

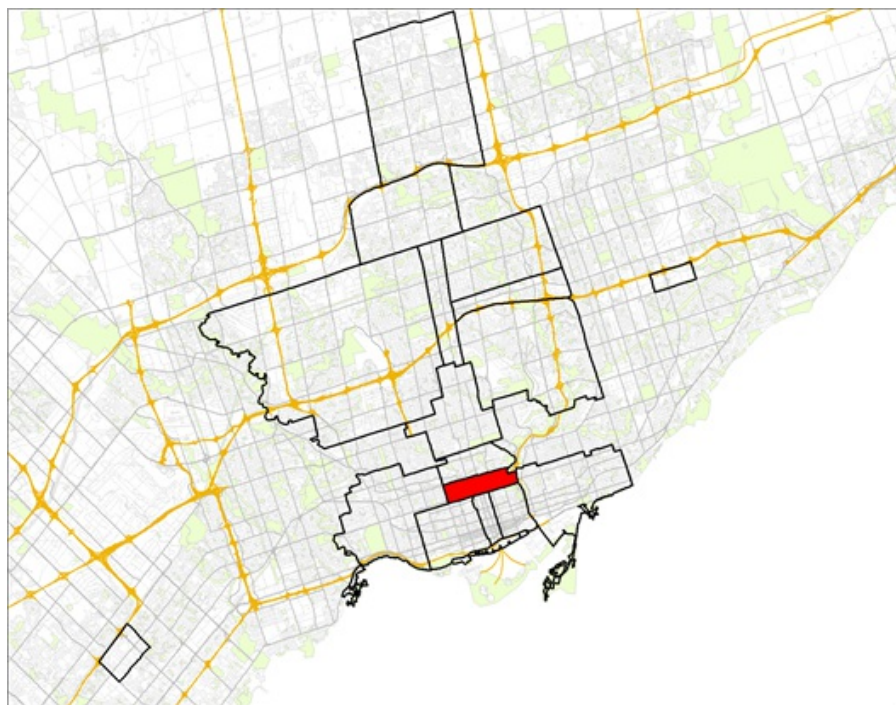


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of September 2018



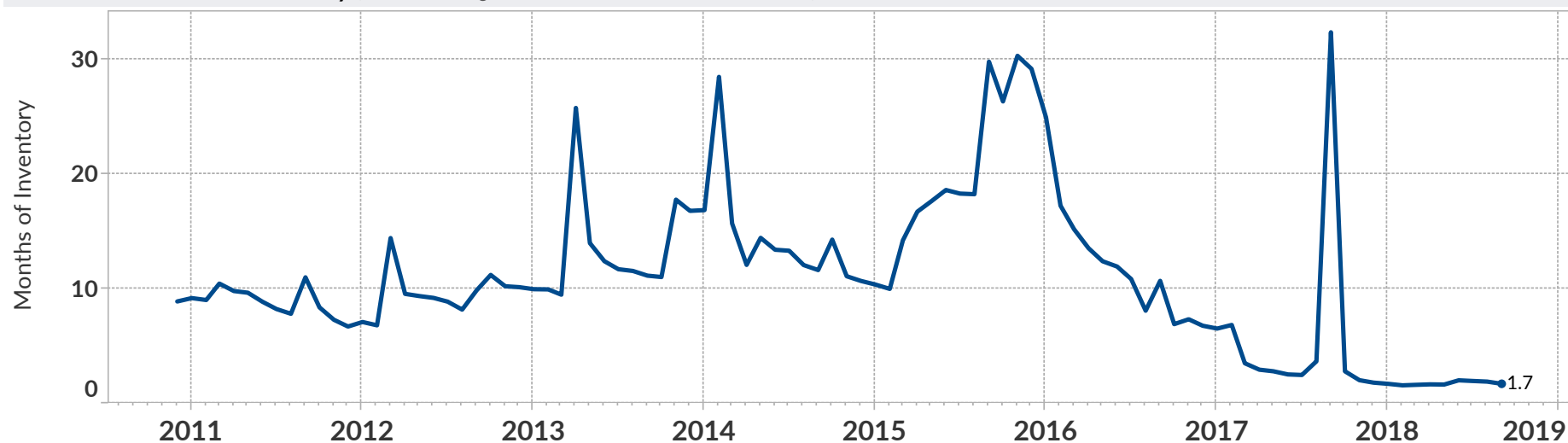
Bloor - Yorkville Submarket Report - September 2018



Bloor - Yorkville		GTA
Active Projects	17	299
Total Units	5,733	75,361
Total Sales	5,197	64,784
Rem. Inv.	232	8,820
Avg. \$/SF	\$2,059	\$929
Avg. SF	1,809	932
Avg. \$	\$3,724,405	\$865,729
Current Month Sales (incl. active & sold out)	25	1,494

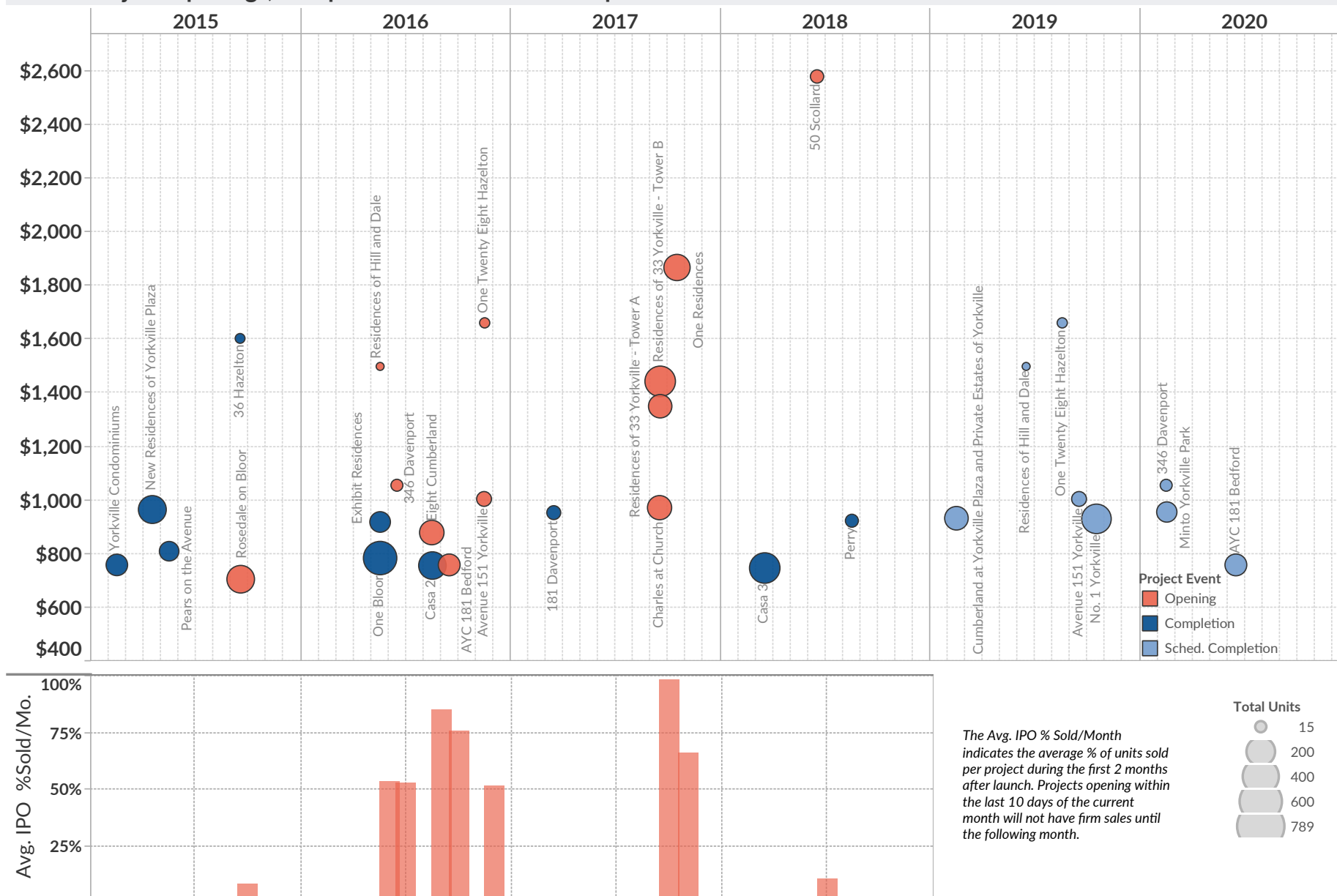
Development Applications		
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	11	280
Total Units	4,165	136,450
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	32.2	45.5
Avg. Floor Space Index	8.1	5.6

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



Bloor - Yorkville Submarket Report - September 2018

Recent Project Openings, Completions & Scheduled Completions



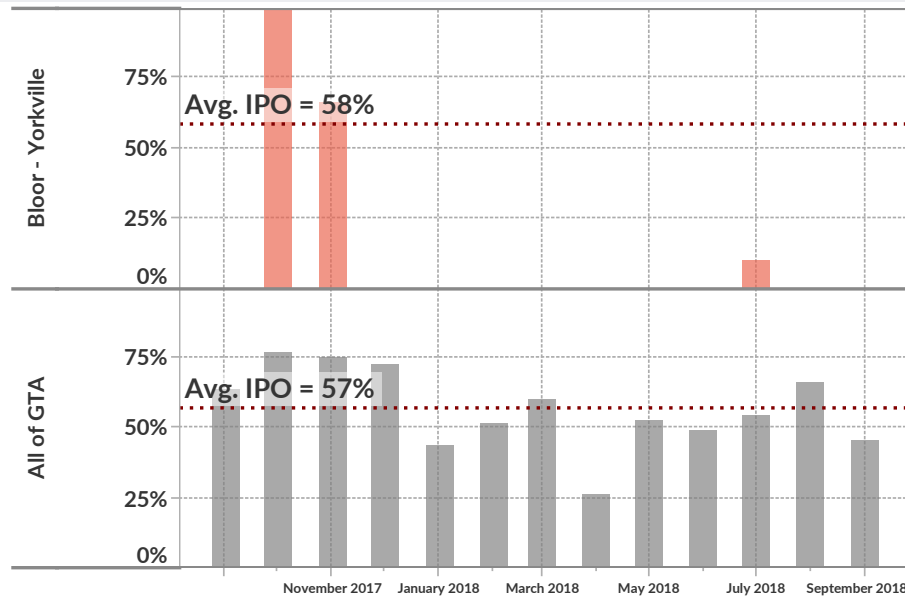
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Project Data by Unit Type

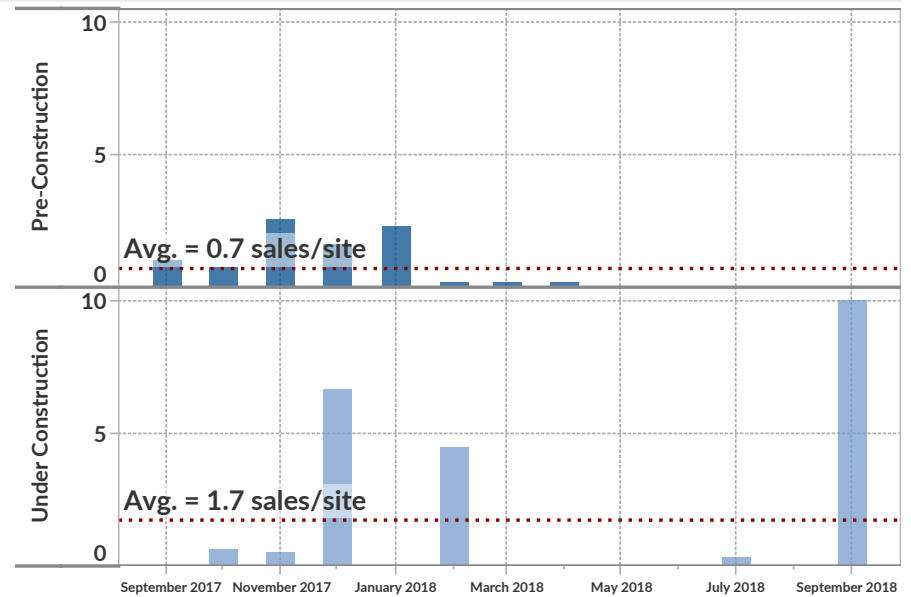
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	300	0	300	0
1 Bedroom	1,158	0	1,149	9
1 Bedroom + Den	1,382	1	1,363	19
2 Bedroom	1,500	10	1,427	73
2 Bedroom + Den	835	9	769	66
3 Bedroom & Up	208	5	162	46
Penthouse	21	0	12	9
Other	25	0	15	10

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,080	468	1,690	\$569,000	\$3,935,900
\$1,218	577	1,075	\$628,000	\$1,208,900
\$1,647	717	2,294	\$679,900	\$5,908,900
\$2,204	827	2,861	\$883,900	\$7,128,900
\$2,250	797	4,209	\$1,525,000	\$13,000,000
\$2,412	1,977	6,137	\$3,250,000	\$24,100,000
\$1,101	986	1,461	\$1,039,900	\$1,644,900

IPO Launch Performance (first 2 months)

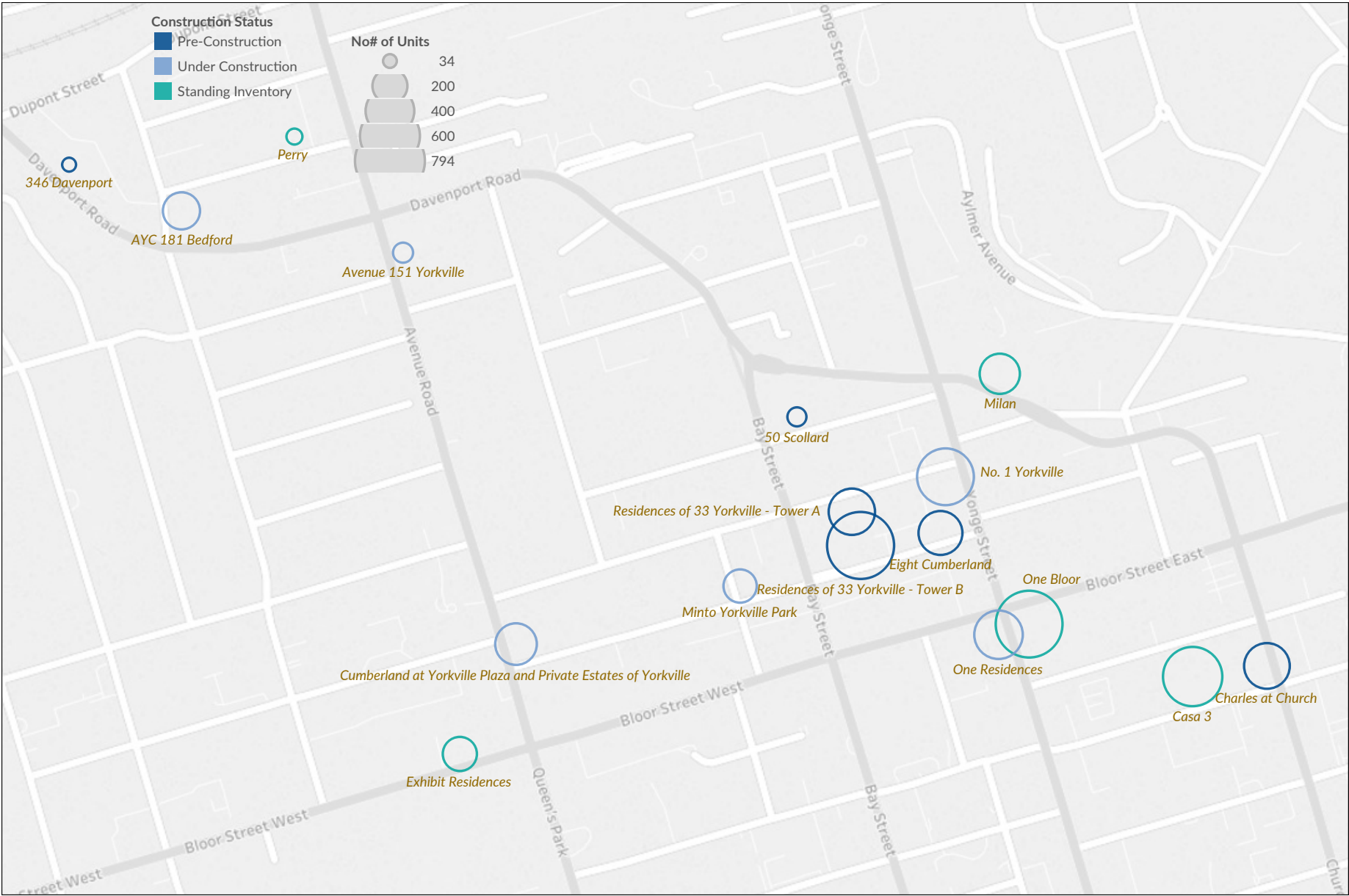


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - September 2018

Current Active Projects



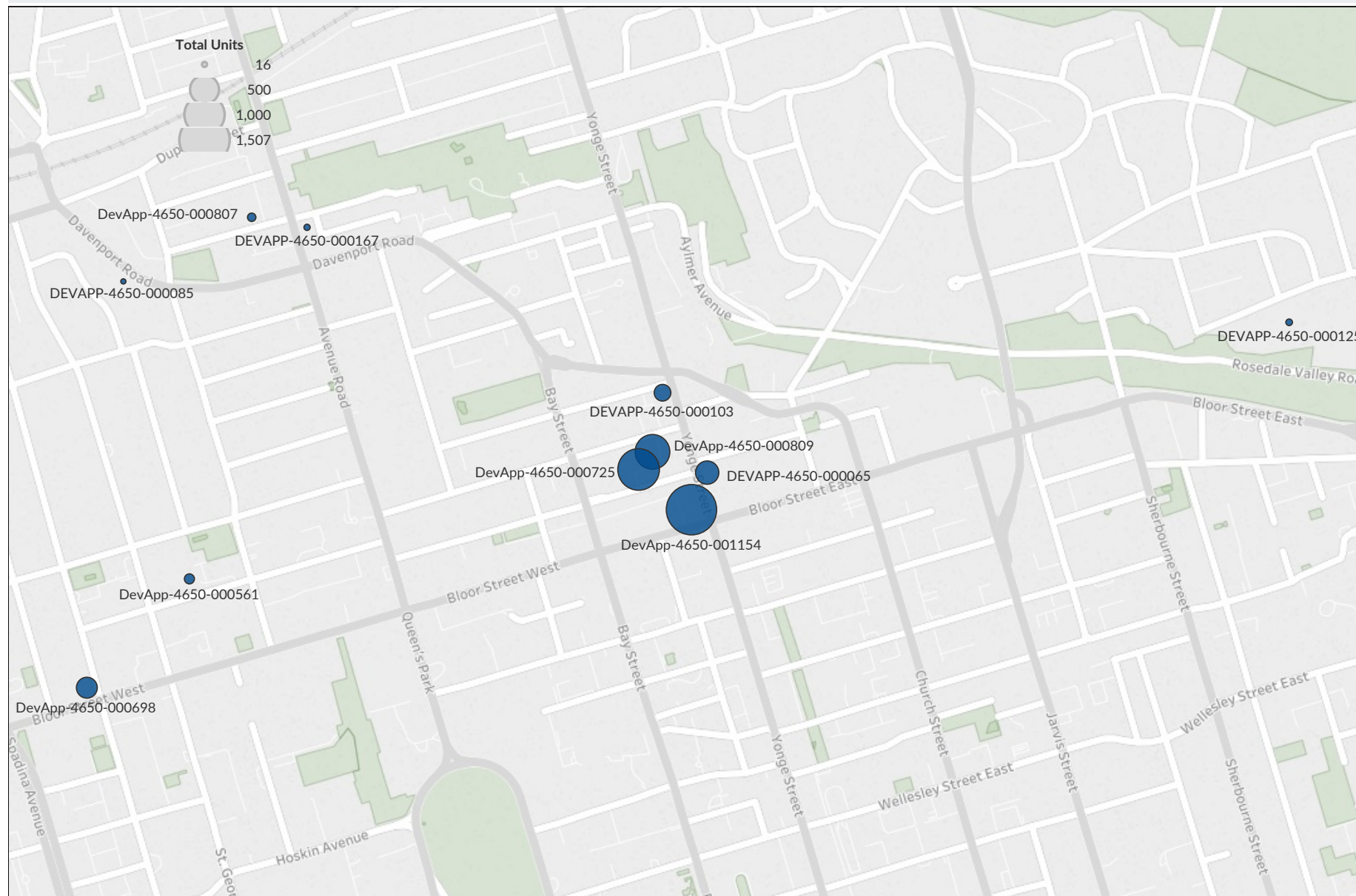
Bloor - Yorkville Submarket Report - September 2018

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
50 Scollard - Lanterra Developments	Apartment	September 2022	0	5	44	64	\$2,581	\$2,512
346 Davenport - Freed Developments Ltd.	Apartment	February 2020	0	0	6	34	\$1,055	\$1,542
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	September 2019	0	0	12	71	\$1,003	\$1,603
AYC 181 Bedford - Metropia and Diamond Corp	Apartment	June 2020	0	1	4	244	\$758	\$1,056
Casa 3 - Cresford Developments	Apartment	March 2018	0	1	7	622	\$749	\$1,014
Charles at Church - Aspen Ridge Homes	Apartment	November 2021	0	2	0	369	\$969	\$1,048
Cumberland at Yorkville Plaza and Private Estates of Yorkville ...	Apartment	February 2019	0	0	11	306	\$934	\$1,677
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	September 2021	3	24	12	341	\$878	\$1,583
Exhibit Residences - Bazis International Inc. and Plaza and Met...	Apartment	May 2016	0	0	1	206	\$920	\$1,775
Milan - Conservatory Group	Apartment	September 2014	2	10	24	286	\$705	\$1,125
Minto Yorkville Park - Minto Developments and North Drive I...	Apartment	February 2020	0	2	2	196	\$956	\$1,521
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	October 2019	0	0	15	570	\$927	\$2,114
One Bloor - Great Gulf	Apartment	May 2016	0	1	4	789	\$785	\$1,445
One Residences - Mizrahi Developments	Apartment	March 2023	20	37	85	416	\$1,864	\$2,178
Perry - Mansouri Living	Apartment	August 2018	0	1	5	45	\$925	\$1,563
Residences of 33 Yorkville - Tower A - Cresford Developments	Apartment	May 2022	0	0	0	380	\$1,351	\$1,326
Residences of 33 Yorkville - Tower B - Cresford Developments	Apartment	May 2022	0	0	0	794	\$1,442	\$1,459

Bloor - Yorkville Submarket Report - September 2018

Current Development Applications



Bloor - Yorkville Submarket Report - September 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000065	767 - 773 Yonge Street	22.1	322
DEVAPP-4650-000085	321 Davenport Road	6.8	16
DEVAPP-4650-000103	874 - 878 Yonge Street; 3 - 11 Scollard Street	35.2	165
DEVAPP-4650-000125	5 - 9 Dale Avenue	2.6	26
DEVAPP-4650-000167	183 - 189 Avenue Road; 109 - 111 Pears Avenue	8.4	23
DevApp-4650-000561	64 Prince Arthur Avenue	12.1	60
DevApp-4650-000698	300 Bloor Street West	10.2	259
DevApp-4650-000725	37 Yorkville Avenue	21.0	1,029
DevApp-4650-000807	128 Pears Avenue	8.5	42
DevApp-4650-000809	11 Yorkville Avenue	19.2	716
DevApp-4650-001154	2 Bloor Street West	31.1	1,507

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

Bloor - Yorkville Submarket Report - September 2018

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	25	17	5,733	5,197	232	\$2,059	1,809	\$3,724,405	4,165
Central Waterfront	139	12	5,036	4,634	331	\$1,368	1,209	\$1,653,764	11,118
Don Mills - York Mills	11	9	2,357	2,155	202	\$838	1,155	\$967,623	10,667
Downtown Core	49	8	3,503	3,386	74	\$1,006	812	\$816,364	17,286
Downtown East	54	15	4,660	4,351	309	\$1,000	881	\$881,292	8,207
Downtown West	322	28	10,586	8,731	1,637	\$1,186	726	\$861,485	11,243
Etobicoke Waterfront	17	9	3,735	3,526	209	\$1,056	847	\$894,536	1,439
Highway7 - Yonge	36	6	1,582	1,138	304	\$649	934	\$605,643	.
Mississauga City Centre	16	6	3,129	2,623	315	\$752	818	\$615,832	.
North Toronto	28	6	1,932	1,737	179	\$1,021	870	\$888,635	5,857
North Yonge Corridor	0	5	1,609	1,246	196	\$911	762	\$694,695	3,967
North York East	0	2	650	645	5	\$706	1,595	\$1,125,400	2,381
North York West	66	10	2,121	1,830	289	\$774	770	\$596,624	9,869
Not Applicable	318	130	21,543	17,691	3,442	\$679	1,009	\$685,584	27,245
Scarborough City Centre									2,245
Sheppard Corridor	14	11	3,258	2,897	306	\$929	823	\$765,006	4,219
Thornhill									.
Toronto East	4	9	1,161	1,071	41	\$830	1,047	\$868,678	6,362
Toronto West	393	9	1,649	876	686	\$949	803	\$761,875	13,087
Yonge - St. Clair	2	7	1,117	1,050	63	\$1,199	1,208	\$1,448,500	.

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