

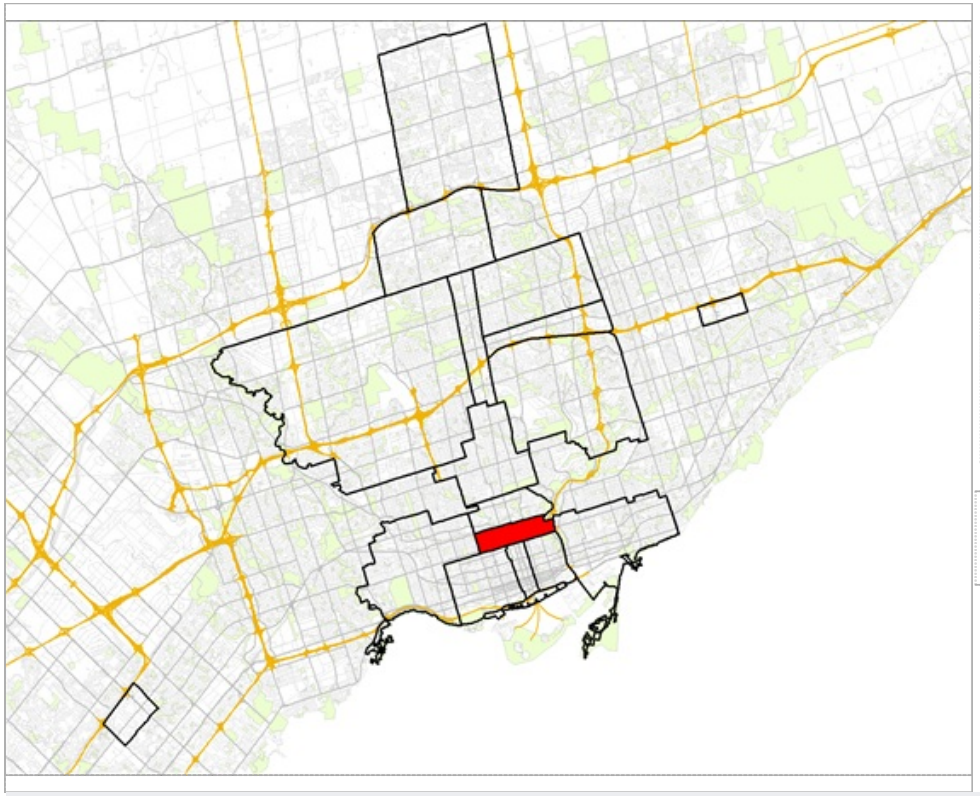
Greater Toronto Area | Bloor - Yorkville

New Homes High Rise Submarket Report

Data as of August 2026

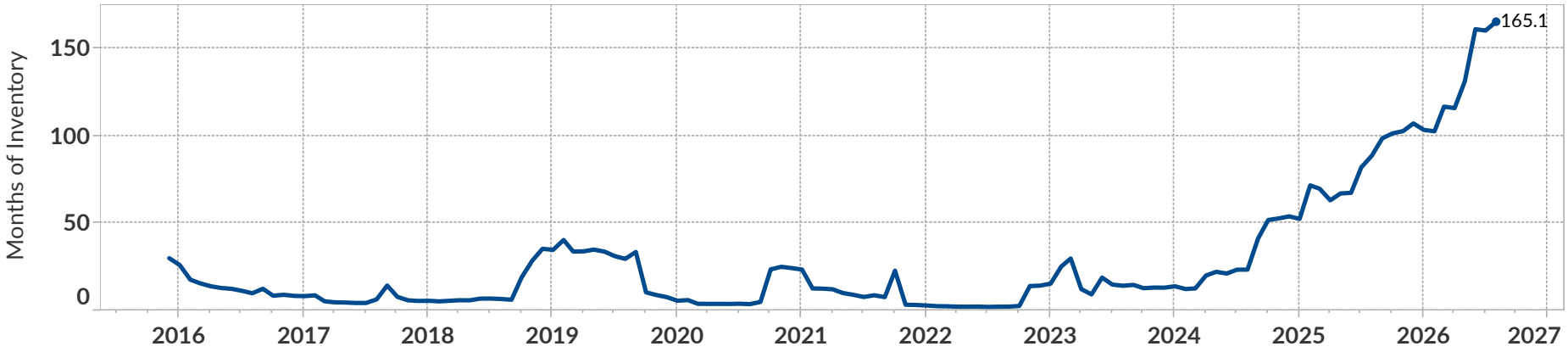
Altus Group

Bloor - Yorkville Submarket Report - August 2026



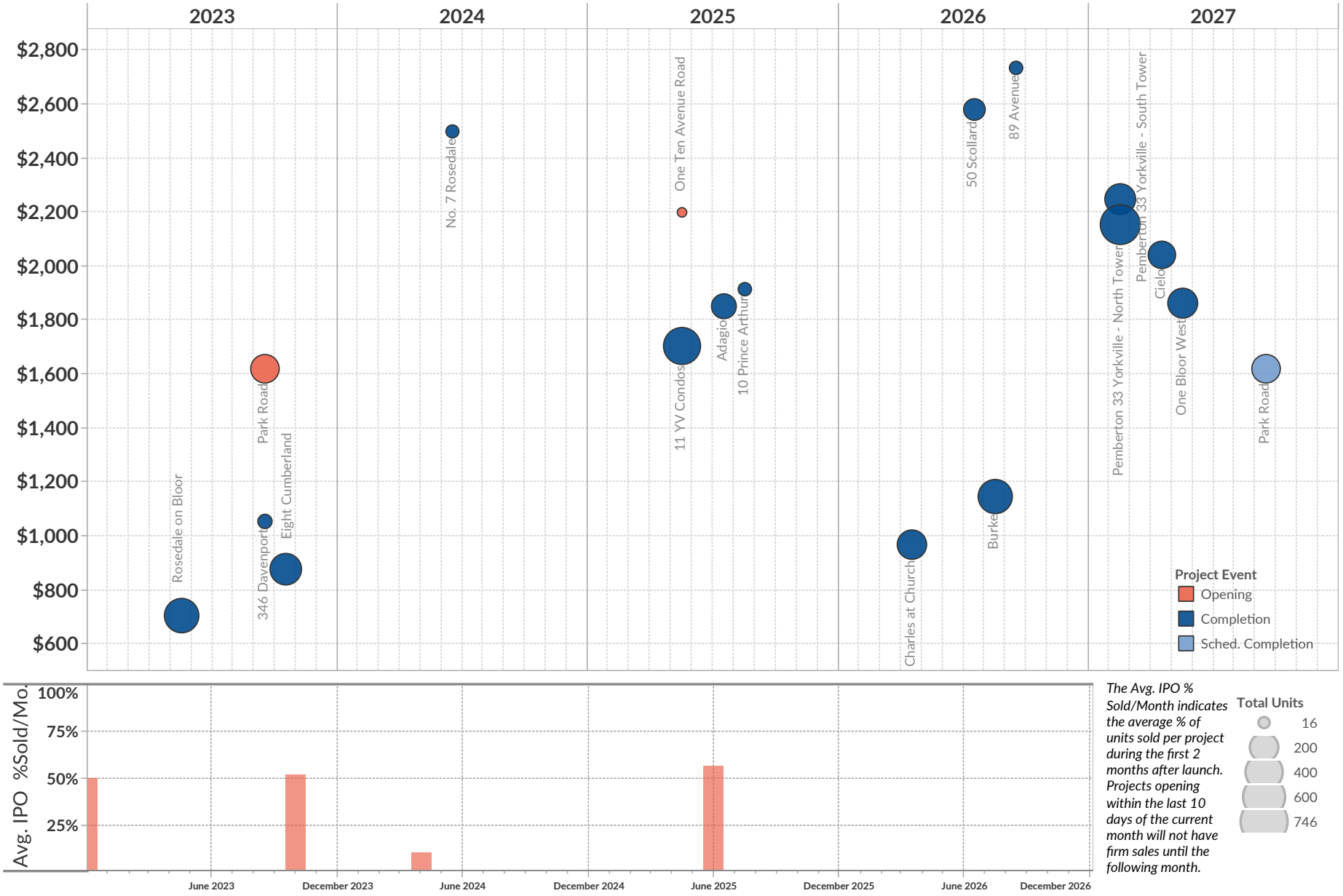
Bloor - Yorkville		GTA
Distinct count of Site Name	15	290
No. of Units	3,391	74,874
Total Sales	2,992	62,140
Act Inv	399	12,734
Avg. $/sf	$2,335	$1,352
Avg. Project $/SF	$2,418	$1,271
Avg. SF	1,028	822
Avg. $	$2,400,671	$1,110,782
Current Month Sales	1	215

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



Bloor - Yorkville Submarket Report - August 2026

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.

Bloor - Yorkville Submarket Report - August 2026

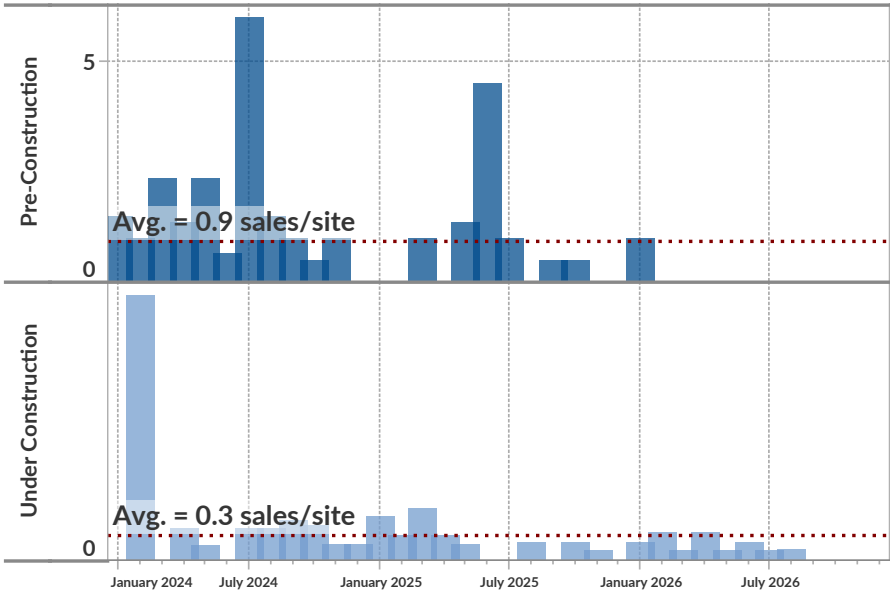
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	280	0	251	29	$2,143	360	450	$680,900	$958,990
1 Bedroom	700	0	681	19	$2,182	340	515	$644,900	$1,164,990
1 Bedroom + Den	754	0	679	75	$2,223	503	1,293	$912,900	$3,659,900
2 Bedroom	1,136	0	981	155	$2,318	560	2,768	$1,094,900	$8,200,000
2 Bedroom + Den	272	0	214	58	$2,468	823	3,306	$1,295,900	$10,700,000
3 Bedroom & Up	225	1	166	59	$2,284	973	5,190	$1,393,900	$19,990,000
Penthouse	17	0	16	1	$1,333	1,554	1,554	$2,071,900	$2,071,900
Other	4	0	2	2	$3,622	2,646	3,814	$6,695,000	$16,700,000

IPO Launch Performance (first 2 months)

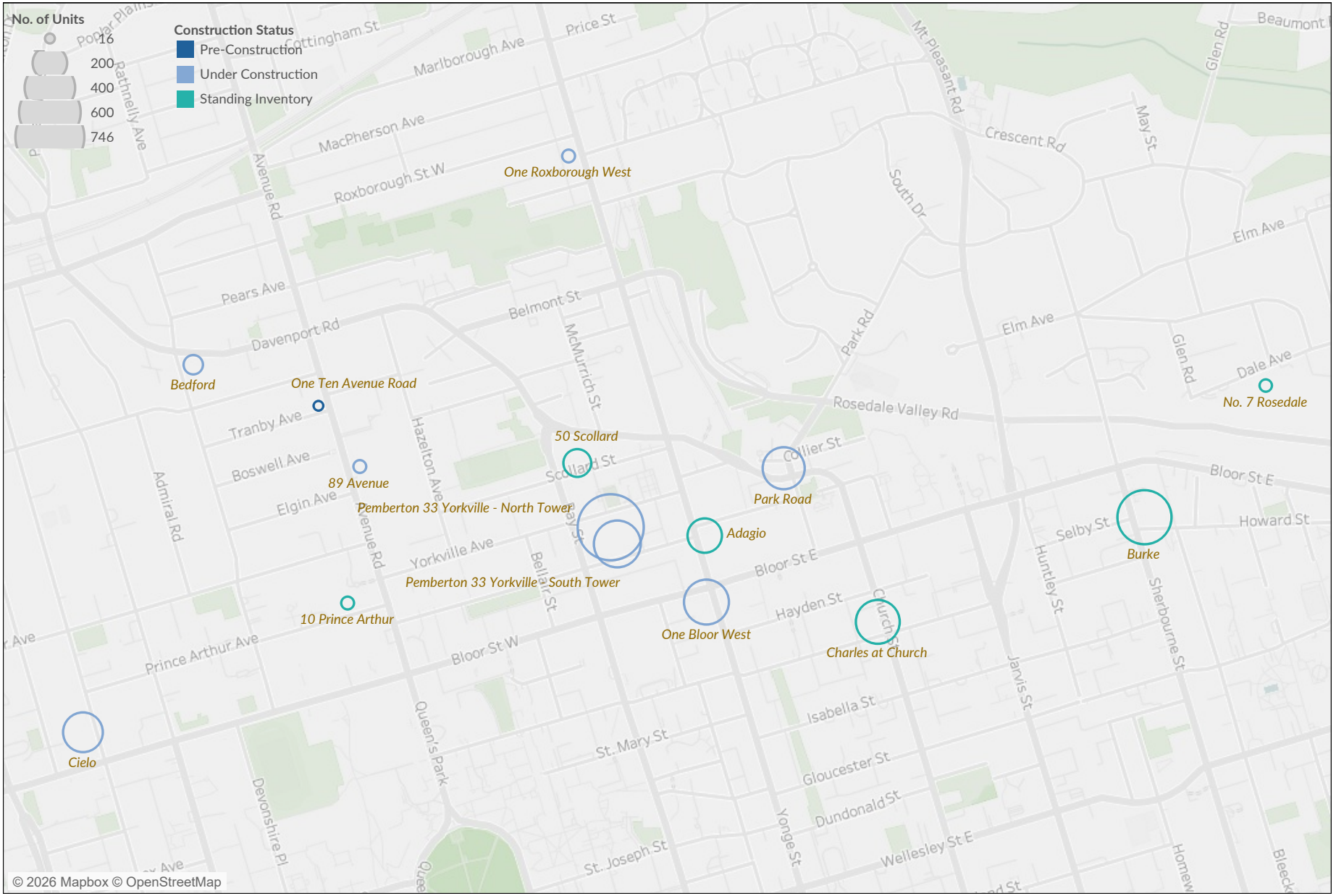


Post Launch Absorption: Bloor - Yorkville



Bloor - Yorkville Submarket Report - August 2026

Current Active Projects



Bloor - Yorkville Submarket Report - August 2026

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	4	28	$1,915	$2,518
50 Scollard - Lanterra Developments	Apartment	July 2026	0	0	22	132	$2,581	$2,923
89 Avenue - Armour Heights Developments	Apartment	September 2026	0	0	7	28	$2,735	$4,176
Adagio - Menkes	Apartment	July 2025	0	2	50	202	$1,852	$1,904
Bedford - Burnac Corporation	Apartment	October 2028	0	3	17	64	$2,211	$2,389
Burke - Concert Properties	Apartment	August 2026	0	0	15	500	$1,147	$1,177
Charles at Church - Aspen Ridge Homes	Apartment	April 2026	0	0	0	329	$969	$1,048
Cielo - Collecdev	Apartment	April 2027	0	0	0	270	$2,043	$2,807
No. 7 Rosedale - Platinum Vista Inc.	Apartment	June 2024	0	0	8	26	$2,500	$3,086
One Bloor West - Tridel	Apartment	May 2027	0	0	0	345	$1,864	$2,998
One Roxborough West - North Drive	Apartment	April 2027	0	0	9	28	$0	$2,737
One Ten Avenue Road - Sierra Building Group	Apartment	October 2028	0	0	4	16	$2,200	$2,200
Park Road - Capital Developments	Apartment	September 2027	1	12	75	302	$1,621	$1,537
Pemberton 33 Yorkville - North Tower - Pemberton Group	Apartment	February 2027	0	0	130	746	$2,155	$2,306
Pemberton 33 Yorkville - South Tower - Pemberton Group	Apartment	February 2027	0	1	58	375	$2,249	$2,252

Bloor - Yorkville Submarket Report - August 2026

Altus Group

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	20	4
Don Mills - York Mills	0	11
Downtown Core	3	6
Downtown East	6	15
Downtown West	4	19
Etobicoke Waterfront		
Highway7 - Yonge	2	2
Mississauga City Centre	0	8
North Toronto	0	14
North Yonge Corridor	6	7
North York East		
North York West	1	5
Not Applicable	164	148
Scarborough City Centre		
Sheppard Corridor	1	8
Thornhill	1	1
Toronto East	0	5
Toronto West	6	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
2,992	399	$2,335	1,028	$2,400,671
1,855	902	$1,701	1,007	$1,713,073
1,759	263	$1,109	1,177	$1,305,513
3,696	426	$1,866	790	$1,473,369
4,520	657	$1,340	739	$990,650
5,987	737	$1,902	1,017	$1,934,684
584	154	$1,050	754	$791,398
4,049	621	$1,214	656	$796,392
2,334	304	$1,583	889	$1,406,795
2,093	648	$1,609	665	$1,070,444
691	466	$1,260	747	$941,919
24,853	6,275	$1,062	780	$828,162
1,960	267	$1,397	837	$1,169,416
154	17	$1,556	1,687	$2,623,824
891	165	$1,216	686	$833,692
2,646	283	$1,326	845	$1,120,142
1,076	150	$2,169	1,308	$2,837,027



Altus Group is a leading provider of commercial real estate ("CRE") intelligence, anchored by ARGUS – the industry's go-to software for valuation and performance analytics. For more than two decades, Altus has played a vital role in empowering CRE professionals with the analytics and trusted advice they need to make high-stakes decisions with confidence. The world's CRE leaders rely on our market-leading solutions and expertise to drive performance and manage risk. Our people around the world are making a lasting impact on an industry undergoing unprecedented change – helping shape the cities where we live, work, and build thriving communities.

For more information about Altus (TSX: AIF) please visit www.altusgroup.com.

This publication has been prepared for general guidance on matters of interest only and does not constitute professional advice or services of Altus Group Limited, its affiliates and its related entities (collectively "Altus Group"). You should not act upon the information contained in this publication without obtaining specific professional advice. The information contained in this publication is provided for informational purposes only, and should not be construed as legal or financial advice on any subject matter. No representation or warranty (express or implied) is given as to the accuracy, completeness or reliability of the information contained in this publication, or the suitability of the information for a particular purpose. Altus Group has no obligation (express or implied) to correct or update any or all of the information contained herein or to advise you of any changes. Altus Group does not accept or assume any liability, responsibility or duty of care for any consequences of you or anyone else acting, or refraining to act, in reliance on the information contained in this publication or for any decision based on it. The distribution of this publication to you does not create, extend or revive a client relationship between Altus Group and you or any other person or entity. This publication, or any part thereof, may not be reproduced or distributed in any form for any purpose without the express written consent of Altus Group.

© 2026 Altus Group Limited. All rights reserved.