

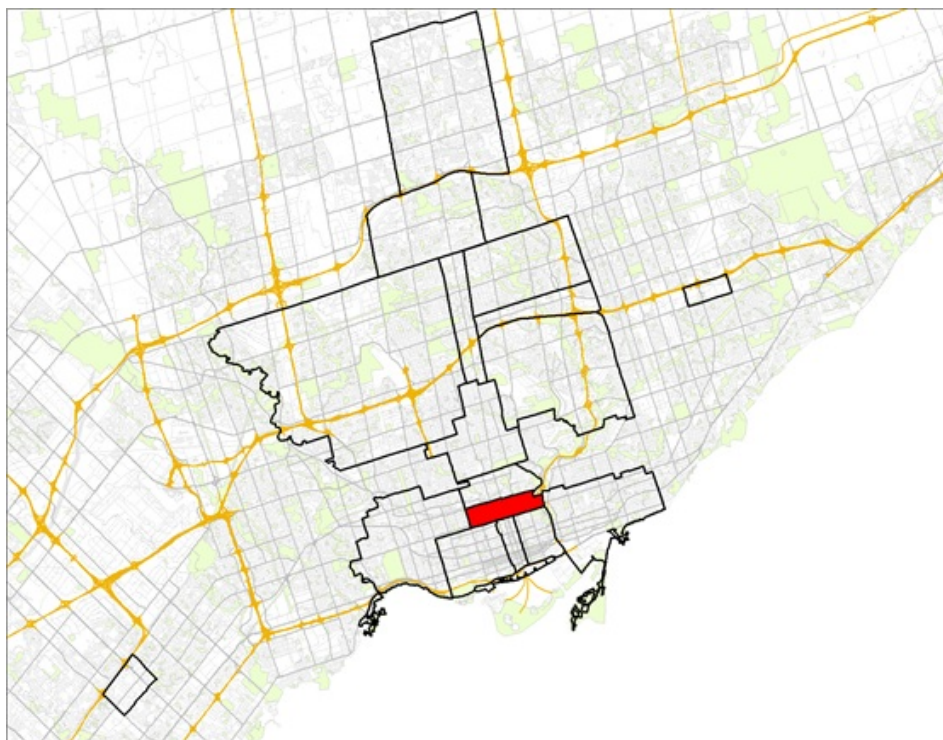


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of April 2023



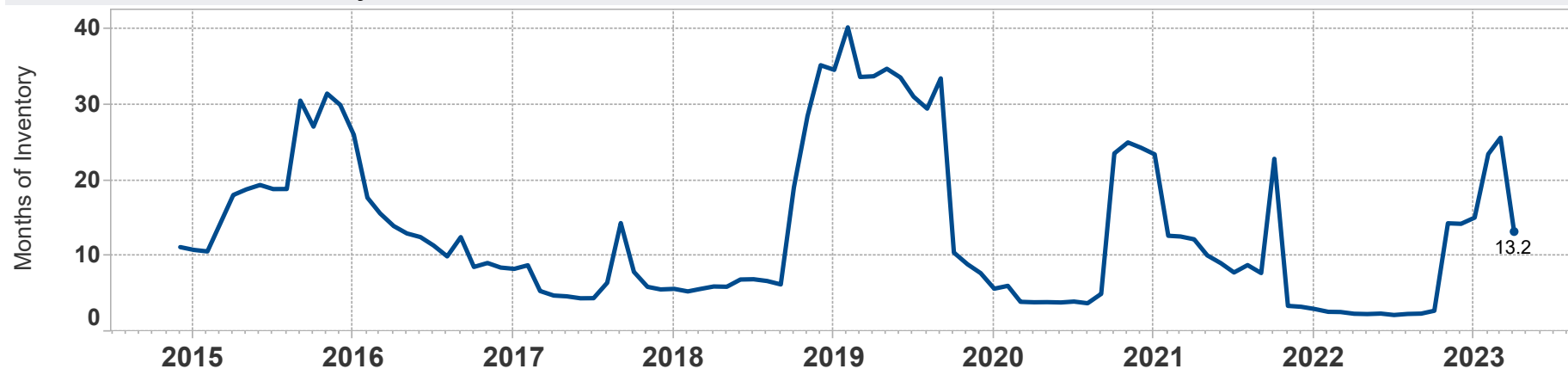
Bloor - Yorkville Submarket Report - April 2023



Bloor - Yorkville		GTA
Distinct count of Site Name	17	359
No. of Units	4,932	93,231
Total Sales	4,613	79,643
Act Inv	319	13,588
Avg. wt. \$/sf	\$2,523	\$1,425
Avg. Project \$/SF	\$2,217	\$1,300
Avg. SF	1,314	820
Avg. \$	\$3,315,568	\$1,168,483
Current Month Sales (incl. active & sold out)	185	1,327

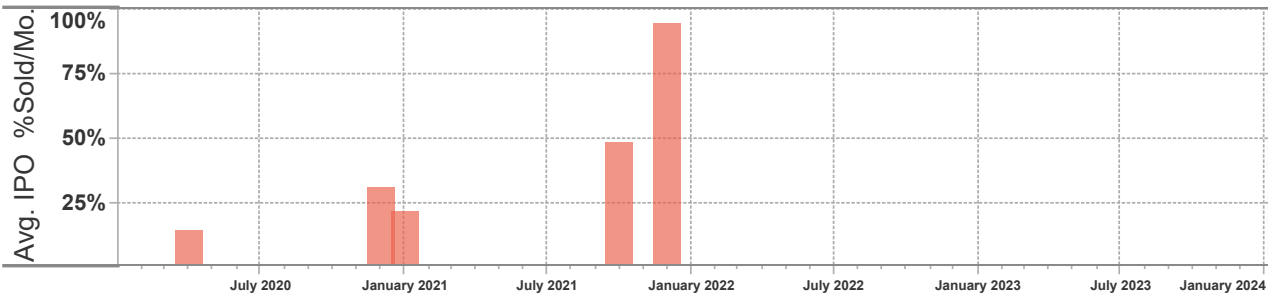
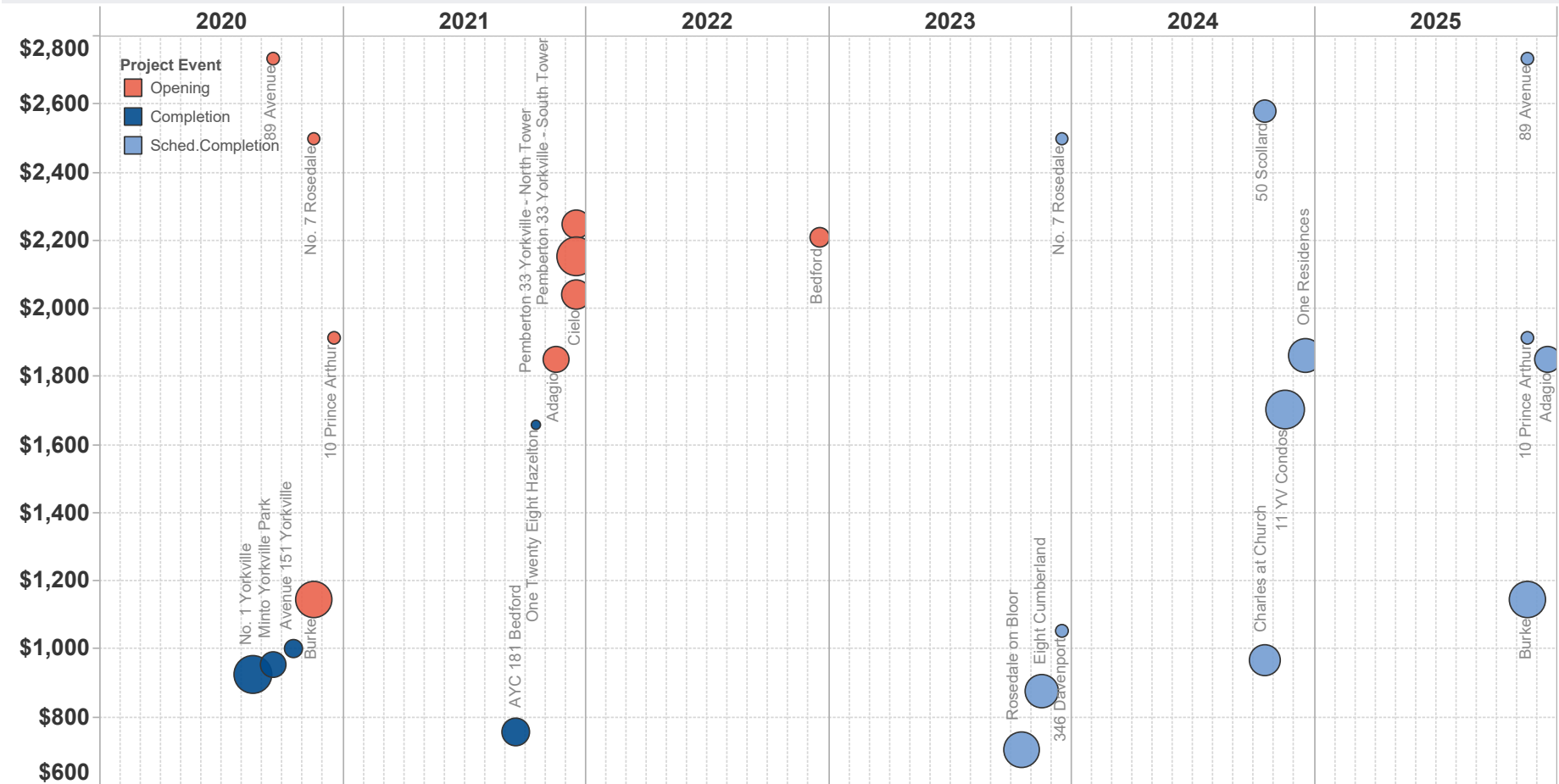
Development Applications		
Bloor - Yorkville		City of Toronto
Count of Address	44	765
Total Units	17,365	424,430
Min. Density	0.6	0.0
Max. Density	61.9	61.9
Avg. Density	13.0	7.9

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

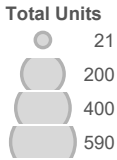


Bloor - Yorkville Submarket Report - April 2023

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



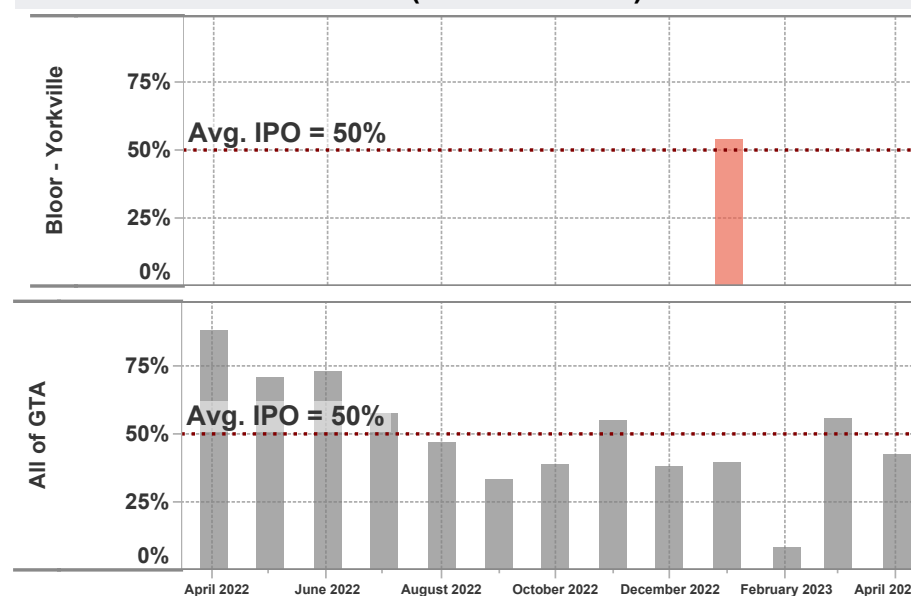
Bloor - Yorkville Submarket Report - April 2023

Project Data by Unit Type

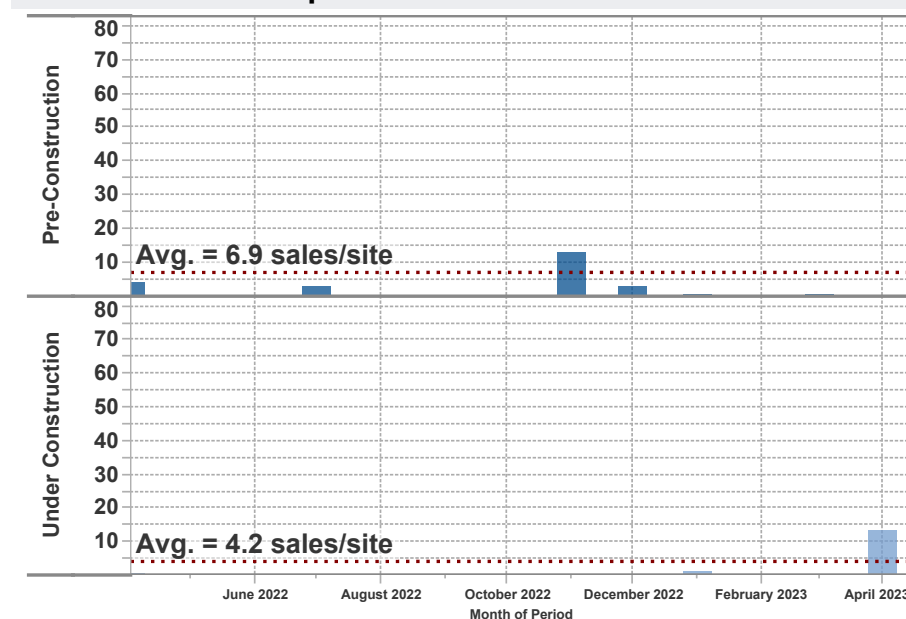
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	264	1	234	30
1 Bedroom	1,144	33	1,138	6
1 Bedroom + Den	1,224	86	1,205	19
2 Bedroom	1,622	65	1,492	130
2 Bedroom + Den	317	0	253	64
3 Bedroom & Up	335	0	270	65
Penthouse	22	0	18	4
Other	4	0	3	1

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,073	307	450	\$547,888	\$958,990
\$2,238	445	796	\$1,239,990	\$1,559,900
\$2,321	561	1,293	\$1,029,000	\$3,425,900
\$2,181	610	2,768	\$860,000	\$6,799,000
\$2,397	673	3,306	\$1,295,900	\$8,699,000
\$2,828	852	5,943	\$1,349,990	\$18,484,900
\$4,372	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)

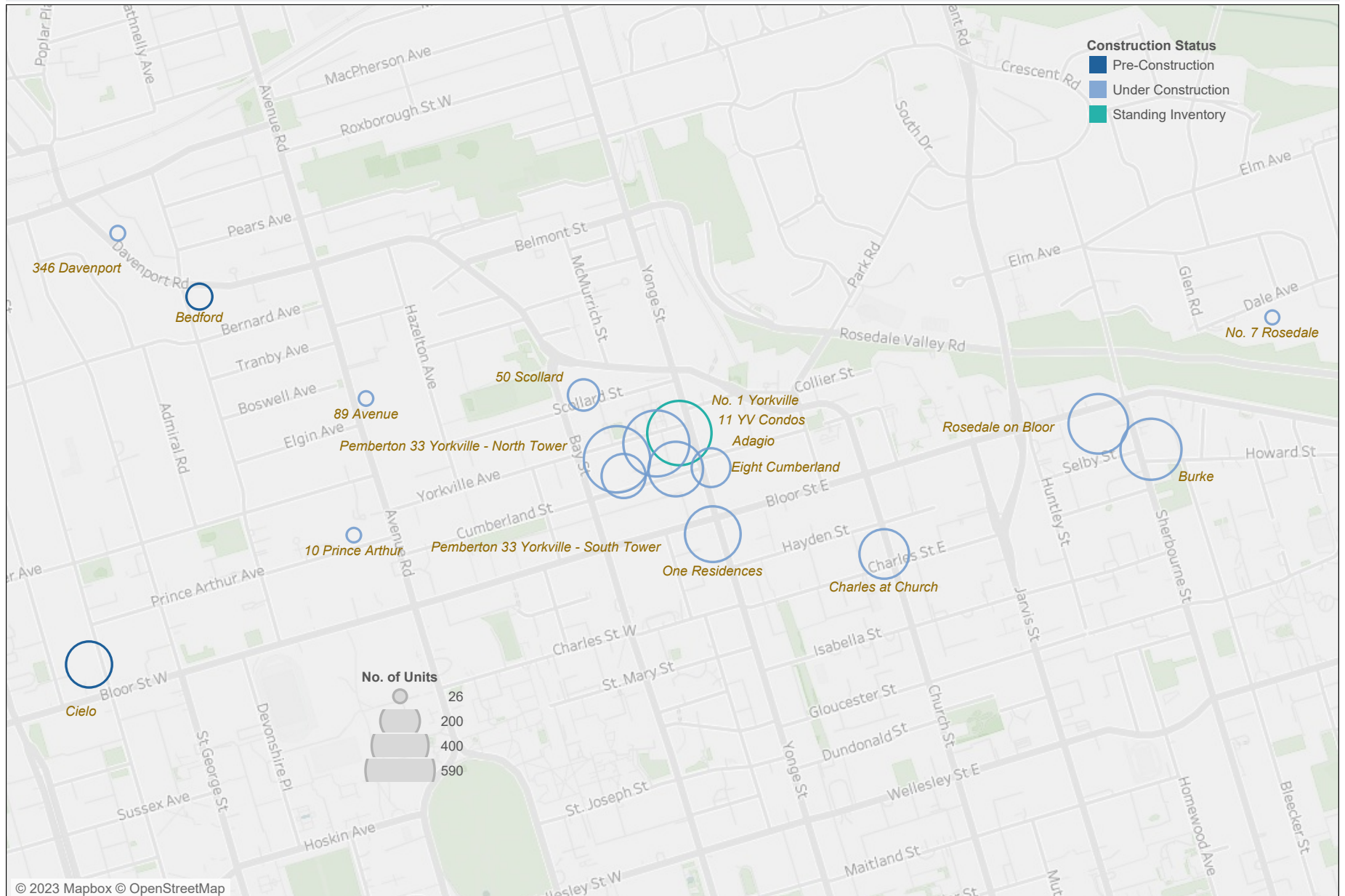


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - April 2023

Current Active Projects



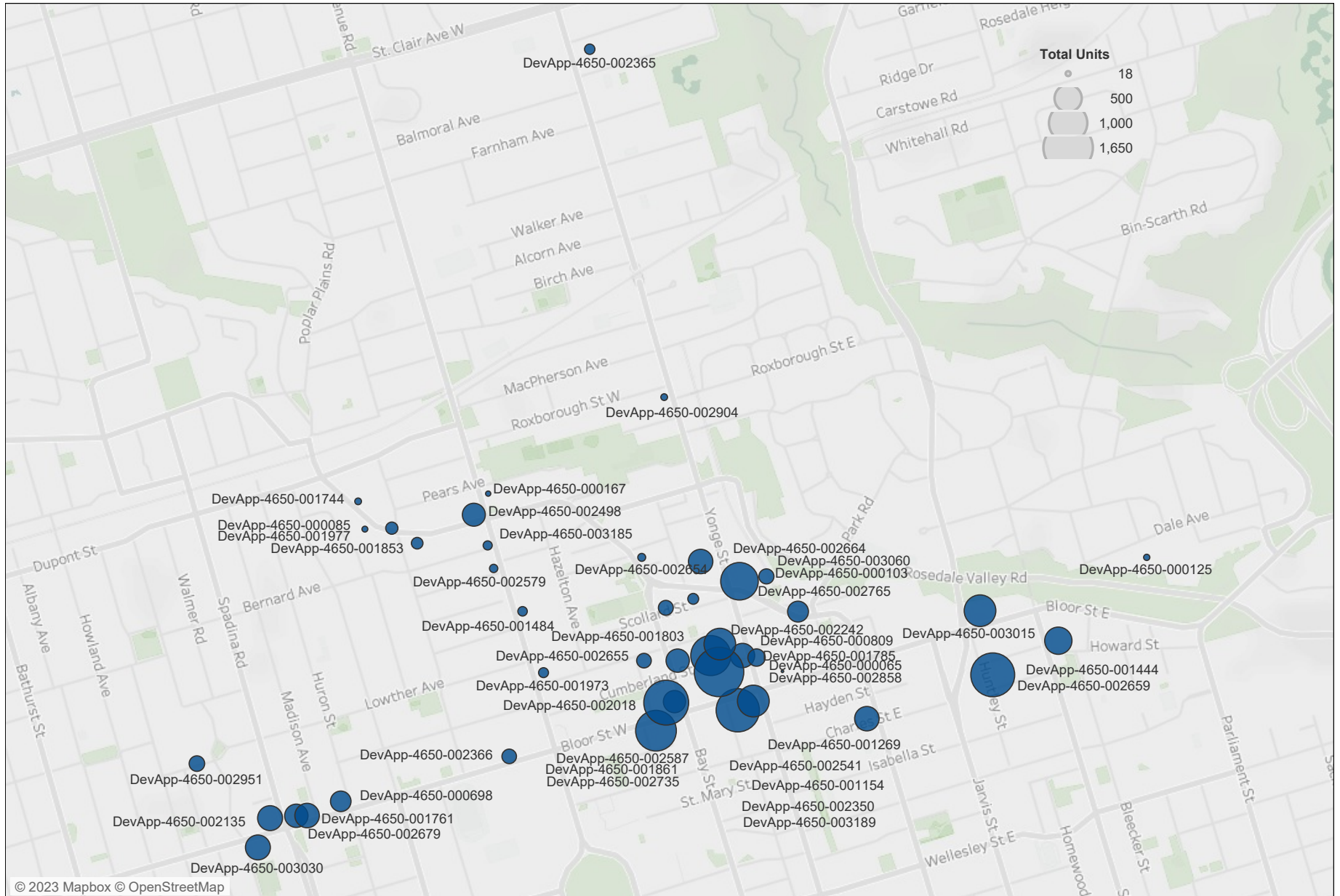
Bloor - Yorkville Submarket Report - April 2023

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	April 2025	0	0	4	28	\$1,915	\$2,252
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	March 2024	0	1	22	132	\$2,581	\$2,819
89 Avenue - Armour Heights Developments	Apartment	April 2025	0	0	10	28	\$2,735	\$2,852
346 Davenport - Freed Developments Ltd.	Apartment	September 2023	0	0	0	29	\$1,055	\$1,512
Adagio - Menkes	Apartment	February 2025	1	6	69	202	\$1,852	\$2,025
Bedford - Burnac Corporation	Apartment	November 2026	0	3	41	90	\$2,211	\$2,152
Burke - Concert Properties	Apartment	April 2025	0	1	15	500	\$1,147	\$1,177
Charles at Church - Aspen Ridge Homes	Apartment	March 2024	0	0	0	329	\$969	\$1,048
Cielo - Collecdev	Apartment	January 2026	0	0	14	284	\$2,043	\$2,807
Eight Cumberland - Phantom Developments and Great Gulf	Apartment	October 2023	0	0	6	400	\$878	\$2,349
No. 1 Yorkville - Bazis International Inc. and Plaza	Apartment	April 2020	0	0	9	555	\$927	\$1,925
No. 7 Rosedale - Platinum Vista Inc.	Apartment	September 2023	0	0	8	26	\$2,500	\$2,788
One Residences - Mizrahi Developments	Apartment	February 2024	0	9	71	416	\$1,864	\$3,127
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	May 2023	184	184	44	476	\$706	\$1,785

Bloor - Yorkville Submarket Report - April 2023

Current Development Applications



Bloor - Yorkville Submarket Report - April 2023

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	90
DevApp-4650-001861	80 Bloor Street West	6.0	1,356
DevApp-4650-001973	33 Avenue Road	10.0	66
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	9.6	418
DevApp-4650-002242	717 Church Street	18.3	293
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	20.5	142
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	3.6	46
DevApp-4650-002587	1235 Bay Street	15.6	364
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
DevApp-4650-002951	38 Walmer Road	5.7	162
DevApp-4650-003015	350 Bloor Street East	19.0	675
DevApp-4650-003030	425 Bloor Street West	10.3	418
DevApp-4650-003060	839 Yonge Street	8.8	950
DevApp-4650-003185	126 Avenue Road	5.2	55
DevApp-4650-003189	19 Bloor Street West	61.9	1,262

Bloor - Yorkville Submarket Report - April 2023

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	185	17	4,613	319	\$2,523	1,314	\$3,315,568	17,365
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	12,588
Don Mills - York Mills	2	14	3,845	102	\$1,151	1,172	\$1,348,276	26,740
Downtown Core	26	8	4,781	584	\$1,931	777	\$1,501,646	30,497
Downtown East	18	19	5,829	1,397	\$1,489	693	\$1,032,395	23,178
Downtown West	98	23	7,590	818	\$1,786	1,019	\$1,820,483	17,137
Etobicoke Waterfront	0	1	541	24	\$1,647	811	\$1,335,378	9,281
Highway7 - Yonge	2	5	1,298	35	\$1,112	1,144	\$1,272,940	23,308
Mississauga City Centre	2	8	3,963	107	\$1,214	762	\$925,620	20,807
North Toronto	32	18	3,519	332	\$1,561	976	\$1,524,340	238
North Yonge Corridor	123	8	2,524	701	\$1,557	659	\$1,026,398	32,887
North York East	0	1	497	0	.	.	.	129,027
North York West	28	9	989	407	\$1,362	946	\$1,288,166	20,375
Not Applicable	741	165	26,309	6,636	\$1,179	770	\$907,825	14,778
Scarborough City Centre								12,760
Sheppard Corridor	36	12	2,592	291	\$1,420	828	\$1,175,431	29,036
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	4,428
Toronto East	8	10	1,433	378	\$1,266	700	\$885,707	
Toronto West	23	24	4,048	696	\$1,341	827	\$1,109,292	
Yonge - St. Clair	3	7	867	254	\$1,937	982	\$1,902,086	

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