

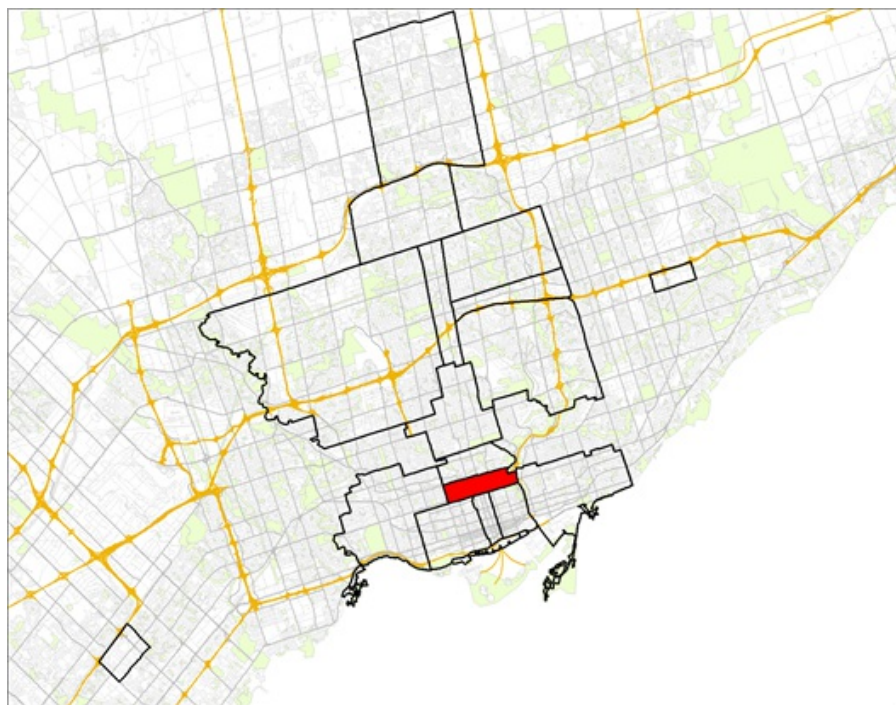


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of February 2019



Bloor - Yorkville Submarket Report - February 2019

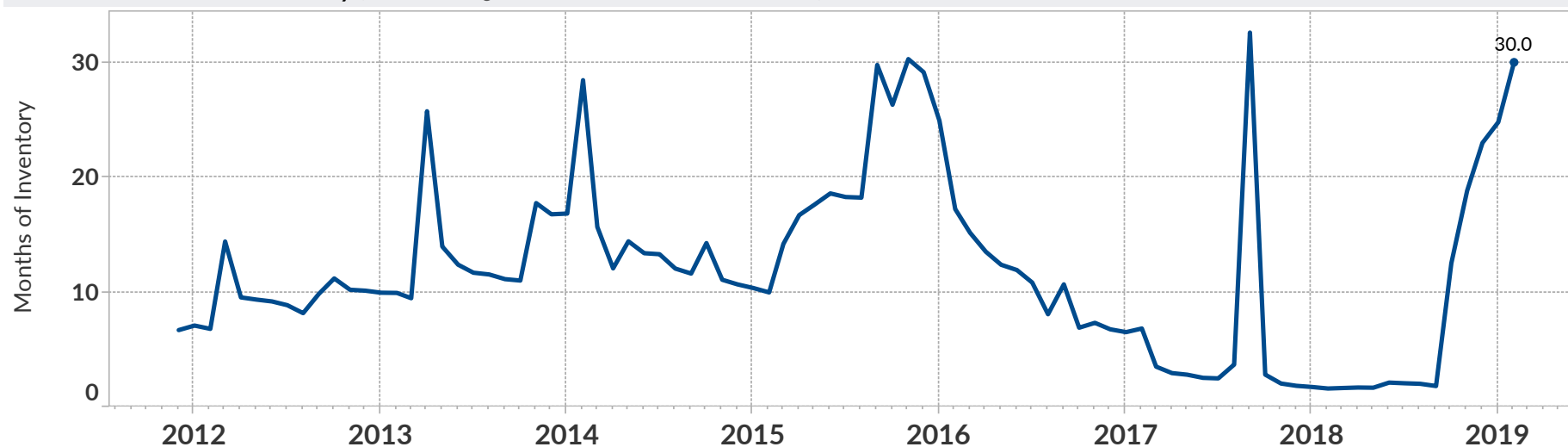


Bloor - Yorkville		GTA
Active Projects	17	330
Total Units	5,751	87,681
Total Sales	5,232	73,122
Rem. Inv.	220	11,269
Avg. \$/SF	\$2,254	\$965
Avg. SF	1,962	903
Avg. \$	\$4,421,244	\$871,303
Current Month Sales (incl. active & sold out)	1	772

Development Applications

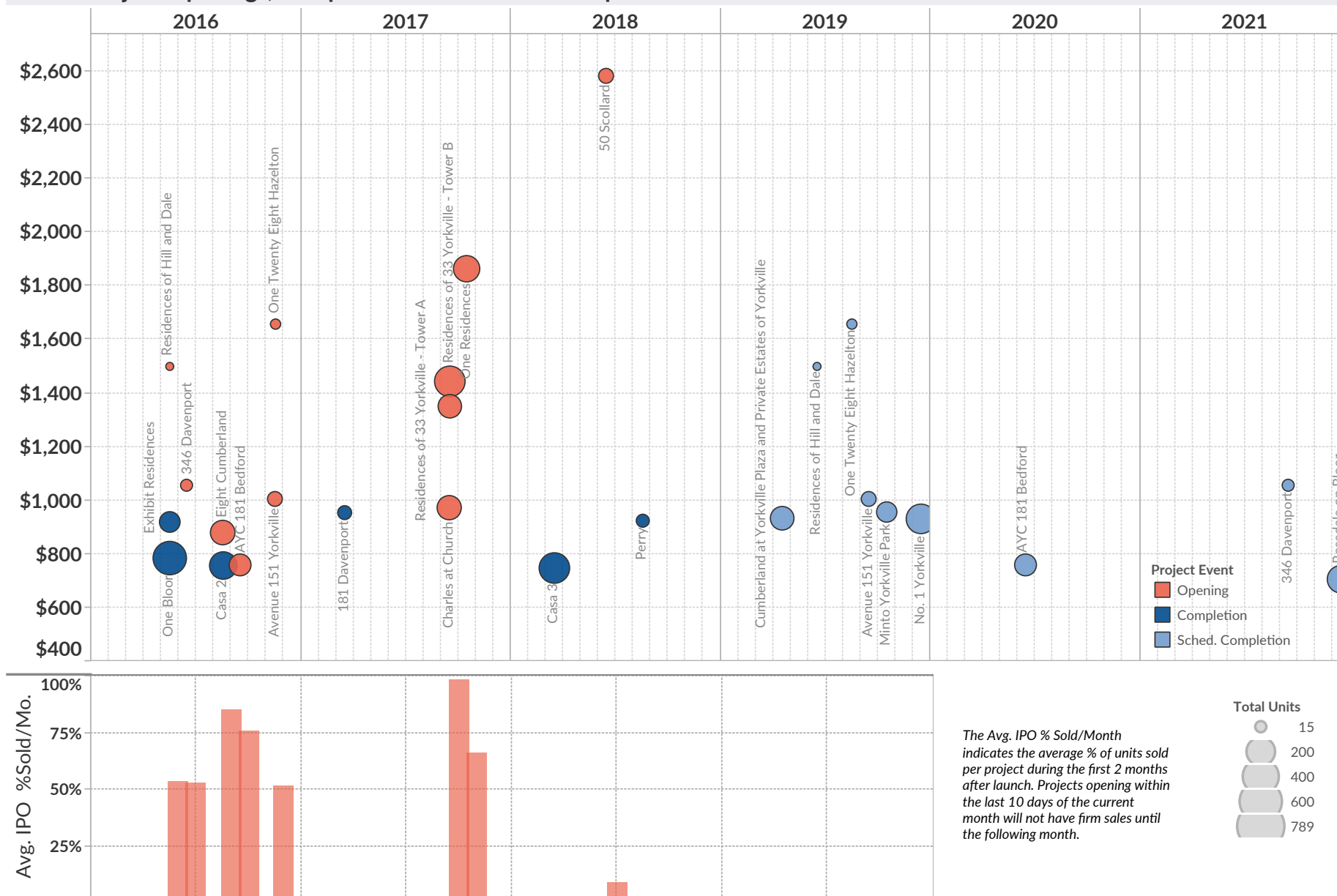
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	13	323
Total Units	5,126	166,695
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	32.2	45.5
Avg. Floor Space Index	7.9	5.8

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



Bloor - Yorkville Submarket Report - February 2019

Recent Project Openings, Completions & Scheduled Completions



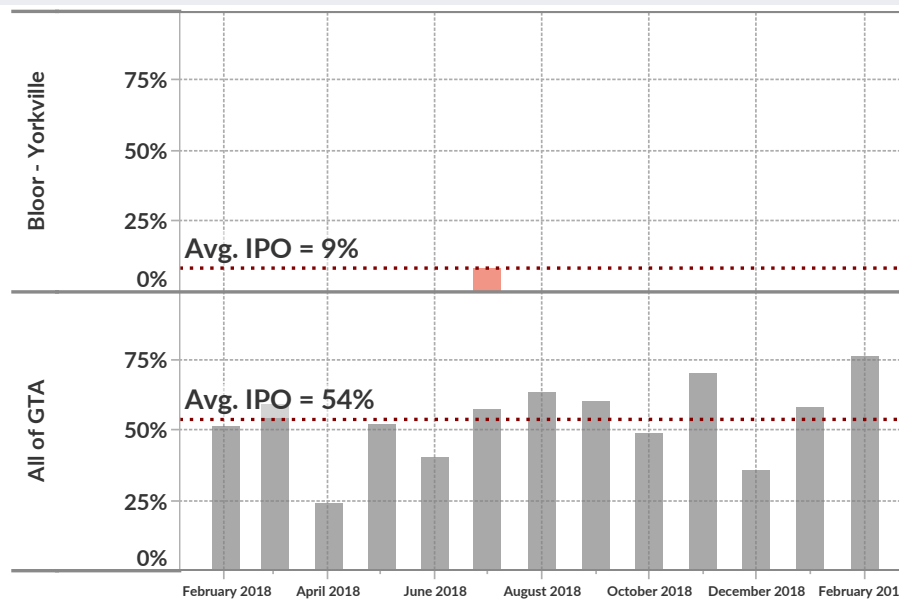
Bloor - Yorkville Submarket Report - February 2019

Project Data by Unit Type

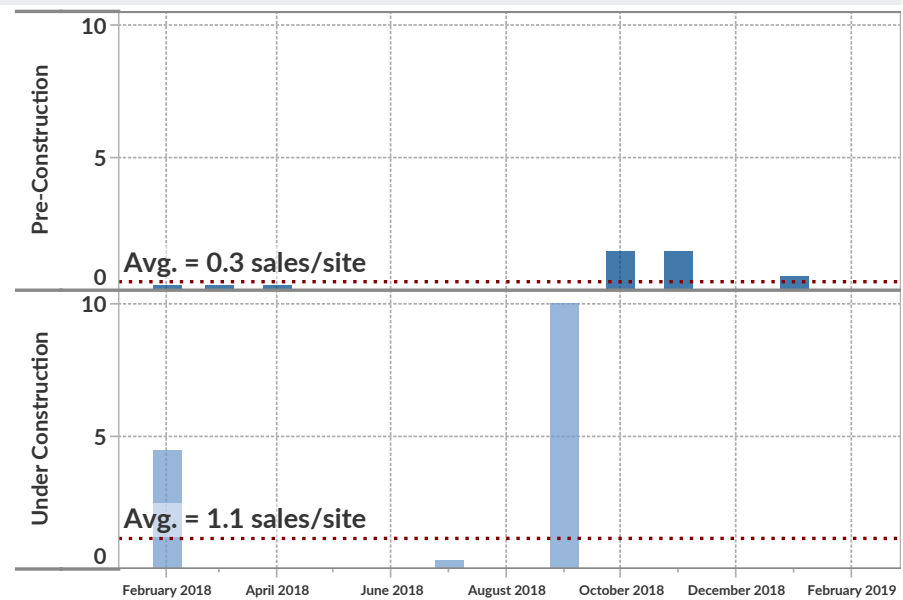
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	300	0	300	0
1 Bedroom	1,157	0	1,153	4
1 Bedroom + Den	1,392	0	1,369	23
2 Bedroom	1,510	1	1,443	67
2 Bedroom + Den	823	0	774	49
3 Bedroom & Up	224	0	166	58
Penthouse	21	0	12	9
Other	25	0	15	10

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,630	475	1,690	\$569,000	\$2,955,900
\$1,783	577	2,386	\$628,000	\$7,600,900
\$1,848	724	2,471	\$679,900	\$8,033,900
\$2,116	834	2,861	\$883,900	\$7,628,900
\$2,651	1,245	5,943	\$2,492,990	\$20,000,000
\$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)

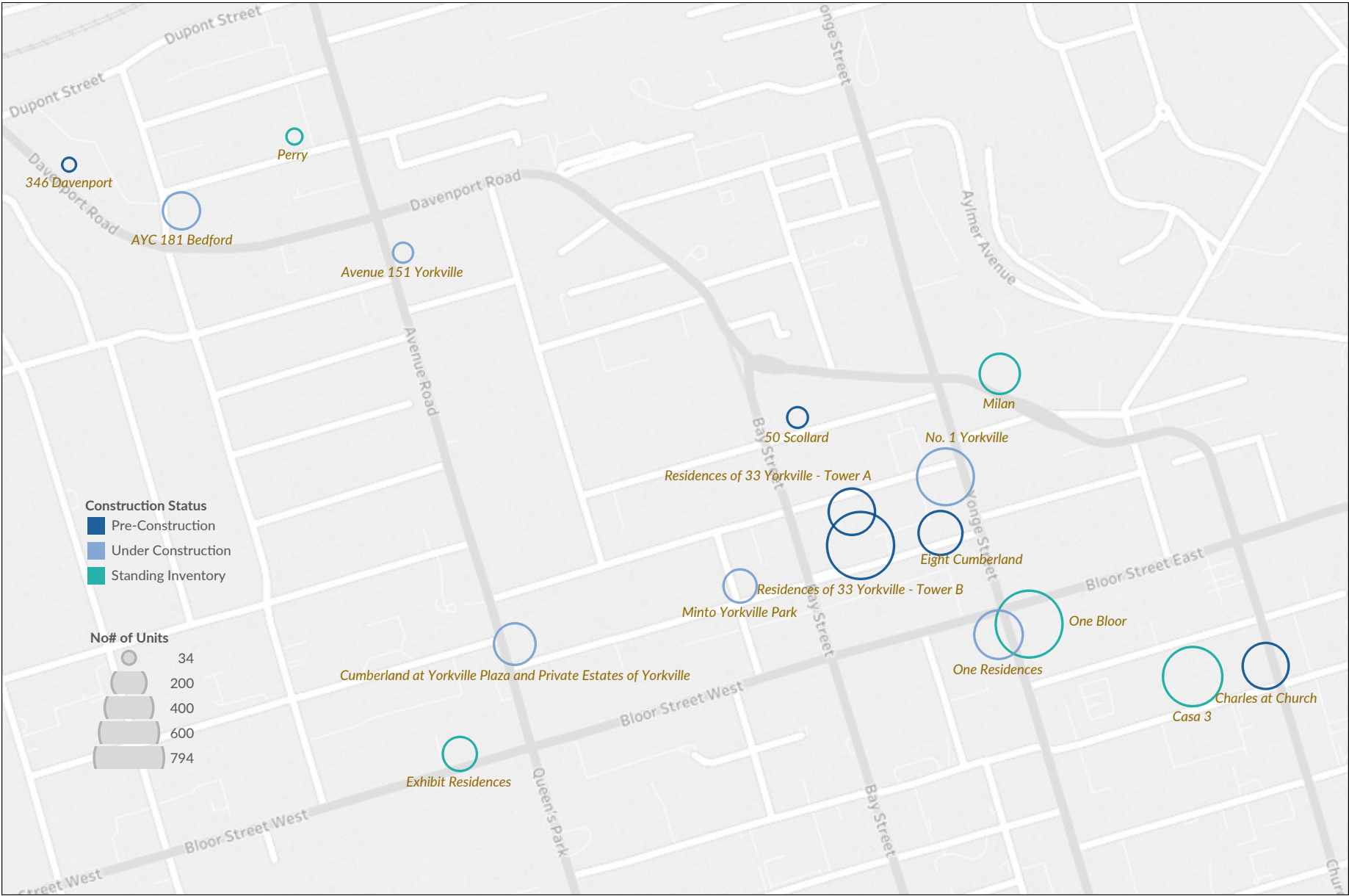


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - February 2019

Current Active Projects



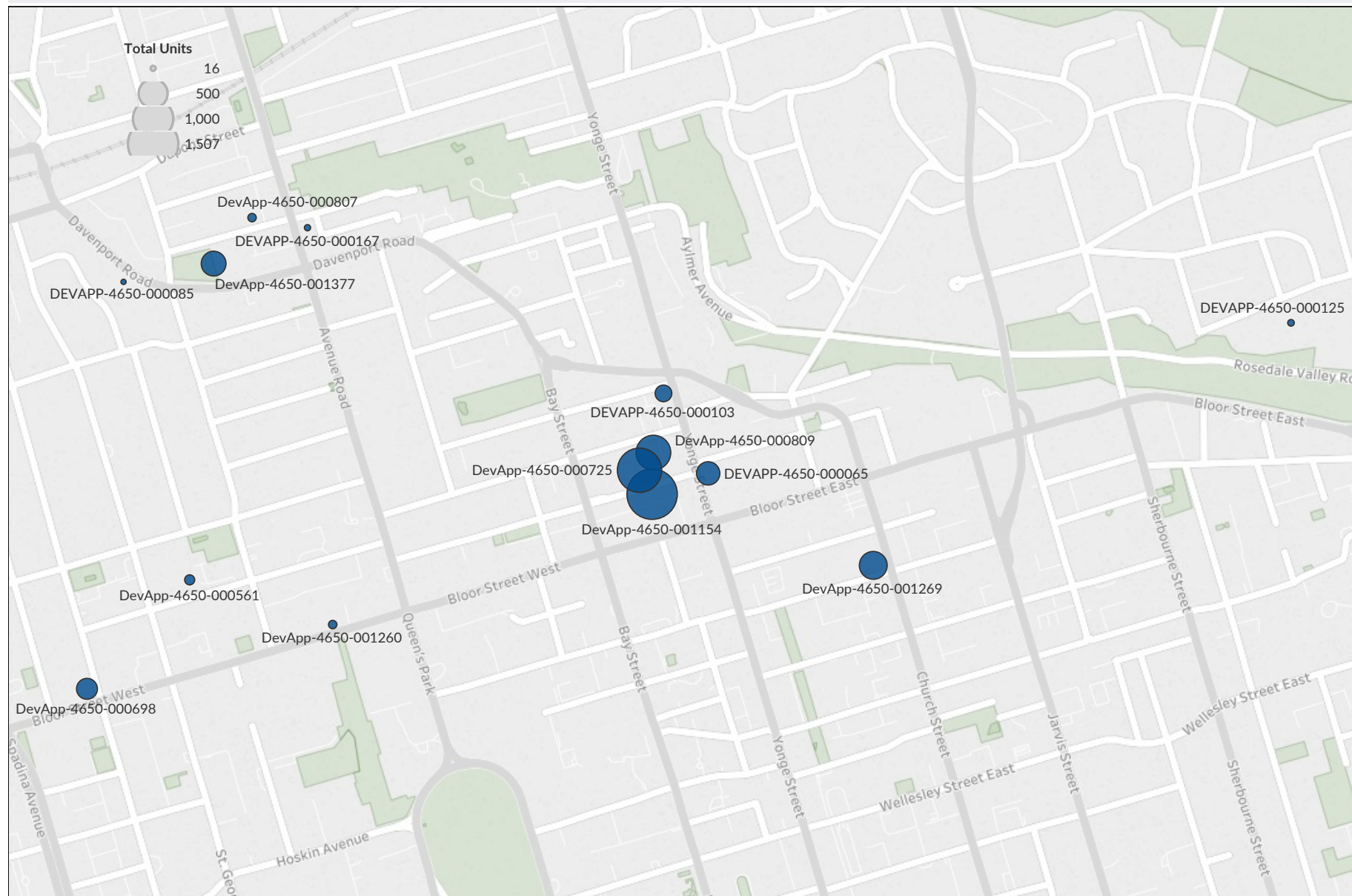
Bloor - Yorkville Submarket Report - February 2019

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	2	53	76	\$2,581	\$2,812
346 Davenport - Freed Developments Ltd.	Apartment	September 2021	0	2	6	34	\$1,055	\$1,542
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	September 2019	1	1	12	71	\$1,003	\$1,561
AYC 181 Bedford - Metropia and Diamond Corp	Apartment	June 2020	0	0	4	244	\$758	\$1,056
Casa 3 - Cresford Developments	Apartment	March 2018	0	0	7	622	\$749	\$1,014
Charles at Church - Aspen Ridge Homes	Apartment	November 2022	0	0	0	375	\$969	\$1,048
Cumberland at Yorkville Plaza and Private Estates of Yorkville ...	Apartment	April 2019	0	0	3	306	\$934	\$2,374
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	January 2023	0	0	4	341	\$878	\$1,616
Exhibit Residences - Bazis International Inc. and Plaza and Met...	Apartment	May 2016	0	0	2	206	\$920	\$1,775
Milan - Conservatory Group	Apartment	September 2014	0	0	21	286	\$705	\$1,129
Minto Yorkville Park - Minto Developments and North Drive I...	Apartment	October 2019	0	0	1	196	\$956	\$1,513
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	December 2019	0	0	15	570	\$927	\$2,143
One Bloor - Great Gulf	Apartment	May 2016	0	0	4	789	\$785	\$1,445
One Residences - Mizrahi Developments	Apartment	March 2023	0	0	85	416	\$1,864	\$2,127
Perry - Mansouri Living	Apartment	August 2018	0	1	3	45	\$925	\$1,414
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 - February 2019

Current Development Applications



Bloor - Yorkville Submarket Report - February 2019

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	20.0	1,166
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
DevApp-4650-001260	210 Bloor Street West		42
DevApp-4650-001269	68 Charles Street East	20.3	459
DevApp-4650-001377	250 Davenport Road	2.0	365

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 - February 2019

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	1	17	5,751	5,232	220	\$2,254	1,962	\$4,421,244	5,168
Central Waterfront	16	15	6,871	6,062	730	\$1,315	997	\$1,311,498	16,844
Don Mills - York Mills	5	8	2,327	2,087	180	\$865	1,173	\$1,014,796	10,889
Downtown Core	21	8	4,272	3,864	317	\$1,300	593	\$771,172	20,308
Downtown East	4	16	5,192	4,874	290	\$986	893	\$880,817	16,321
Downtown West	124	30	11,377	9,593	1,321	\$1,248	772	\$963,248	13,807
Etobicoke Waterfront	3	8	3,726	3,409	180	\$1,086	847	\$919,157	1,439
Highway7 - Yonge	1	6	1,582	1,186	256	\$653	918	\$598,848	.
Mississauga City Centre	36	8	4,495	3,811	528	\$786	775	\$609,355	.
North Toronto	36	10	3,192	2,519	575	\$1,142	810	\$925,390	6,287
North Yonge Corridor	28	6	2,254	1,575	502	\$935	780	\$729,132	4,495
North York East	1	2	528	499	28	\$937	1,016	\$952,400	2,381
North York West	10	9	2,266	1,996	249	\$809	722	\$583,510	10,665
Not Applicable	277	141	24,534	18,703	4,358	\$701	950	\$665,554	40,105
Scarborough City Centre									2,245
Sheppard Corridor	176	14	4,391	3,755	636	\$933	806	\$752,334	4,168
Thornhill									.
Toronto East	6	13	1,600	1,431	127	\$992	985	\$976,528	2,168
Toronto West	27	11	2,037	1,311	709	\$982	866	\$850,700	12,983
Yonge - St. Clair	0	8	1,286	1,215	63	\$1,215	1,275	\$1,548,293	169

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