

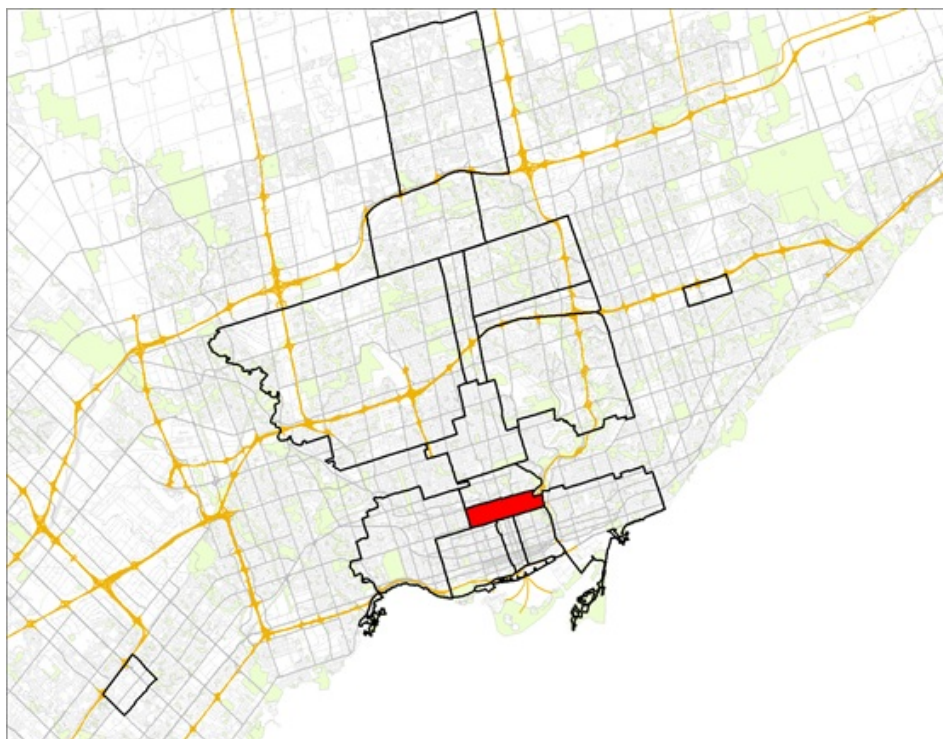


Greater Toronto Area  
Bloor / Yorkville

New Homes High Rise Submarket Report  
Data as of June 2022



# Bloor - Yorkville Submarket Report - June 2022



| Bloor - Yorkville                             |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Distinct count of Site Name                   | 18          | 329         |
| No. of Units                                  | 5,313       | 85,434      |
| Total Sales                                   | 5,030       | 75,717      |
| Act Inv                                       | 283         | 9,717       |
| Avg. \$/sf                                    | \$2,596     | \$1,483     |
| Avg. Project \$/SF                            | \$2,142     | \$1,274     |
| Avg. SF                                       | 1,463       | 865         |
| Avg. \$                                       | \$3,799,146 | \$1,282,383 |
| Current Month Sales (incl. active & sold out) | 0           | 1,519       |

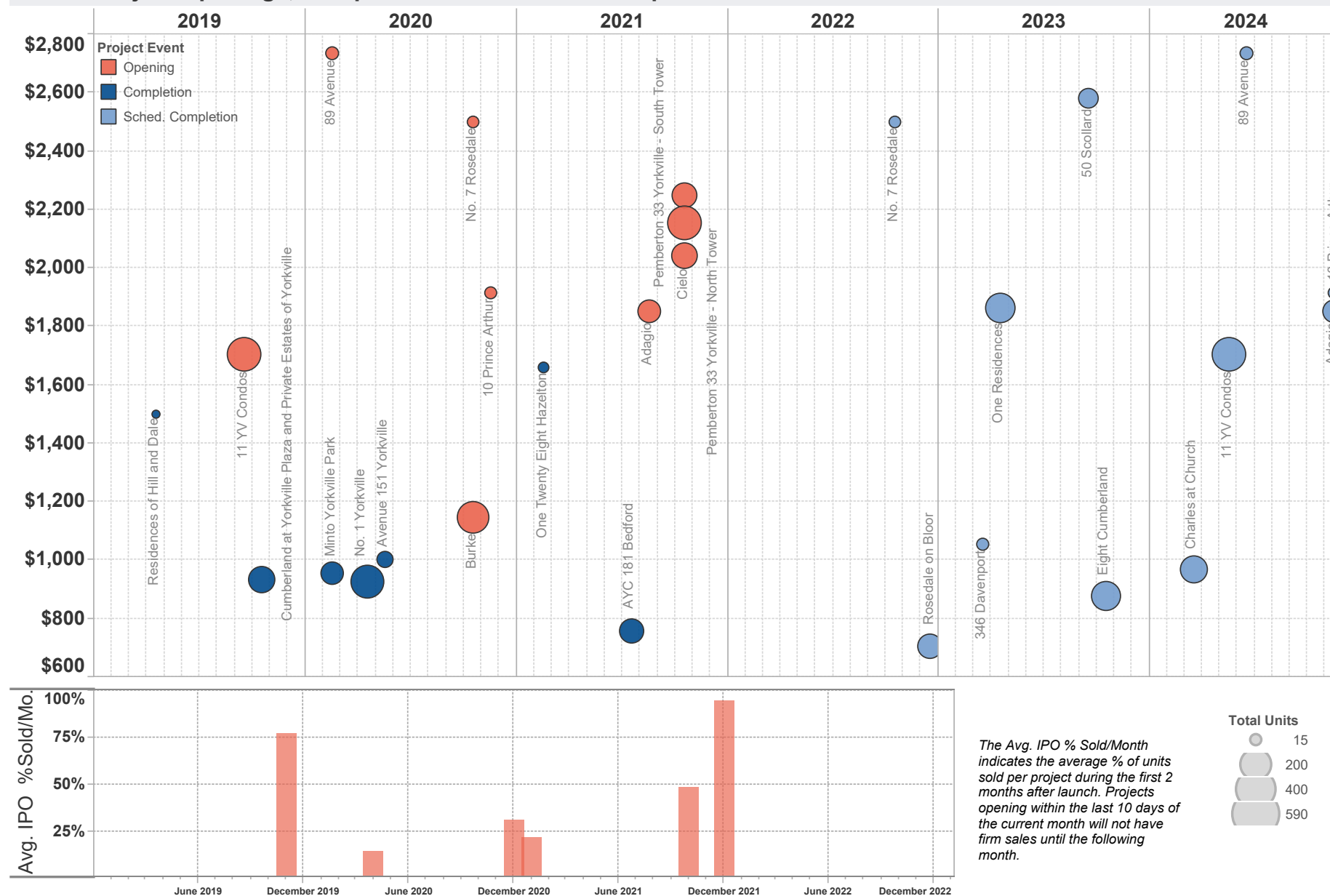
| Development Applications |        |                 |
|--------------------------|--------|-----------------|
| Bloor - Yorkville        |        | City of Toronto |
| Count of Address         | 38     | 689             |
| Total Units              | 14,868 | 373,016         |
| Min. Density             | 0.6    | 0.0             |
| Max. Density             | 61.7   | 61.7            |
| Avg. Density             | 12.3   | 7.3             |

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



# Bloor - Yorkville Submarket Report - June 2022

## Recent Project Openings, Completions & Scheduled Completions



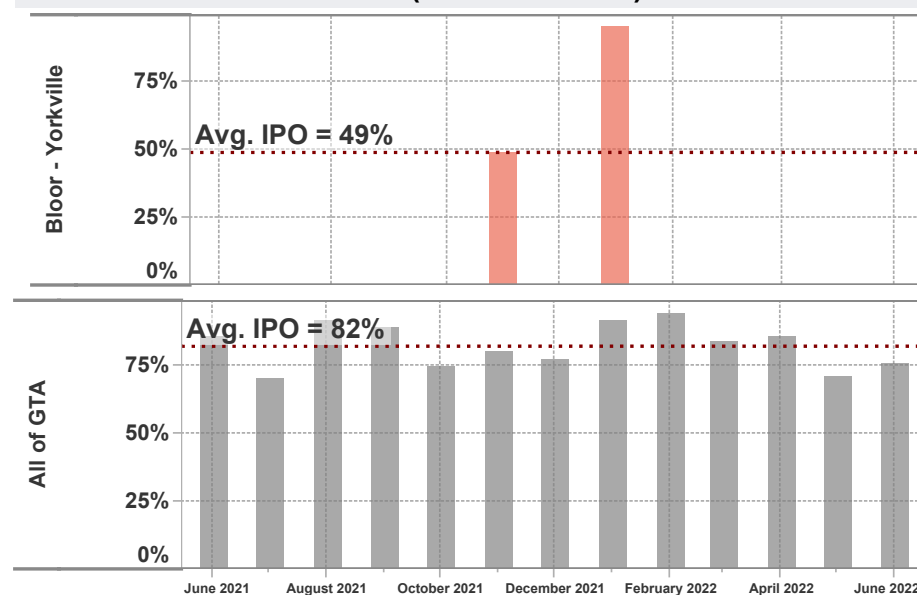
# Bloor - Yorkville Submarket Report - June 2022

## Project Data by Unit Type

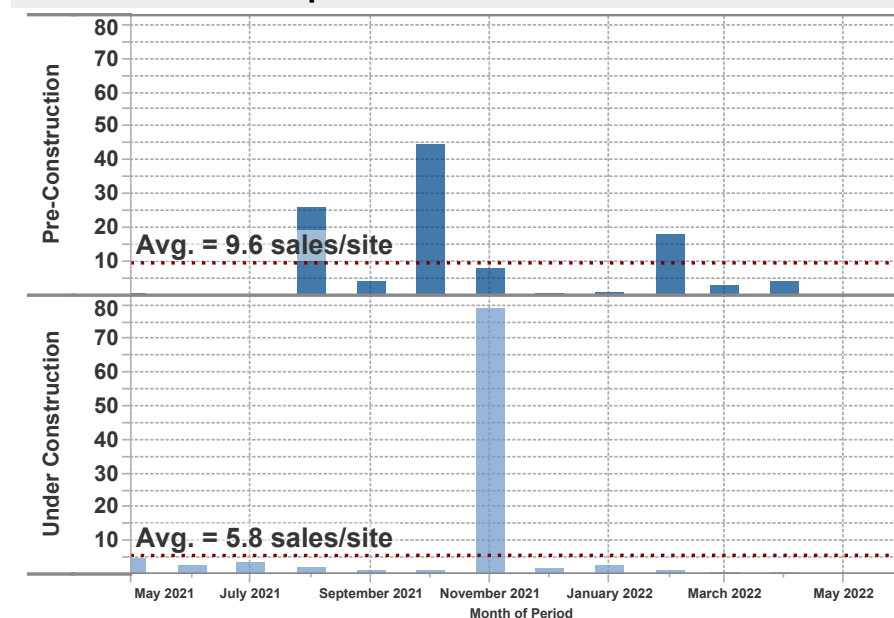
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 423          | 0                   | 397         | 26      |
| 1 Bedroom       | 1,313        | 0                   | 1,310       | 3       |
| 1 Bedroom + Den | 1,242        | 0                   | 1,228       | 14      |
| 2 Bedroom       | 1,616        | 0                   | 1,512       | 104     |
| 2 Bedroom + Den | 362          | 0                   | 302         | 60      |
| 3 Bedroom & Up  | 331          | 0                   | 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) |
|------------|-----------------|------------------|------------------|-------------------|
| \$2,049    | 271             | 450              | \$549,900        | \$958,990         |
| \$2,346    | 445             | 517              | \$861,000        | \$1,275,000       |
| \$2,172    | 577             | 1,293            | \$1,029,000      | \$3,025,900       |
| \$2,450    | 610             | 2,768            | \$1,109,000      | \$7,951,900       |
| \$2,451    | 673             | 3,306            | \$1,295,900      | \$8,699,000       |
| \$2,737    | 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)

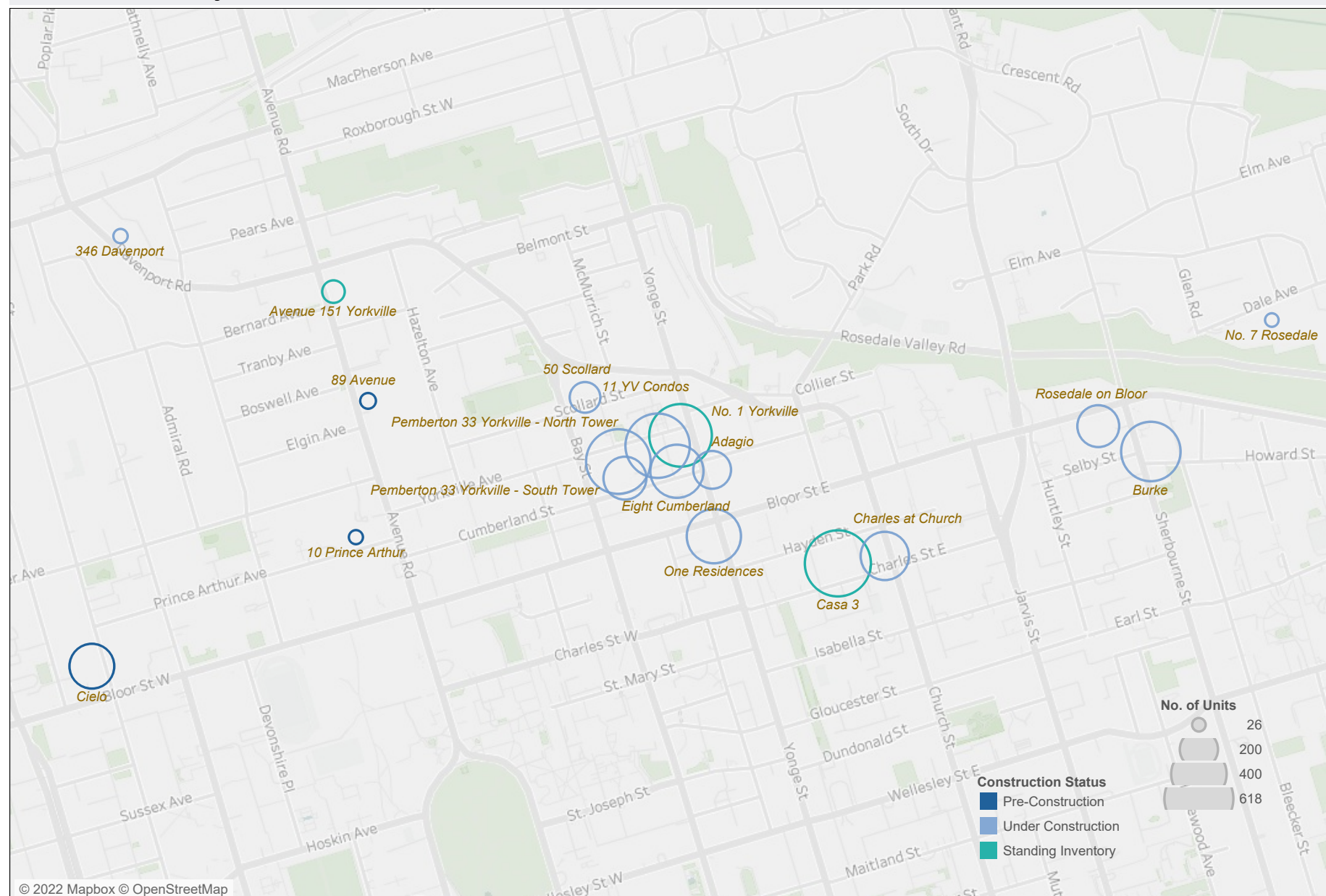


## Post Launch Absorption: Bloor - Yorkville



# Bloor - Yorkville Submarket Report - June 2022

## Current Active Projects



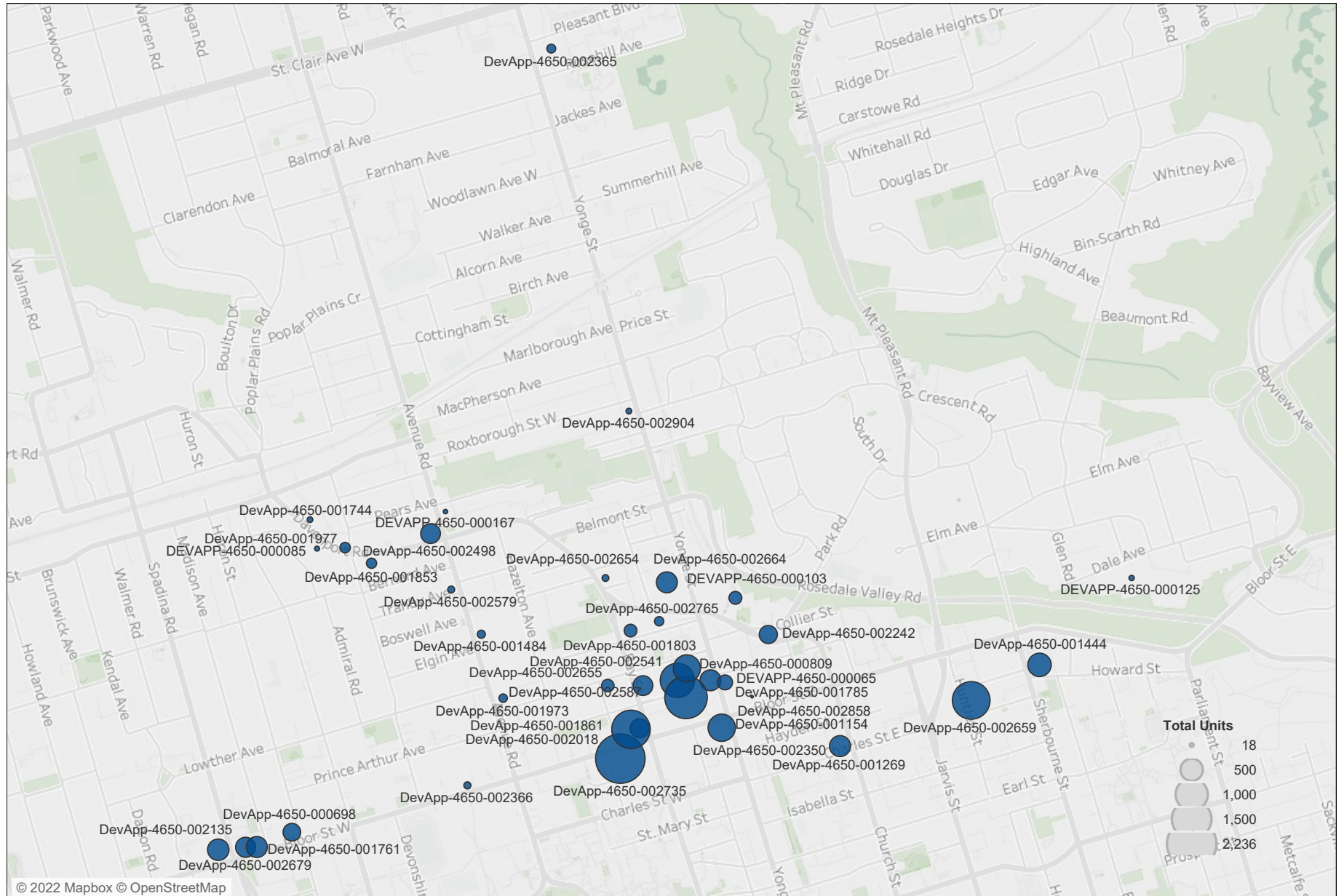
## Bloor - Yorkville Submarket Report - June 2022

### 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    | September 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    | February 2025           | 0                   | 20  | 77      | 202          | \$1,852             | \$1,963                        |
| Avenue 151 Yorkville - Dash Developments Inc.              | Apartment    | May 2020                | 0                   | 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            | 0                   | 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            | 0                   | 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 - June 2022

## Current Development Applications



## Bloor - Yorkville Submarket Report - June 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         | 2,236       |
| 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 - June 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       | 0                   | 18                      | 5,030                       | 283     | \$2,596    | 1,463   | \$3,799,146 | 14,868      |
| Central Waterfront      | 0                   | 9                       | 4,160                       | 544     | \$1,617    | 1,124   | \$1,817,044 | 13,435      |
| Don Mills - York Mills  | 5                   | 14                      | 3,838                       | 173     | \$1,130    | 1,129   | \$1,276,555 | 16,234      |
| Downtown Core           | 58                  | 9                       | 5,090                       | 347     | \$1,940    | 919     | \$1,781,764 | 25,772      |
| Downtown East           | 145                 | 19                      | 6,047                       | 1,217   | \$1,551    | 656     | \$1,016,607 | 21,095      |
| Downtown West           | 107                 | 25                      | 7,434                       | 1,327   | \$1,748    | 879     | \$1,535,799 | 19,927      |
| Etobicoke Waterfront    | 4                   | 1                       | 530                         | 1       | \$1,626    | 466     | \$757,900   | 8,231       |
| Highway7 - Yonge        | 1                   | 5                       | 1,200                       | 24      | \$1,111    | 1,310   | \$1,454,833 | 17,726      |
| Mississauga City Centre | 64                  | 8                       | 3,323                       | 133     | \$1,242    | 708     | \$878,899   | 206         |
| North Toronto           | 5                   | 18                      | 3,738                       | 308     | \$1,541    | 1,060   | \$1,633,099 | 28,806      |
| North Yonge Corridor    | 1                   | 6                       | 1,782                       | 71      | \$1,567    | 931     | \$1,458,562 | 112,168     |
| North York East         | 0                   | 1                       | 497                         | 0       | .          | .       | .           | 18,119      |
| North York West         | 9                   | 7                       | 828                         | 180     | \$1,447    | 1,345   | \$1,944,902 | 13,740      |
| Not Applicable          | 898                 | 137                     | 23,285                      | 3,918   | \$1,185    | 777     | \$920,096   | 9,720       |
| Scarborough City Centre |                     |                         |                             |         |            |         |             | 20,848      |
| Sheppard Corridor       | 23                  | 11                      | 2,209                       | 296     | \$1,415    | 831     | \$1,175,761 | 27,591      |
| Thornhill               | 9                   | 2                       | 410                         | 29      | \$1,367    | 1,700   | \$2,323,017 | 4,530       |
| Toronto East            | 9                   | 11                      | 1,571                       | 156     | \$1,224    | 849     | \$1,039,096 |             |
| Toronto West            | 180                 | 21                      | 3,927                       | 622     | \$1,314    | 850     | \$1,117,609 |             |
| Yonge - St. Clair       | 1                   | 7                       | 818                         | 88      | \$2,100    | 1,562   | \$3,279,167 |             |

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