



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of April 2019



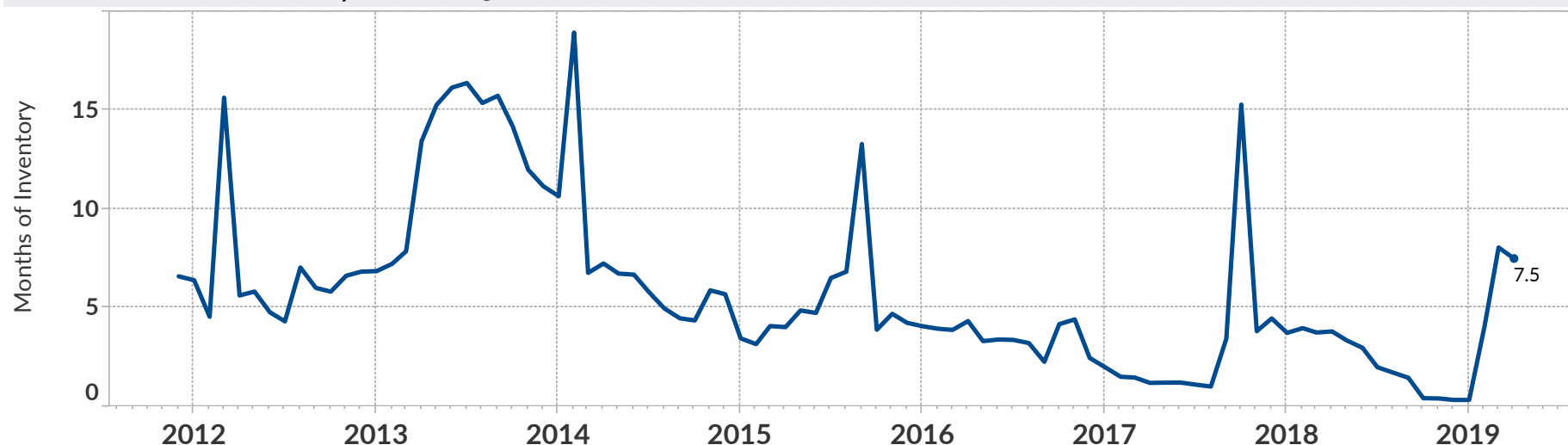
Downtown Core Submarket Report - April 2019



Downtown Core		GTA
Active Projects	9	341
Total Units	4,687	90,749
Total Sales	3,571	73,661
Rem. Inv.	600	13,707
Avg. \$/SF	\$1,489	\$949
Avg. SF	606	872
Avg. \$	\$902,740	\$827,892
Current Month Sales (incl. active & sold out)	28	3,053

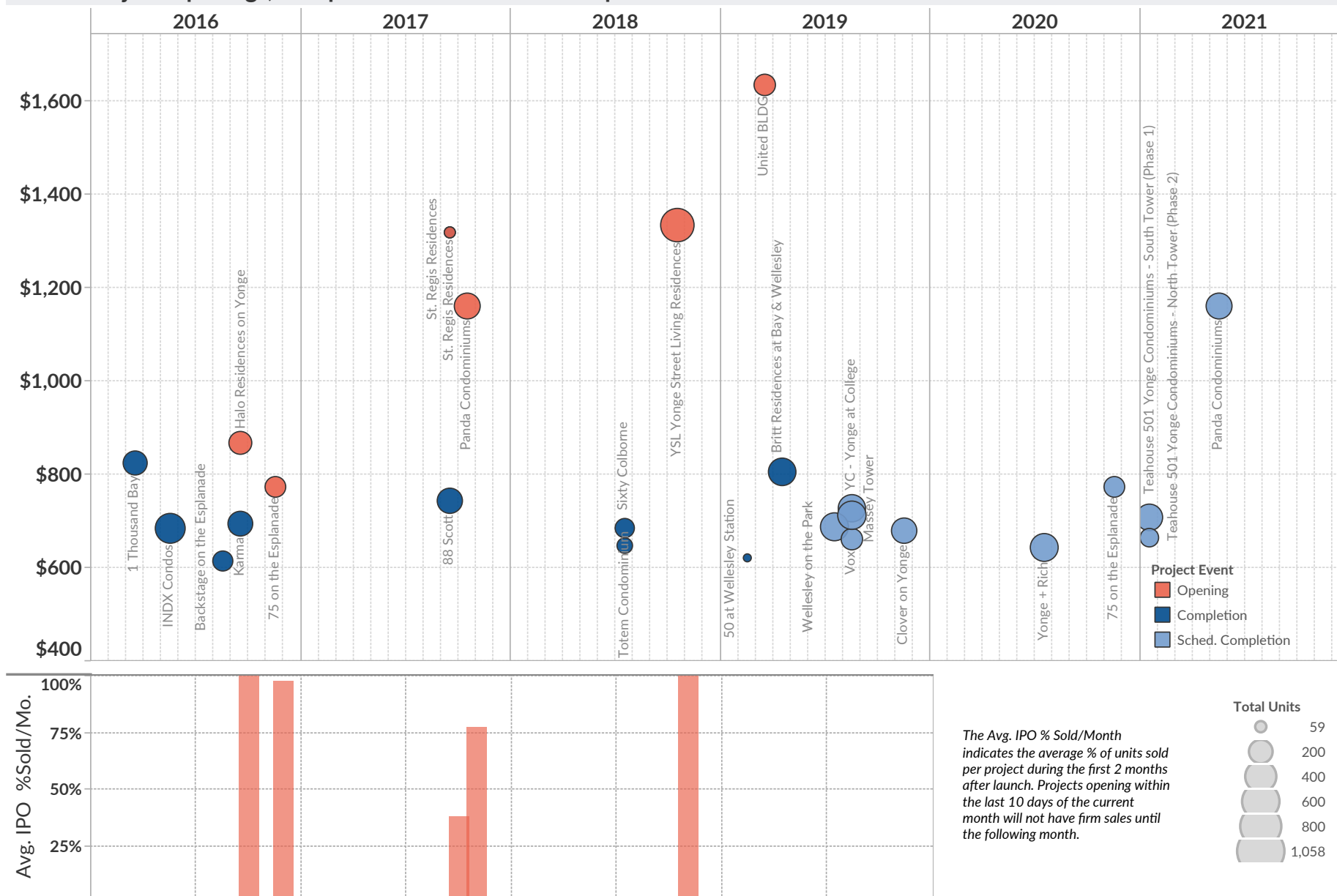
Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	23	319
Total Units	15,910	167,601
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	30.2	32.2
Avg. Floor Space Index	13.1	5.9

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



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Recent Project Openings, Completions & Scheduled Completions



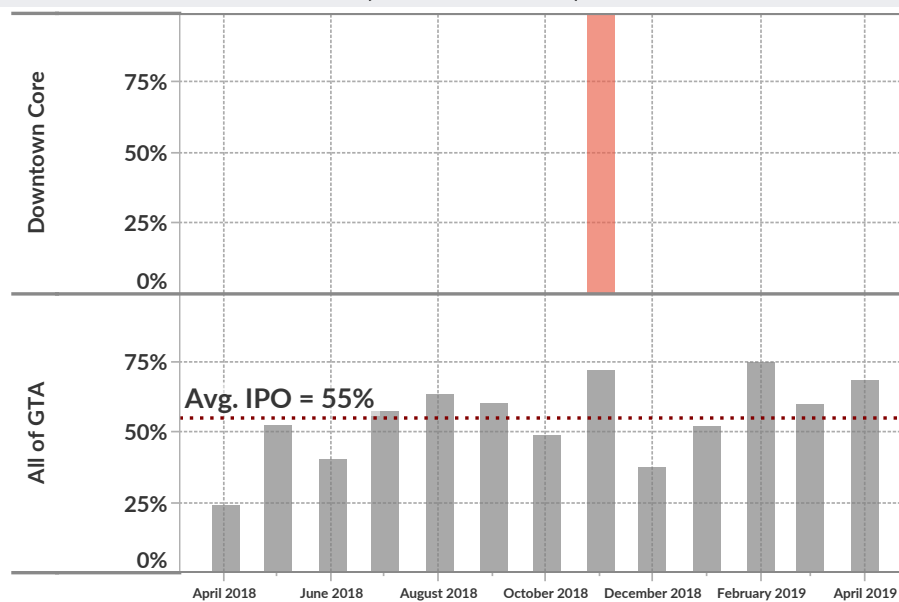
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Project Data by Unit Type

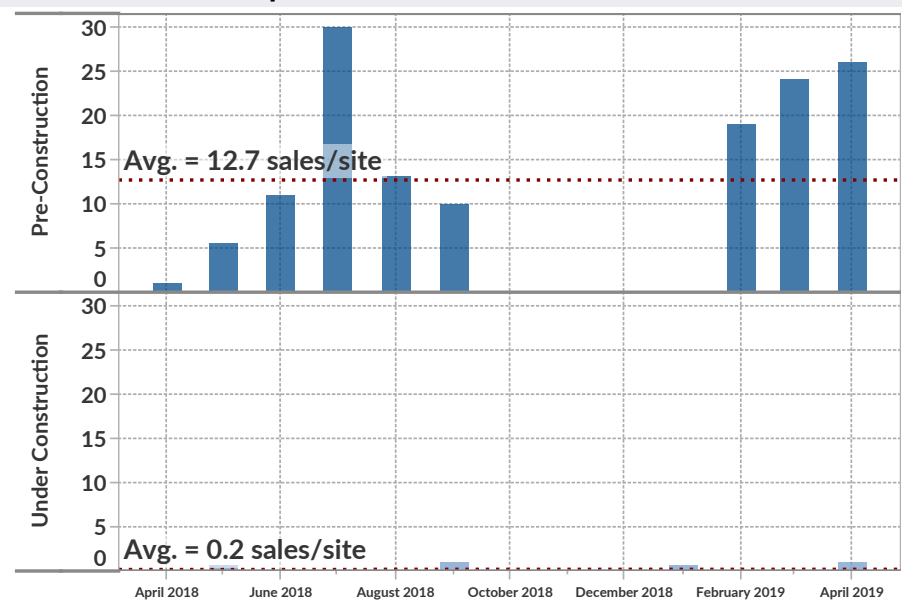
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	523	10	394	129
1 Bedroom	1,128	10	960	168
1 Bedroom + Den	935	4	841	94
2 Bedroom	972	4	779	193
2 Bedroom + Den	434	0	426	8
3 Bedroom & Up	131	0	123	8
Penthouse	15	0	15	0
Other	33		33	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,399	279	585	\$489,900	\$752,900
\$1,576	457	637	\$699,900	\$865,900
\$1,368	509	1,563	\$729,900	\$1,760,000
\$1,547	595	2,385	\$909,900	\$3,281,000
\$1,240	902	969	\$1,109,900	\$1,209,900
\$1,451	931	1,904	\$1,299,900	\$2,760,900

IPO Launch Performance (first 2 months)

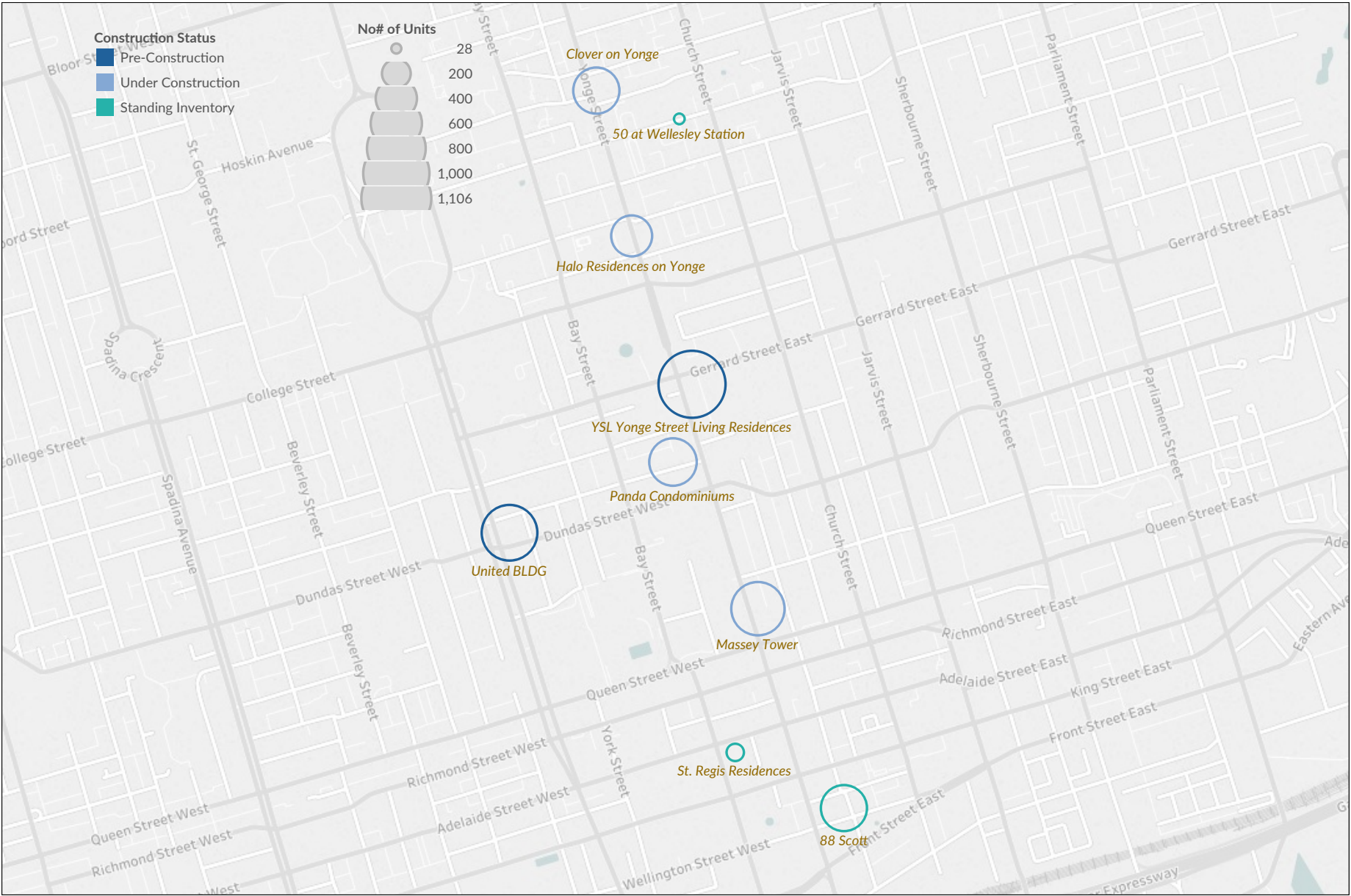


Post Launch Absorption: Downtown Core



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Current Active Projects



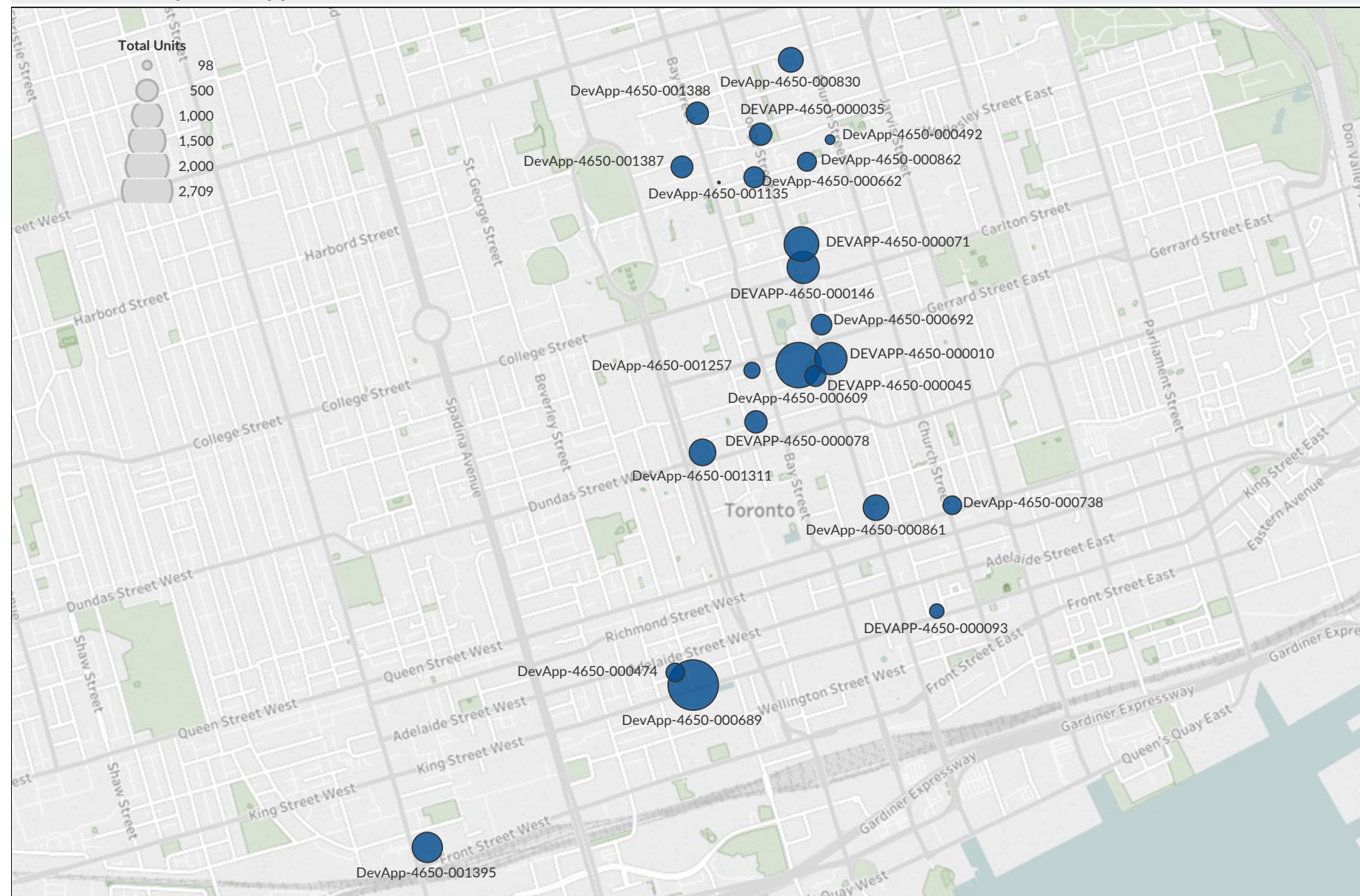
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Current Active Project List

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	February 2019				28		
88 Scott - Concert Properties	Apartment	September 2017	0	0	0	523	\$744	\$1,012
Clover on Yonge - Cresford Developments	Apartment	November 2019	0	0	7	525	\$680	\$1,348
Halo Residences on Yonge - Cresford Developments	Apartment	November 2022	0	0	0	413	\$868	\$877
Massey Tower - Mod Developments Inc.	Apartment	August 2019	0	2	2	700	\$713	\$1,248
Panda Condominiums - Lifetime Developments	Apartment	May 2021	2	3	5	555	\$1,161	\$1,470
St. Regis Residences - JCF Capital ULC	Apartment	September 2017	0	2	6	74	\$1,319	\$1,206
United BLDG - Davpart Inc.	Apartment	September 2025	0	0	338	763	\$1,635	\$1,635
YSL Yonge Street Living Residences - Cresford Developments	Apartment	September 2023	26	69	242	1,106	\$1,335	\$1,333

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000010	363 - 391 Yonge Street; 3 Gerrard Street East	26.6	1,106
DEVAPP-4650-000035	587 - 599 Yonge Street; 4 Dundonald Street; 7 - 9 Gloucester Street	14.8	524
DEVAPP-4650-000045	8 Elm Street	36.2	469
DEVAPP-4650-000071	475 Yonge Street	24.3	1,277
DEVAPP-4650-000078	100 Edward Street	17.0	527
DEVAPP-4650-000093	34 - 50 King Street East; 2 Toronto Street	23.8	219
DEVAPP-4650-000146	2 Carlton Street	37.8	1,100
DevApp-4650-000474	14 Duncan Street	17.6	369
DevApp-4650-000492	572 Church Street	9.7	98
DevApp-4650-000609	33 Gerrard Street West; 22 Elm Street	24.6	2,197
DevApp-4650-000662	10 Wellesley Street West	32.3	466
DevApp-4650-000689	322 King Street West	17.9	2,709
DevApp-4650-000692	415 Yonge Street	32.1	450
DevApp-4650-000738	60 Queen Street East	27.8	364
DevApp-4650-000830	55 Charles Street East	21.6	648
DevApp-4650-000861	197 Yonge Street	33.3	695
DevApp-4650-000862	46 Wellesley Street East	9.9	377
DevApp-4650-001012	1 Delisle Avenue	21.4	263
DevApp-4650-001135	951 Bay Street	12.9	
DevApp-4650-001257	700 Bay Street	25.7	274
DevApp-4650-001311	481 University Avenue	29.9	748
DevApp-4650-001387	95 St. Joseph Street	11.3	502
DevApp-4650-001388	1075 Bay Street	26.9	528
DevApp-4650-001395	578 Front Street West		970

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 - April 2019

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	1	16	5,446	4,932	211	\$2,266	1,973	\$4,472,193	5,379
Central Waterfront	48	15	6,871	6,228	564	\$1,371	1,054	\$1,445,624	17,979
Don Mills - York Mills	12	8	2,327	2,108	159	\$879	1,163	\$1,022,876	7,028
Downtown Core	28	9	4,687	3,571	600	\$1,489	606	\$902,740	16,880
Downtown East	9	16	5,192	4,907	257	\$990	898	\$889,208	17,160
Downtown West	221	27	10,124	8,508	1,287	\$1,295	760	\$983,368	15,288
Etobicoke Waterfront	13	7	3,177	2,883	156	\$1,078	868	\$935,518	1,439
Highway7 - Yonge	32	7	1,704	1,216	420	\$654	927	\$605,759	.
Mississauga City Centre	569	10	5,691	4,421	1,001	\$800	712	\$569,645	.
North Toronto	73	10	3,192	2,792	328	\$1,129	844	\$952,799	6,499
North Yonge Corridor	317	7	2,612	2,076	434	\$943	783	\$738,412	4,807
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	126	11	2,820	2,147	624	\$800	744	\$595,283	10,413
Not Applicable	1,488	149	26,952	19,795	5,849	\$713	893	\$636,454	45,995
Scarborough City Centre									2,245
Sheppard Corridor	49	16	4,374	3,473	901	\$990	828	\$820,104	5,557
Thornhill	10	1	389	325	64	\$753	951	\$715,967	.
Toronto East	6	14	1,733	1,568	130	\$964	971	\$936,220	2,179
Toronto West	49	9	1,907	1,255	636	\$998	884	\$882,882	11,066
Yonge - St. Clair	2	7	1,023	957	58	\$1,331	1,310	\$1,742,672	1,553

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