

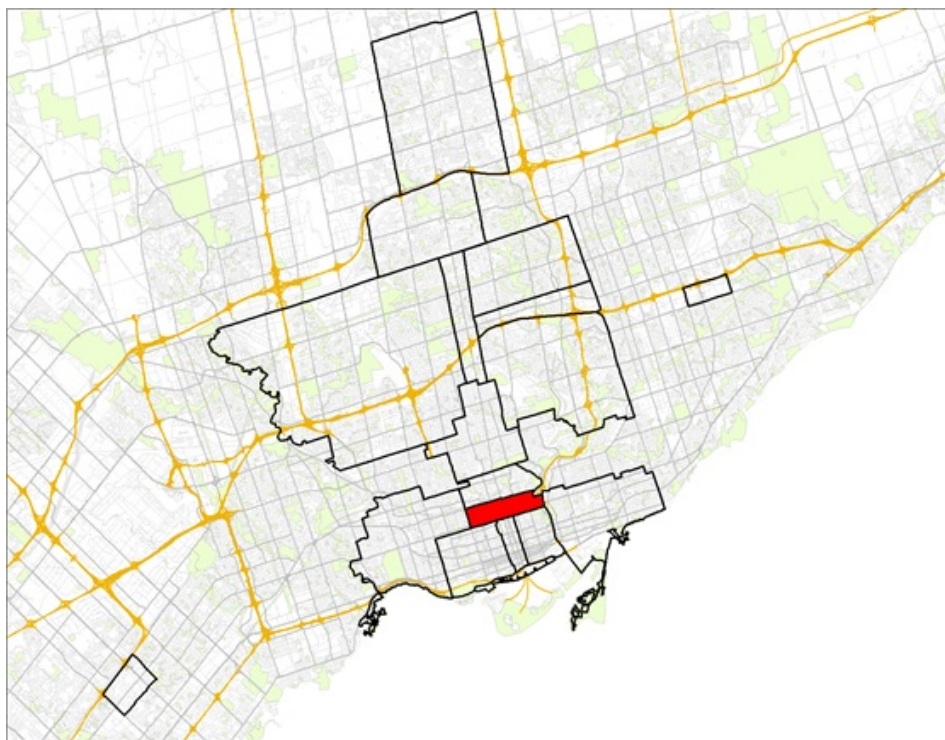


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of March 2022



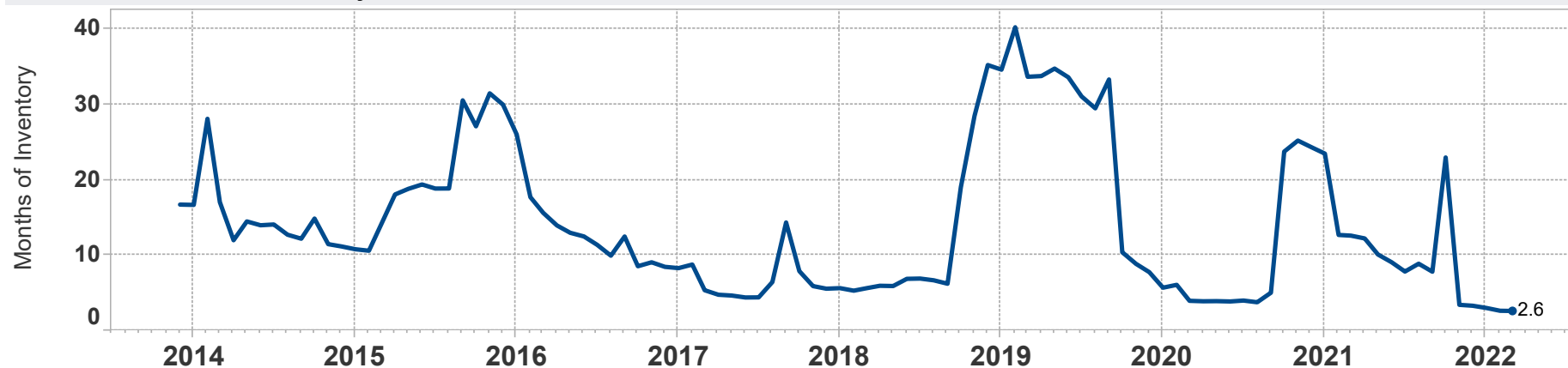
Bloor - Yorkville Submarket Report - March 2022



Bloor - Yorkville		GTA
Distinct count of Site Name	18	322
No. of Units	5,313	86,113
Total Sales	4,991	78,893
Act Inv	322	7,220
Avg. \$/sf	\$2,465	\$1,463
Avg. Project \$/SF	\$2,122	\$1,235
Avg. SF	1,532	978
Avg. \$	\$3,775,708	\$1,431,736
Current Month Sales (incl. active & sold out)	18	3,277

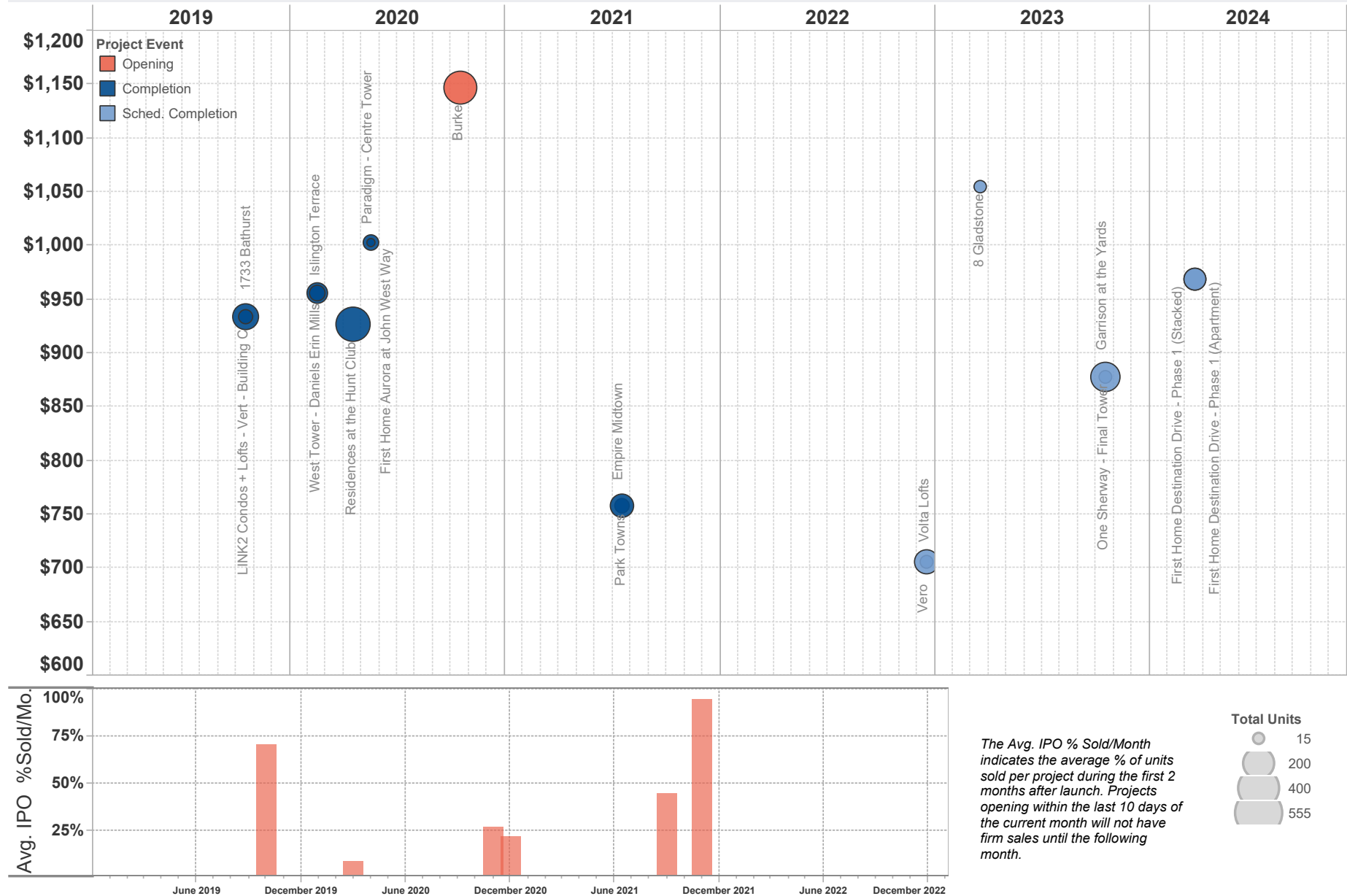
Development Applications		
Bloor - Yorkville		City of Toronto
Count of Address	36	660
Total Units	10,382	271,565
Min. Density	0.6	0.0
Max. Density	61.7	620.0
Avg. Density	11.9	7.8

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



Bloor - Yorkville Submarket Report - March 2022

Recent Project Openings, Completions & Scheduled Completions



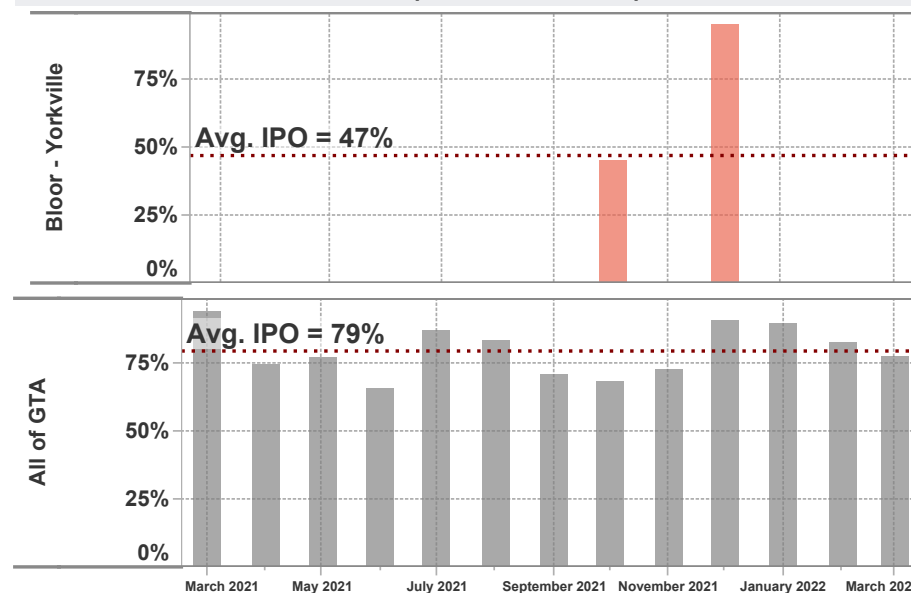
Bloor - Yorkville Submarket Report - March 2022

Project Data by Unit Type

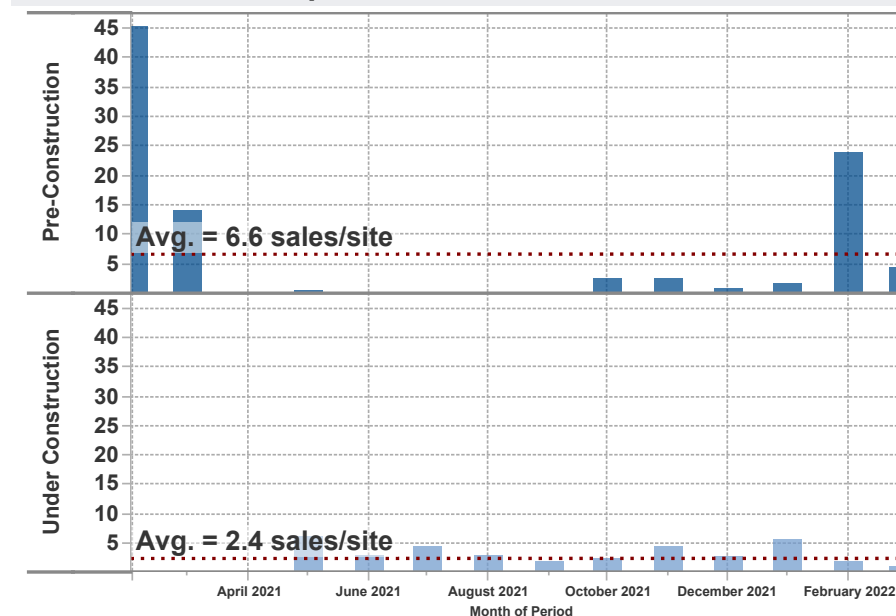
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	423	3	397	26
1 Bedroom	1,313	1	1,309	4
1 Bedroom + Den	1,242	1	1,227	15
2 Bedroom	1,616	4	1,501	115
2 Bedroom + Den	362	1	289	73
3 Bedroom & Up	331	8	256	75
Penthouse	22	0	12	10
Other	4	0	0	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,002	271	450	\$549,900	\$918,990
\$2,016	445	657	\$850,000	\$1,275,000
\$2,138	577	1,293	\$1,029,000	\$3,025,900
\$2,386	610	2,768	\$1,109,000	\$7,951,900
\$2,273	673	3,428	\$1,295,900	\$8,699,000
\$2,676	890	5,943	\$1,268,900	\$17,775,000
\$3,162	1,484	6,137	\$2,019,900	\$31,620,900
\$2,172	2,235	3,603	\$4,550,000	\$8,998,900

IPO Launch Performance (first 2 months)

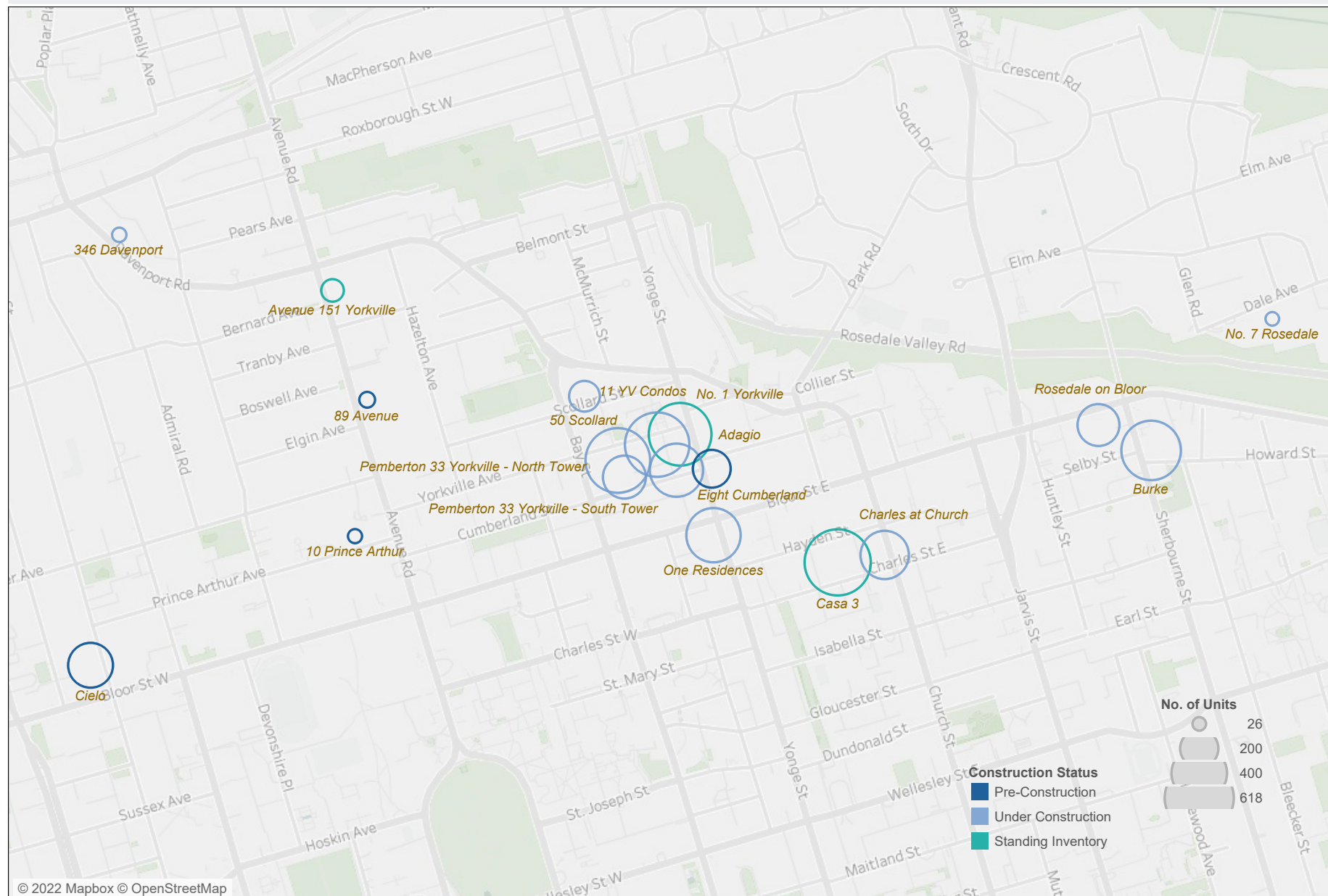


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - March 2022

Current Active Projects



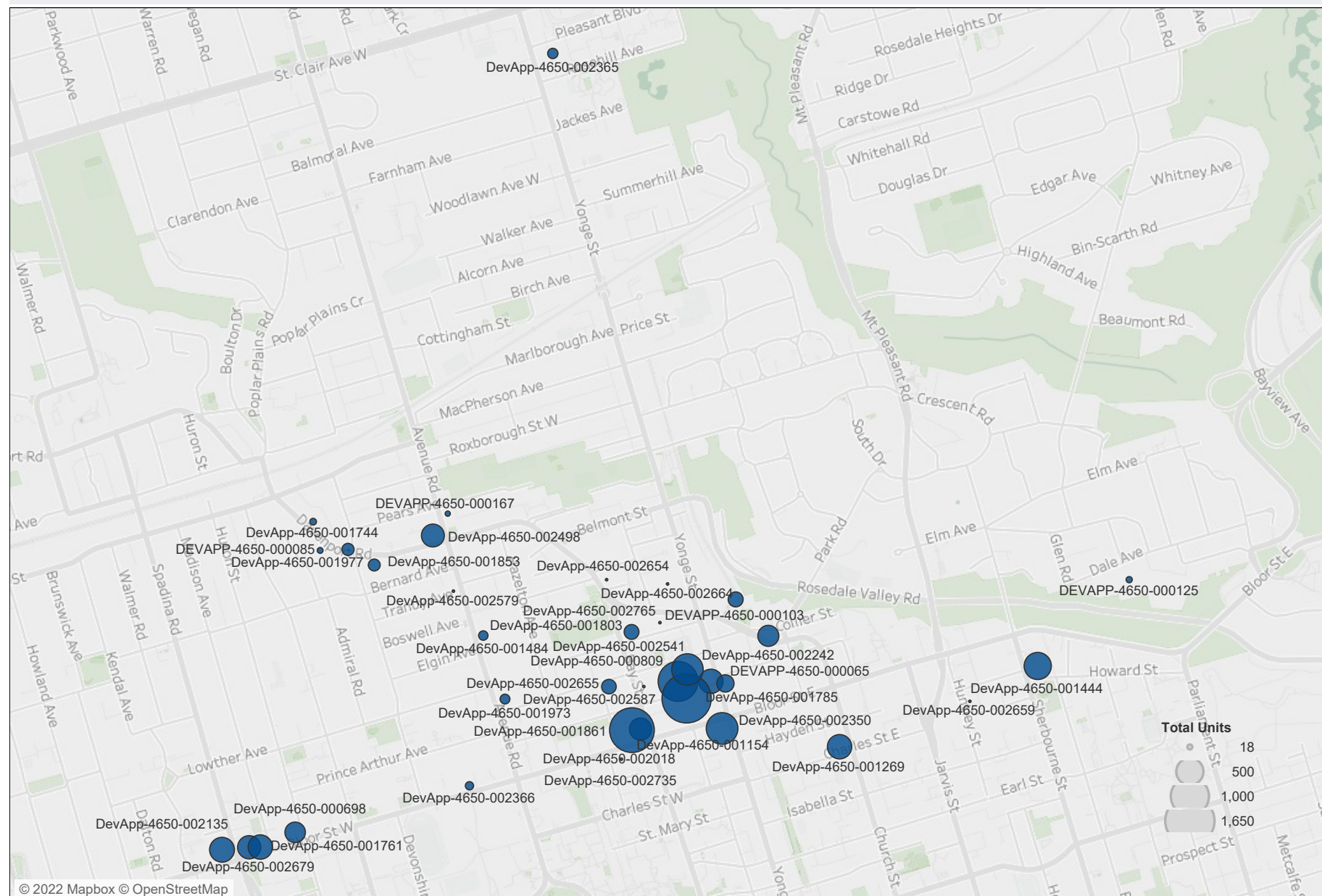
Bloor - Yorkville Submarket Report - March 2022

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 Fo..
10 Prince Arthur - North Drive	Apartment	November 2024	0	0	22	28	\$1,915	\$1,960
11 YV Condos - Metropia and Capital Developments and Rio..	Apartment	May 2024	0	0	6	586	\$1,705	\$2,669
50 Scollard - Lanterra Developments	Apartment	September 2023	2	4	35	133	\$2,581	\$2,673
89 Avenue - Armour Heights Developments	Apartment	June 2024	0	0	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	November 2024	8	20	77	202	\$1,852	\$1,874
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	May 2020	0	0	11	72	\$1,003	\$1,719
Burke - Concert Properties	Apartment	April 2025	3	37	22	500	\$1,147	\$1,218
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	January 2026	5	70	15	284	\$2,043	\$2,409
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	October 2023	0	6	6	400	\$878	\$2,254
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	April 2020	0	1	12	555	\$927	\$1,902
No. 7 Rosedale - Platinum Vista Inc.	Apartment	October 2022	0	0	10	26	\$2,500	\$2,605
One Residences - Mizrahi Developments	Apartment	April 2023	0	0	80	416	\$1,864	\$3,035
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	0	0	0	590	\$2,155	\$2,155
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	0	0	0	261	\$2,249	\$2,249
Rosedale on Bloor - Gupta Group	Apartment	December 2022	0	0	0	248	\$706	\$696

Bloor - Yorkville Submarket Report - March 2022

Current Development Applications



Bloor - Yorkville Submarket Report - March 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DEVAPP-4650-000065	767 - 773 Yonge Street	7.8	202
DEVAPP-4650-000085	321 Davenport Road	2.0	23
DEVAPP-4650-000103	874 - 878 Yonge Street; 3 - 11 Scollard Street	3.0	152
DEVAPP-4650-000125	5 - 9 Dale Avenue	0.6	26
DEVAPP-4650-000167	183 - 189 Avenue Road; 109 - 111 Pears Avenue	2.0	18
DevApp-4650-000698	300 Bloor Street West	3.0	284
DevApp-4650-000809	11 Yorkville Avenue	3.0	674
DevApp-4650-001154	2 Bloor Street West	7.8	1,650
DevApp-4650-001269	68 Charles Street East	4.0	403
DevApp-4650-001444	603 Sherbourne Street	14.3	501
DevApp-4650-001484	89 Avenue Road	3.0	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	3.0	148
DevApp-4650-001853	287 Davenport Road	6.8	96
DevApp-4650-001861	80 Bloor Street West	6.0	1,356
DevApp-4650-001973	33 Avenue Road	9.9	65
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	9.7	418
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	16.8	46
DevApp-4650-002498	148 Avenue Road	13.1	355
DevApp-4650-002541	37 Yorkville Avenue	3.0	1,079
DevApp-4650-002579	110 Avenue Road		
DevApp-4650-002587	1235 Bay Street		
DevApp-4650-002654	100 Davenport Road		
DevApp-4650-002655	69 Yorkville Avenue	21.4	143
DevApp-4650-002659	47 Huntley Street		
DevApp-4650-002664	906 Yonge Street		
DevApp-4650-002679	328 Bloor Street West	14.1	366
DevApp-4650-002735	83 Bloor Street West		
DevApp-4650-002765	30 Scollard Street		

Bloor - Yorkville Submarket Report - March 2022

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	• 18	• 18	• 4,991	• 322	• \$2,465	• 1,532	• \$3,775,708	• 10,382
Central Waterfront	• 14	• 9	• 4,147	• 561	• \$1,614	• 1,128	• \$1,821,027	• 16,313
Don Mills - York Mills	• 161	• 14	• 3,675	• 321	• \$1,122	• 955	• \$1,071,323	• 11,228
Downtown Core	• 1,287	• 9	• 4,876	• 547	• \$2,011	• 887	• \$1,783,158	• 19,254
Downtown East	• 99	• 16	• 5,351	• 550	• \$1,389	• 822	• \$1,141,922	• 17,043
Downtown West	• 72	• 24	• 7,889	• 620	• \$1,583	• 1,030	• \$1,629,985	• 17,878
Etobicoke Waterfront	• 6	• 1	• 518	• 5	• \$1,560	• 486	• \$758,000	• 7,581
Highway7 - Yonge	• 0	• 5	• 1,196	• 28	• \$1,060	• 1,317	• \$1,396,000	• 5,645
Mississauga City Centre	• 358	• 11	• 6,774	• 126	• \$1,146	• 920	• \$1,054,225	• 206
North Toronto	• 49	• 18	• 3,714	• 323	• \$1,497	• 1,088	• \$1,629,305	• 23,718
North Yonge Corridor	• 34	• 6	• 1,772	• 81	• \$1,577	• 920	• \$1,451,141	• 90,704
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 1,157
North York West	• 20	• 6	• 544	• 99	• \$1,405	• 2,026	• \$2,846,414	• 7,354
Not Applicable	• 1,018	• 135	• 24,049	• 2,603	• \$1,081	• 853	• \$922,204	• 9,298
Scarborough City Centre								• 13,411
Sheppard Corridor	• 67	• 10	• 1,847	• 375	• \$1,440	• 766	• \$1,102,844	• 16,850
Thornhill	• 17	• 4	• 1,130	• 64	• \$1,187	• 1,336	• \$1,585,893	• 3,543
Toronto East	• 4	• 8	• 1,124	• 42	• \$1,273	• 1,070	• \$1,361,873	
Toronto West	• 44	• 20	• 4,020	• 426	• \$1,290	• 940	• \$1,211,723	
Yonge - St. Clair	• 9	• 7	• 779	• 127	• \$2,336	• 1,838	• \$4,293,605	

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