

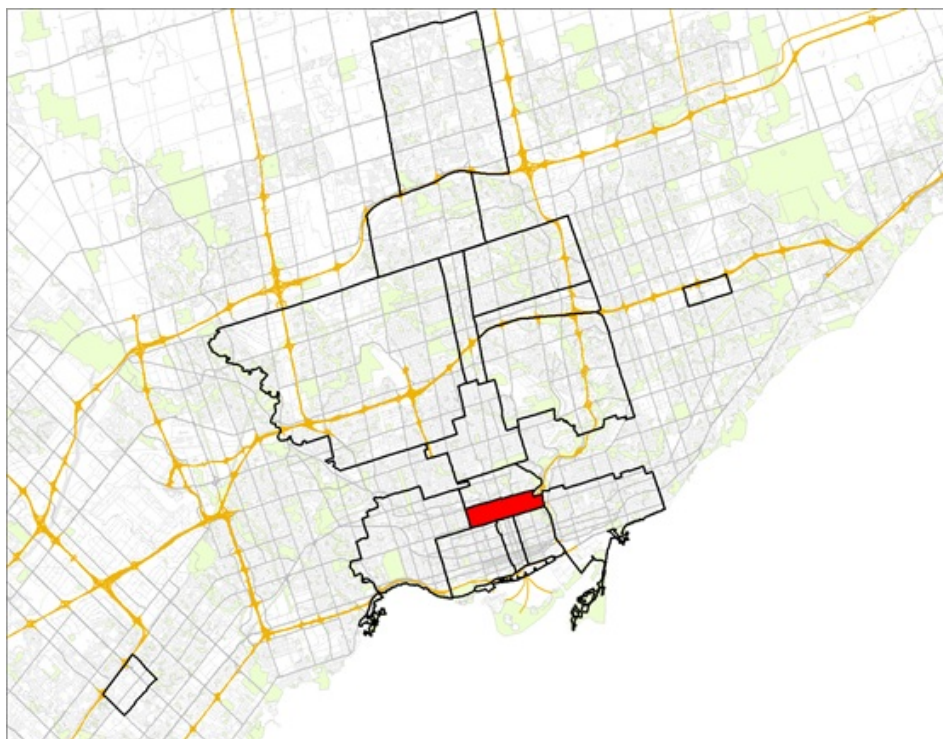


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of August 2023



Bloor - Yorkville Submarket Report - August 2023



Bloor - Yorkville		GTA
Distinct count of Site Name	16	385
No. of Units	4,717	96,568
Total Sales	4,247	82,326
Act Inv	470	14,242
Avg. wt. \$/sf	\$2,512	\$1,408
Avg. Project \$/SF	\$2,272	\$1,286
Avg. SF	1,108	821
Avg. \$	\$2,783,935	\$1,156,529
Current Month Sales (incl. active & sold out)	11	443

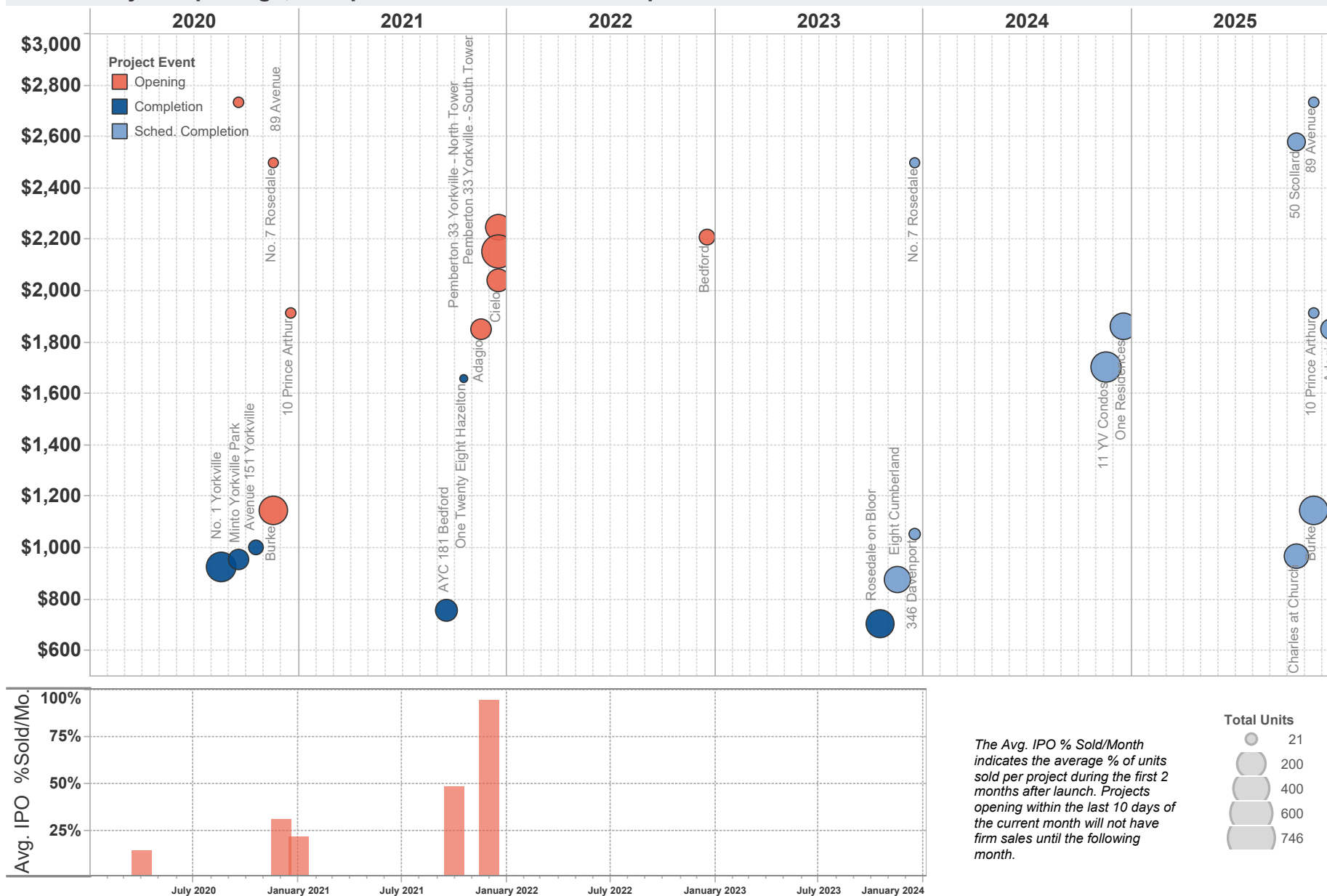
Development Applications		
Bloor - Yorkville		City of Toronto
Count of Address	43	794
Total Units	16,439	462,476
Min. Density	2.0	0.0
Max. Density	61.7	61.7
Avg. Density	12.4	8.1

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



Bloor - Yorkville Submarket Report - August 2023

Recent Project Openings, Completions & Scheduled Completions



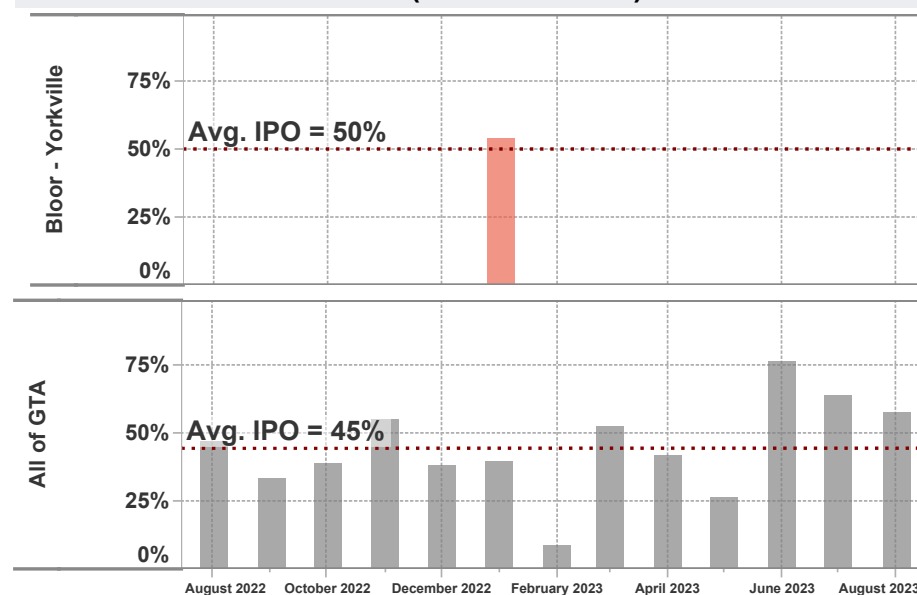
Bloor - Yorkville Submarket Report - August 2023

Project Data by Unit Type

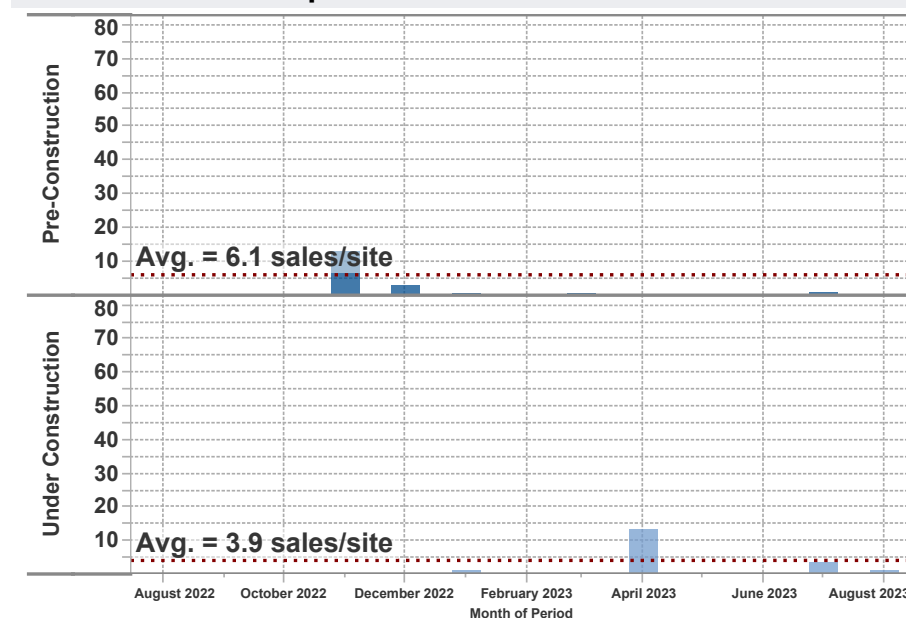
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	260	0	215	45
1 Bedroom	1,081	0	1,063	18
1 Bedroom + Den	1,131	6	1,055	76
2 Bedroom	1,547	5	1,369	178
2 Bedroom + Den	343	0	254	89
3 Bedroom & Up	328	0	270	58
Penthouse	23	0	18	5
Other	4	0	3	1

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,221	365	450	\$812,990	\$958,990
\$2,251	465	796	\$1,099,990	\$1,559,900
\$2,275	520	1,293	\$1,029,000	\$3,525,900
\$2,313	560	2,768	\$1,132,900	\$7,489,000
\$2,403	771	3,306	\$1,295,900	\$9,569,000
\$2,835	973	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)

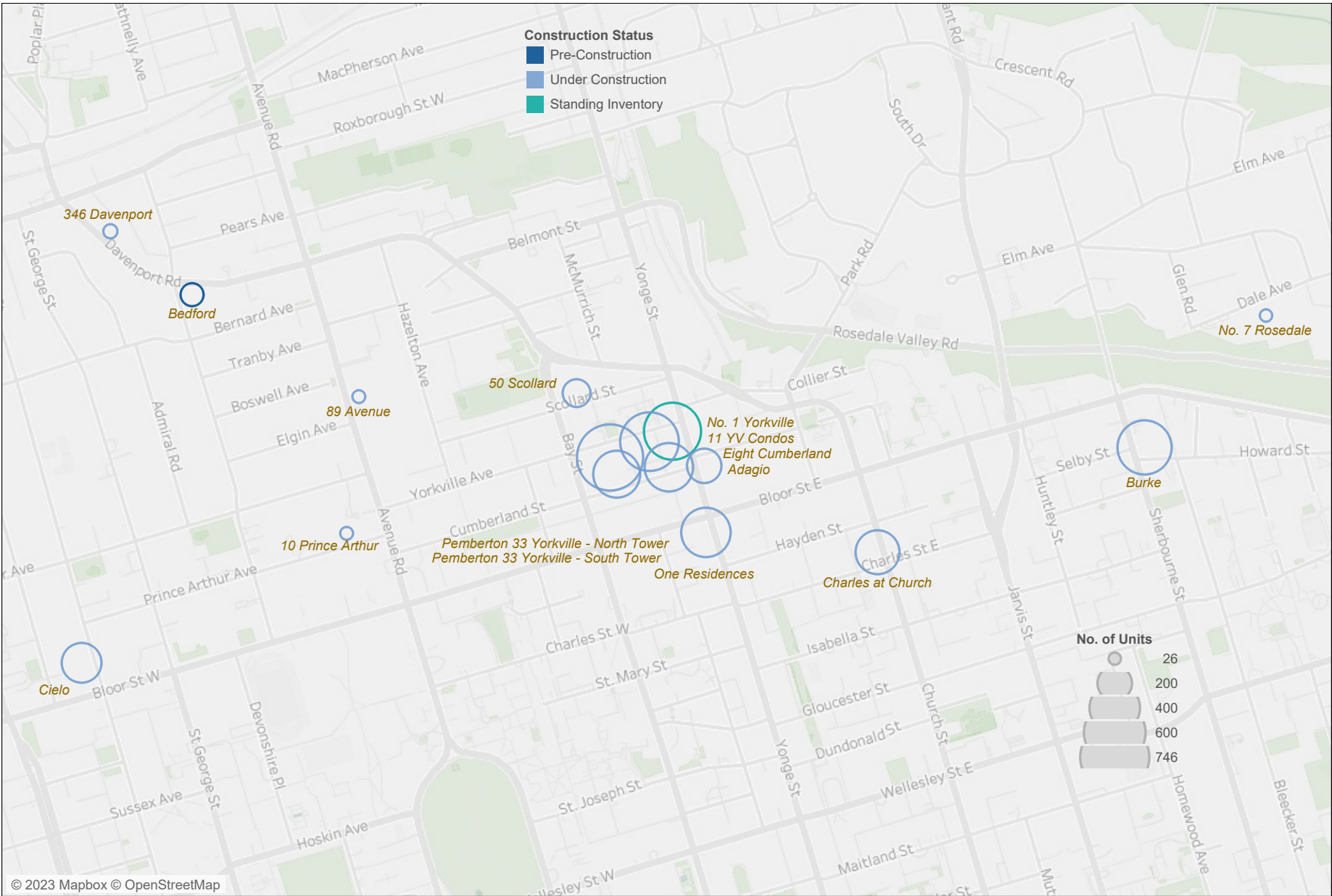


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - August 2023

Current Active Projects



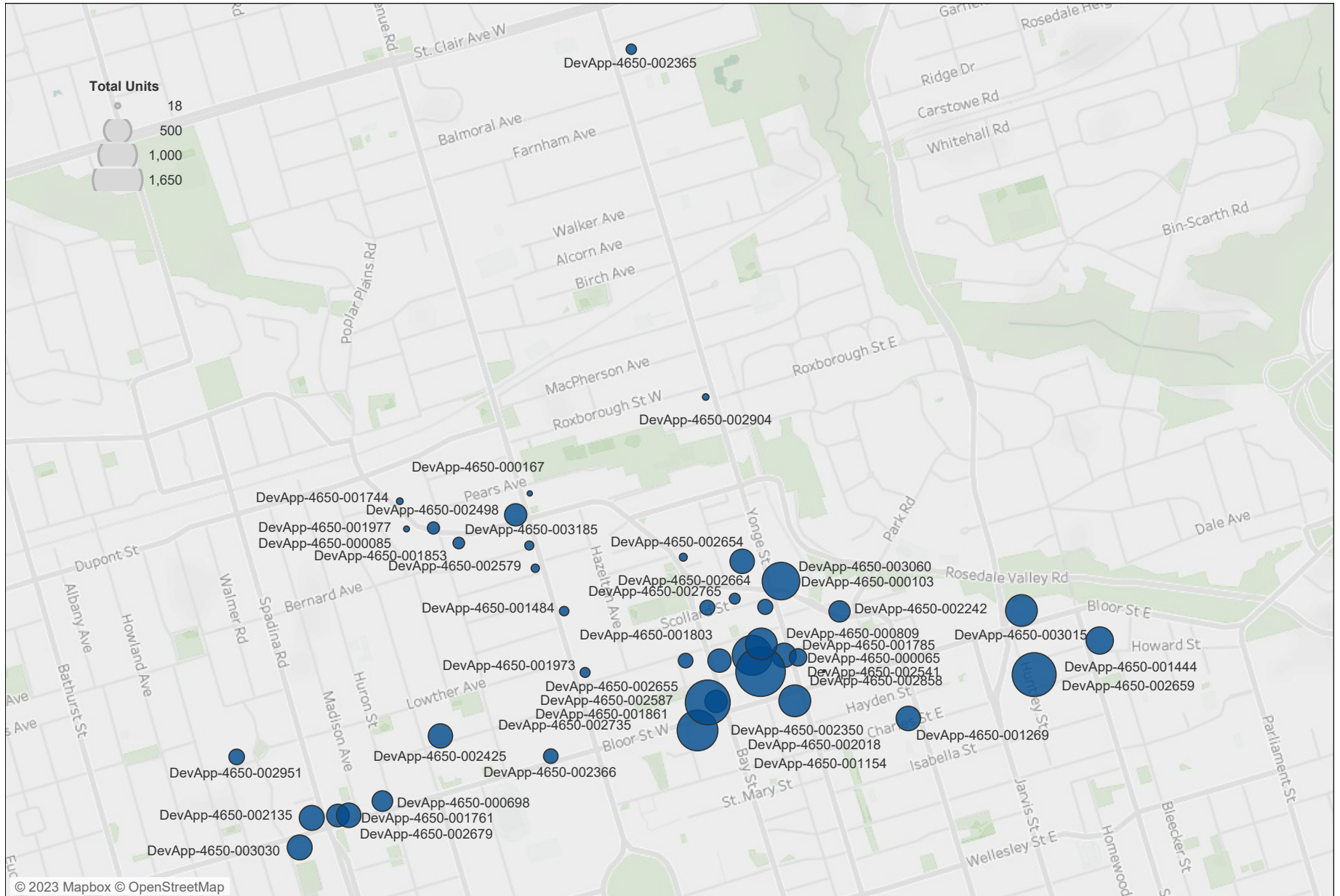
Bloor - Yorkville Submarket Report - August 2023

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	1	3	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 2025	0	2	22	132	\$2,581	\$2,881
89 Avenue - Armour Heights Developments	Apartment	April 2025	0	2	8	28	\$2,735	\$2,894
346 Davenport - Freed Developments Ltd.	Apartment	September 2023	0	1	4	34	\$1,055	\$1,809
Adagio - Menkes	Apartment	February 2025	0	7	68	202	\$1,852	\$2,026
Bedford - Burnac Corporation	Apartment	November 2026	0	4	40	90	\$2,211	\$2,154
Burke - Concert Properties	Apartment	April 2025	0	1	15	500	\$1,147	\$1,177
Charles at Church - Aspen Ridge Homes	Apartment	March 2025	0	0	0	329	\$969	\$1,048
Cielo - Collecdev	Apartment	January 2026	0	0	0	270	\$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	6	16	140	746	\$2,155	\$2,268
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	5	44	70	375	\$2,249	\$2,173

Bloor - Yorkville Submarket Report - August 2023

Current Development Applications



Bloor - Yorkville Submarket Report - August 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-4650-000167	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	302
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-4650-002425	145 St George Street	10.5	398
DevApp-4650-002498	148 Avenue Road	12.5	333
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	12.8	345
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	6.9	28
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

Bloor - Yorkville Submarket Report - August 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	11	16	4,247	470	\$2,512	1,108	\$2,783,935	16,439
Central Waterfront	3	6	2,544	484	\$1,710	1,130	\$1,932,586	17,168
Don Mills - York Mills	1	14	3,850	104	\$1,138	1,170	\$1,331,442	28,216
Downtown Core	3	8	4,815	523	\$1,877	760	\$1,427,423	31,600
Downtown East	18	20	6,218	1,383	\$1,513	694	\$1,050,669	25,705
Downtown West	4	23	7,668	746	\$1,789	1,056	\$1,888,873	17,279
Etobicoke Waterfront	1	1	545	20	\$1,647	811	\$1,335,505	9,281
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	25,237
Mississauga City Centre	5	8	3,961	109	\$1,244	769	\$957,260	26,058
North Toronto	14	18	3,520	367	\$1,560	924	\$1,441,857	305
North Yonge Corridor	9	8	2,636	604	\$1,558	673	\$1,048,874	32,789
North York East	0	1	497	0	.	.	.	143,340
North York West	22	11	1,113	586	\$1,331	867	\$1,154,406	24,358
Not Applicable	288	194	30,613	7,545	\$1,168	779	\$909,976	14,963
Scarborough City Centre								13,202
Sheppard Corridor	0	12	2,619	280	\$1,407	830	\$1,168,501	30,819
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,717
Toronto East	8	10	1,493	318	\$1,249	707	\$882,844	
Toronto West	53	22	3,803	394	\$1,384	879	\$1,216,180	
Yonge - St. Clair	3	7	874	247	\$1,910	957	\$1,827,520	



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