



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of October 2019



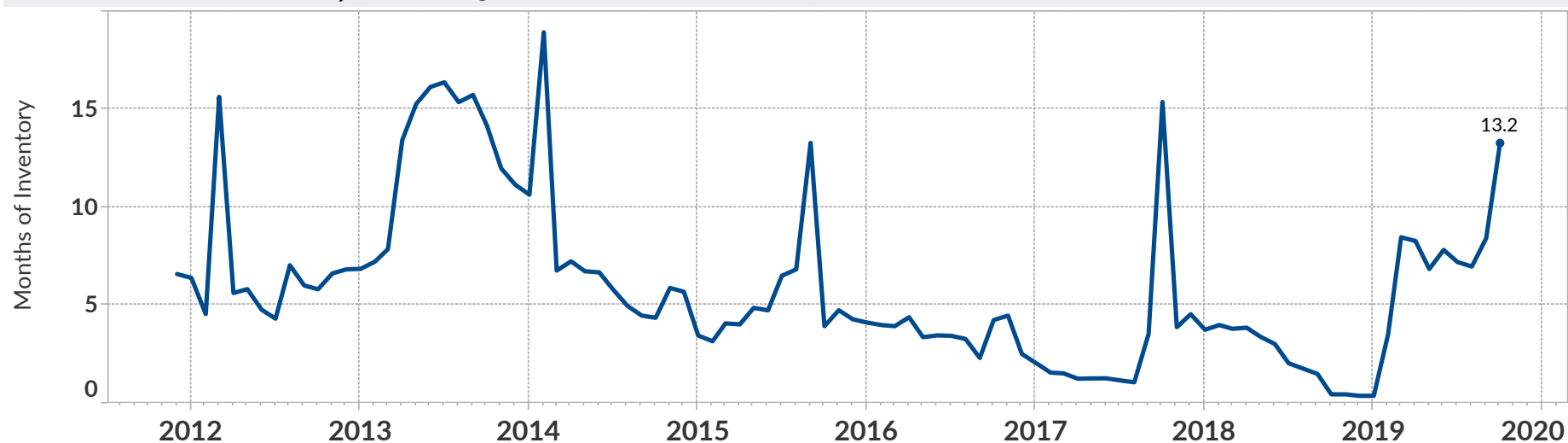
Downtown Core Submarket Report - October 2019



Downtown Core		GTA
Active Projects	9	362
Total Units	5,148	94,645
Total Sales	4,183	76,566
Rem. Inv.	790	14,323
Avg. \$/SF	\$1,537	\$992
Avg. SF	657	907
Avg. \$	\$1,010,315	\$900,552
Current Month Sales (incl. active & sold out)	143	3,424

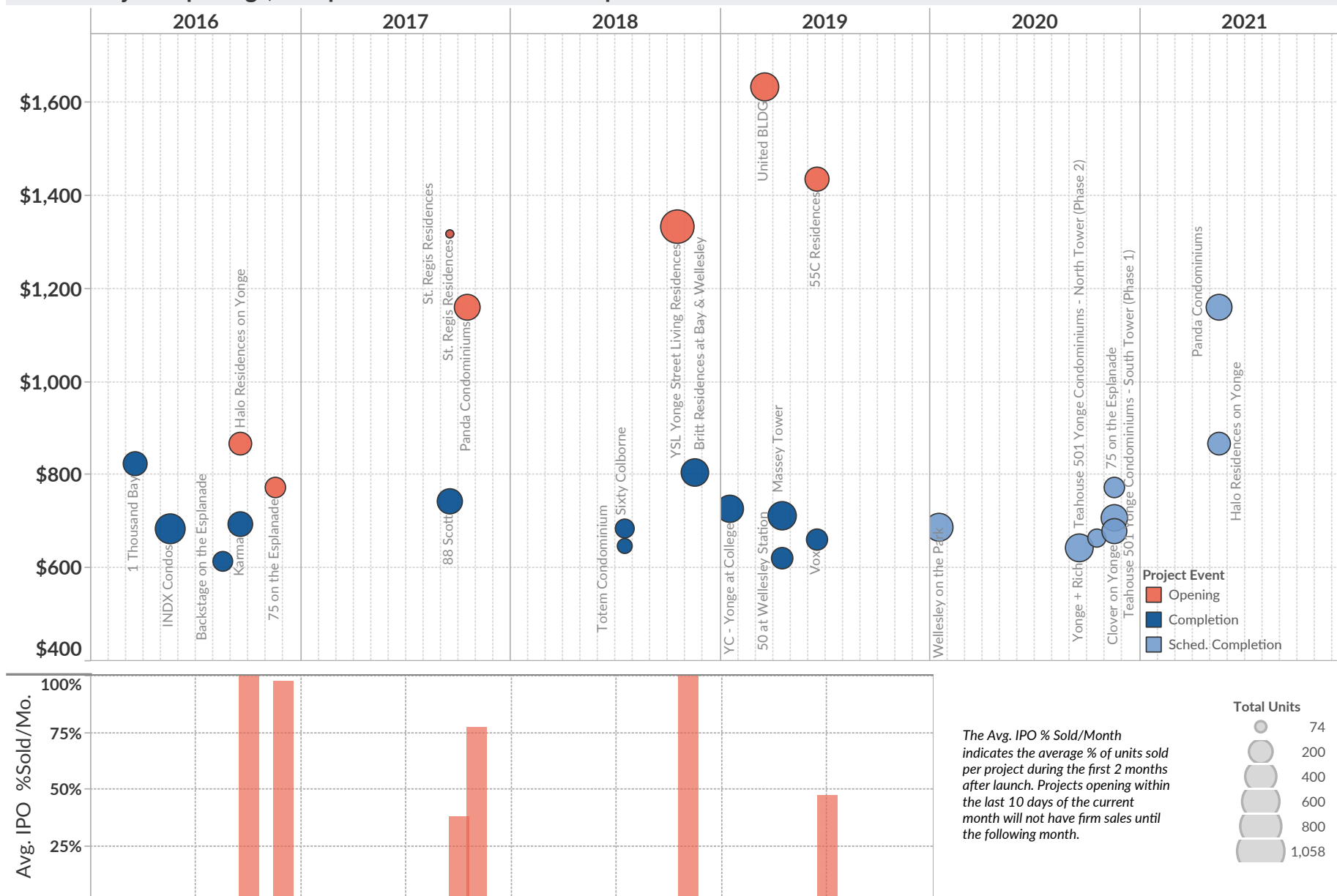
Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	26	387
Total Units	15,193	211,227
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	30.0	44.5
Avg. Floor Space Index	13.0	6.2

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



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Recent Project Openings, Completions & Scheduled Completions



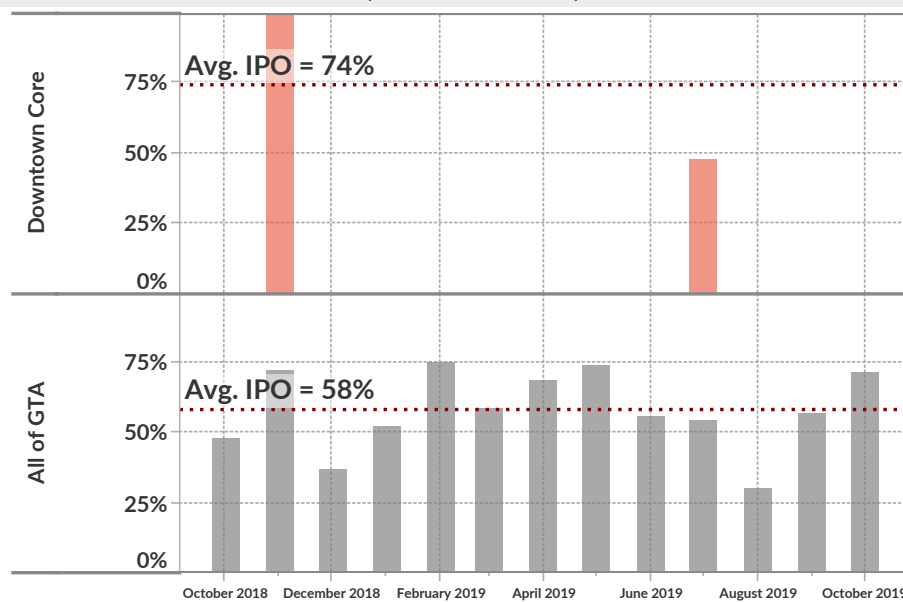
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Project Data by Unit Type

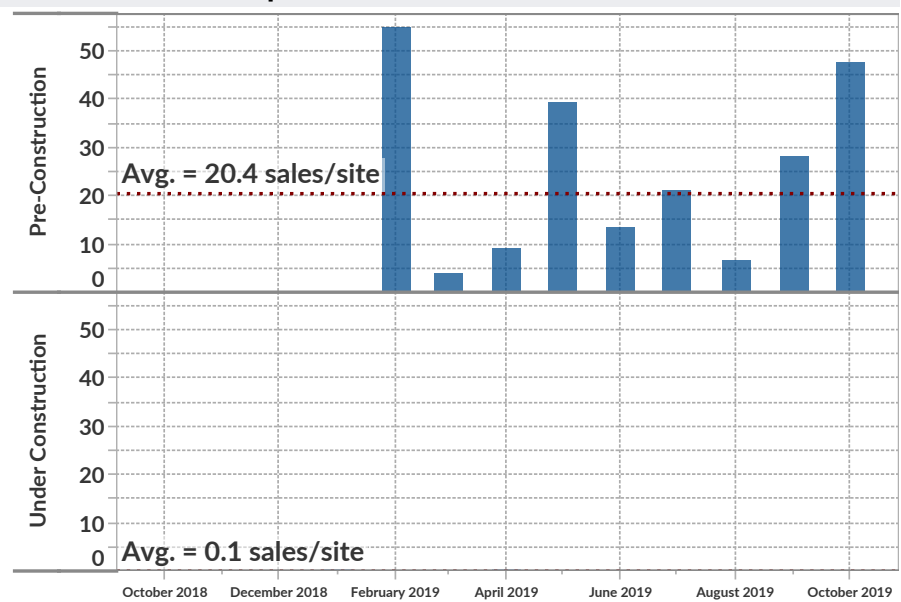
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	629	24	487	142
1 Bedroom	1,439	36	1,213	226
1 Bedroom + Den	952	8	886	66
2 Bedroom	1,232	56	957	275
2 Bedroom + Den	445	2	432	13
3 Bedroom & Up	224	17	159	65
Penthouse	19	0	16	3
Other	33		33	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,498	279	585	\$548,900	\$752,900
\$1,545	378	609	\$665,000	\$974,990
\$1,376	509	1,563	\$789,000	\$1,740,000
\$1,633	595	1,861	\$909,900	\$2,055,000
\$1,240	902	969	\$1,109,900	\$1,209,900
\$1,406	966	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)

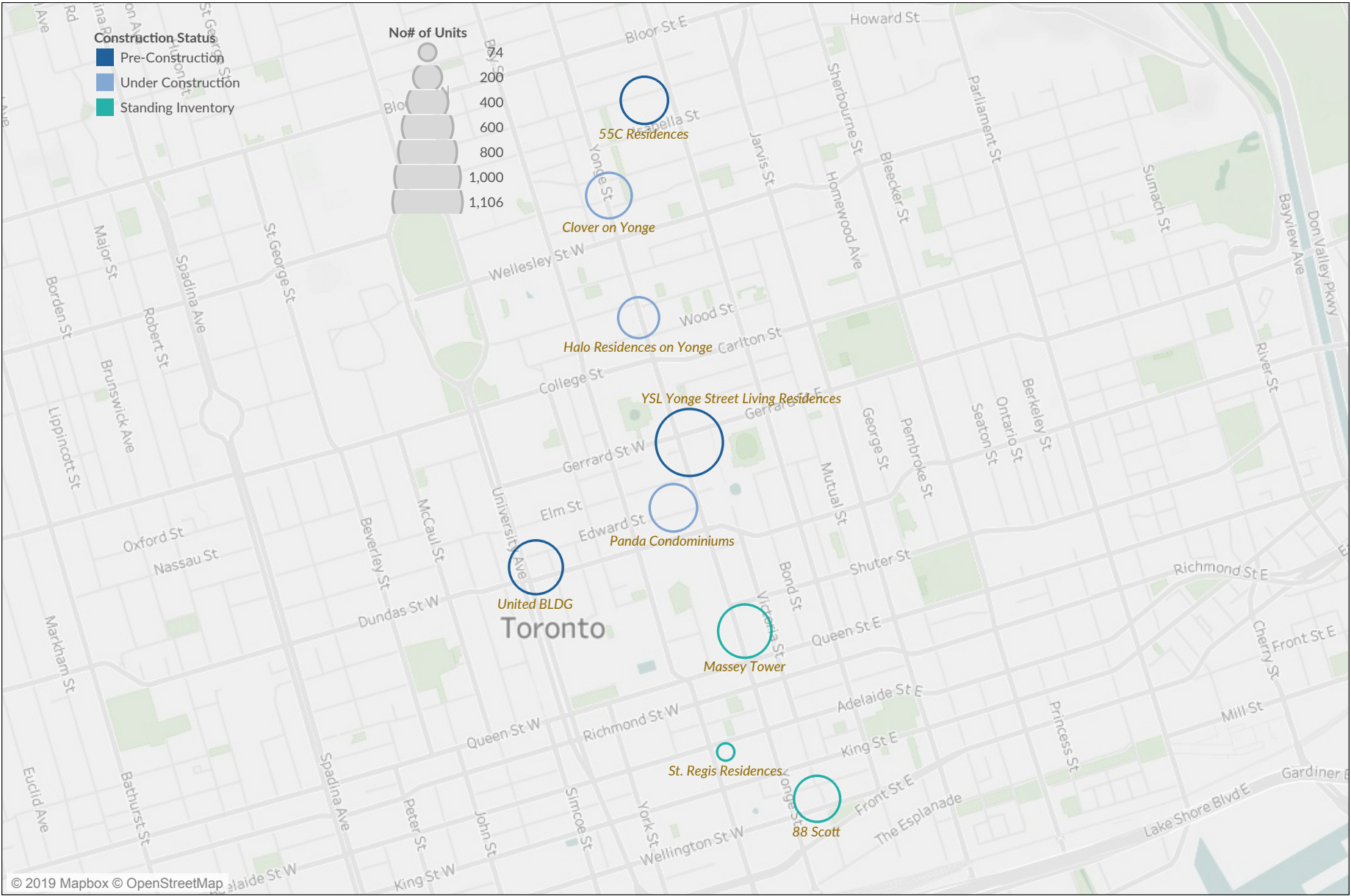


Post Launch Absorption: Downtown Core



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Current Active Projects



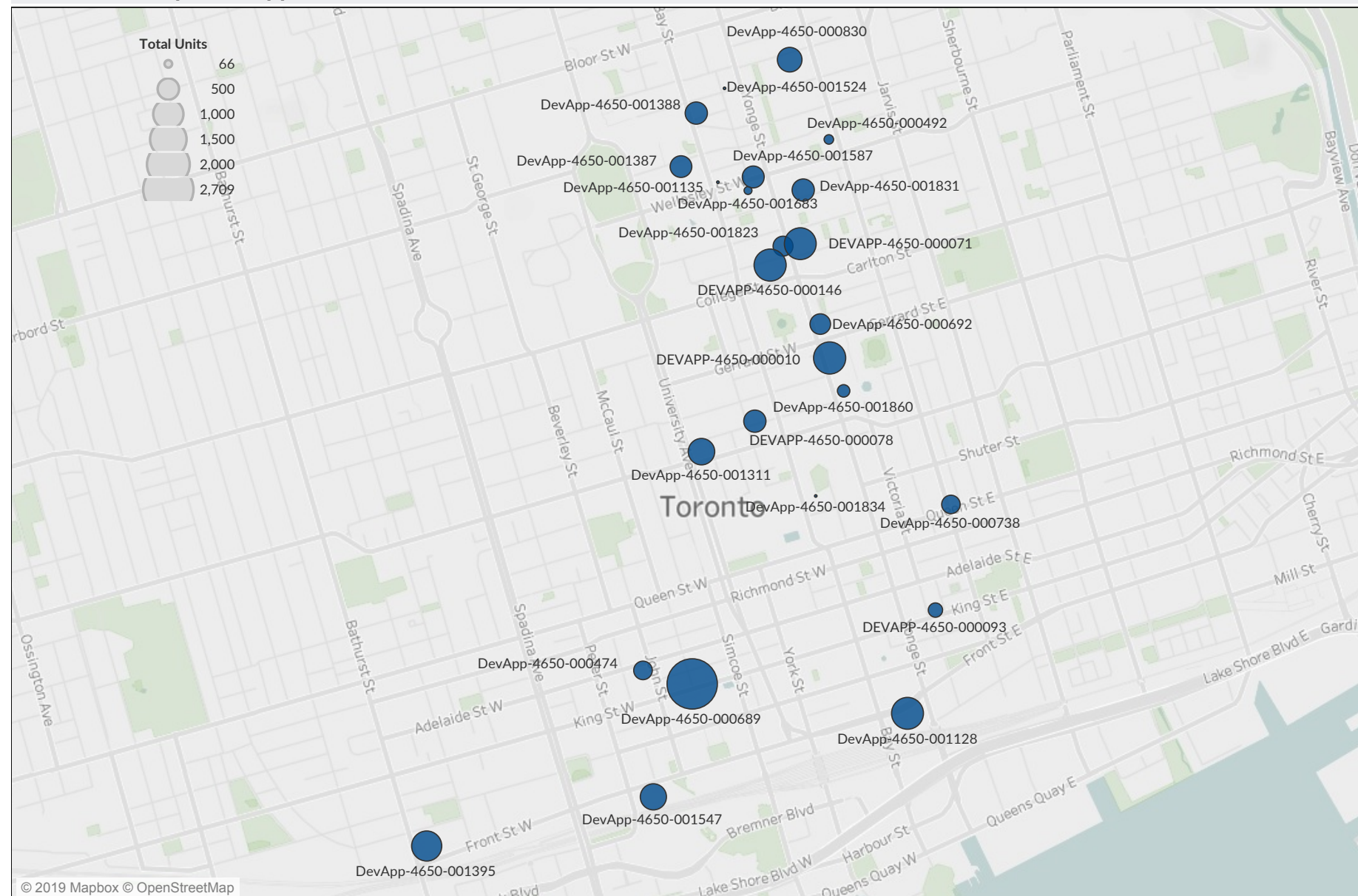
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Current Active Project List

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	18	278	188	551	\$1,437	\$1,428
88 Scott - Concert Properties	Apartment	September 2017	0	1	3	523	\$744	\$1,525
Clover on Yonge - Cresford Developments	Apartment	November 2020	0	0	0	513	\$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	3	700	\$713	\$1,381
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	5	3	74	\$1,319	\$1,108
United BLDG - Davpart Inc.	Apartment	December 2025	123	325	357	713	\$1,635	\$1,743
YSL Yonge Street Living Residences - Cresford Developments	Apartment	September 2023	2	80	231	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-4650-001128	1 Front Street West	17.2	1,087
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
DevApp-4650-001831	20 Matiland Street	13.0	527
DevApp-4650-001834	483 Bay Street	11.7	
DevApp-4650-001860	335 Yonge Street	19.9	165

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	317	14	5,086	4,396	395	\$2,140	1,272	\$2,721,039	9,129
Central Waterfront	26	12	5,883	5,193	597	\$1,403	980	\$1,374,783	18,503
Don Mills - York Mills	26	11	3,306	2,778	395	\$953	1,050	\$1,000,417	7,441
Downtown Core	143	9	5,148	4,183	790	\$1,537	657	\$1,010,315	15,193
Downtown East	73	17	5,706	5,062	411	\$1,010	863	\$871,618	18,202
Downtown West	125	30	10,173	8,643	1,188	\$1,402	903	\$1,266,200	19,055
Etobicoke Waterfront	0	4	2,121	1,898	85	\$1,156	818	\$945,135	10,287
Highway7 - Yonge	66	8	1,715	1,187	455	\$673	1,083	\$728,525	.
Mississauga City Centre	365	12	6,548	5,999	495	\$813	882	\$717,233	.
North Toronto	85	9	2,413	1,711	607	\$1,197	780	\$934,309	9,773
North Yonge Corridor	12	6	2,057	1,807	146	\$1,028	826	\$848,881	4,393
North York East	2	2	528	504	23	\$941	1,022	\$961,965	2,056
North York West	353	12	2,697	2,216	342	\$879	1,084	\$952,932	9,738
Not Applicable	1,280	162	30,626	22,549	6,296	\$741	907	\$672,811	66,556
Scarborough City Centre									2,245
Sheppard Corridor	23	14	4,020	3,278	742	\$1,067	819	\$874,136	8,352
Thornhill	401	2	736	401	335	\$826	797	\$658,314	.
Toronto East	26	16	2,141	1,817	268	\$969	912	\$883,298	2,031
Toronto West	70	14	2,444	1,719	705	\$1,031	934	\$962,665	12,992
Yonge - St. Clair	31	8	1,297	1,225	48	\$1,370	1,355	\$1,855,441	2,190

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