

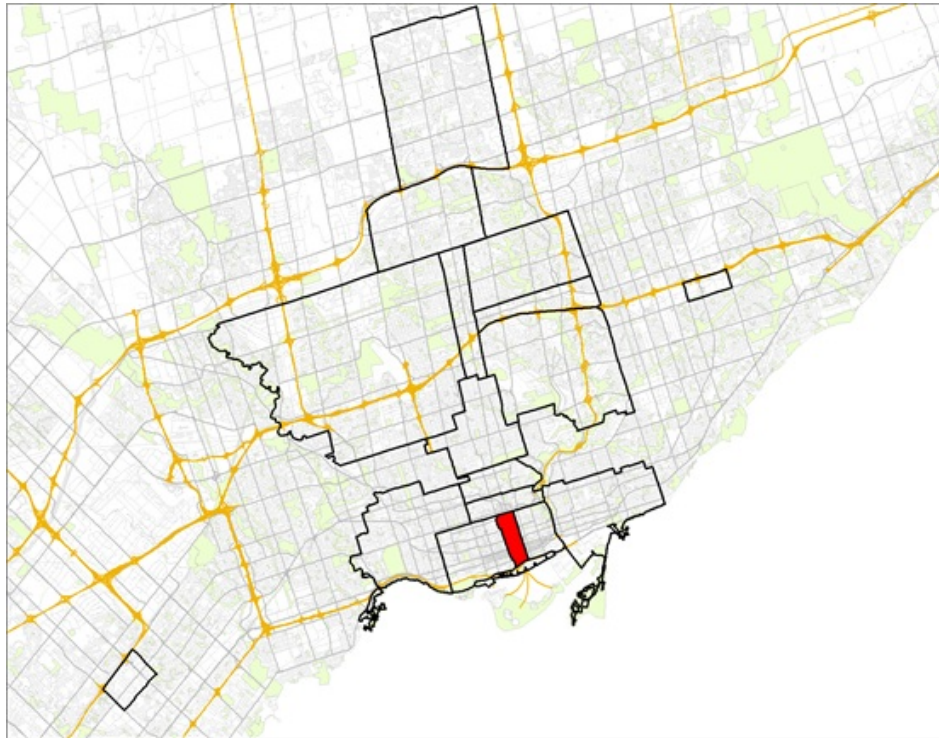


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of December 2021



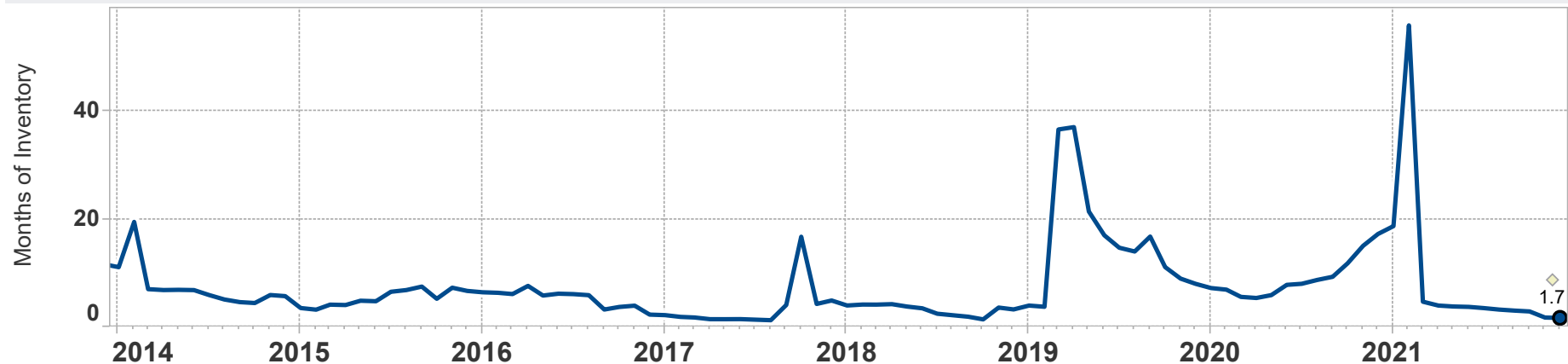
Downtown Core Submarket Report - December 2021



Downtown Core		GTA
Distinct count of Site Name	7	344
No. of Units	3,756	89,743
Total Sales	3,574	81,597
Act Inv	182	8,146
Avg. \$/sf	\$2,025	\$1,340
Avg. Project \$/SF	\$1,570	\$1,162
Avg. SF	926	989
Avg. \$	\$1,876,066	\$1,325,648
No Measure Value	6	2,170

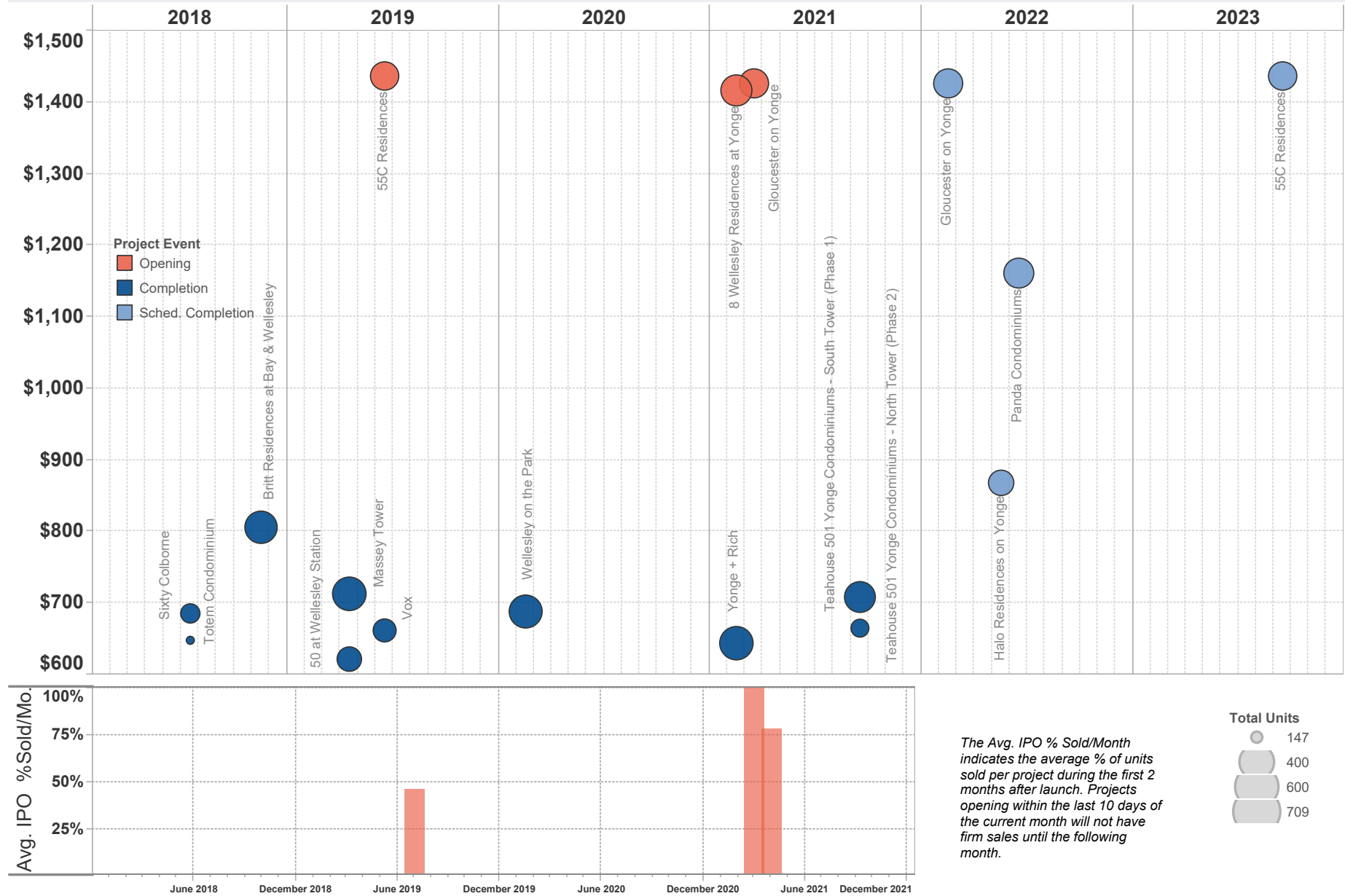
Development Applications		
Downtown Core		City of Toronto
Number of Dev. Apps.	35	631
Total Units	42,806	636,062
Min. Density	2.0	0.0
Max. Density	37.8	620.0
Avg. Density	15.7	7.9

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



Downtown Core Submarket Report - December 2021

Recent Project Openings, Completions & Scheduled Completions



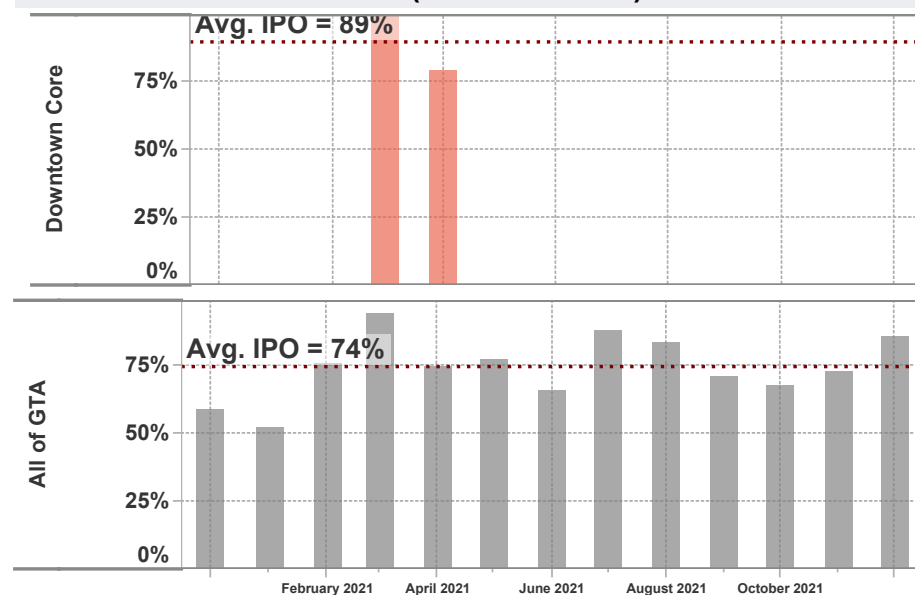
Downtown Core Submarket Report - December 2021

Project Data by Unit Type

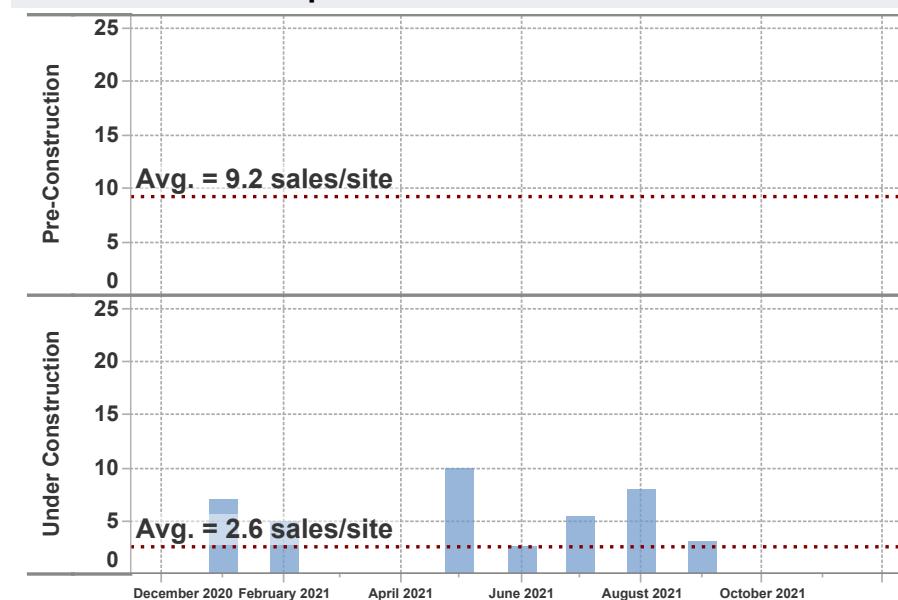
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	328	0	305	23
1 Bedroom	1,136	0	1,107	29
1 Bedroom + Den	609	0	607	2
2 Bedroom	1,148	6	1,092	56
2 Bedroom + Den	301	0	287	14
3 Bedroom & Up	212	0	163	49
Penthouse	2	0	2	0
Other	20	0	11	9

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,898	279	488	\$620,000	\$801,990
\$1,872	461	637	\$839,900	\$1,111,990
\$1,799	605	710	\$1,120,990	\$1,245,000
\$1,912	600	1,334	\$1,055,000	\$2,730,990
\$1,478	814	1,554	\$1,470,000	\$2,004,900
\$2,510	931	1,539	\$1,584,000	\$4,205,990
\$1,271	1,447	1,839	\$1,788,000	\$2,388,000

IPO Launch Performance (first 2 months)

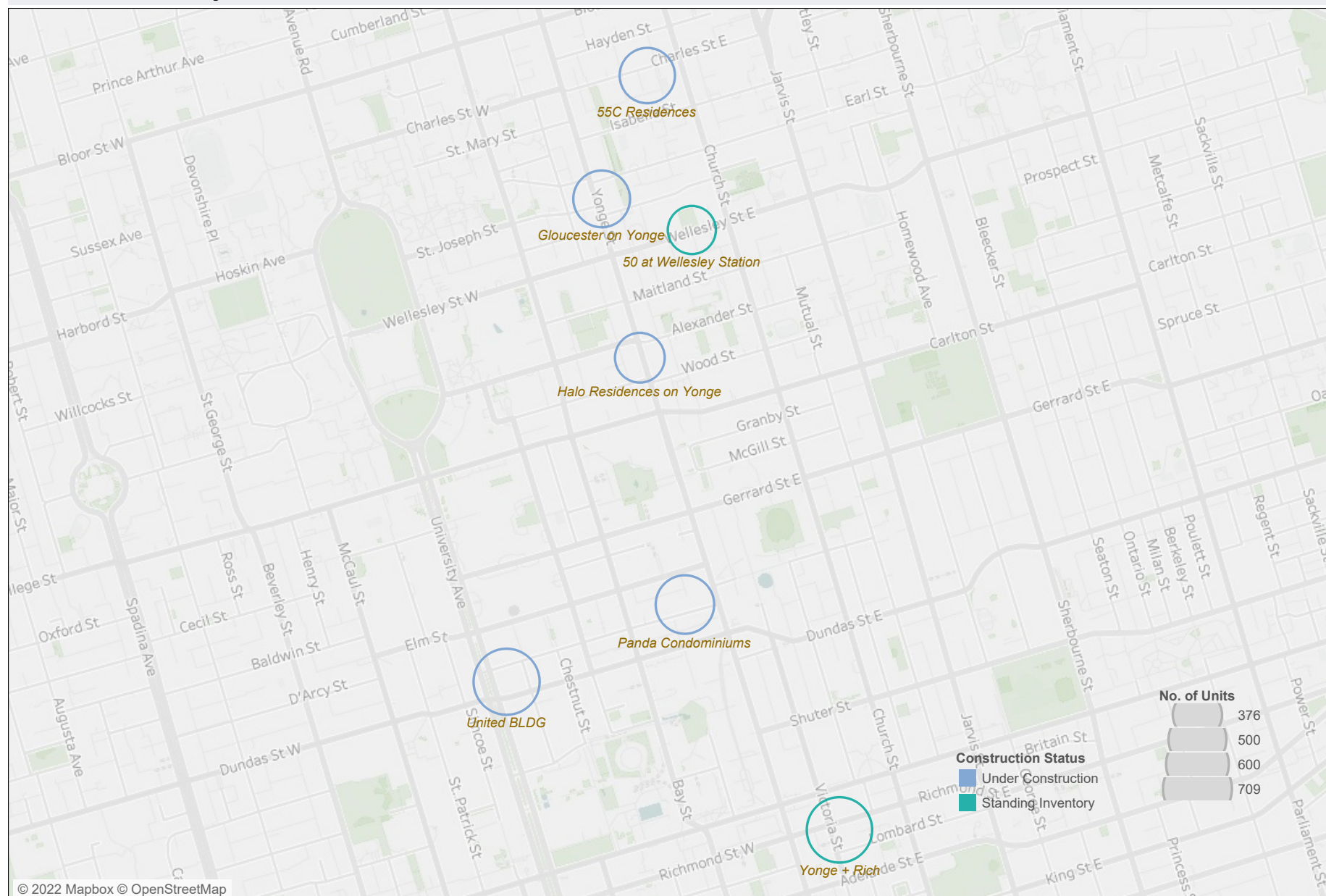


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - December 2021

Current Active Projects



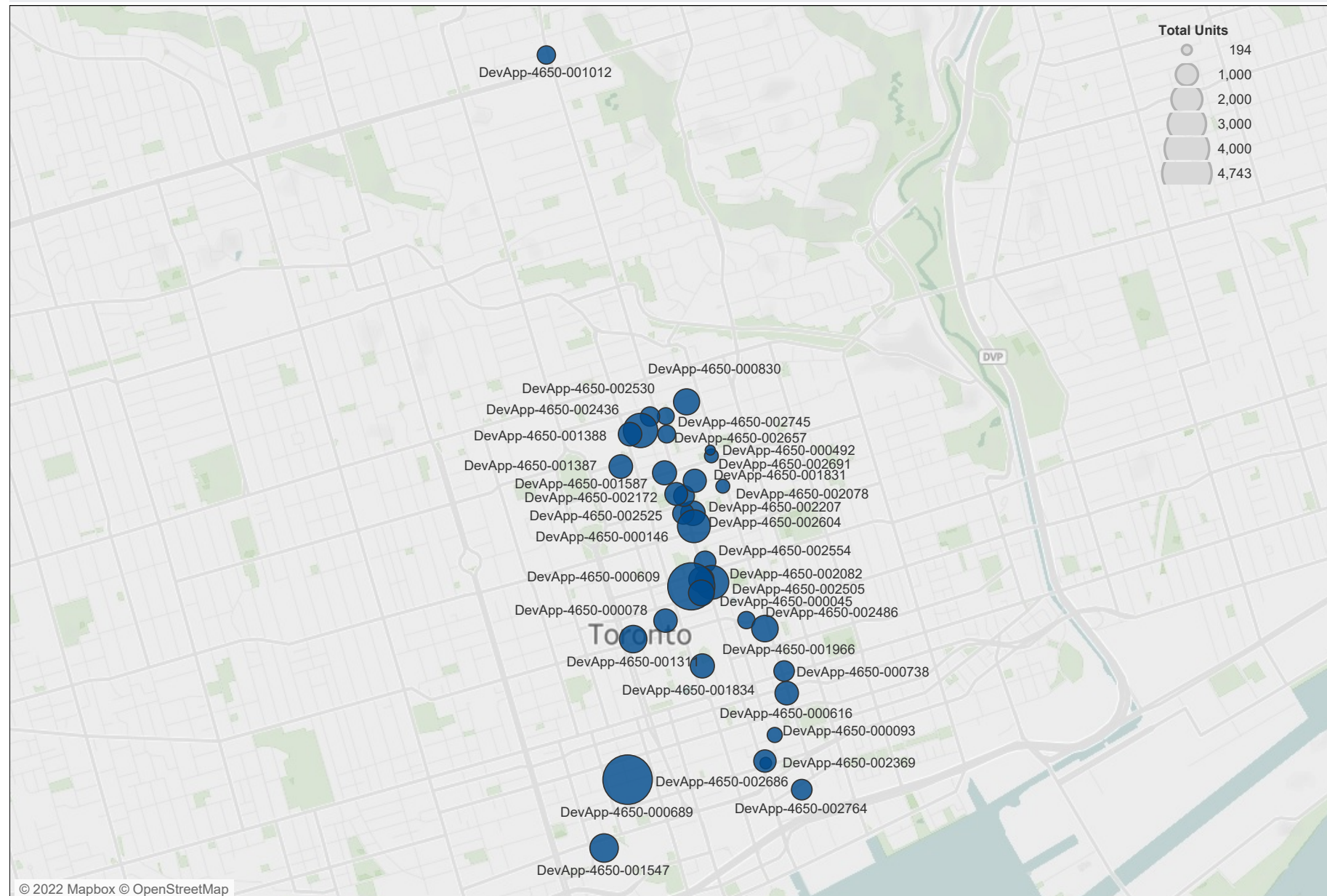
Downtown Core Submarket Report - December 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Fo..
50 at Wellesley Station - Plaza	Apartment	April 2019	1	5	12	376	\$622	\$1,284
55C Residences - Mod Developments Inc.	Apartment	September 2023	0	125	0	497	\$1,437	\$1,717
Gloucester on Yonge - Concord Adex	Apartment	February 2022	0	468	55	523	\$1,426	\$1,678
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	5	76	96	709	\$1,635	\$2,448
Yonge + Rich - Great Gulf	Apartment	February 2021	0	21	17	694	\$644	\$1,345

Downtown Core Submarket Report - December 2021

Current Development Applications



Downtown Core Submarket Report - December 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000045	8 Elm Street	36.1	1,288
DevApp-4650-000078	100 Edward Street	17.0	1,053
DevApp-4650-000093	34 - 50 King Street East; 2 Toronto Street	23.8	438
DevApp-4650-000146	2 Carlton Street	41.1	2,090
DevApp-4650-000492	572 Church Street	8.9	194
DevApp-4650-000609	33 Gerrard Street West; 22 Elm Street	24.7	4,306
DevApp-4650-000616	114 Church Street	24.9	1,064
DevApp-4650-000689	322 King Street West	17.7	4,743
DevApp-4650-000738	60 Queen Street East	30.3	809
DevApp-4650-000830	55 Charles Street East	22.2	1,313
DevApp-4650-001311	481 University Avenue	29.1	1,457
DevApp-4650-001387	95 St. Joseph Street	11.3	1,072
DevApp-4650-001388	1075 Bay Street	20.8	1,068
DevApp-4650-001547	325 Front Street West	19.6	1,564
DevApp-4650-001587	10 Wellesley Street West	27.9	1,112
DevApp-4650-001831	20 Matiland Street	12.0	1,029
DevApp-4650-001834	483 Bay Street	11.7	1,128
DevApp-4650-001966	244 Church Street	20.5	1,359
DevApp-4650-002078	506 Church Street	7.7	370
DevApp-4650-002082	372 Yonge Street	37.3	1,227
DevApp-4650-002172	510 Yonge Street	23.7	1,000
DevApp-4650-002207	501 Yonge Street	14.8	832
DevApp-4650-002369	53 Yonge Street	34.8	964
DevApp-4650-002436	25 St Mary Street	15.7	2,286
DevApp-4650-002486	98 Bond Street	19.3	574
DevApp-4650-002505	363 - 391 Yonge Street; 3 Gerrard Street East	26.8	2,209
DevApp-4650-002525	480 Yonge Street	18.0	874
DevApp-4650-002530	10 St Mary Street	15.2	720
DevApp-4650-002554	415 Yonge Street	32.1	900
DevApp-4650-002604	475 Yonge Street	19.6	1,161
DevApp-4650-002657	619 Yonge Street	20.3	606
DevApp-4650-002686	49 Yonge Street	37.8	258
DevApp-4650-002691	66 Wellesley Street East	9.2	369
DevApp-4650-002745	15 Charles Street East	23.8	549
DevApp-4650-002764	45 The Esplanade	13.8	820

Downtown Core Submarket Report - December 2021

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 22	• 18	• 4,859	• 394	• \$2,354	• 1,426	• \$3,357,800	• 23,683
Central Waterfront	• 12	• 9	• 4,124	• 584	• \$1,608	• 1,122	• \$1,803,564	• 38,096
Don Mills - York Mills	• 57	• 13	• 3,225	• 222	• \$1,035	• 1,107	• \$1,146,180	• 30,497
Downtown Core	• 6	• 7	• 3,574	• 182	• \$2,025	• 926	• \$1,876,066	• 42,806
Downtown East	• 76	• 19	• 5,920	• 640	• \$1,322	• 803	• \$1,062,380	• 35,238
Downtown West	• 36	• 26	• 7,961	• 796	• \$1,551	• 968	• \$1,500,588	• 37,461
Etobicoke Waterfront	• 0	• 1	• 509	• 6	• \$1,601	• 466	• \$745,900	• 15,600
Highway7 - Yonge	• 7	• 7	• 1,705	• 47	• \$890	• 1,347	• \$1,199,456	• 31,614
Mississauga City Centre	• 72	• 12	• 7,193	• 330	• \$1,102	• 862	• \$950,647	• 22,002
North Toronto	• 35	• 18	• 3,535	• 500	• \$1,378	• 1,019	• \$1,404,903	• 412
North Yonge Corridor	• 0	• 6	• 1,716	• 82	• \$1,302	• 798	• \$1,038,624	• 42,142
North York East	• 0	• 2	• 526	• 1	• \$1,050	• 1,210	• \$1,269,900	• 217,068
North York West	• 25	• 10	• 1,326	• 196	• \$1,317	• 1,444	• \$1,902,816	• 20,900
Not Applicable	• 1,714	• 140	• 25,699	• 3,132	• \$1,001	• 884	• \$884,514	• 13,947
Scarborough City Centre								• 15,217
Sheppard Corridor	• 12	• 11	• 2,252	• 222	• \$1,148	• 1,015	• \$1,164,394	• 41,546
Thornhill	• 5	• 7	• 1,518	• 141	• \$1,056	• 1,239	• \$1,308,452	• 7,833
Toronto East	• 10	• 10	• 1,385	• 49	• \$1,242	• 1,012	• \$1,257,561	
Toronto West	• 32	• 20	• 3,704	• 439	• \$1,234	• 981	• \$1,210,797	
Yonge - St. Clair	• 49	• 8	• 866	• 183	• \$2,118	• 1,547	• \$3,275,333	

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