

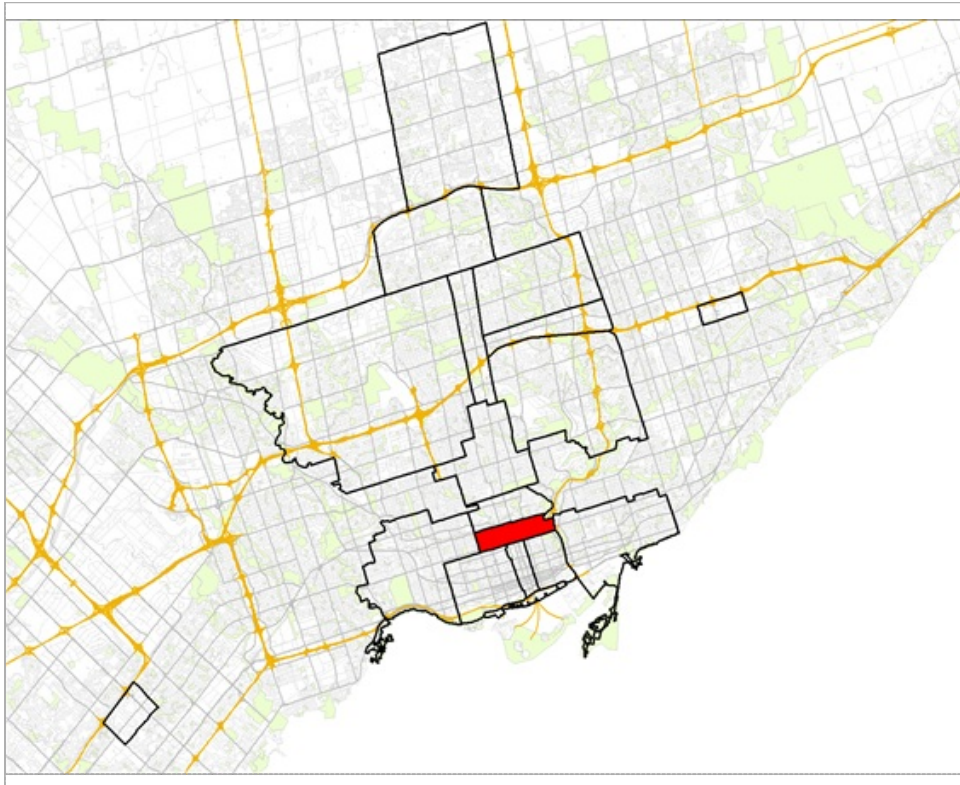


## Greater Toronto Area | Bloor - Yorkville New Homes High Rise Submarket Report

Data as of March 2024

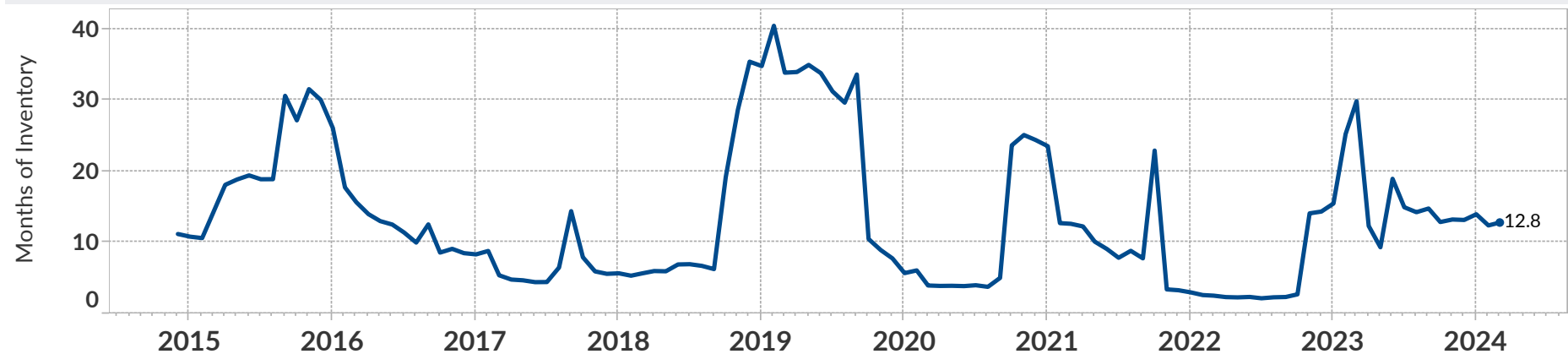


## Bloor - Yorkville Submarket Report - March 2024



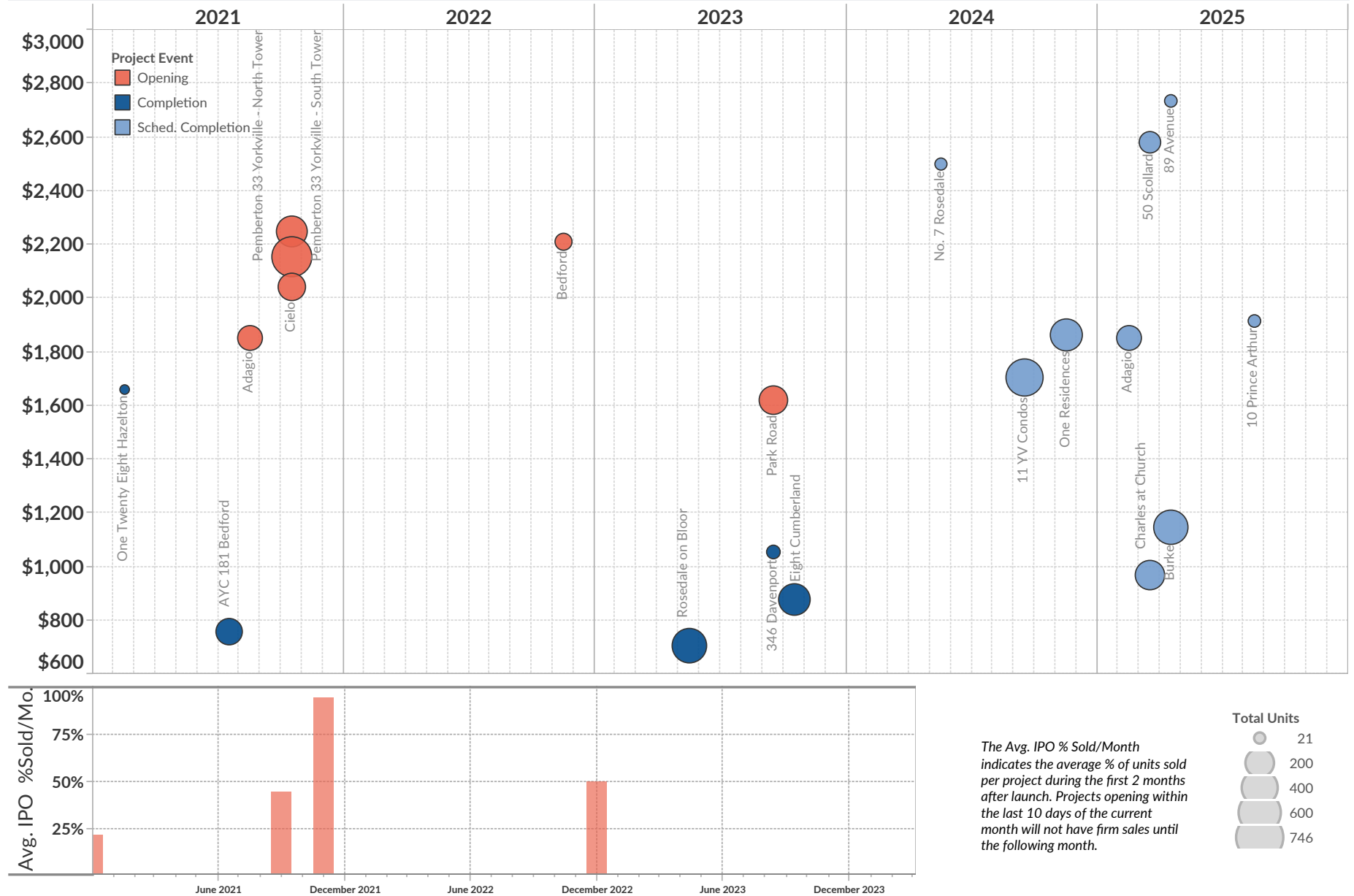
| Bloor - Yorkville           |       | GTA         |
|-----------------------------|-------|-------------|
| Distinct count of Site Name | 17    | 352         |
| No. of Units                | 4,651 | 90,798      |
| Total Sales                 | 4,059 | 74,480      |
| Act Inv                     | 592   | 16,318      |
| Avg. \$/sf                  |       | \$1,409     |
| Avg. Project \$/SF          |       | \$1,315     |
| Avg. SF                     |       | 793         |
| Avg. \$                     |       | \$1,117,379 |
| Current Month Sales         |       | 601         |

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



# Bloor - Yorkville Submarket Report - March 2024

## Recent Project Openings, Completions & Scheduled Completions



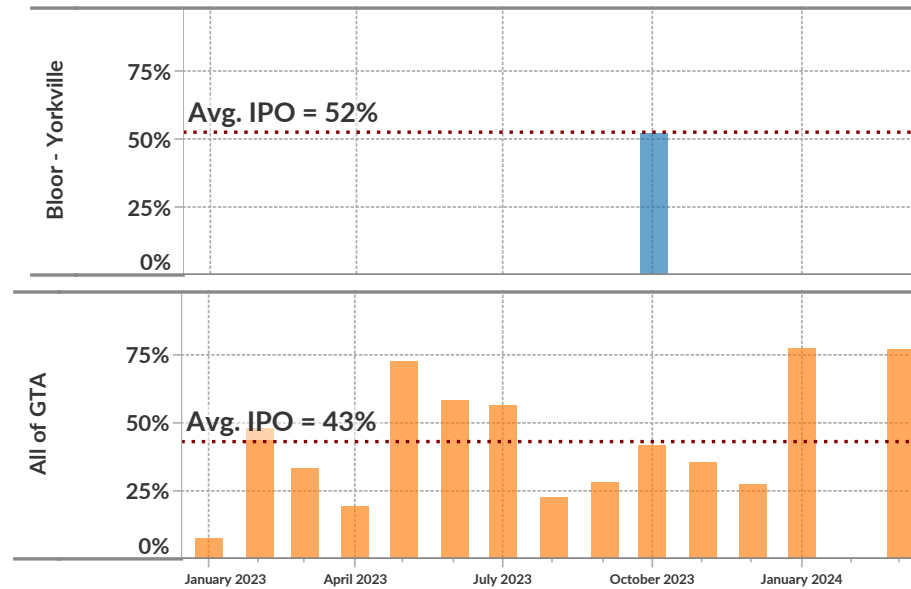
# Bloor - Yorkville Submarket Report - March 2024

## Project Data by Unit Type

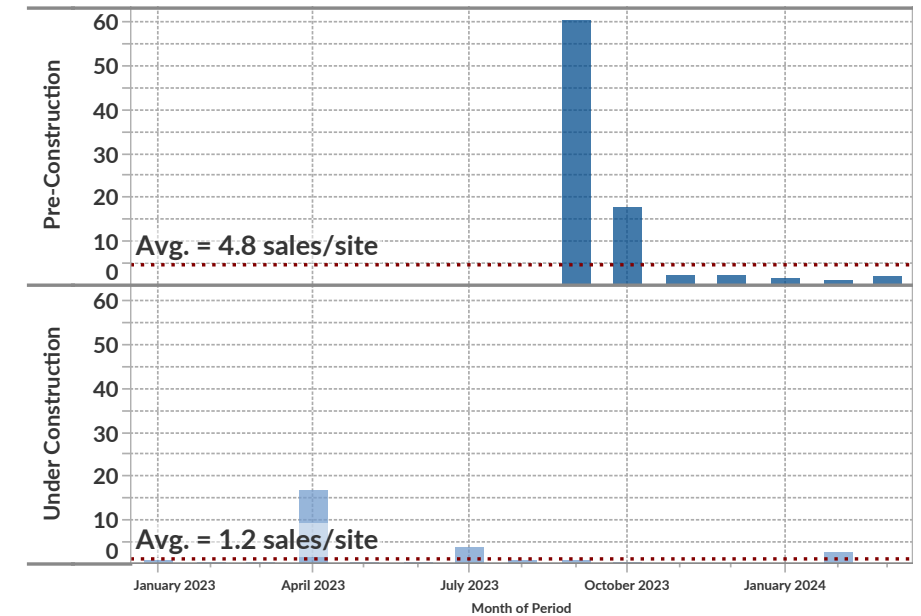
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 325          | 0                   | 282         | 43      |
| 1 Bedroom       | 1,031        | 1                   | 1,005       | 26      |
| 1 Bedroom + Den | 1,112        | 1                   | 1,017       | 95      |
| 2 Bedroom       | 1,455        | 0                   | 1,219       | 236     |
| 2 Bedroom + Den | 324          | 0                   | 245         | 79      |
| 3 Bedroom & Up  | 373          | 4                   | 272         | 101     |
| 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              | \$647,900        | \$958,990         |
| \$2,169    | 329             | 515              | \$722,900        | \$1,239,990       |
| \$2,144    | 469             | 1,293            | \$792,900        | \$3,525,900       |
| \$2,107    | 560             | 2,768            | \$963,900        | \$7,489,000       |
| \$2,524    | 771             | 3,306            | \$1,295,900      | \$9,569,000       |
| \$2,674    | 796             | 5,943            | \$1,224,900      | \$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)

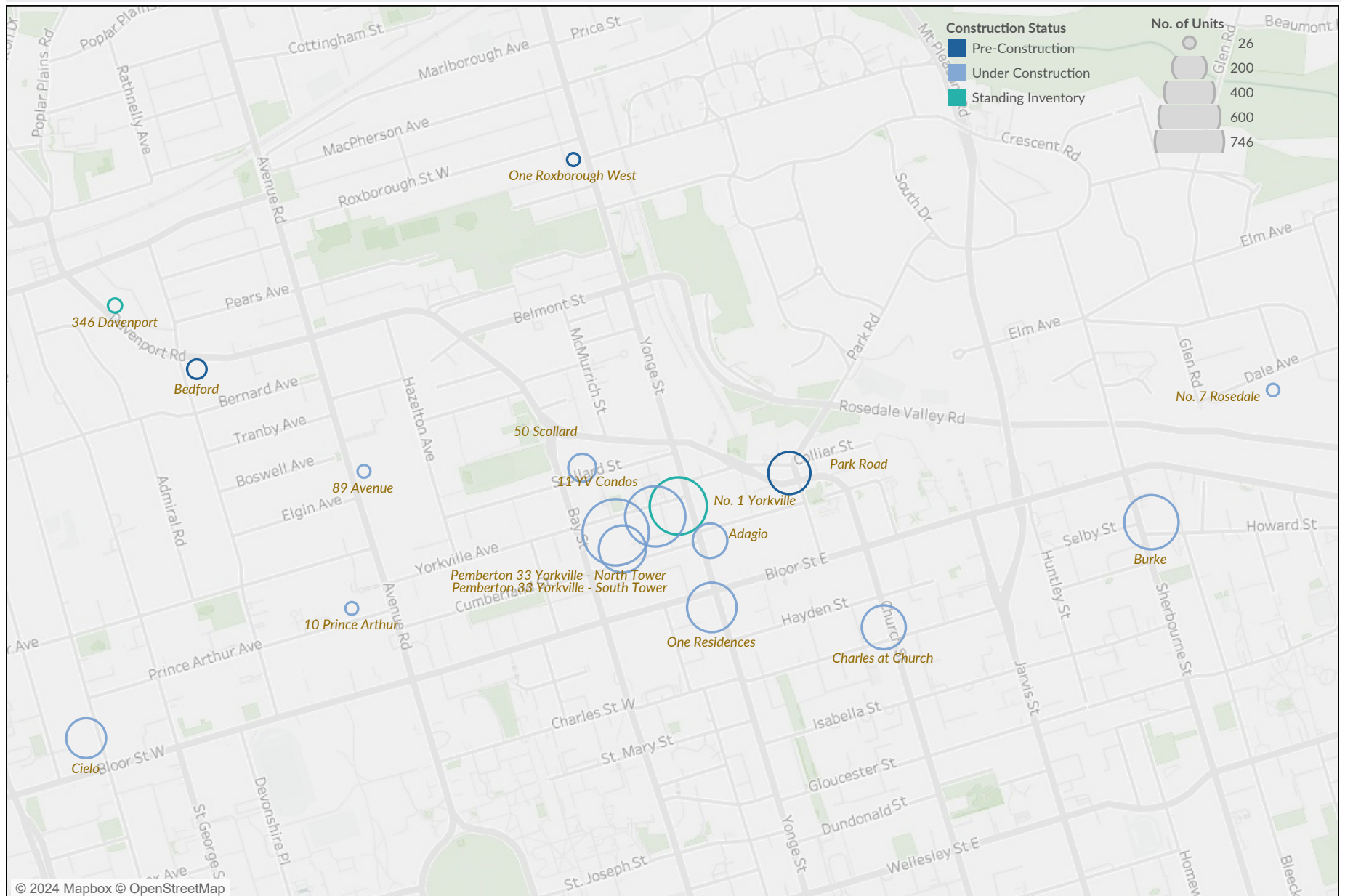


## Post Launch Absorption: Bloor - Yorkville



# Bloor - Yorkville Submarket Report - March 2024

## Current Active Projects



# Bloor - Yorkville Submarket Report - March 2024

## Current Active Project List

| 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          | 0                   | 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             | \$1,766                        |
| 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                        |
| 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    | May 2024                | 0                   | 0   | 8       | 26           | \$2,500             | \$3,086                        |
| One Residences - Mizrahi Developments                        | Apartment    | November 2024           | 0                   | 0   | 71      | 416          | \$1,864             | \$2,997                        |
| One Roxborough West - North Drive                            | Apartment    | December 2026           | 2                   | 2   | 26      | 28           | \$0                 | \$2,819                        |
| Park Road - Capital Developments                             | Apartment    | September 2027          | 4                   | 9   | 126     | 302          | \$1,621             | \$1,636                        |
| 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 - March 2024

### Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | 6                   | 17                          |
| Central Waterfront      | 2                   | 6                           |
| Don Mills - York Mills  | 0                   | 10                          |
| Downtown Core           | 3                   | 6                           |
| Downtown East           | 18                  | 20                          |
| Downtown West           | 10                  | 23                          |
| Etobicoke Waterfront    | 0                   | 1                           |
| Highway7 - Yonge        | 259                 | 5                           |
| Mississauga City Centre | 5                   | 9                           |
| North Toronto           | 4                   | 17                          |
| North Yonge Corridor    | 4                   | 9                           |
| North York East         |                     |                             |
| North York West         | 0                   | 9                           |
| Not Applicable          | 261                 | 176                         |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | 8                   | 9                           |
| Thornhill               | 0                   | 2                           |
| Toronto East            | 3                   | 6                           |
| Toronto West            | 18                  | 19                          |
| Yonge - St. Clair       | 0                   | 8                           |

### Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$     |
|-------------|---------|------------|---------|-------------|
| 4,059       | 592     | \$2,398    | 1,082   | \$2,594,363 |
| 2,745       | 889     | \$1,654    | 956     | \$1,581,428 |
| 2,384       | 277     | \$1,196    | 826     | \$988,143   |
| 3,661       | 460     | \$1,878    | 781     | \$1,467,515 |
| 5,944       | 1,542   | \$1,457    | 694     | \$1,011,230 |
| 7,230       | 798     | \$1,700    | 978     | \$1,662,182 |
| 551         | 14      | \$1,644    | 860     | \$1,414,329 |
| 1,172       | 32      | \$1,073    | 767     | \$822,416   |
| 4,252       | 640     | \$1,234    | 657     | \$810,778   |
| 3,300       | 354     | \$1,577    | 937     | \$1,477,042 |
| 2,746       | 743     | \$1,656    | 696     | \$1,153,080 |
|             |         |            |         |             |
| 1,072       | 445     | \$1,375    | 818     | \$1,124,927 |
| 27,975      | 7,747   | \$1,176    | 774     | \$909,521   |
|             |         |            |         |             |
| 1,835       | 490     | \$1,414    | 806     | \$1,139,593 |
| 411         | 28      | \$1,361    | 1,690   | \$2,301,250 |
| 890         | 178     | \$1,264    | 647     | \$817,465   |
| 3,212       | 429     | \$1,259    | 903     | \$1,137,113 |
| 1,041       | 660     | \$1,806    | 623     | \$1,124,676 |



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