

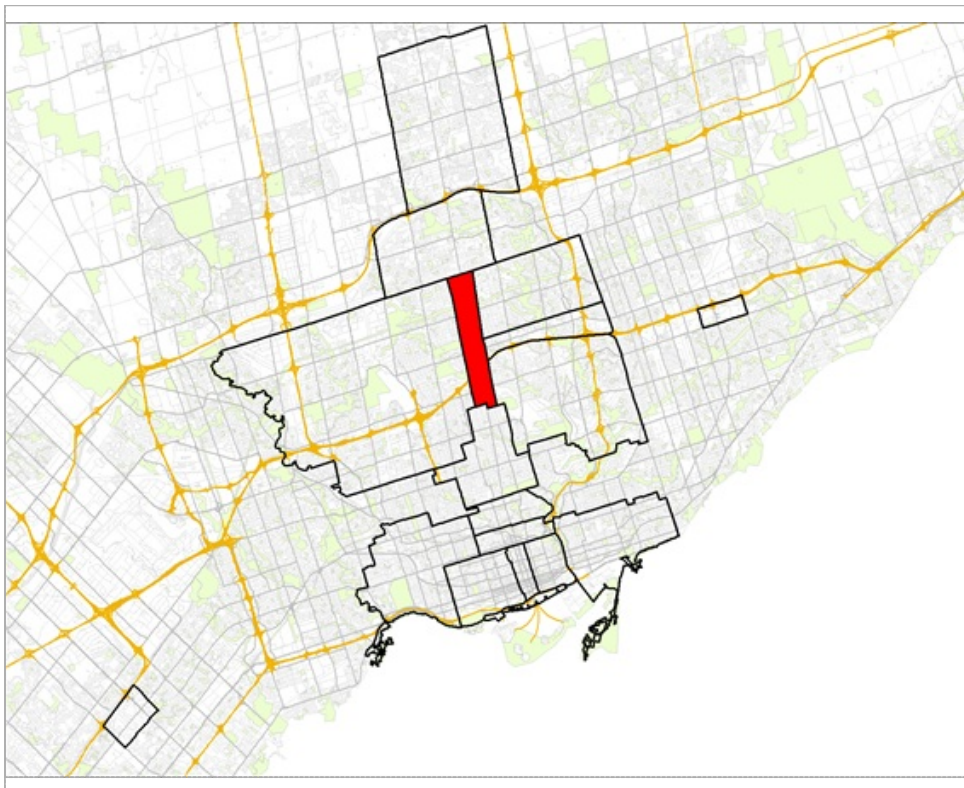


Greater Toronto Area | North Yonge Corridor New Homes High Rise Submarket Report

Data as of May 2026

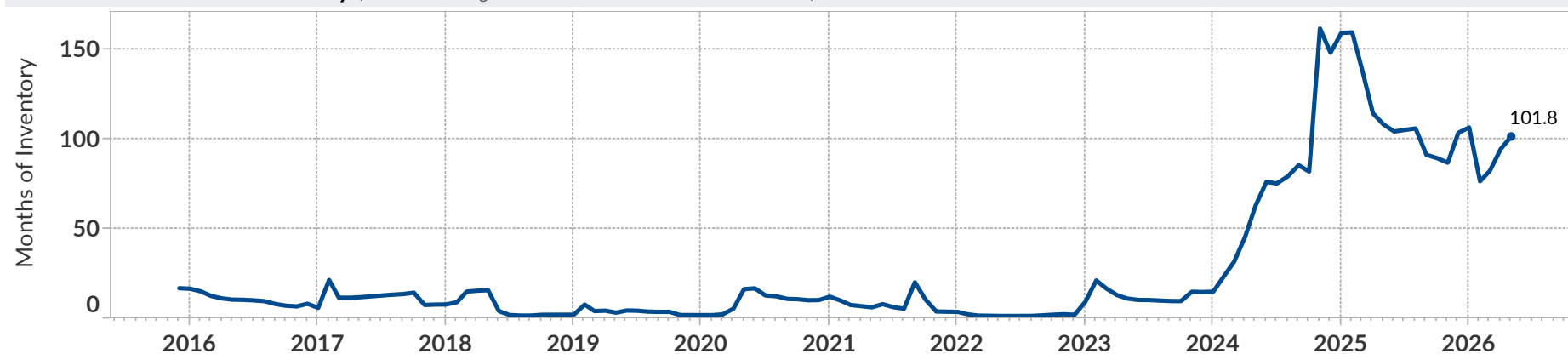


North Yonge Corridor Submarket Report - May 2026



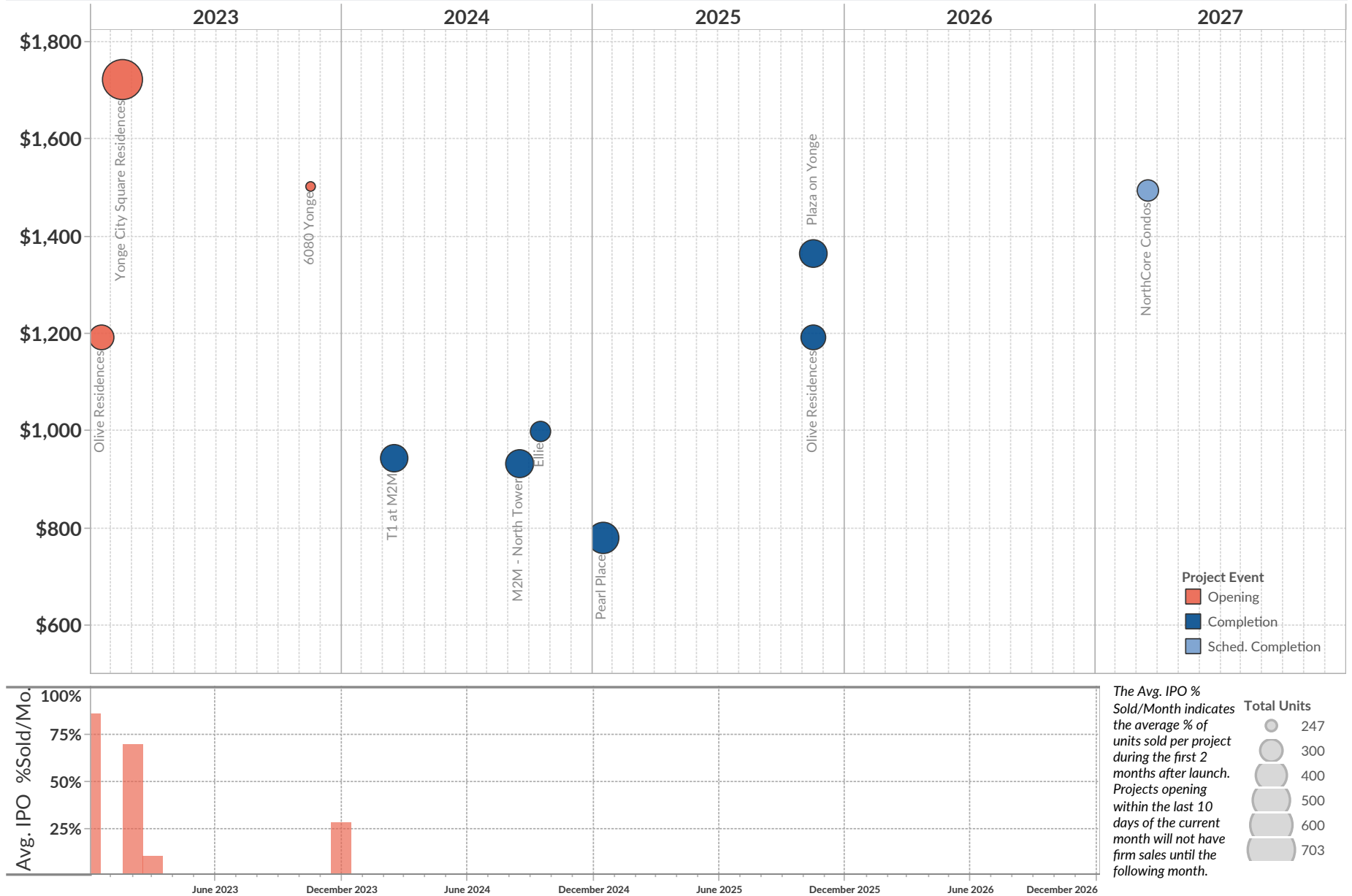
North Yonge Corridor		GTA
Distinct count of Site Name	8	297
No. of Units	3,101	77,205
Total Sales	2,431	64,067
Act Inv	670	13,138
Avg. \$/sf	\$1,623	\$1,370
Avg. Project \$/SF	\$1,417	\$1,282
Avg. SF	674	803
Avg. \$	\$1,094,478	\$1,100,032
Current Month Sales	1	193

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



North Yonge Corridor Submarket Report - May 2026

Recent Project Openings, Completions & Scheduled Completions



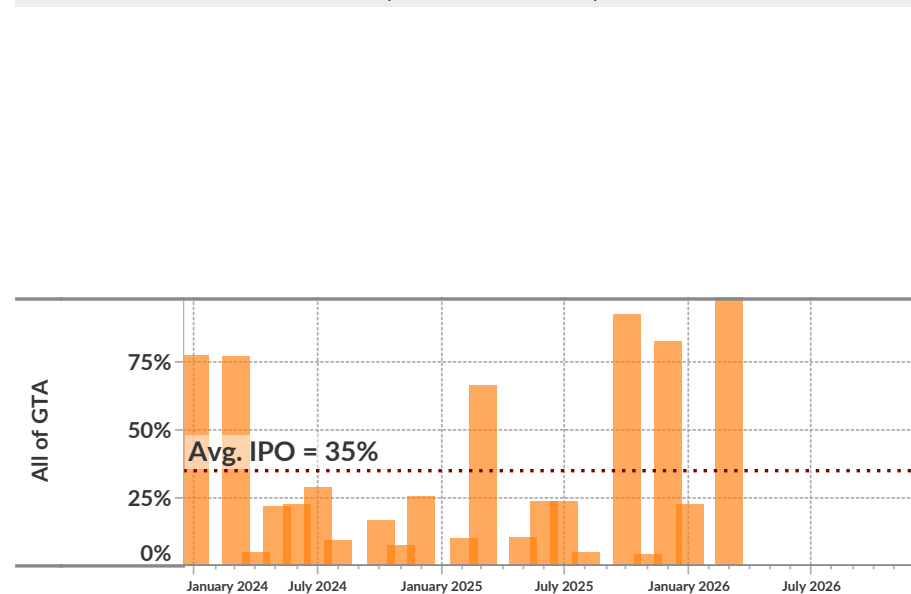
North Yonge Corridor Submarket Report - May 2026

Project Data by Unit Type

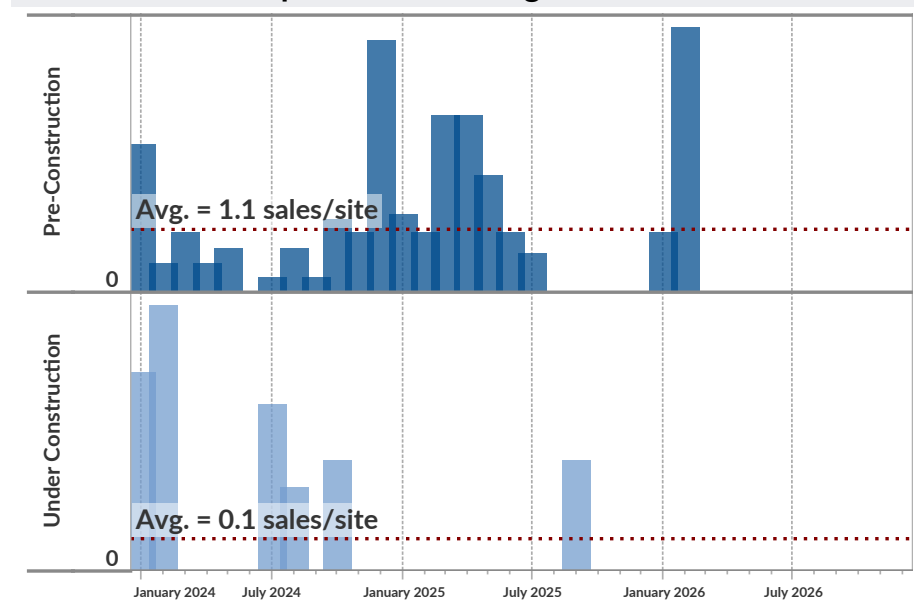
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	211	0	130	81
1 Bedroom	602	0	502	100
1 Bedroom + Den	931	0	739	192
2 Bedroom	888	0	730	158
2 Bedroom + Den	150	1	124	26
3 Bedroom & Up	265	0	171	94
Penthouse	18	0	18	0
Other	20	0	11	9

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,586	338	620	\$519,990	\$742,000
\$1,466	444	752	\$651,000	\$1,092,500
\$1,492	550	752	\$739,000	\$1,070,000
\$1,415	627	1,037	\$828,000	\$1,660,000
\$1,615	685	1,394	\$975,000	\$2,355,000
\$2,184	850	1,546	\$998,000	\$3,423,000
\$1,374	1,019	1,614	\$939,000	\$2,505,000

IPO Launch Performance (first 2 months)

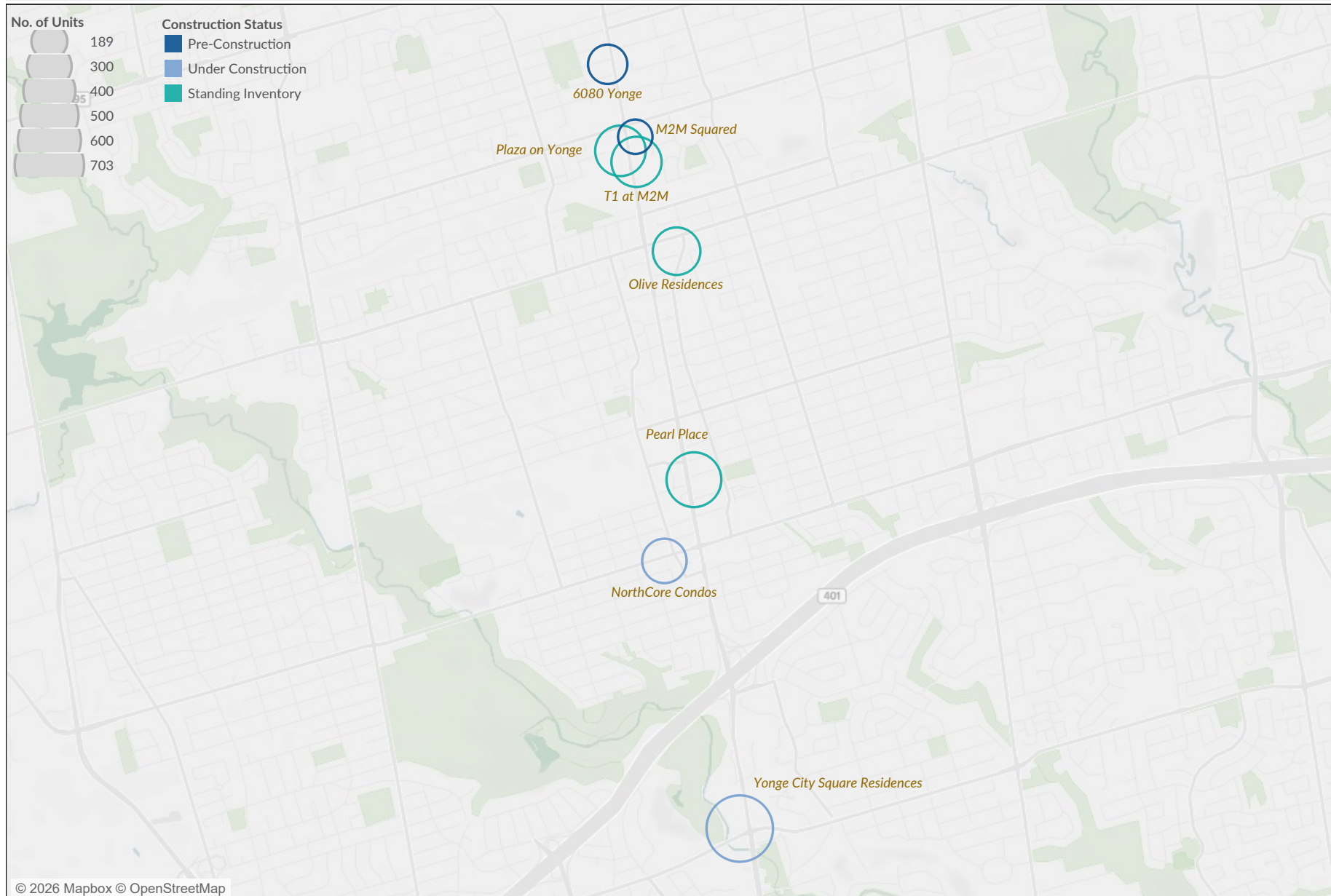


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - May 2026

Current Active Projects



North Yonge Corridor Submarket Report - May 2026

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	11	139	247	\$1,503	\$1,516
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	November 2025	0	2	5	360	\$1,193	\$1,285
Pearl Place - Conservatory Group	Apartment	January 2025	1	12	23	478	\$780	\$1,630
Plaza on Yonge - Plaza	Apartment	November 2025	0	0	12	407	\$1,365	\$1,336
T1 at M2M - Aoyuan International	Apartment	March 2024	0	23	8	402	\$944	\$912
Yonge City Square Residences - Gupta Group	Apartment	December 2028	0	0	483	703	\$1,723	\$1,707

North Yonge Corridor Submarket Report - May 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	2	4
Don Mills - York Mills	2	9
Downtown Core	2	6
Downtown East	19	15
Downtown West	23	19
Etobicoke Waterfront		
Highway7 - Yonge	1	3
Mississauga City Centre	0	9
North Toronto	0	14
North Yonge Corridor	1	8
North York East		
North York West	3	6
Not Applicable	133	152
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	0	5
Toronto West	4	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,987	404	\$2,326	1,028	\$2,391,693
1,849	905	\$1,642	910	\$1,493,481
1,796	72	\$1,515	1,359	\$2,059,196
3,692	430	\$1,865	788	\$1,468,542
4,514	662	\$1,346	738	\$993,904
5,952	772	\$1,874	1,015	\$1,902,764
765	173	\$1,004	826	\$829,338
4,577	632	\$1,207	656	\$792,027
2,332	290	\$1,605	900	\$1,444,886
2,431	670	\$1,623	674	\$1,094,478
743	504	\$1,302	744	\$968,469
25,468	6,658	\$1,106	764	\$844,559
1,950	313	\$1,363	830	\$1,131,609
423	30	\$1,573	1,718	\$2,701,583
890	166	\$1,221	681	\$831,025
2,622	307	\$1,314	841	\$1,104,653
1,076	150	\$2,169	1,308	\$2,837,027



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