



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of September 2019



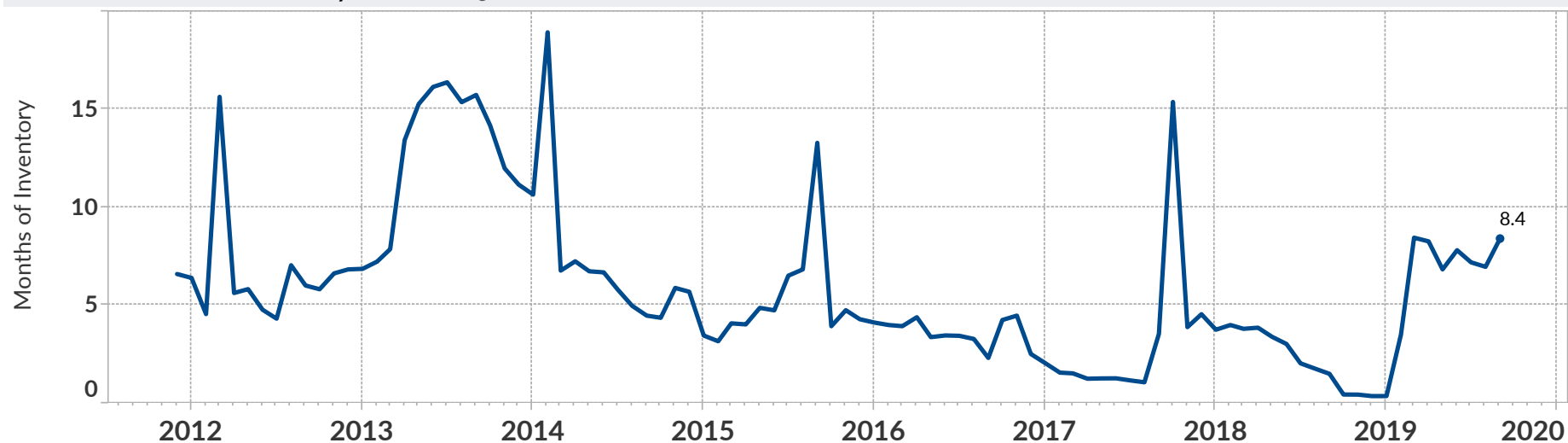
Downtown Core Submarket Report - September 2019



Downtown Core		GTA
Active Projects	9	349
Total Units	5,445	92,732
Total Sales	4,041	75,071
Rem. Inv.	941	13,715
Avg. \$/SF	\$1,559	\$1,011
Avg. SF	652	903
Avg. \$	\$1,016,661	\$913,157
Current Month Sales (incl. active & sold out)	85	2,107

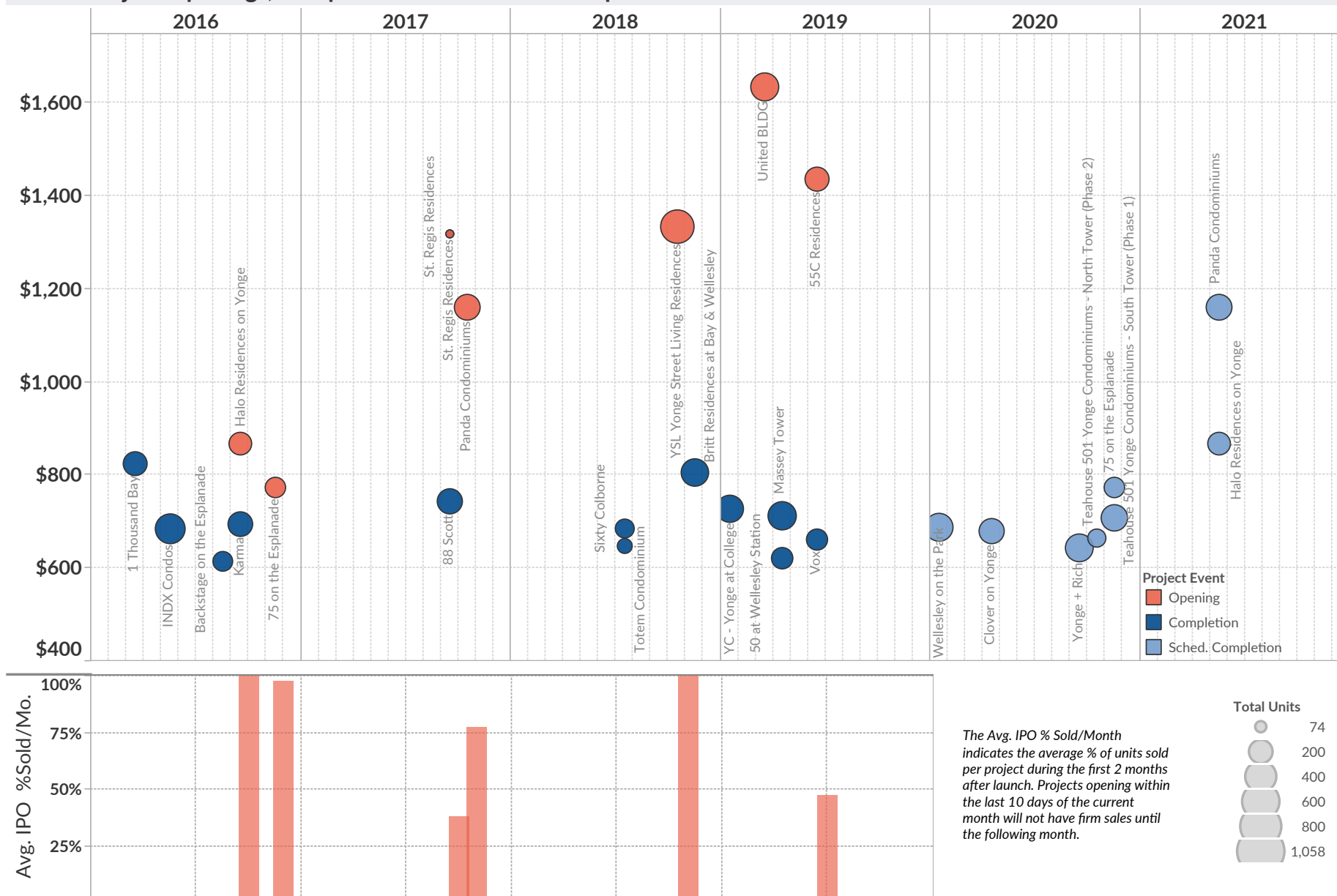
Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	22	368
Total Units	13,414	192,605
Min. Floor Space Index	2.0	0.0
Max. Floor Space Index	30.0	34.1
Avg. Floor Space Index	13.1	6.2

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



Downtown Core Submarket Report - September 2019

Recent Project Openings, Completions & Scheduled Completions



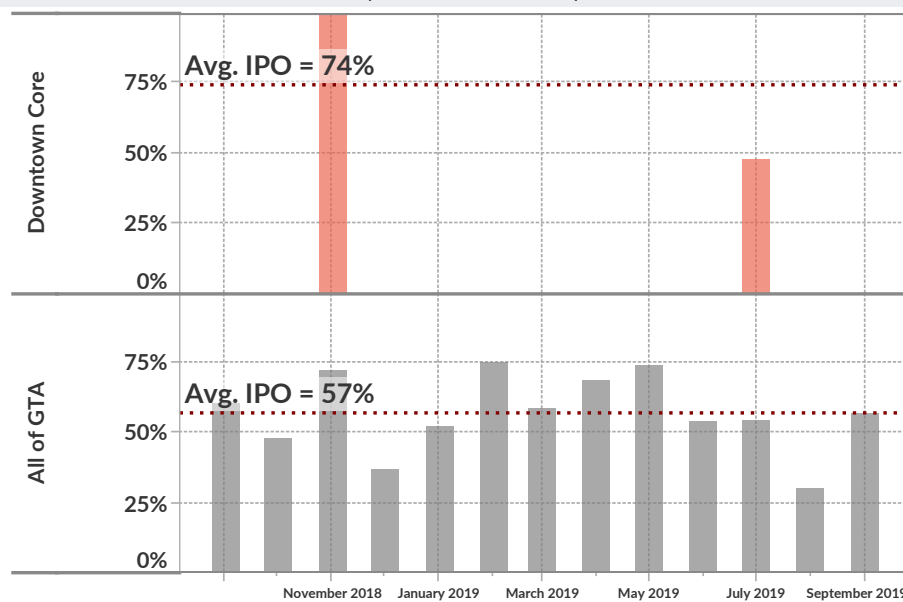
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Project Data by Unit Type

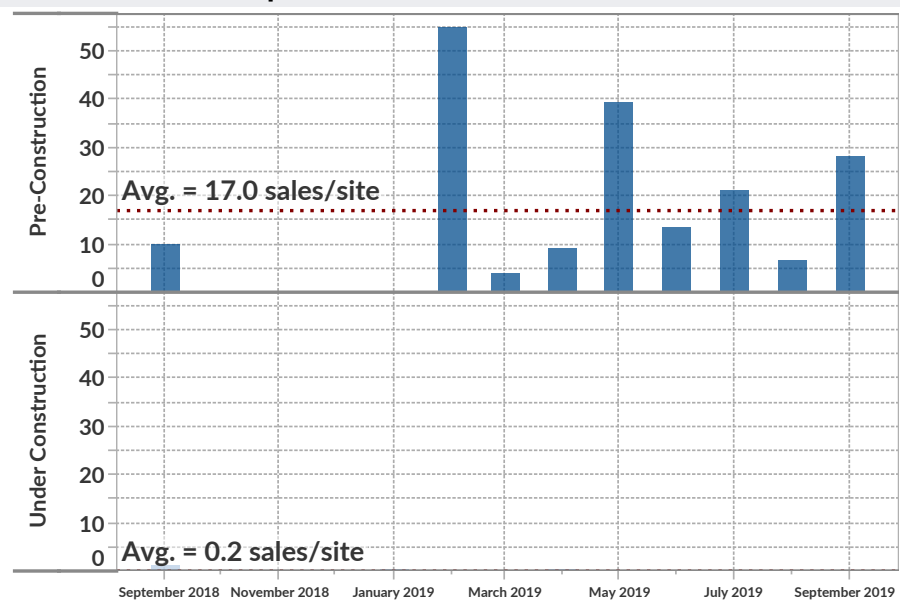
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	629	16	463	166
1 Bedroom	1,442	40	1,178	264
1 Bedroom + Den	954	9	878	76
2 Bedroom	1,233	17	901	332
2 Bedroom + Den	445	0	430	15
3 Bedroom & Up	227	3	142	85
Penthouse	19	0	16	3
Other	33		33	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,569	279	585	\$548,900	\$752,900
\$1,561	461	637	\$699,900	\$974,990
\$1,406	509	1,563	\$729,900	\$1,740,000
\$1,644	595	1,861	\$909,900	\$2,150,000
\$1,240	902	969	\$1,109,900	\$1,209,900
\$1,420	931	1,904	\$1,239,900	\$2,760,900
\$1,525	2,717	4,732	\$4,075,000	\$7,288,000

IPO Launch Performance (first 2 months)

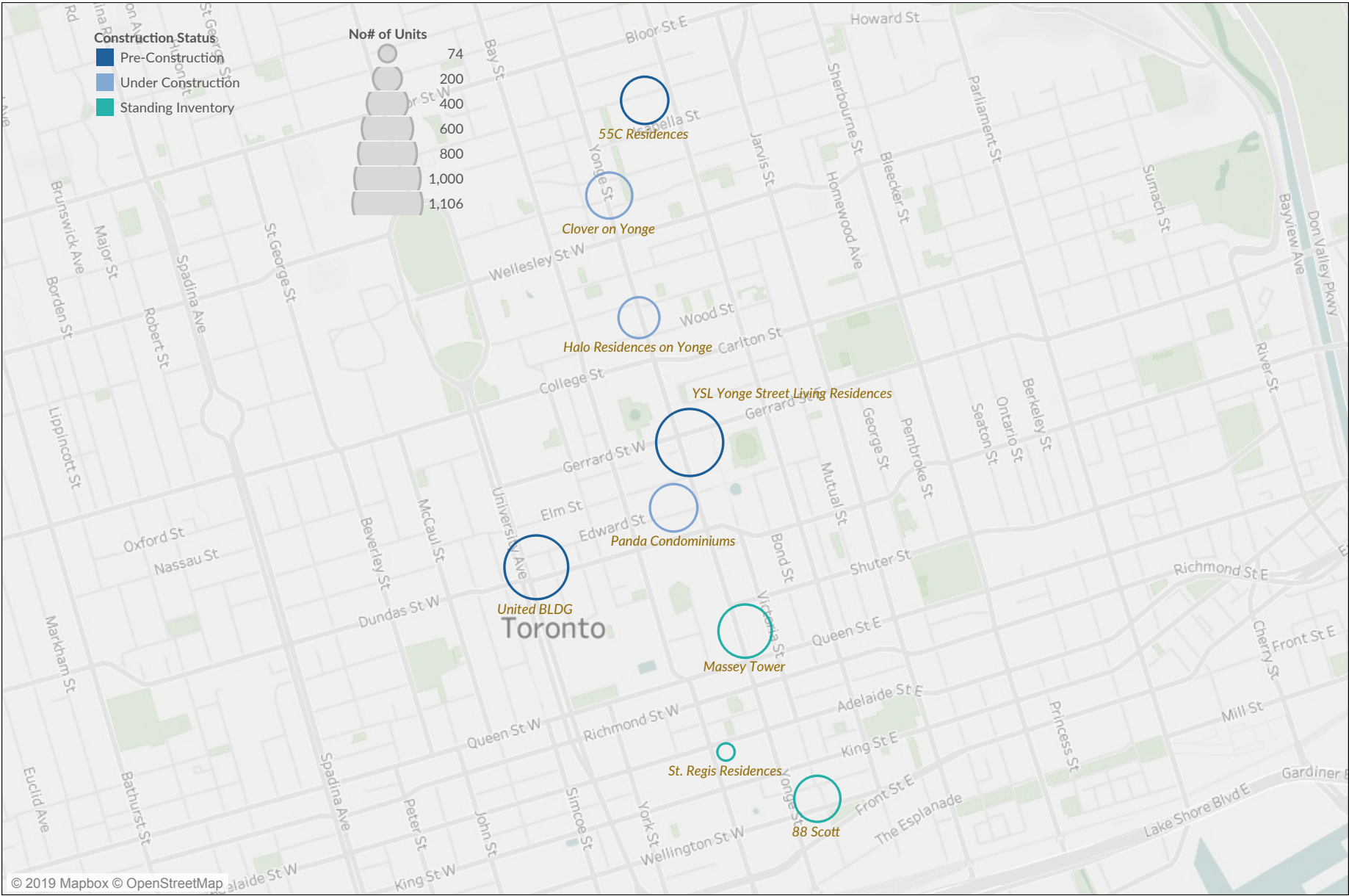


Post Launch Absorption: Downtown Core



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Current Active Projects



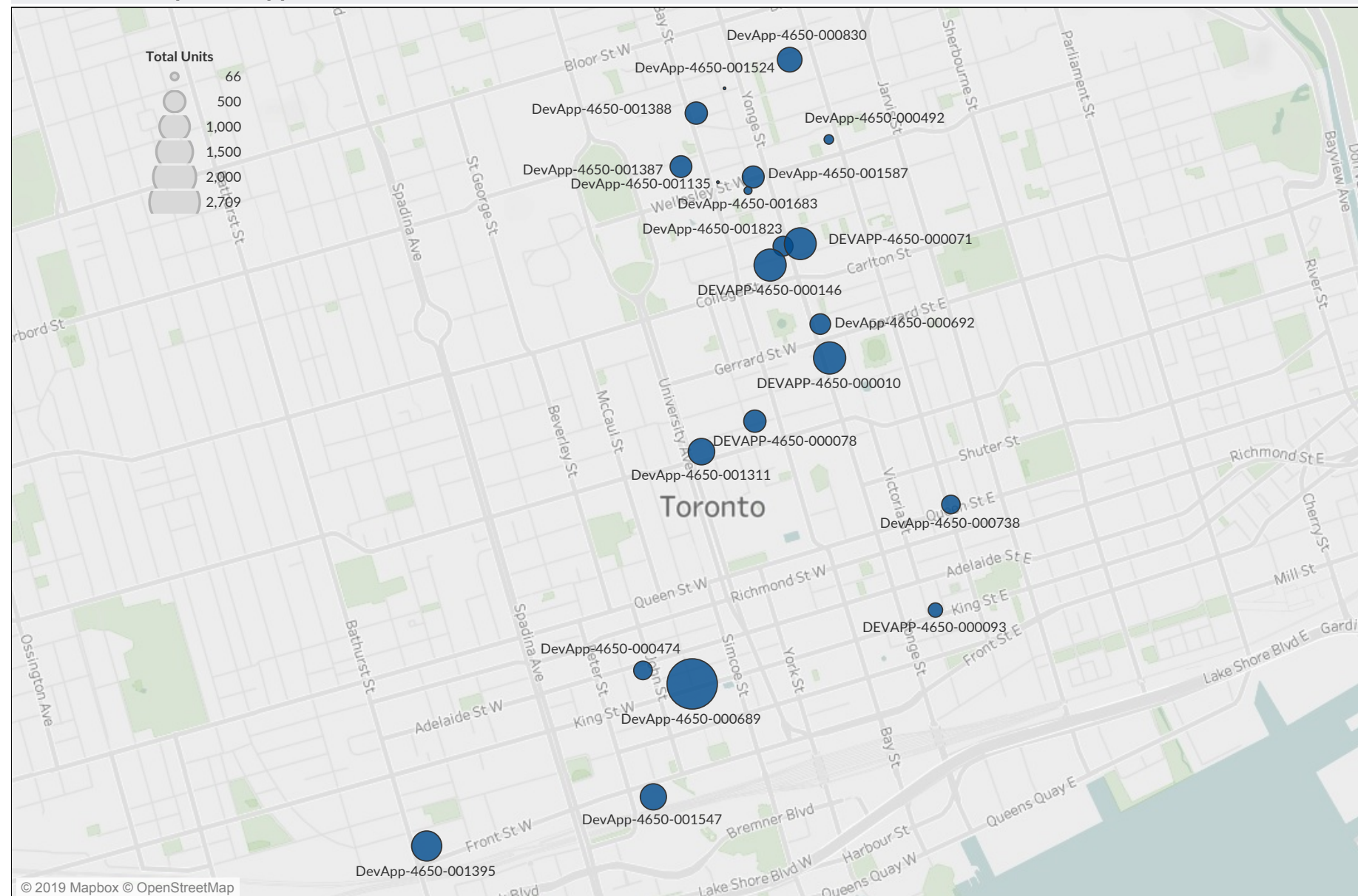
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
55C Residences - Mod Developments Inc.	Apartment	September 2023	31	260	206	551	\$1,437	\$1,427
88 Scott - Concert Properties	Apartment	September 2017	0	1	3	523	\$744	\$1,525
Clover on Yonge - Cresford Developments	Apartment	April 2020	0	0	9	522	\$680	\$1,340
Halo Residences on Yonge - Cresford Developments	Apartment	May 2021	0	0	0	413	\$868	\$877
Massey Tower - Mod Developments Inc.	Apartment	April 2019	0	2	2	700	\$713	\$1,390
Panda Condominiums - Lifetime Developments	Apartment	May 2021	1	3	5	555	\$1,161	\$1,470
St. Regis Residences - JCF Capital ULC	Apartment	September 2017	0	5	3	74	\$1,319	\$1,128
United BLDG - Davpart Inc.	Apartment	December 2025	52	202	480	1,001	\$1,635	\$1,747
YSL Yonge Street Living Residences - Cresford Developments	Apartment	September 2023	1	78	233	1,106	\$1,335	\$1,338

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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	27.0	1,106
DEVAPP-4650-000071	475 Yonge Street	24.3	1,082
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	8.7	96
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	28.6	364
DevApp-4650-000830	55 Charles Street East	22.0	648
DevApp-4650-001012	1 Delisle Avenue	21.4	263
DevApp-4650-001135	951 Bay Street	12.9	
DevApp-4650-001311	481 University Avenue	29.0	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	19.3	732
DevApp-4650-001587	10 Wellesley Street West	31.6	512
DevApp-4650-001683	11 Wellesley Street West	6.0	66
DevApp-4650-001823	480 Yonge Street	18.0	423

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.

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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	176	16	5,951	4,916	703	\$1,918	997	\$1,913,050	7,593
Central Waterfront	83	13	6,093	5,529	485	\$1,405	1,061	\$1,490,316	18,503
Don Mills - York Mills	19	11	3,254	2,714	424	\$929	1,034	\$960,159	6,805
Downtown Core	85	9	5,445	4,041	941	\$1,559	652	\$1,016,661	13,414
Downtown East	60	17	5,682	4,998	424	\$1,011	863	\$872,667	17,386
Downtown West	225	29	10,443	8,981	1,144	\$1,392	897	\$1,248,290	18,804
Etobicoke Waterfront	10	3	1,370	1,152	80	\$1,160	812	\$941,264	2,841
Highway7 - Yonge	1	6	1,535	1,121	346	\$652	916	\$597,307	.
Mississauga City Centre	72	12	6,555	5,635	631	\$819	839	\$687,102	.
North Toronto	59	10	2,858	2,083	689	\$1,199	770	\$923,043	8,590
North Yonge Corridor	3	6	2,057	1,793	160	\$1,022	820	\$838,490	3,872
North York East	1	2	528	502	25	\$942	1,023	\$964,400	2,056
North York West	36	11	2,268	1,865	371	\$876	1,069	\$936,610	9,645
Not Applicable	880	153	28,872	21,945	5,370	\$729	935	\$681,881	64,686
Scarborough City Centre									2,245
Sheppard Corridor	15	14	4,020	3,265	755	\$1,032	819	\$845,671	6,347
Thornhill	3								.
Toronto East	204	16	2,141	1,791	294	\$965	895	\$863,106	2,460
Toronto West	64	13	2,368	1,664	684	\$1,020	928	\$946,548	12,077
Yonge - St. Clair	111	8	1,292	1,076	189	\$1,405	1,668	\$2,343,763	2,190

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