

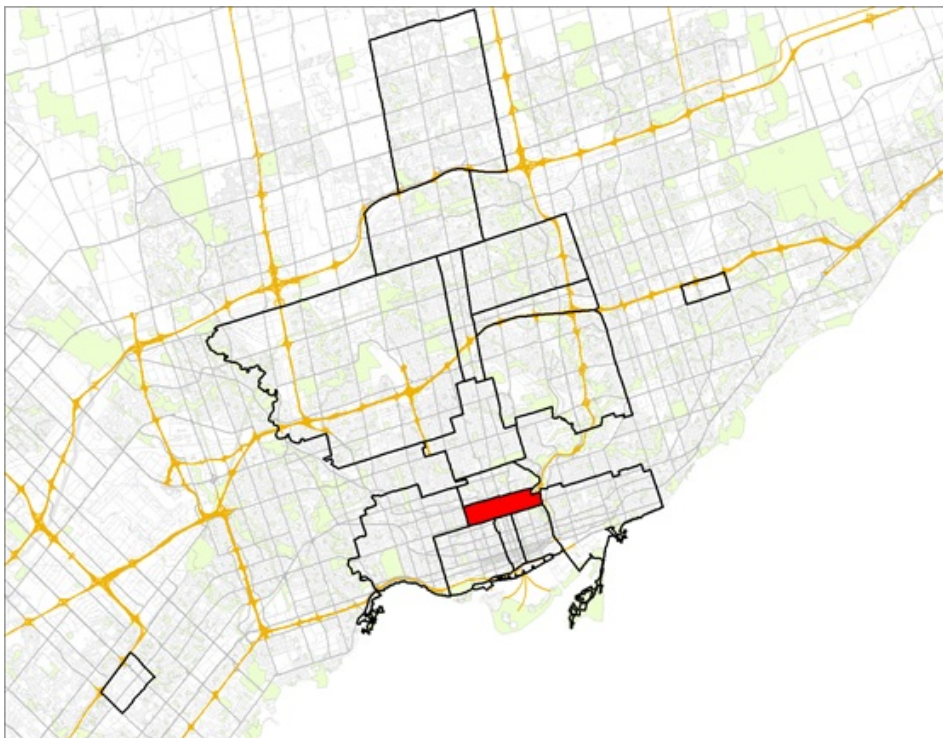


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of November 2021



Bloor - Yorkville Submarket Report - November 2021

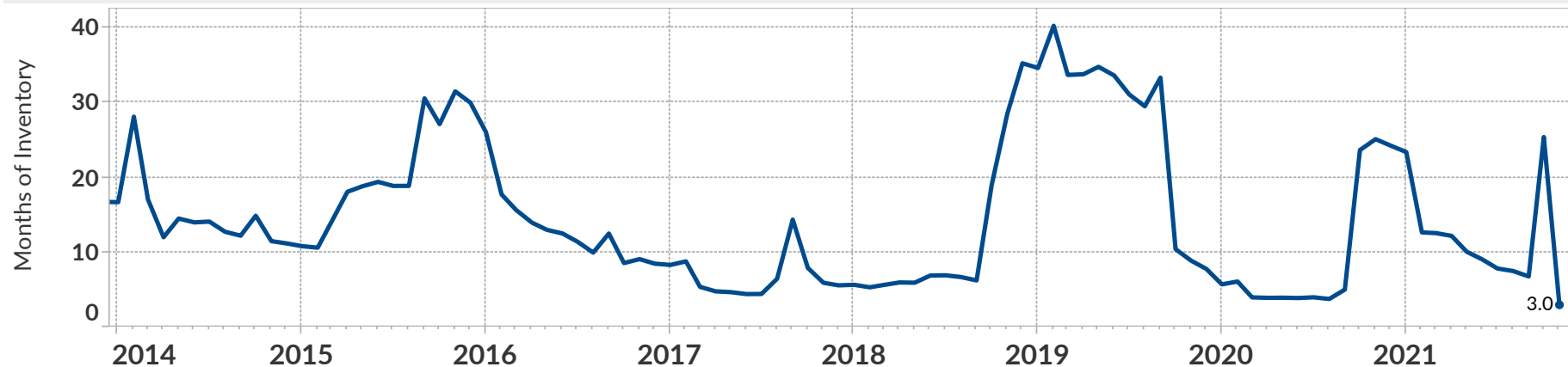


Bloor - Yorkville		GTA
Distinct count of Site Name	18	353
No. of Units	5,202	92,006
Total Sales	4,820	81,793
Act Inv	382	10,213
Avg. \$/sf	\$2,344	\$1,284
Avg. Project \$/SF	\$2,062	\$1,152
Avg. SF	1,493	944
Avg. \$	\$3,499,816	\$1,211,826
No Measure Value	855	4,274

Development Applications

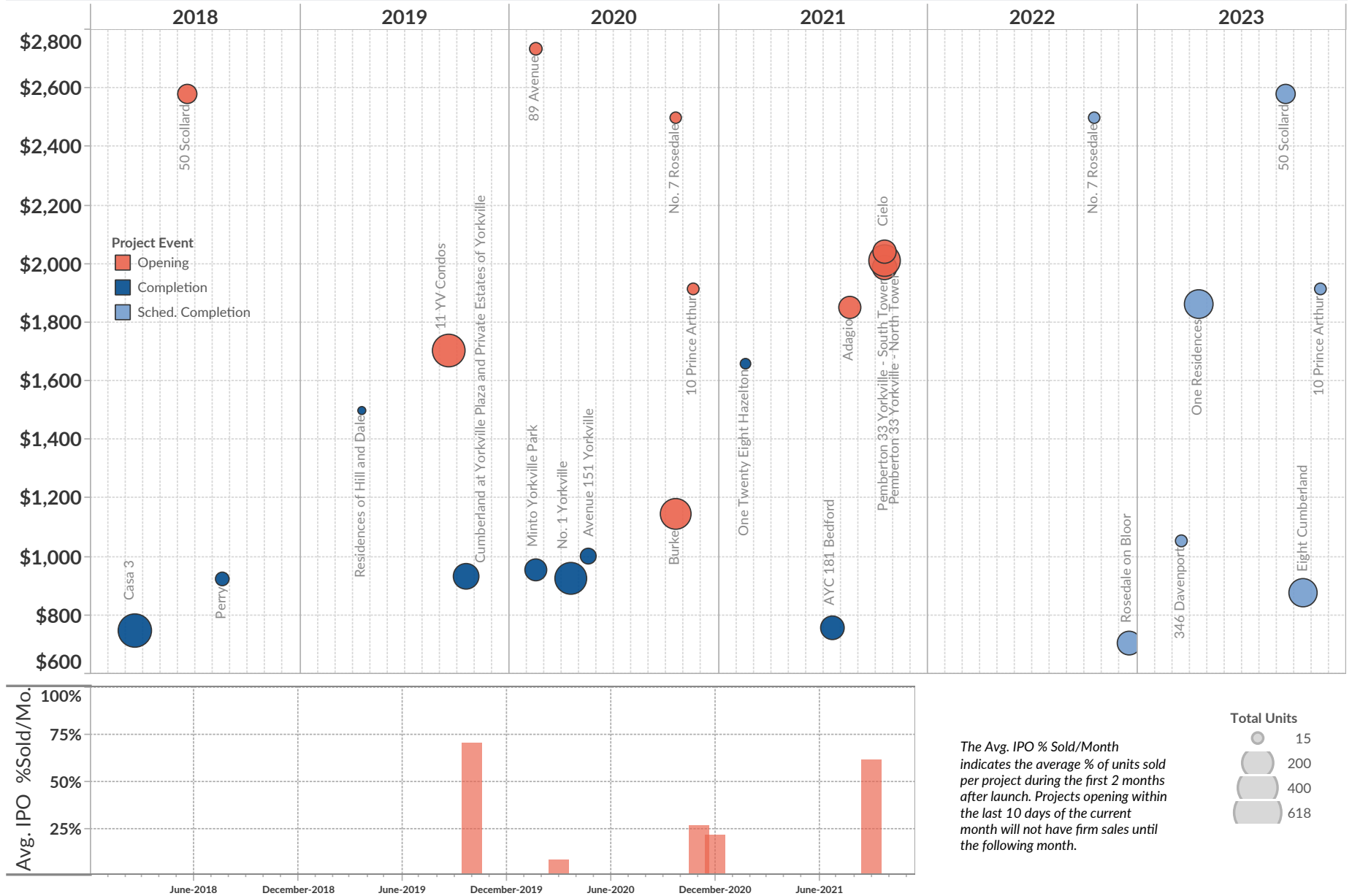
Bloor - Yorkville		City of Toronto
Number of Dev. Apps.	32	611
Total Units	22,486	620,533
Min. Density	0.6	0.0
Max. Density	61.7	620.0
Avg. Density	12.0	7.8

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



Bloor - Yorkville Submarket Report - November 2021

Recent Project Openings, Completions & Scheduled Completions



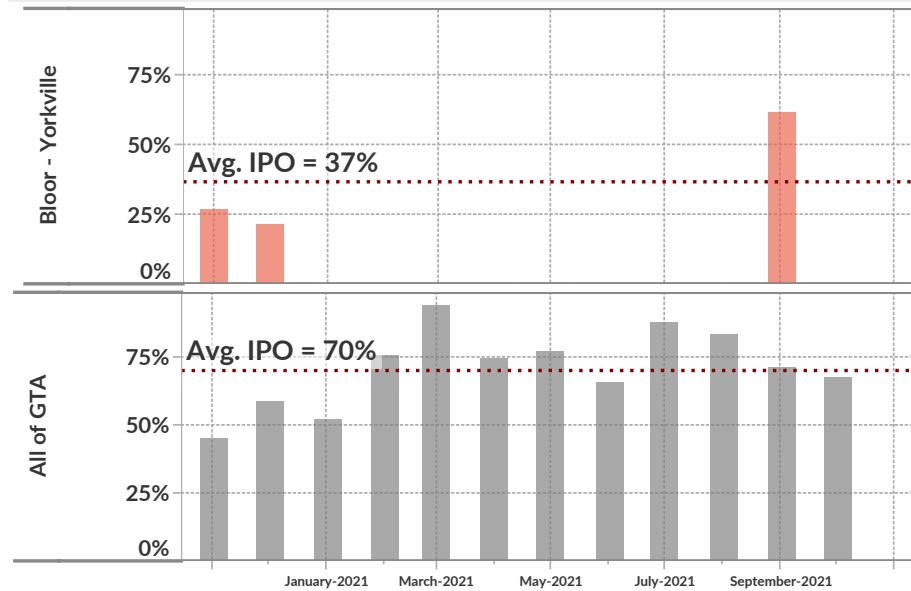
Bloor - Yorkville Submarket Report - November 2021

Project Data by Unit Type

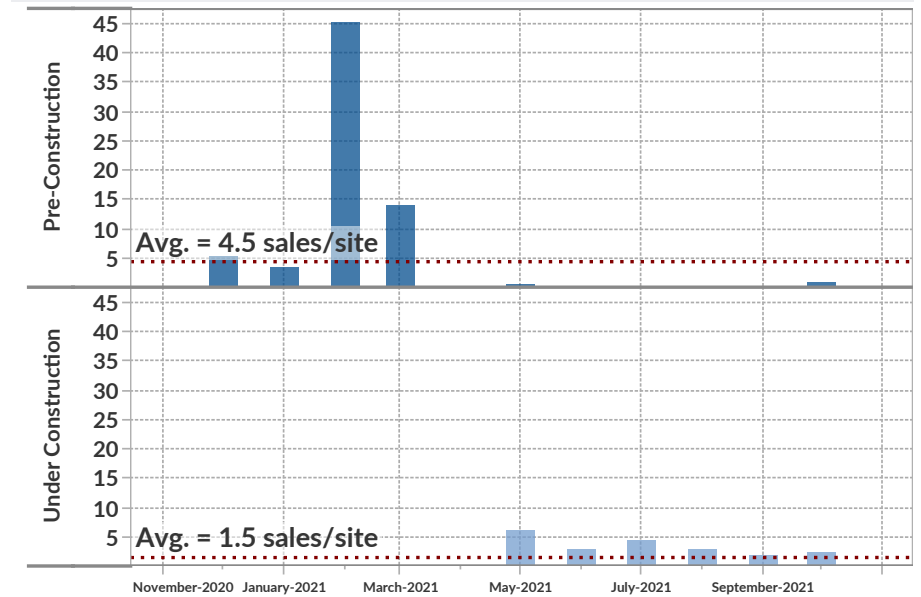
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	317	0	297	20
1 Bedroom	1,437	283	1,431	6
1 Bedroom + Den	1,226	181	1,218	8
2 Bedroom	1,578	355	1,430	148
2 Bedroom + Den	294	24	209	85
3 Bedroom & Up	324	11	225	99
Penthouse	22	1	10	12
Other	4	0	0	4

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,967	271	450	\$549,900	\$888,990
\$1,827	445	659	\$787,900	\$1,268,990
\$2,279	502	1,293	\$1,086,000	\$3,025,900
\$2,215	610	2,768	\$1,082,900	\$7,951,900
\$2,199	726	3,428	\$1,237,900	\$8,699,000
\$2,516	973	5,943	\$1,218,900	\$17,775,000
\$2,999	1,295	6,137	\$1,688,900	\$31,620,900
\$2,172	2,235	3,603	\$4,550,000	\$8,998,900

IPO Launch Performance (first 2 months)

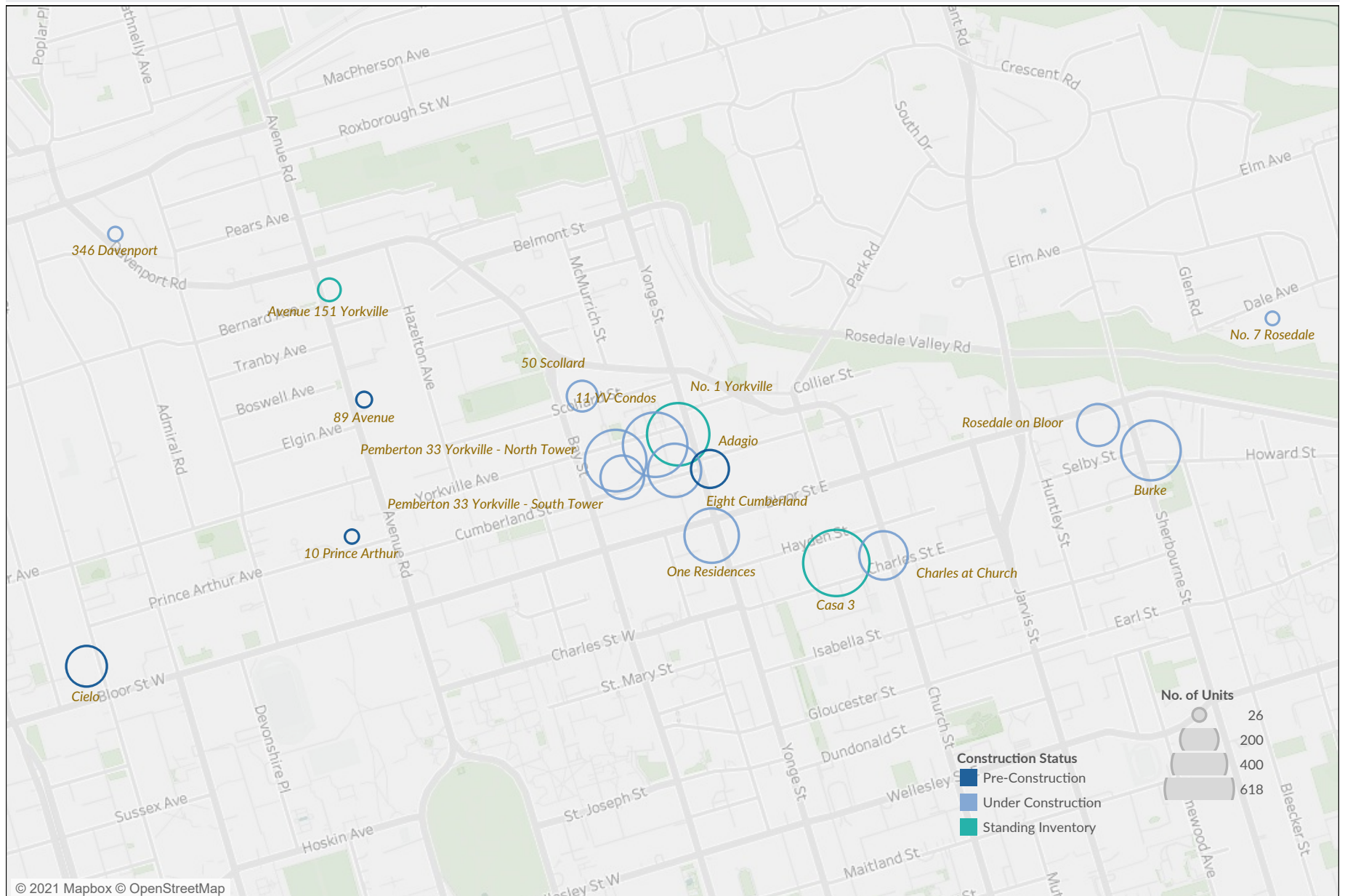


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - November 2021

Current Active Projects



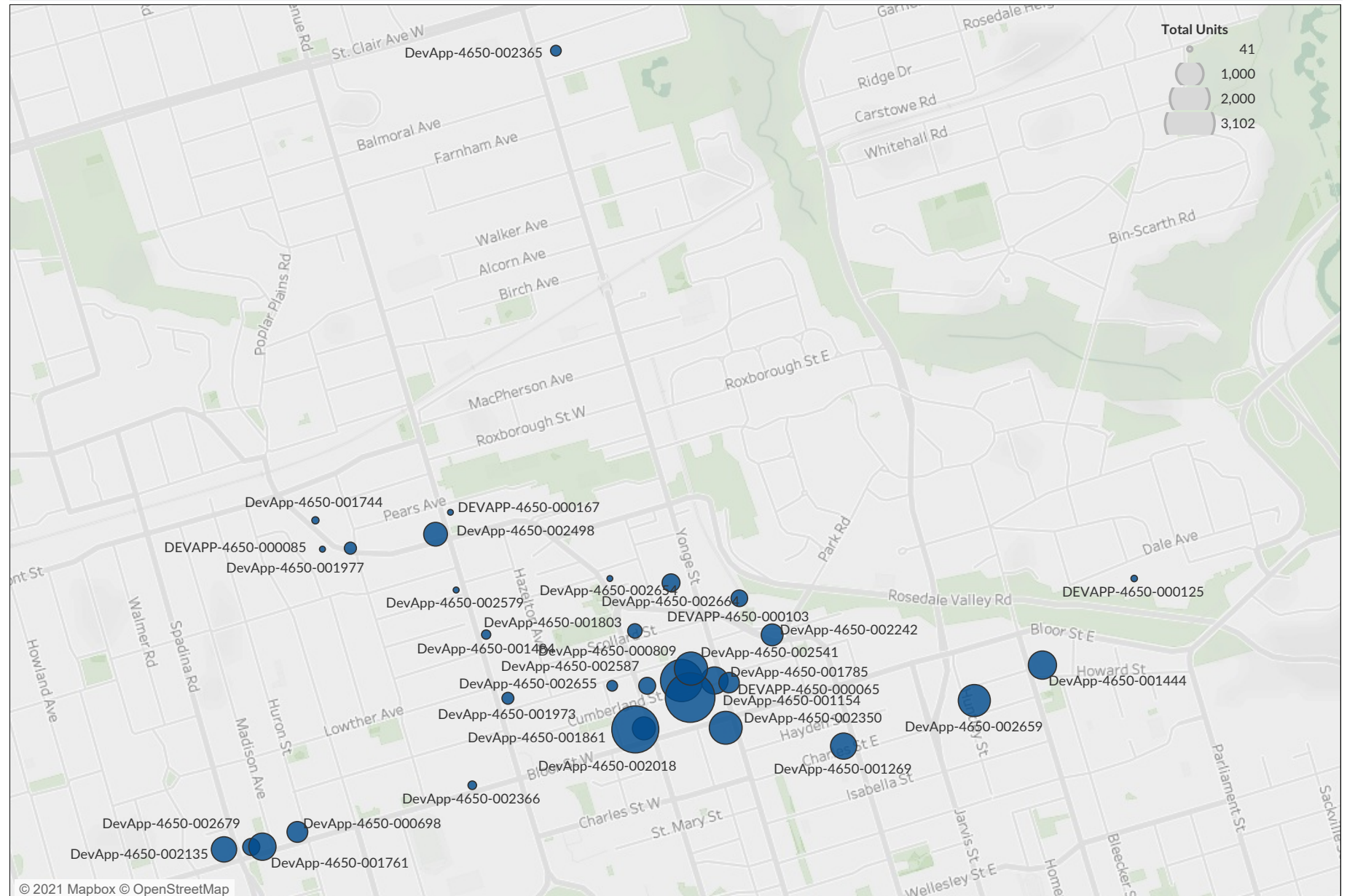
Bloor - Yorkville Submarket Report - November 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Foot
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	5	585	\$1,705	\$2,680
50 Scollard - Lanterra Developments	Apartment	September-2023	5	25	43	133	\$2,581	\$2,678
89 Avenue - Armour Heights Developments	Apartment	March-2024	0	2	26	35	\$2,735	\$2,676
346 Davenport - Freed Developments Ltd.	Apartment	March-2023	0	0	0	29	\$1,055	\$1,512
Adagio - Menkes	Apartment	October-2024	9	137	65	202	\$1,852	\$1,850
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	May-2020	0	1	10	72	\$1,003	\$1,715
Burke - Concert Properties	Apartment	April-2025	10	275	68	500	\$1,147	\$1,163
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	29	199	34	233	\$2,043	\$2,032
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	October-2023	0	53	14	400	\$878	\$1,913
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	\$2,605
One Residences - Mizrahi Developments	Apartment	April-2023	2	4	80	416	\$1,864	\$3,035
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February-2027	533	533	0	533	\$2,012	\$2,012
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February-2027	267	267	0	267	\$1,989	\$1,989
Rosedale on Bloor - Gupta Group	Apartment	December-2022	0	0	0	248	\$706	\$696

Bloor - Yorkville Submarket Report - November 2021

Current Development Applications



Bloor - Yorkville Submarket Report - November 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-4650-000167	183 - 189 Avenue Road; 109 - 111 Pears Avenue	7.5	41
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-4650-001861	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	16.8	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	20.6	143
DevApp-4650-002659	47 Huntley Street	17.6	1,297
DevApp-4650-002664	906 Yonge Street	12.4	401
DevApp-4650-002679	328 Bloor Street West	14.1	366

Bloor - Yorkville Submarket Report - November 2021

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	855	18	4,820	382	\$2,344	1,493	\$3,499,816	22,486
Central Waterfront	79	9	4,124	584	\$1,616	1,102	\$1,780,926	38,576
Don Mills - York Mills	10	12	3,169	199	\$990	1,096	\$1,084,836	29,673
Downtown Core	99	7	3,568	188	\$1,834	896	\$1,643,838	41,438
Downtown East	94	22	7,028	764	\$1,302	774	\$1,008,119	35,238
Downtown West	319	26	7,925	832	\$1,547	951	\$1,471,036	36,879
Etobicoke Waterfront	2	1	504	7	\$1,592	530	\$842,721	15,600
Highway7 - Yonge	53	7	1,698	54	\$889	1,351	\$1,200,718	32,705
Mississauga City Centre	61	12	7,108	415	\$1,145	852	\$975,498	13,286
North Toronto	122	18	3,496	548	\$1,370	1,010	\$1,382,987	412
North Yonge Corridor	7	4	955	287	\$1,384	729	\$1,009,706	42,132
North York East	0	2	526	1	\$1,050	1,210	\$1,269,900	213,858
North York West	52	10	1,301	221	\$1,308	1,363	\$1,783,305	20,900
Not Applicable	2,352	149	26,120	4,583	\$984	849	\$835,437	13,596
Scarborough City Centre								15,227
Sheppard Corridor	25	10	2,028	234	\$1,147	1,013	\$1,161,357	41,144
Thornhill	18	7	1,513	146	\$1,055	1,230	\$1,298,211	7,383
Toronto East	3	11	1,420	60	\$1,227	1,022	\$1,254,176	
Toronto West	117	20	3,673	476	\$1,221	972	\$1,187,150	
Yonge - St. Clair	6	8	817	232	\$1,927	1,395	\$2,687,477	

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