

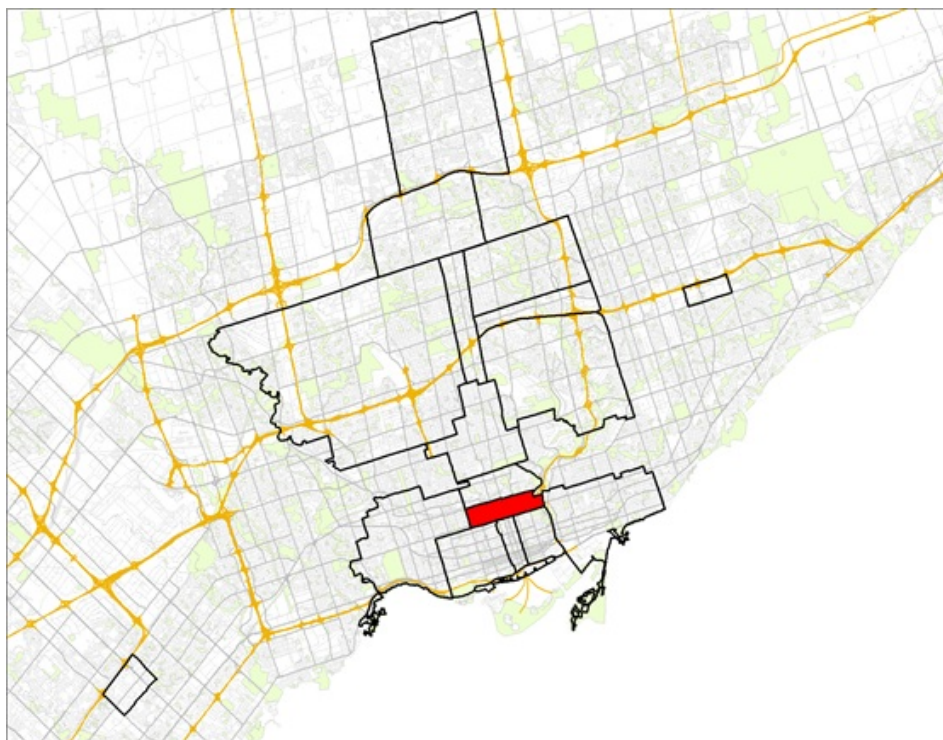


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of May 2022



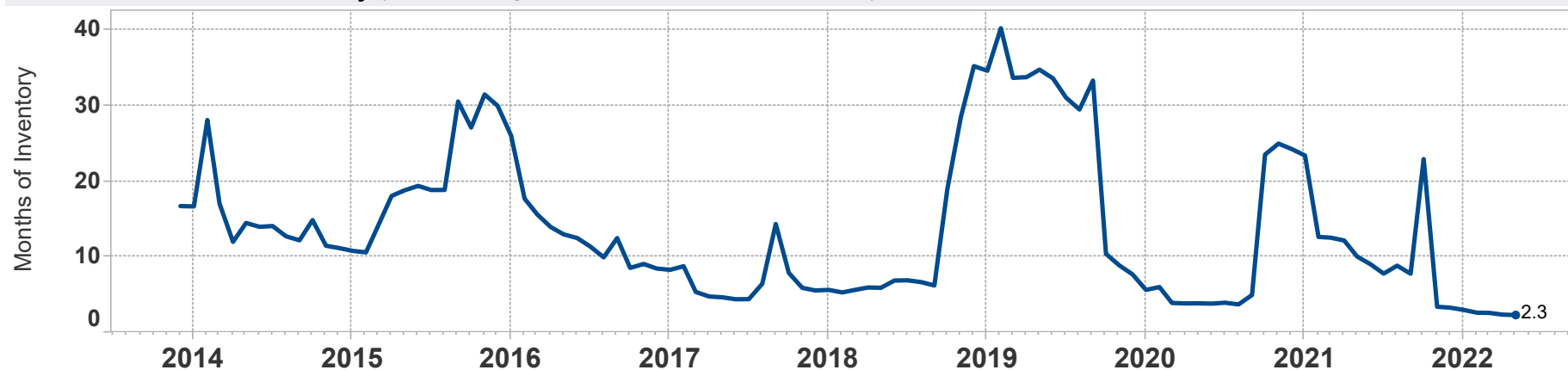
Bloor - Yorkville Submarket Report - May 2022



Bloor - Yorkville		GTA
Distinct count of Site Name	18	315
No. of Units	5,313	82,362
Total Sales	5,030	74,312
Act Inv	283	8,050
Avg. \$/sf	\$2,584	\$1,430
Avg. Project \$/SF	\$2,136	\$1,270
Avg. SF	1,463	908
Avg. \$	\$3,781,888	\$1,299,422
Current Month Sales (incl. active & sold out)	12	2,058

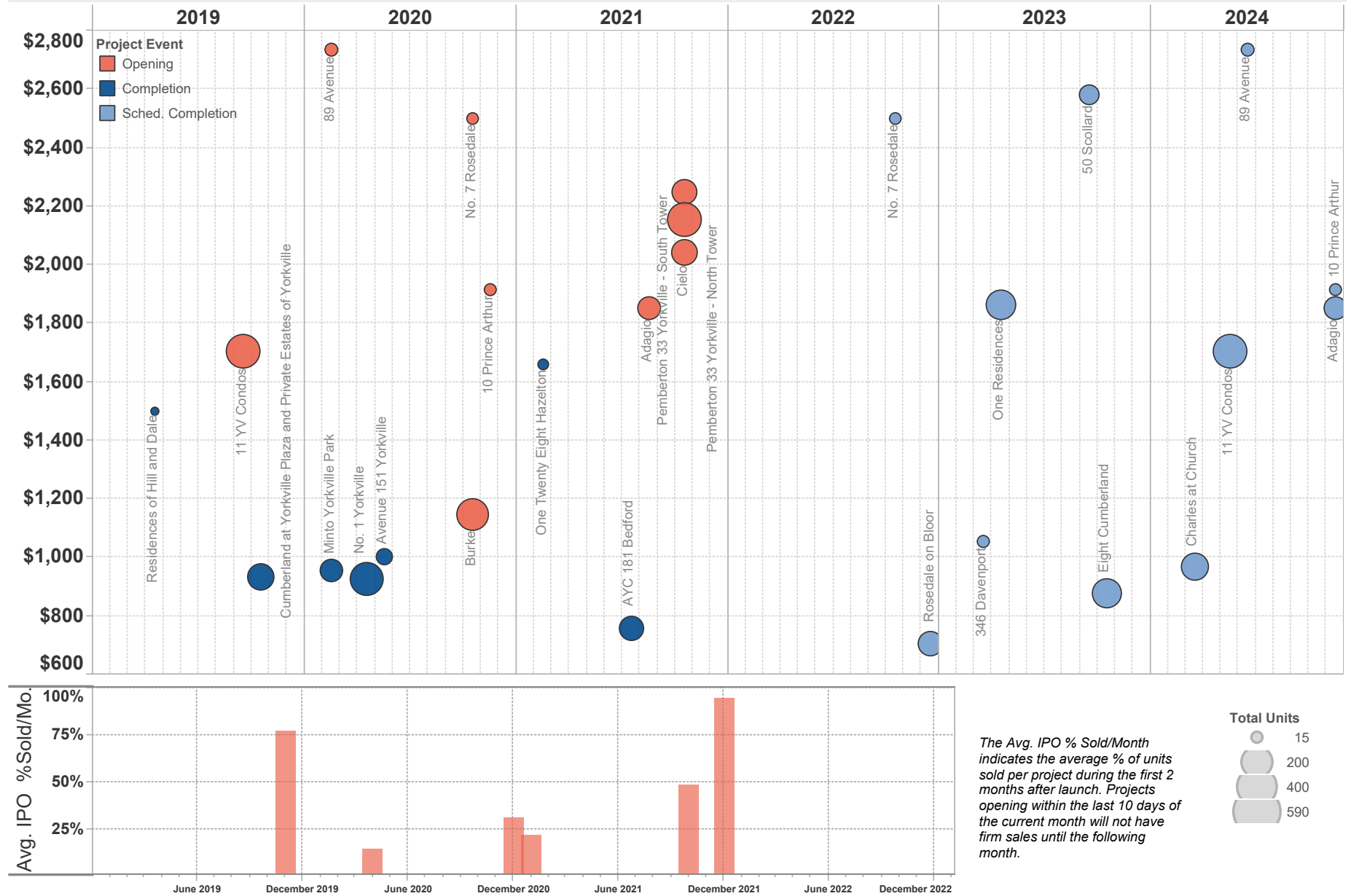
Development Applications		
Bloor - Yorkville		City of Toronto
Count of Address	38	687
Total Units	13,750	373,850
Min. Density	0.6	0.0
Max. Density	61.7	61.7
Avg. Density	12.4	7.2

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



Bloor - Yorkville Submarket Report - May 2022

Recent Project Openings, Completions & Scheduled Completions



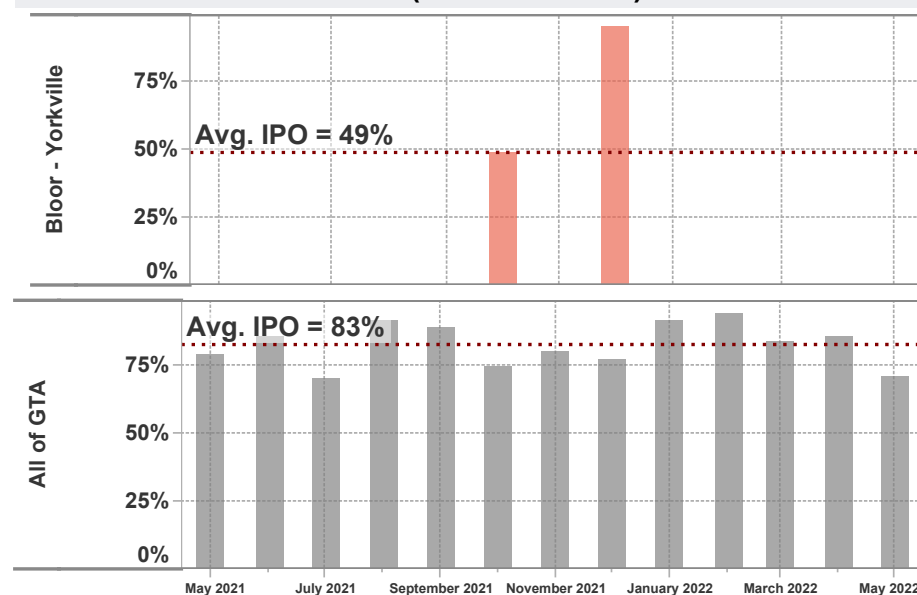
Bloor - Yorkville Submarket Report - May 2022

Project Data by Unit Type

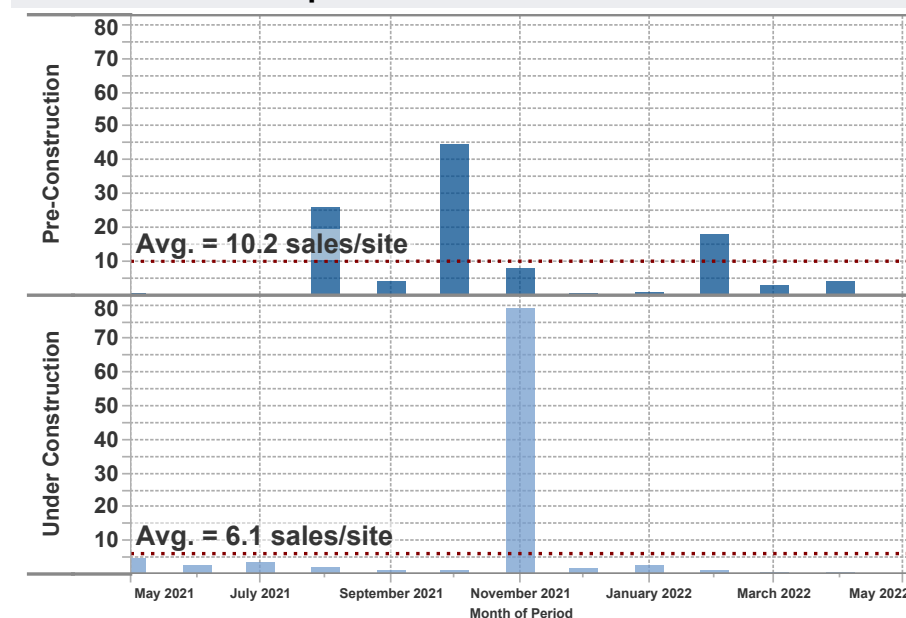
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	423	0	397	26
1 Bedroom	1,313	1	1,310	3
1 Bedroom + Den	1,242	1	1,228	14
2 Bedroom	1,616	5	1,512	104
2 Bedroom + Den	362	3	302	60
3 Bedroom & Up	331	2	261	70
Penthouse	22	0	17	5
Other	4	0	3	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,002	271	450	\$549,900	\$918,990
\$2,346	445	517	\$861,000	\$1,275,000
\$2,157	577	1,293	\$1,029,000	\$3,025,900
\$2,430	610	2,768	\$1,109,000	\$7,951,900
\$2,445	673	3,306	\$1,295,900	\$8,699,000
\$2,730	890	5,943	\$1,349,990	\$17,775,000
\$4,081	1,554	6,137	\$2,071,900	\$31,620,900
\$2,498	3,603	3,603	\$8,998,900	\$8,998,900

IPO Launch Performance (first 2 months)

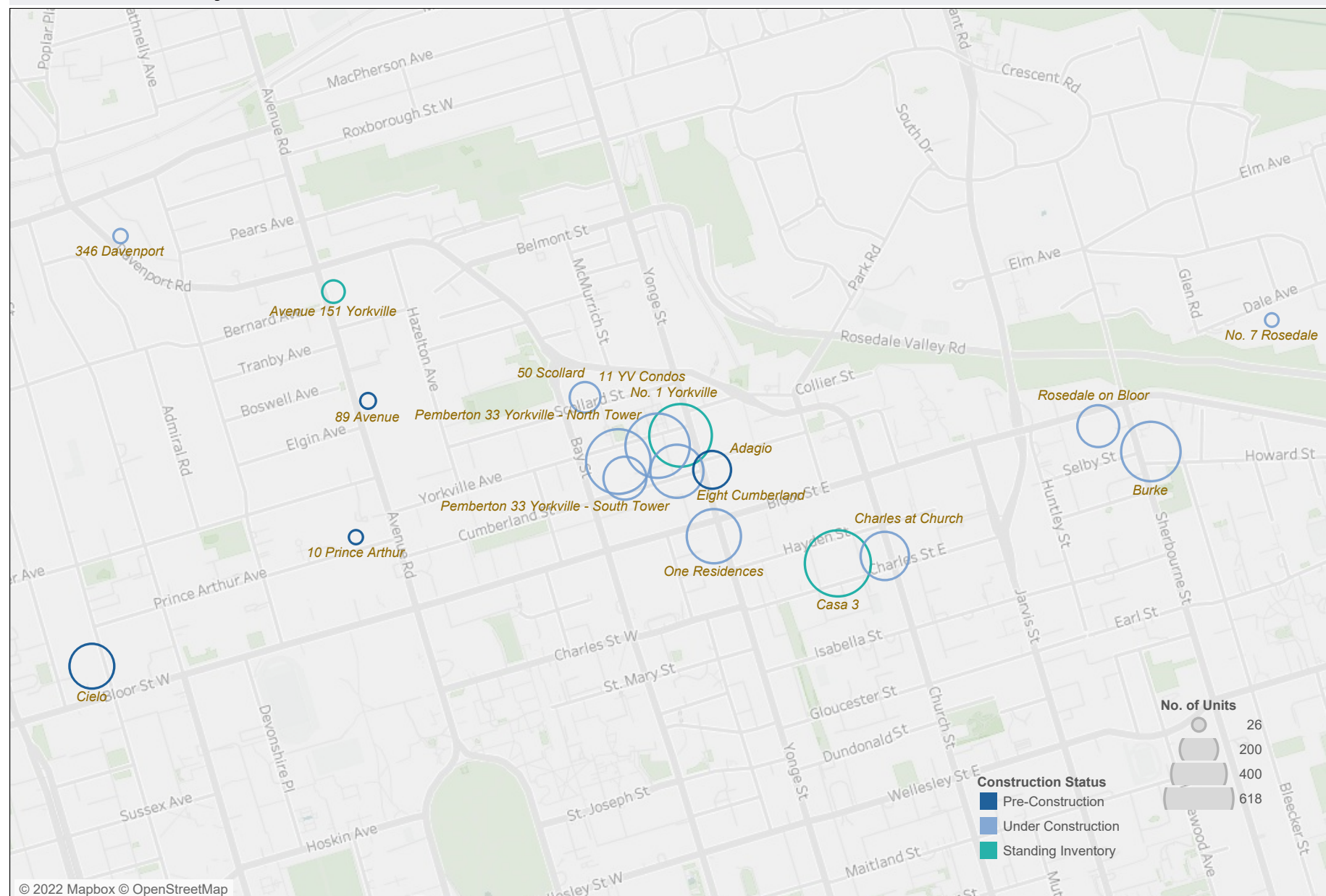


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - May 2022

Current Active Projects



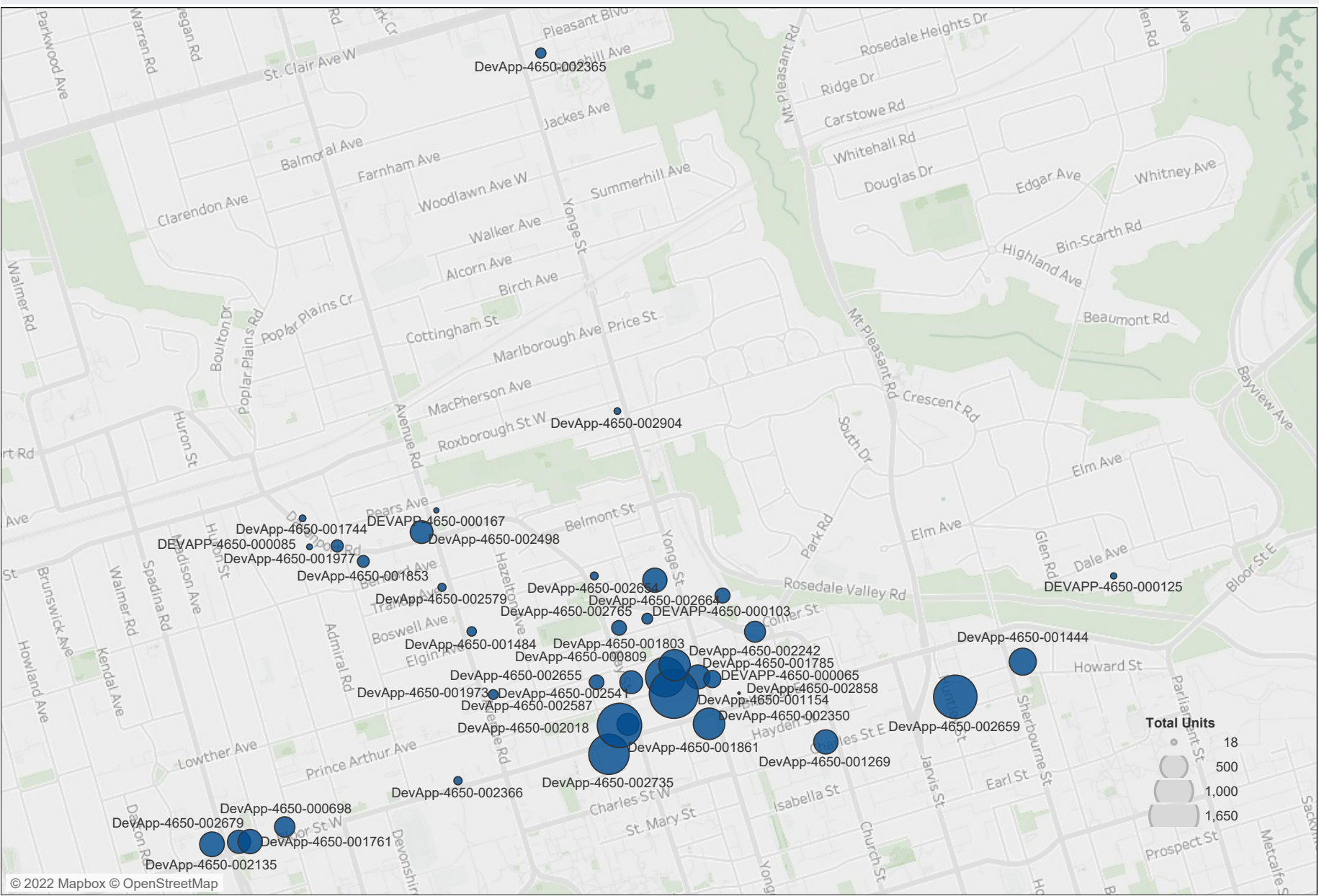
Bloor - Yorkville Submarket Report - May 2022

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	16	6	28	\$1,915	\$2,043
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	0	4	33	133	\$2,581	\$2,662
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	0	20	77	202	\$1,852	\$1,874
Avenue 151 Yorkville - Dash Developments Inc.	Apartment	May 2020	9	9	2	72	\$1,003	\$1,694
Burke - Concert Properties	Apartment	April 2025	0	43	16	500	\$1,147	\$1,194
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	1	71	14	284	\$2,043	\$2,426
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	October 2023	0	6	6	400	\$878	\$2,408
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	April 2020	0	4	9	555	\$927	\$1,925
No. 7 Rosedale - Platinum Vista Inc.	Apartment	October 2022	2	2	8	26	\$2,500	\$2,605
One Residences - Mizrahi Developments	Apartment	April 2023	0	0	80	416	\$1,864	\$3,038
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 - May 2022

Current Development Applications



Bloor - Yorkville Submarket Report - May 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	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	21.4	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
DevApp-4650-002735	83 Bloor Street West	44.2	1,118
DevApp-4650-002765	30 Scollard Street	18.1	79
DevApp-4650-002858	2 Bloor Street East	5.0	
DevApp-4650-002904	1086 Yonge Street	7.1	30

Bloor - Yorkville Submarket Report - May 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	• 12	• 18	• 5,030	• 283	• \$2,584	• 1,463	• \$3,781,888	• 13,750
Central Waterfront	• 4	• 9	• 4,157	• 547	• \$1,615	• 1,129	• \$1,823,523	• 17,435
Don Mills - York Mills	• 35	• 14	• 3,837	• 174	• \$1,122	• 1,134	• \$1,272,475	• 16,547
Downtown Core	• 28	• 9	• 5,032	• 405	• \$2,035	• 938	• \$1,909,854	• 23,883
Downtown East	• 66	• 17	• 5,902	• 427	• \$1,451	• 772	• \$1,120,144	• 21,496
Downtown West	• 2	• 23	• 7,325	• 603	• \$1,595	• 1,034	• \$1,649,032	• 19,449
Etobicoke Waterfront	• 4	• 1	• 526	• 2	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 0	• 5	• 1,199	• 25	• \$1,111	• 1,310	• \$1,455,256	• 20,063
Mississauga City Centre	• 516	• 8	• 3,259	• 197	• \$1,253	• 687	• \$860,873	• 17,735
North Toronto	• 3	• 18	• 3,733	• 313	• \$1,541	• 1,059	• \$1,631,045	• 206
North Yonge Corridor	• 5	• 6	• 1,781	• 72	• \$1,567	• 925	• \$1,450,206	• 28,646
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 112,252
North York West	• 276	• 7	• 819	• 189	• \$1,445	• 1,320	• \$1,906,261	• 18,119
Not Applicable	• 1,013	• 129	• 22,815	• 3,532	• \$1,112	• 790	• \$878,390	• 14,432
Scarborough City Centre								• 9,720
Sheppard Corridor	• 36	• 10	• 1,869	• 279	• \$1,473	• 790	• \$1,164,250	• 27,354
Thornhill	• 12	• 2	• 401	• 38	• \$1,294	• 1,576	• \$2,039,368	• 4,532
Toronto East	• 18	• 11	• 1,564	• 161	• \$1,230	• 837	• \$1,029,329	
Toronto West	• 18	• 20	• 3,749	• 714	• \$1,314	• 821	• \$1,079,215	
Yonge - St. Clair	• 10	• 7	• 817	• 89	• \$2,092	• 1,558	• \$3,259,738	

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