

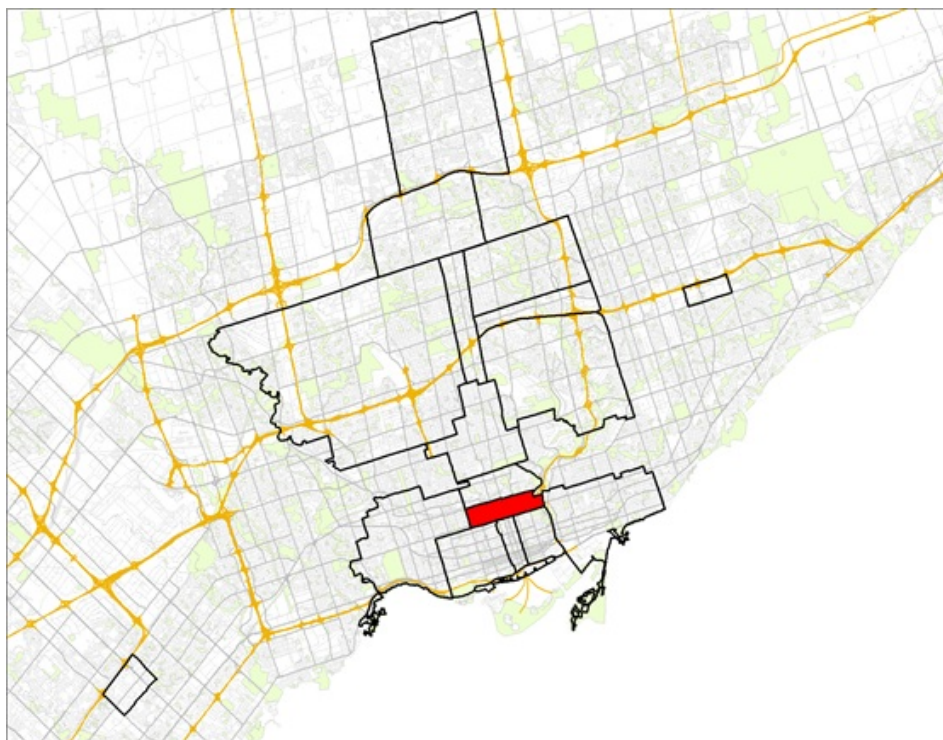


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of June 2023



Bloor - Yorkville Submarket Report - June 2023



Bloor - Yorkville		GTA
Distinct count of Site Name	17	378
No. of Units	5,208	97,722
Total Sales	4,659	83,199
Act Inv	549	14,523
Avg. wt. \$/sf	\$2,480	\$1,425
Avg. Project \$/SF	\$2,199	\$1,296
Avg. SF	1,058	812
Avg. \$	\$2,623,008	\$1,157,082
Current Month Sales (incl. active & sold out)	1	1,957

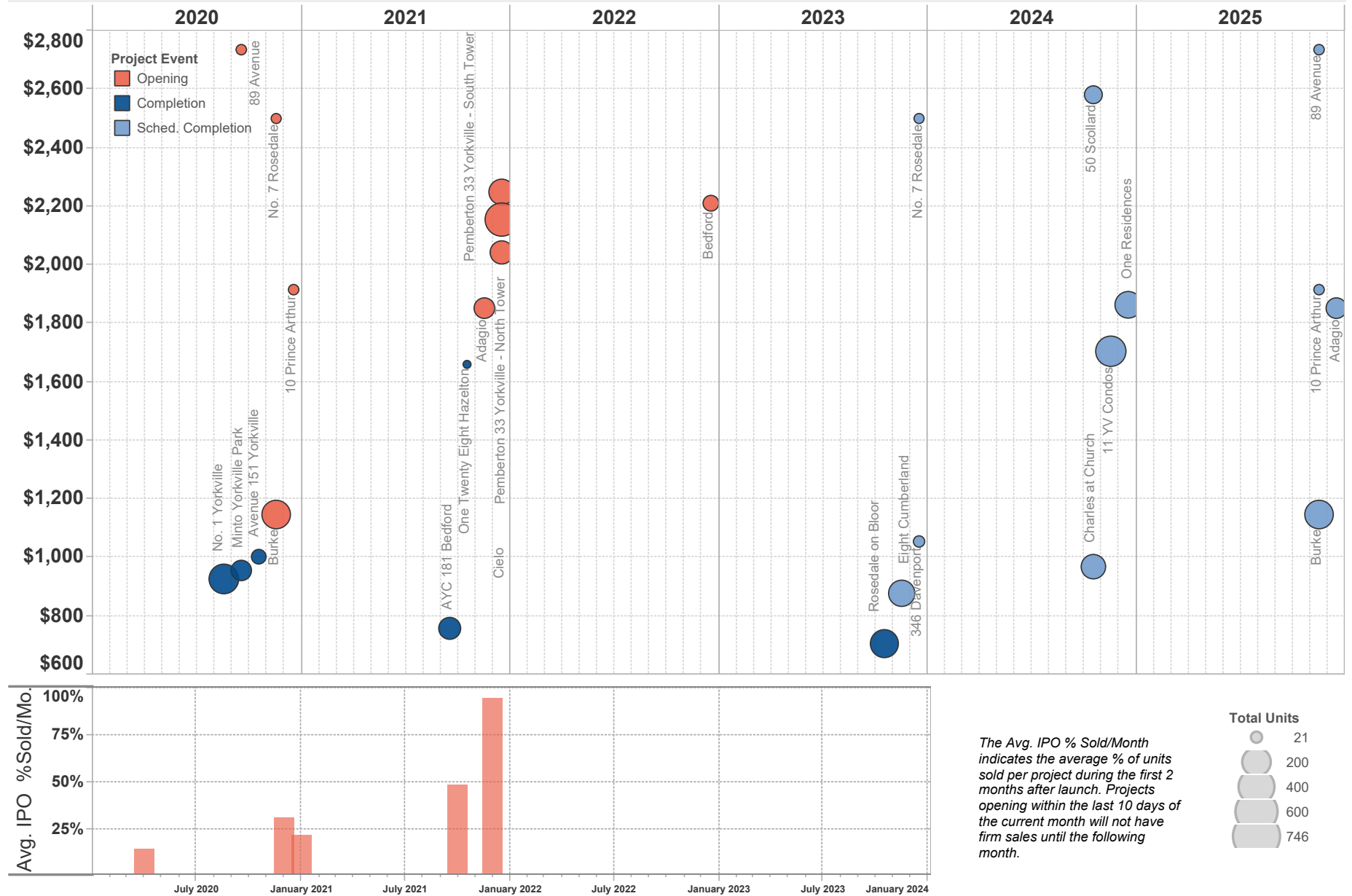
Development Applications		
Bloor - Yorkville		City of Toronto
Count of Address	44	765
Total Units	17,365	424,430
Min. Density	0.6	0.0
Max. Density	61.9	61.9
Avg. Density	13.0	7.9

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



Bloor - Yorkville Submarket Report - June 2023

Recent Project Openings, Completions & Scheduled Completions



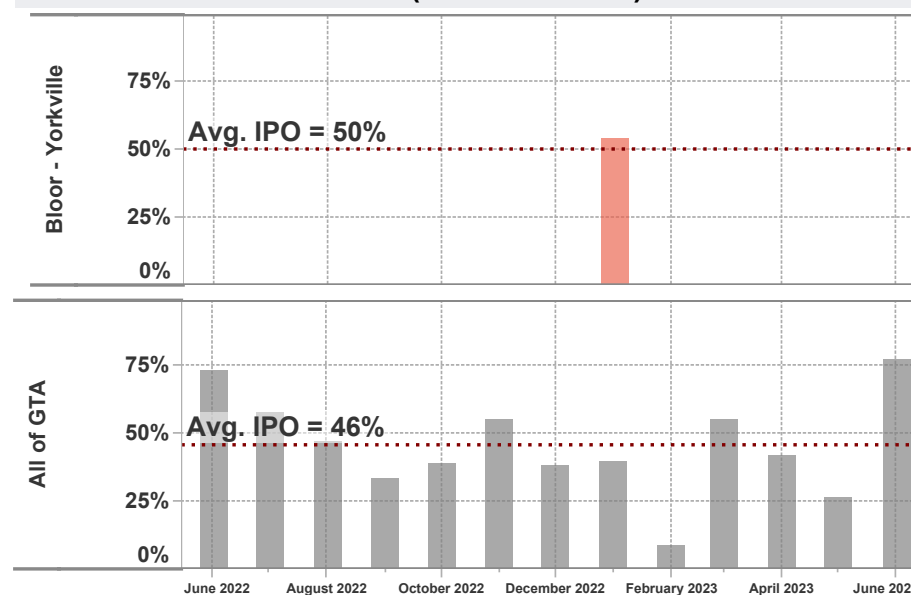
Bloor - Yorkville Submarket Report - June 2023

Project Data by Unit Type

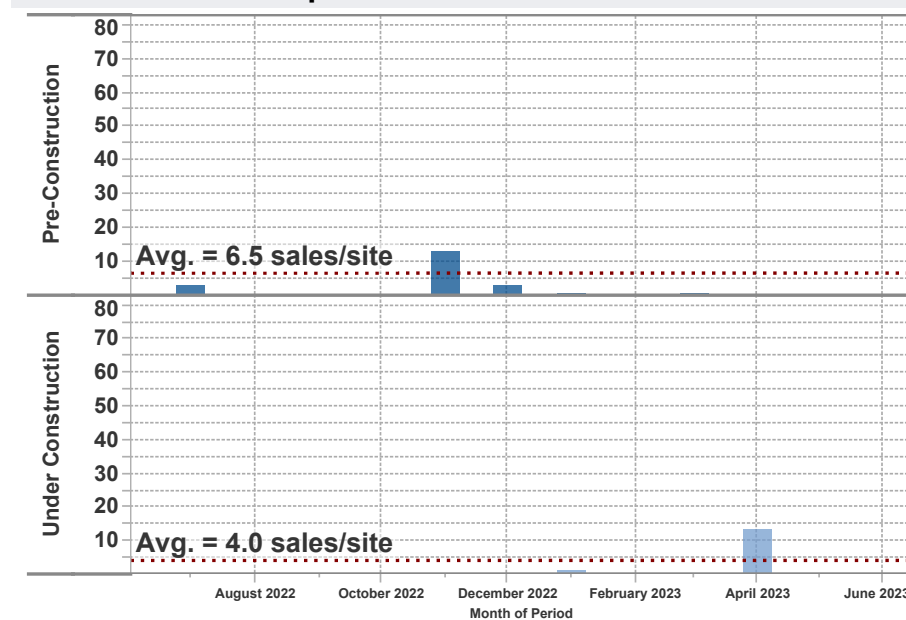
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	302	0	244	58
1 Bedroom	1,160	0	1,138	22
1 Bedroom + Den	1,297	0	1,207	90
2 Bedroom	1,742	0	1,525	217
2 Bedroom + Den	345	1	254	91
3 Bedroom & Up	335	0	270	65
Penthouse	23	0	18	5
Other	4	0	3	1

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,225	365	450	\$812,990	\$958,990
\$2,288	445	796	\$1,099,990	\$1,559,900
\$2,269	520	1,293	\$1,029,000	\$3,525,900
\$2,272	560	2,768	\$859,000	\$7,489,000
\$2,379	673	3,306	\$1,295,900	\$9,569,000
\$2,848	852	5,943	\$1,349,990	\$19,990,000
\$4,100	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)

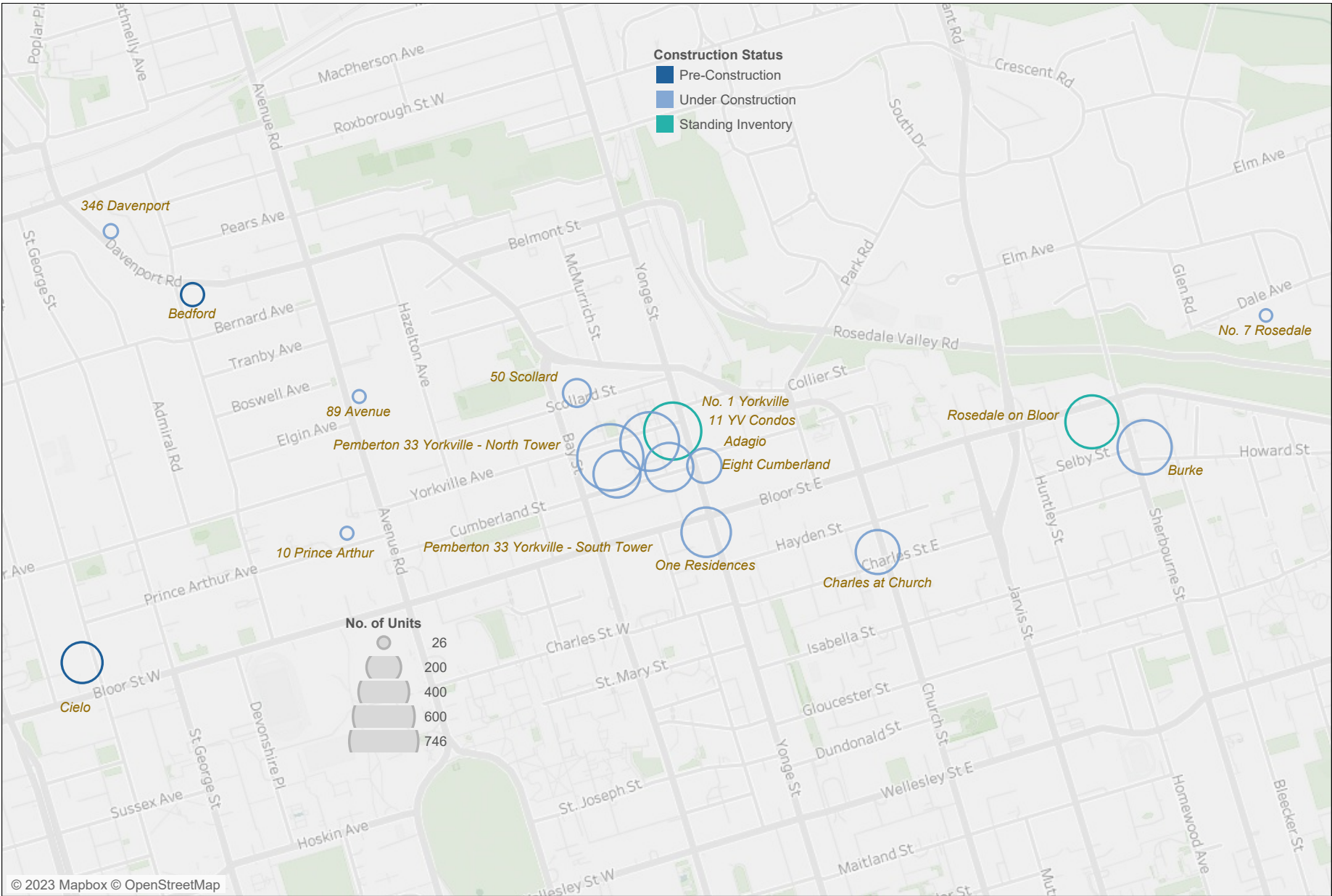


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - June 2023

Current Active Projects



Bloor - Yorkville Submarket Report - June 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	2	21	132	\$2,581	\$2,887
89 Avenue - Armour Heights Developments	Apartment	April 2025	0	0	10	28	\$2,735	\$2,852
346 Davenport - Freed Developments Ltd.	Apartment	September 2023	1	1	4	34	\$1,055	\$1,766
Adagio - Menkes	Apartment	February 2025	0	7	68	202	\$1,852	\$2,026
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	156	746	\$2,155	\$2,267
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	0	0	114	375	\$2,249	\$2,110
Rosedale on Bloor - Gupta Group	Apartment	May 2023	0	227	2	477	\$706	\$1,178

The map displays the geographic distribution of development applications (DevApp) in Toronto. The size of each bubble indicates the total number of units, with a legend showing four categories: 18, 500, 1,000, and 1,650 units. The color of the bubbles represents the number of applications, with a legend showing four categories: 1, 2, 3, and 4 applications. The map includes street names and labels for various development applications, such as DevApp-4650-002365, DevApp-4650-002904, and DevApp-4650-001744.

Bloor - Yorkville Submarket Report - June 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 - June 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	1	17	4,659	549	\$2,480	1,058	\$2,623,008	17,365
Central Waterfront	1	8	3,997	494	\$1,707	1,125	\$1,920,253	12,588
Don Mills - York Mills	0	14	3,848	106	\$1,137	1,182	\$1,343,895	26,740
Downtown Core	11	8	4,807	531	\$1,869	760	\$1,421,514	30,497
Downtown East	53	20	6,195	1,400	\$1,506	701	\$1,055,105	23,178
Downtown West	6	23	7,662	746	\$1,783	1,053	\$1,876,443	17,137
Etobicoke Waterfront	2	1	544	21	\$1,645	816	\$1,342,988	9,281
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	23,308
Mississauga City Centre	1	8	3,967	103	\$1,214	765	\$928,966	20,807
North Toronto	1	18	3,513	352	\$1,562	955	\$1,492,374	238
North Yonge Corridor	26	8	2,626	614	\$1,558	671	\$1,045,751	32,887
North York East	0	1	497	0	.	.	.	129,027
North York West	62	10	1,072	477	\$1,410	854	\$1,203,555	20,375
Not Applicable	1,750	184	29,764	7,524	\$1,183	765	\$904,288	14,778
Scarborough City Centre								12,760
Sheppard Corridor	12	12	2,617	280	\$1,444	831	\$1,199,983	29,036
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	4,428
Toronto East	9	10	1,438	373	\$1,267	708	\$896,552	
Toronto West	20	23	3,814	639	\$1,357	825	\$1,119,927	
Yonge - St. Clair	2	7	869	252	\$1,946	977	\$1,900,069	



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