

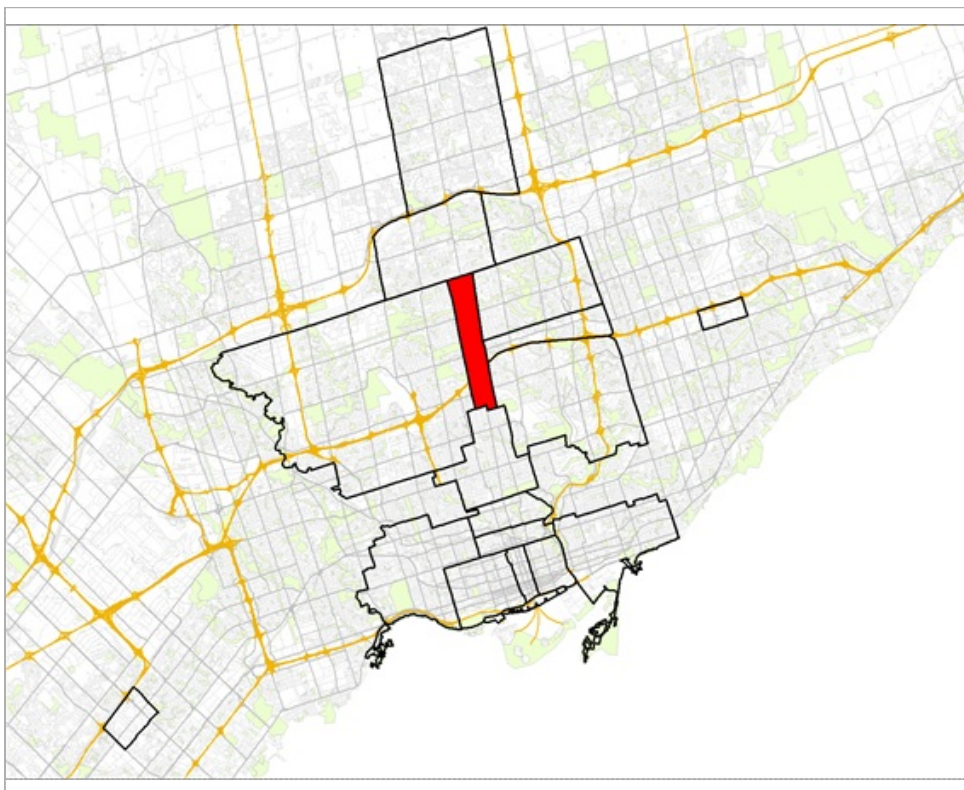


Greater Toronto Area | North Yonge Corridor New Homes High Rise Submarket Report

Data as of June 2026

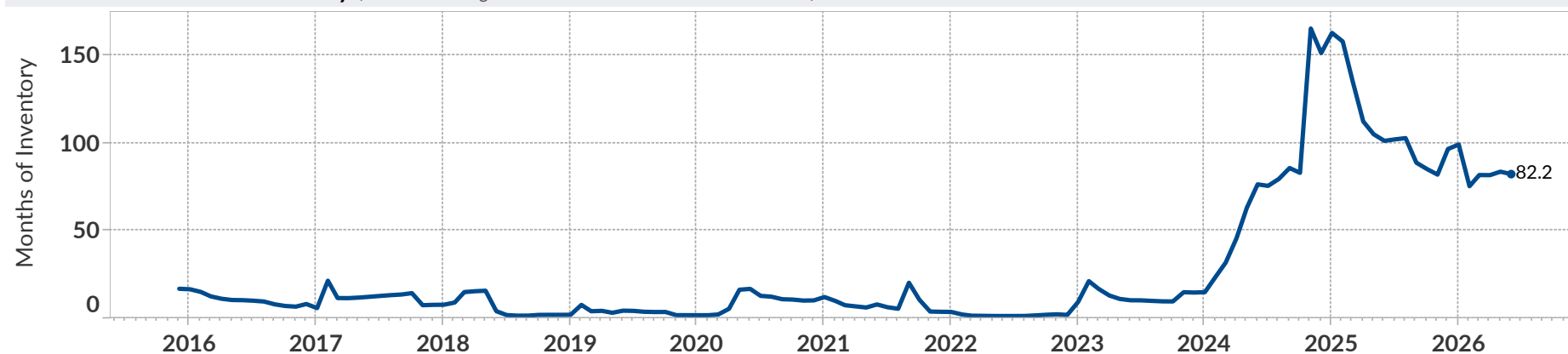


North Yonge Corridor Submarket Report - June 2026



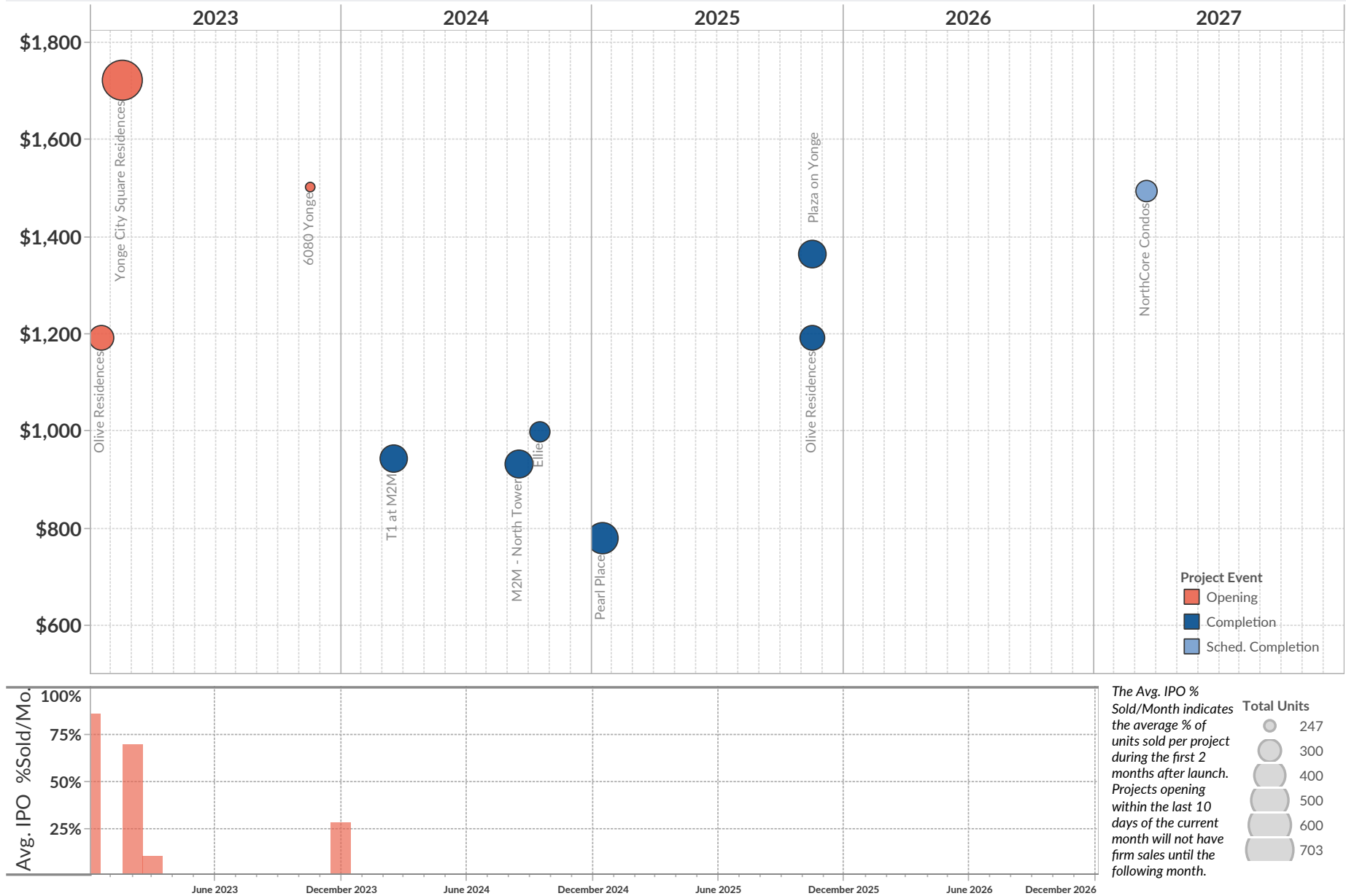
North Yonge Corridor		GTA
Distinct count of Site Name	8	294
No. of Units	3,101	75,732
Total Sales	2,450	63,153
Act Inv	651	12,579
Avg. \$/sf	\$1,619	\$1,380
Avg. Project \$/SF	\$1,380	\$1,280
Avg. SF	666	805
Avg. \$	\$1,077,381	\$1,111,897
Current Month Sales	4	273

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



North Yonge Corridor Submarket Report - June 2026

Recent Project Openings, Completions & Scheduled Completions



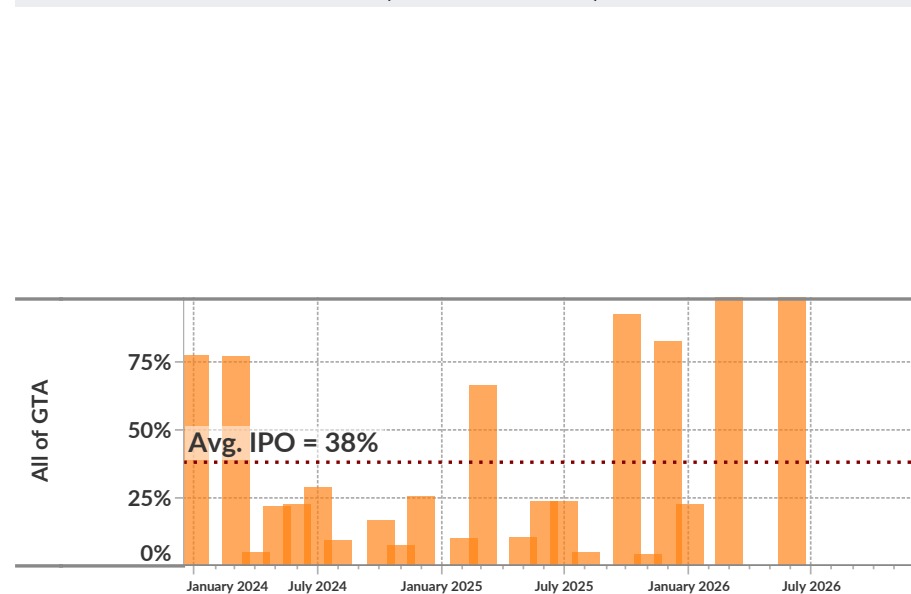
North Yonge Corridor Submarket Report - June 2026

Project Data by Unit Type

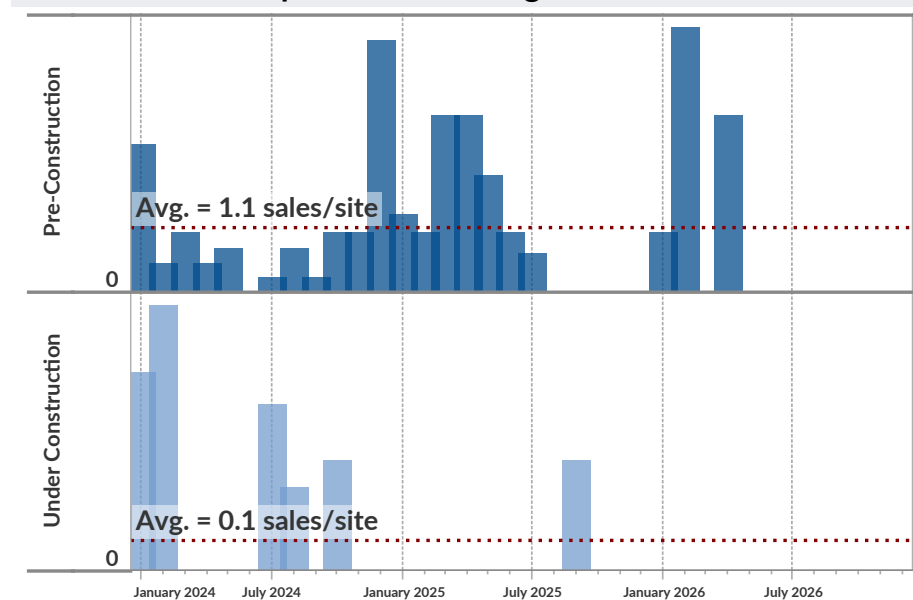
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	211	0	130	81
1 Bedroom	602	0	501	101
1 Bedroom + Den	931	0	738	193
2 Bedroom	888	2	735	153
2 Bedroom + Den	150	2	136	14
3 Bedroom & Up	265	0	175	90
Penthouse	18	0	18	0
Other	20	0	11	9

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,586	338	620	\$519,990	\$742,000
\$1,462	444	752	\$640,000	\$1,092,500
\$1,487	550	752	\$695,900	\$1,070,000
\$1,407	627	1,037	\$828,000	\$1,660,000
\$1,587	685	1,394	\$975,000	\$2,355,000
\$2,208	850	1,546	\$979,000	\$3,423,000
\$1,374	1,019	1,614	\$939,000	\$2,505,000

IPO Launch Performance (first 2 months)

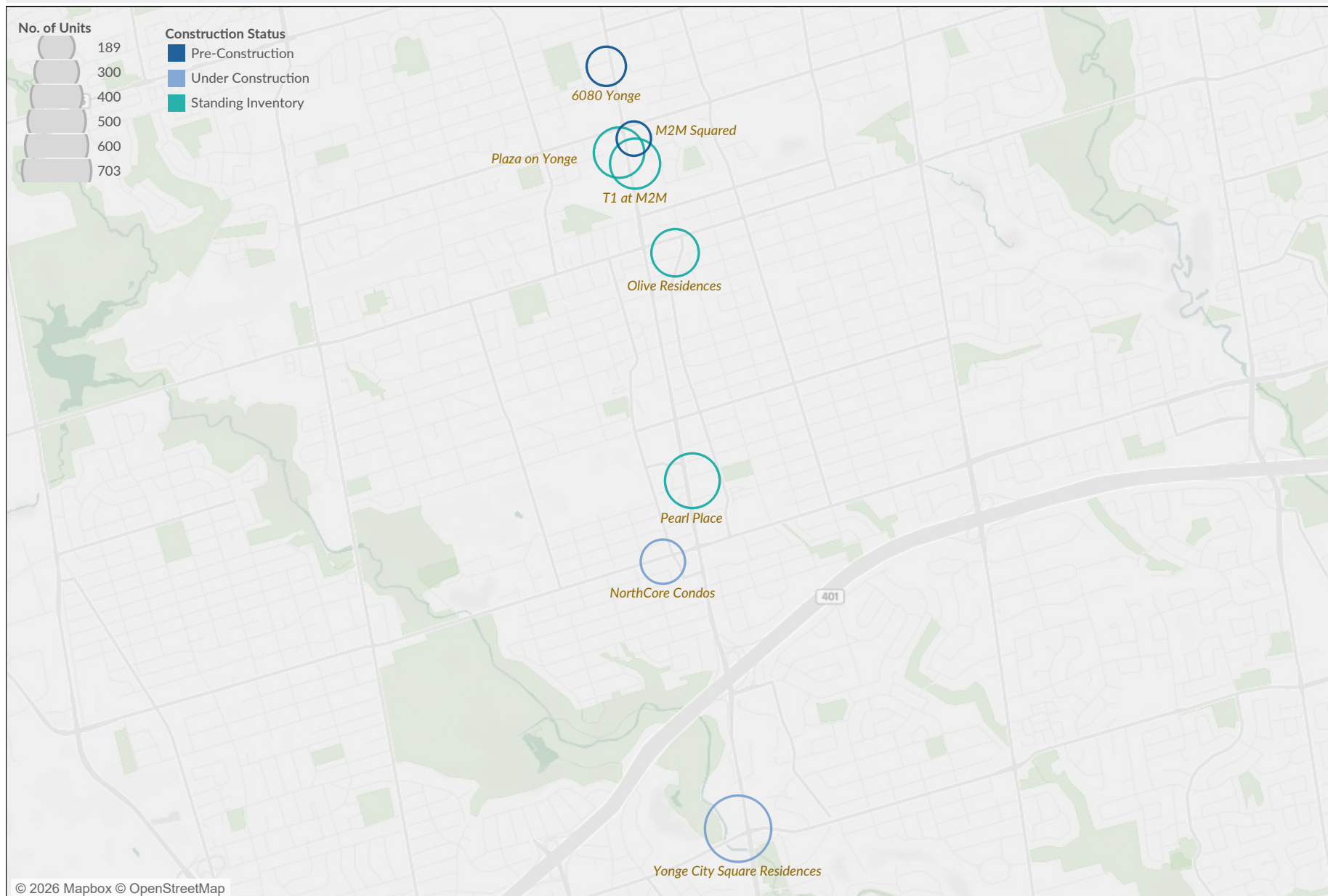


Post Launch Absorption: North Yonge Corridor



North Yonge Corridor Submarket Report - June 2026

Current Active Projects



North Yonge Corridor Submarket Report - June 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	February 2030	0	17	134	247	\$1,503	\$1,507
M2M Squared - Aoyuan International	Apartment	October 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	3	22	10	478	\$780	\$1,347
Plaza on Yonge - Plaza	Apartment	November 2025	0	0	12	407	\$1,365	\$1,336
T1 at M2M - Aoyuan International	Apartment	March 2024	1	24	7	402	\$944	\$907
Yonge City Square Residences - Gupta Group	Apartment	December 2028	0	0	483	703	\$1,723	\$1,707

North Yonge Corridor Submarket Report - June 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	15
Central Waterfront	0	4
Don Mills - York Mills	1	9
Downtown Core	1	6
Downtown East	2	15
Downtown West	7	19
Etobicoke Waterfront		
Highway7 - Yonge	0	3
Mississauga City Centre	4	8
North Toronto	2	14
North Yonge Corridor	4	8
North York East		
North York West	2	6
Not Applicable	234	150
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	0	5
Toronto West	12	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,989	402	\$2,328	1,027	\$2,392,241
1,849	905	\$1,642	910	\$1,493,481
1,799	69	\$1,519	1,371	\$2,083,153
3,693	429	\$1,865	788	\$1,469,700
4,510	667	\$1,338	737	\$985,886
5,964	760	\$1,884	1,015	\$1,912,732
765	173	\$1,004	826	\$829,338
4,049	621	\$1,214	656	\$796,392
2,334	288	\$1,605	903	\$1,448,872
2,450	651	\$1,619	666	\$1,077,381
745	502	\$1,302	743	\$968,080
25,028	6,199	\$1,110	767	\$850,515
1,952	275	\$1,388	834	\$1,157,470
423	30	\$1,573	1,718	\$2,701,583
890	166	\$1,221	681	\$831,025
2,637	292	\$1,332	841	\$1,120,863
1,076	150	\$2,169	1,308	\$2,837,027



Altus Group is a leading provider of commercial real estate (“CRE”) intelligence, anchored by ARGUS – the industry’s go-to software for valuation and performance analytics. For more than two decades, Altus has played a vital role in empowering CRE professionals with the analytics and trusted advice they need to make high-stakes decisions with confidence. The world’s CRE leaders rely on our market-leading solutions and expertise to drive performance and manage risk. Our people around the world 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.