

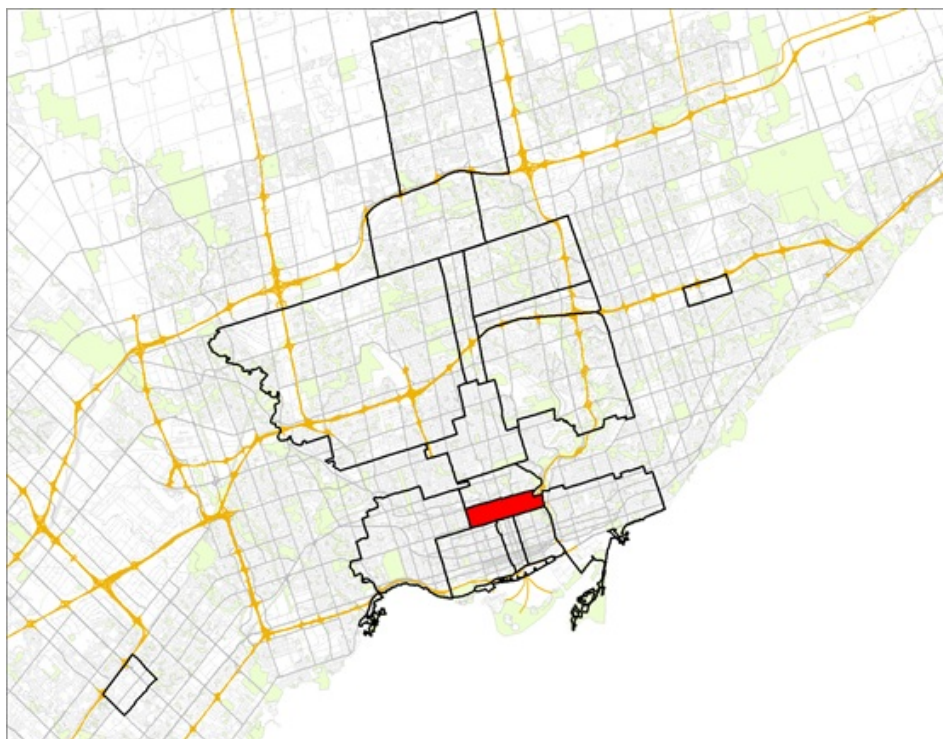


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of September 2023



Bloor - Yorkville Submarket Report - September 2023



Bloor - Yorkville		GTA
Distinct count of Site Name	17	390
No. of Units	5,019	99,243
Total Sales	4,374	82,881
Act Inv	645	16,362
Avg. wt. \$/sf	\$2,364	\$1,400
Avg. Project \$/SF	\$2,250	\$1,289
Avg. SF	993	786
Avg. \$	\$2,347,311	\$1,100,373
Current Month Sales (incl. active & sold out)	130	1,290

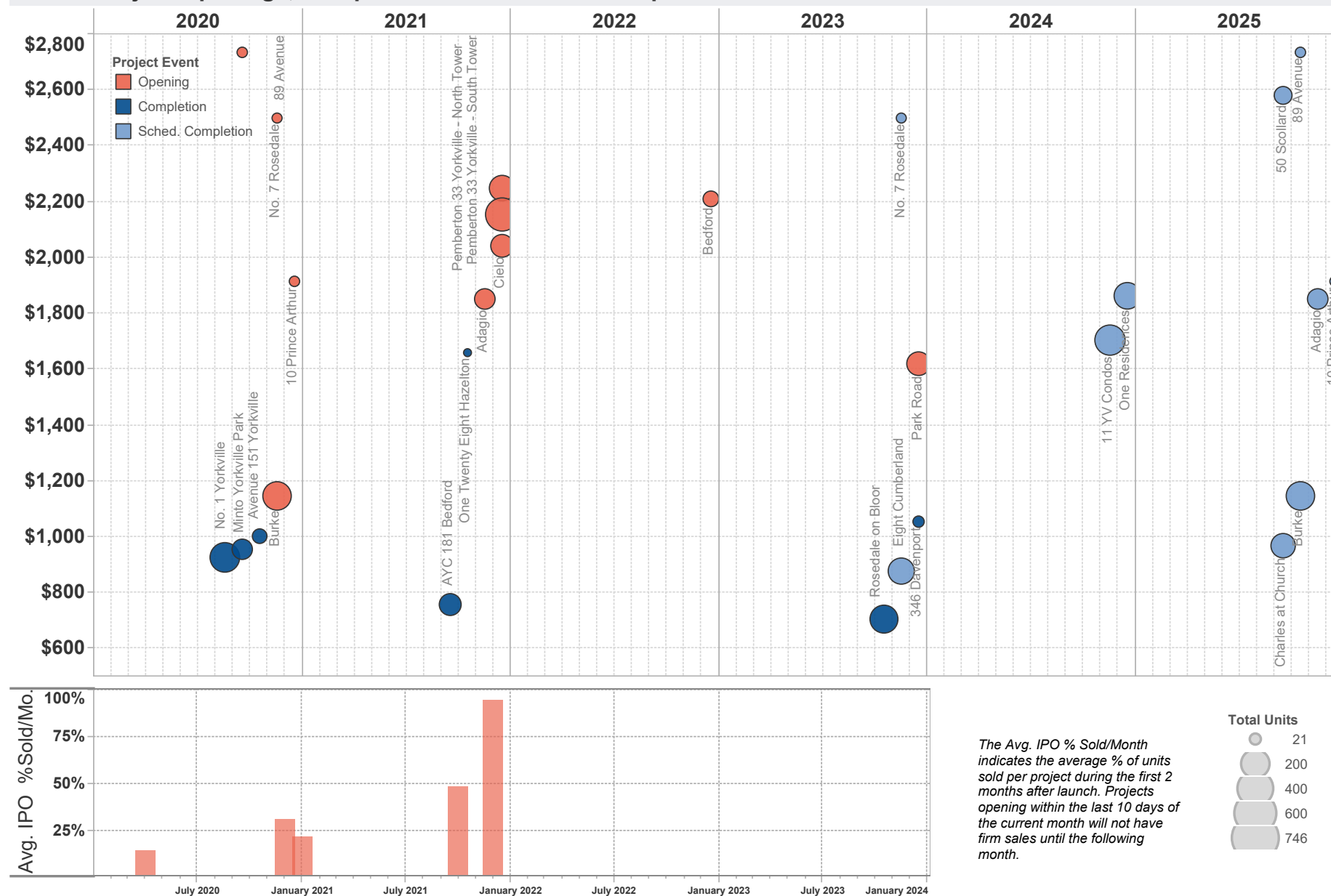
Development Applications		
Bloor - Yorkville		City of Toronto
Count of Address	44	792
Total Units	16,534	462,470
Min. Density	2.0	0.0
Max. Density	61.7	61.7
Avg. Density	12.3	8.1

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



Bloor - Yorkville Submarket Report - September 2023

Recent Project Openings, Completions & Scheduled Completions



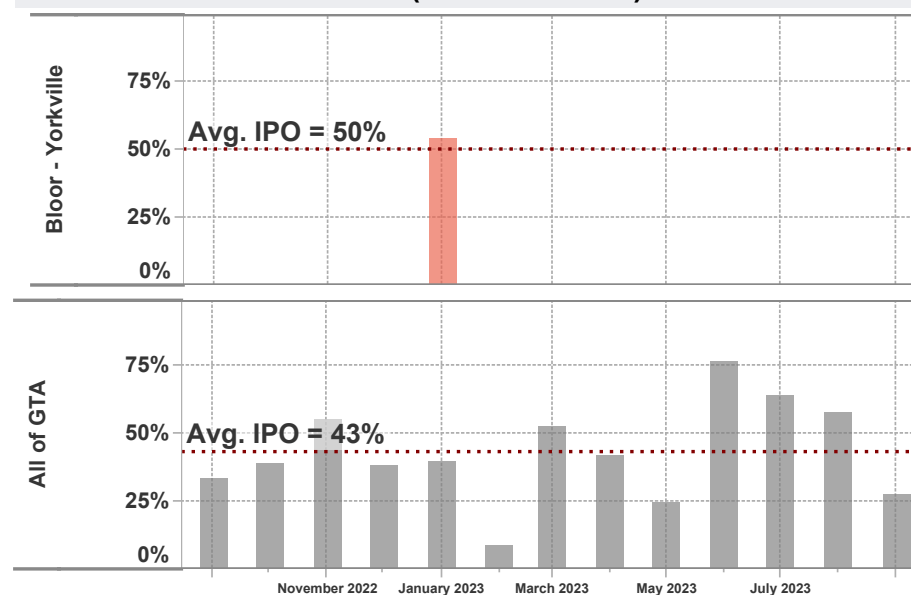
Bloor - Yorkville Submarket Report - September 2023

Project Data by Unit Type

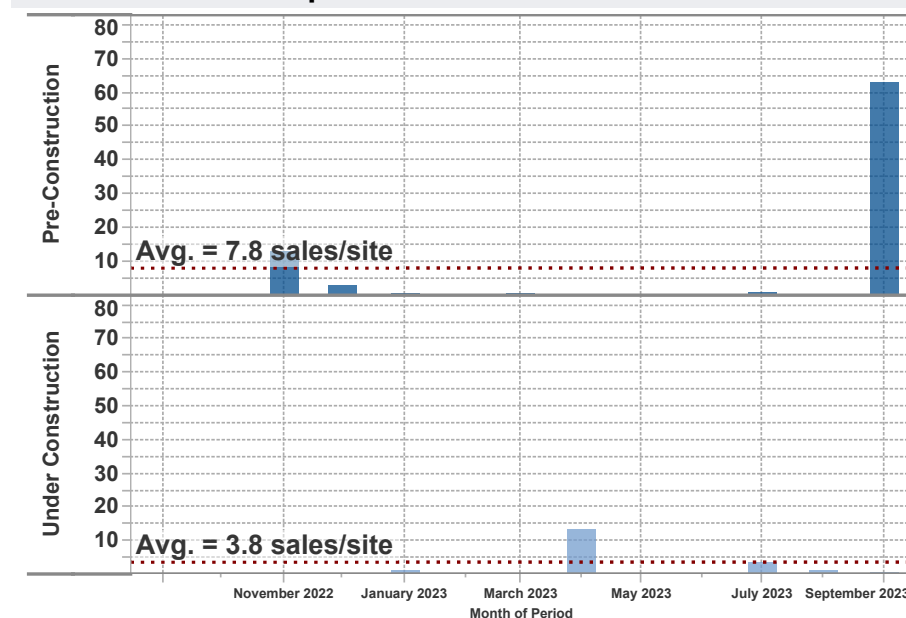
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	332	50	265	67
1 Bedroom	1,131	36	1,099	32
1 Bedroom + Den	1,217	42	1,097	120
2 Bedroom	1,611	2	1,371	240
2 Bedroom + Den	343	0	256	87
3 Bedroom & Up	358	0	267	91
Penthouse	23	0	18	5
Other	4	0	1	3

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,076	313	450	\$556,900	\$958,990
\$2,004	329	515	\$659,900	\$1,239,990
\$2,064	469	1,293	\$781,900	\$3,525,900
\$2,153	560	2,768	\$948,900	\$7,489,000
\$2,434	771	3,306	\$1,295,900	\$9,569,000
\$2,595	796	5,943	\$1,238,900	\$19,990,000
\$4,100	1,554	6,137	\$2,071,900	\$31,620,900
\$2,510	2,646	3,603	\$6,690,000	\$8,998,900

IPO Launch Performance (first 2 months)

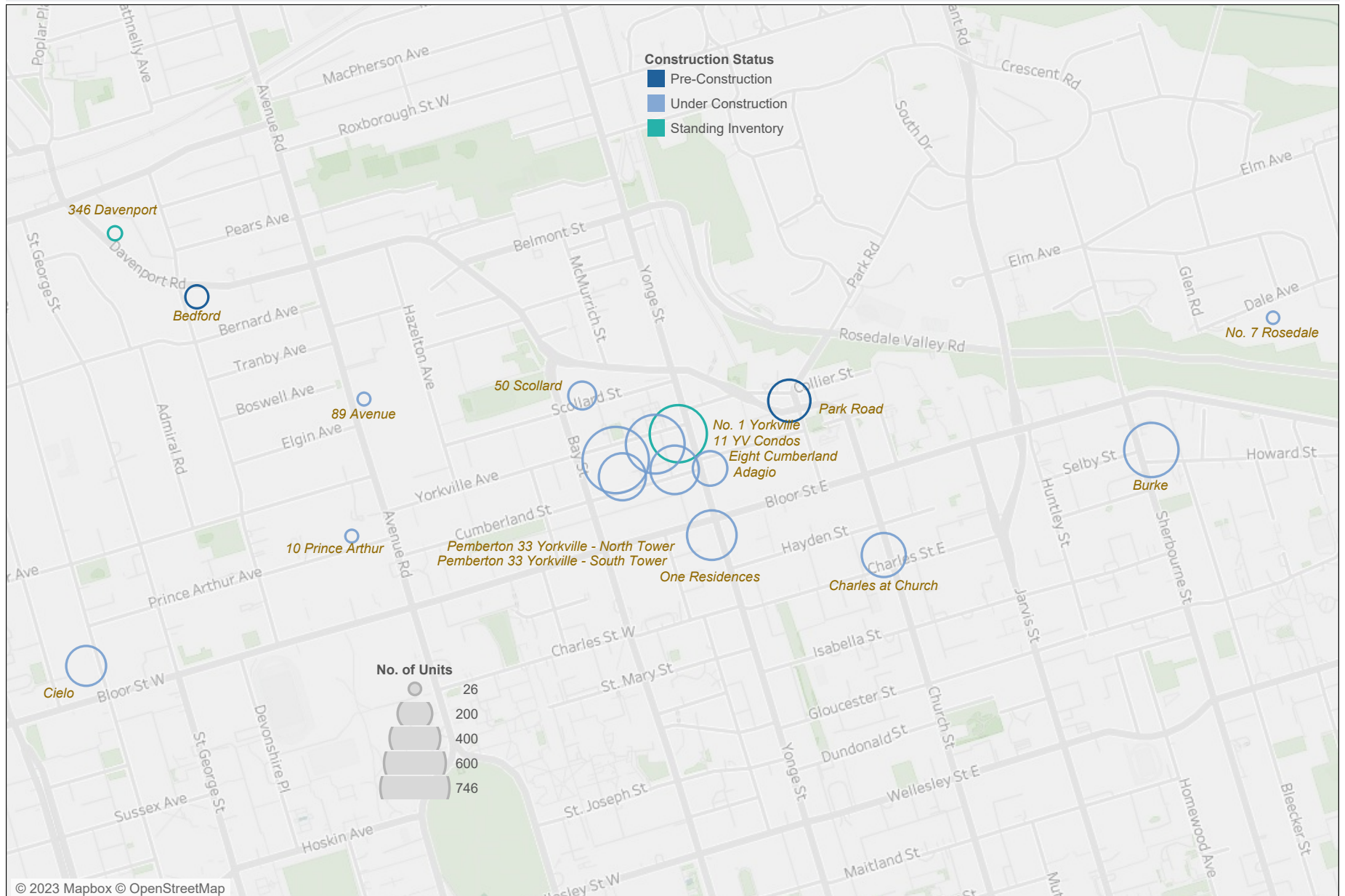


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - September 2023

Current Active Projects



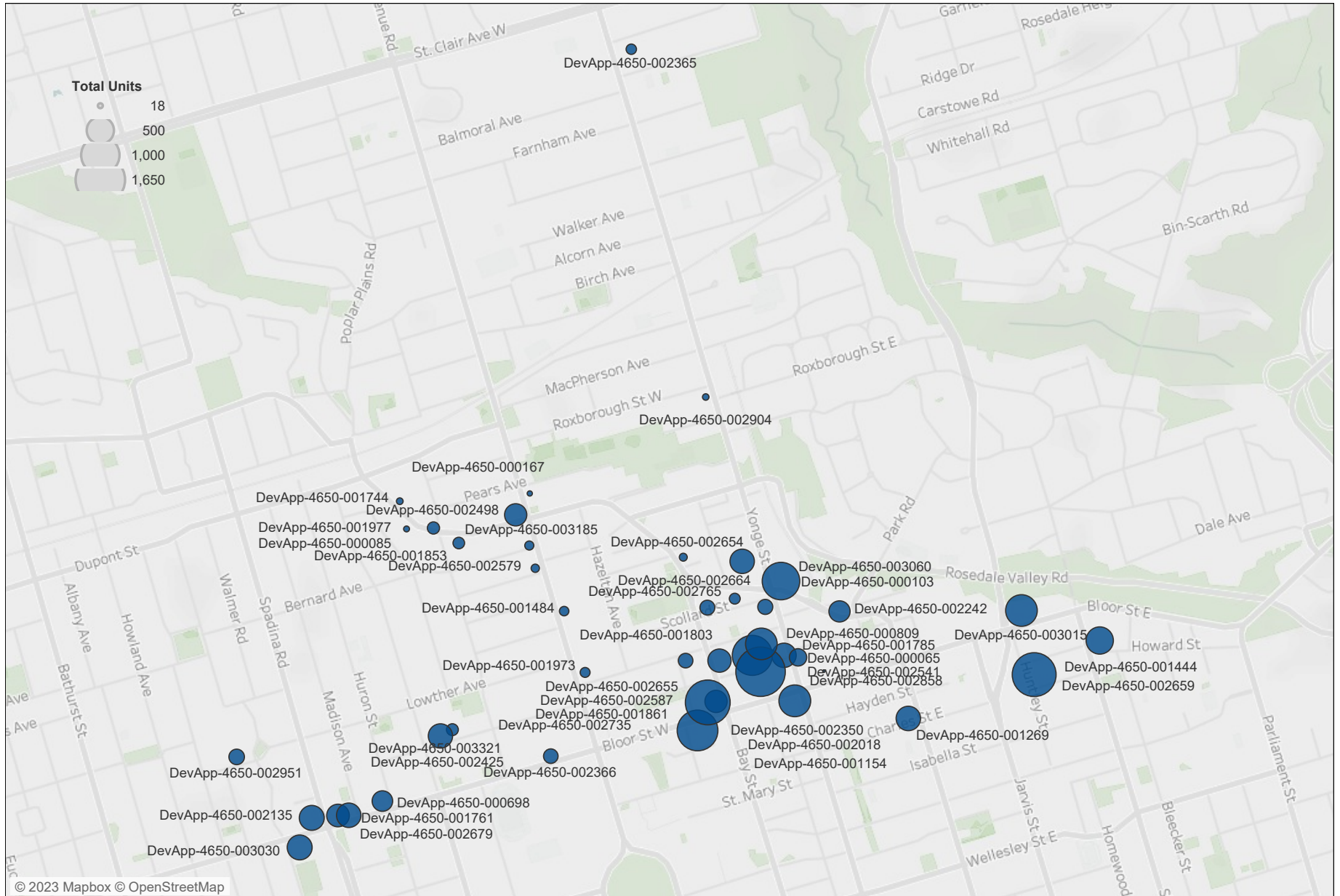
Bloor - Yorkville Submarket Report - September 2023

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	August 2025	0	1	6	28	\$1,915	\$2,511
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	5	9	35	90	\$2,211	\$2,211
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	October 2023	0	0	8	26	\$2,500	\$2,788
One Residences - Mizrahi Developments	Apartment	November 2024	0	9	71	416	\$1,864	\$3,127
Park Road - Capital Developments	Apartment	January 2027	121	121	181	302	\$1,621	\$1,590
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	2	18	138	746	\$2,155	\$2,268
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	2	46	68	375	\$2,249	\$2,172

Bloor - Yorkville Submarket Report - September 2023

Current Development Applications



Bloor - Yorkville Submarket Report - September 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
DevApp-4650-003321	64 Prince Arthur Avenue	5.5	95

Bloor - Yorkville Submarket Report - September 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	 130	 17	 4,374	 645	 \$2,364	 993	 \$2,347,311	 16,534
Central Waterfront	 0	 6	 2,544	 484	 \$1,710	 1,130	 \$1,932,586	 17,168
Don Mills - York Mills	 5	 13	 3,531	 100	 \$1,141	 1,173	 \$1,338,302	 27,949
Downtown Core	 5	 8	 4,820	 518	 \$1,872	 760	 \$1,421,931	 31,614
Downtown East	 14	 21	 6,232	 1,757	 \$1,495	 668	 \$998,899	 25,506
Downtown West	 130	 24	 7,798	 832	 \$1,776	 1,019	 \$1,809,473	 17,279
Etobicoke Waterfront	 1	 1	 546	 19	 \$1,647	 811	 \$1,335,505	 8,698
Highway7 - Yonge	 0	 4	 899	 34	 \$1,117	 1,140	 \$1,273,121	 26,252
Mississauga City Centre	 0	 9	 3,961	 934	 \$1,244	 578	 \$718,713	 25,804
North Toronto	 1	 18	 3,519	 368	 \$1,565	 930	 \$1,455,739	 305
North Yonge Corridor	 14	 8	 2,650	 590	 \$1,563	 672	 \$1,049,549	 32,858
North York East	 0	 1	 497	 0	 .	 .	 .	 143,616
North York West	 38	 10	 1,093	 484	 \$1,385	 854	 \$1,183,788	 24,358
Not Applicable	 809	 198	 31,367	 8,474	 \$1,167	 757	 \$883,833	 14,963
Scarborough City Centre								 13,202
Sheppard Corridor	 36	 11	 2,361	 244	 \$1,404	 836	 \$1,174,095	 30,647
Thornhill	 0	 2	 411	 28	 \$1,367	 1,690	 \$2,310,536	 5,717
Toronto East	 91	 10	 1,584	 227	 \$1,256	 730	 \$916,542	
Toronto West	 15	 22	 3,819	 378	 \$1,386	 879	 \$1,218,272	
Yonge - St. Clair	 1	 7	 875	 246	 \$1,917	 951	 \$1,823,364	



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