

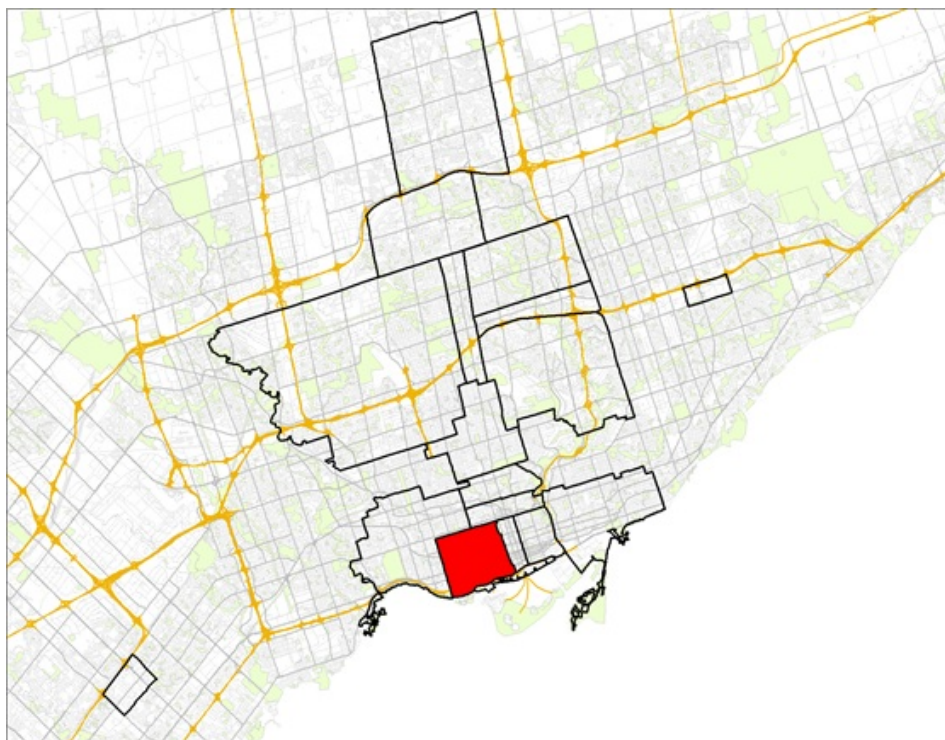


Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of August 2021



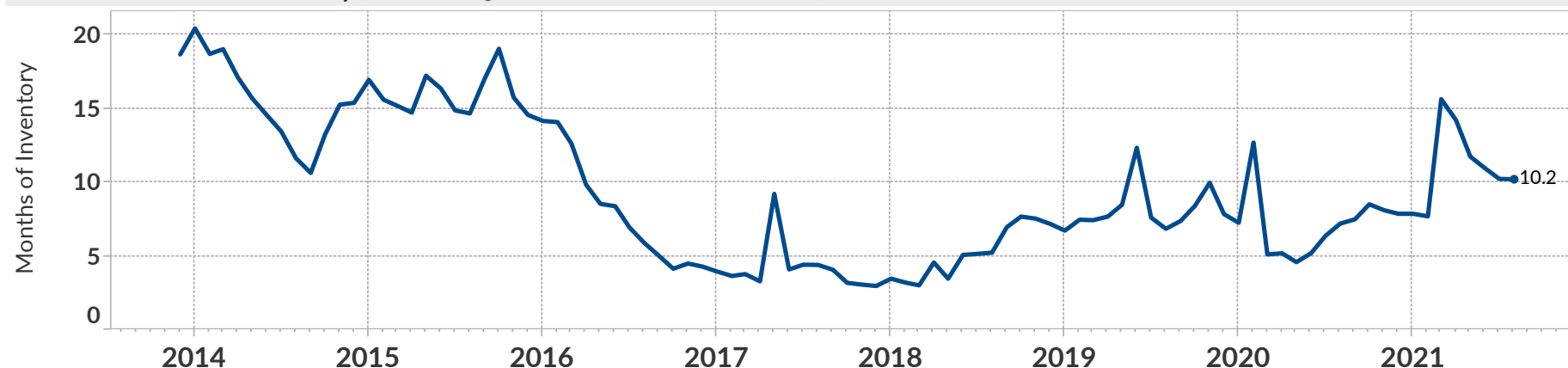
Downtown West Submarket Report - August 2021



Downtown West		GTA
Active Projects	25	338
Total Units	8,318	88,198
Total Sales	7,428	78,231
Rem. Inv.	890	9,967
Avg. \$/SF	\$1,502	\$1,235
Avg. Project \$/SF	\$1,434	\$1,119
Avg. SF	923	962
Avg. \$	\$1,386,513	\$1,188,107
Current Month Sales (incl. active & sold out)	20	3,162

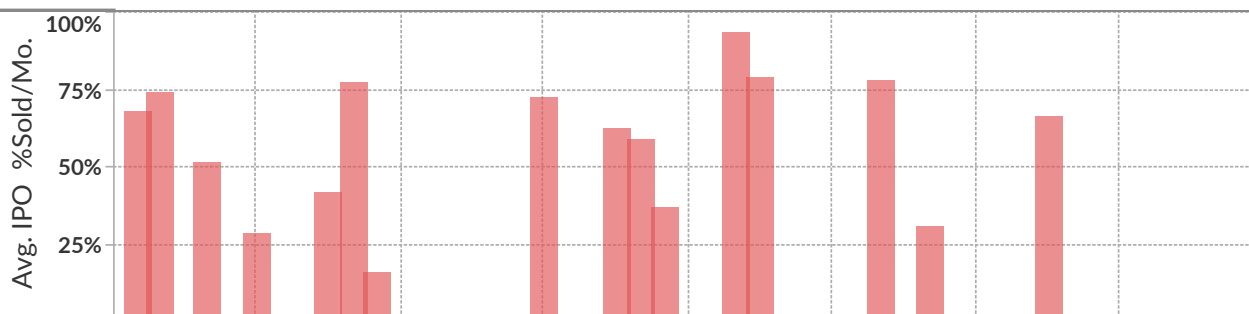
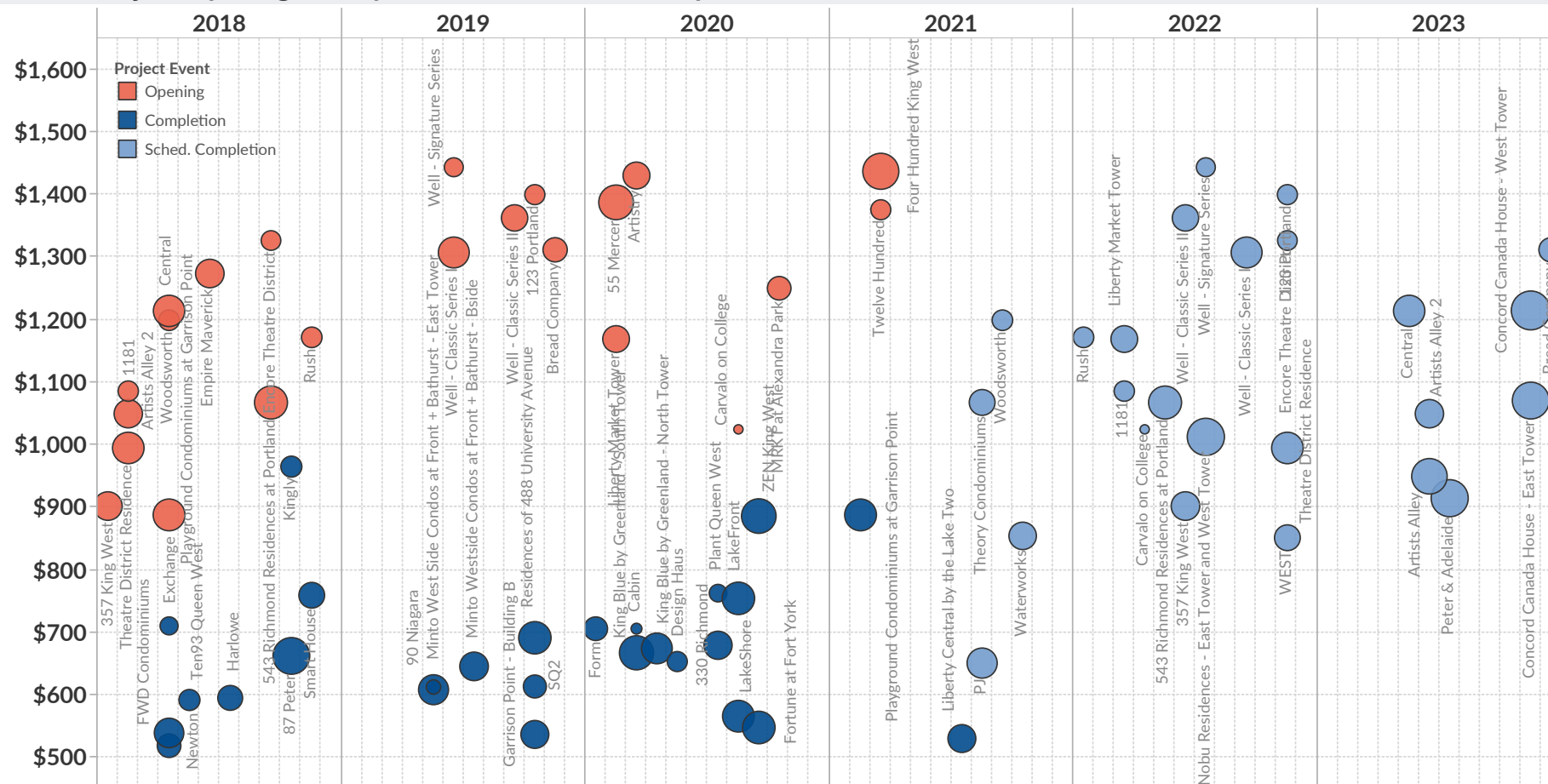
Development Applications		
Downtown West		City of Toronto
Number of Dev. Apps.	53	425
Total Units	16,825	219,211
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	36.9	61.7
Avg. Floor Space Index	11.9	7.3

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

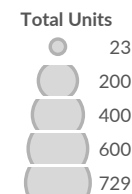


Downtown West Submarket Report - August 2021

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.



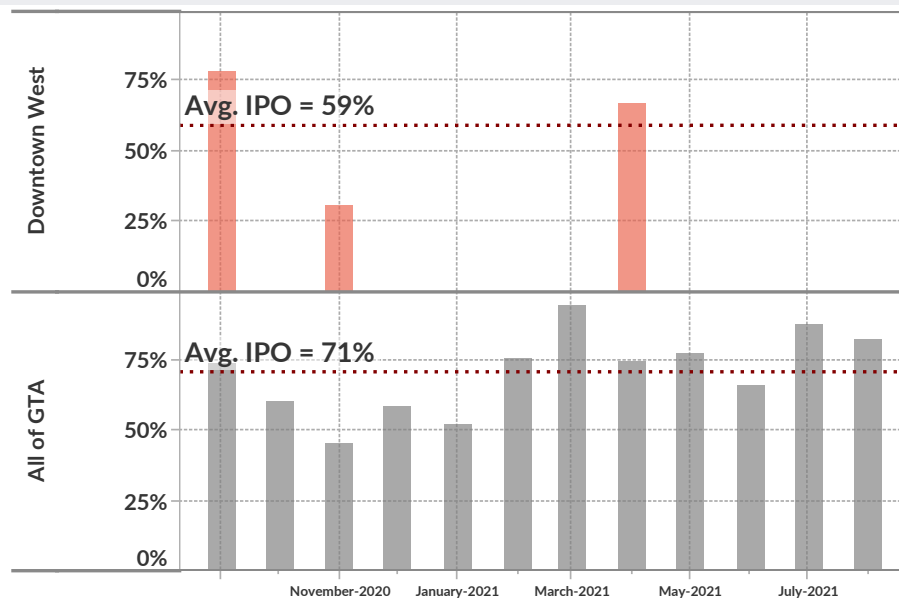
Downtown West Submarket Report - August 2021

Project Data by Unit Type

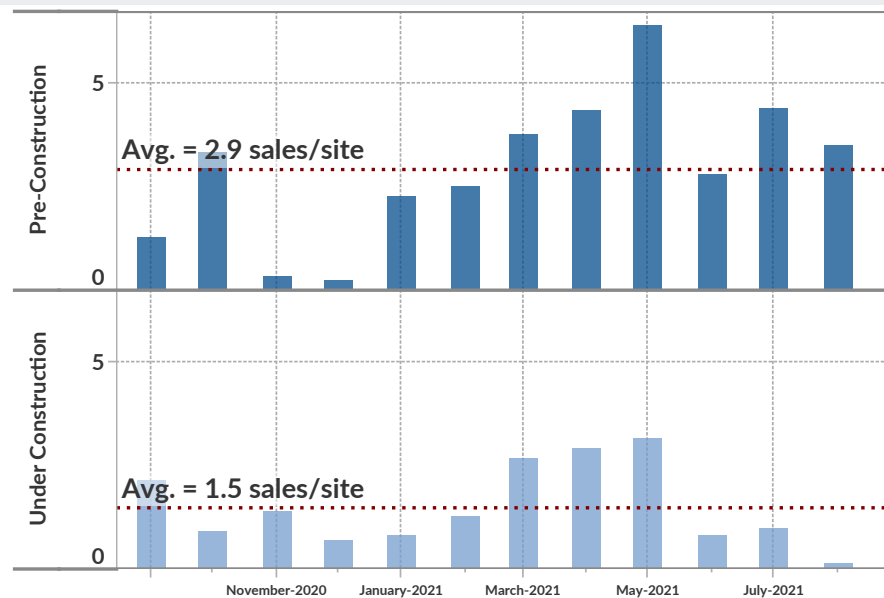
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	823	11	691	132
1 Bedroom	2,427	0	2,325	102
1 Bedroom + Den	1,561	1	1,496	65
2 Bedroom	2,224	2	2,027	197
2 Bedroom + Den	284	5	204	80
3 Bedroom & Up	934	1	657	277
Penthouse	45	0	25	20
Other	20	0	3	17

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,689	321	543	\$477,990	\$945,990
\$1,569	383	717	\$529,990	\$1,170,990
\$1,493	542	791	\$720,000	\$1,280,990
\$1,521	600	1,751	\$739,900	\$2,525,000
\$1,436	763	2,489	\$899,900	\$3,625,000
\$1,449	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)

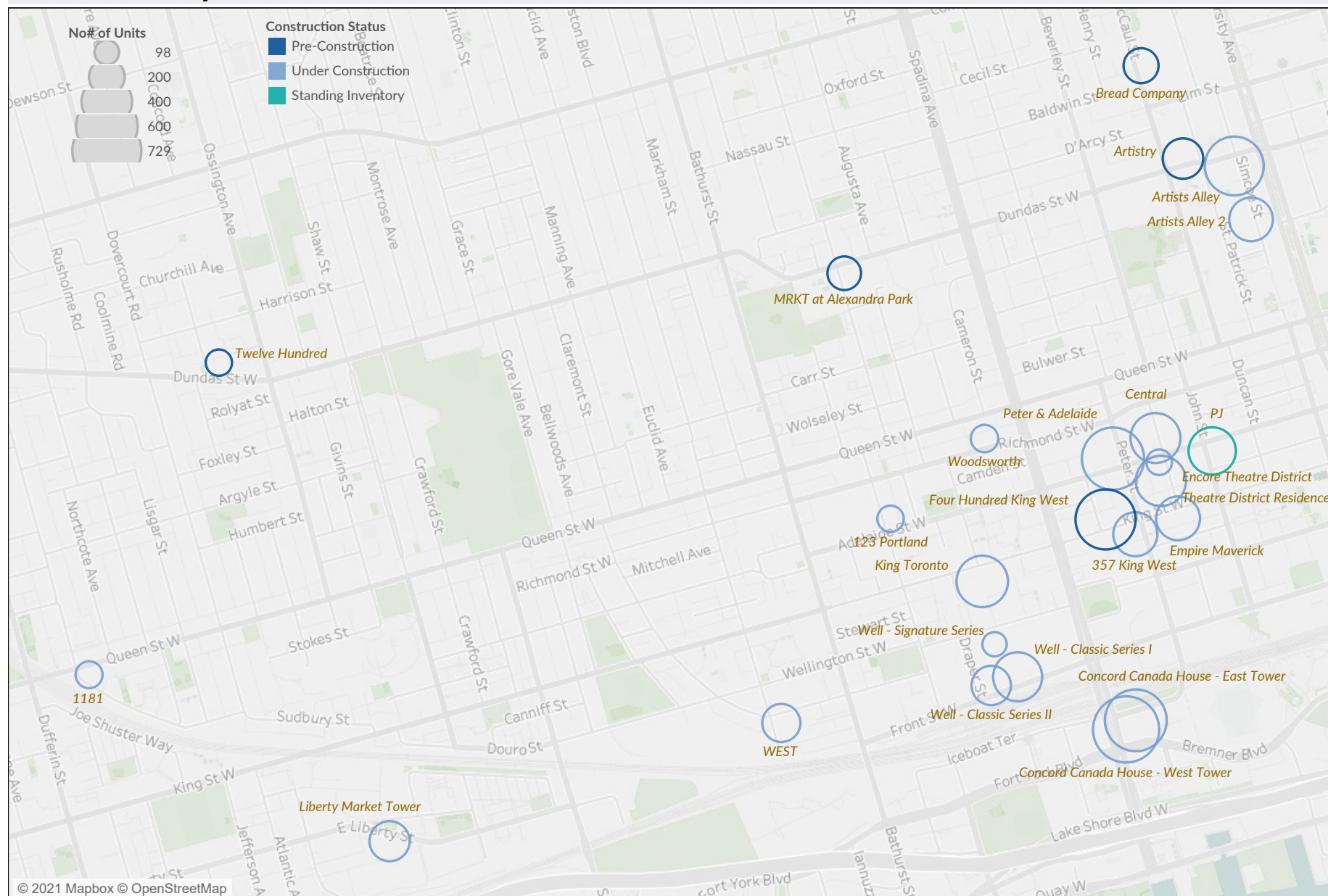


Post Launch Absorption: Downtown West



Downtown West Submarket Report - August 2021

Current Active Projects



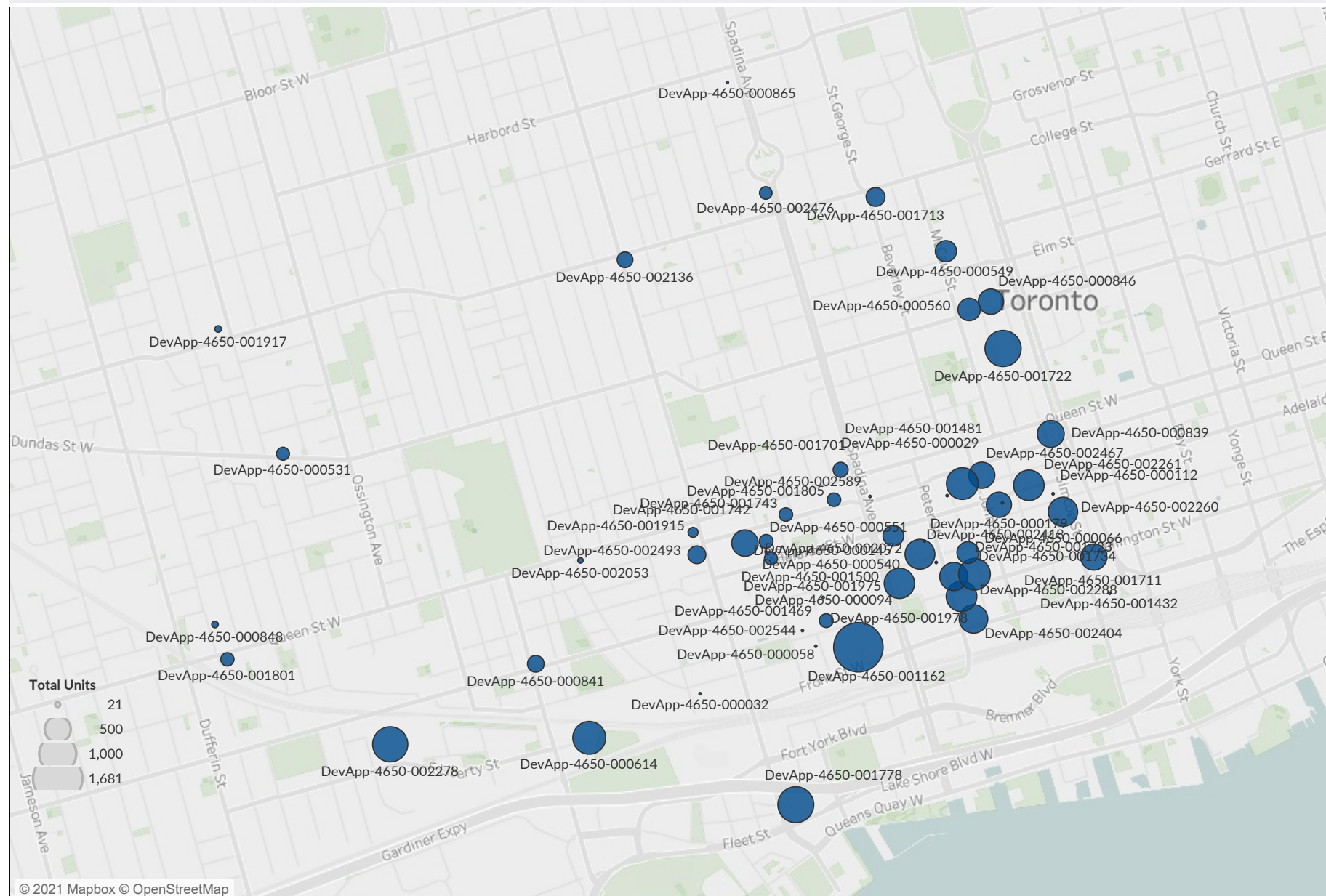
Downtown West Submarket Report - August 2021

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	2	318	\$1,050	\$1,528
Artists Alley - Lanterra Developments	Apartment	June-2023	2	38	17	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	1	24	13	321	\$1,274	\$1,533
Encore Theatre District - Plaza	Apartment	November-2022	0	3	9	109	\$1,327	\$1,392
Four Hundred King West - Plaza	Apartment	June-2025	14	427	174	601	\$1,437	\$1,530
King Toronto - Westbank Projects Corp.	Apartment	September-2023	0	0	60	441	\$0	\$1,977
Liberty Market Tower - Lifetime Developments	Apartment	March-2022	1	48	6	268	\$1,169	\$1,315
MRKT at Alexandra Park - Tridel	Apartment	September-2024	0	67	66	188	\$1,250	\$1,259
Peter & Adelaide - Graywood Developments	Apartment	July-2023	0	14	3	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	13	32	258	\$1,363	\$1,414
Well - Signature Series - Tridel	Apartment	July-2022	1	6	49	98	\$1,444	\$1,448
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 - August 2021

Current Development Applications



Downtown West Submarket Report - August 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000029	40 - 58 Widmer Street		
DevApp-4650-000032	89 - 109 Niagara Street		
DevApp-4650-000058	485 - 489 Wellington Street West		
DevApp-4650-000066	8 - 30 Widmer Street		
DevApp-4650-000094	485 - 539 King Street West		
DevApp-4650-000112	100 - 130 Simcoe Street; 203 - 211 Adelaide Street West; 99 Pearl Street		
DevApp-4650-000145	357 - 363 King Street West		
DevApp-4650-000179	150 - 158 Pearl Street; 15 Duncan Street		
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 Ordnanace 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
DevApp-4650-002544	504 Wellington Street West		
DevApp-4650-002589	147 Spadina Avenue		

Downtown West Submarket Report - August 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	● 136	● 15	● 4,169	● 3,761	● 408	● \$2,323	● 1,475	● \$3,427,383	● 8,470
Central Waterfront	● 18	● 9	● 4,708	● 3,989	● 719	● \$1,528	● 1,081	● \$1,652,284	● 9,248
Don Mills - York Mills	● 24	● 13	● 3,706	● 3,437	● 269	● \$1,017	● 1,020	● \$1,037,452	● 12,829
Downtown Core	● 9	● 8	● 4,591	● 4,337	● 254	● \$1,829	● 820	● \$1,499,332	● 16,410
Downtown East	● 286	● 21	● 7,427	● 6,750	● 677	● \$1,282	● 807	● \$1,034,099	● 13,132
Downtown West	● 20	● 25	● 8,318	● 7,428	● 890	● \$1,502	● 923	● \$1,386,513	● 16,825
Etobicoke Waterfront	● 13	● 1	● 503	● 494	● 9	● \$1,398	● 616	● \$861,650	● 12,731
Highway7 - Yonge	● 55	● 6	● 1,384	● 1,270	● 114	● \$816	● 1,197	● \$977,116	● 5,860
Mississauga City Centre	● 528	● 13	● 7,923	● 7,404	● 519	● \$1,057	● 852	● \$900,441	● 206
North Toronto	● 13	● 16	● 3,747	● 3,303	● 444	● \$1,358	● 928	● \$1,259,939	● 19,046
North Yonge Corridor	● 11	● 4	● 1,146	● 1,111	● 35	● \$1,229	● 841	● \$1,033,361	● 77,857
North York East	● 0	● 2	● 527	● 525	● 2	● \$949	● 1,028	● \$974,900	● 3,039
North York West	● 7	● 9	● 1,055	● 860	● 195	● \$1,280	● 1,641	● \$2,099,767	● 6,950
Not Applicable	● 1,943	● 138	● 28,370	● 24,381	● 3,989	● \$905	● 880	● \$796,052	● 2,916
Scarborough City Centre									● 13,761
Sheppard Corridor	● 12	● 11	● 2,426	● 2,173	● 253	● \$1,114	● 1,026	● \$1,143,916	● 3,470
Thornhill	● 15	● 8	● 1,967	● 1,771	● 196	● \$1,068	● 1,191	● \$1,271,341	
Toronto East	● 21	● 12	● 1,461	● 1,340	● 121	● \$1,086	● 935	● \$1,015,152	
Toronto West	● 49	● 19	● 3,724	● 3,104	● 620	● \$1,210	● 926	● \$1,120,422	
Yonge - St. Clair	● 2	● 8	● 1,046	● 793	● 253	● \$1,679	● 1,249	● \$2,097,405	

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