

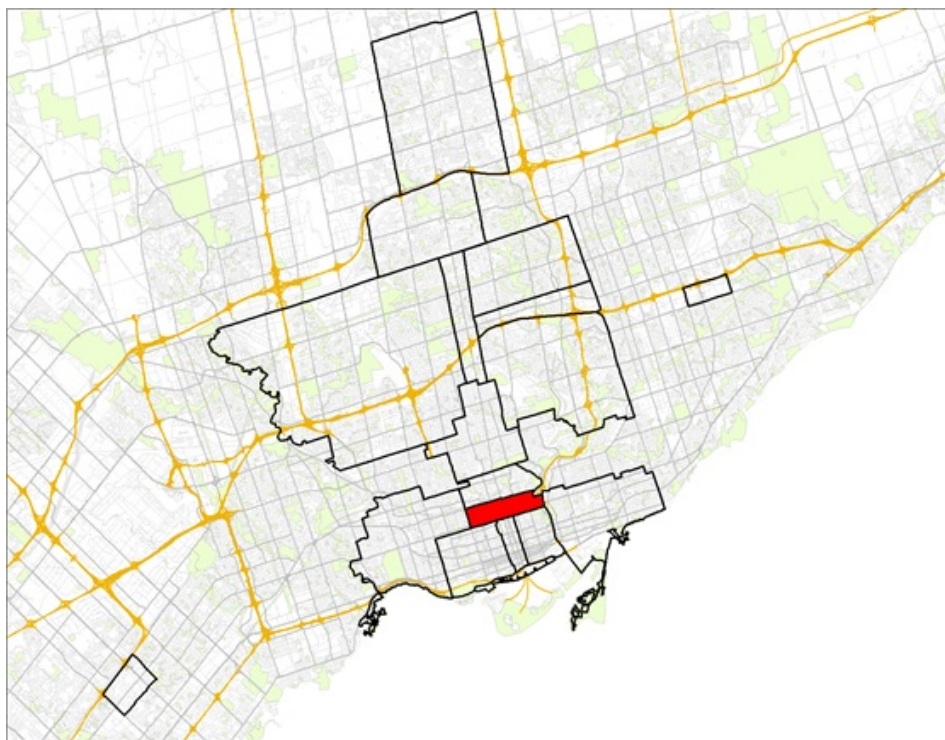


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of August 2021



Bloor - Yorkville Submarket Report - August 2021

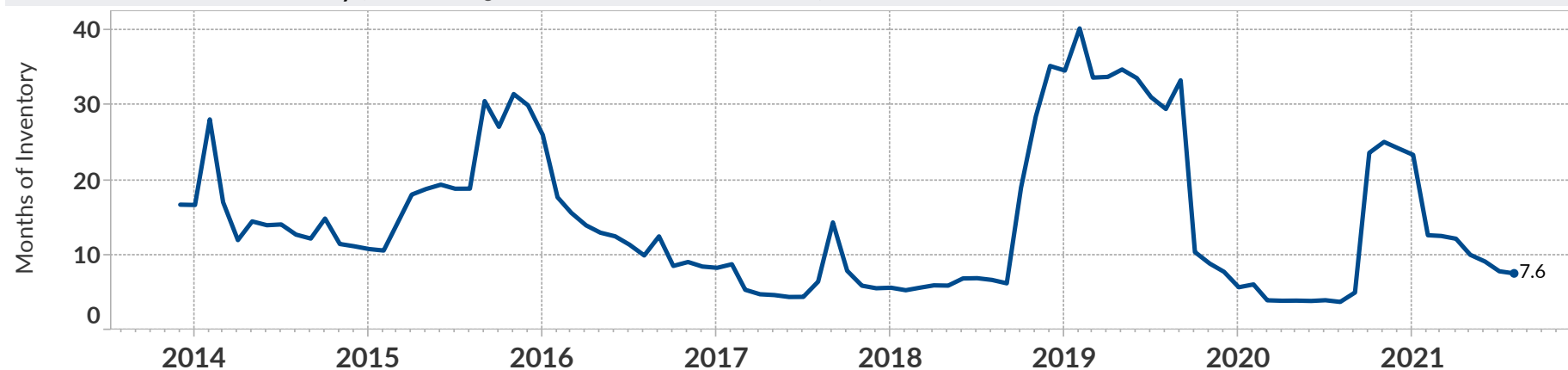


Bloor - Yorkville		GTA
Active Projects	15	338
Total Units	4,169	88,198
Total Sales	3,761	78,231
Rem. Inv.	408	9,967
Avg. \$/SF	\$2,323	\$1,235
Avg. Project \$/SF	\$2,079	\$1,119
Avg. SF	1,475	962
Avg. \$	\$3,427,383	\$1,188,107
Current Month Sales (incl. active & sold out)	136	3,162

Development Applications

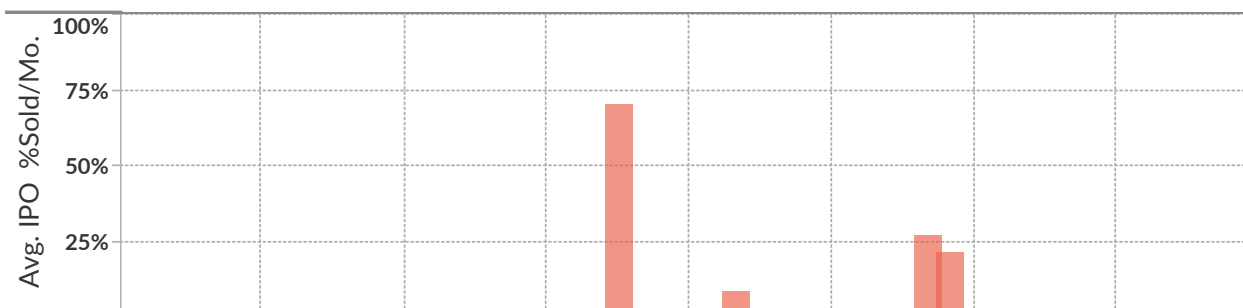
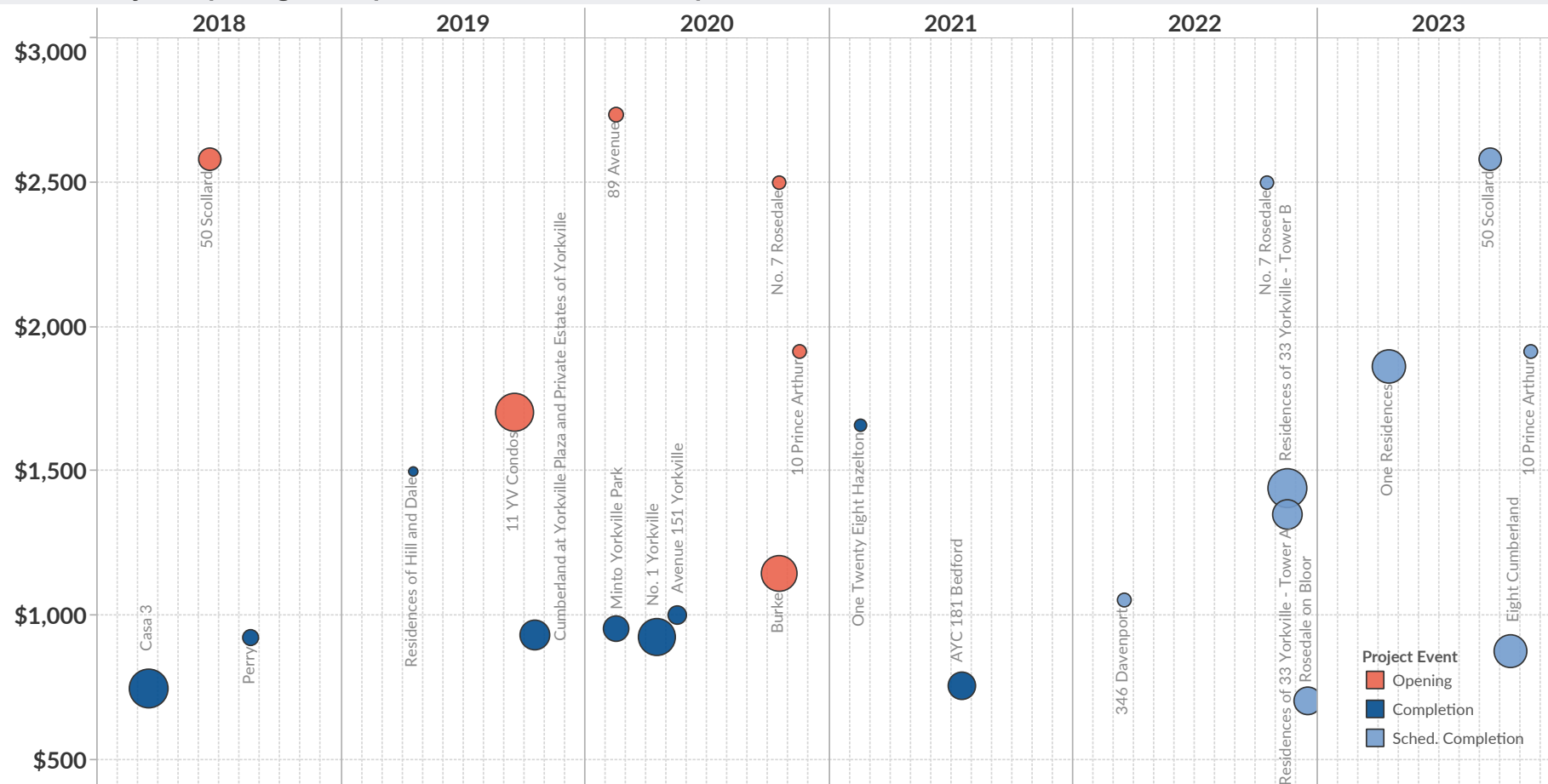
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	29	425
Total Units	8,470	219,211
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	61.7	61.7
Avg. Floor Space Index	12.8	7.3

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

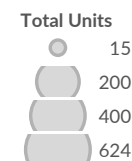


Bloor - Yorkville Submarket Report - August 2021

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



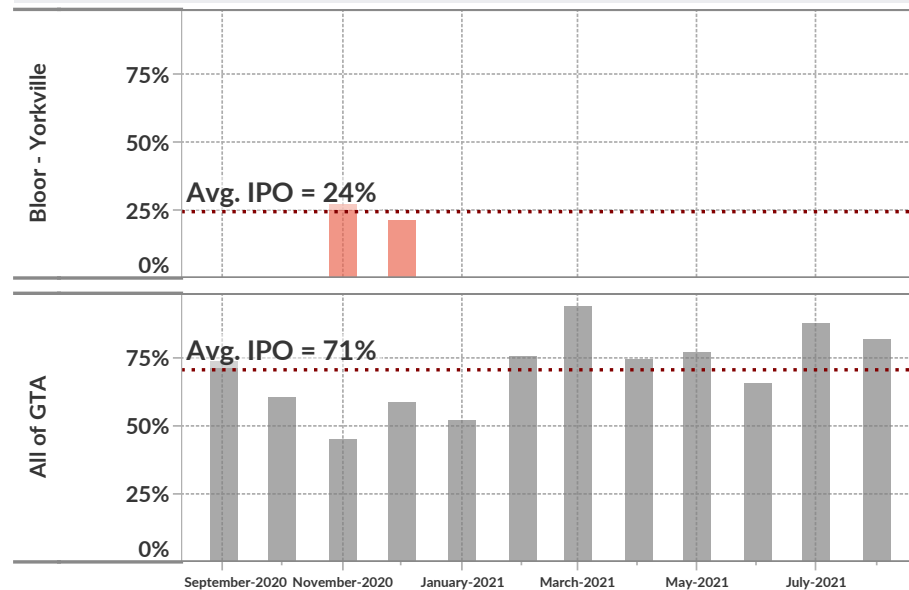
Bloor - Yorkville Submarket Report - August 2021

Project Data by Unit Type

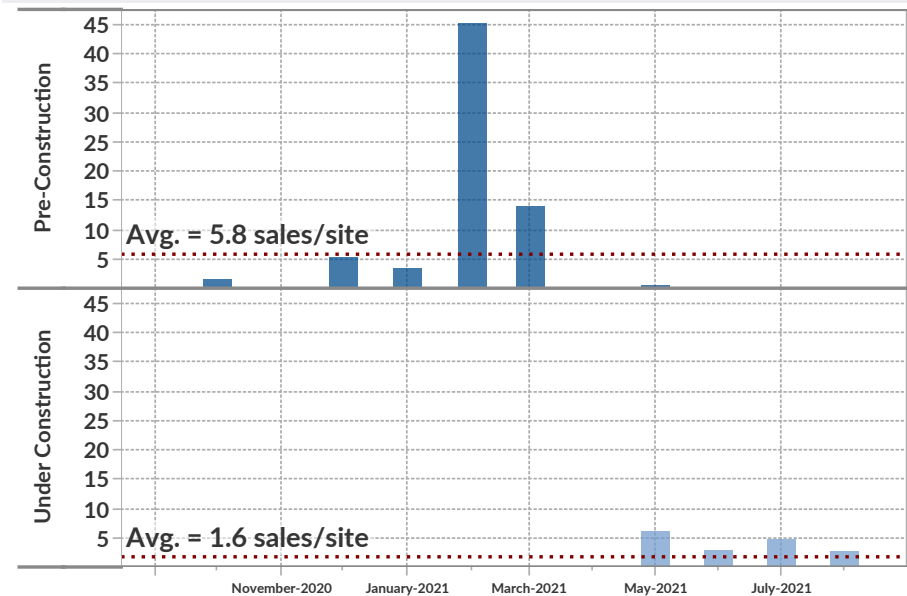
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	317	42	293	24
1 Bedroom	1,105	46	1,087	18
1 Bedroom + Den	997	3	983	14
2 Bedroom	1,183	34	1,025	158
2 Bedroom + Den	249	11	173	76
3 Bedroom & Up	292	0	191	101
Penthouse	22	0	9	13
Other	4	0	0	4

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,799	271	450	\$549,900	\$789,990
\$1,639	433	675	\$777,900	\$1,204,990
\$2,004	597	1,293	\$872,900	\$3,000,900
\$2,192	610	2,768	\$1,082,900	\$7,951,900
\$2,198	1,047	3,428	\$1,237,900	\$8,199,000
\$2,524	973	5,943	\$1,218,900	\$17,800,000
\$2,919	1,295	6,137	\$1,688,900	\$31,600,000
\$2,172	2,235	3,603	\$4,550,000	\$8,998,900

IPO Launch Performance (first 2 months)

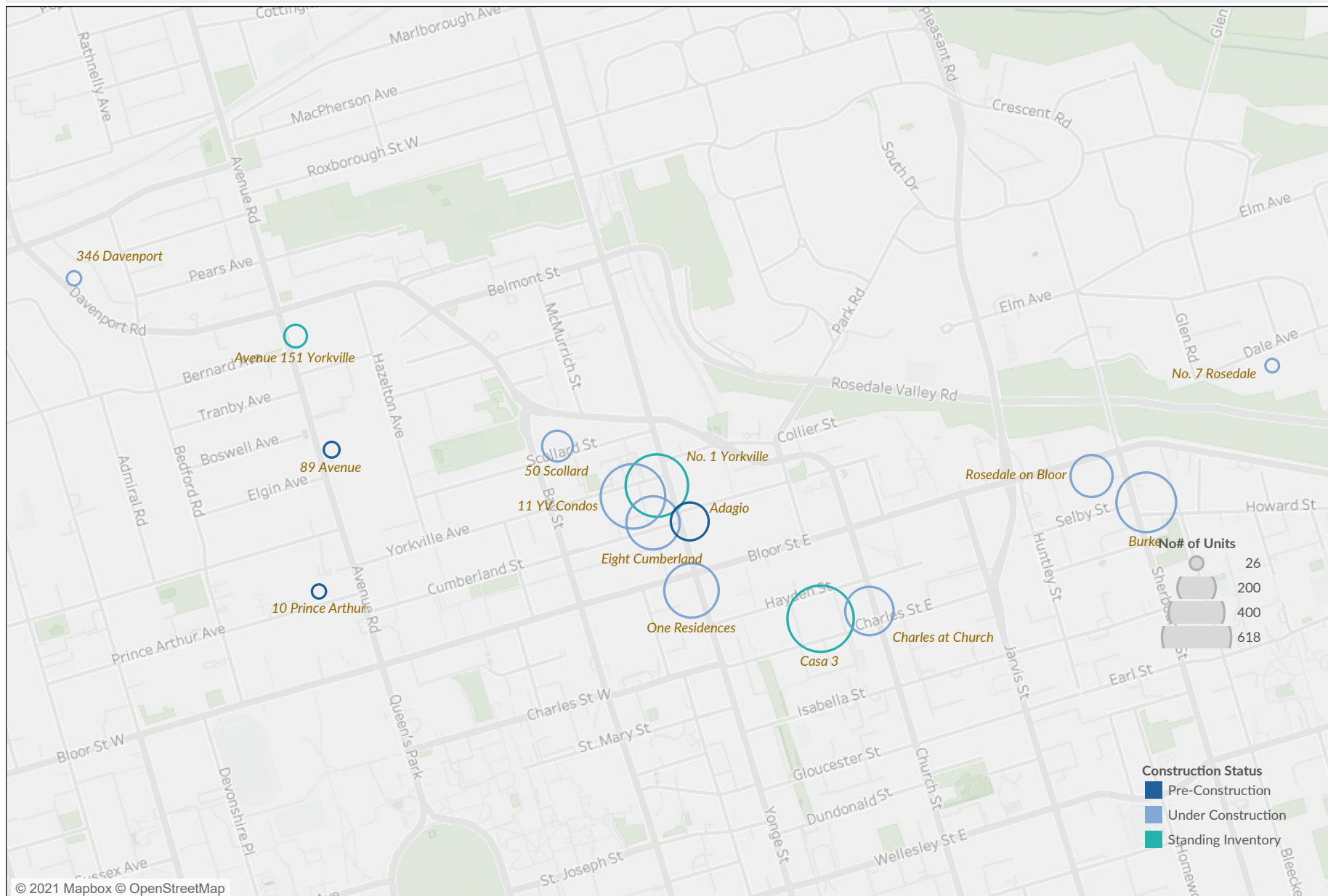


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - August 2021

Current Active Projects



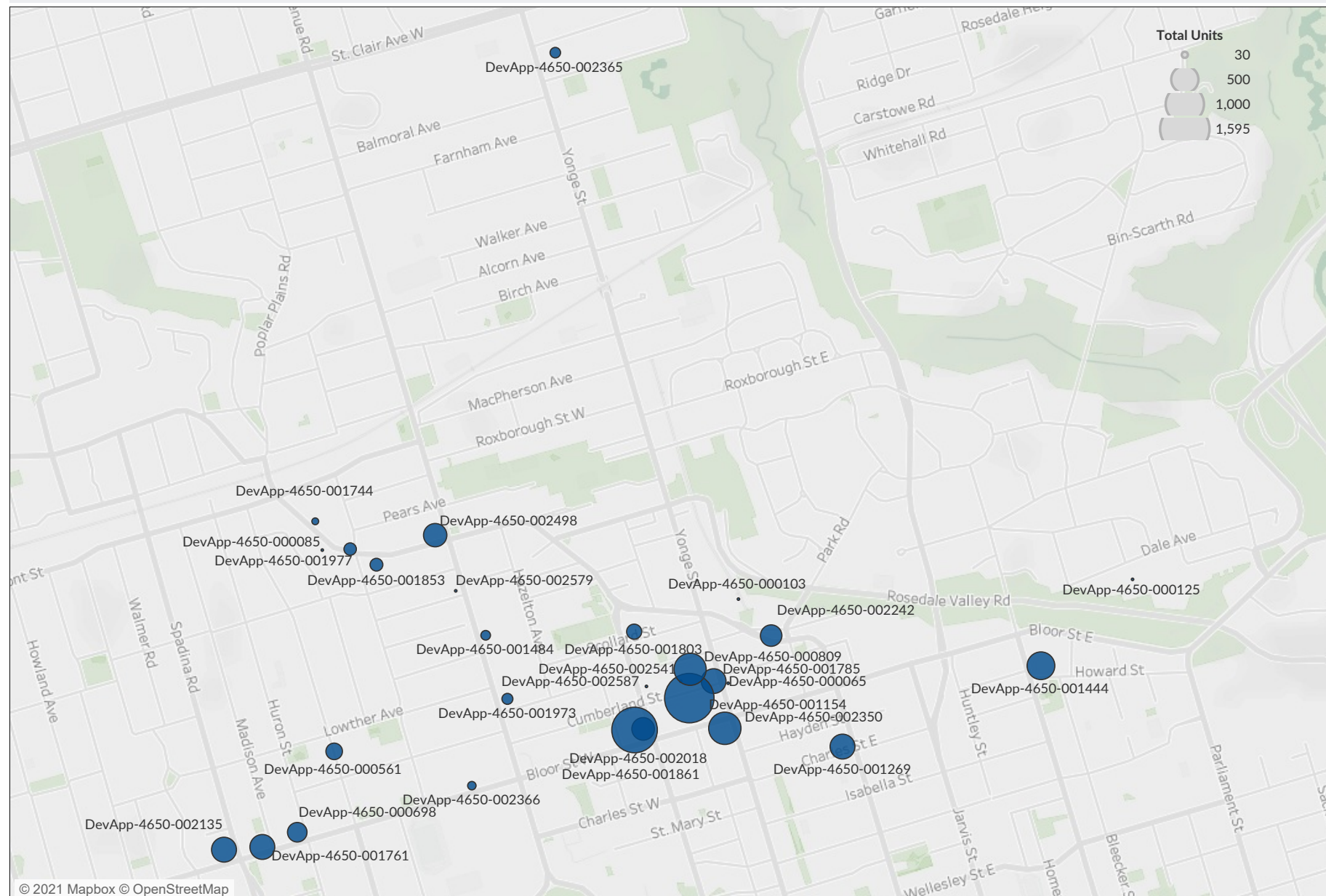
Bloor - Yorkville Submarket Report - August 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
10 Prince Arthur - North Drive	Apartment	November-2023	0	0	22	28	\$1,915	\$1,960
11 YV Condos - Metropia and Capital Developments and RioC...	Apartment	May-2024	0	2	8	586	\$1,705	\$2,335
50 Scollard - Lanterra Developments	Apartment	September-2023	3	14	54	133	\$2,581	\$2,674
89 Avenue - Armour Heights Developments	Apartment	March-2024	0	2	26	35	\$2,735	\$2,676
346 Davenport - Freed Developments Ltd.	Apartment	March-2022	0	0	0	29	\$1,055	\$1,512
Adagio - Menkes	Apartment	October-2024	121	121	81	202	\$1,852	\$1,850
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	May-2020	0	0	11	72	\$1,003	\$2,172
Burke - Concert Properties	Apartment	April-2025	10	246	97	500	\$1,147	\$1,193
Casa 3 - Cresford Developments	Apartment	March-2018	0	0	0	618	\$749	\$1,043
Charles at Church - Aspen Ridge Homes	Apartment	March-2024	0	0	0	330	\$969	\$1,048
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	October-2023	2	52	14	399	\$878	\$1,835
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	April-2020	0	0	5	547	\$927	\$2,126
No. 7 Rosedale - Platinum Vista Inc.	Apartment	October-2022	0	12	8	26	\$2,500	\$2,619
One Residences - Mizrahi Developments	Apartment	April-2023	0	2	82	416	\$1,864	\$3,024
Rosedale on Bloor - Gupta Group	Apartment	December-2022	0	0	0	248	\$706	\$696

Bloor - Yorkville Submarket Report - August 2021

Current Development Applications



Bloor - Yorkville Submarket Report - August 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000065	767 - 773 Yonge Street		
DevApp-4650-000085	321 Davenport Road		
DevApp-4650-000103	874 - 878 Yonge Street; 3 - 11 Scollard Street		
DevApp-4650-000125	5 - 9 Dale Avenue		
DevApp-4650-000561	64 Prince Arthur Avenue	10.9	178
DevApp-4650-000698	300 Bloor Street West	10.2	249
DevApp-4650-000809	11 Yorkville Avenue	18.4	674
DevApp-4650-001154	2 Bloor Street West	31.1	1,595
DevApp-4650-001269	68 Charles Street East	19.7	403
DevApp-4650-001444	603 Sherbourne Street	14.3	501
DevApp-4650-001484	89 Avenue Road	10.7	60
DevApp-4650-001744	342 Davenport Road	5.5	30
DevApp-4650-001761	316 Bloor Street West	19.9	403
DevApp-4650-001785	826 Yonge Street	19.8	399
DevApp-4650-001803	48 Scollard Street	13.3	148
DevApp-4650-001853	287 Davenport Road	7.3	106
DevApp-4650-001861	80 Bloor Street West	49.0	1,356
DevApp-4650-001973	33 Avenue Road	9.9	78
DevApp-4650-001977	314 Davenport Road	10.5	100
DevApp-4650-002018	1200 Bay Street	61.7	332
DevApp-4650-002135	334 Bloor Street West	9.1	404
DevApp-4650-002242	717 Church Street	20.8	300
DevApp-4650-002350	1 Bloor Street West	3.1	681
DevApp-4650-002365	11 Pleasant Boulevard	9.4	72
DevApp-4650-002366	208 Bloor Street West	17.1	46
DevApp-4650-002498	148 Avenue Road	13.1	355
DevApp-4650-002541	37 Yorkville Avenue		
DevApp-4650-002579	110 Avenue Road		
DevApp-4650-002587	1235 Bay Street		

Bloor - Yorkville Submarket Report - August 2021

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	● 136	● 15	● 4,169	● 3,761	● 408	● \$2,323	● 1,475	● \$3,427,383	● 8,470
Central Waterfront	● 18	● 9	● 4,708	● 3,989	● 719	● \$1,528	● 1,081	● \$1,652,284	● 9,248
Don Mills - York Mills	● 24	● 13	● 3,706	● 3,437	● 269	● \$1,017	● 1,020	● \$1,037,452	● 12,829
Downtown Core	● 9	● 8	● 4,591	● 4,337	● 254	● \$1,829	● 820	● \$1,499,332	● 16,410
Downtown East	● 286	● 21	● 7,427	● 6,750	● 677	● \$1,282	● 807	● \$1,034,099	● 13,132
Downtown West	● 20	● 25	● 8,318	● 7,428	● 890	● \$1,502	● 923	● \$1,386,513	● 16,825
Etobicoke Waterfront	● 13	● 1	● 503	● 494	● 9	● \$1,398	● 616	● \$861,650	● 12,731
Highway7 - Yonge	● 55	● 6	● 1,384	● 1,270	● 114	● \$816	● 1,197	● \$977,116	● 5,860
Mississauga City Centre	● 528	● 13	● 7,923	● 7,404	● 519	● \$1,057	● 852	● \$900,441	● 206
North Toronto	● 13	● 16	● 3,747	● 3,303	● 444	● \$1,358	● 928	● \$1,259,939	● 19,046
North Yonge Corridor	● 11	● 4	● 1,146	● 1,111	● 35	● \$1,229	● 841	● \$1,033,361	● 77,857
North York East	● 0	● 2	● 527	● 525	● 2	● \$949	● 1,028	● \$974,900	● 3,039
North York West	● 7	● 9	● 1,055	● 860	● 195	● \$1,280	● 1,641	● \$2,099,767	● 6,950
Not Applicable	● 1,943	● 138	● 28,370	● 24,381	● 3,989	● \$905	● 880	● \$796,052	● 2,916
Scarborough City Centre									● 13,761
Sheppard Corridor	● 12	● 11	● 2,426	● 2,173	● 253	● \$1,114	● 1,026	● \$1,143,916	● 3,470
Thornhill	● 15	● 8	● 1,967	● 1,771	● 196	● \$1,068	● 1,191	● \$1,271,341	
Toronto East	● 21	● 12	● 1,461	● 1,340	● 121	● \$1,086	● 935	● \$1,015,152	
Toronto West	● 49	● 19	● 3,724	● 3,104	● 620	● \$1,210	● 926	● \$1,120,422	
Yonge - St. Clair	● 2	● 8	● 1,046	● 793	● 253	● \$1,679	● 1,249	● \$2,097,405	

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