

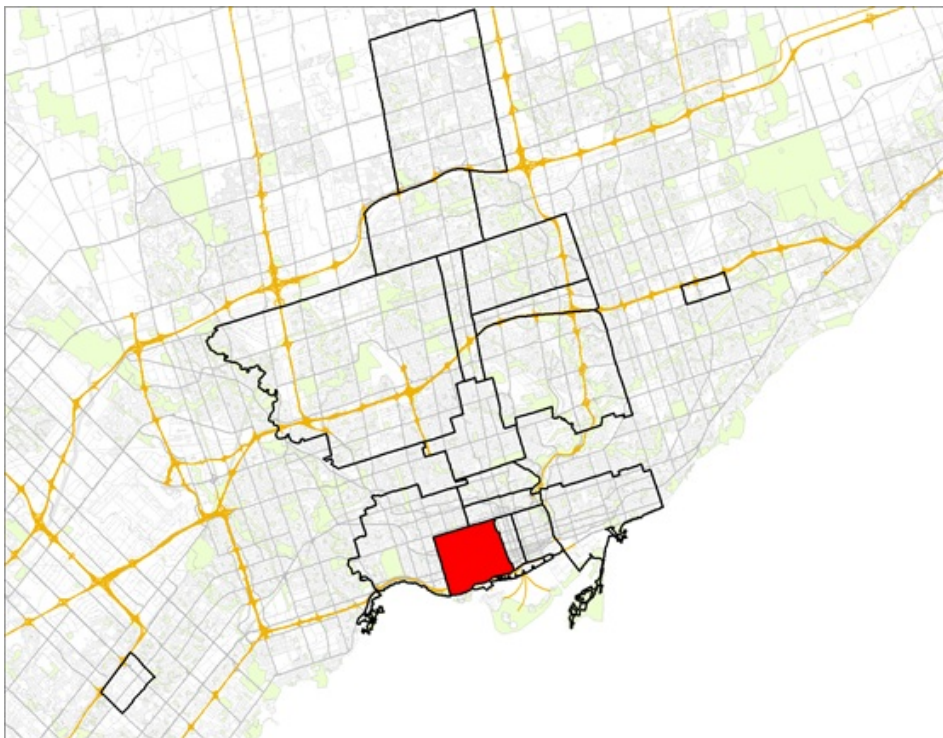


Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of July 2021



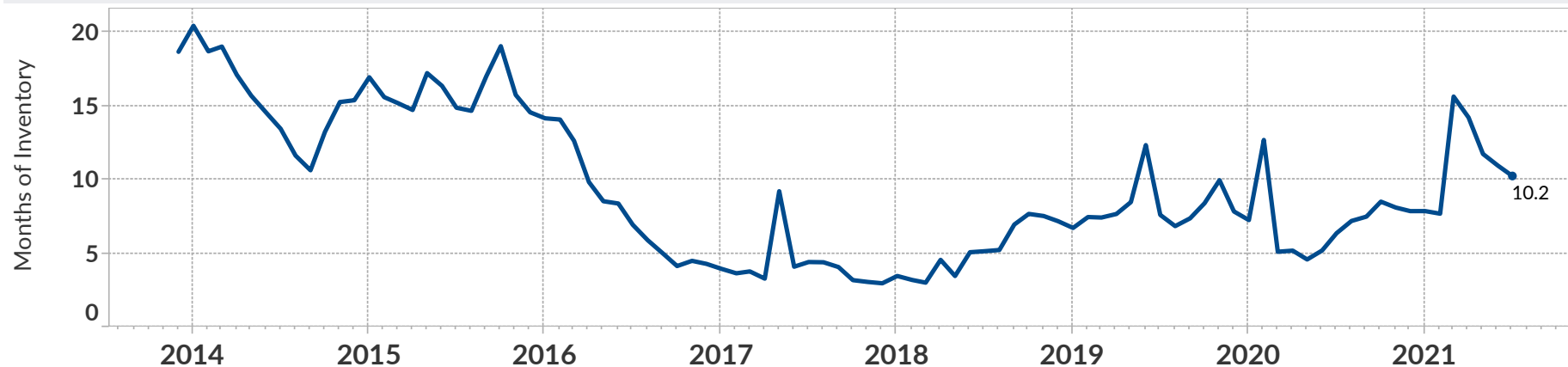
Downtown West Submarket Report - July 2021



Downtown West		GTA
Active Projects	25	335
Total Units	8,316	86,584
Total Sales	7,407	77,101
Rem. Inv.	909	9,483
Avg. \$/SF	\$1,502	\$1,237
Avg. Project \$/SF	\$1,430	\$1,113
Avg. SF	918	983
Avg. \$	\$1,379,021	\$1,215,603
Current Month Sales (incl. active & sold out)	38	1,478

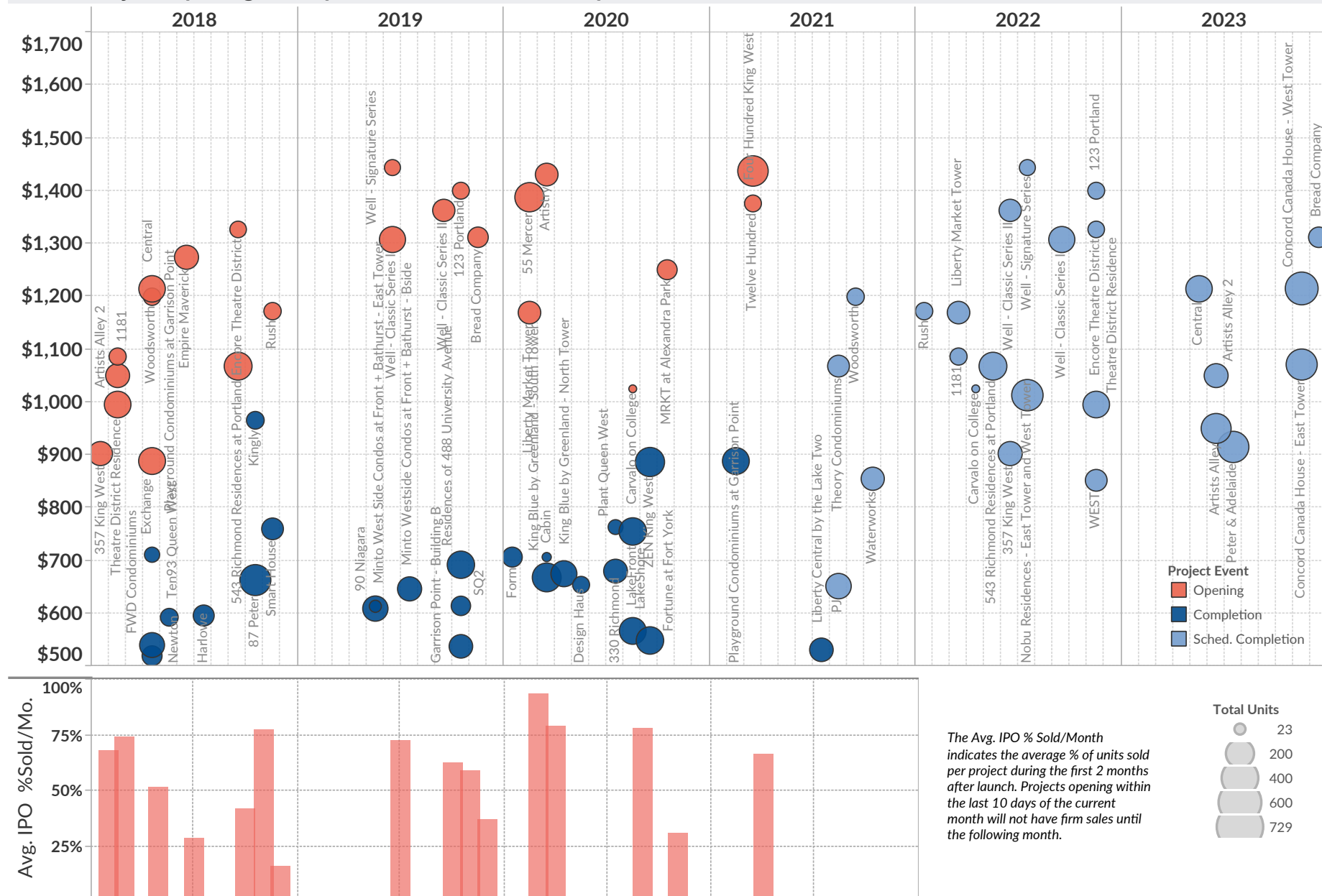
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	51	503
Total Units	20,492	275,909
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	36.9	61.7
Avg. Floor Space Index	12.1	6.8

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



Downtown West Submarket Report - July 2021

Recent Project Openings, Completions & Scheduled Completions



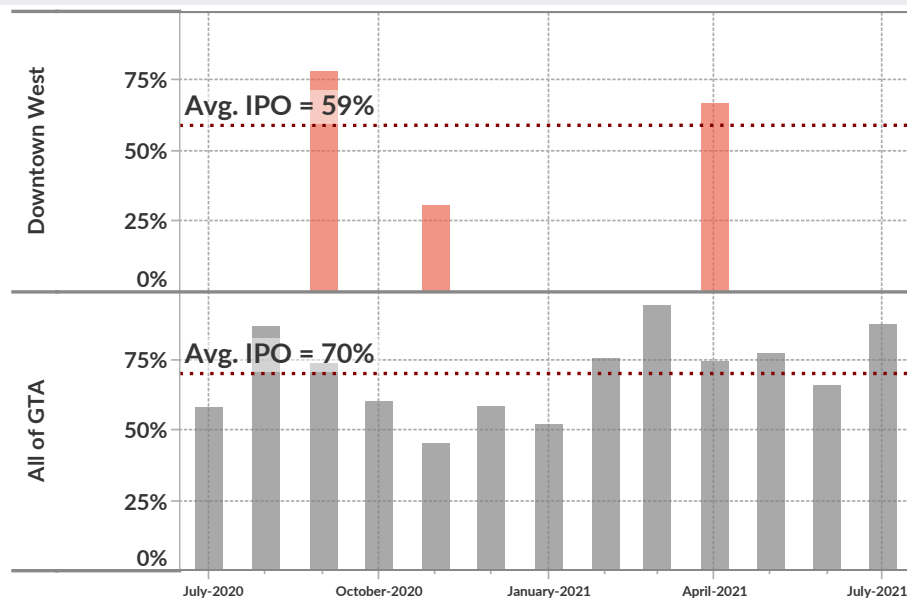
Downtown West Submarket Report - July 2021

Project Data by Unit Type

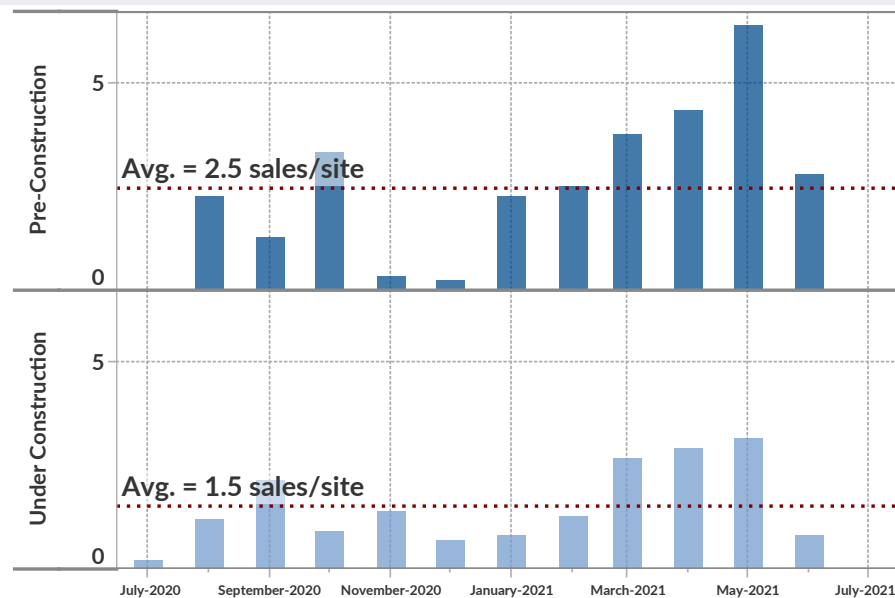
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	823	17	680	143
1 Bedroom	2,427	2	2,325	102
1 Bedroom + Den	1,561	3	1,495	66
2 Bedroom	2,224	8	2,025	199
2 Bedroom + Den	284	3	196	88
3 Bedroom & Up	932	5	658	274
Penthouse	45	0	25	20
Other	20	0	3	17

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,692	321	543	\$477,990	\$945,990
\$1,569	383	717	\$529,990	\$1,170,990
\$1,491	542	791	\$720,000	\$1,280,990
\$1,521	600	1,751	\$699,900	\$2,525,000
\$1,435	763	2,489	\$899,900	\$3,625,000
\$1,447	803	2,622	\$1,129,000	\$4,175,000
\$1,811	1,038	3,390	\$2,000,000	\$8,998,990
\$1,278	845	1,829	\$1,070,000	\$2,450,000

IPO Launch Performance (first 2 months)

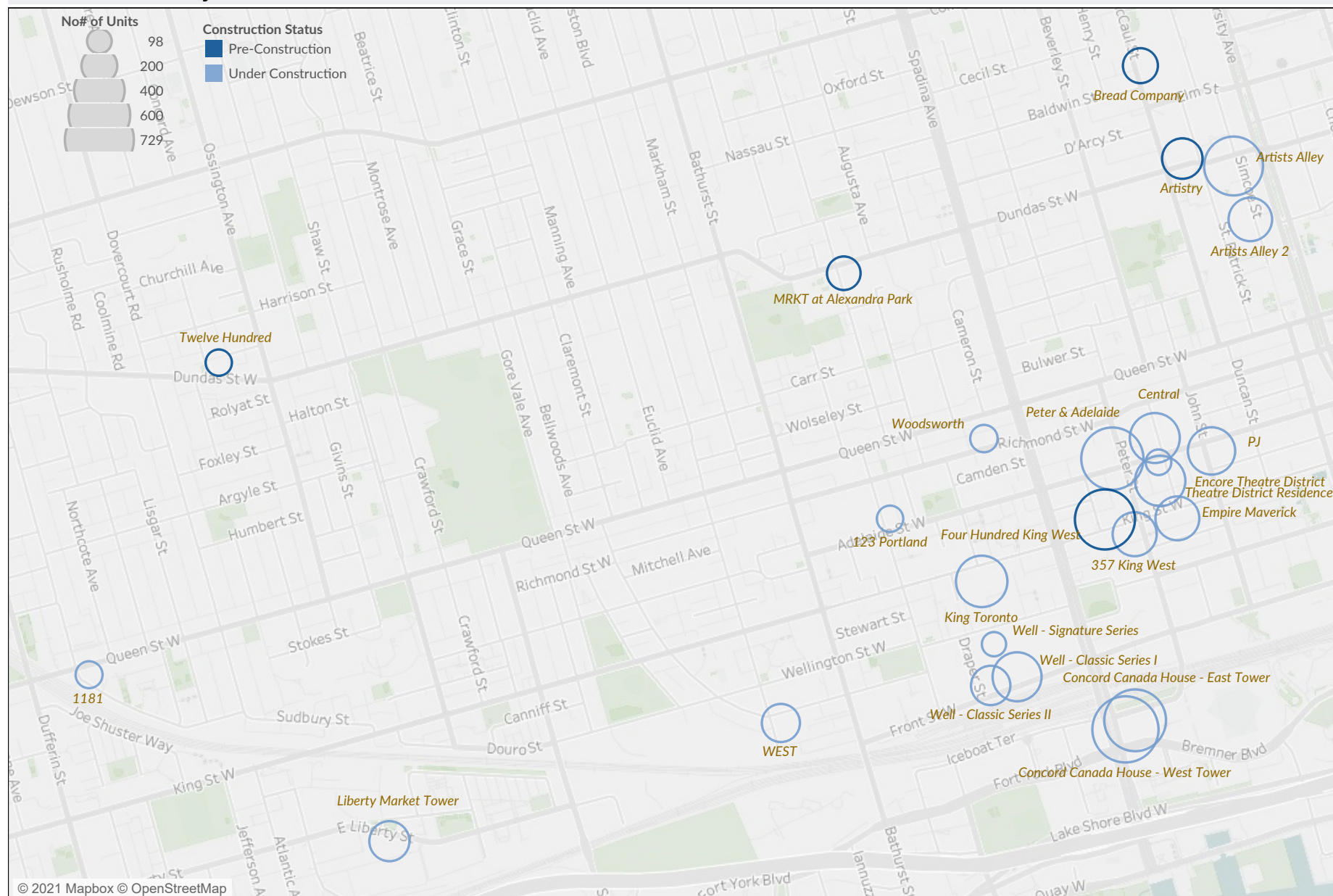


Post Launch Absorption: Downtown West



Downtown West Submarket Report - July 2021

Current Active Projects



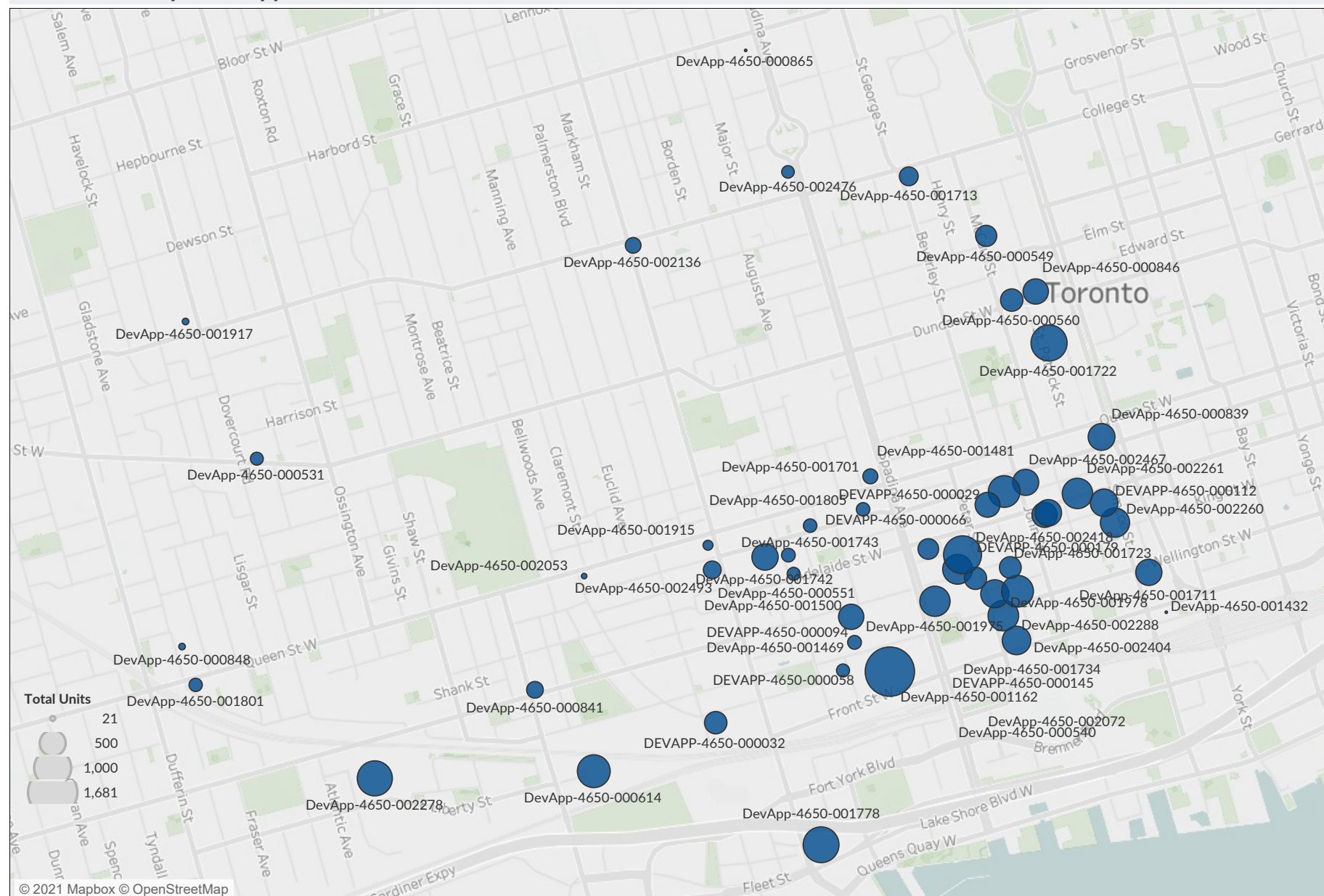
Downtown West Submarket Report - July 2021

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
123 Portland - Minto Developments	Apartment	November-2022	0	11	15	116	\$1,400	\$1,416
357 King West - Great Gulf	Apartment	June-2022	0	0	26	323	\$902	\$1,425
1181 - SKALE	Apartment	March-2022	0	3	11	121	\$1,086	\$1,156
Artistry - Tribute Communities and Greybrook Realty Partners	Apartment	May-2024	0	0	0	273	\$1,431	\$1,440
Artists Alley 2 - Lanterra Developments	Apartment	June-2023	0	19	0	316	\$1,050	\$1,459
Artists Alley - Lanterra Developments	Apartment	June-2023	1	36	19	577	\$950	\$1,576
Bread Company - Lamb Development Corp.	Apartment	December-2023	0	0	0	204	\$1,312	\$1,333
Central - Concord Adex	Apartment	May-2023	0	6	68	416	\$1,214	\$1,481
Concord Canada House - East Tower - Concord Adex	Apartment	November-2023	0	5	129	635	\$1,071	\$1,486
Concord Canada House - West Tower - Concord Adex	Apartment	November-2023	0	0	116	729	\$1,215	\$1,580
Empire Maverick - Empire	Apartment	April-2024	0	23	14	321	\$1,274	\$1,487
Encore Theatre District - Plaza	Apartment	November-2022	2	3	9	109	\$1,327	\$1,392
Four Hundred King West - Plaza	Apartment	June-2025	20	413	188	601	\$1,437	\$1,534
King Toronto - Westbank Projects Corp.	Apartment	September-2023	0	0	60	441	\$0	\$1,977
Liberty Market Tower - Lifetime Developments	Apartment	March-2022	0	47	7	268	\$1,169	\$1,310
MRKT at Alexandra Park - Tridel	Apartment	September-2024	2	67	66	188	\$1,250	\$1,259
Peter & Adelaide - Graywood Developments	Apartment	July-2023	12	15	2	645	\$915	\$1,227
PJ - Pinnacle International	Apartment	August-2021	0	3	43	373	\$652	\$1,408
Theatre District Residence - Plaza	Apartment	November-2022	0	0	2	422	\$995	\$1,497
Twelve Hundred - Fieldgate Homes	Apartment	January-2024	0	110	5	115	\$1,376	\$1,522
Well - Classic Series I - Tridel	Apartment	September-2022	0	2	25	400	\$1,308	\$1,427
Well - Classic Series II - Tridel	Apartment	June-2022	1	12	33	258	\$1,363	\$1,409
Well - Signature Series - Tridel	Apartment	July-2022	0	3	52	98	\$1,444	\$1,447
WEST - Aspen Ridge Homes	Apartment	November-2022	0	0	0	242	\$852	\$1,019
Woodsworth - Lamb Development Corp.	Apartment	September-2021	0	30	19	125	\$1,199	\$1,473

Downtown West Submarket Report - July 2021

Current Development Applications



Downtown West Submarket Report - July 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000029	40 - 58 Widmer Street	19.5	426
DEVAPP-4650-000032	89 - 109 Niagara Street	4.5	345
DEVAPP-4650-000058	485 - 489 Wellington Street West	7.8	117
DEVAPP-4650-000066	8 - 30 Widmer Street	19.8	993
DEVAPP-4650-000094	485 - 539 King Street West	5.8	440
DEVAPP-4650-000112	100 - 130 Simcoe Street; 203 - 211 Adelaide Street West; 99 Pearl Street	18.3	524
DEVAPP-4650-000145	357 - 363 King Street West	32.4	340
DEVAPP-4650-000179	150 - 158 Pearl Street; 15 Duncan Street	20.7	482
DevApp-4650-000531	1200 Dundas Street West	7.4	115
DevApp-4650-000540	400 - 420 King Street West	16.3	612
DevApp-4650-000549	193 - 197 McCaul Street	14.1	309
DevApp-4650-000551	135 - 143 Portland Street	10.5	129
DevApp-4650-000560	292 Dundas Street West; 129 - 131 McCaul Street; 170 St. Patrick Street	16.0	346
DevApp-4650-000614	30 Ordnance Street	8.2	744
DevApp-4650-000839	250 University Avenue	28.7	495
DevApp-4650-000841	950 King Street West	11.7	191
DevApp-4650-000846	250 Dundas Street West	22.9	441
DevApp-4650-000848	31 Gladstone Avenue	3.5	30
DevApp-4650-000865	630 Spadina Avenue	5.9	
DevApp-4650-001162	440 Front Street West	8.8	1,681
DevApp-4650-001432	171 Front Street West	14.9	
DevApp-4650-001469	462 Wellington Street West	9.6	131
DevApp-4650-001481	126 John Street	10.7	693
DevApp-4650-001500	502 Adelaide Street West	10.5	116
DevApp-4650-001701	170 Spadina Avenue	7.1	154
DevApp-4650-001711	145 Wellington Street West	34.0	472
DevApp-4650-001713	203 College Street	15.3	243
DevApp-4650-001722	234 Simcoe Street	9.9	899
DevApp-4650-001723	327 King Street West	19.6	327
DevApp-4650-001734	15 Mercer Street	24.9	696
DevApp-4650-001742	543 Richmond Street West	6.5	476
DevApp-4650-001743	520 Richmond Street West	10.8	125
DevApp-4650-001778	500 Lake Shore Boulevard West	5.5	886
DevApp-4650-001801	1181 Queen Street West	10.4	122
DevApp-4650-001805	452 Richmond Street West	12.9	125
DevApp-4650-001915	655 Queen Street West	6.6	68
DevApp-4650-001917	466 Dovercourt Road	4.4	30
DevApp-4650-001975	401-409 King Street West	21.2	631
DevApp-4650-001978	99 Blue Jays Way	23.4	543
DevApp-4650-002053	835 Queen Street West	4.2	21
DevApp-4650-002072	355 Adelaide Street West	25.8	293
DevApp-4650-002136	419 College Street	6.6	169
DevApp-4650-002260	212 King Street West	28.4	588
DevApp-4650-002261	240 Adelaide Street West	36.9	637
DevApp-4650-002278	61 Hanna Avenue	6.1	850
DevApp-4650-002288	277 Wellington Street West	33.9	645
DevApp-4650-002404	320 Front Street West	12.2	560
DevApp-4650-002418	263 Adelaide Street West	22.2	436
DevApp-4650-002467	241 Richmond Street West	19.0	470
DevApp-4650-002476	502 Spadina Avenue	4.8	109
DevApp-4650-002493	164 Bathurst Street	8.2	217

Downtown West Submarket Report - July 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	• 34	• 16	• 4,891	• 4,549	• 342	• \$2,346	• 1,638	• \$3,843,427	• 8,821
Central Waterfront	• 20	• 9	• 4,708	• 3,972	• 736	• \$1,524	• 1,069	• \$1,628,754	• 17,819
Don Mills - York Mills	• 46	• 13	• 3,706	• 3,338	• 368	• \$1,038	• 953	• \$989,847	• 13,868
Downtown Core	• 16	• 8	• 4,591	• 4,328	• 263	• \$1,824	• 821	• \$1,497,196	• 17,854
Downtown East	• 55	• 20	• 7,058	• 6,478	• 580	• \$1,291	• 821	• \$1,060,155	• 15,684
Downtown West	• 38	• 25	• 8,316	• 7,407	• 909	• \$1,502	• 918	• \$1,379,021	• 20,492
Etobicoke Waterfront	• 4	• 1	• 502	• 481	• 21	• \$1,362	• 719	• \$978,793	• 7,504
Highway7 - Yonge	• 17	• 6	• 1,384	• 1,183	• 201	• \$826	• 1,196	• \$987,757	•
Mississauga City Centre	• 26	• 12	• 7,258	• 6,816	• 442	• \$1,025	• 856	• \$878,211	•
North Toronto	• 32	• 16	• 3,735	• 3,296	• 439	• \$1,348	• 924	• \$1,246,124	• 8,036
North Yonge Corridor	• 16	• 6	• 1,591	• 1,545	• 46	• \$1,191	• 878	• \$1,045,170	• 206
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 23,187
North York West	• 18	• 9	• 1,055	• 855	• 200	• \$1,290	• 1,624	• \$2,094,282	• 97,052
Not Applicable	• 973	• 134	• 26,674	• 23,256	• 3,418	• \$901	• 918	• \$827,213	• 3,039
Scarborough City Centre									• 7,827
Sheppard Corridor	• 13	• 11	• 2,426	• 2,161	• 265	• \$1,116	• 1,017	• \$1,135,435	•
Thornhill	• 12	• 8	• 1,967	• 1,756	• 211	• \$1,066	• 1,173	• \$1,250,487	• 3,301
Toronto East	• 111	• 12	• 1,459	• 1,322	• 137	• \$1,093	• 935	• \$1,021,612	• 14,291
Toronto West	• 14	• 19	• 3,724	• 3,042	• 682	• \$1,208	• 911	• \$1,099,937	• 16,997
Yonge - St. Clair	• 33	• 8	• 1,012	• 791	• 221	• \$1,682	• 1,274	• \$2,143,398	• 3,470

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