

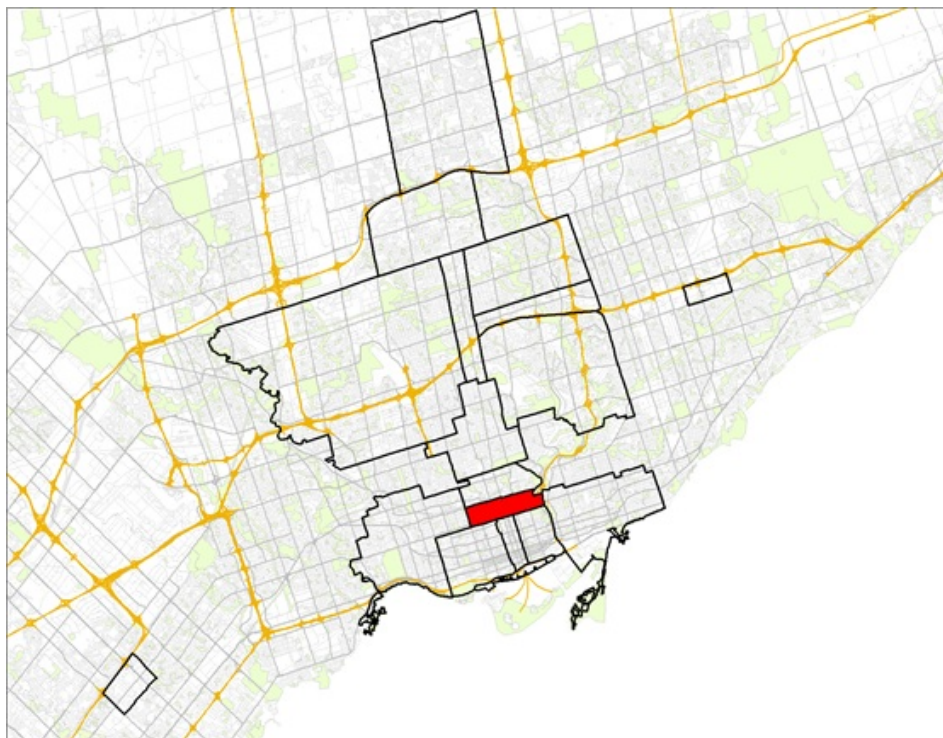


Greater Toronto Area
Bloor / Yorkville

New Homes High Rise Submarket Report
Data as of February 2024

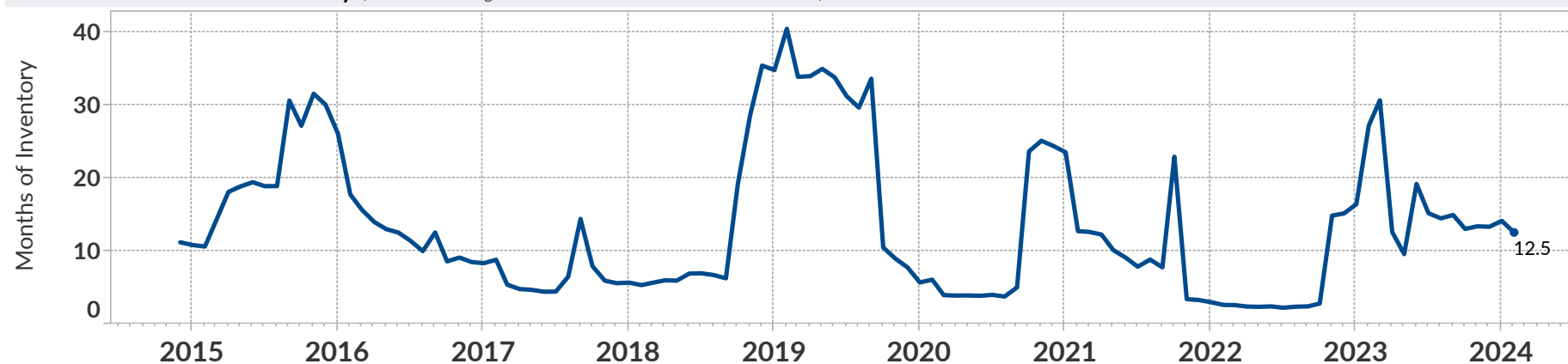


Bloor - Yorkville Submarket Report - February 2024



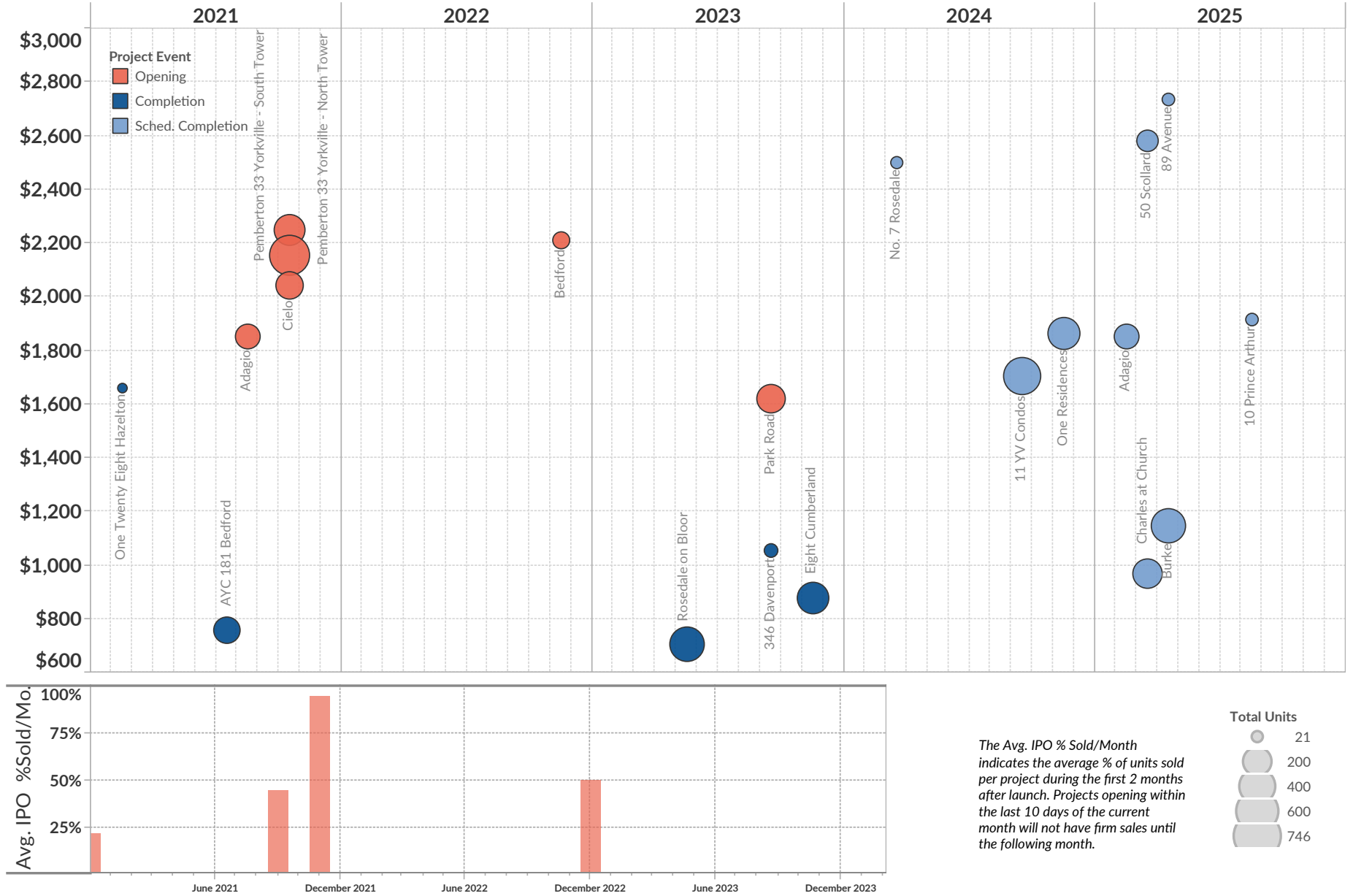
Bloor - Yorkville		GTA
Distinct count of Site Name	17	380
No. of Units	5,023	97,390
Total Sales	4,446	80,643
Act Inv	577	16,747
Avg. \$/sf	\$2,387	\$1,402
Avg. Project \$/SF	\$2,268	\$1,303
Avg. SF	1,071	792
Avg. \$	\$2,556,762	\$1,110,173
No Measure Value	35	379

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



Bloor - Yorkville Submarket Report - February 2024

Recent Project Openings, Completions & Scheduled Completions



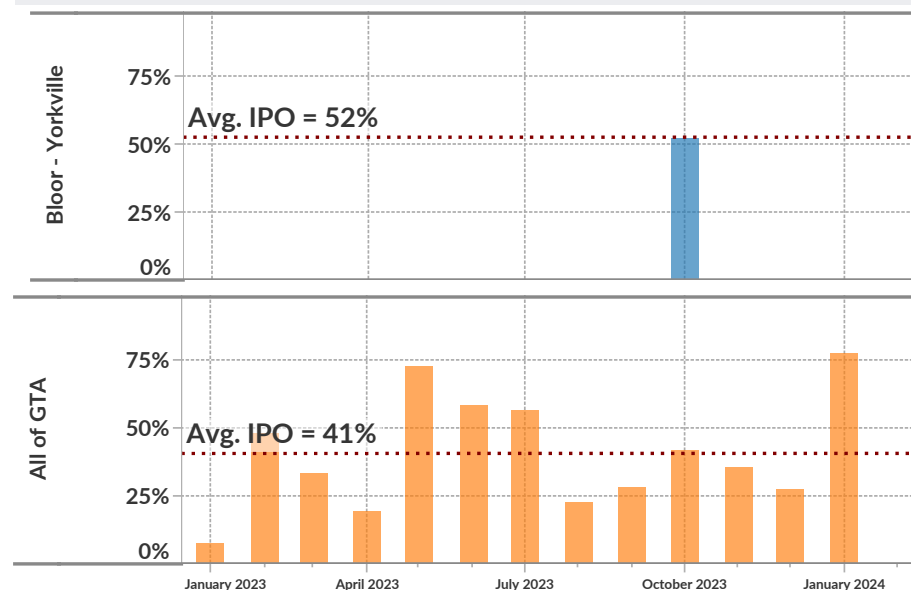
Bloor - Yorkville Submarket Report - February 2024

Project Data by Unit Type

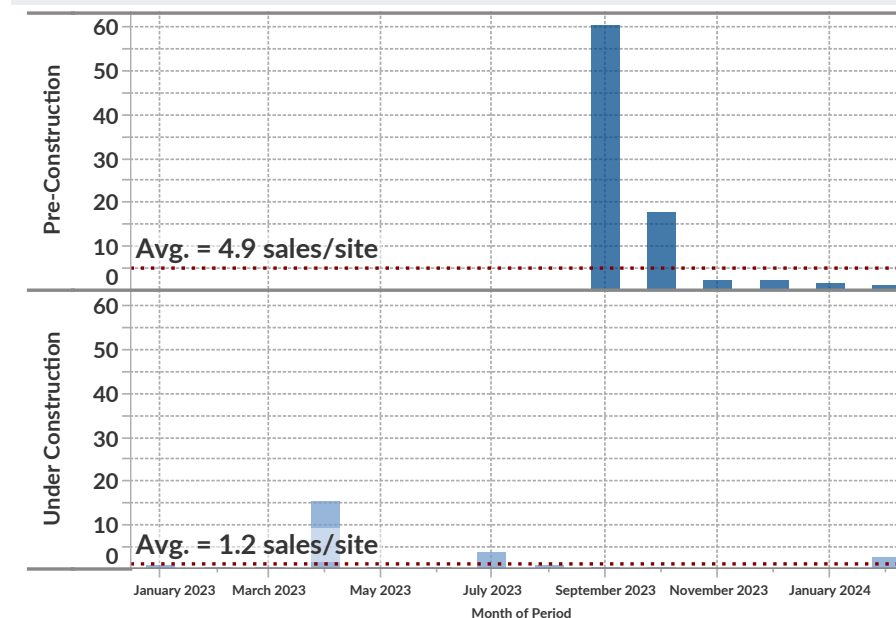
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	332	0	289	43
1 Bedroom	1,129	11	1,102	27
1 Bedroom + Den	1,226	9	1,128	98
2 Bedroom	1,608	12	1,374	234
2 Bedroom + Den	344	0	266	78
3 Bedroom & Up	353	3	268	85
Penthouse	23	0	18	5
Other	4	0	1	3

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,196	331	450	\$646,900	\$958,990
\$2,106	329	515	\$613,900	\$1,239,990
\$2,135	469	1,293	\$790,900	\$3,525,900
\$2,112	560	2,768	\$963,900	\$7,489,000
\$2,511	771	3,306	\$1,295,900	\$9,569,000
\$2,646	796	5,943	\$1,221,900	\$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)

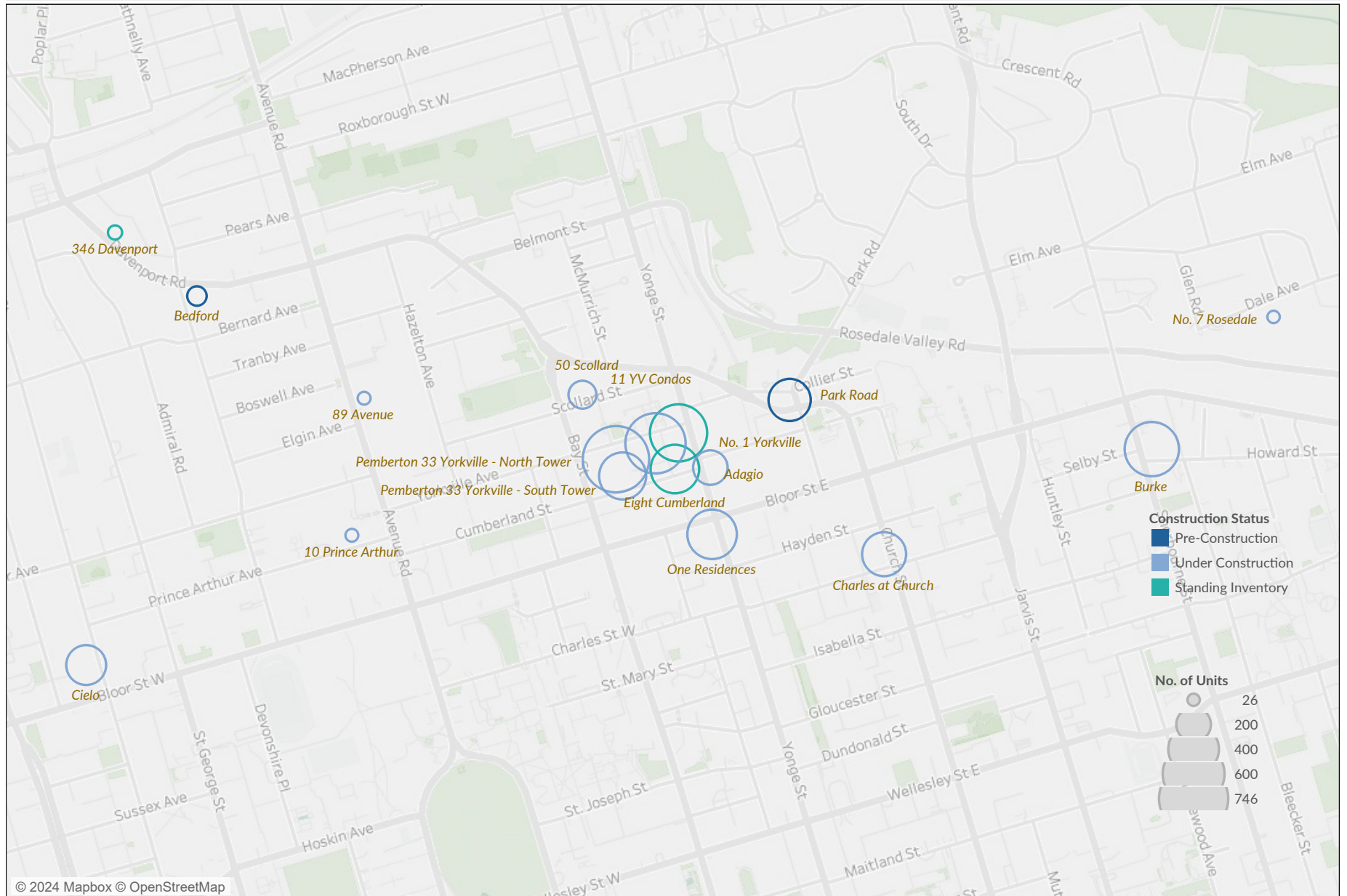


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - February 2024

Current Active Projects



Bloor - Yorkville Submarket Report - February 2024

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 Foot
10 Prince Arthur - North Drive	Apartment	August 2025	0	0	6	28	\$1,915	\$2,511
11 YV Condos - Metropia and Capital Developments and RioC...	Apartment	September 2024	33	33	3	616	\$1,705	\$2,669
50 Scollard - Lanterra Developments	Apartment	March 2025	0	0	23	132	\$2,581	\$2,915
89 Avenue - Armour Heights Developments	Apartment	April 2025	0	0	8	28	\$2,735	\$2,894
346 Davenport - Freed Developments Ltd.	Apartment	September 2023	0	0	4	34	\$1,055	\$1,809
Adagio - Menkes	Apartment	February 2025	0	0	55	202	\$1,852	\$2,025
Bedford - Burnac Corporation	Apartment	November 2026	0	0	32	64	\$2,211	\$2,316
Burke - Concert Properties	Apartment	April 2025	0	0	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	November 2023	0	0	7	400	\$878	\$2,315
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	March 2024	0	0	8	26	\$2,500	\$3,086
One Residences - Mizrahi Developments	Apartment	November 2024	0	0	71	416	\$1,864	\$2,997
Park Road - Capital Developments	Apartment	January 2027	2	5	130	302	\$1,621	\$1,617
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	0	0	138	746	\$2,155	\$2,268
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	0	0	68	375	\$2,249	\$2,172

Bloor - Yorkville Submarket Report - February 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	35	17
Central Waterfront	4	7
Don Mills - York Mills	0	13
Downtown Core	3	6
Downtown East	10	20
Downtown West	6	25
Etobicoke Waterfront	3	1
Highway7 - Yonge	0	5
Mississauga City Centre	6	9
North Toronto	2	18
North Yonge Corridor	9	9
North York East		
North York West	0	10
Not Applicable	251	192
Scarborough City Centre		
Sheppard Corridor	31	12
Thornhill	0	2
Toronto East	9	6
Toronto West	6	20
Yonge - St. Clair	4	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,446	577	\$2,387	1,071	\$2,556,762
2,979	895	\$1,653	964	\$1,593,022
3,237	303	\$1,178	858	\$1,011,319
3,658	463	\$1,878	780	\$1,464,300
5,925	1,561	\$1,445	696	\$1,005,677
7,942	832	\$1,694	983	\$1,665,259
551	14	\$1,644	860	\$1,414,329
913	278	\$1,020	709	\$722,745
4,243	623	\$1,241	631	\$782,322
3,522	368	\$1,579	930	\$1,467,442
2,745	744	\$1,656	696	\$1,153,097
1,118	447	\$1,366	827	\$1,130,437
31,167	7,879	\$1,176	770	\$905,938
2,596	445	\$1,432	828	\$1,185,204
411	28	\$1,367	1,690	\$2,310,536
887	181	\$1,263	645	\$814,792
3,262	449	\$1,277	909	\$1,161,589
1,041	660	\$1,806	623	\$1,124,676



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