

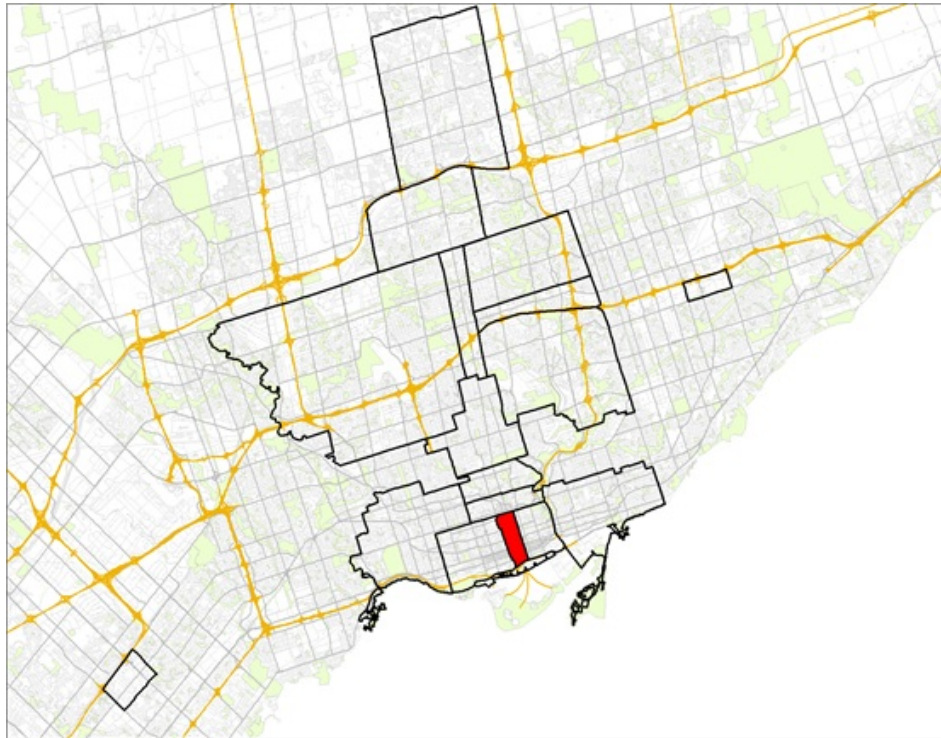


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of June 2021



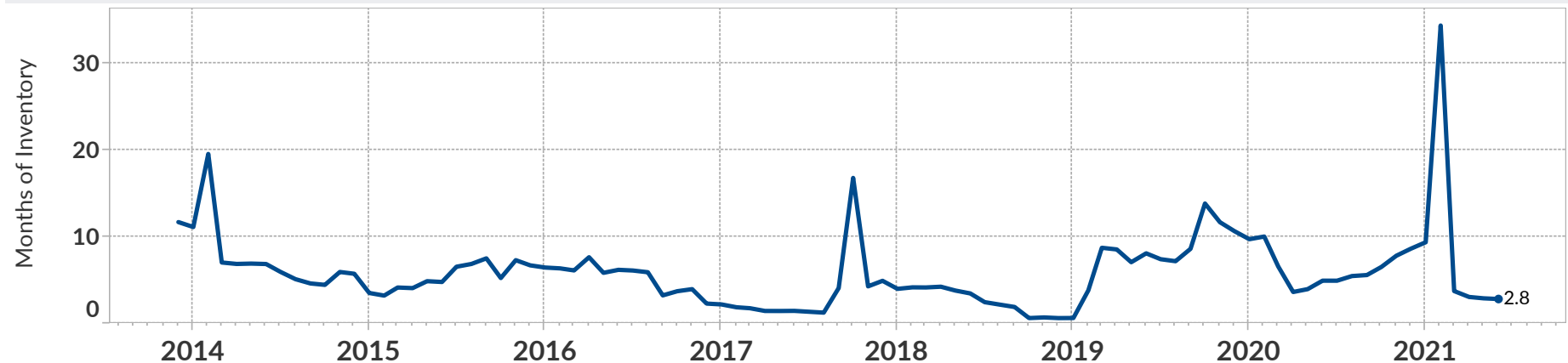
Downtown Core Submarket Report - June 2021



Downtown Core		GTA
Active Projects	8	334
Total Units	4,591	85,993
Total Sales	4,312	76,497
Rem. Inv.	279	9,496
Avg. \$/SF	\$1,816	\$1,224
Avg. Project \$/SF	\$1,515	\$1,102
Avg. SF	826	994
Avg. \$	\$1,500,069	\$1,215,921
Current Month Sales (incl. active & sold out)	10	2,775

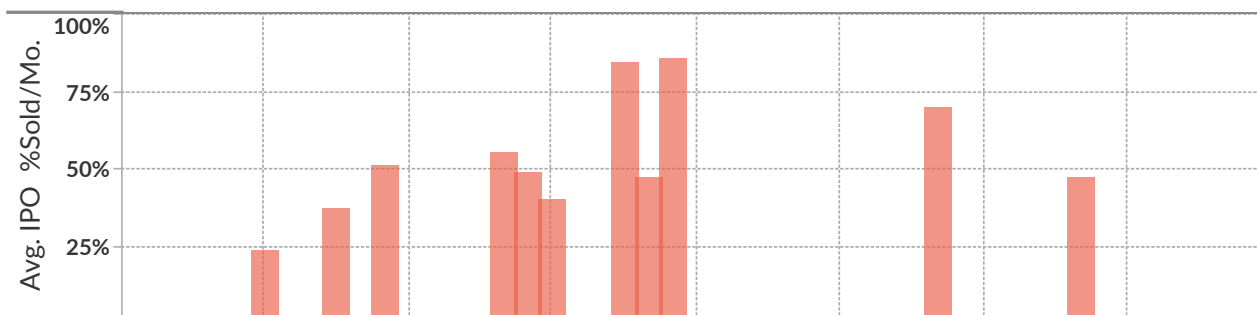
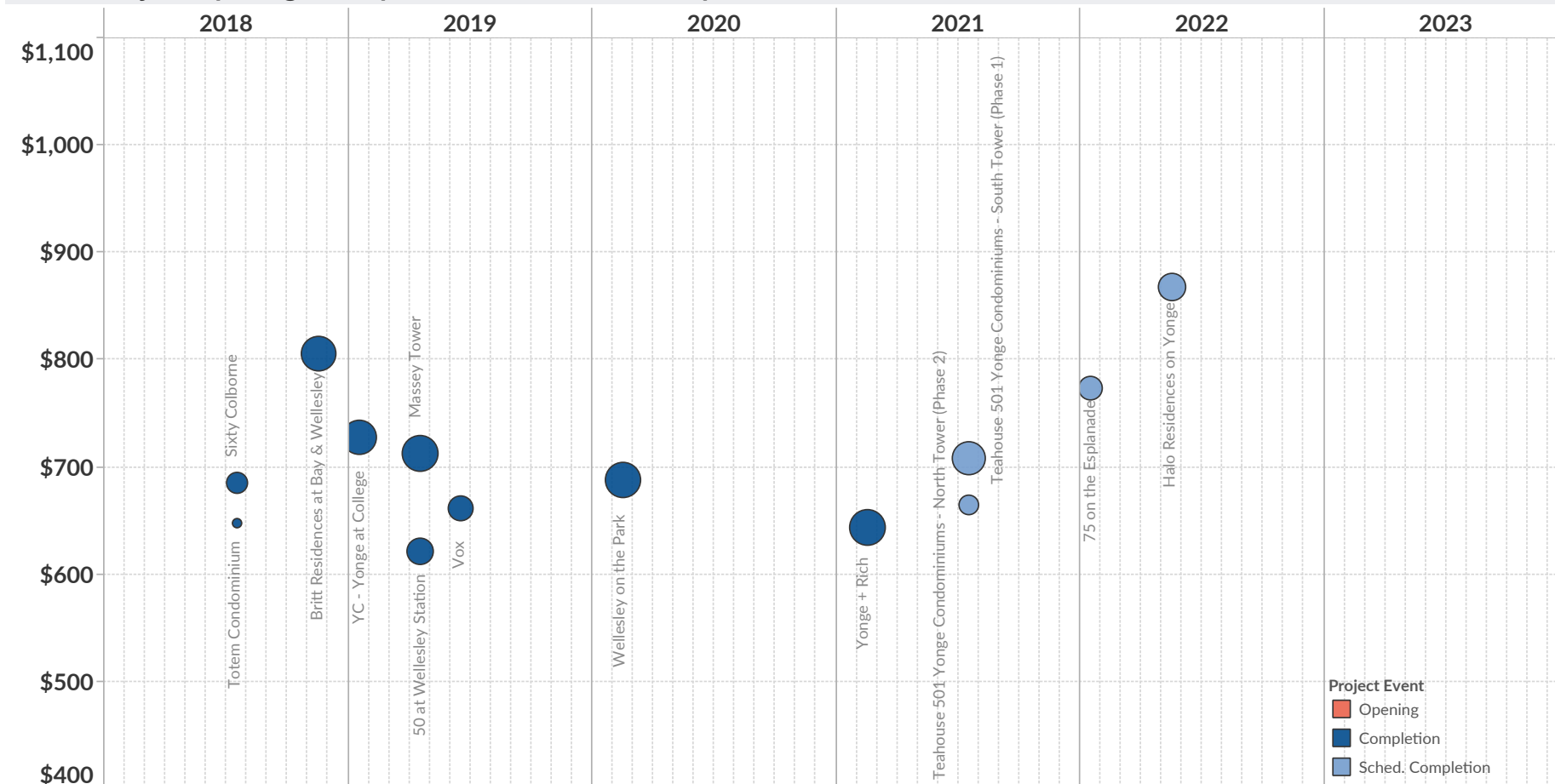
Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	26	504
Total Units	18,361	276,211
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	37.3	61.7
Avg. Floor Space Index	14.5	6.8

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

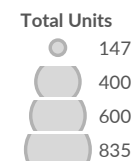


Downtown Core Submarket Report - June 2021

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



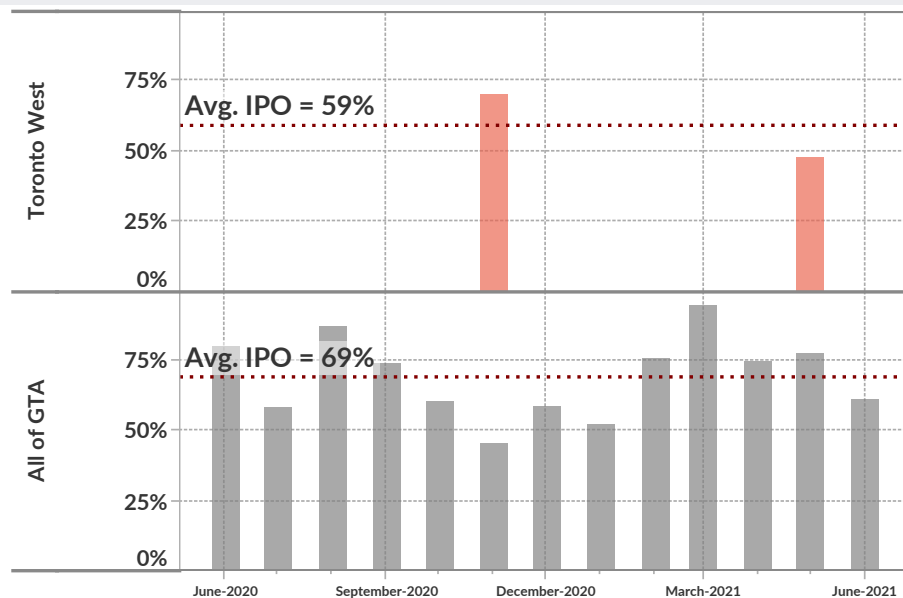
Downtown Core Submarket Report - June 2021

Project Data by Unit Type

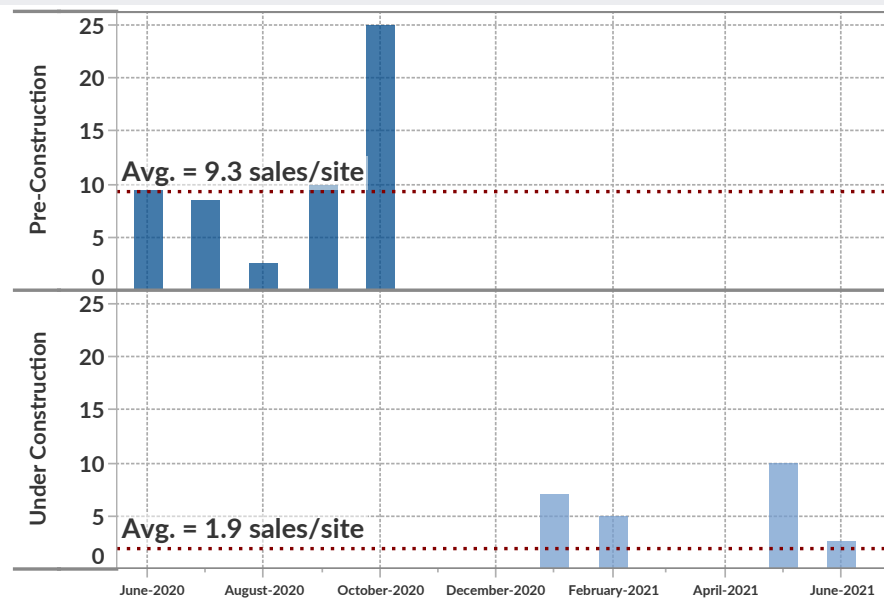
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	516	2	489	27
1 Bedroom	1,275	2	1,207	68
1 Bedroom + Den	835	0	831	4
2 Bedroom	1,323	4	1,221	102
2 Bedroom + Den	409	1	393	16
3 Bedroom & Up	211	1	159	52
Penthouse	2	0	1	1
Other	20	0	11	9

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,810	305	488	\$540,000	\$842,990
\$1,819	461	637	\$690,000	\$1,098,990
\$1,750	605	710	\$1,135,990	\$1,165,000
\$1,853	600	1,334	\$898,000	\$2,730,990
\$1,416	814	1,554	\$1,320,000	\$2,004,900
\$2,043	931	1,658	\$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)

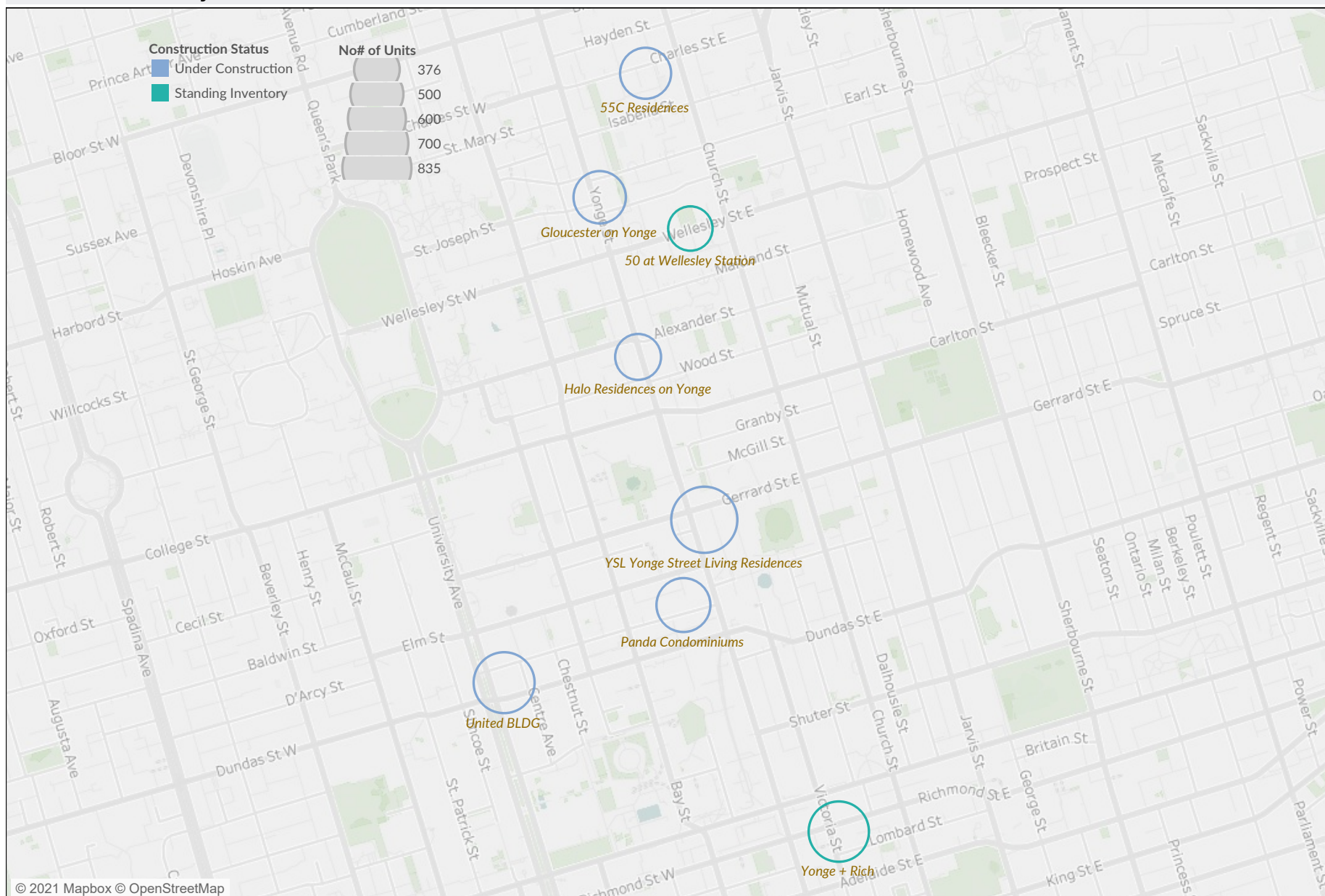


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - June 2021

Current Active Projects



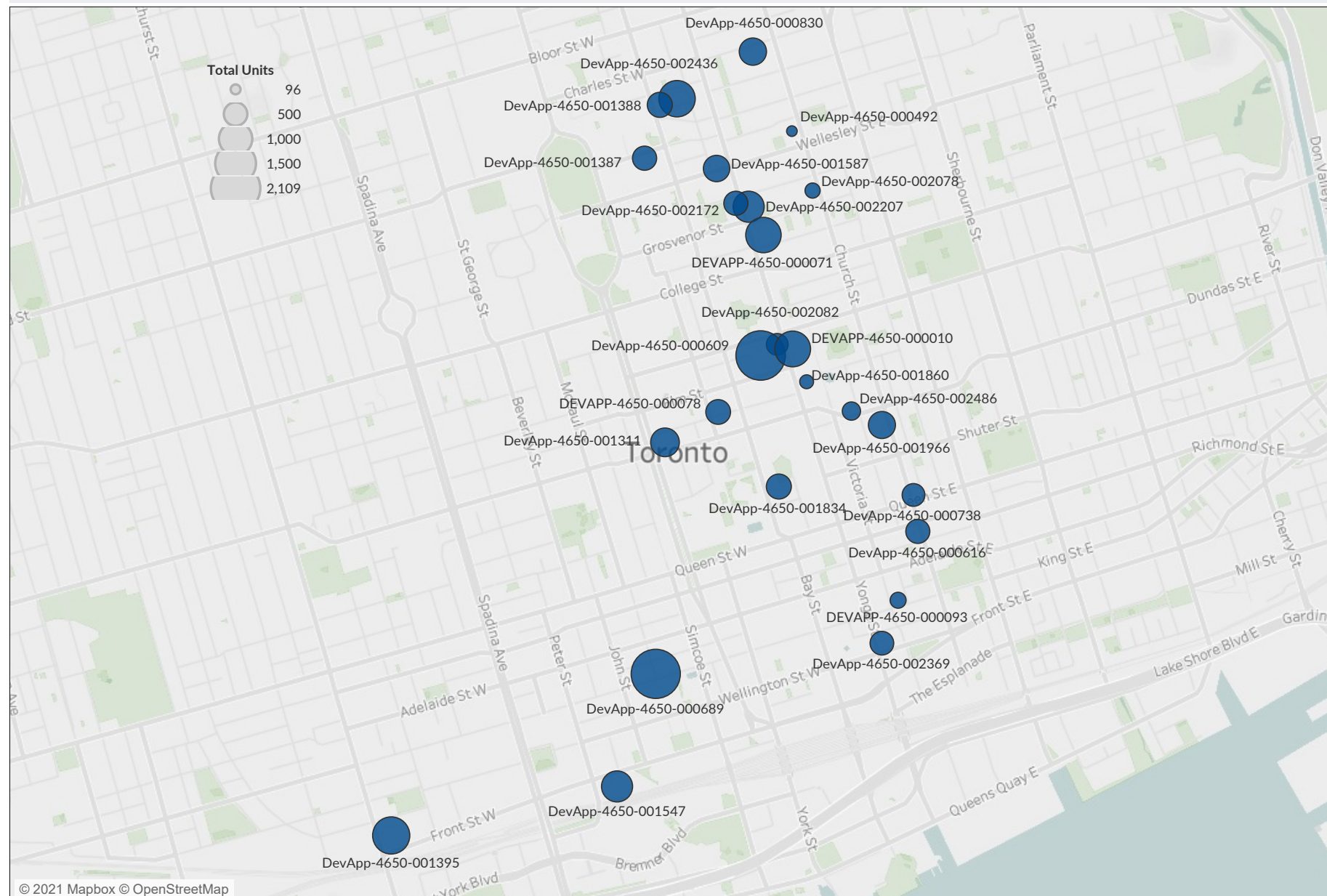
Downtown Core Submarket Report - June 2021

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	0	4	13	376	\$622	\$1,236
55C Residences - Mod Developments Inc.	Apartment	September-2023	2	59	66	497	\$1,437	\$1,705
Gloucester on Yonge - Concord Adex	Apartment	January-2022	5	435	88	523	\$1,426	\$1,537
Halo Residences on Yonge - Cresford Developments	Apartment	May-2022	0	0	0	402	\$868	\$877
Panda Condominiums - Lifetime Developments	Apartment	June-2022	0	0	5	555	\$1,161	\$1,629
United BLDG - Davpart Inc.	Apartment	December-2025	0	0	82	709	\$1,635	\$2,453
Yonge + Rich - Great Gulf	Apartment	February-2021	3	13	25	694	\$644	\$1,340
YSL Yonge Street Living Residences - Cresford Developments	Apartment	September-2023	0	0	0	835	\$1,335	\$1,339

Downtown Core Submarket Report - June 2021

Current Development Applications



Downtown Core Submarket Report - June 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	1,103
DEVAPP-4650-000071	475 Yonge Street	24.3	1,082
DEVAPP-4650-000078	100 Edward Street	17.0	526
DEVAPP-4650-000093	34 - 50 King Street East; 2 Toronto Street	23.8	219
DevApp-4650-000492	572 Church Street	8.9	96
DevApp-4650-000609	33 Gerrard Street West; 22 Elm Street	24.7	2,109
DevApp-4650-000616	114 Church Street	24.9	497
DevApp-4650-000689	322 King Street West	17.9	2,087
DevApp-4650-000738	60 Queen Street East	30.5	445
DevApp-4650-000830	55 Charles Street East	21.7	641
DevApp-4650-001311	481 University Avenue	29.1	709
DevApp-4650-001387	95 St. Joseph Street	11.3	502
DevApp-4650-001388	1075 Bay Street	20.9	541
DevApp-4650-001395	578 Front Street West		1,191
DevApp-4650-001547	325 Front Street West	19.6	832
DevApp-4650-001587	10 Wellesley Street West	28.9	600
DevApp-4650-001834	483 Bay Street	11.7	538
DevApp-4650-001860	335 Yonge Street	19.9	165
DevApp-4650-001966	244 Church Street	20.9	631
DevApp-4650-002078	506 Church Street	7.7	197
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
DevApp-4650-002369	53 Yonge Street	34.8	482
DevApp-4650-002436	25 St Mary Street	15.7	1,143
DevApp-4650-002486	98 Bond Street	19.3	287

Downtown Core Submarket Report - June 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	• 21	• 16	• 4,890	• 4,515	• 375	• \$2,202	• 1,598	• \$3,518,803	• 8,821
Central Waterfront	• 26	• 9	• 4,708	• 3,952	• 756	• \$1,523	• 1,060	• \$1,614,087	• 17,819
Don Mills - York Mills	• 19	• 12	• 3,515	• 3,292	• 223	• \$978	• 1,097	• \$1,072,317	• 14,305
Downtown Core	• 10	• 8	• 4,591	• 4,312	• 279	• \$1,816	• 826	• \$1,500,069	• 18,361
Downtown East	• 66	• 20	• 7,051	• 6,427	• 624	• \$1,270	• 815	• \$1,034,349	• 15,684
Downtown West	• 45	• 25	• 8,311	• 7,370	• 941	• \$1,492	• 905	• \$1,350,195	• 19,758
Etobicoke Waterfront	• 4	• 1	• 493	• 477	• 16	• \$1,343	• 860	• \$1,154,463	• 7,504
Highway7 - Yonge	• 43	• 6	• 1,384	• 1,166	• 218	• \$781	• 1,218	• \$951,434	•
Mississauga City Centre	• 457	• 12	• 7,258	• 6,790	• 468	• \$1,014	• 848	• \$860,515	•
North Toronto	• 64	• 16	• 3,735	• 3,264	• 471	• \$1,325	• 912	• \$1,208,059	• 14,291
North Yonge Corridor	• 3	• 6	• 1,591	• 1,532	• 59	• \$1,202	• 853	• \$1,026,082	• 8,190
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 206
North York West	• 19	• 10	• 1,227	• 1,008	• 219	• \$1,275	• 1,581	• \$2,016,012	• 23,111
Not Applicable	• 1,887	• 134	• 26,251	• 22,974	• 3,277	• \$883	• 947	• \$835,841	• 97,066
Scarborough City Centre									• 3,039
Sheppard Corridor	• 8	• 11	• 2,426	• 2,148	• 278	• \$1,119	• 1,010	• \$1,130,786	• 7,827
Thornhill	• 43	• 8	• 1,967	• 1,747	• 220	• \$1,068	• 1,165	• \$1,244,038	•
Toronto East	• 7	• 11	• 1,322	• 1,211	• 111	• \$1,124	• 980	• \$1,101,314	• 3,301
Toronto West	• 45	• 19	• 3,734	• 3,029	• 705	• \$1,206	• 899	• \$1,084,399	• 16,997
Yonge - St. Clair	• 8	• 8	• 1,012	• 758	• 254	• \$1,664	• 1,217	• \$2,025,161	• 3,470

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