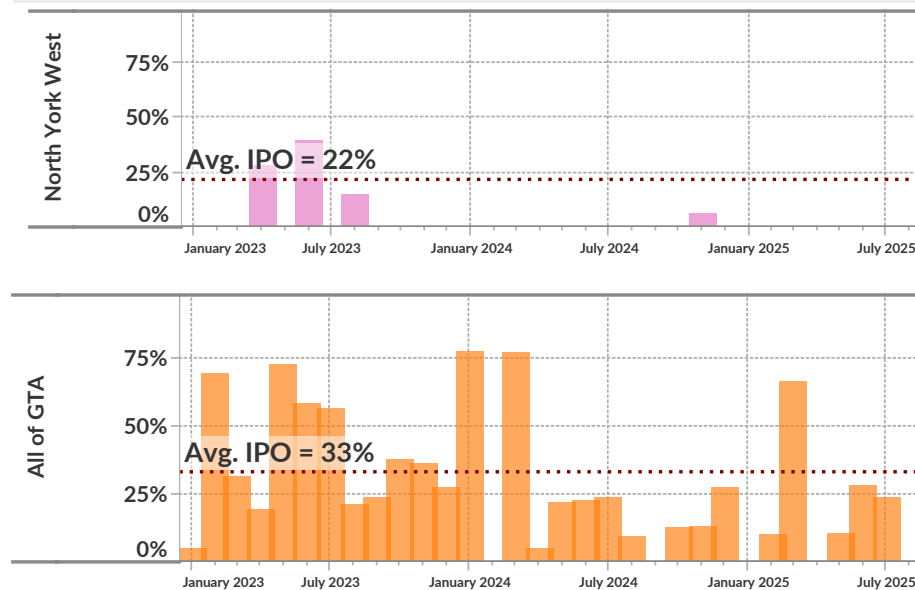
North York West Submarket Report - August 2025

Project Data by Unit Type

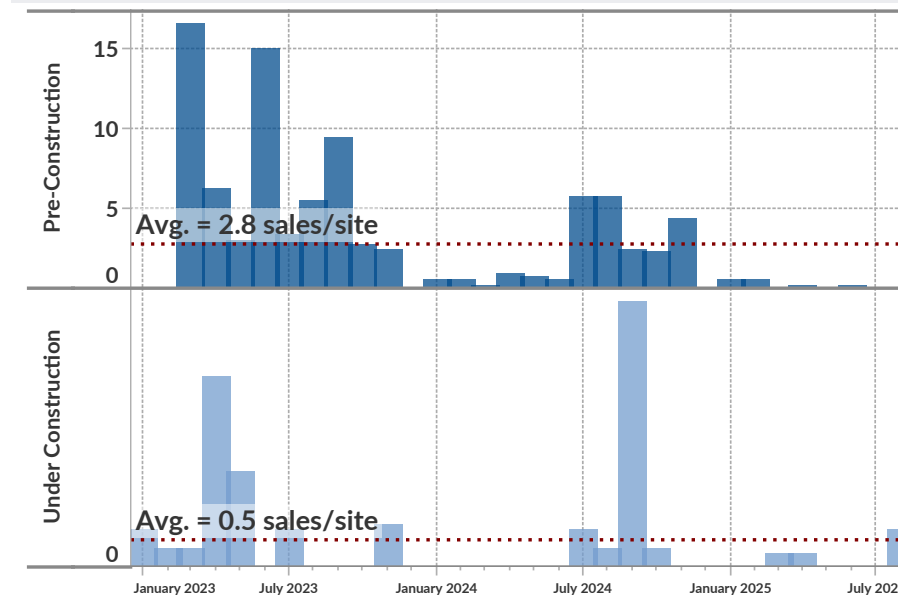
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	35	0	23	12
1 Bedroom	289	1	214	75
1 Bedroom + Den	690	1	436	254
2 Bedroom	513	0	349	164
2 Bedroom + Den	181	1	120	61
3 Bedroom & Up	94	0	56	38
Penthouse	4	0	4	0
Other	15	0	11	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,323	340	505	\$491,900	\$636,900
\$1,289	455	690	\$568,900	\$899,900
\$1,264	486	910	\$499,900	\$1,429,900
\$1,286	623	1,798	\$693,600	\$2,999,900
\$1,483	740	3,739	\$729,000	\$6,549,900
\$1,430	813	3,777	\$931,900	\$6,689,900
\$1,439	1,184	2,477	\$1,258,900	\$3,969,900

IPO Launch Performance (first 2 months)

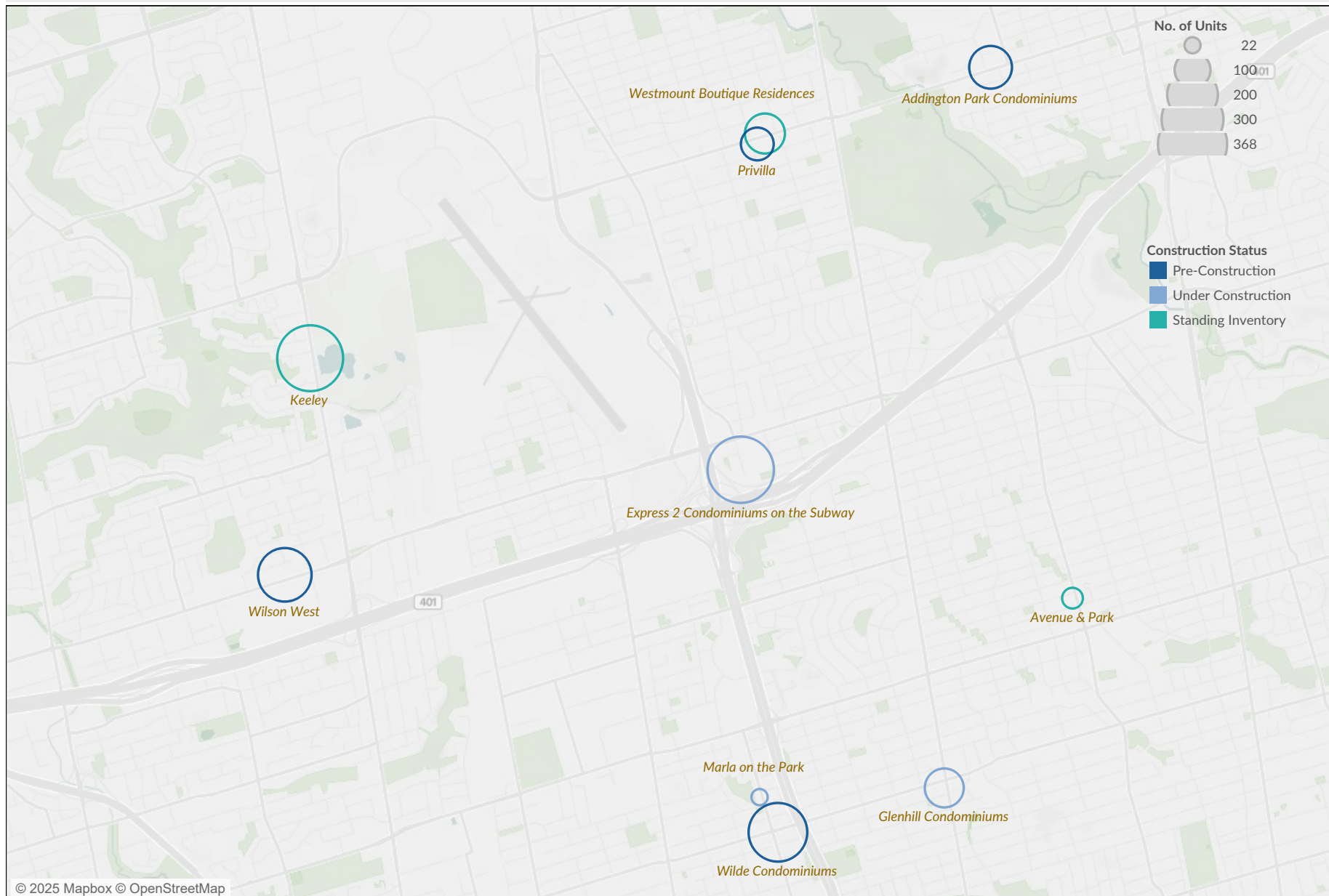


Post Launch Absorption: North York West



North York West Submarket Report - August 2025

Current Active Projects



North York West Submarket Report - August 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
Addington Park Condominiums - Addington Developments	Apartment	April 2027	0	0	58	153	\$1,381	\$1,405
Avenue & Park - Stafford Homes	Apartment	September 2022	1	2	2	36	\$1,076	\$1,438
Express 2 Condominiums on the Subway - Malibu Investments..	Apartment	March 2027	1	3	14	368	\$1,257	\$1,325
Glenhill Condominiums - Lanterra Developments	Apartment	December 2025	1	1	29	127	\$1,386	\$1,726
Keeley - TAS DesignBuild	Apartment	March 2024	0	6	9	363	\$749	\$894
Marla on the Park - Kultura	Apartment	January 2026	0	0	0	22	\$1,067	\$1,348
Privilla - 719 Sheppard Avenue West Ltd.	Apartment	November 2027	0	0	40	90	\$1,262	\$1,266
Westmount Boutique Residences - Quadcam Development Gr..	Apartment	August 2025	0	0	76	134	\$1,403	\$1,401
Wilde Condominiums - Chestnut Hill Developments	Apartment	April 2029	0	5	265	288	\$1,184	\$1,228
Wilson West - First Avenue Properties	Apartment	October 2028	0	1	115	240	\$1,146	\$1,066

North York West Submarket Report - August 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	16
Central Waterfront	0	4
Don Mills - York Mills	1	9
Downtown Core	2	6
Downtown East	12	18
Downtown West	6	21
Etobicoke Waterfront	2	1
Highway7 - Yonge	2	4
Mississauga City Centre	3	9
North Toronto	1	16
North Yonge Corridor	0	8
North York East		
North York West	3	10
Not Applicable	77	169
Scarborough City Centre		
Sheppard Corridor	3	9
Thornhill	1	2
Toronto East	0	5
Toronto West	3	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,000	425	\$2,349	999	\$2,347,350
1,833	921	\$1,642	903	\$1,483,572
1,806	280	\$1,593	1,005	\$1,601,440
3,684	437	\$1,867	789	\$1,472,037
5,354	1,120	\$1,377	712	\$981,350
6,340	1,131	\$1,876	958	\$1,797,659
557	8	\$1,642	827	\$1,357,056
894	198	\$1,056	798	\$842,726
4,573	636	\$1,222	662	\$808,725
2,573	326	\$1,588	938	\$1,488,856
2,352	749	\$1,625	679	\$1,103,015
1,213	608	\$1,328	759	\$1,008,283
26,943	8,525	\$1,145	748	\$855,541
1,919	407	\$1,398	814	\$1,138,459
418	25	\$1,547	1,686	\$2,607,500
880	166	\$1,256	663	\$833,110
2,594	334	\$1,334	847	\$1,130,155
1,111	151	\$2,155	1,241	\$2,674,955



Altus connects data, analytics, applications, and expertise to deliver the intelligence necessary to drive optimal CRE performance. The industry's top leaders rely on our market-leading solutions and expertise to power performance and mitigate risk. Our global team of ~2,000 experts are making a lasting impact on an industry undergoing unprecedented change – helping shape the cities where we live, work, and build thriving communities.

For more information about Altus (TSX: AIF) please visit www.altusgroup.com

This publication has been prepared for general guidance on matters of interest only and does not constitute professional advice or services of Altus Group Limited, its affiliates and its related entities (collectively "Altus Group"). You should not act upon the information contained in this publication without obtaining specific professional advice. The information contained in this publication is provided for informational purposes only, and should not be construed as legal or financial advice on any subject matter. No representation or warranty (express or implied) is given as to the accuracy, completeness or reliability of the information contained in this publication, or the suitability of the information for a particular purpose. Altus Group has no obligation (express or implied) to correct or update any or all of the information contained herein or to advise you of any changes. Altus Group does not accept or assume any liability, responsibility or duty of care for any consequences of you or anyone else acting, or refraining to act, in reliance on the information contained in this publication or for any decision based on it. The distribution of this publication to you does not create, extend or revive a client relationship between Altus Group and you or any other person or entity. This publication, or any part thereof, may not be reproduced or distributed in any form for any purpose without the express written consent of Altus Group.

© 2025 Altus Group Limited. All rights reserved.