



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of January 2021



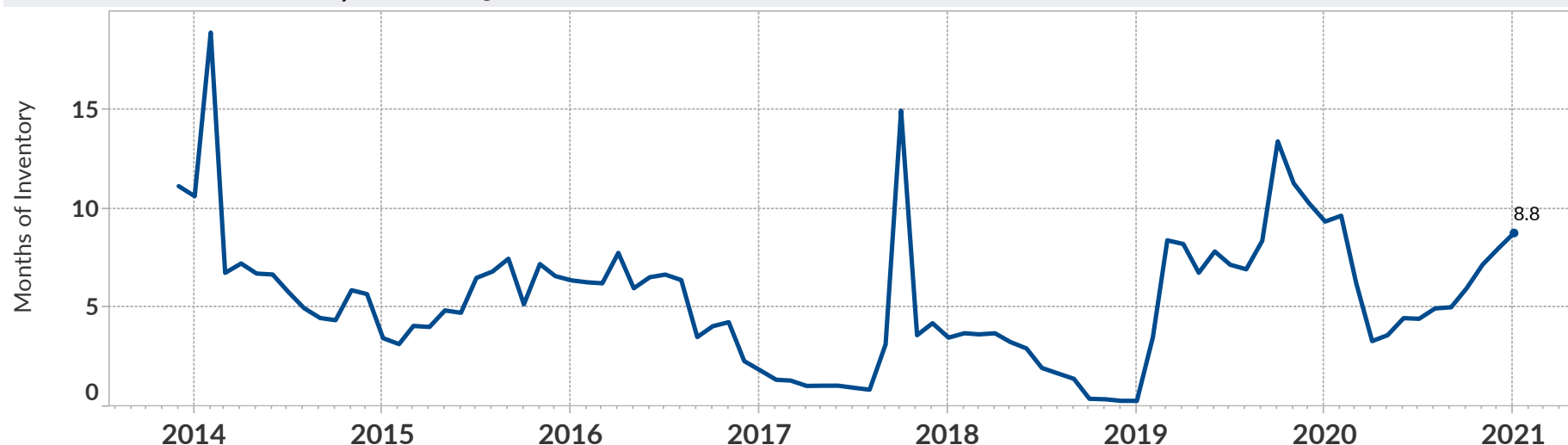
Downtown Core Submarket Report - January 2021



Downtown Core		GTA
Active Projects	6	355
Total Units	3,735	93,173
Total Sales	3,160	77,679
Rem. Inv.	214	10,651
Avg. \$/SF	\$1,903	\$1,159
Project Avg. \$/SF	\$1,612	\$1,063
Avg. SF	857	977
Avg. \$	\$1,630,290	\$1,131,783
Current Month Sales (incl. active & sold out)	15	665

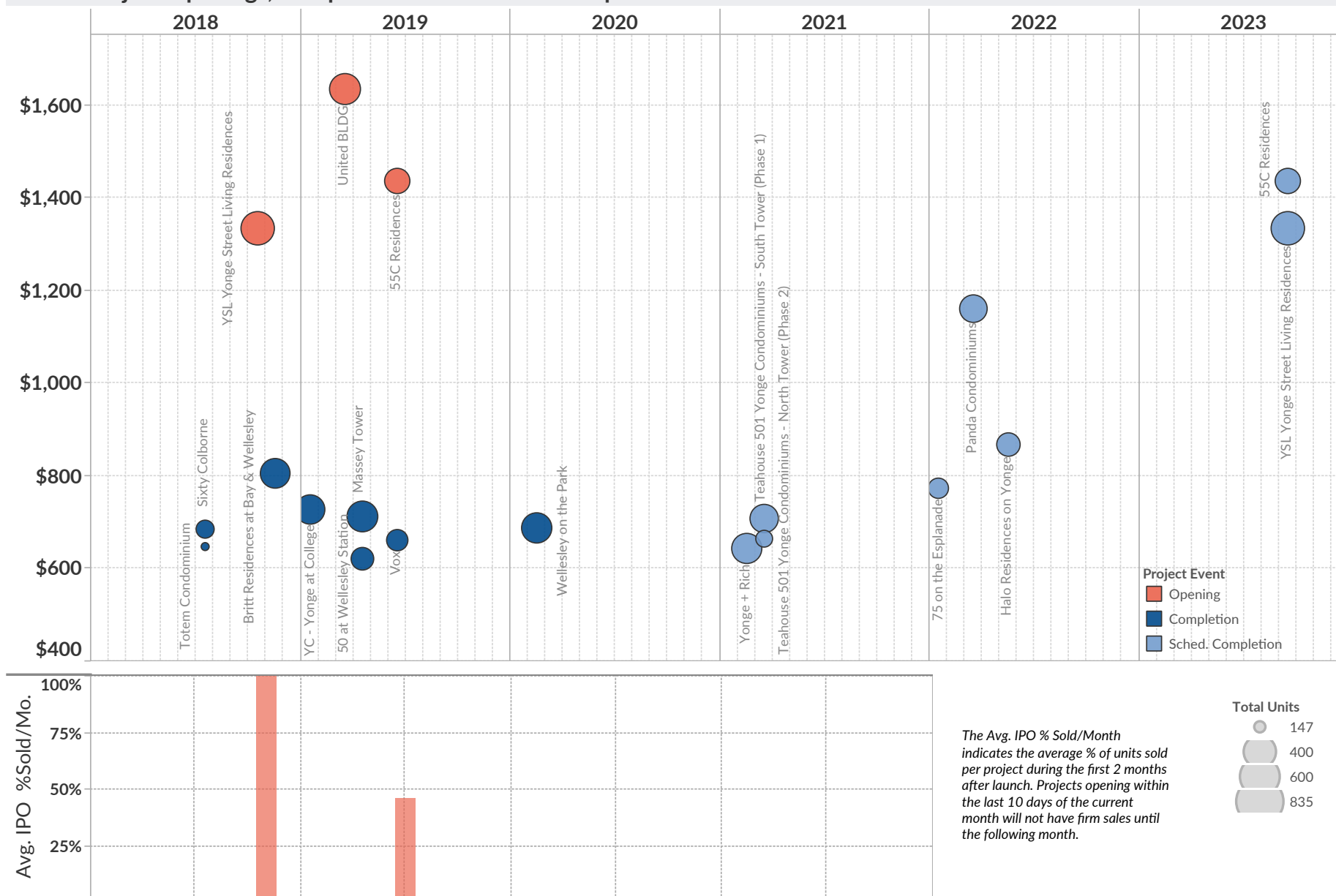
Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	27	491
Total Units	19,032	265,998
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	37.3	61.7
Avg. Floor Space Index	14.0	6.7

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



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Recent Project Openings, Completions & Scheduled Completions



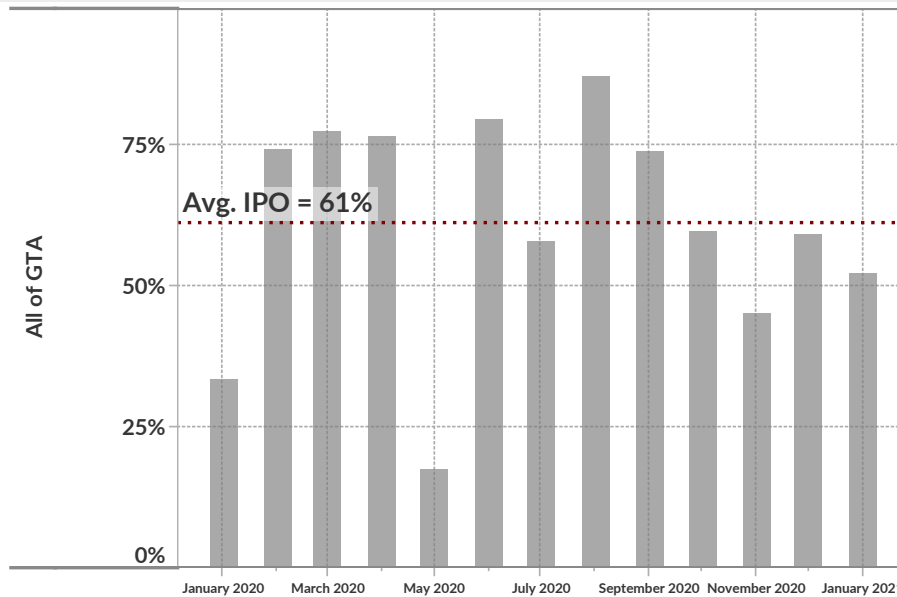
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Project Data by Unit Type

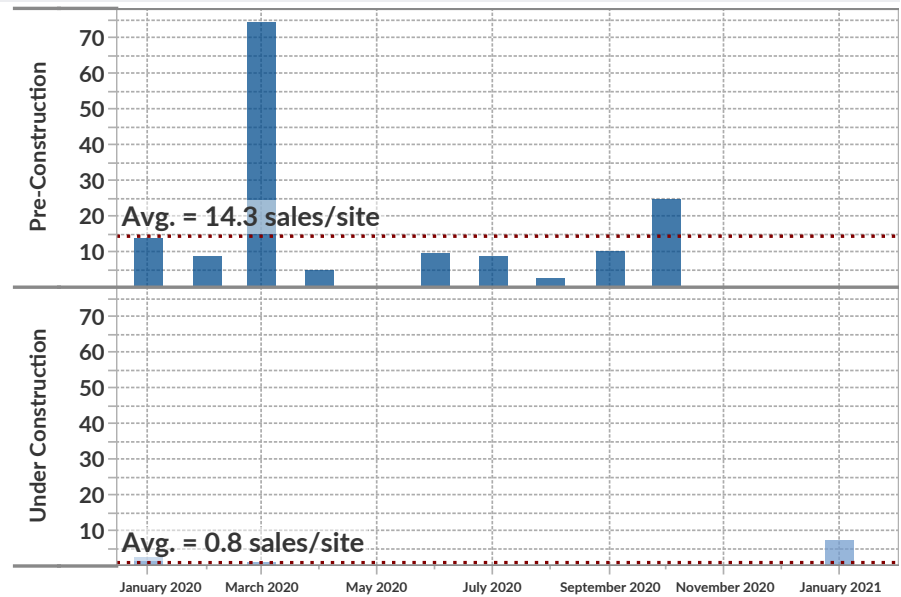
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	401	2	389	12
1 Bedroom	909	0	840	69
1 Bedroom + Den	544	0	542	2
2 Bedroom	1,074	4	1,004	70
2 Bedroom + Den	229	0	229	0
3 Bedroom & Up	197	1	147	50
Penthouse				
Other	20	8	9	11

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,354	279	335	\$640,900	\$829,990
\$1,755	461	609	\$779,900	\$1,060,990
\$1,481	605	648	\$790,000	\$1,065,990
\$2,021	722	1,197	\$1,091,900	\$2,730,990
\$2,040	953	1,904	\$1,339,900	\$4,180,990
\$1,241	1,048	1,839	\$1,523,900	\$2,442,900

IPO Launch Performance (first 2 months)

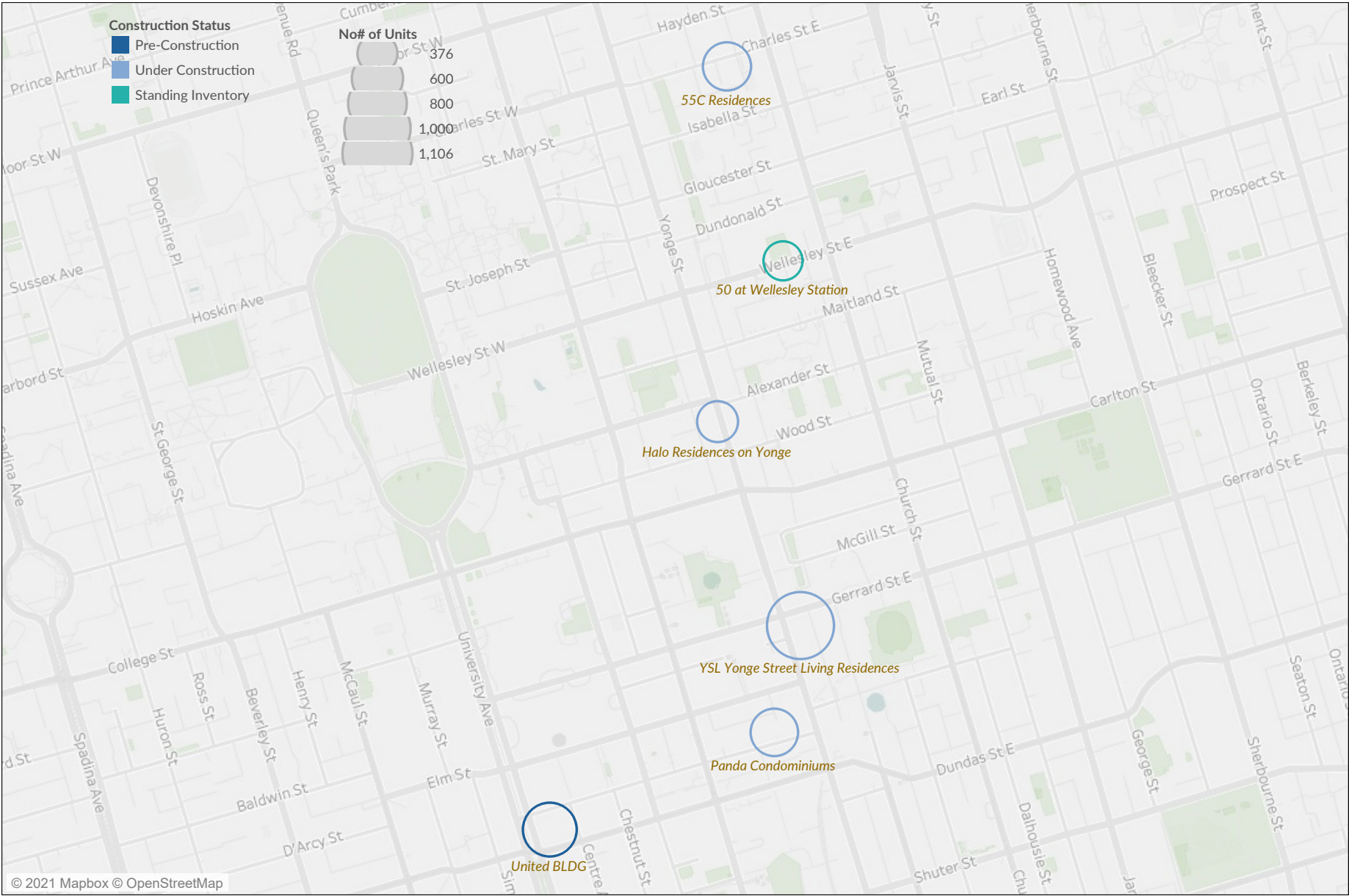


Post Launch Absorption: Downtown Core



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Current Active Projects



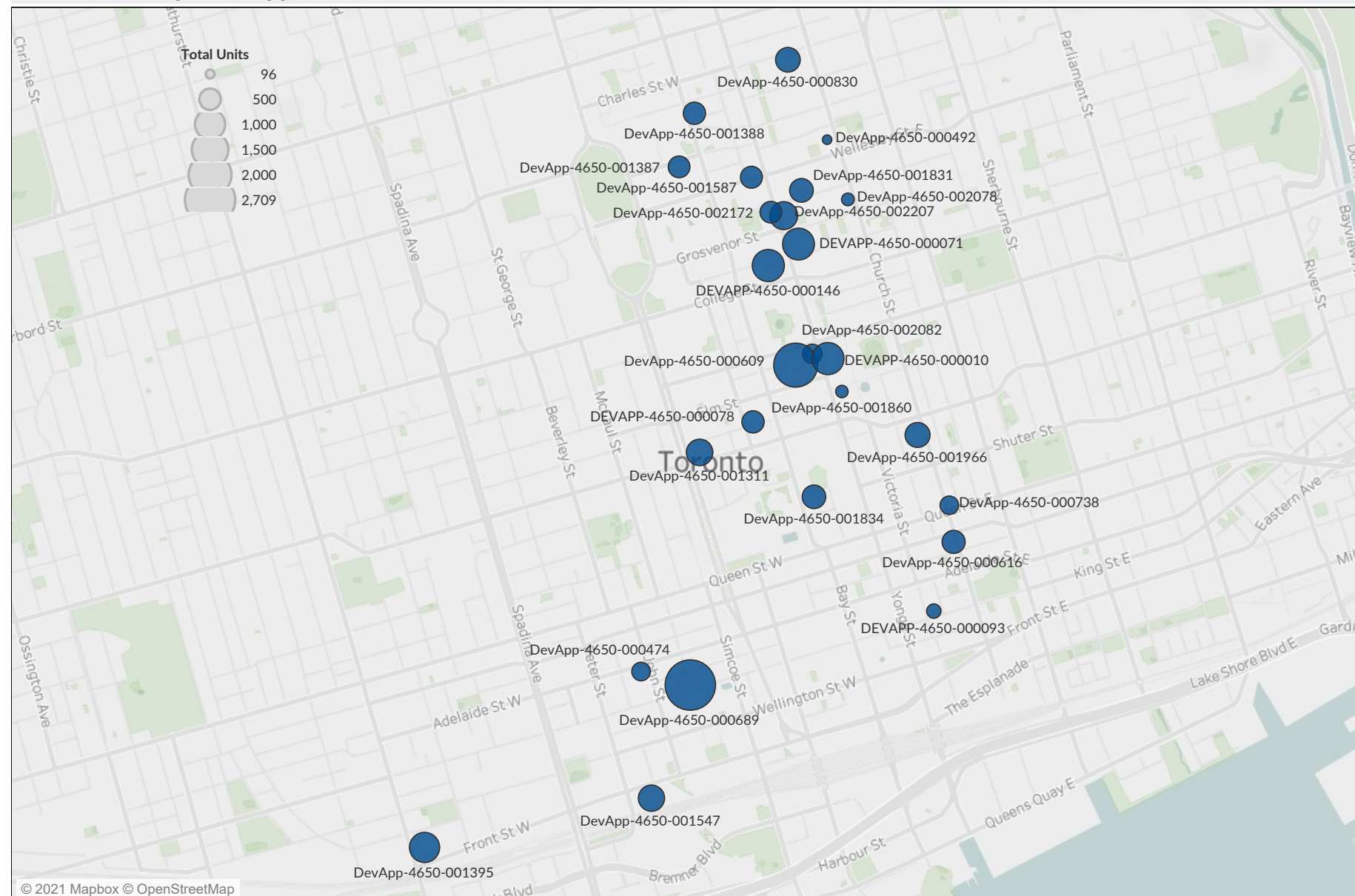
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
50 at Wellesley Station - Plaza	Apartment	April 2019	1	1	16	376	\$622	\$1,250
55C Residences - Mod Developments Inc.	Apartment	September 2023	14	14	111	572	\$1,437	\$1,598
Halo Residences on Yonge - Cresford Developments	Apartment	May 2022	0	0	0	413	\$868	\$877
Panda Condominiums - Lifetime Developments	Apartment	March 2022	0	0	5	555	\$1,161	\$1,528
United BLDG - Davpart Inc.	Apartment	December 2025	0	0	82	713	\$1,635	\$2,437
YSL Yonge Street Living Residences - Cresford Developments	Apartment	September 2023	0	0	0	1,106	\$1,335	\$1,339

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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	26.8	1,103
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	8.9	96
DevApp-4650-000609	33 Gerrard Street West; 22 Elm Street	24.6	2,067
DevApp-4650-000616	114 Church Street	24.9	567
DevApp-4650-000689	322 King Street West	17.9	2,709
DevApp-4650-000738	60 Queen Street East	30.5	364
DevApp-4650-000830	55 Charles Street East	21.7	648
DevApp-4650-001012	1 Delisle Avenue	19.9	263
DevApp-4650-001311	481 University Avenue	29.1	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-4650-001547	325 Front Street West	19.3	732
DevApp-4650-001587	10 Wellesley Street West	28.9	512
DevApp-4650-001831	20 Matiland Street	12.9	596
DevApp-4650-001834	483 Bay Street	11.7	590
DevApp-4650-001860	335 Yonge Street	19.9	165
DevApp-4650-001966	244 Church Street	20.0	664
DevApp-4650-002078	506 Church Street	8.1	173
DevApp-4650-002082	372 Yonge Street	37.3	406
DevApp-4650-002172	510 Yonge Street	23.7	500
DevApp-4650-002207	501 Yonge Street	14.8	832

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	14	17	5,495	4,291	622	\$2,001	1,231	\$2,463,528	9,636
Central Waterfront	8	9	4,824	3,782	926	\$1,515	1,005	\$1,522,904	19,434
Don Mills - York Mills	14	12	3,697	3,209	266	\$1,024	1,027	\$1,052,029	10,895
Downtown Core	15	6	3,735	3,160	214	\$1,903	857	\$1,630,290	19,032
Downtown East	17	21	7,499	6,563	679	\$1,264	806	\$1,019,484	17,186
Downtown West	26	28	9,781	8,476	854	\$1,458	950	\$1,385,473	22,630
Etobicoke Waterfront	0	1	602	454	39	\$1,325	847	\$1,121,541	8,726
Highway7 - Yonge	8	5	1,399	1,319	72	\$726	1,153	\$837,527	.
Mississauga City Centre	15	12	7,004	6,435	472	\$900	814	\$732,396	.
North Toronto	17	13	3,679	3,081	499	\$1,276	816	\$1,041,295	13,863
North Yonge Corridor	3	6	1,736	1,489	102	\$1,160	808	\$937,668	8,776
North York East	0	2	528	524	3	\$940	862	\$809,900	1,367
North York West	18	10	1,260	970	244	\$1,247	1,526	\$1,902,388	13,615
Not Applicable	410	158	31,054	25,005	4,215	\$810	958	\$776,330	95,882
Scarborough City Centre									2,245
Sheppard Corridor	12	13	3,443	3,060	379	\$1,124	957	\$1,076,200	8,256
Thornhill	38	6	1,720	1,442	268	\$1,080	1,153	\$1,245,724	.
Toronto East	8	12	1,533	1,122	196	\$1,110	839	\$930,944	3,381
Toronto West	40	17	3,523	2,784	453	\$1,158	967	\$1,119,974	13,018
Yonge - St. Clair	2	7	661	513	148	\$1,765	1,421	\$2,507,407	3,576

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