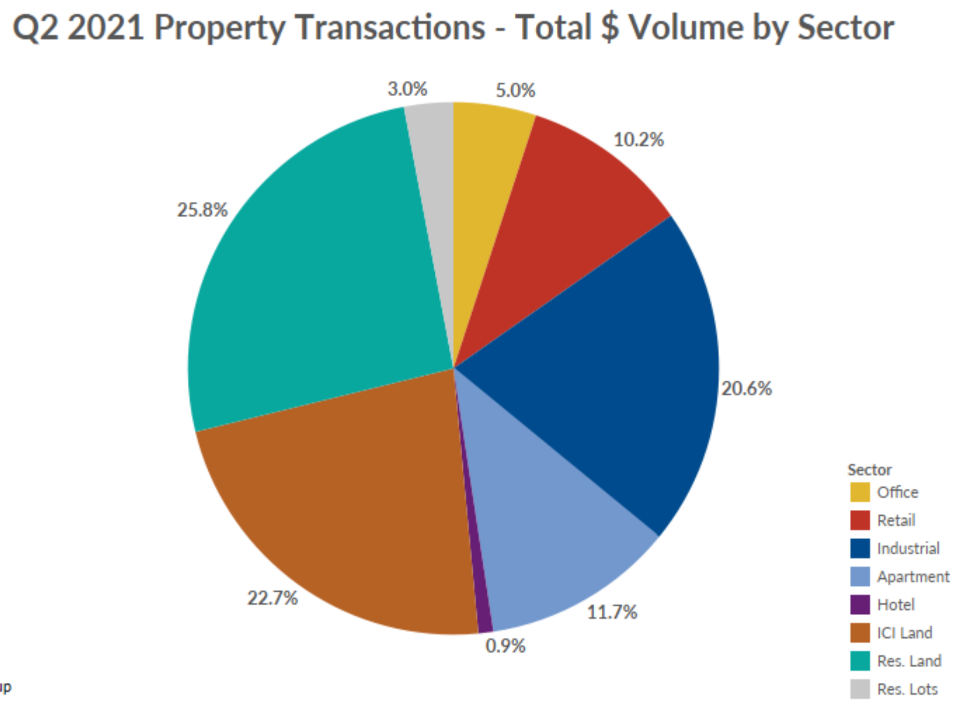
Greater Toronto Area Commercial Q2 2021 Statistics

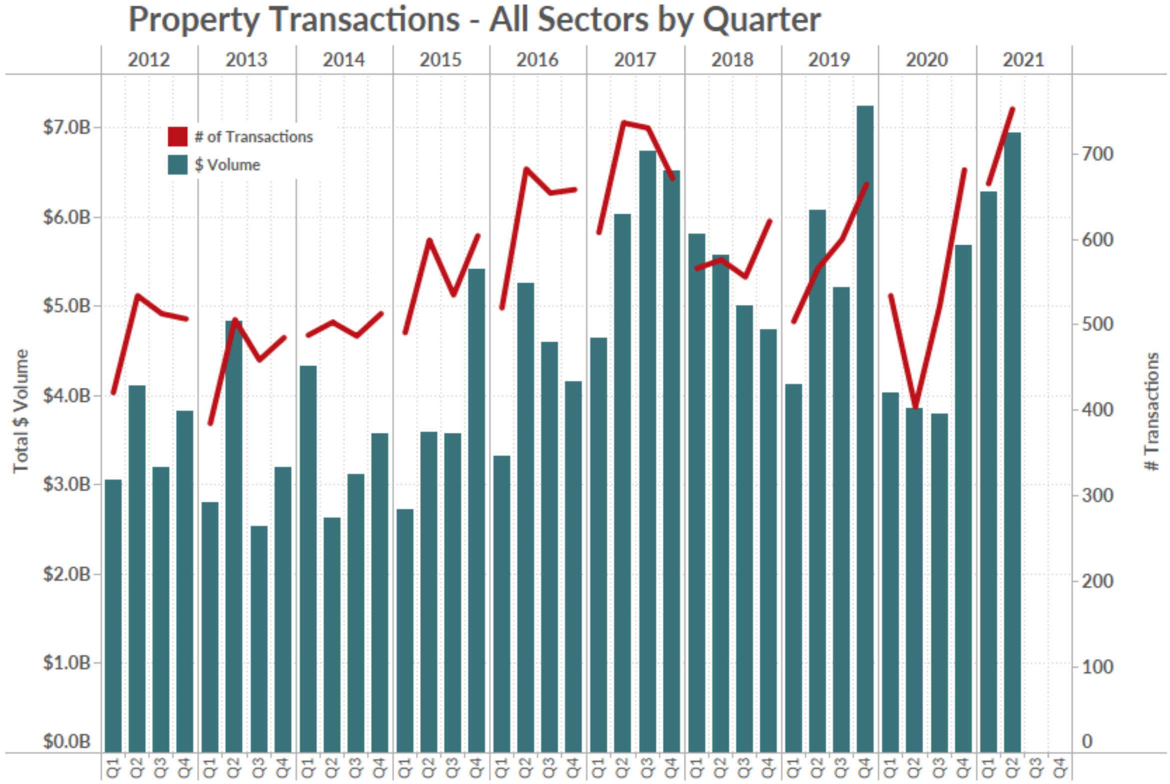
Altus Group

GTA Property Transactions

Transaction volumes in the GTA were off to a strong start in 2021, recording 752 sales in Q2 which represented $6.9B in activity. The Q2 2021 volumes were 77% higher than the largely pre-pandemic total from Q2 2020.



Source: Altus Group



Source: Altus Group

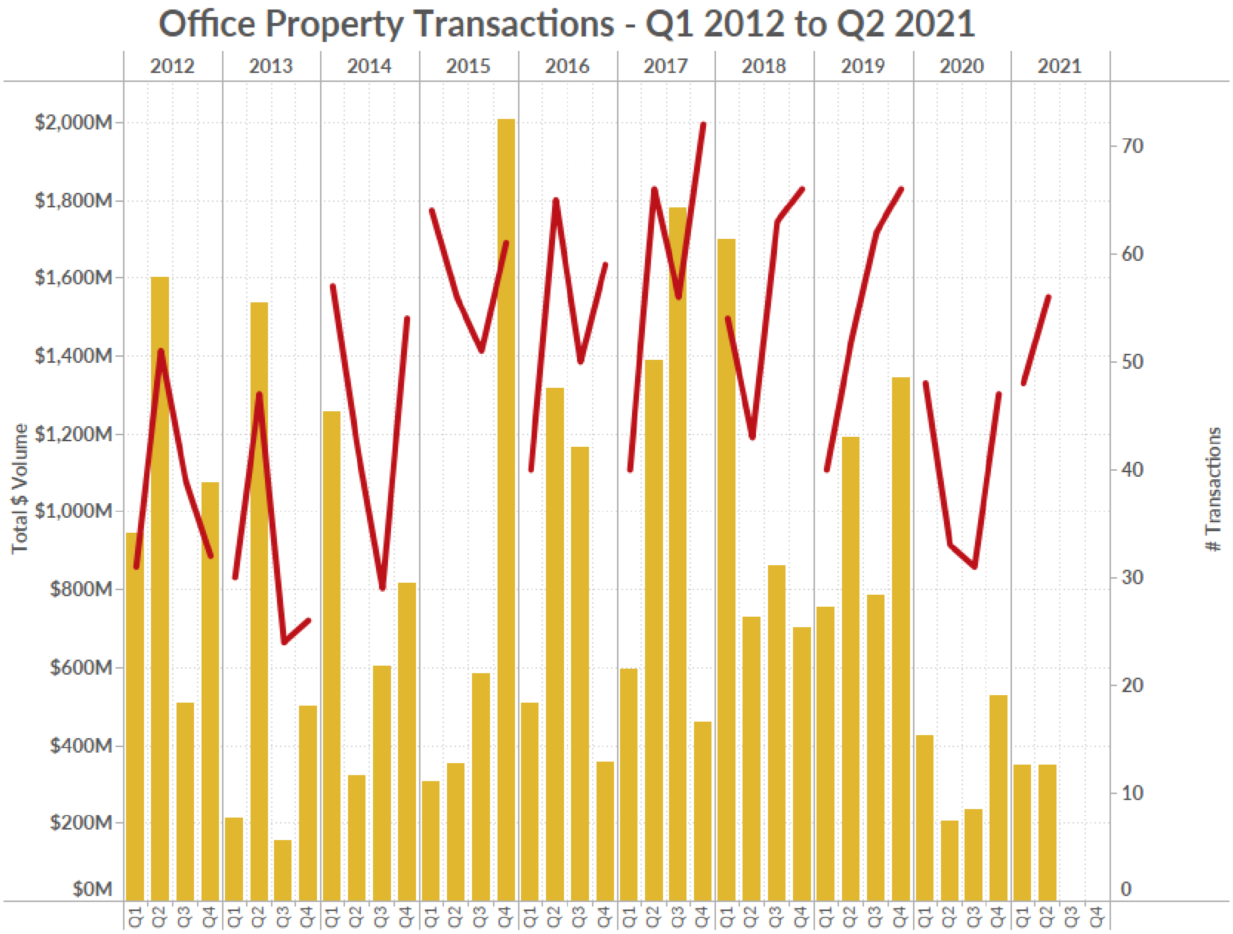
Property Transactions by Quarter and Sector

Compared to the previous quarter, the Apartment, Hotel, and ICI Land sectors all saw growth in Q2 2021.

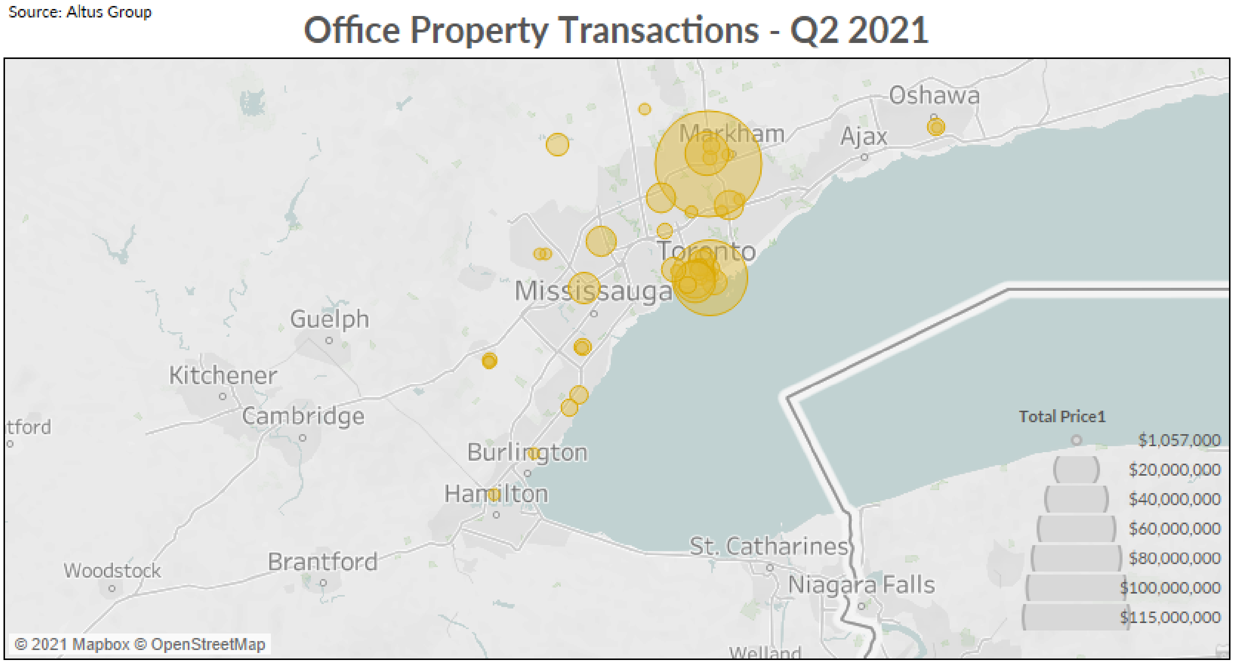
Source: Altus Group

Office Transactions

The GTA office market's slow pace of sales continued into 2021, as work from home initiatives passed the one year mark. Transaction volumes were up 70% in Q2 2021 compared with Q2 2020.



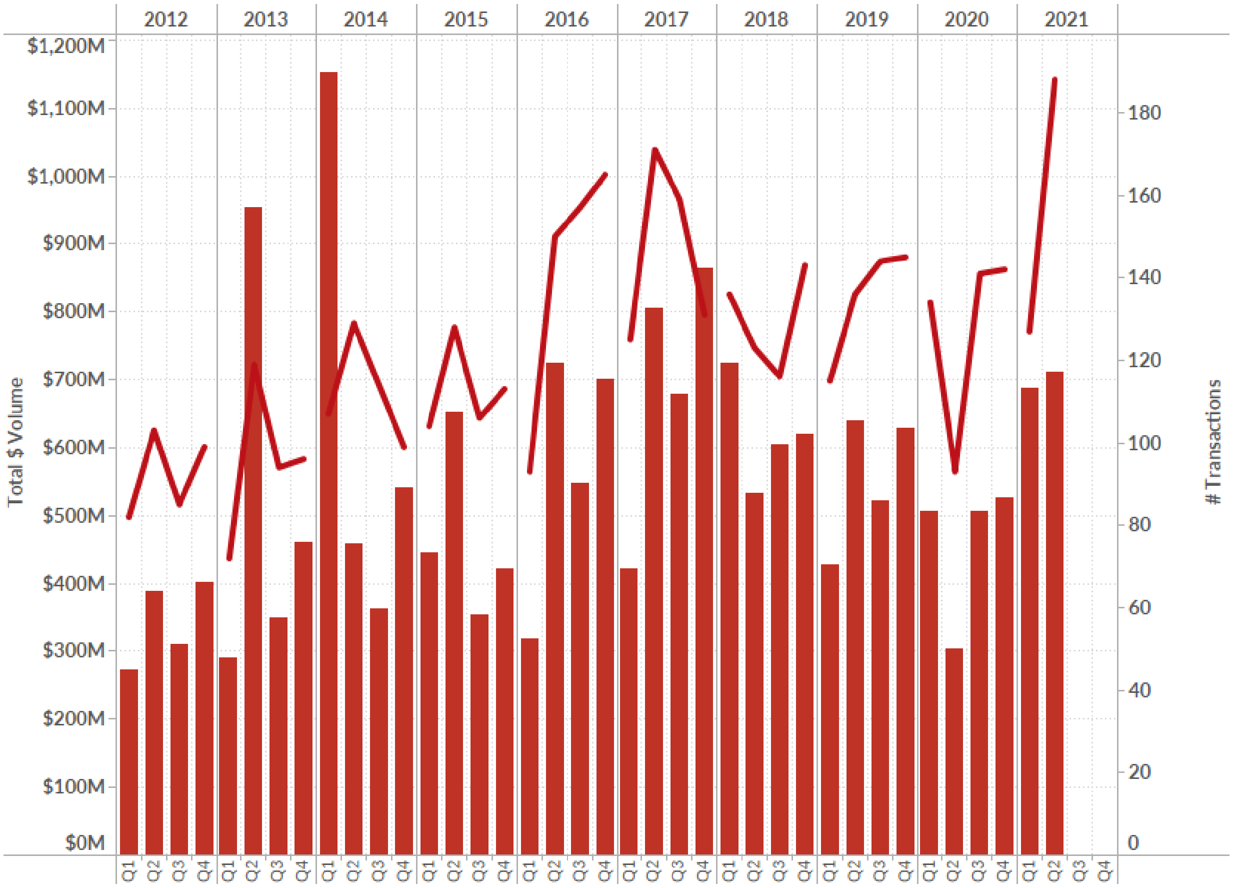
Source: Altus Group



Retail Transactions

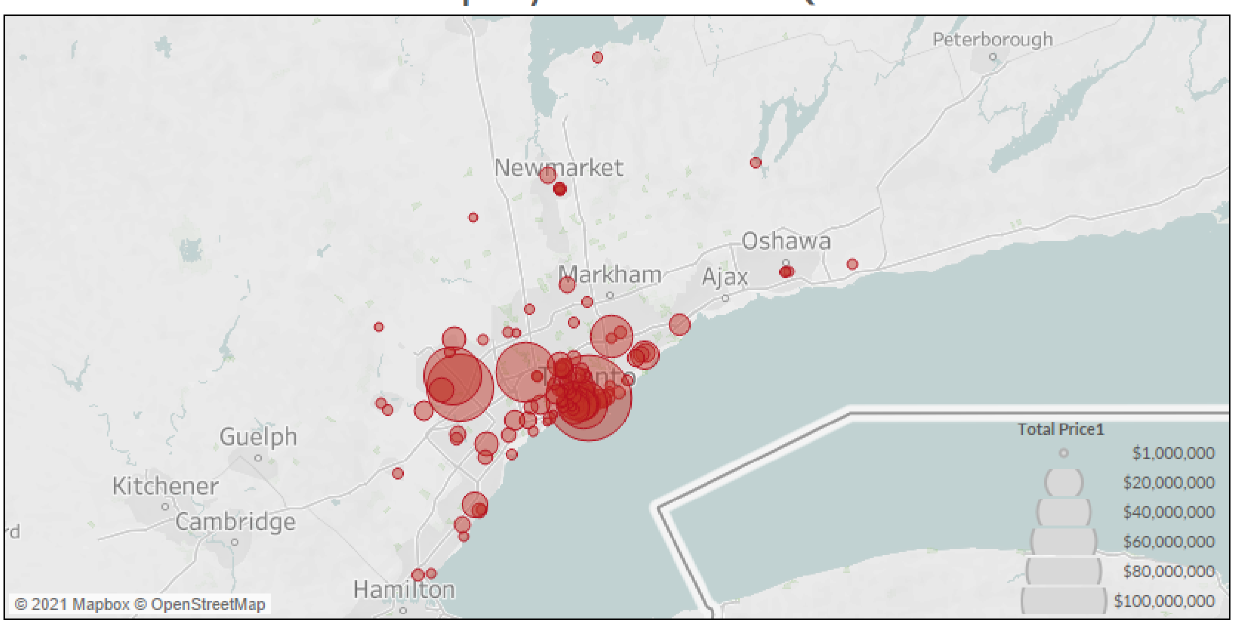
Retail investments in the GTA rebounded in Q2 2021 to $711M, which represents a 135% increase over Q1 2020 and the highest total in any quarter since Q1 2018.

Retail Property Transactions - Q1 2012 to Q2 2021



Source: Altus Group

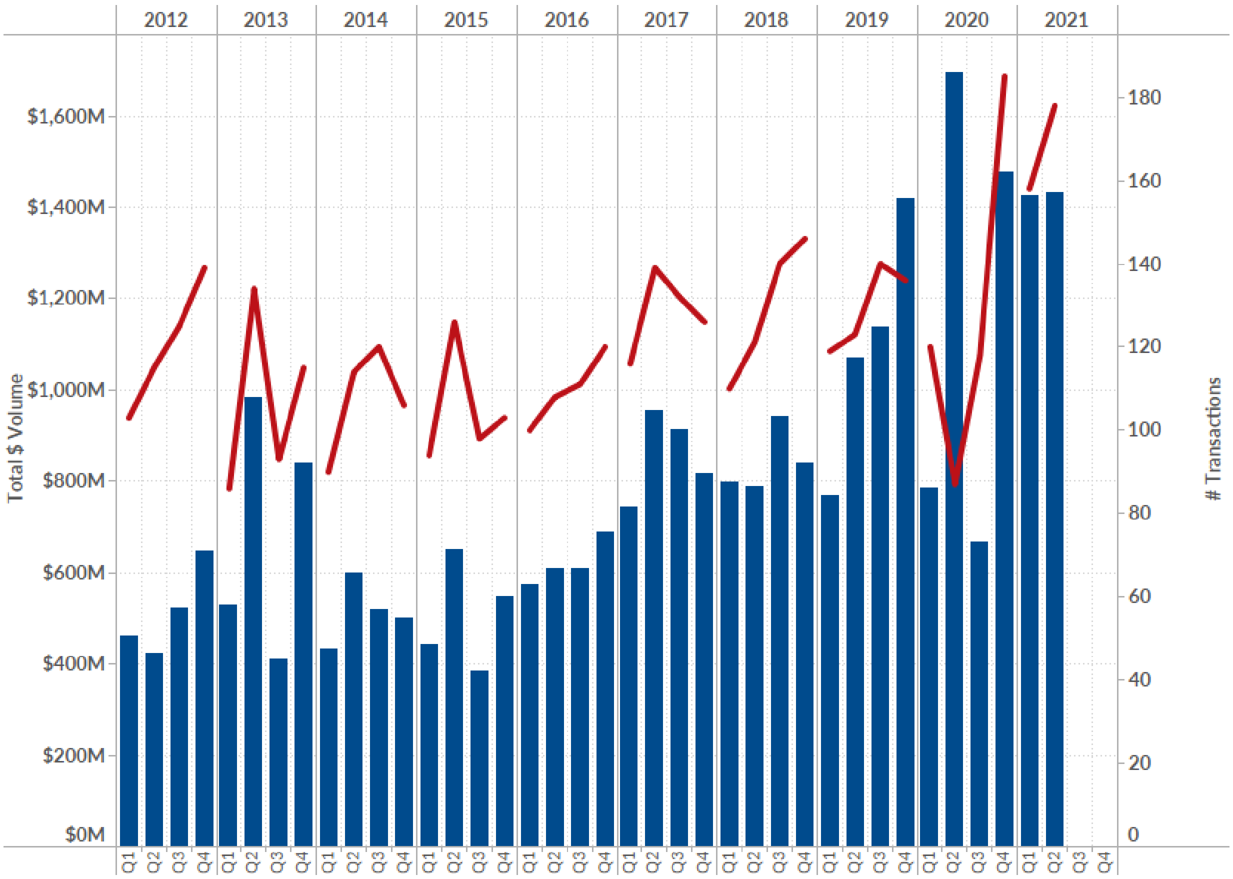
Retail Property Transactions - Q2 2021



Industrial Transactions

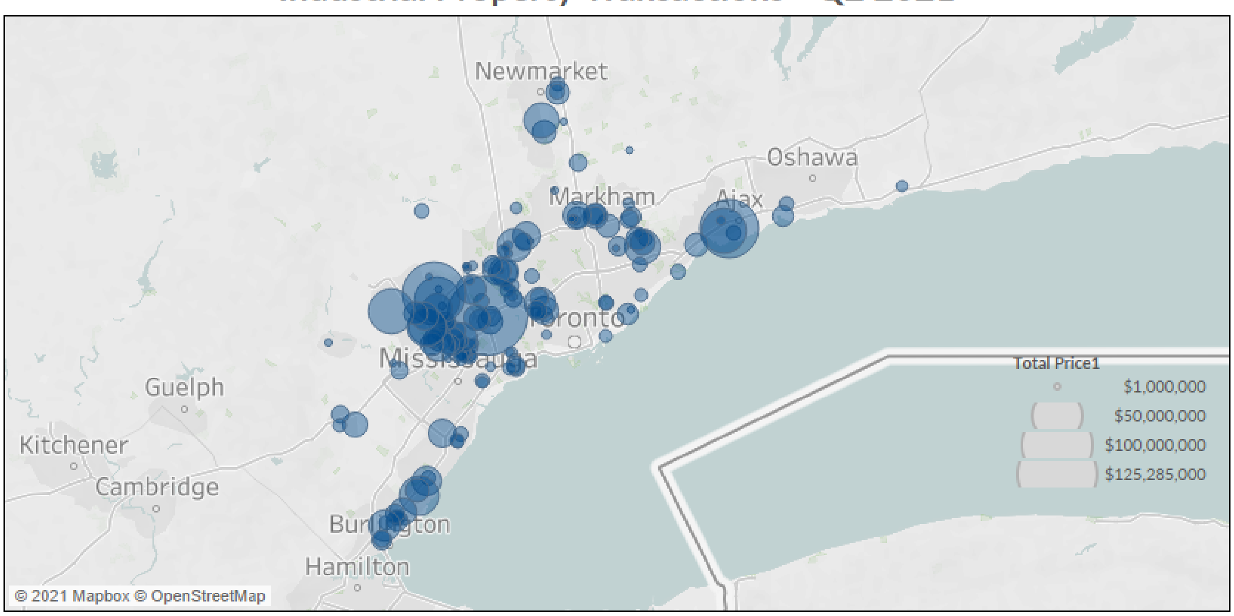
The industrial sector was once again attractive to investors in Q2 2021, with total volumes reaching $1.43B, higher than last quarter, but an 15% decrease over Q2 2020.

Industrial Property Transactions - Q1 2012 to Q2 2021



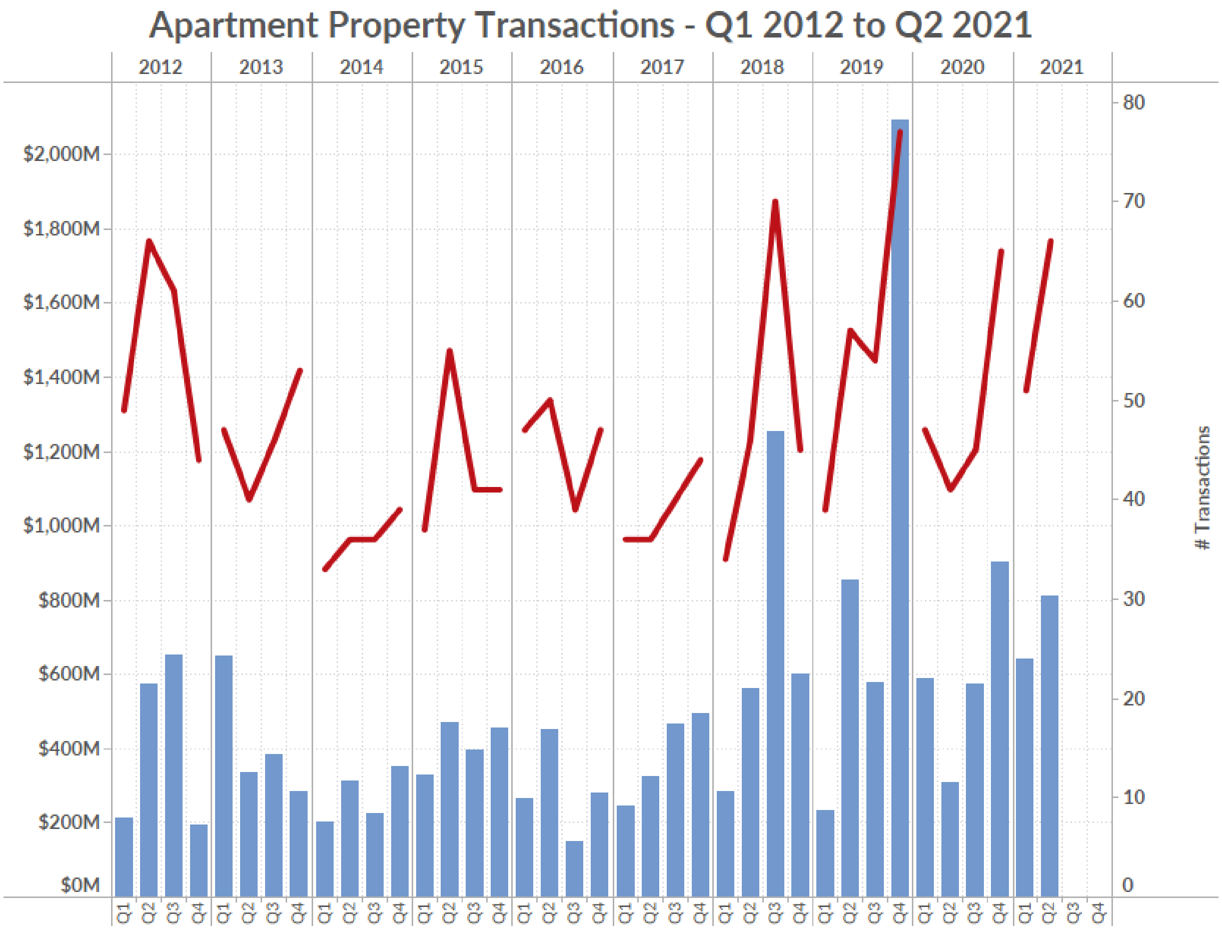
Source: Altus Group

Industrial Property Transactions - Q2 2021

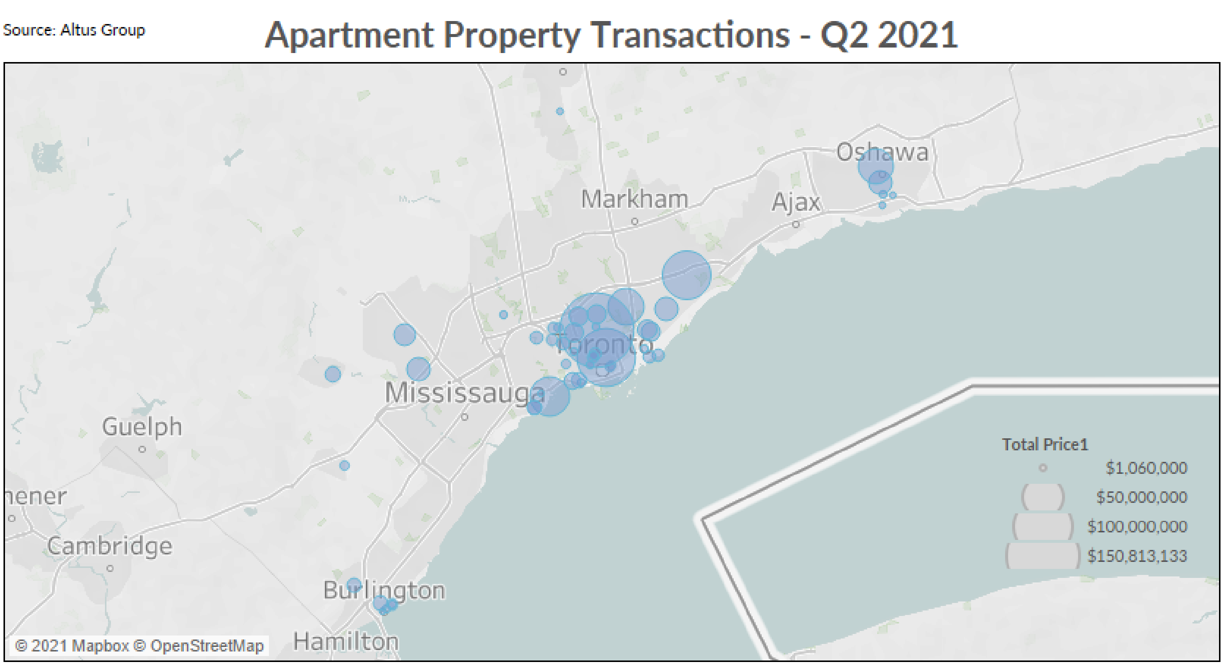


Apartment Transactions

Apartment activity in the GTA in Q2 2021 was up 164% from the previous year as multi-family properties continue to be in demand.



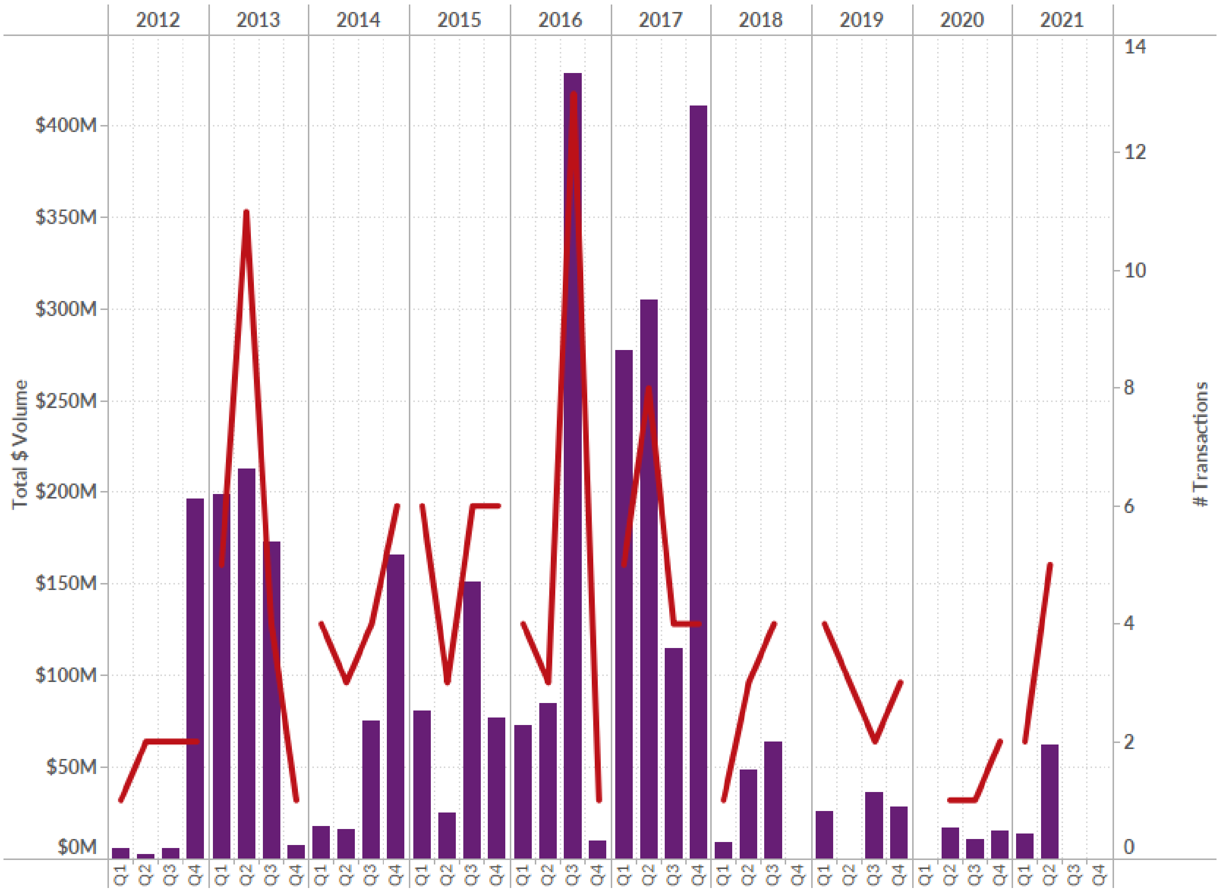
Source: Altus Group



Hotel Transactions

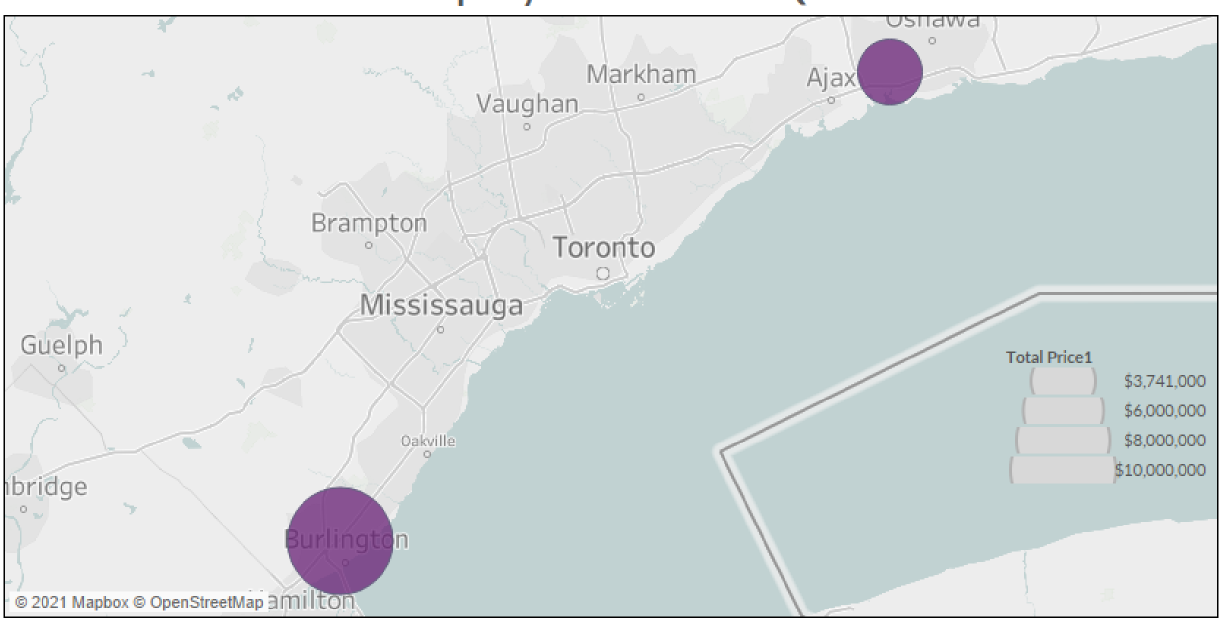
Hotel investments have been inconsistent in the GTA; Q2 2021 registered five transactions worth $62M.

Hotel Property Transactions - Q1 2012 to Q2 2021



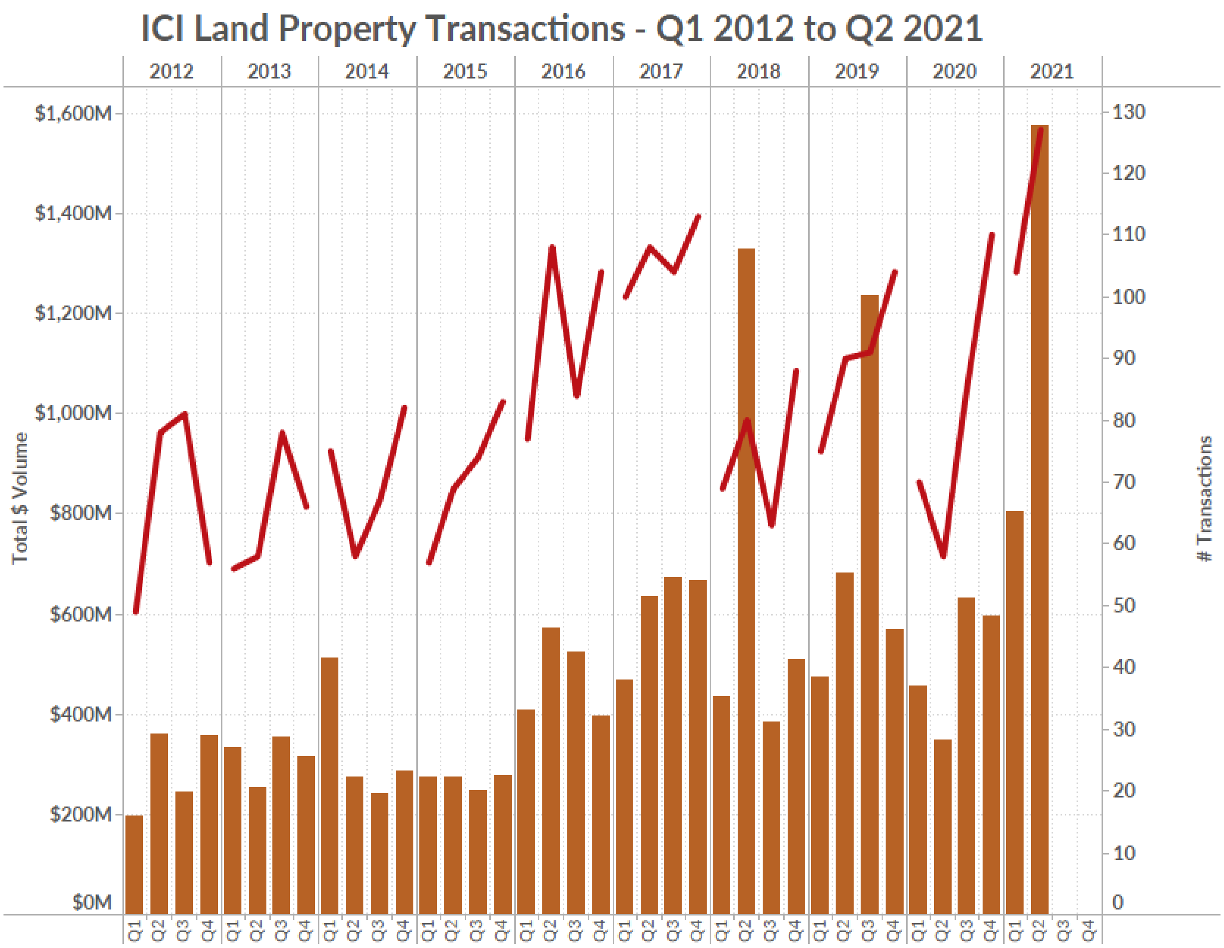
Source: Altus Group

Hotel Property Transactions - Q2 2021

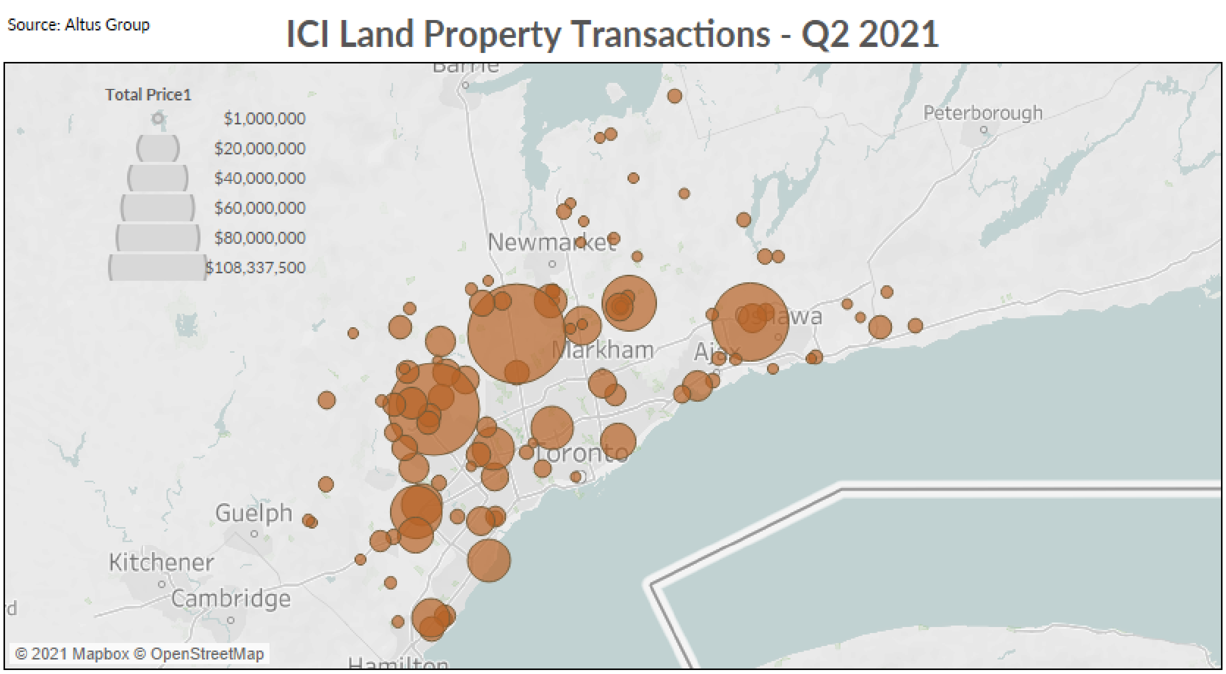


ICI Land Transactions

Activity in the ICI Land sector picked up in the second quarter of 2021, with overall investment surpassing $1.5B and up 354% from Q2 2020.



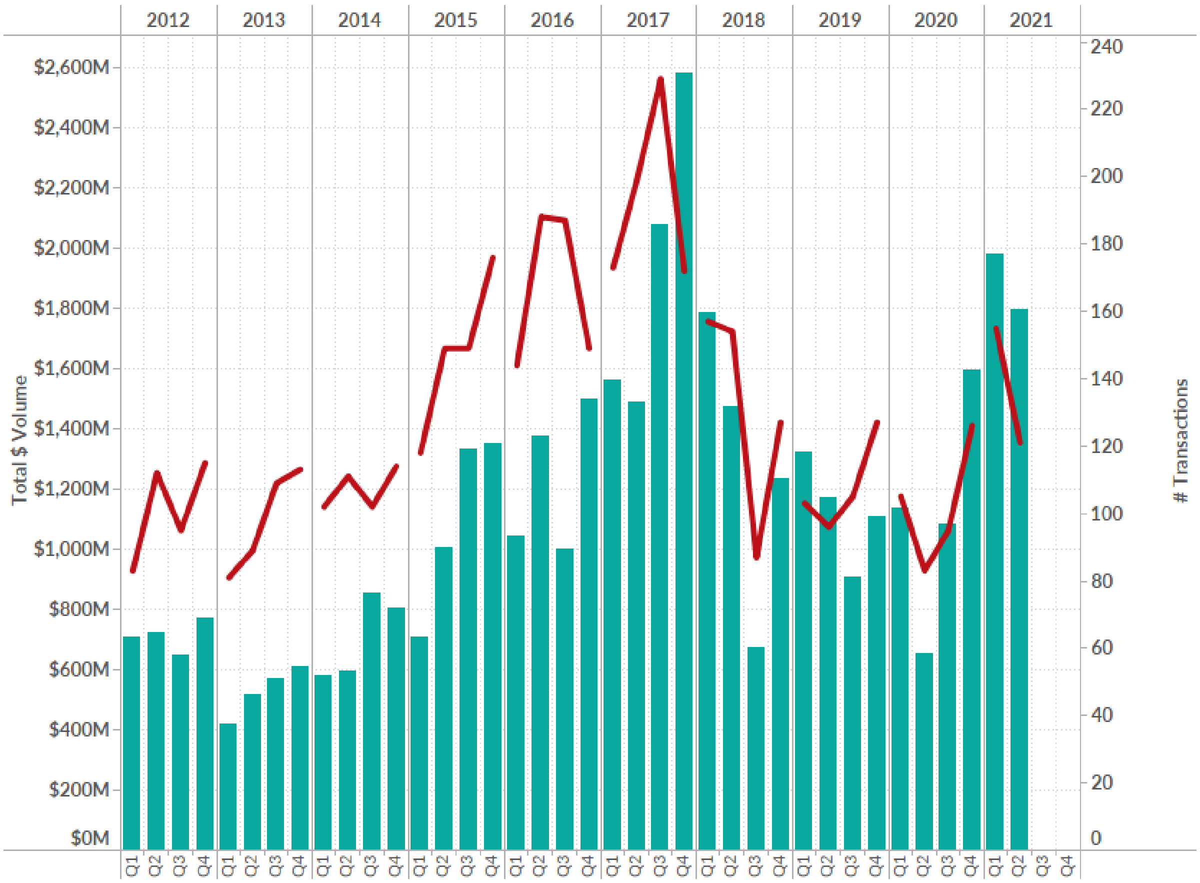
Source: Altus Group



Residential Land Transactions

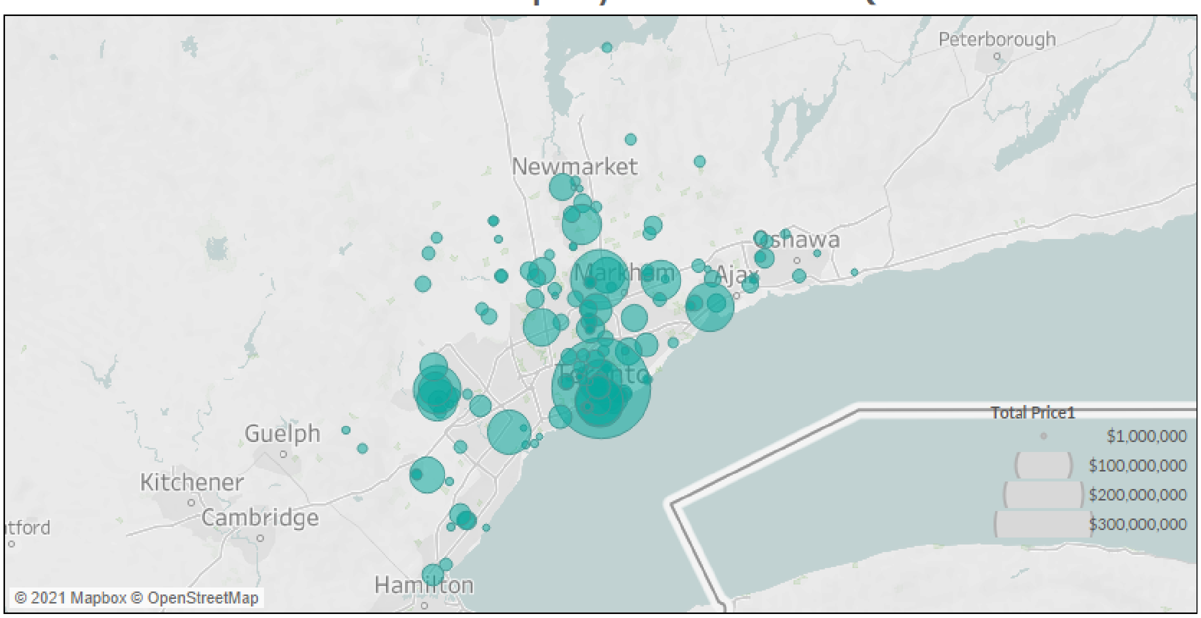
Investments in the residential land sector surged to almost $2B in Q2 2021, a level not seen since 2017.

Residential Land Property Transactions - Q1 2012 to Q2 2021



Source: Altus Group

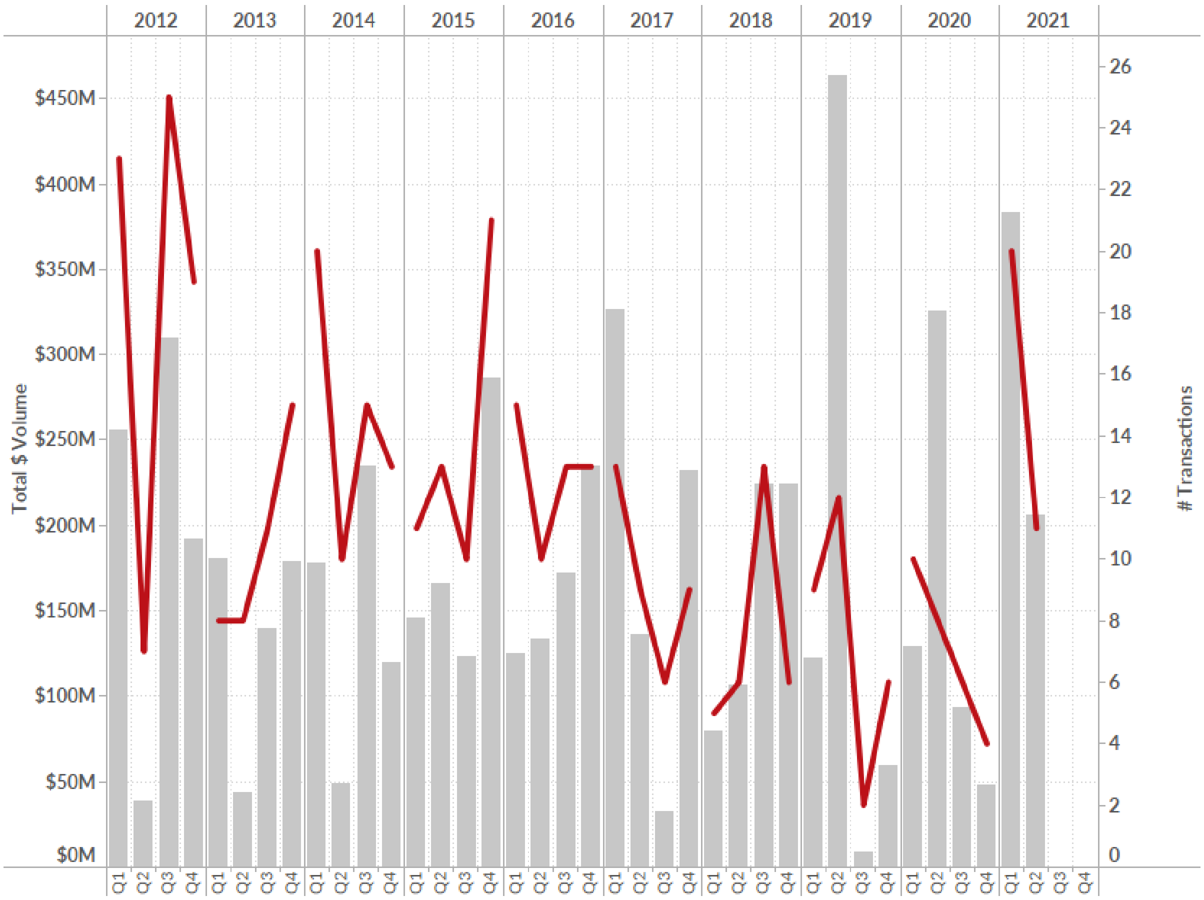
Residential Land Property Transactions - Q2 2021



Residential Lots Transactions

Investments in residential lots dropped again in Q2 2021 to $206M, down 37% from Q2 2020.

Residential Lot Property Transactions - Q1 2012 to Q2 2021



Source: Altus Group

Residential Lot Property Transactions - Q2 2021