

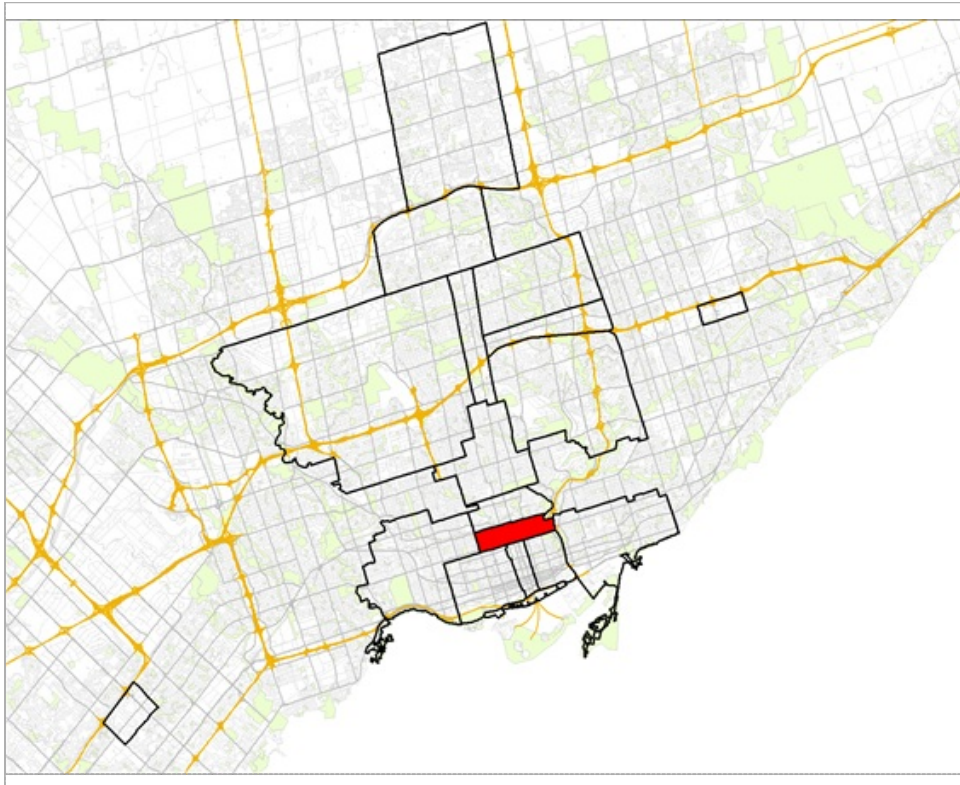


Greater Toronto Area | Bloor - Yorkville New Homes High Rise Submarket Report

Data as of April 2024

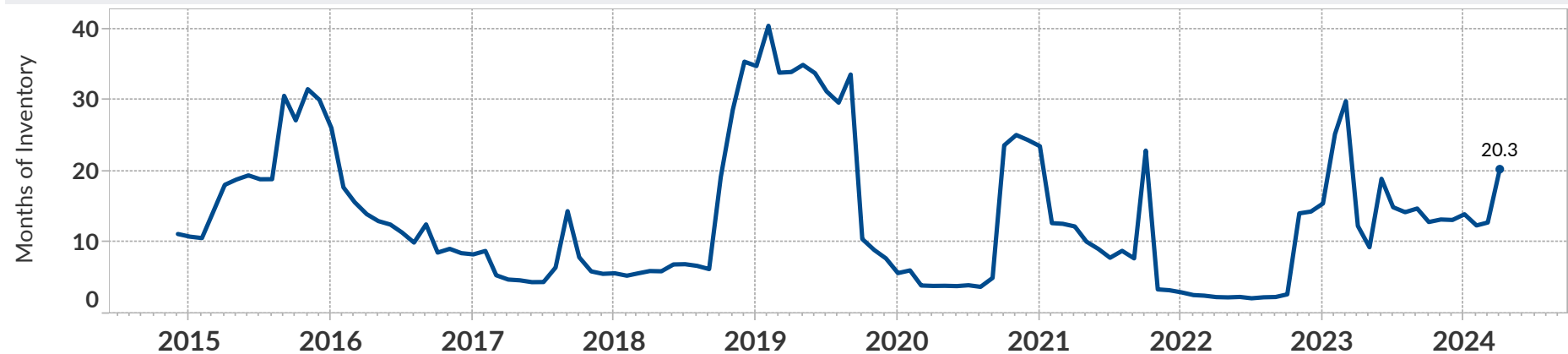


Bloor - Yorkville Submarket Report - April 2024



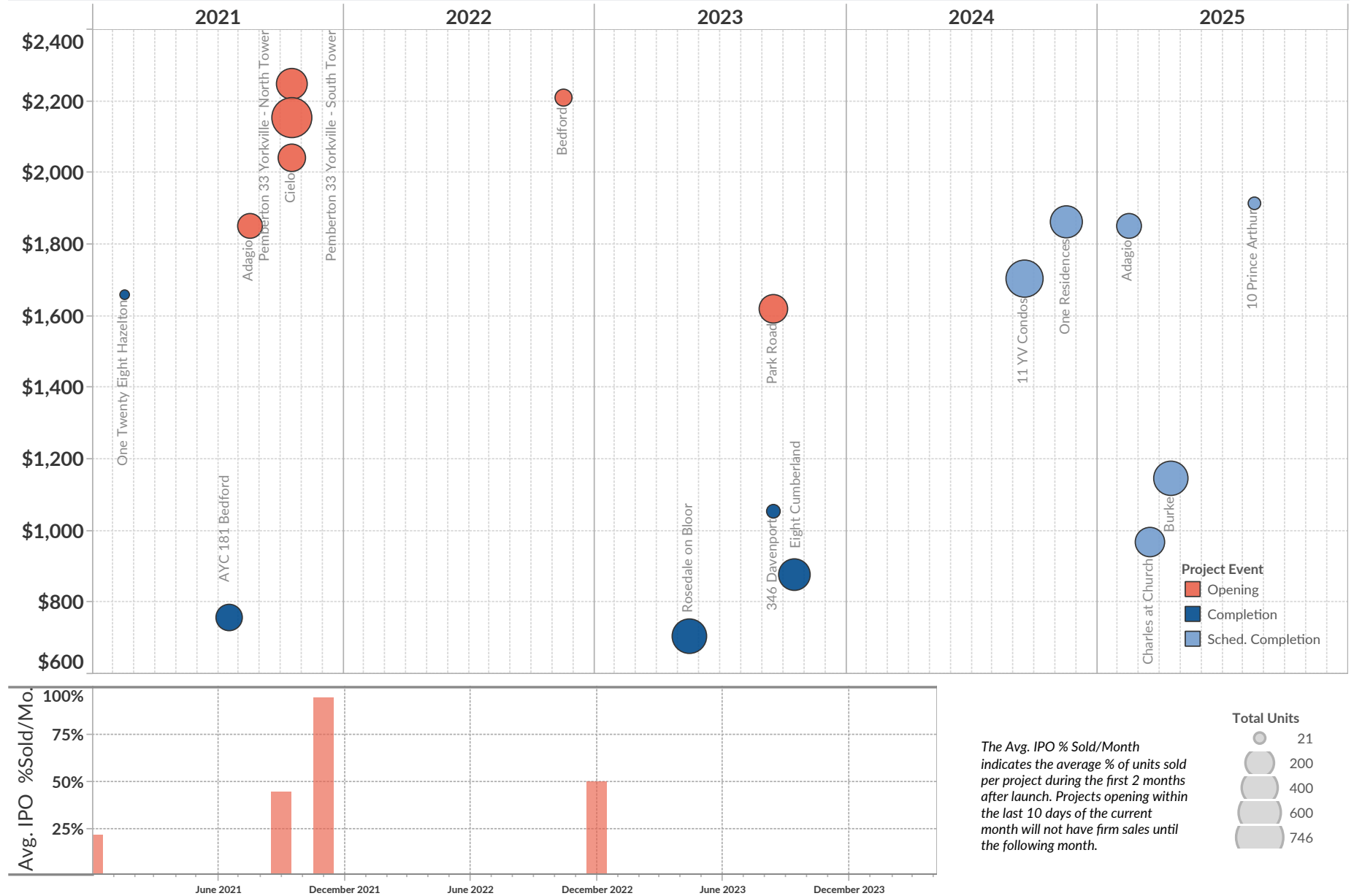
Bloor - Yorkville		GTA
Distinct count of Site Name	17	353
No. of Units	4,651	90,746
Total Sales	4,066	74,268
Act Inv	585	16,478
Avg. \$/sf	\$2,400	\$1,420
Avg. Project \$/SF	\$2,297	\$1,318
Avg. SF	1,085	794
Avg. \$	\$2,602,961	\$1,127,454
Current Month Sales	7	518

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



Bloor - Yorkville Submarket Report - April 2024

Recent Project Openings, Completions & Scheduled Completions



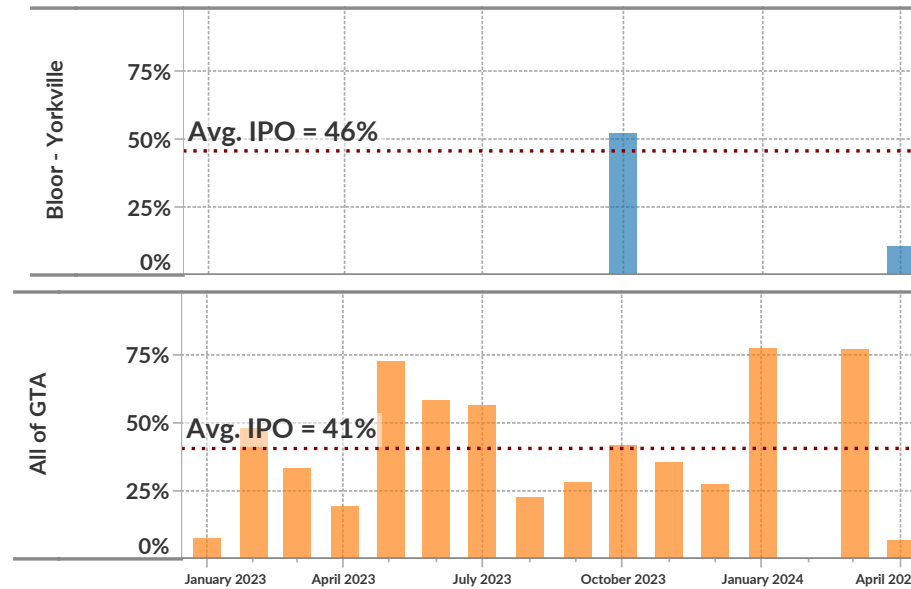
Bloor - Yorkville Submarket Report - April 2024

Project Data by Unit Type

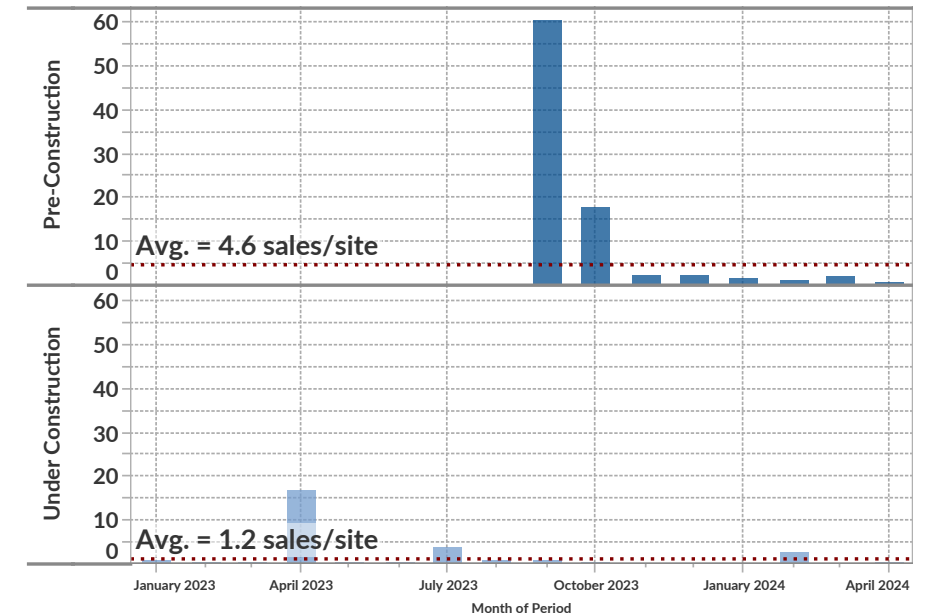
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	325	0	282	43
1 Bedroom	1,031	0	1,005	26
1 Bedroom + Den	1,112	2	1,019	93
2 Bedroom	1,455	4	1,223	232
2 Bedroom + Den	324	0	245	79
3 Bedroom & Up	373	1	273	100
Penthouse	23	0	18	5
Other	4	0	1	3

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
\$2,142	469	1,293	\$792,900	\$3,525,900
\$2,106	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)

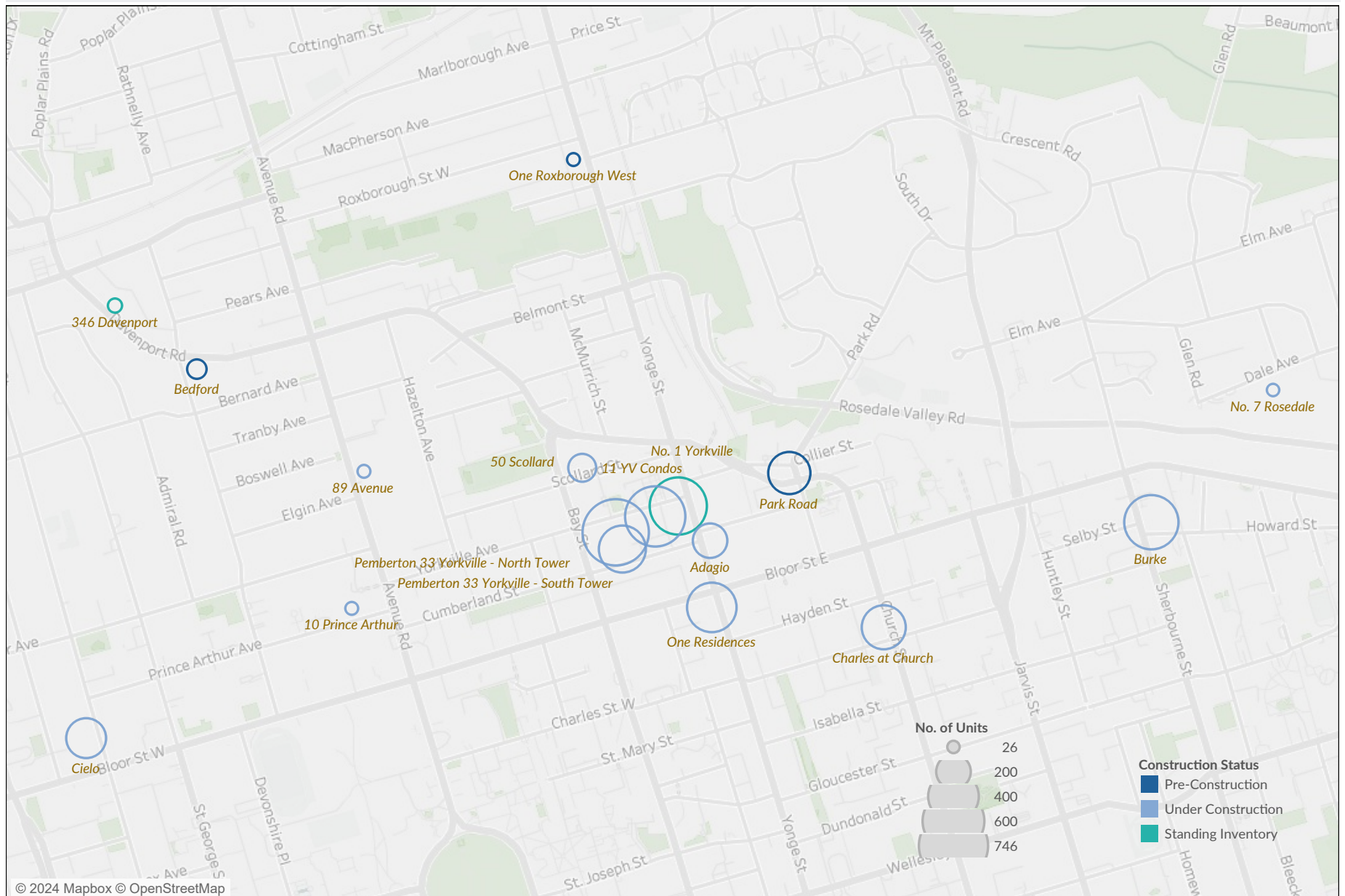


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - April 2024

Current Active Projects



Bloor - Yorkville Submarket Report - April 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 \$/SF
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	1	1	22	132	\$2,581	\$2,927
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	June 2024	0	0	8	26	\$2,500	\$3,086
One Residences - Mizrahi Developments	Apartment	November 2024	0	0	71	416	\$1,864	\$2,998
One Roxborough West - North Drive	Apartment	December 2026	1	3	25	28	\$0	\$2,819
Park Road - Capital Developments	Apartment	September 2027	1	10	125	302	\$1,621	\$1,636
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	2	2	136	746	\$2,155	\$2,269
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	2	2	66	375	\$2,249	\$2,175

Bloor - Yorkville Submarket Report - April 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	 7	 17
Central Waterfront	 24	 6
Don Mills - York Mills	 9	 10
Downtown Core	 5	 6
Downtown East	 8	 20
Downtown West	 162	 25
Etobicoke Waterfront	 0	 1
Highway7 - Yonge	 13	 5
Mississauga City Centre	 4	 9
North Toronto	 3	 17
North Yonge Corridor	 2	 9
North York East		
North York West	 2	 9
Not Applicable	 227	 175
Scarborough City Centre		
Sheppard Corridor	 13	 9
Thornhill	 0	 2
Toronto East	 0	 6
Toronto West	 13	 19
Yonge - St. Clair	 26	 8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
 4,066	 585	 \$2,400	 1,085	 \$2,602,961
 2,766	 868	 \$1,678	 881	 \$1,478,693
 2,401	 311	 \$1,192	 838	 \$999,002
 3,666	 455	 \$1,869	 782	 \$1,462,632
 5,951	 1,535	 \$1,456	 690	 \$1,004,278
 7,391	 1,421	 \$1,817	 868	 \$1,578,028
 551	 14	 \$1,644	 860	 \$1,414,329
 1,165	 39	 \$1,100	 1,012	 \$1,113,310
 4,256	 636	 \$1,234	 658	 \$811,624
 3,304	 354	 \$1,578	 937	 \$1,477,917
 2,748	 741	 \$1,656	 697	 \$1,154,309
 1,074	 443	 \$1,377	 821	 \$1,130,591
 27,481	 7,762	 \$1,162	 770	 \$894,594
 1,850	 475	 \$1,420	 812	 \$1,153,054
 411	 28	 \$1,361	 1,690	 \$2,301,250
 890	 178	 \$1,264	 647	 \$817,465
 3,225	 416	 \$1,267	 903	 \$1,144,027
 1,072	 217	 \$2,059	 912	 \$1,876,784



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