

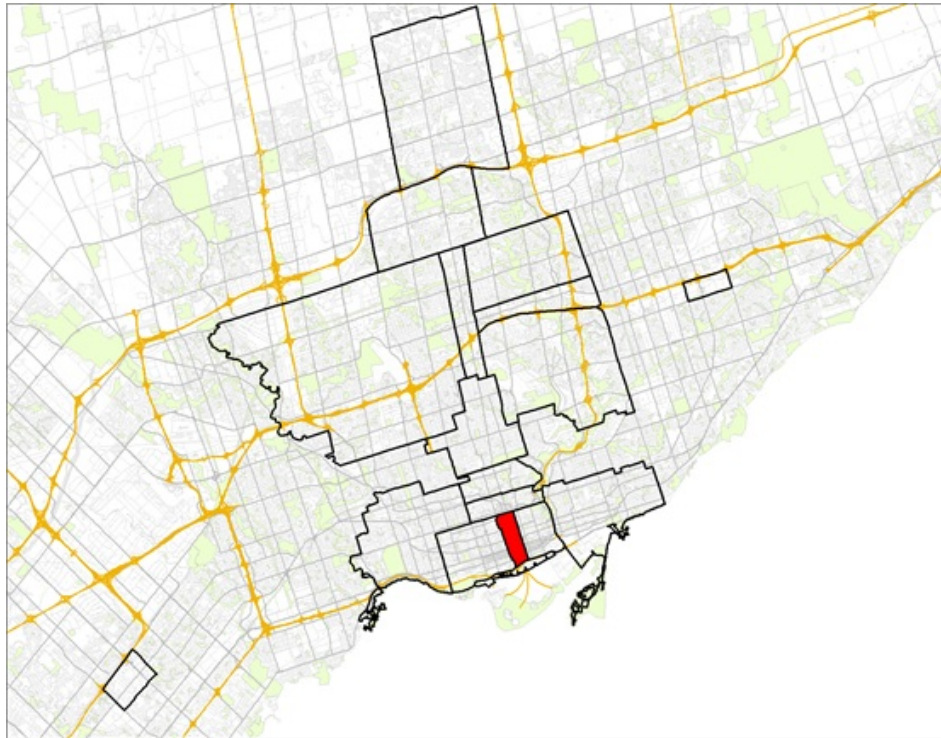


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of September 2021



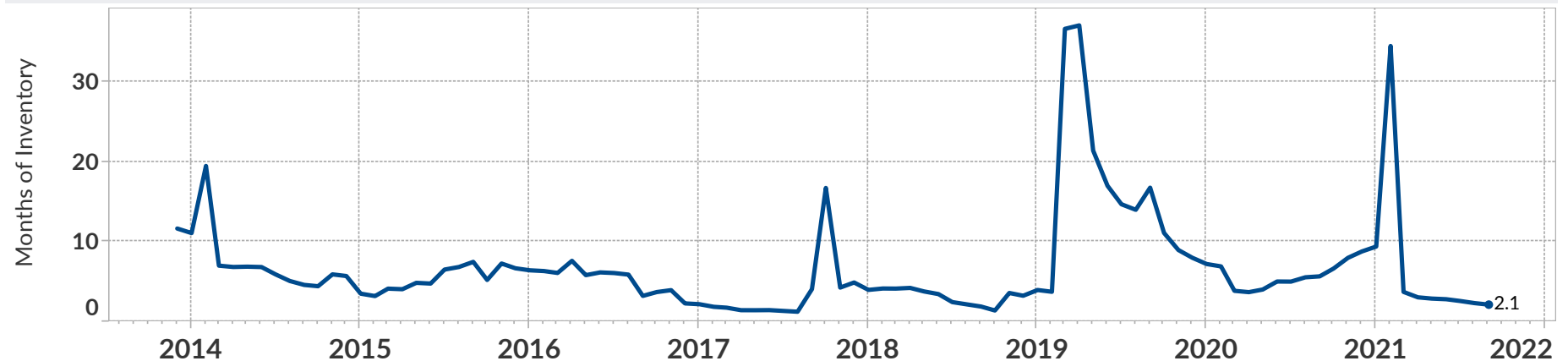
Downtown Core Submarket Report - September 2021



Downtown Core		GTA
Active Projects	7	345
Total Units	3,756	89,461
Total Sales	3,541	78,354
Rem. Inv.	215	11,107
Avg. \$/SF	\$1,897	\$1,256
Avg. Project \$/SF	\$1,562	\$1,125
Avg. SF	849	922
Avg. \$	\$1,610,331	\$1,158,650
Current Month Sales (incl. active & sold out)	20	2,488

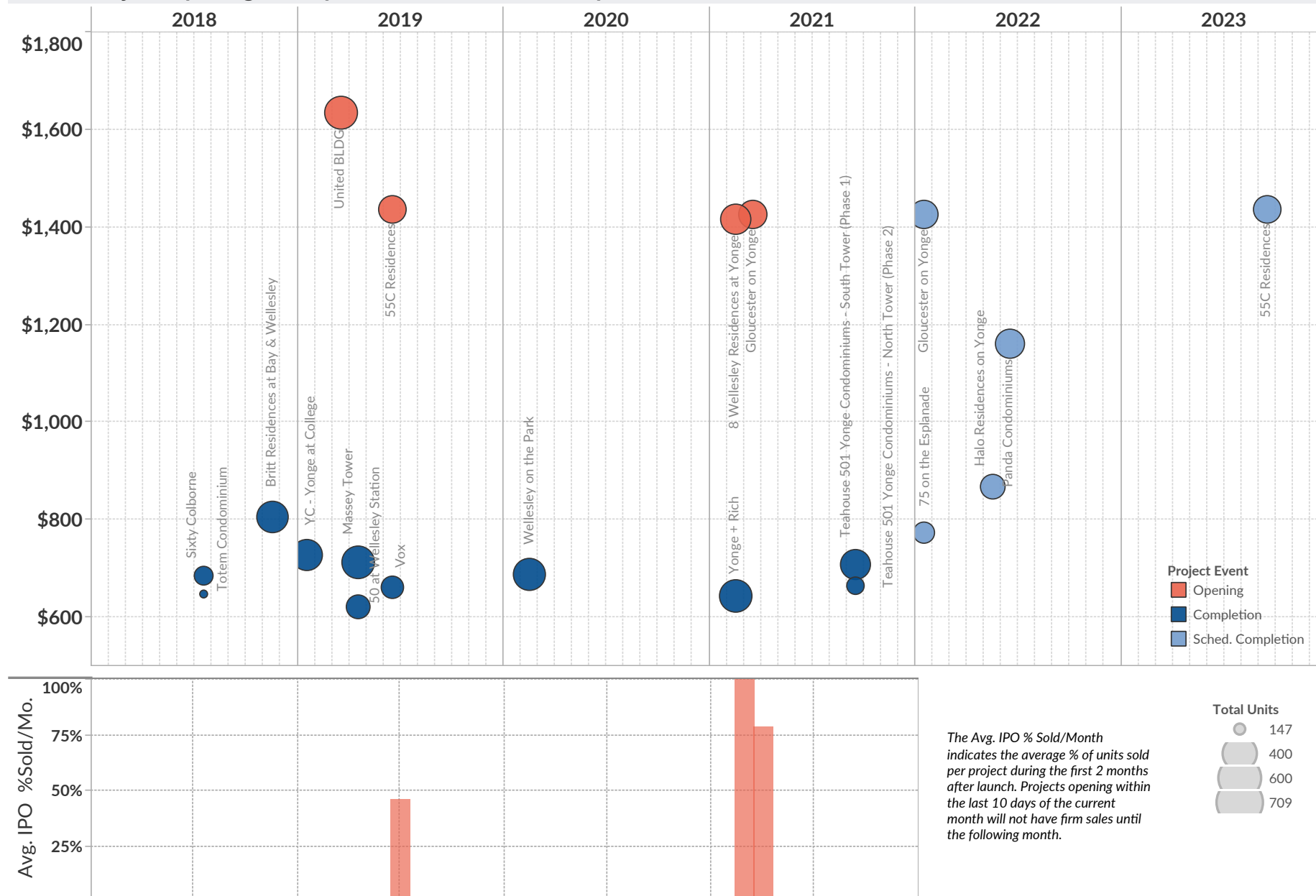
Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	31	495
Total Units	17,238	268,467
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	37.3	61.7
Avg. Floor Space Index	15.1	6.9

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



Downtown Core Submarket Report - September 2021

Recent Project Openings, Completions & Scheduled Completions



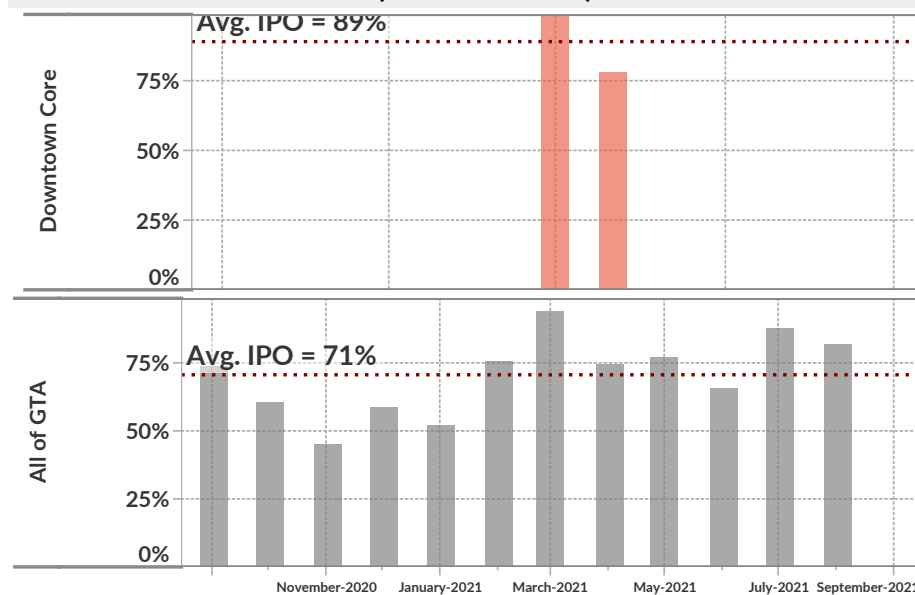
Downtown Core Submarket Report - September 2021

Project Data by Unit Type

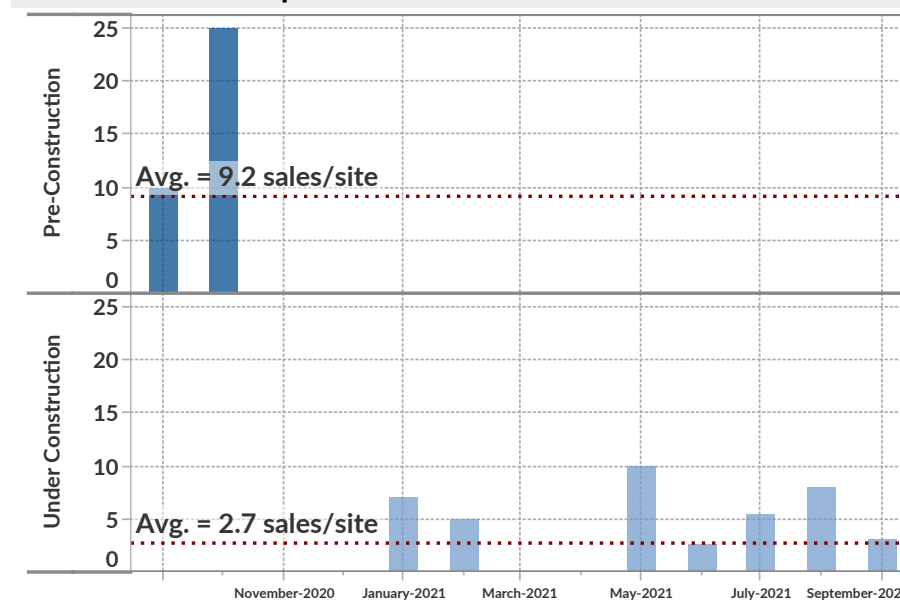
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	328	2	304	24
1 Bedroom	1,136	7	1,086	50
1 Bedroom + Den	609	1	607	2
2 Bedroom	1,148	7	1,078	70
2 Bedroom + Den	301	0	287	14
3 Bedroom & Up	212	3	167	45
Penthouse	2	0	1	1
Other	20	0	11	9

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,870	279	488	\$580,000	\$842,990
\$1,978	461	637	\$830,000	\$1,183,900
\$1,751	605	710	\$1,137,990	\$1,165,000
\$1,977	600	1,334	\$999,000	\$2,730,990
\$1,421	814	1,554	\$1,320,000	\$2,004,900
\$2,128	931	1,539	\$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)

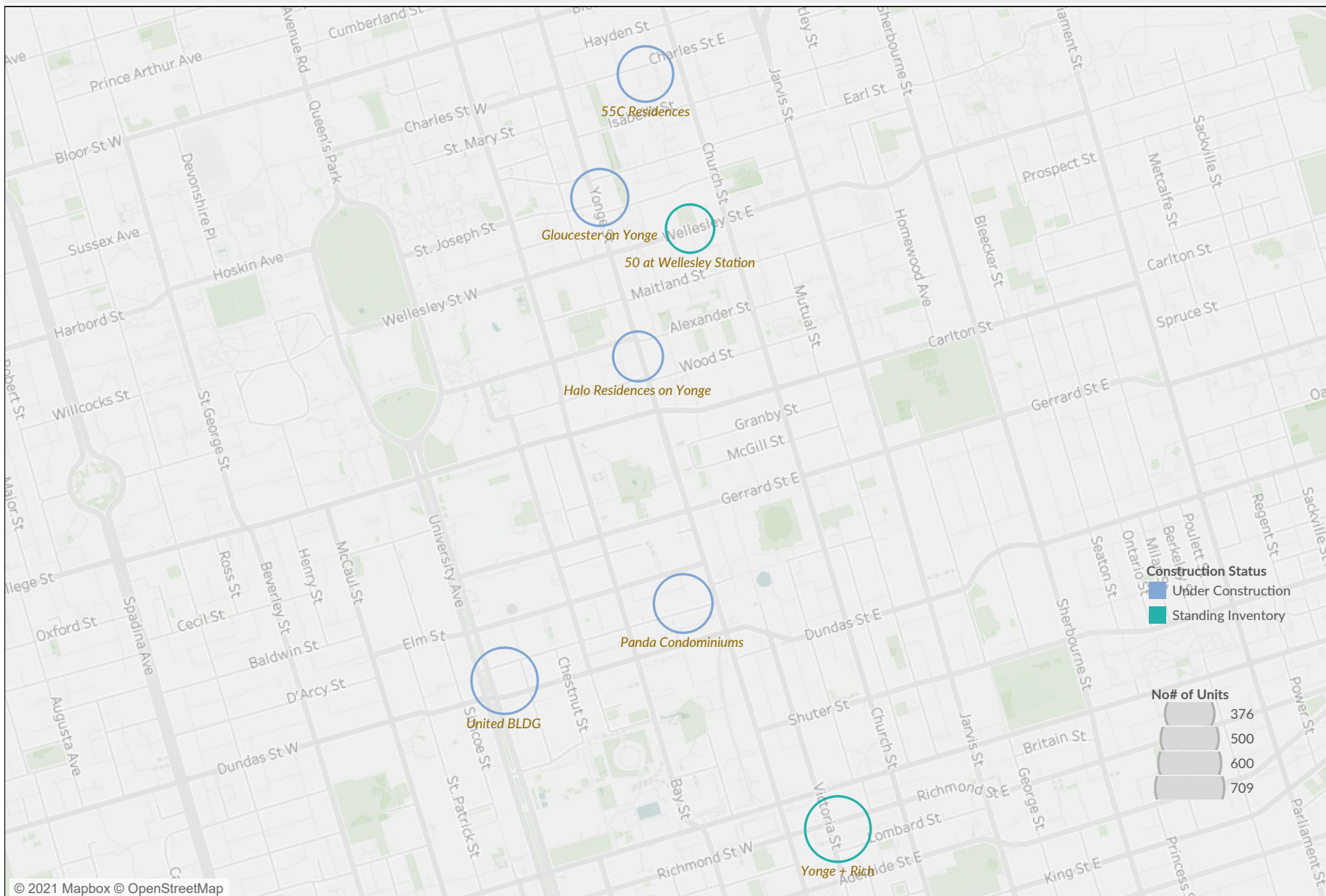


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - September 2021

Current Active Projects



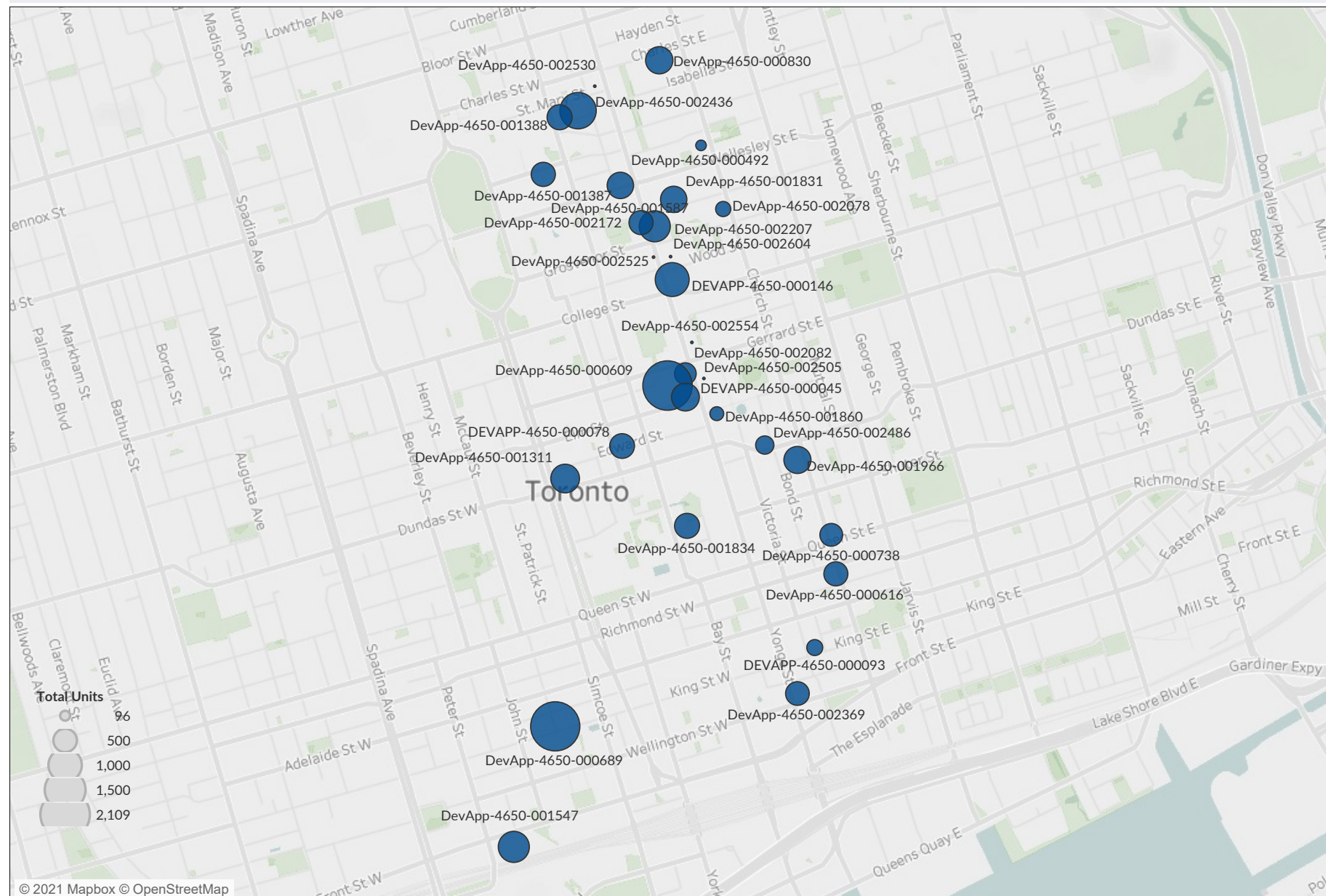
Downtown Core Submarket Report - September 2021

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	10	81	44	497	\$1,437	\$1,817
Gloucester on Yonge - Concord Adex	Apartment	January-2022	6	465	58	523	\$1,426	\$1,570
Halo Residences on Yonge - Cresford Developments	Apartment	May-2022	0	0	0	402	\$868	\$877
Panda Condominiums - Lifetime Developments	Apartment	June-2022	0	3	2	555	\$1,161	\$1,640
United BLDG - Davpart Inc.	Apartment	December-2025	0	1	81	709	\$1,635	\$2,449
Yonge + Rich - Great Gulf	Apartment	February-2021	4	21	17	694	\$644	\$1,345

Downtown Core Submarket Report - September 2021

Current Development Applications



Downtown Core Submarket Report - September 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000045	8 Elm Street	36.1	667
DEVAPP-4650-000078	100 Edward Street	17.0	526
DEVAPP-4650-000093	34 - 50 King Street East; 2 Toronto Street	23.8	219
DEVAPP-4650-000146	2 Carlton Street	41.1	990
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-4650-001547	325 Front Street West	19.6	832
DevApp-4650-001587	10 Wellesley Street West	28.9	600
DevApp-4650-001831	20 Matiland Street	12.9	596
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
DevApp-4650-002505	363 - 391 Yonge Street; 3 Gerrard Street East		
DevApp-4650-002525	480 Yonge Street		
DevApp-4650-002530	10 St Mary Street		
DevApp-4650-002554	415 Yonge Street		
DevApp-4650-002604	475 Yonge Street		

Downtown Core Submarket Report - September 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	• 16	• 15	• 4,155	• 3,779	• 376	• \$2,337	• 1,526	• \$3,567,122	• 8,623
Central Waterfront	• 26	• 9	• 4,708	• 4,014	• 694	• \$1,556	• 1,081	• \$1,681,409	• 17,819
Don Mills - York Mills	• 20	• 13	• 3,706	• 3,457	• 249	• \$1,012	• 1,048	• \$1,060,452	• 11,491
Downtown Core	• 20	• 7	• 3,756	• 3,541	• 215	• \$1,897	• 849	• \$1,610,331	• 17,238
Downtown East	• 481	• 22	• 7,812	• 6,634	• 1,178	• \$1,310	• 709	• \$928,777	• 15,902
Downtown West	• 54	• 25	• 8,324	• 7,525	• 799	• \$1,506	• 932	• \$1,403,441	• 18,862
Etobicoke Waterfront	• 0	• 1	• 503	• 494	• 9	• \$1,398	• 616	• \$861,650	• 7,504
Highway7 - Yonge	• 189	• 7	• 1,775	• 1,458	• 317	• \$968	• 717	• \$694,375	• 14,114
Mississauga City Centre	• 80	• 12	• 7,424	• 7,000	• 424	• \$1,053	• 862	• \$907,556	• 5,652
North Toronto	• 14	• 17	• 3,893	• 3,314	• 579	• \$1,369	• 998	• \$1,365,907	• 206
North Yonge Corridor	• 113	• 5	• 1,540	• 1,224	• 316	• \$1,397	• 694	• \$968,910	• 22,789
North York East	• 1	• 2	• 527	• 526	• 1	• \$949	• 1,028	• \$974,900	• 96,673
North York West	• 293	• 10	• 1,522	• 1,001	• 521	• \$1,210	• 999	• \$1,208,767	• 3,039
Not Applicable	• 973	• 141	• 28,746	• 24,624	• 4,122	• \$926	• 868	• \$804,020	• 7,135
Scarborough City Centre									• 3,301
Sheppard Corridor	• 15	• 11	• 2,426	• 2,200	• 226	• \$1,130	• 1,020	• \$1,152,892	• 16,997
Thornhill	• 20	• 8	• 1,967	• 1,791	• 176	• \$1,064	• 1,192	• \$1,267,684	• 3,470
Toronto East	• 107	• 12	• 1,548	• 1,445	• 103	• \$1,152	• 986	• \$1,136,268	
Toronto West	• 50	• 20	• 4,080	• 3,518	• 562	• \$1,205	• 936	• \$1,128,063	
Yonge - St. Clair	• 16	• 8	• 1,049	• 809	• 240	• \$1,917	• 1,386	• \$2,656,999	

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