

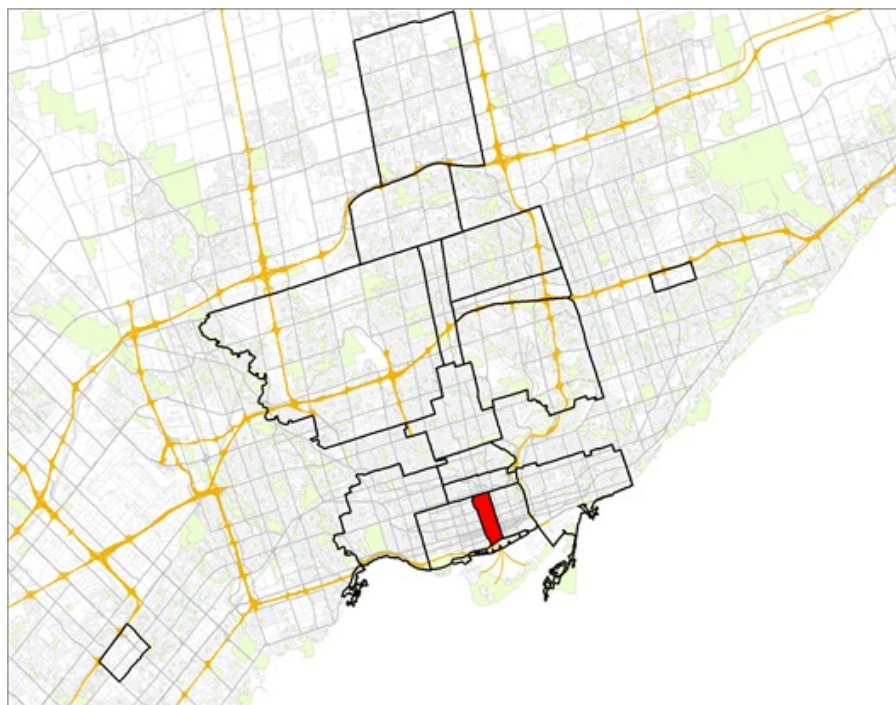


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of May 2018



Downtown Core Submarket Report - May 2018



Downtown Core		GTA
Active Projects	8	293
Total Units	3,492	73,039
Total Sales	3,310	63,694
Rem. Inv.	182	9,345
Avg. \$/SF	\$1,124	\$902
Avg. SF	919	906
Avg. \$	\$1,032,805	\$817,926
Current Month Sales (incl. active & sold out)	17	2,003

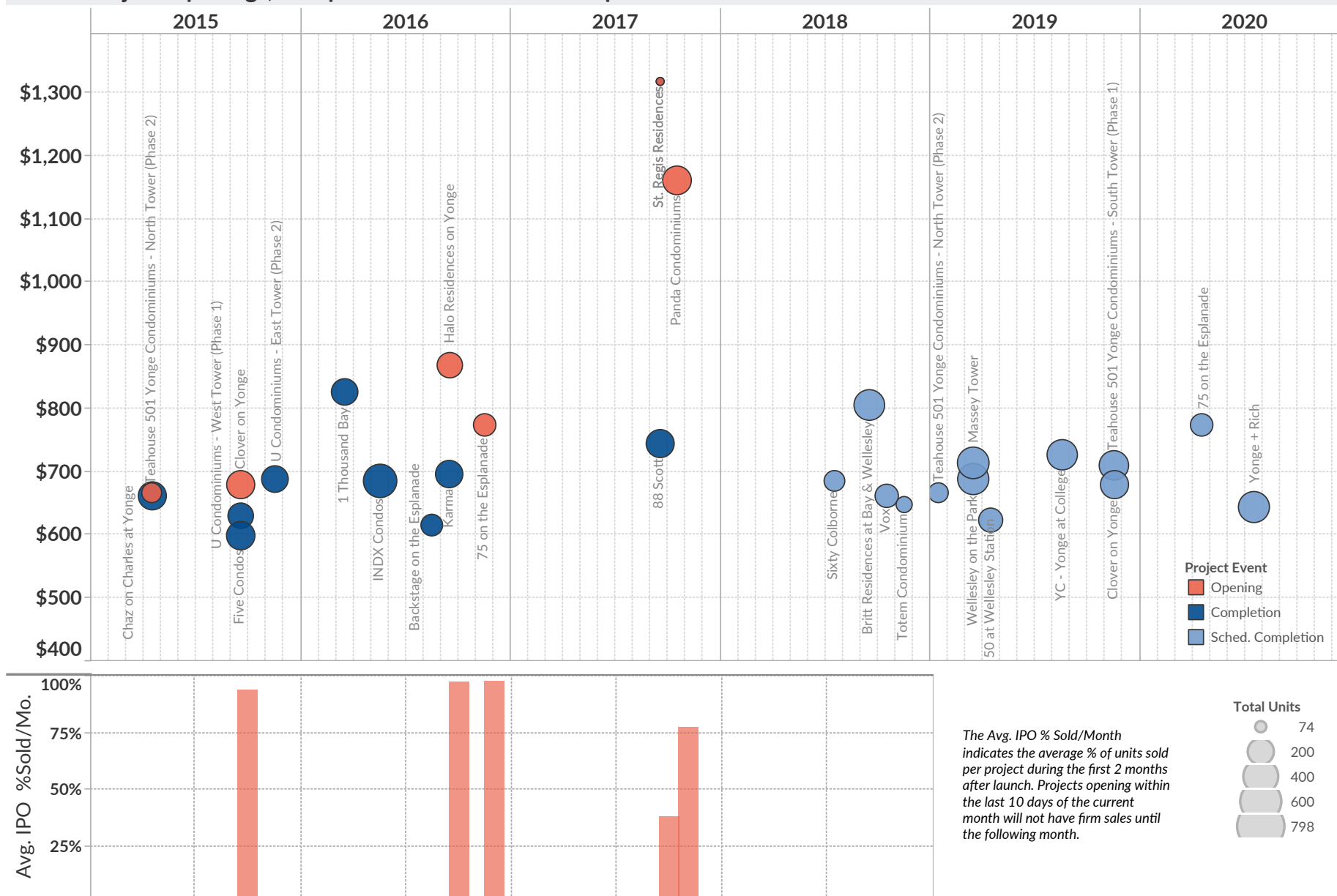
Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	13	338
Total Units	7,917	150,769
Min. Floor Space Index	6.7	0.1
Max. Floor Space Index	31.5	44.3
Avg. Floor Space Index	16.3	7.3

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



Downtown Core Submarket Report - May 2018

Recent Project Openings, Completions & Scheduled Completions



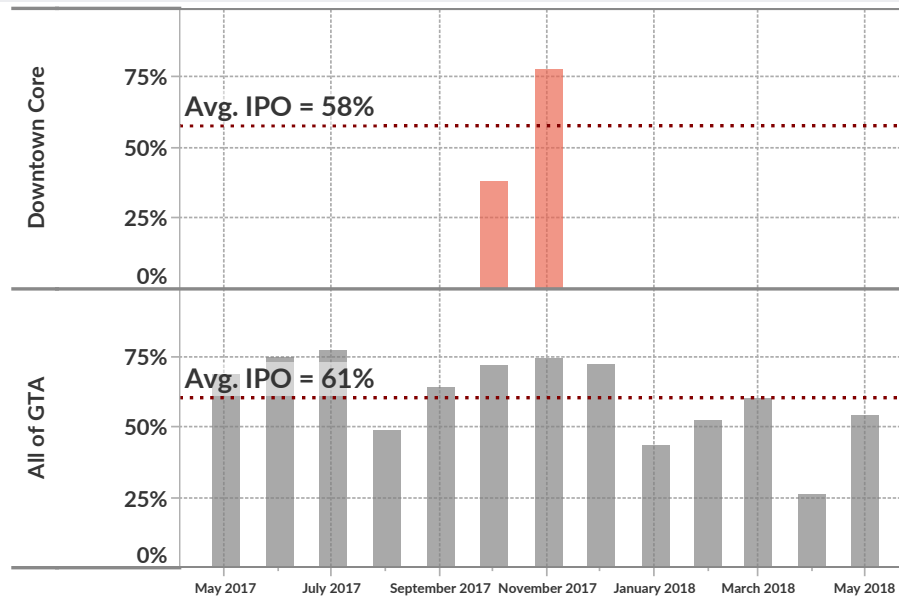
Downtown Core Submarket Report - May 2018

Project Data by Unit Type

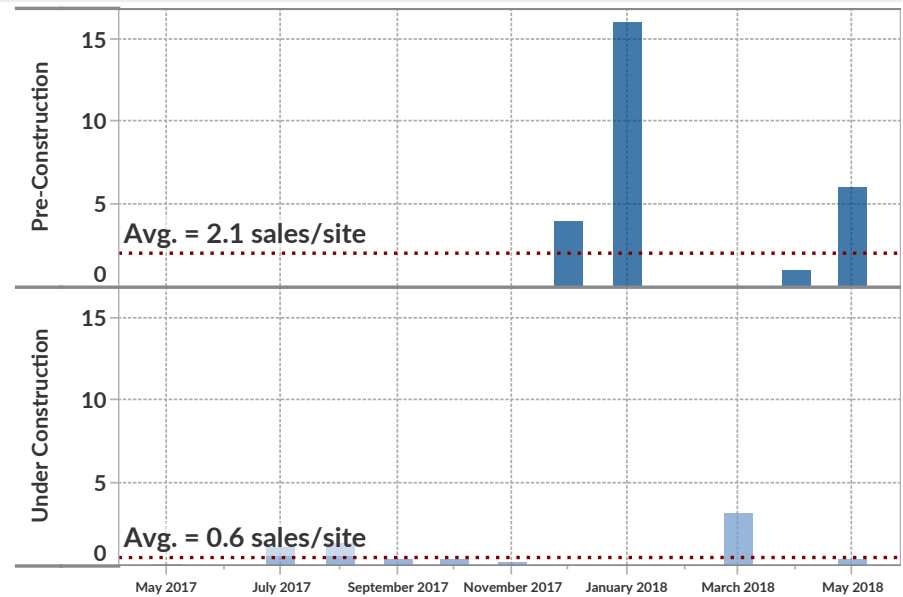
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	267	0	254	13
1 Bedroom	1,026	10	1,014	12
1 Bedroom + Den	807	4	787	20
2 Bedroom	857	0	820	37
2 Bedroom + Den	323	2	294	29
3 Bedroom & Up	160	0	95	65
Penthouse	19	0	13	6
Other	33		33	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,175	368	458	\$429,900	\$540,900
\$995	378	637	\$331,250	\$851,900
\$923	582	696	\$460,000	\$899,900
\$1,069	643	800	\$481,500	\$949,900
\$1,192	727	1,260	\$844,900	\$1,699,900
\$1,147	835	1,904	\$631,000	\$2,602,900
\$1,012	1,636	1,636	\$1,645,900	\$1,665,900

IPO Launch Performance (first 2 months)

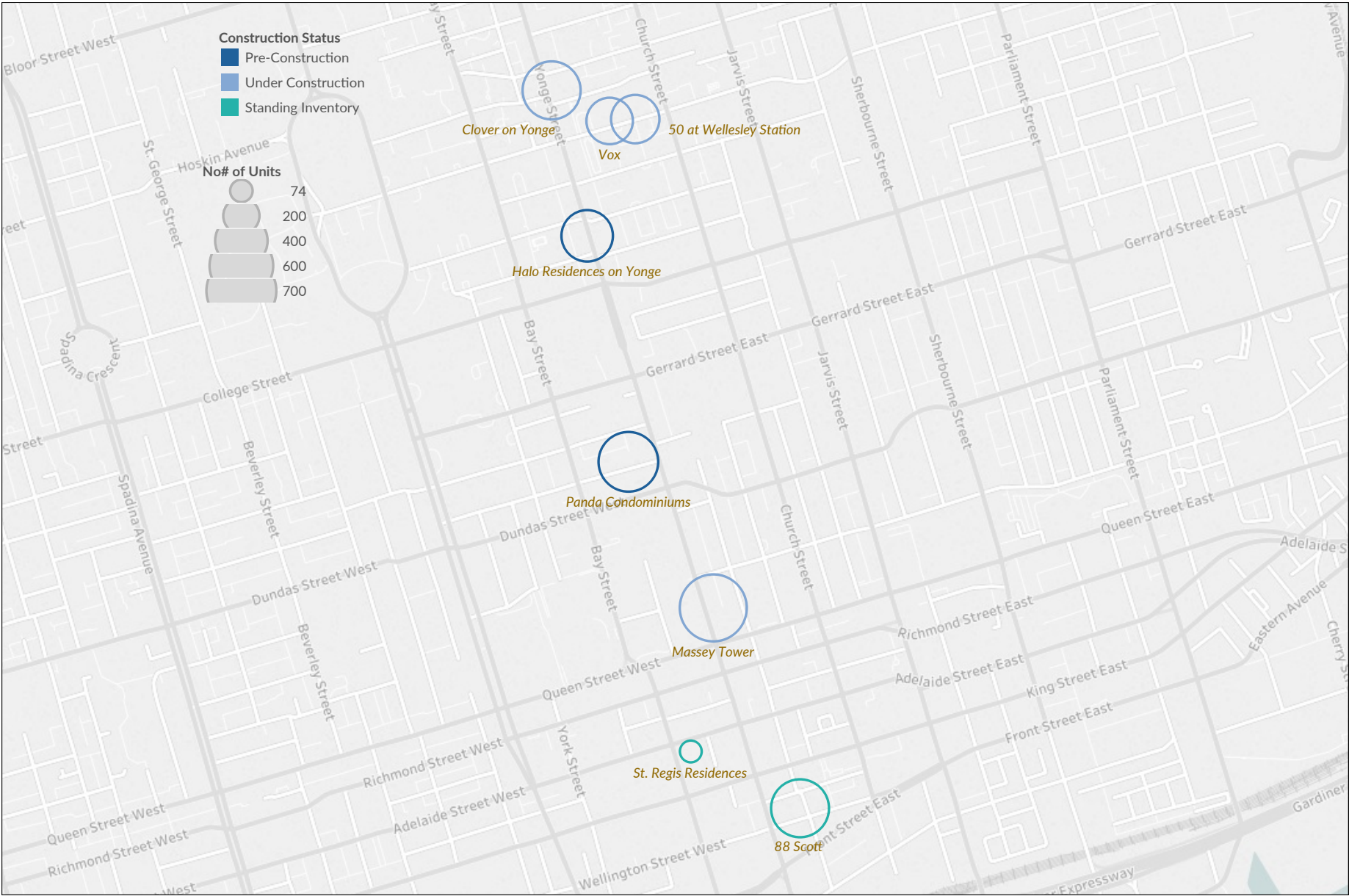


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - May 2018

Current Active Projects



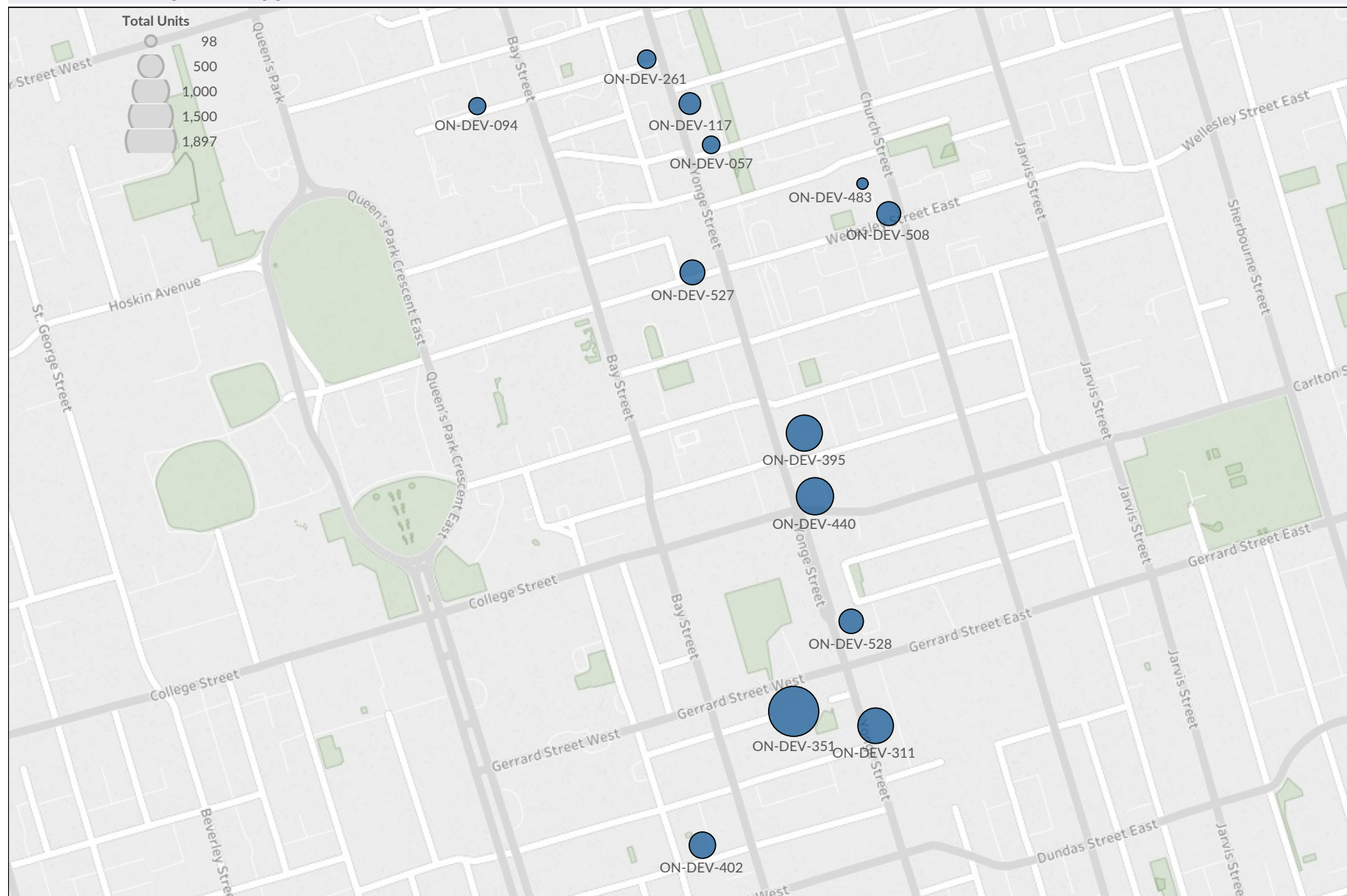
Downtown Core Submarket Report - May 2018

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
50 at Wellesley Station - Plaza	Apartment	April 2019	0	0	17	365	\$622	\$1,136
88 Scott - Concert Properties	Apartment	September 2017	0	5	4	523	\$744	\$1,012
Clover on Yonge - Cresford Developments	Apartment	November 2019	1	16	9	525	\$680	\$1,342
Halo Residences on Yonge - Cresford Developments	Apartment	November 2021	0	0	11	413	\$868	\$877
Massey Tower - Mod Developments Inc.	Apartment	March 2019	0	0	28	700	\$713	\$773
Panda Condominiums - Lifetime Developments	Apartment	May 2021	12	46	71	555	\$1,161	\$1,253
St. Regis Residences - JCF Capital ULC	Apartment	September 2017	3	5	39	74	\$1,319	\$1,319
Vox - Cresford Developments	Apartment	October 2018	0	0	3	337	\$662	\$711

Downtown Core Submarket Report - May 2018

Current Development Applications



Downtown Core Submarket Report - May 2018

Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-057	2-8 Gloucester Street, 601 - 613 Yonge Street	34	14.4	232
ON-DEV-094	70 St. Mary Street	40	8.7	220
ON-DEV-117	625, 629 and 637 Yonge Street, 1, 3, 5, 7 Isabella Street	46		354
ON-DEV-261	10 St. Mary Street	42	19.0	255
ON-DEV-311	363 Yonge Street	98		957
ON-DEV-351	33 Gerrard Street West	Null	17.5	1,897
ON-DEV-395	475 Yonge Street	Null	16.4	985
ON-DEV-402	100 Edward Street	22		527
ON-DEV-440	2 Carlton Street	73	31.5	1,046
ON-DEV-483	572 Church Street	16	6.7	98
ON-DEV-508	66 Wellesley Street East	43		430
ON-DEV-527	10 Wellesley Street West	64		466
ON-DEV-528	415 Yonge Street	61		450

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

Downtown Core Submarket Report - May 2018

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 7	• 16	• 5,669	• 5,176	• 493	• \$1,709	• 1,066	• \$1,822,748	• 5,043
Central Waterfront	• 118	• 11	• 4,818	• 4,123	• 695	• \$1,149	• 866	• \$995,598	• 11,951
Don Mills - York Mills	• 8	• 10	• 2,412	• 2,194	• 218	• \$830	• 1,309	• \$1,086,506	• 10,393
Downtown Core	• 17	• 8	• 3,492	• 3,310	• 182	• \$1,124	• 919	• \$1,032,805	• 7,917
Downtown East	• 204	• 14	• 4,393	• 4,075	• 318	• \$945	• 896	• \$846,562	• 9,796
Downtown West	• 319	• 26	• 9,820	• 8,109	• 1,711	• \$1,113	• 736	• \$818,745	• 18,657
Etobicoke Waterfront	• 18	• 9	• 3,735	• 3,454	• 281	• \$996	• 827	• \$823,867	• 241
Highway7 - Yonge	• 123	• 7	• 1,754	• 1,313	• 441	• \$650	• 894	• \$581,541	•
Mississauga City Centre	• 27	• 5	• 2,707	• 2,492	• 215	• \$686	• 909	• \$623,234	•
North Toronto	• 63	• 8	• 2,183	• 1,961	• 222	• \$1,009	• 915	• \$923,121	• 7,108
North Yonge Corridor	• 32	• 5	• 1,756	• 1,505	• 251	• \$876	• 776	• \$679,860	• 4,420
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 875
North York West	• 181	• 10	• 2,047	• 1,696	• 351	• \$720	• 809	• \$582,367	• 8,413
Not Applicable	• 854	• 128	• 21,255	• 18,066	• 3,189	• \$670	• 996	• \$668,072	• 40,030
Scarborough City Centre									• 3,760
Sheppard Corridor	• 6	• 10	• 3,146	• 2,682	• 464	• \$890	• 760	• \$676,273	• 6,394
Thornhill									•
Toronto East	• 0	• 11	• 1,296	• 1,236	• 60	• \$809	• 949	• \$767,969	• 1,231
Toronto West	• 20	• 4	• 601	• 438	• 163	• \$974	• 806	• \$785,175	• 11,872
Yonge - St. Clair	• 6	• 9	• 1,304	• 1,219	• 85	• \$1,314	• 1,314	• \$1,727,197	• 1,101

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