

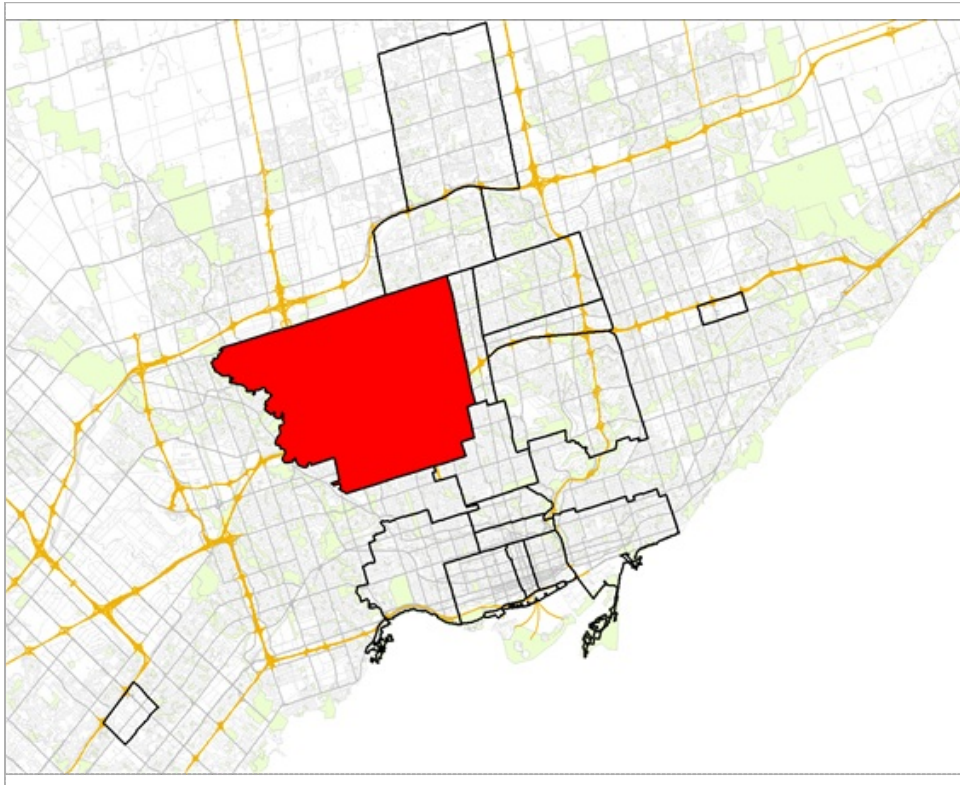


## Greater Toronto Area | North York West New Homes High Rise Submarket Report

Data as of June 2026

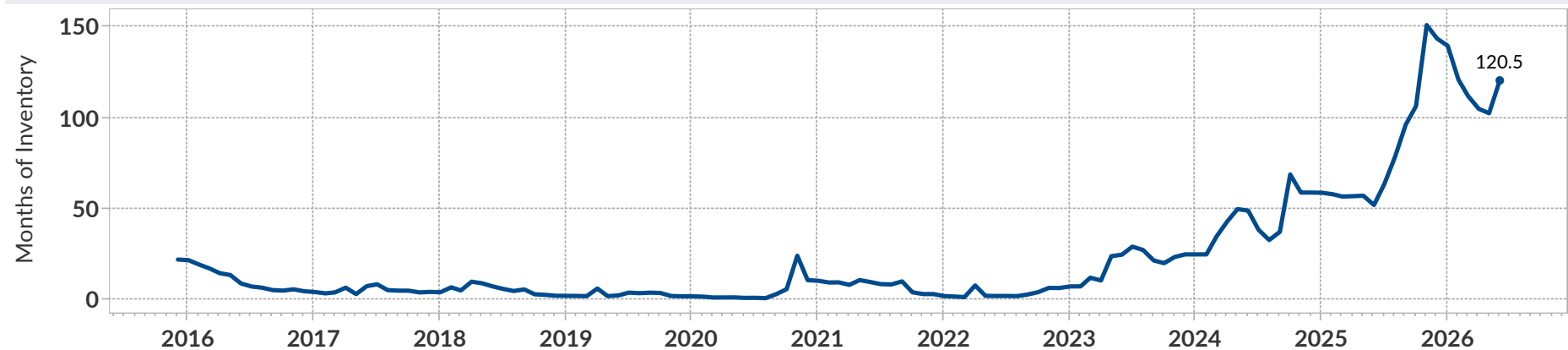


## North York West Submarket Report - June 2026



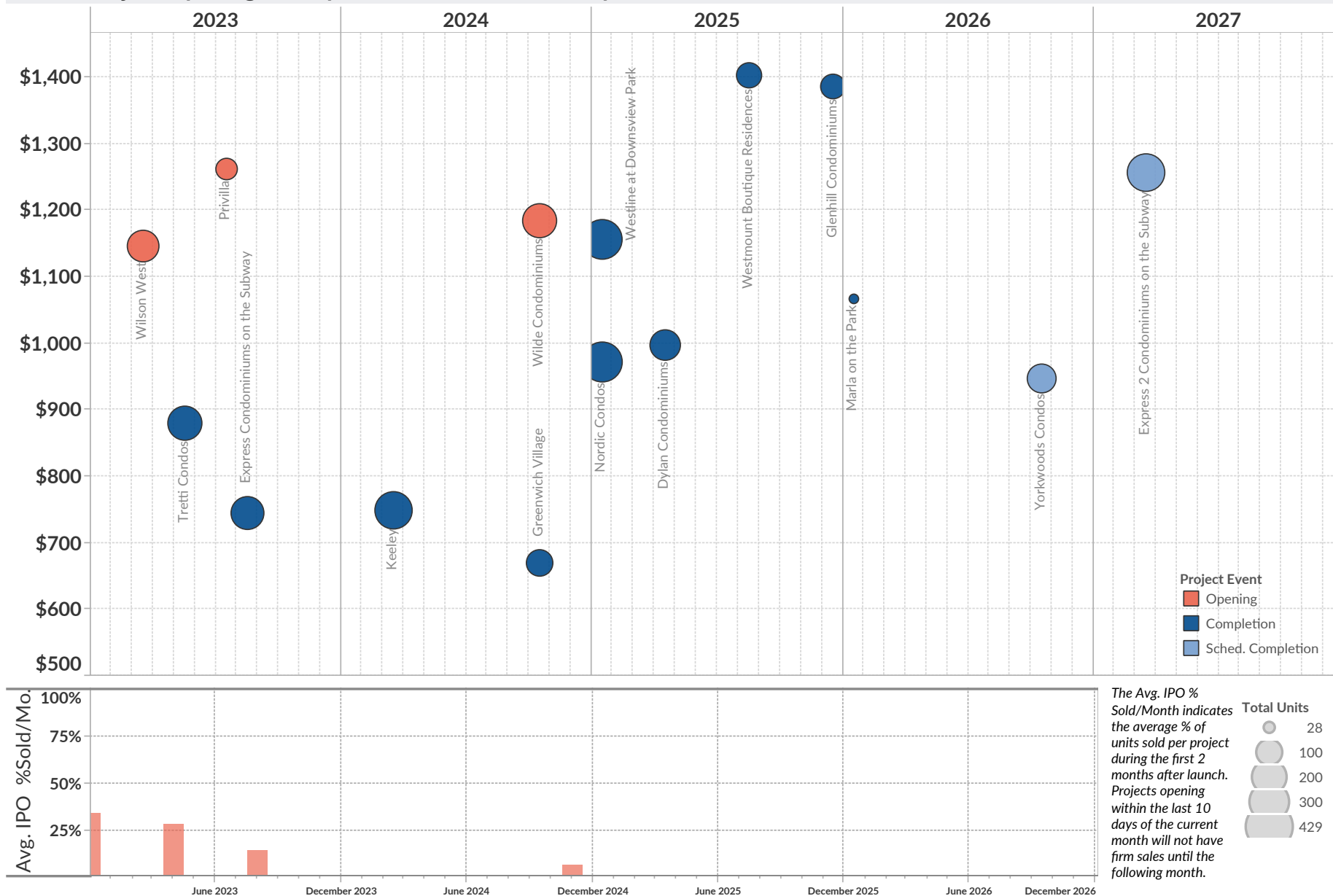
| North York West             |       | GTA         |
|-----------------------------|-------|-------------|
| Distinct count of Site Name | 6     | 294         |
| No. of Units                | 1,247 | 75,732      |
| Total Sales                 | 745   | 63,153      |
| Act Inv                     | 502   | 12,579      |
| Avg. \$/sf                  |       | \$1,380     |
| Avg. Project \$/SF          |       | \$1,280     |
| Avg. SF                     |       | 805         |
| Avg. \$                     |       | \$1,111,897 |
| Current Month Sales         |       | 273         |

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



# North York West Submarket Report - June 2026

## Recent Project Openings, Completions & Scheduled Completions



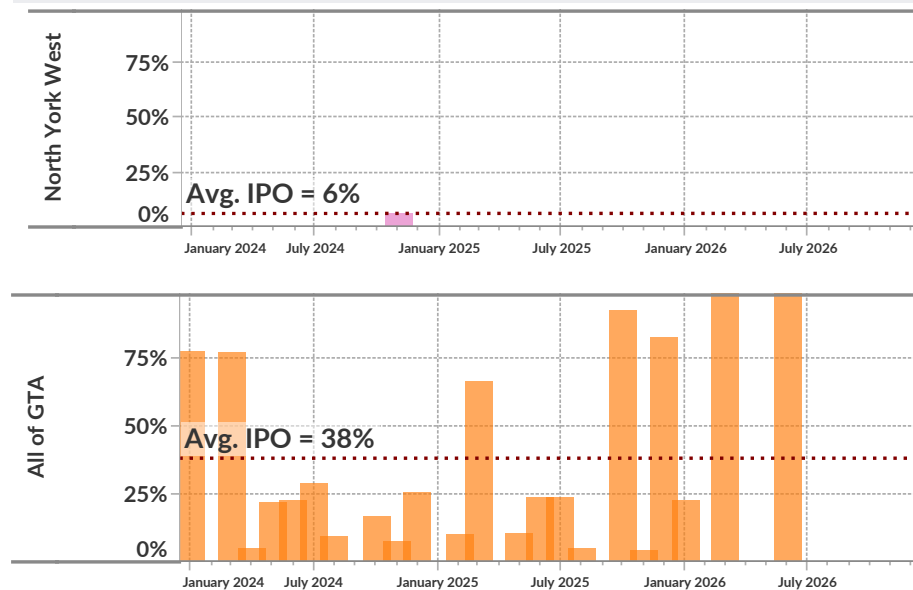
# North York West Submarket Report - June 2026

## Project Data by Unit Type

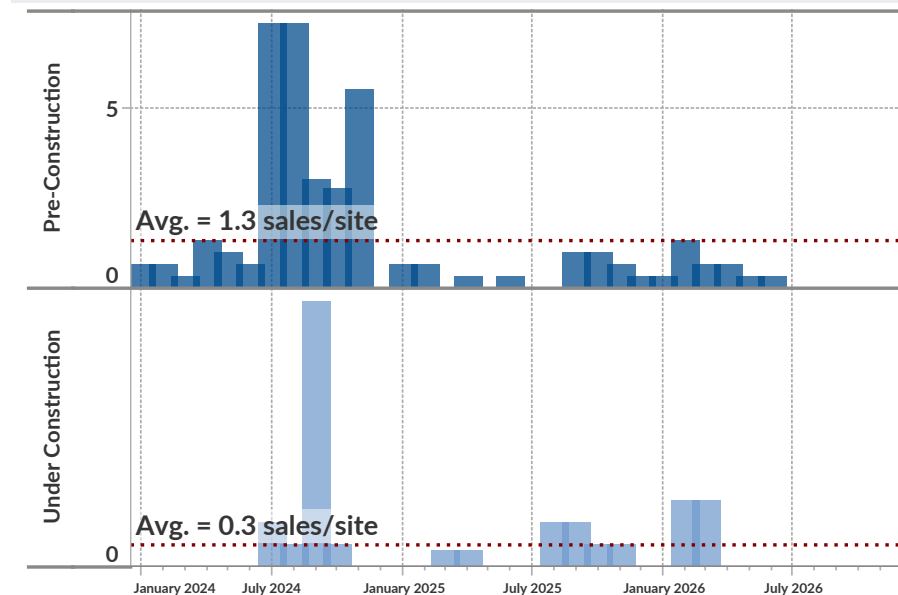
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 5            | 0                   | 0           | 5       |
| 1 Bedroom       | 252          | 0                   | 184         | 68      |
| 1 Bedroom + Den | 515          | 0                   | 282         | 233     |
| 2 Bedroom       | 345          | 2                   | 207         | 138     |
| 2 Bedroom + Den | 69           | 0                   | 47          | 22      |
| 3 Bedroom & Up  | 56           | 0                   | 22          | 34      |
| Penthouse       |              |                     |             |         |
| Other           | 5            | 0                   | 3           | 2       |

| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,379    | 340             | 480              | \$491,900        | \$636,900         |
| \$1,276    | 455             | 690              | \$568,900        | \$899,900         |
| \$1,220    | 486             | 910              | \$601,900        | \$1,429,900       |
| \$1,262    | 623             | 1,798            | \$759,990        | \$2,999,900       |
| \$1,592    | 775             | 3,739            | \$877,900        | \$6,549,900       |
| \$1,437    | 813             | 3,777            | \$931,900        | \$6,689,900       |
|            |                 |                  |                  |                   |
| \$1,437    | 1,184           | 2,455            | \$1,258,900      | \$3,969,900       |

## IPO Launch Performance (first 2 months)

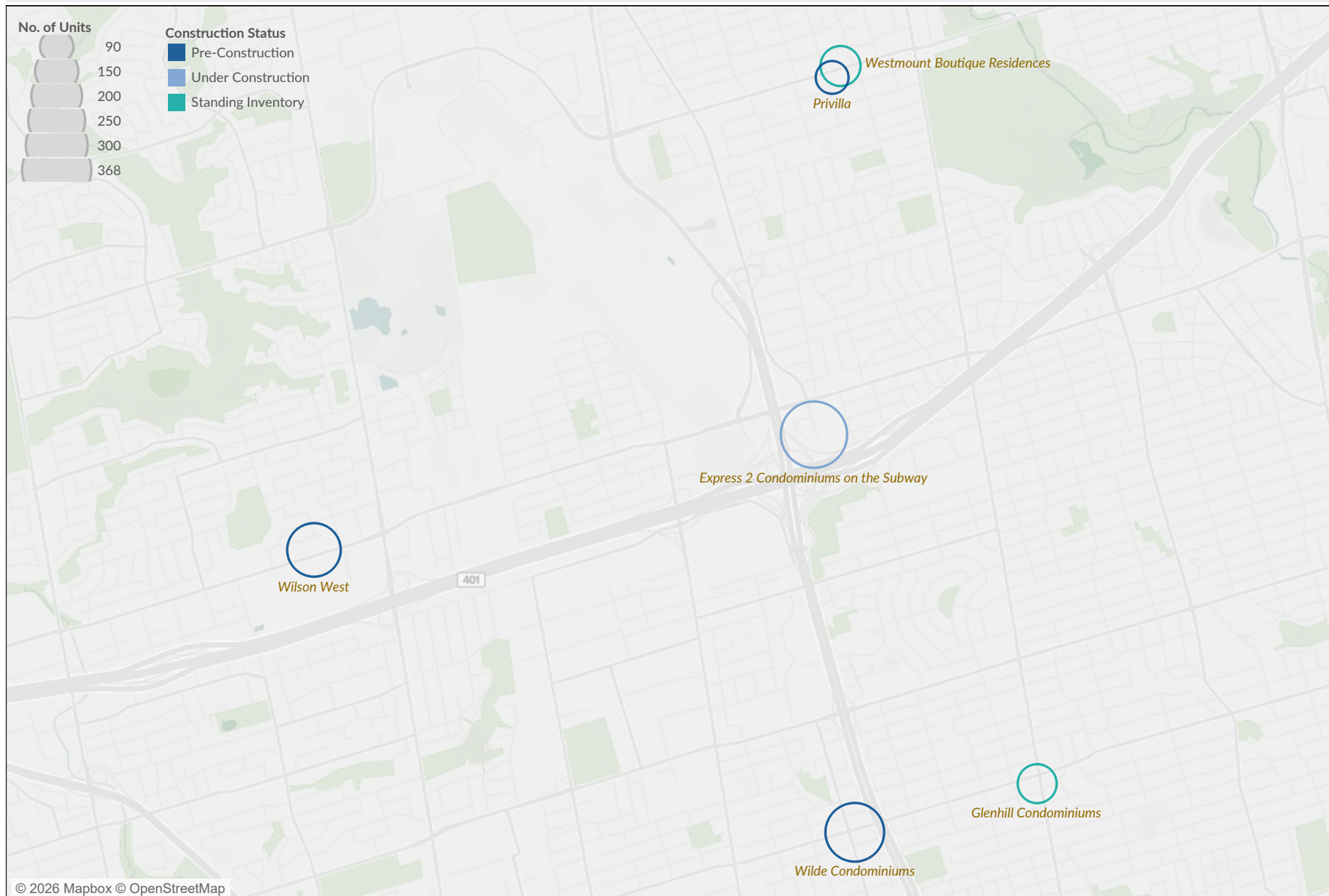


## Post Launch Absorption: North York West



# North York West Submarket Report - June 2026

## Current Active Projects



## North York West 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 |
|-------------------------------------------------------------|--------------|-------------------------|---------------------|-----|---------|--------------|---------------------|--------------------|
| Express 2 Condominiums on the Subway - Malibu Investments.. | Apartment    | March 2027              | 0                   | 2   | 9       | 368          | \$1,257             | \$1,320            |
| Glenhill Condominiums - Lanterra Developments               | Apartment    | December 2025           | 0                   | 5   | 25      | 127          | \$1,386             | \$1,729            |
| Privilla - 719 Sheppard Avenue West Ltd.                    | Apartment    | October 2028            | 0                   | 3   | 34      | 90           | \$1,262             | \$1,250            |
| Westmount Boutique Residences - Quadcam Development Gr..    | Apartment    | August 2025             | 1                   | 5   | 68      | 134          | \$1,403             | \$1,401            |
| Wilde Condominiums - Chestnut Hill Developments             | Apartment    | December 2029           | 1                   | 8   | 252     | 288          | \$1,184             | \$1,186            |
| Wilson West - First Avenue Properties                       | Apartment    | October 2028            | 0                   | 0   | 114     | 240          | \$1,146             | \$1,173            |

# North York West 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 |



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