



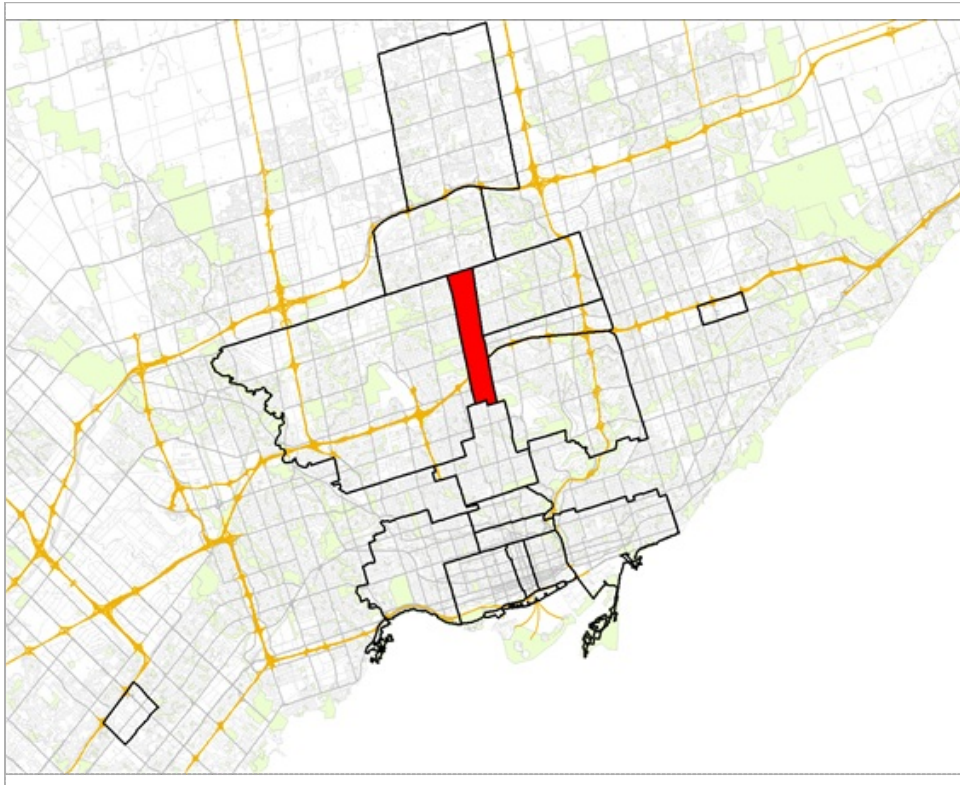
Greater Toronto Area | North Yonge Corridor

New Homes High Rise Submarket Report

Data as of September 2025

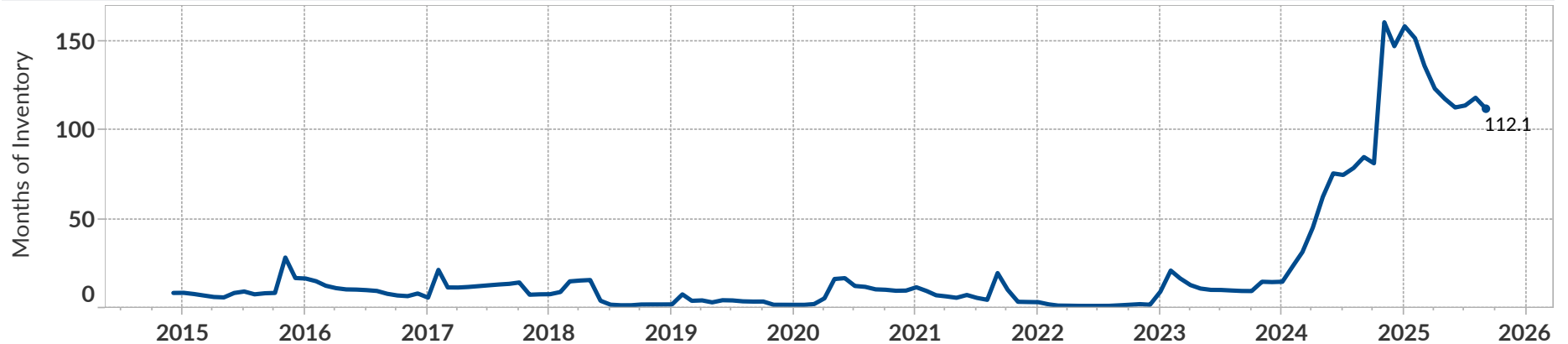


North Yonge Corridor Submarket Report - September 2025



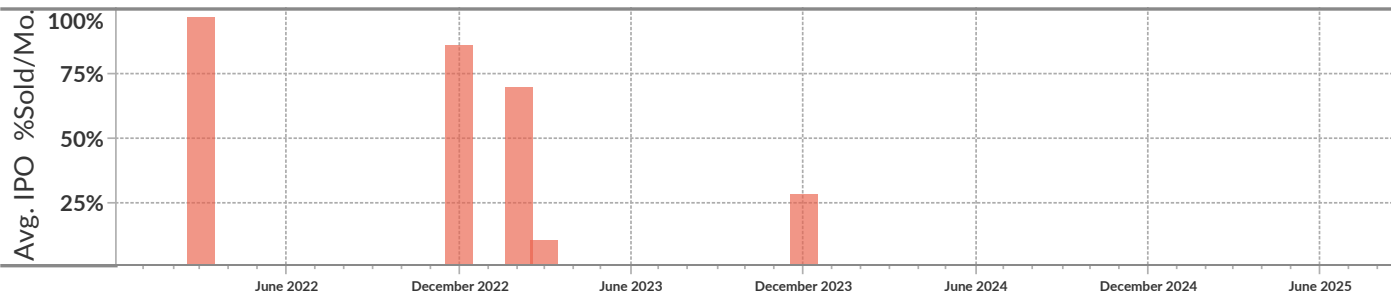
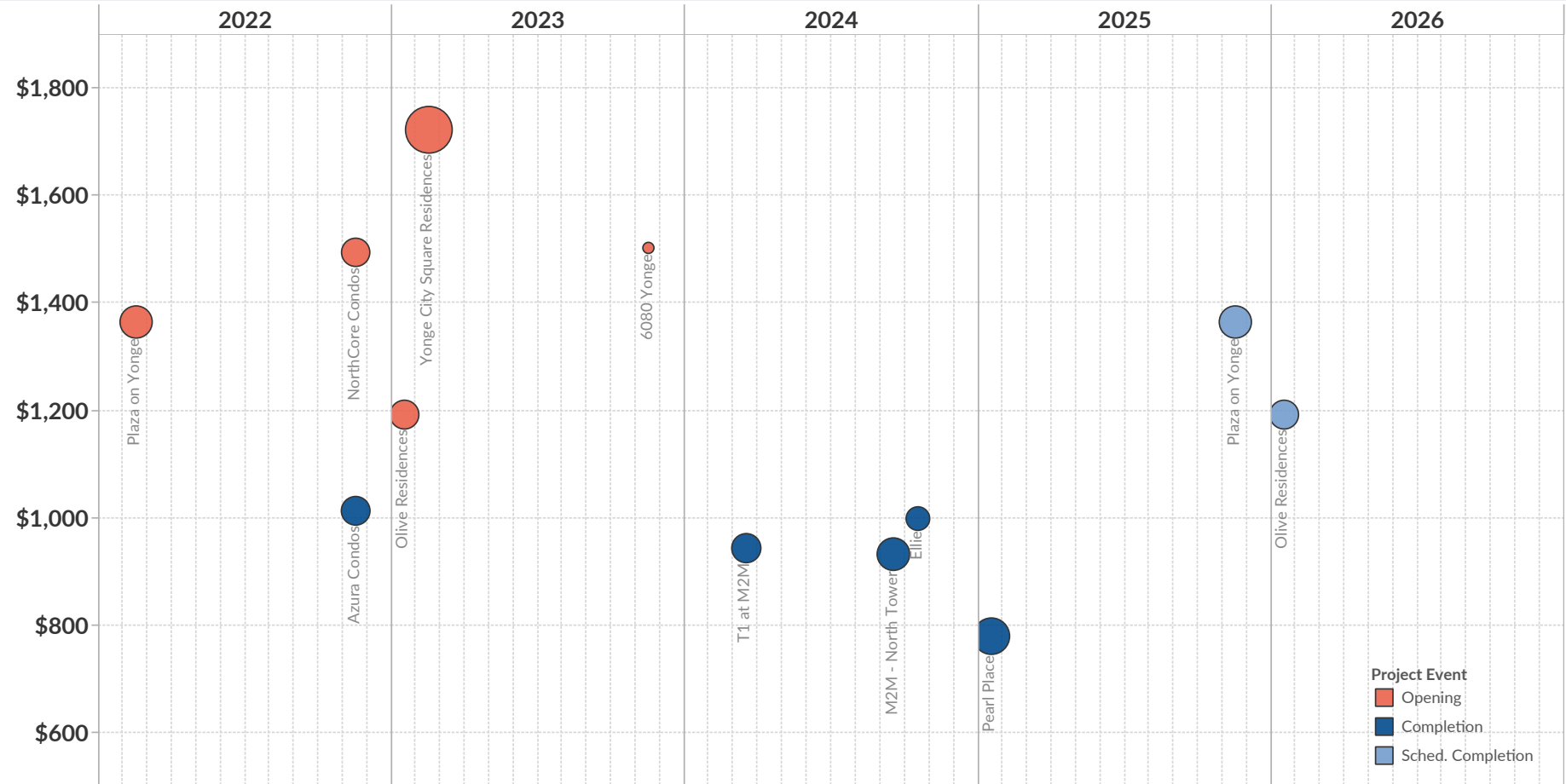
North Yonge Corridor		GTA
Distinct count of Site Name	8	326
No. of Units	3,063	83,117
Total Sales	2,353	67,242
Act Inv	710	15,875
Avg. \$/sf		\$1,378
Avg. Project \$/SF		\$1,298
Avg. SF		793
Avg. \$		\$1,092,524
Current Month Sales	1	155

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

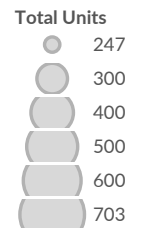


North Yonge Corridor Submarket Report - September 2025

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



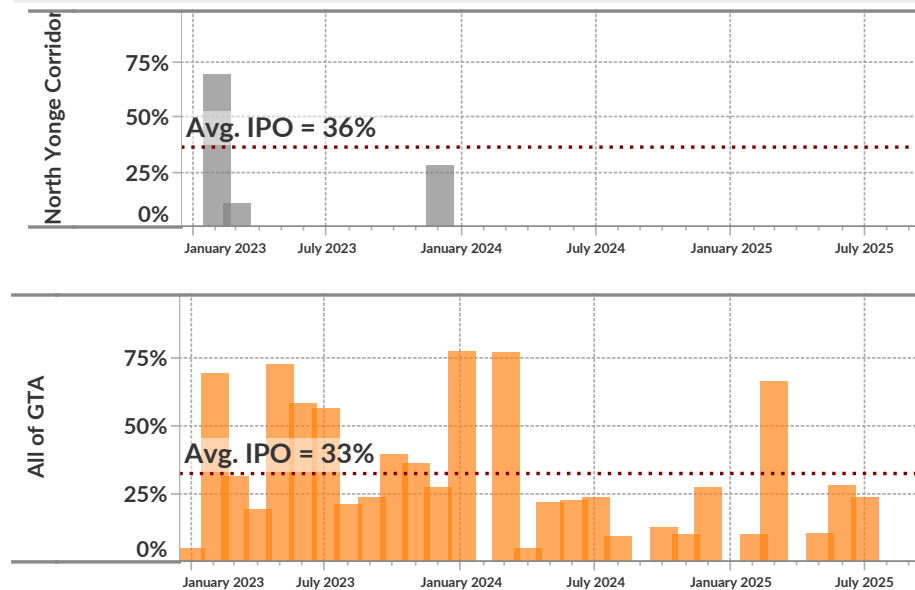
North Yonge Corridor Submarket Report - September 2025

Project Data by Unit Type

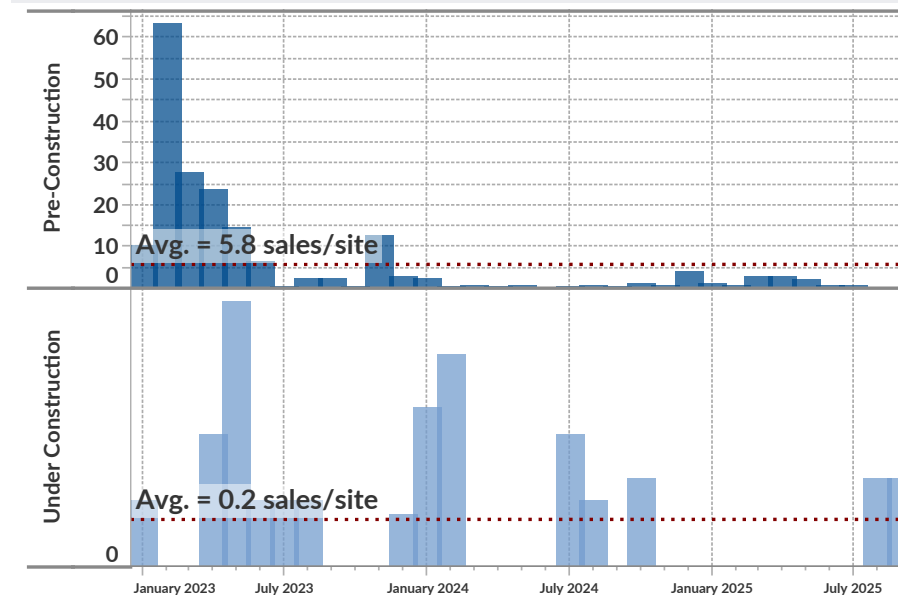
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	211	0	130	81
1 Bedroom	602	0	501	101
1 Bedroom + Den	924	0	720	204
2 Bedroom	872	0	706	166
2 Bedroom + Den	137	0	92	45
3 Bedroom & Up	263	1	166	97
Penthouse	18	0	18	0
Other	20	0	14	6

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,583	338	620	\$519,990	\$728,990
\$1,467	444	752	\$651,000	\$1,092,500
\$1,488	550	752	\$674,900	\$1,070,000
\$1,423	627	1,037	\$828,000	\$1,660,000
\$1,624	737	1,394	\$939,000	\$2,355,000
\$2,178	850	1,546	\$1,139,000	\$3,423,000
\$1,605	1,019	1,614	\$1,720,000	\$2,505,000

IPO Launch Performance (first 2 months)

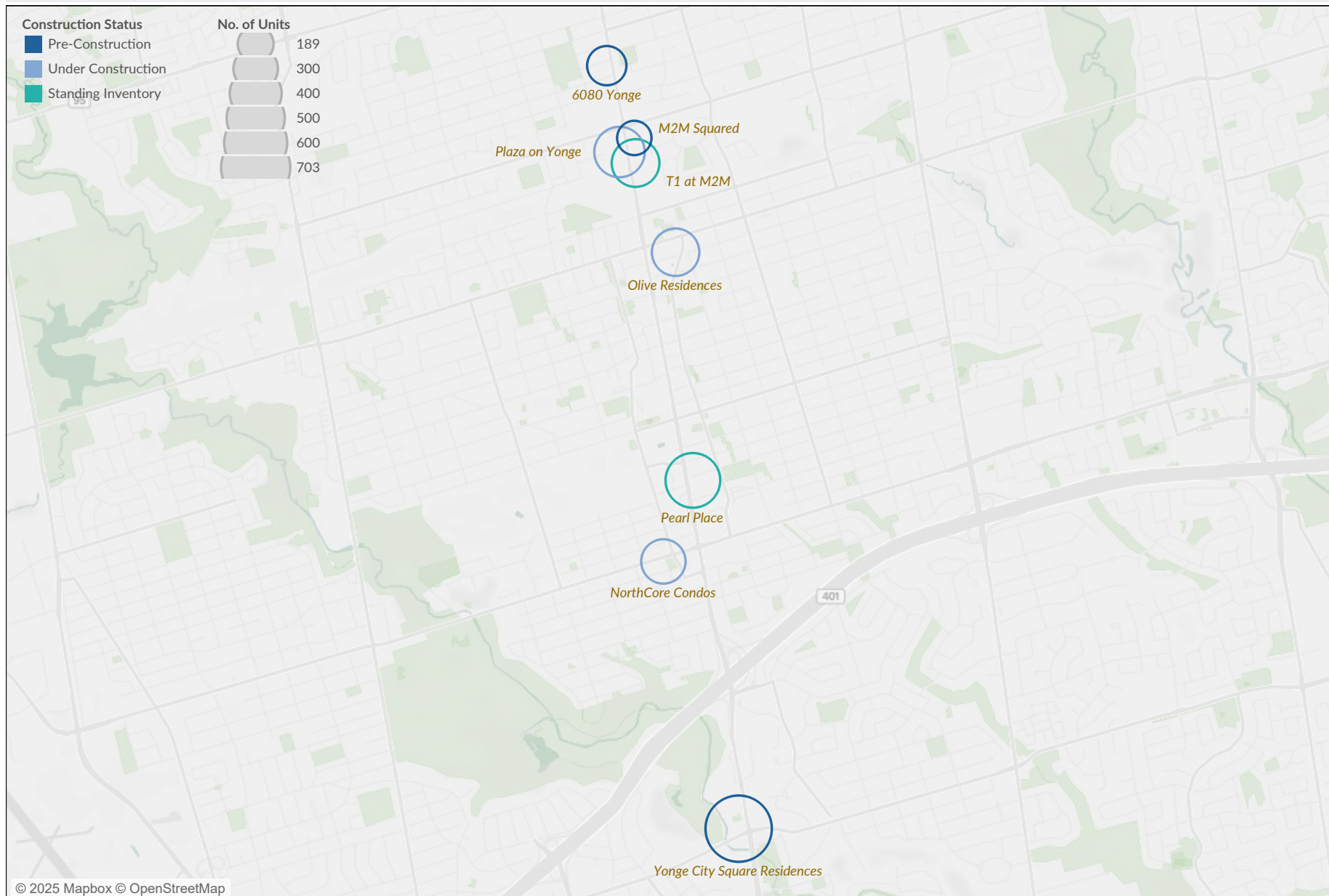


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - September 2025

Current Active Projects



North Yonge Corridor Submarket Report - September 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	0	315	\$1,495	\$1,530
Olive Residences - Capital Developments	Apartment	January 2026	1	2	6	360	\$1,193	\$1,296
Pearl Place - Conservatory Group	Apartment	January 2025	0	2	53	478	\$780	\$1,668
Plaza on Yonge - Plaza	Apartment	November 2025	0	0	12	407	\$1,365	\$1,336
T1 at M2M - Aoyuan International	Apartment	March 2024	0	0	6	364	\$944	\$922
Yonge City Square Residences - Gupta Group	Apartment	December 2028	0	34	483	703	\$1,723	\$1,707

North Yonge Corridor Submarket Report - September 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	16
Central Waterfront	2	4
Don Mills - York Mills	1	9
Downtown Core	1	6
Downtown East	4	16
Downtown West	8	21
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	3	9
North Toronto	1	15
North Yonge Corridor	1	8
North York East		
North York West	6	10
Not Applicable	115	168
Scarborough City Centre		
Sheppard Corridor	2	9
Thornhill	0	2
Toronto East	1	5
Toronto West	9	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,001	424	\$2,349	999	\$2,347,350
1,836	918	\$1,642	904	\$1,484,508
1,807	279	\$1,593	1,006	\$1,603,304
3,685	436	\$1,867	788	\$1,471,778
4,638	868	\$1,381	738	\$1,018,833
6,365	1,106	\$1,875	960	\$1,799,774
557	8	\$1,642	827	\$1,357,056
894	198	\$1,056	798	\$842,726
4,576	633	\$1,223	661	\$808,511
2,547	316	\$1,574	911	\$1,433,064
2,353	710	\$1,628	685	\$1,115,786
1,219	602	\$1,327	757	\$1,004,799
26,827	8,360	\$1,130	752	\$849,709
1,928	347	\$1,362	833	\$1,134,324
418	25	\$1,547	1,686	\$2,607,500
881	165	\$1,261	663	\$835,765
2,603	325	\$1,325	839	\$1,112,538
1,107	155	\$2,157	1,295	\$2,792,973



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