

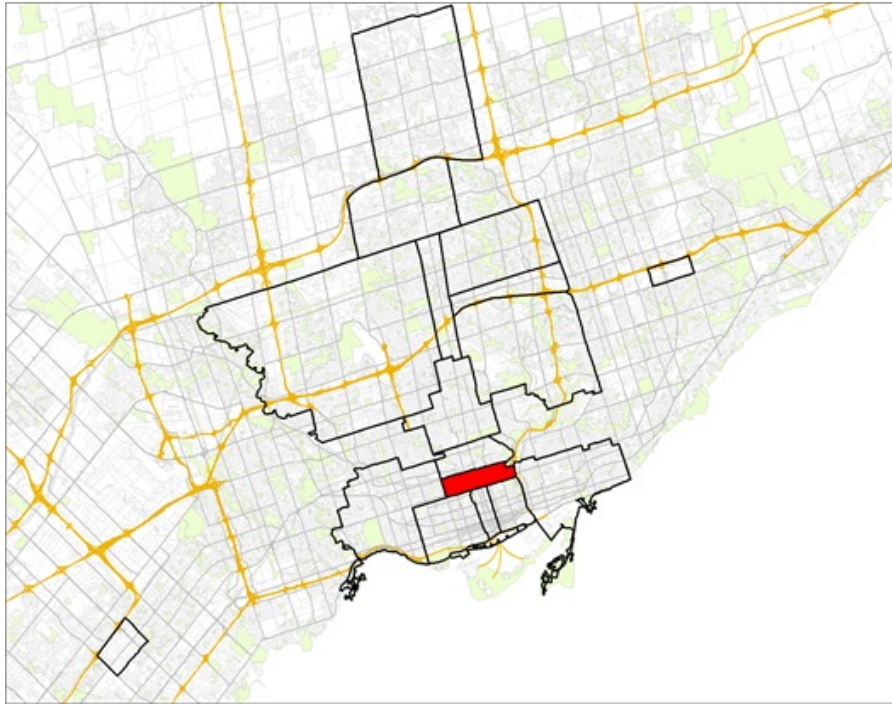


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of August 2020



Bloor - Yorkville Submarket Report - August 2020



Bloor - Yorkville		GTA
Active Projects	15	376
Total Units	5,973	99,527
Total Sales	5,149	84,332
Rem. Inv.	174	10,776
Avg. \$/SF	\$2,518	\$1,114
Avg. SF	1,855	943
Avg. \$	\$4,670,222	\$1,049,976
Current Month Sales (incl. active & sold out)	3	2,609

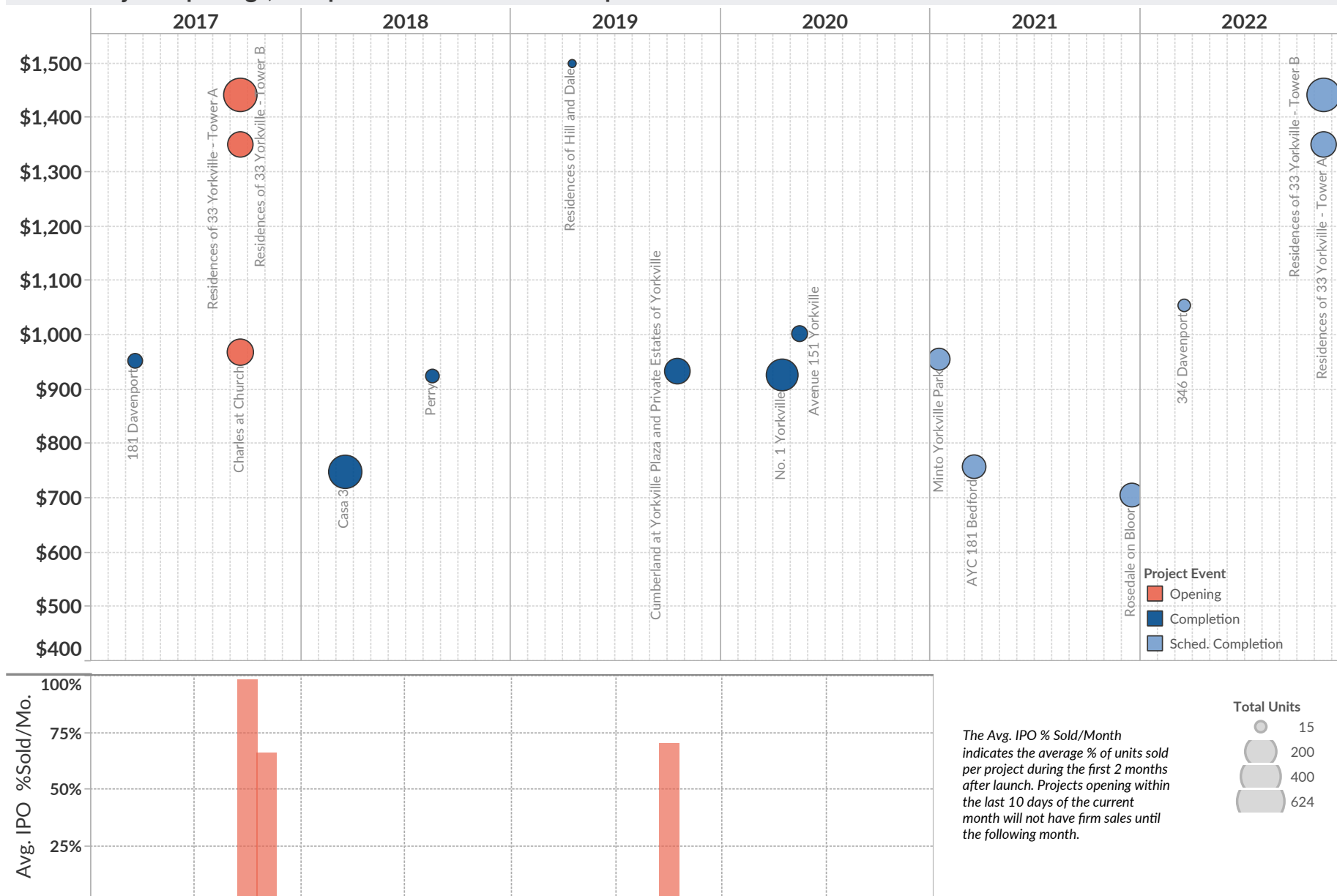
Development Applications		
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	24	419
Total Units	8,932	235,756
Min. Floor Space Index	0.6	0.1
Max. Floor Space Index	61.7	61.7
Avg. Floor Space Index	11.1	6.6

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



Bloor - Yorkville Submarket Report - August 2020

Recent Project Openings, Completions & Scheduled Completions



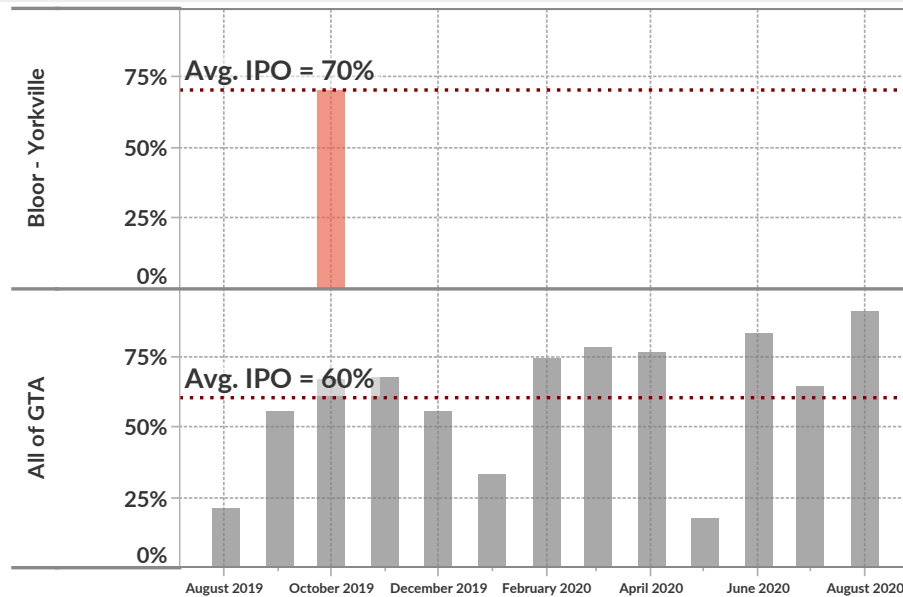
Bloor - Yorkville Submarket Report - August 2020

Project Data by Unit Type

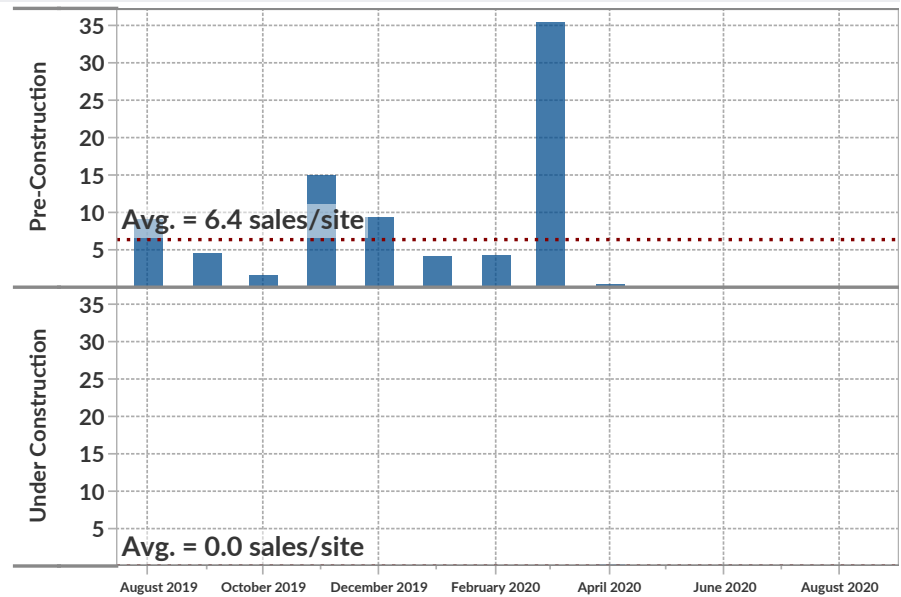
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	373	0	373	0
1 Bedroom	1,345	0	1,345	0
1 Bedroom + Den	1,165	2	1,147	18
2 Bedroom	1,661	0	1,597	64
2 Bedroom + Den	522	0	484	38
3 Bedroom & Up	228	0	183	45
Penthouse	17	1	11	6
Other	12	0	9	3

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,130	530	1,293	\$719,900	\$2,975,900
\$2,256	792	2,471	\$919,900	\$7,500,900
\$2,312	1,155	2,861	\$1,670,000	\$7,075,900
\$2,791	987	5,943	\$1,947,990	\$19,000,000
\$3,289	2,268	6,137	\$4,074,900	\$29,900,000
\$1,133	1,386	1,461	\$1,579,900	\$1,644,900

IPO Launch Performance (first 2 months)

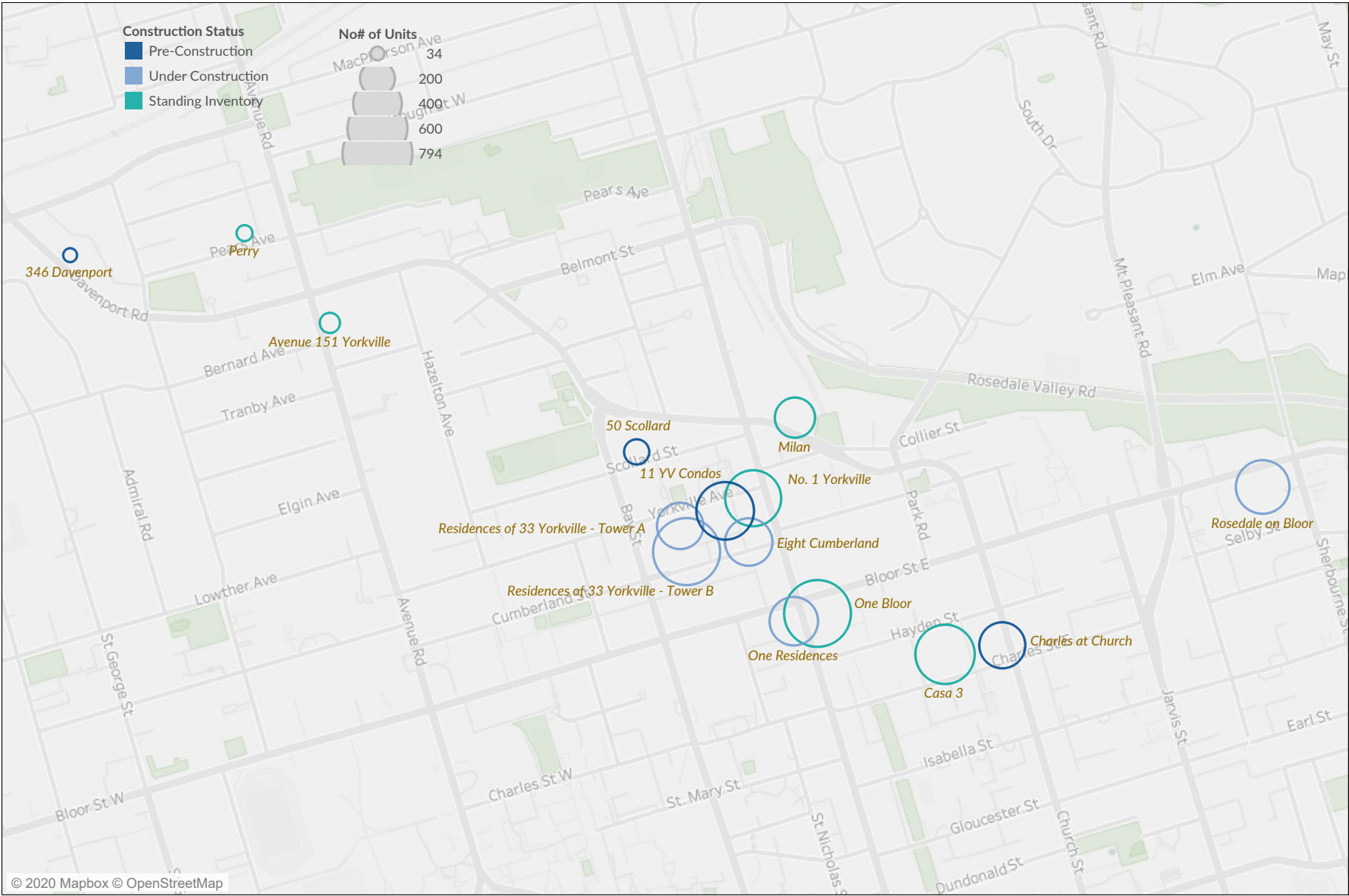


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - August 2020

Current Active Projects



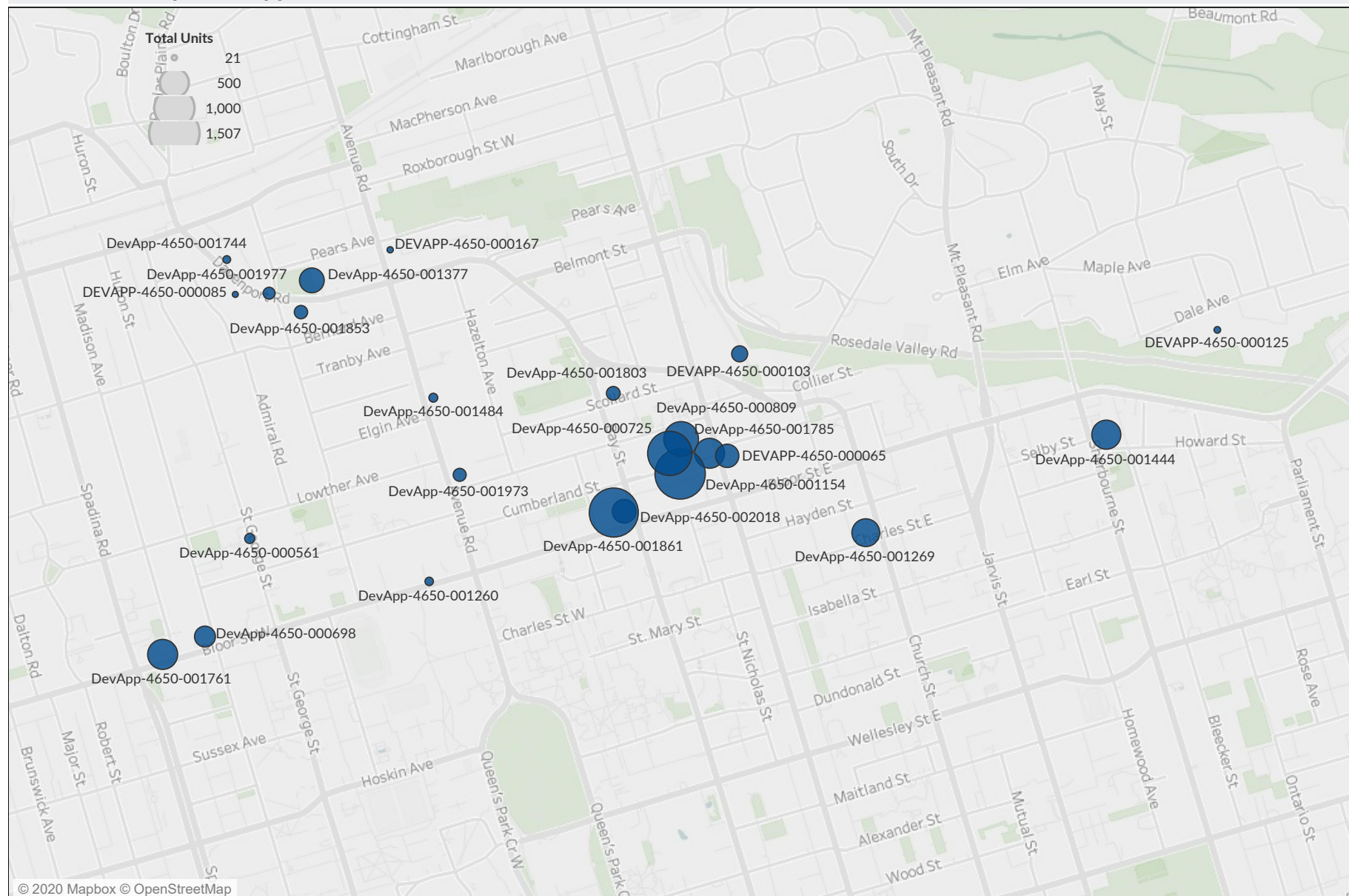
Bloor - Yorkville Submarket Report - August 2020

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
11 YV Condos - Metropia and Capital Developments and RioC..	Apartment	May 2024	0	97	12	586	\$1,705	\$2,397
50 Scollard - Lanterra Developments	Apartment	September 2023	0	2	47	112	\$2,581	\$2,735
346 Davenport - Freed Developments Ltd.	Apartment	March 2022	0	0	5	34	\$1,055	\$1,512
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	May 2020	0	3	8	72	\$1,003	\$1,898
Casa 3 - Cresford Developments	Apartment	March 2018	0	0	0	622	\$749	\$1,043
Charles at Church - Aspen Ridge Homes	Apartment	March 2023	0	0	0	375	\$969	\$1,048
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	January 2023	0	0	0	399	\$878	\$1,665
Milan - Conservatory Group	Apartment	September 2014	2	7	6	286	\$705	\$1,092
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	April 2020	0	0	5	555	\$927	\$2,119
One Bloor - Great Gulf	Apartment	May 2016	1	1	3	789	\$785	\$1,649
One Residences - Mizrahi Developments	Apartment	April 2023	0	0	84	416	\$1,864	\$2,645
Perry - Mansouri Living	Apartment	August 2018	0	3	4	45	\$925	\$1,458
Residences of 33 Yorkville - Tower A - Cresford Developments	Apartment	November 2022	0	0	0	380	\$1,351	\$1,326
Residences of 33 Yorkville - Tower B - Cresford Developments	Apartment	November 2022	0	0	0	794	\$1,442	\$1,459
Rosedale on Bloor - Gupta Group	Apartment	December 2021	0	0	0	508	\$706	\$696

Bloor - Yorkville Submarket Report - August 2020

Current Development Applications



Bloor - Yorkville Submarket Report - August 2020

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000065	767 - 773 Yonge Street	22.3	322
DEVAPP-4650-000085	321 Davenport Road	7.0	21
DEVAPP-4650-000103	874 - 878 Yonge Street; 3 - 11 Scollard Street	32.2	152
DEVAPP-4650-000125	5 - 9 Dale Avenue	2.4	26
DEVAPP-4650-000167	183 - 189 Avenue Road; 109 - 111 Pears Avenue	7.8	23
DevApp-4650-000561	64 Prince Arthur Avenue	10.9	60
DevApp-4650-000698	300 Bloor Street West	10.2	259
DevApp-4650-000725	37 Yorkville Avenue	3.0	1,166
DevApp-4650-000809	11 Yorkville Avenue	18.4	716
DevApp-4650-001154	2 Bloor Street West	31.1	1,507
DevApp-4650-001260	210 Bloor Street West	20.3	42
DevApp-4650-001269	68 Charles Street East	19.7	459
DevApp-4650-001377	250 Davenport Road	2.0	365
DevApp-4650-001444	603 Sherbourne Street	14.3	502
DevApp-4650-001484	89 Avenue Road	10.5	47
DevApp-4650-001744	342 Davenport Road	5.5	35
DevApp-4650-001761	316 Bloor Street West	20.8	535
DevApp-4650-001785	826 Yonge Street	20.6	531
DevApp-4650-001803	48 Scollard Street	13.3	112
DevApp-4650-001853	287 Davenport Road	7.3	106
DevApp-4650-001861	80 Bloor Street West	49.0	1,430
DevApp-4650-001973	33 Avenue Road	9.8	100
DevApp-4650-001977	314 Davenport Road	10.6	84
DevApp-4650-002018	1200 Bay Street	61.7	332

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 - August 2020

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	3	15	5,973	5,149	174	\$2,518	1,855	\$4,670,222	8,932
Central Waterfront	269	14	7,103	6,093	996	\$1,433	996	\$1,428,003	19,434
Don Mills - York Mills	11	11	3,267	2,961	149	\$960	1,283	\$1,231,624	11,337
Downtown Core	6	8	4,786	4,128	240	\$1,989	811	\$1,613,706	18,038
Downtown East	706	22	7,643	6,527	772	\$1,265	793	\$1,003,836	16,000
Downtown West	42	33	11,123	9,672	1,073	\$1,455	895	\$1,302,716	18,134
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	19	6	1,545	1,435	110	\$688	1,203	\$828,478	.
Mississauga City Centre	28	11	6,459	5,968	472	\$920	797	\$732,747	.
North Toronto	52	12	3,270	2,559	534	\$1,269	814	\$1,032,449	10,342
North Yonge Corridor	17	6	1,715	1,472	106	\$1,153	822	\$948,460	7,943
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	15	8	921	807	68	\$1,106	1,409	\$1,557,875	10,270
Not Applicable	1,234	171	33,377	26,912	4,626	\$805	922	\$742,134	83,024
Scarborough City Centre									2,245
Sheppard Corridor	149	14	3,833	3,360	469	\$1,119	917	\$1,026,098	7,376
Thornhill	37	6	1,651	1,368	283	\$1,069	1,199	\$1,281,510	.
Toronto East	1	13	1,360	1,148	171	\$991	929	\$920,472	3,051
Toronto West	17	14	2,613	2,149	390	\$1,133	945	\$1,070,592	11,491
Yonge - St. Clair	3	7	728	636	89	\$1,473	1,670	\$2,459,783	3,113

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