

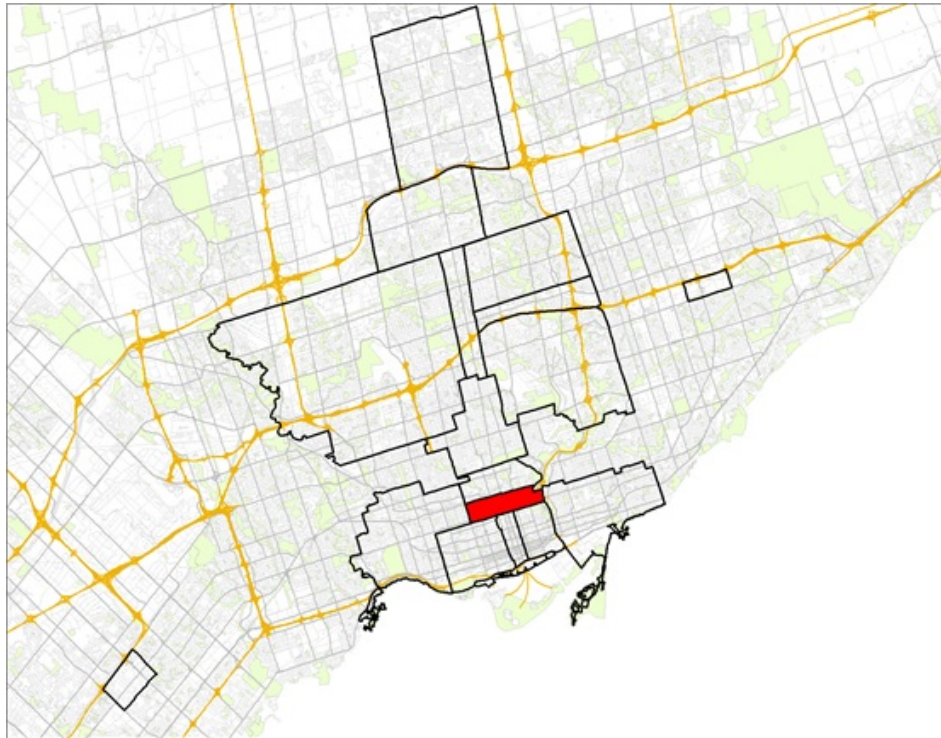


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of October 2021



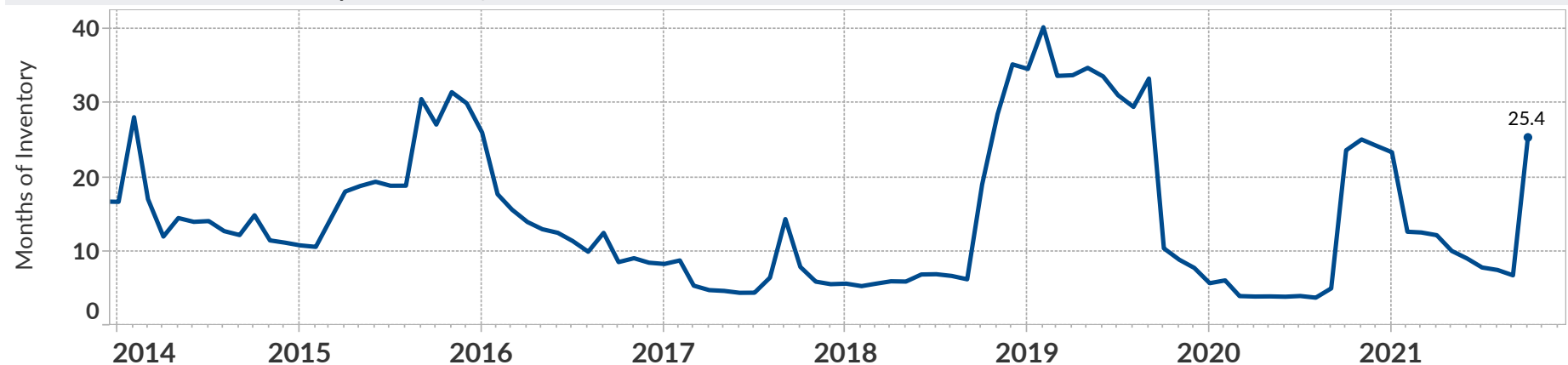
Bloor - Yorkville Submarket Report - October 2021



Bloor - Yorkville		GTA
Active Projects	18	354
Total Units	5,500	91,632
Total Sales	3,965	79,659
Rem. Inv.	1,535	11,973
Avg. \$/SF	\$2,151	\$1,323
Avg. Project \$/SF	\$2,053	\$1,136
Avg. SF	876	901
Avg. \$	\$1,884,236	\$1,192,469
Current Month Sales (incl. active & sold out)	185	3,168

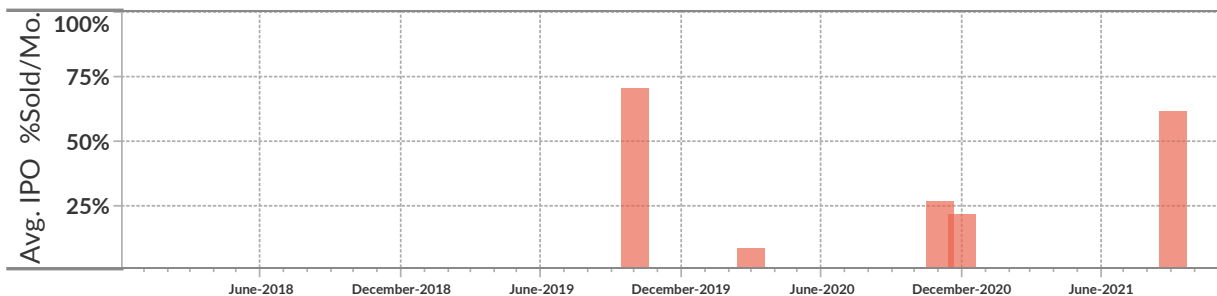
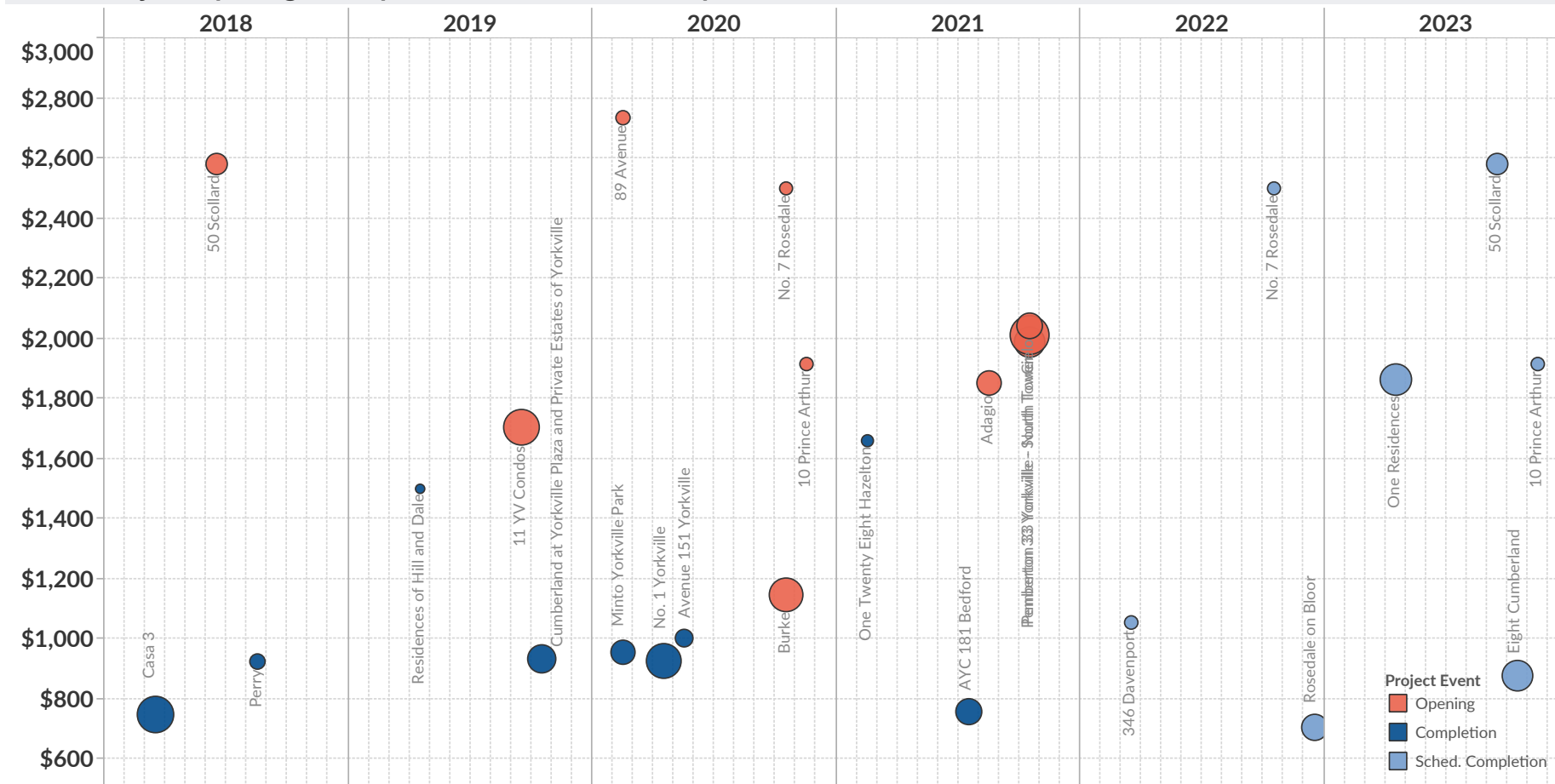
Development Applications		
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	29	589
Total Units	20,583	602,633
Min. Density	0.6	0.0
Max. Density	61.7	620.0
Avg. Density	12.1	7.7

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

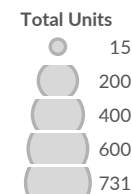


Bloor - Yorkville Submarket Report - October 2021

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.



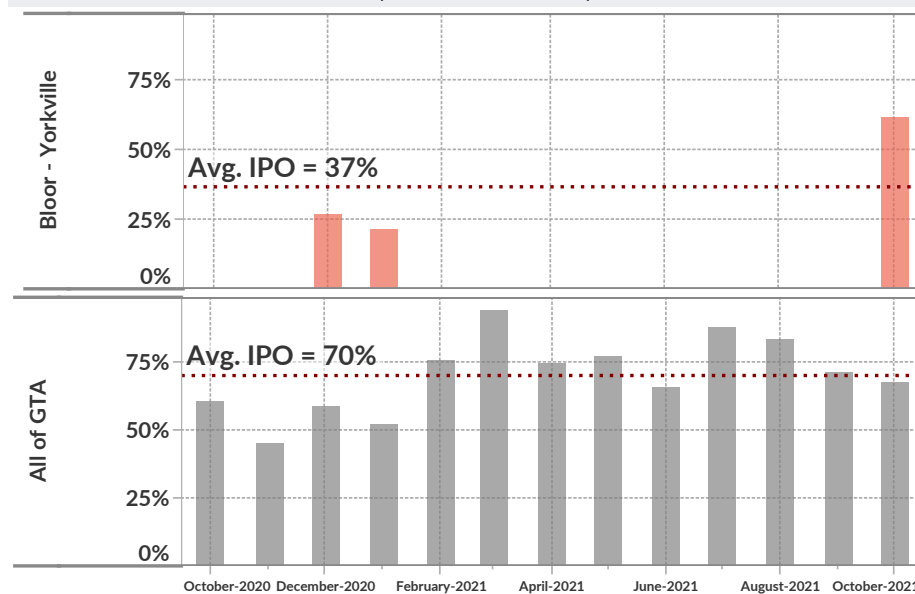
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Project Data by Unit Type

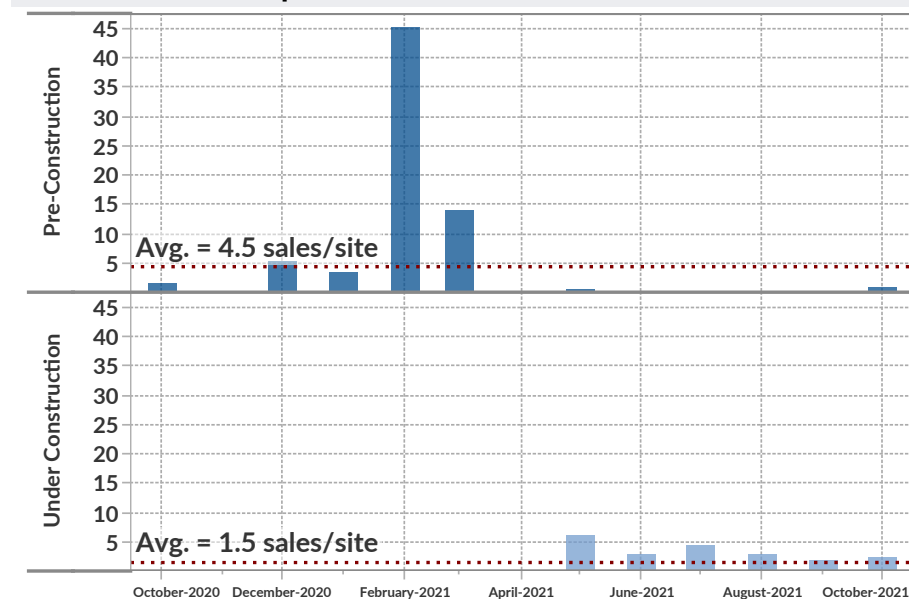
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	317	3	297	20
1 Bedroom	1,505	60	1,148	357
1 Bedroom + Den	1,260	49	1,037	223
2 Bedroom	1,758	44	1,076	682
2 Bedroom + Den	311	19	184	127
3 Bedroom & Up	323	10	214	109
Penthouse	22	0	9	13
Other	4	0	0	4

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,807	271	450	\$549,900	\$789,990
\$2,019	365	675	\$777,990	\$1,204,990
\$2,035	498	1,293	\$1,001,000	\$3,025,900
\$2,058	560	2,768	\$1,082,900	\$7,951,900
\$2,131	726	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)

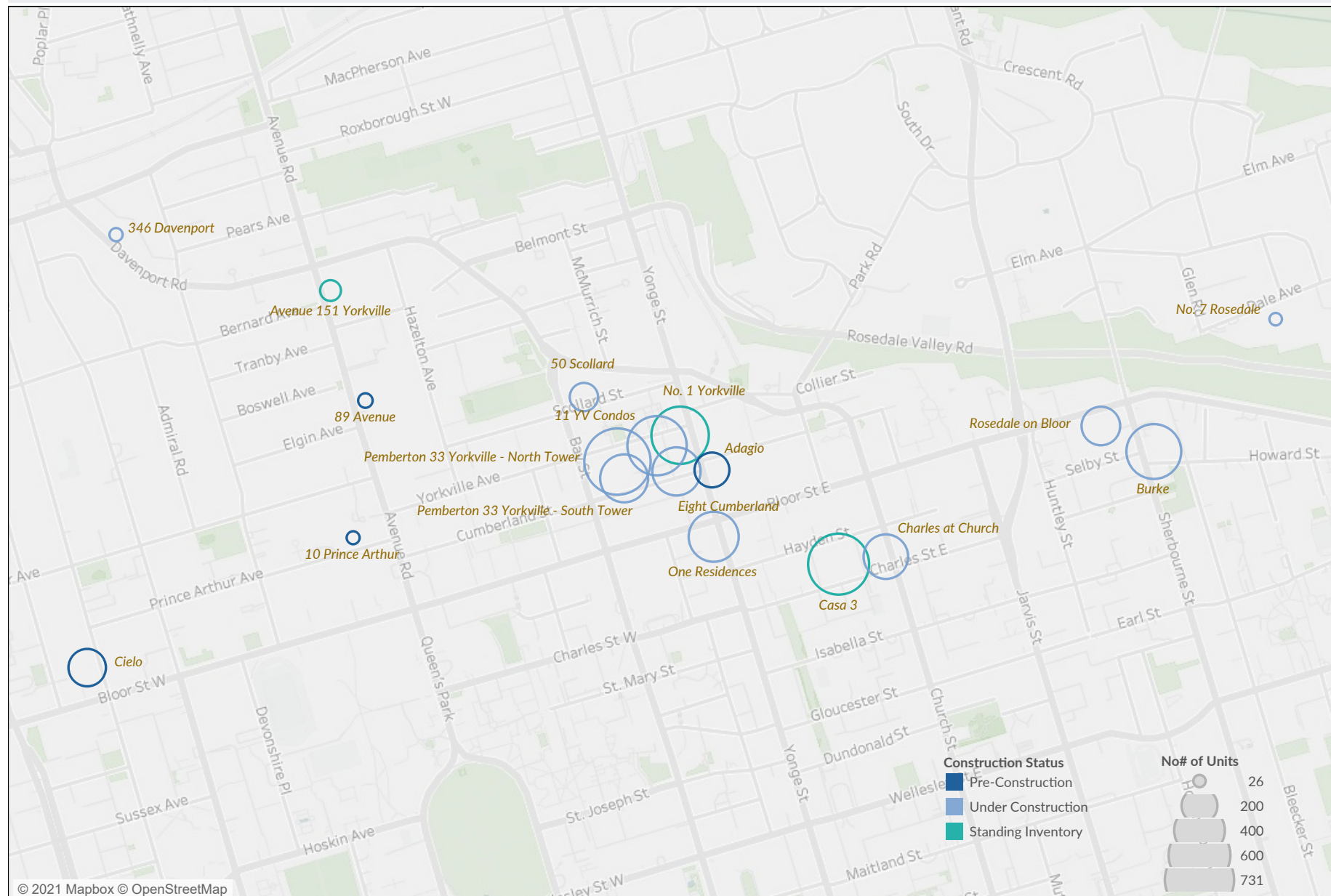


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - October 2021

Current Active Projects



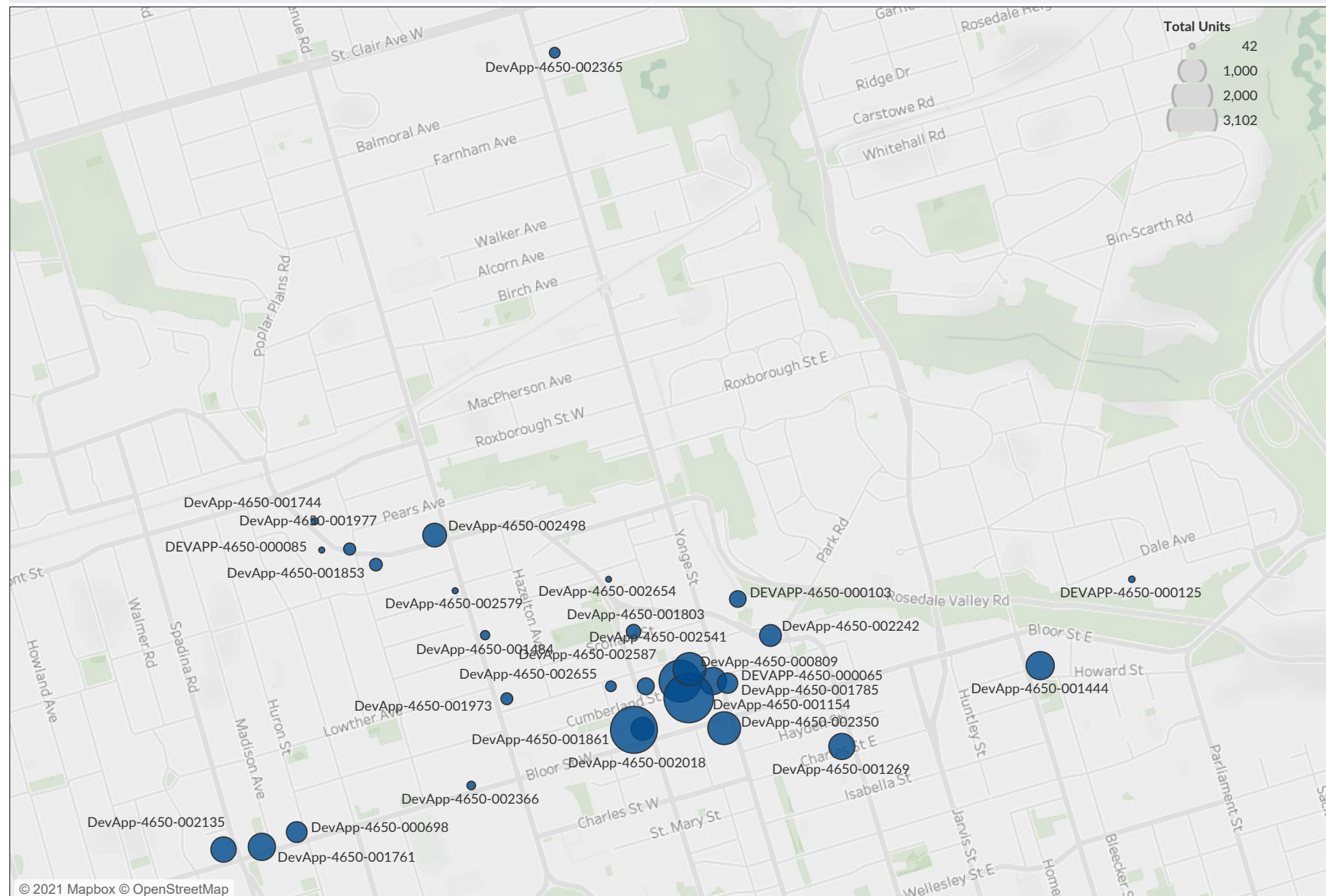
Bloor - Yorkville Submarket Report - October 2021

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	4	4	584	\$1,705	\$2,625
50 Scollard - Lanterra Developments	Apartment	September-2023	3	20	48	133	\$2,581	\$2,685
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	3	128	74	202	\$1,852	\$1,851
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	May-2020	0	1	10	72	\$1,003	\$1,715
Burke - Concert Properties	Apartment	April-2025	9	265	78	500	\$1,147	\$1,172
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
Cielo - Collecdev	Apartment	March-2026	170	170	63	233	\$2,043	\$2,040
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	October-2023	0	53	0	386	\$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	10	10	26	\$2,500	\$2,579
One Residences - Mizrahi Developments	Apartment	April-2023	0	2	82	416	\$1,864	\$3,024
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February-2027	0	0	731	731	\$2,012	\$2,012
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February-2027	0	0	382	382	\$1,989	\$1,989
Rosedale on Bloor - Gupta Group	Apartment	December-2022	0	0	0	248	\$706	\$696

Bloor - Yorkville Submarket Report - October 2021

Current Development Applications



Bloor - Yorkville Submarket Report - October 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000065	767 - 773 Yonge Street	22.4	524
DEVAPP-4650-000085	321 Davenport Road	7.0	44
DEVAPP-4650-000103	874 - 878 Yonge Street; 3 - 11 Scollard Street	32.2	346
DEVAPP-4650-000125	5 - 9 Dale Avenue	2.4	52
DevApp-4650-000698	300 Bloor Street West	10.2	543
DevApp-4650-000809	11 Yorkville Avenue	18.4	1,390
DevApp-4650-001154	2 Bloor Street West	31.1	3,102
DevApp-4650-001269	68 Charles Street East	19.7	862
DevApp-4650-001444	603 Sherbourne Street	14.3	1,003
DevApp-4650-001484	89 Avenue Road	10.7	107
DevApp-4650-001744	342 Davenport Road	5.5	65
DevApp-4650-001761	316 Bloor Street West	19.9	938
DevApp-4650-001785	826 Yonge Street	19.8	930
DevApp-4650-001803	48 Scollard Street	13.3	260
DevApp-4650-001853	287 Davenport Road	6.7	202
DevApp-4650-001861	80 Bloor Street West	48.0	2,786
DevApp-4650-001973	33 Avenue Road	9.9	178
DevApp-4650-001977	314 Davenport Road	10.5	184
DevApp-4650-002018	1200 Bay Street	61.7	664
DevApp-4650-002135	334 Bloor Street West	9.1	808
DevApp-4650-002242	717 Church Street	20.8	600
DevApp-4650-002350	1 Bloor Street West	3.1	1,362
DevApp-4650-002366	208 Bloor Street West	17.1	92
DevApp-4650-002498	148 Avenue Road	13.1	710
DevApp-4650-002541	37 Yorkville Avenue	18.3	2,245
DevApp-4650-002579	110 Avenue Road	3.7	44
DevApp-4650-002587	1235 Bay Street	16.1	357
DevApp-4650-002654	100 Davenport Road	8.3	42
DevApp-4650-002655	69 Yorkville Avenue	21.0	143

Bloor - Yorkville Submarket Report - October 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	185	18	5,500	3,965	1,535	\$2,151	876	\$1,884,236	20,583
Central Waterfront	29	9	4,708	4,043	665	\$1,565	1,074	\$1,680,508	38,576
Don Mills - York Mills	7	12	3,368	3,157	211	\$987	1,099	\$1,084,331	27,166
Downtown Core	21	7	3,756	3,562	194	\$1,898	875	\$1,661,367	39,519
Downtown East	298	22	7,812	6,933	879	\$1,296	752	\$974,044	33,489
Downtown West	74	26	8,763	7,603	1,160	\$1,485	837	\$1,243,666	37,171
Etobicoke Waterfront	3	1	503	497	6	\$1,429	466	\$665,900	15,600
Highway7 - Yonge	187	7	1,775	1,645	130	\$896	951	\$851,963	31,788
Mississauga City Centre	47	12	7,424	7,047	377	\$1,056	870	\$918,561	13,261
North Toronto	63	18	4,044	3,377	667	\$1,345	971	\$1,305,863	412
North Yonge Corridor	87	5	1,540	1,311	229	\$1,403	717	\$1,006,634	40,355
North York East	0	2	527	526	1	\$949	1,028	\$974,900	209,731
North York West	220	10	1,522	1,249	273	\$1,275	1,246	\$1,587,983	20,900
Not Applicable	1,854	148	29,867	25,422	4,445	\$962	850	\$817,394	13,104
Scarborough City Centre									15,227
Sheppard Corridor	15	10	2,214	2,003	211	\$1,129	1,021	\$1,153,064	38,435
Thornhill	20	7	1,659	1,498	161	\$1,058	1,205	\$1,274,913	7,316
Toronto East	6	12	1,521	1,449	72	\$1,180	1,056	\$1,246,149	
Toronto West	50	20	4,080	3,561	519	\$1,208	959	\$1,157,958	
Yonge - St. Clair	2	8	1,049	811	238	\$1,920	1,384	\$2,657,583	

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