



Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of May 2021



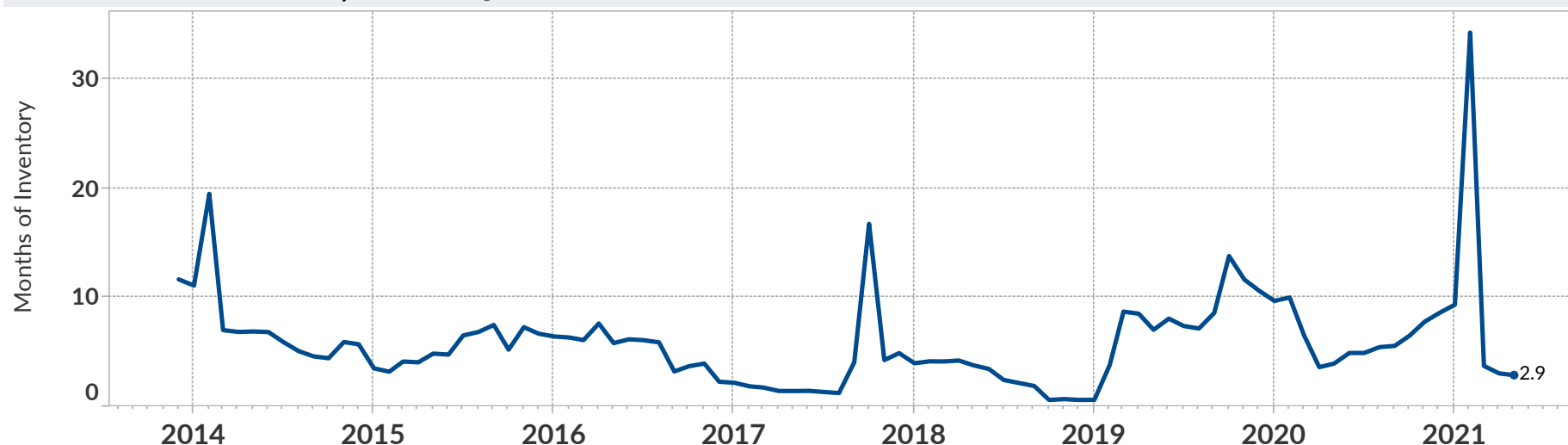
Downtown Core Submarket Report - May 2021



Downtown Core			GTA	
Active Projects	8		338	
Total Units	4,931		92,166	
Total Sales	4,302		77,131	
Rem. Inv.	289		10,836	
Avg. \$/SF	\$1,814		\$1,201	
Avg. Project \$/SF	\$1,511		\$1,088	
Avg. SF	839		984	
Avg. \$	\$1,522,007		\$1,181,327	
Current Month Sales (incl. active & sold out)		26	2,396	

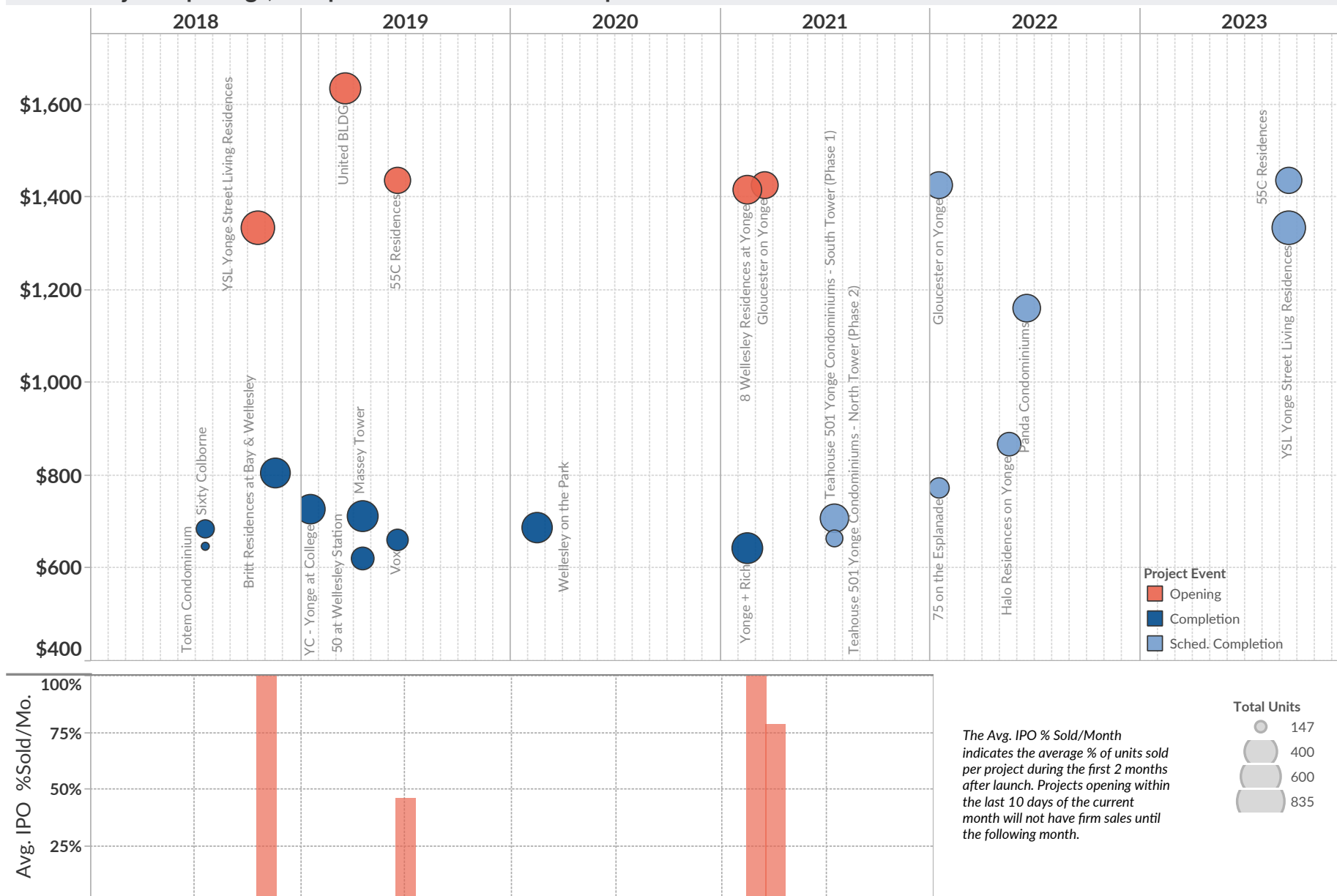
Development Applications			City of Toronto	
Downtown Core			City of Toronto	
Number of Dev. Apps.	25		484	
Total Units	35,133		494,318	
Min. Floor Space Index	2.0		0.1	
Max. Floor Space Index	37.3		61.7	
Avg. Floor Space Index	14.6		6.8	

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



Downtown Core Submarket Report - May 2021

Recent Project Openings, Completions & Scheduled Completions



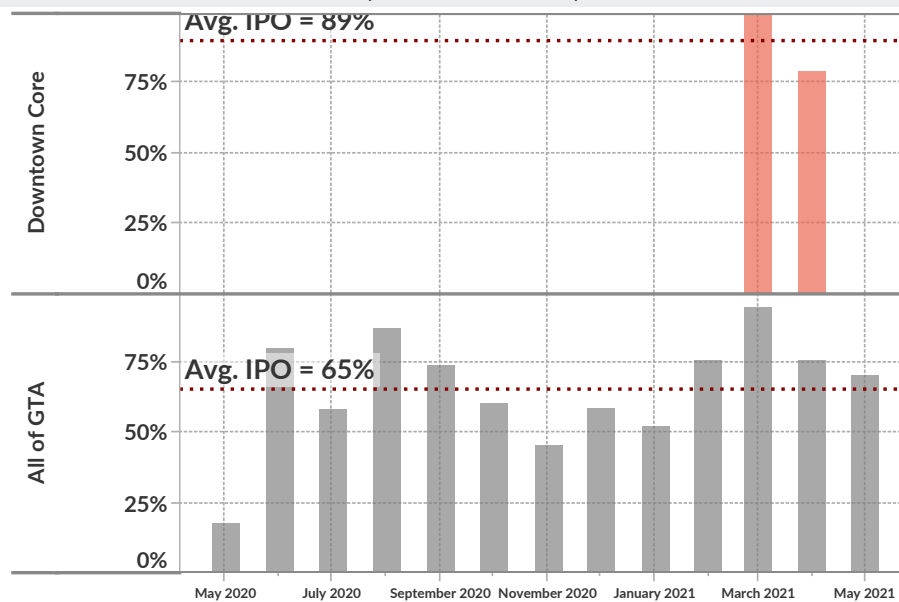
Downtown Core Submarket Report - May 2021

Project Data by Unit Type

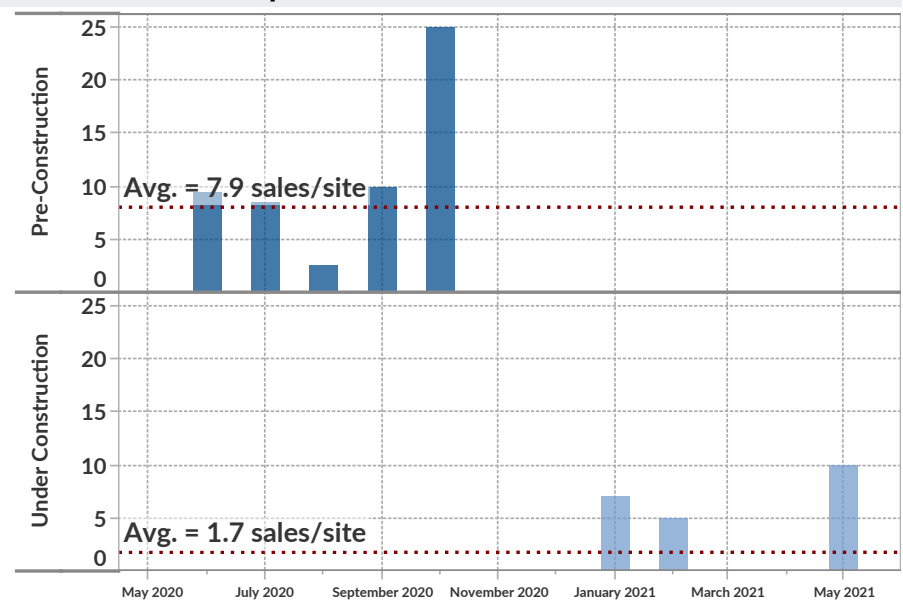
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	516	2	487	29
1 Bedroom	1,275	8	1,205	70
1 Bedroom + Den	835	1	831	4
2 Bedroom	1,323	9	1,217	106
2 Bedroom + Den	409	2	392	17
3 Bedroom & Up	211	3	158	53
Penthouse	2	1	1	1
Other	20	0	11	9

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,814	279	488	\$540,000	\$829,990
\$1,804	461	637	\$690,000	\$1,077,900
\$1,732	605	710	\$1,112,990	\$1,165,000
\$1,864	600	1,334	\$898,000	\$2,730,990
\$1,420	814	1,554	\$1,320,000	\$2,004,900
\$2,024	931	1,904	\$1,350,000	\$4,180,990
\$1,501	1,865	1,865	\$2,800,000	\$2,800,000
\$1,202	1,447	1,839	\$1,650,000	\$2,300,000

IPO Launch Performance (first 2 months)

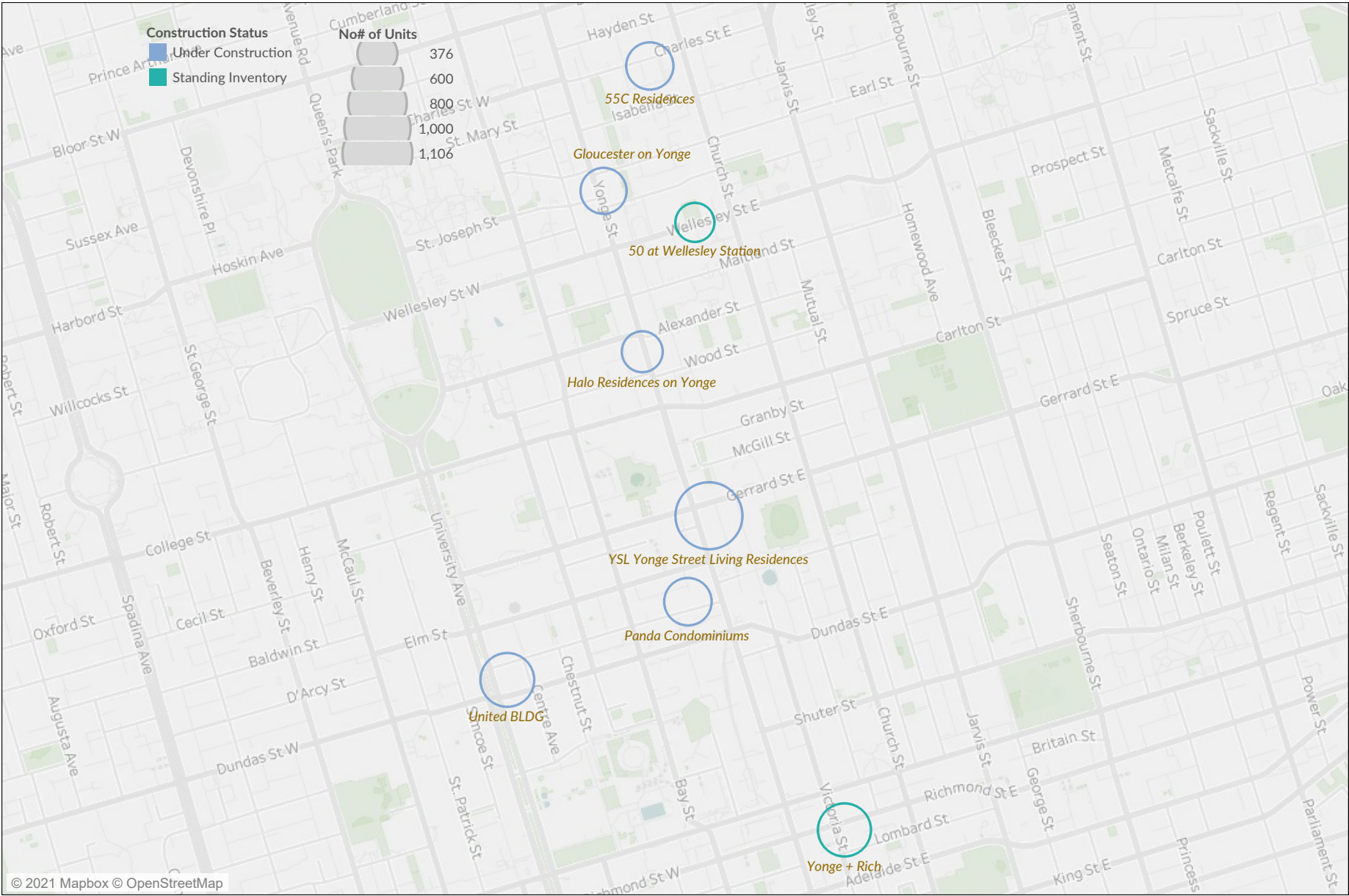


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - May 2021

Current Active Projects



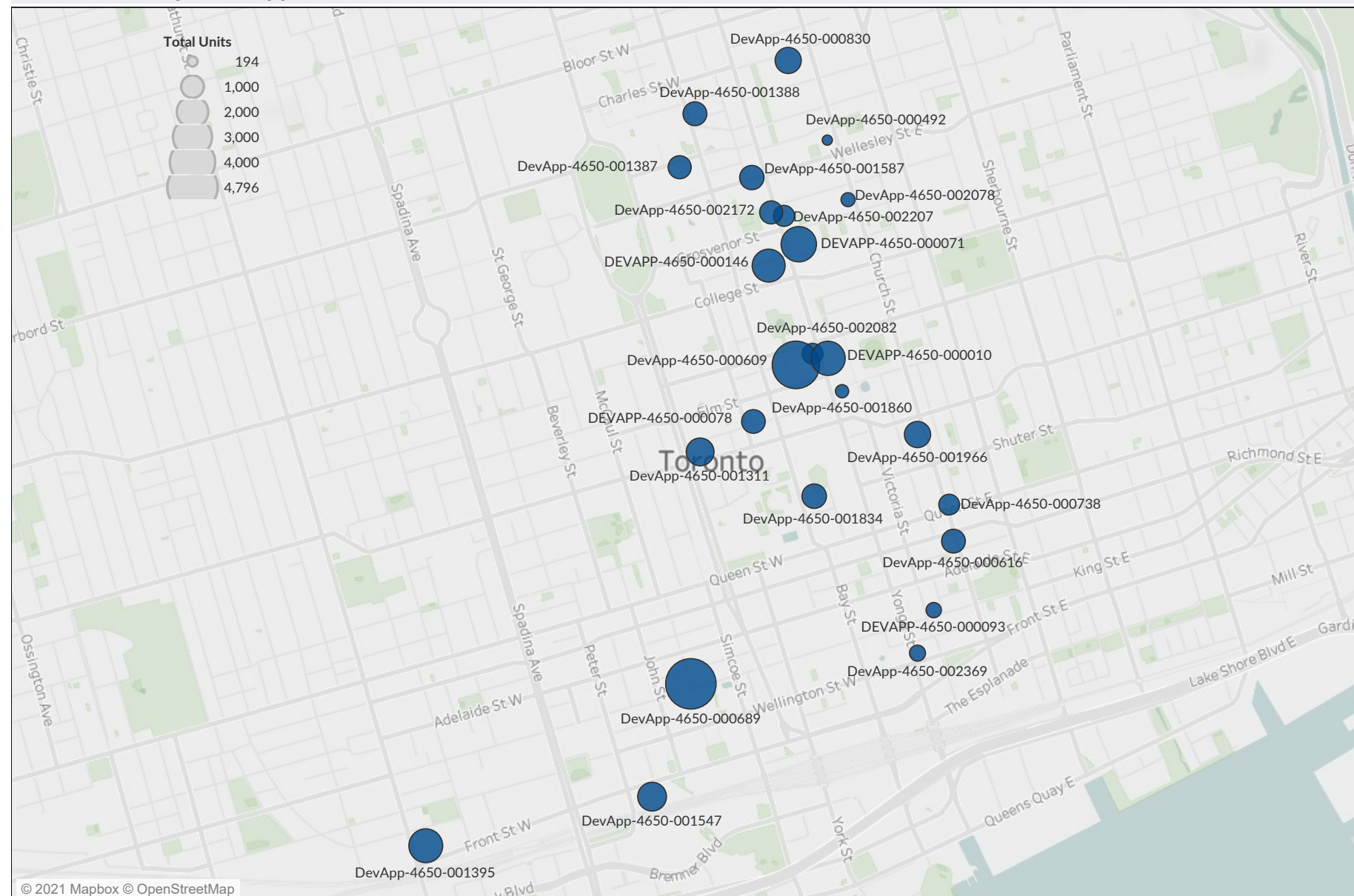
Downtown Core Submarket Report - May 2021

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	2	4	13	376	\$622	\$1,236
55C Residences - Mod Developments Inc.	Apartment	September 2023	2	57	68	551	\$1,437	\$1,710
Gloucester on Yonge - Concord Adex	Apartment	January 2022	20	430	93	523	\$1,426	\$1,538
Halo Residences on Yonge - Cresford Developments	Apartment	May 2022	0	0	0	413	\$868	\$877
Panda Condominiums - Lifetime Developments	Apartment	June 2022	0	0	5	555	\$1,161	\$1,600
United BLDG - Davpart Inc.	Apartment	December 2025	0	0	82	713	\$1,635	\$2,441
Yonge + Rich - Great Gulf	Apartment	February 2021	2	10	28	694	\$644	\$1,344
YSL Yonge Street Living Residences - Cresford Developments	Apartment	September 2023	0	0	0	1,106	\$1,335	\$1,339

Downtown Core Submarket Report - May 2021

Current Development Applications



Downtown Core Submarket Report - May 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000010	363 - 391 Yonge Street; 3 Gerrard Street East	26.8	2,209
DEVAPP-4650-000071	475 Yonge Street	24.3	2,359
DEVAPP-4650-000078	100 Edward Street	17.0	1,053
DEVAPP-4650-000093	34 - 50 King Street East; 2 Toronto Street	23.8	438
DEVAPP-4650-000146	2 Carlton Street	37.8	2,042
DevApp-4650-000492	572 Church Street	8.9	194
DevApp-4650-000609	33 Gerrard Street West; 22 Elm Street	24.6	4,264
DevApp-4650-000616	114 Church Street	24.9	1,064
DevApp-4650-000689	322 King Street West	17.9	4,796
DevApp-4650-000738	60 Queen Street East	30.5	809
DevApp-4650-000830	55 Charles Street East	21.7	1,289
DevApp-4650-001311	481 University Avenue	29.1	1,457
DevApp-4650-001387	95 St. Joseph Street	11.3	1,004
DevApp-4650-001388	1075 Bay Street	20.9	1,069
DevApp-4650-001395	578 Front Street West		2,161
DevApp-4650-001547	325 Front Street West	19.6	1,564
DevApp-4650-001587	10 Wellesley Street West	28.9	1,112
DevApp-4650-001834	483 Bay Street	11.7	1,128
DevApp-4650-001860	335 Yonge Street	19.9	330
DevApp-4650-001966	244 Church Street	20.9	1,295
DevApp-4650-002078	506 Church Street	7.7	370
DevApp-4650-002082	372 Yonge Street	37.3	812
DevApp-4650-002172	510 Yonge Street	23.7	1,000
DevApp-4650-002207	501 Yonge Street	14.8	832
DevApp-4650-002369	53 Yonge Street	34.8	482

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 - May 2021

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	42	16	5,476	4,494	396	\$2,197	1,600	\$3,515,593	17,336
Central Waterfront	18	9	4,721	3,926	782	\$1,520	1,057	\$1,606,676	36,410
Don Mills - York Mills	7	12	3,682	3,274	183	\$1,011	1,107	\$1,119,470	23,874
Downtown Core	26	8	4,931	4,302	289	\$1,814	839	\$1,522,007	35,133
Downtown East	109	20	7,141	6,397	653	\$1,270	813	\$1,032,085	30,116
Downtown West	127	27	9,568	8,213	973	\$1,484	901	\$1,337,162	36,221
Etobicoke Waterfront	10	1	602	473	20	\$1,342	831	\$1,114,875	14,950
Highway7 - Yonge	1	6	1,392	1,123	261	\$778	1,220	\$948,740	.
Mississauga City Centre	73	11	7,076	6,272	500	\$933	830	\$774,230	.
North Toronto	89	15	3,743	3,203	441	\$1,306	918	\$1,199,330	26,183
North Yonge Corridor	6	6	1,715	1,529	62	\$1,205	847	\$1,020,553	15,660
North York East	0	2	528	525	2	\$949	1,028	\$974,900	412
North York West	8	10	1,267	989	232	\$1,264	1,553	\$1,963,778	35,893
Not Applicable	1,308	138	29,223	23,197	4,401	\$869	929	\$807,860	172,168
Scarborough City Centre									5,284
Sheppard Corridor	35	10	2,434	2,140	280	\$1,118	1,006	\$1,124,871	13,768
Thornhill	111	8	1,977	1,712	255	\$1,074	1,116	\$1,198,538	.
Toronto East	31	11	1,442	1,211	121	\$1,119	985	\$1,103,177	6,330
Toronto West	164	20	4,202	3,400	690	\$1,205	907	\$1,093,153	24,915
Yonge - St. Clair	231	8	1,046	751	295	\$1,639	1,174	\$1,923,973	6,891

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.