



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of June 2019



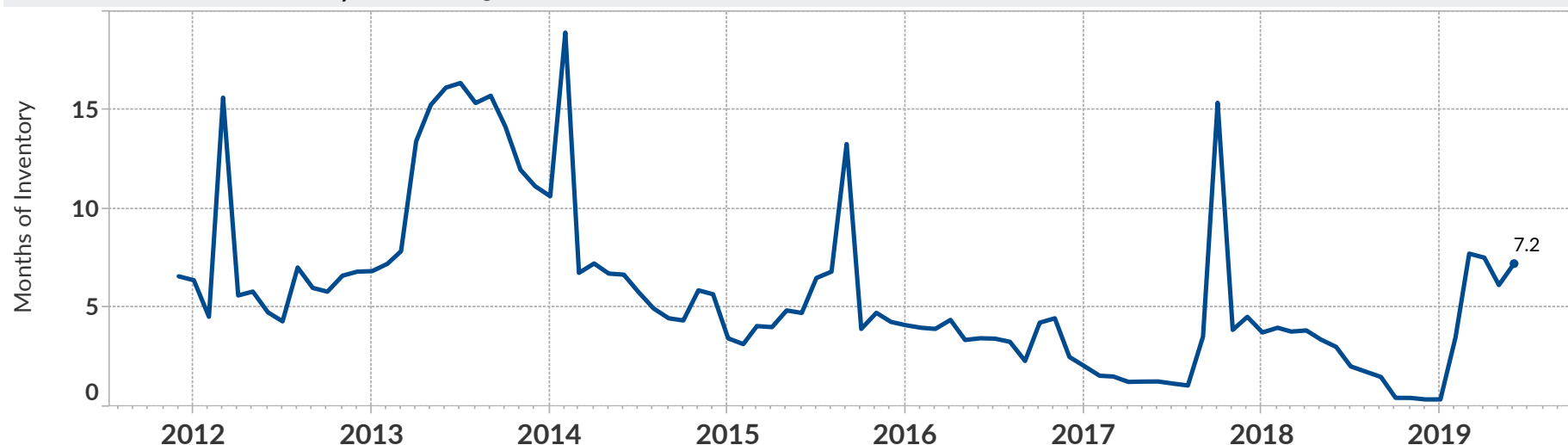
Downtown Core Submarket Report - June 2019



Downtown Core		GTA
Active Projects	9	352
Total Units	5,207	93,358
Total Sales	3,883	75,759
Rem. Inv.	751	14,377
Avg. \$/SF	\$1,484	\$981
Avg. SF	643	884
Avg. \$	\$954,613	\$867,169
Current Month Sales (incl. active & sold out)	239	2,420

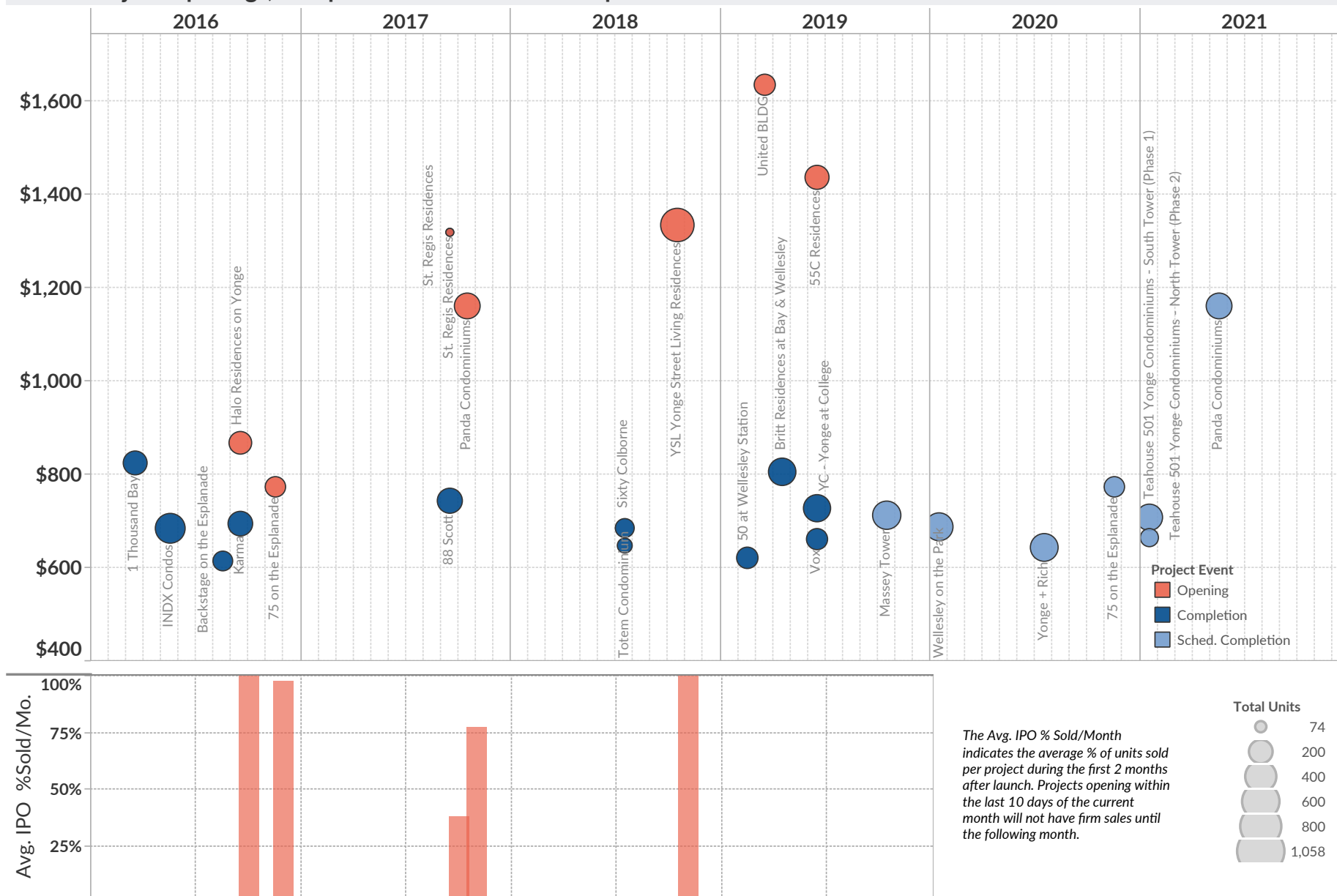
Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	22	318
Total Units	15,460	165,515
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	30.2	32.2
Avg. Floor Space Index	12.9	5.8

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



Downtown Core Submarket Report - June 2019

Recent Project Openings, Completions & Scheduled Completions



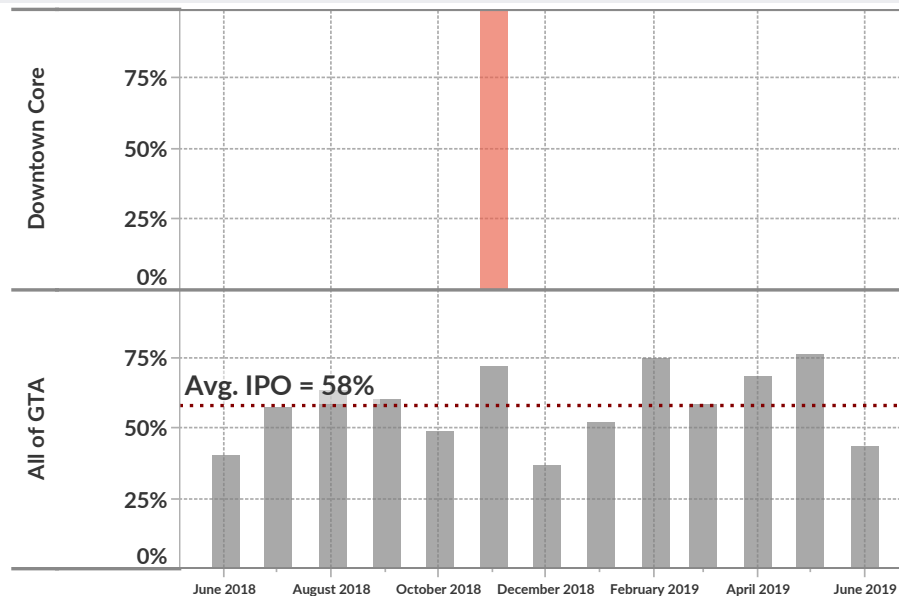
Downtown Core Submarket Report - June 2019

Project Data by Unit Type

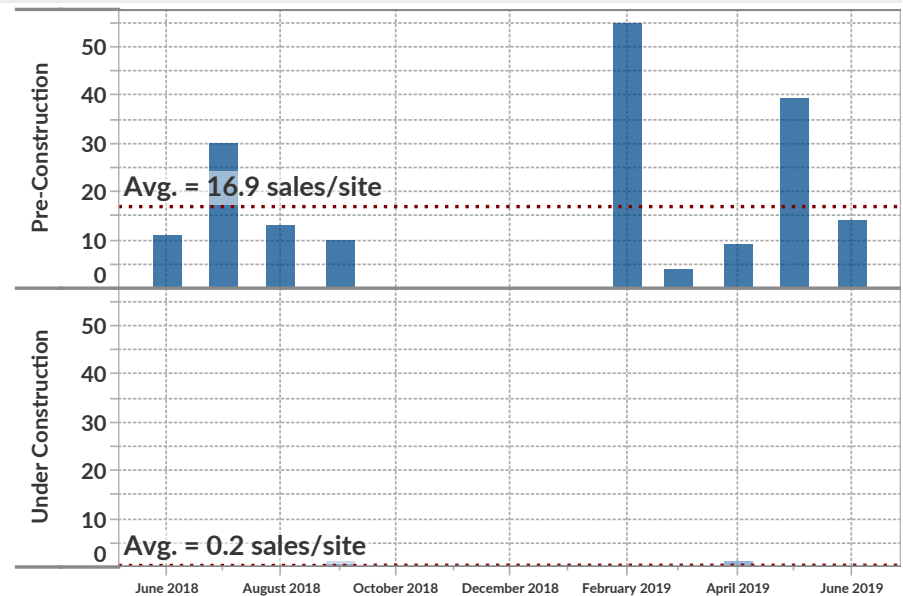
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	561	25	440	121
1 Bedroom	1,385	124	1,106	279
1 Bedroom + Den	935	5	861	74
2 Bedroom	1,089	70	861	228
2 Bedroom + Den	434	0	429	5
3 Bedroom & Up	182	15	138	44
Penthouse	15	0	15	0
Other	33		33	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,387	279	585	\$548,900	\$752,900
\$1,536	461	637	\$699,900	\$955,900
\$1,368	509	1,563	\$729,900	\$1,740,000
\$1,561	595	2,228	\$909,900	\$2,685,000
\$1,240	902	969	\$1,109,900	\$1,209,900
\$1,309	931	1,904	\$1,191,900	\$2,760,900

IPO Launch Performance (first 2 months)



Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - June 2019

Current Active Projects



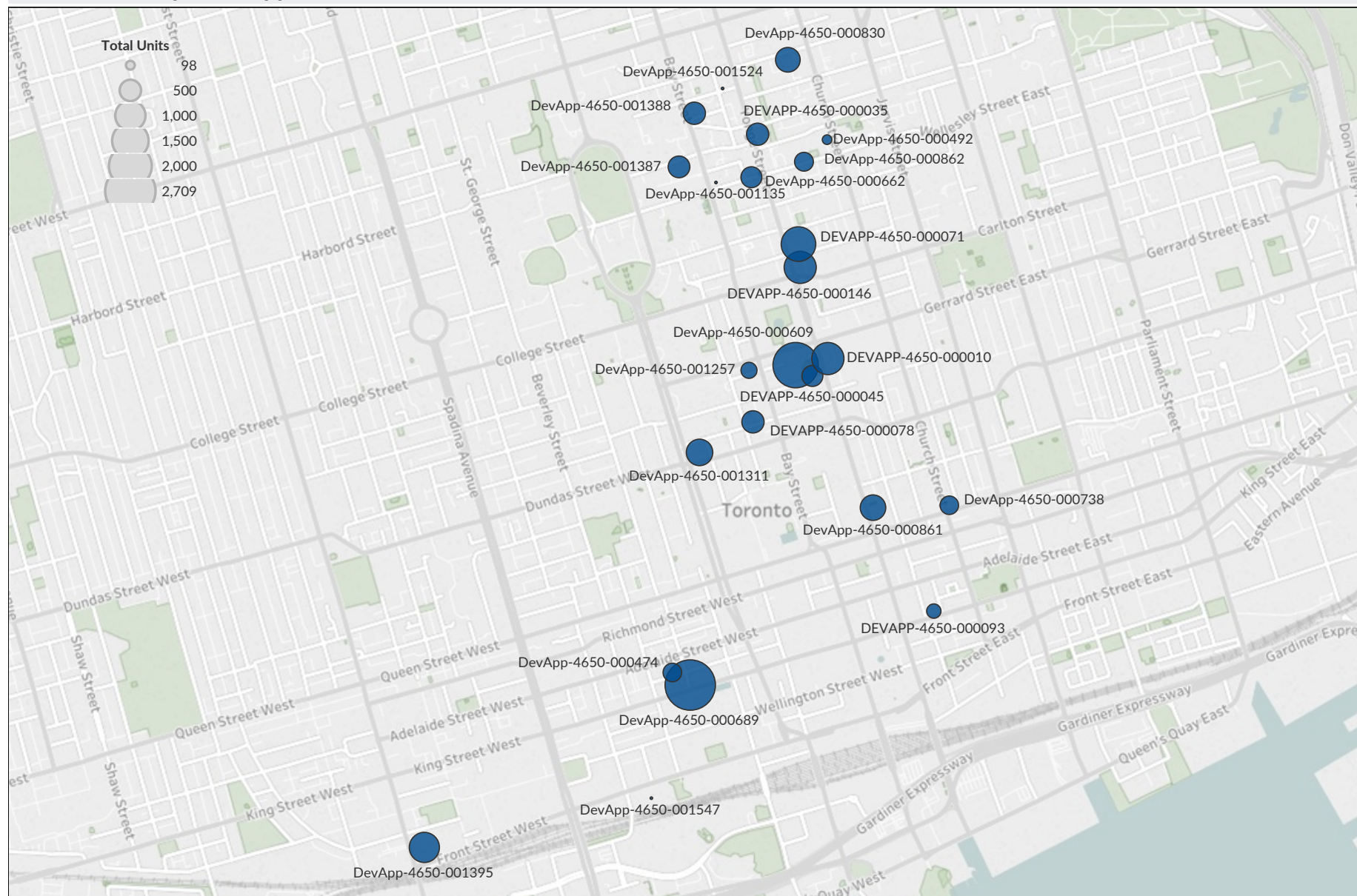
Downtown Core Submarket Report - June 2019

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
55C Residences - Mod Developments Inc.	Apartment	September 2023	211	211	255	551	\$1,437	\$1,429
88 Scott - Concert Properties	Apartment	September 2017	0	0	0	523	\$744	\$1,012
Clover on Yonge - Cresford Developments	Apartment	November 2022	0	0	9	522	\$680	\$1,340
Halo Residences on Yonge - Cresford Developments	Apartment	November 2022	0	0	0	413	\$868	\$877
Massey Tower - Mod Developments Inc.	Apartment	October 2019	0	2	2	700	\$713	\$1,414
Panda Condominiums - Lifetime Developments	Apartment	May 2021	0	3	5	555	\$1,161	\$1,470
St. Regis Residences - JCF Capital ULC	Apartment	September 2017	0	2	6	74	\$1,319	\$1,149
United BLDG - Davpart Inc.	Apartment	December 2025	24	100	238	763	\$1,635	\$1,733
YSL Yonge Street Living Residences - Cresford Developments	Apartment	September 2023	4	75	236	1,106	\$1,335	\$1,337

Downtown Core Submarket Report - June 2019

Current Development Applications



Downtown Core Submarket Report - June 2019

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-4650-000738	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
DevApp-4650-001524	10 St. Mary Street		
DevApp-4650-001547	325 Front Street West		

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 - June 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	4	15	5,235	4,736	196	\$2,282	2,048	\$4,674,624	5,337
Central Waterfront	20	13	6,100	5,500	521	\$1,387	1,056	\$1,464,610	17,979
Don Mills - York Mills	97	11	3,265	2,379	763	\$960	890	\$854,081	6,429
Downtown Core	239	9	5,207	3,883	751	\$1,484	643	\$954,613	16,430
Downtown East	145	17	5,774	5,051	695	\$1,040	740	\$769,368	16,835
Downtown West	53	29	10,566	8,590	1,667	\$1,347	832	\$1,121,361	14,338
Etobicoke Waterfront	0	6	2,808	2,537	133	\$1,109	840	\$931,850	1,280
Highway7 - Yonge	21	6	1,535	1,073	394	\$654	922	\$602,545	.
Mississauga City Centre	319	11	6,132	5,397	709	\$819	817	\$669,123	.
North Toronto	24	10	3,160	2,824	264	\$1,160	775	\$898,534	6,578
North Yonge Corridor	55	7	2,612	2,278	206	\$1,020	803	\$818,417	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	29	9	2,073	1,764	278	\$1,034	974	\$1,006,289	9,444
Not Applicable	1,069	156	28,681	21,458	5,945	\$704	902	\$634,889	48,534
Scarborough City Centre									2,245
Sheppard Corridor	106	15	4,132	3,379	753	\$1,036	817	\$846,280	5,581
Thornhill	45	1	389	374	15	\$758	960	\$727,433	.
Toronto East	18	15	1,770	1,590	148	\$1,025	1,001	\$1,026,041	2,068
Toronto West	176	13	2,368	1,489	854	\$985	904	\$890,391	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

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