

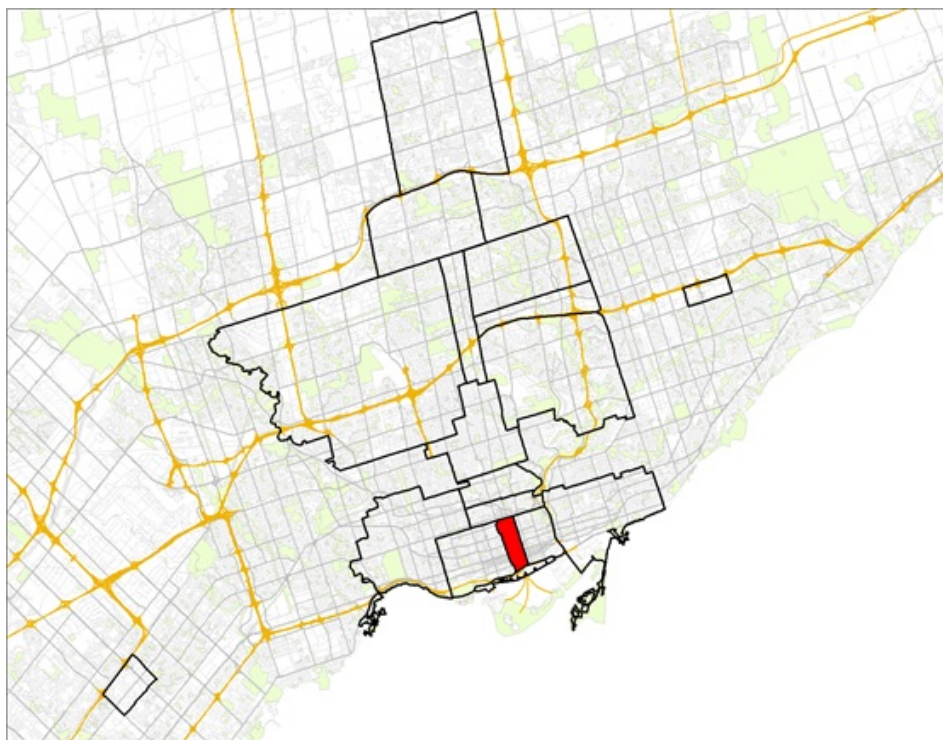


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of June 2022



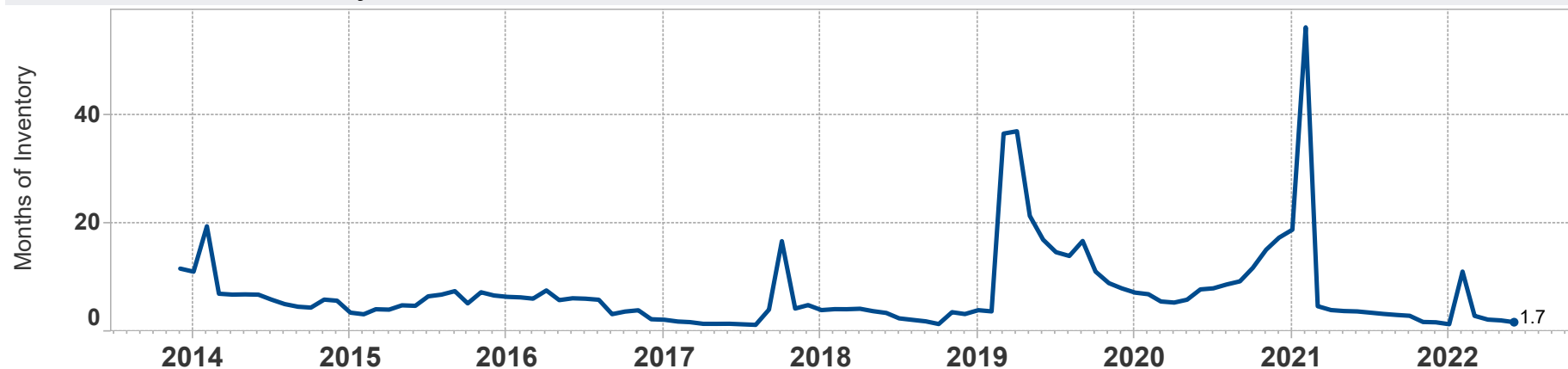
Downtown Core Submarket Report - June 2022



Downtown Core		GTA
Distinct count of Site Name	9	329
No. of Units	5,437	85,434
Total Sales	5,090	75,717
Act Inv	347	9,717
Avg. \$/sf	\$1,940	\$1,483
Avg. Project \$/SF	\$1,689	\$1,274
Avg. SF	919	865
Avg. \$	\$1,781,764	\$1,282,383
Current Month Sales (incl. active & sold out)	58	1,519

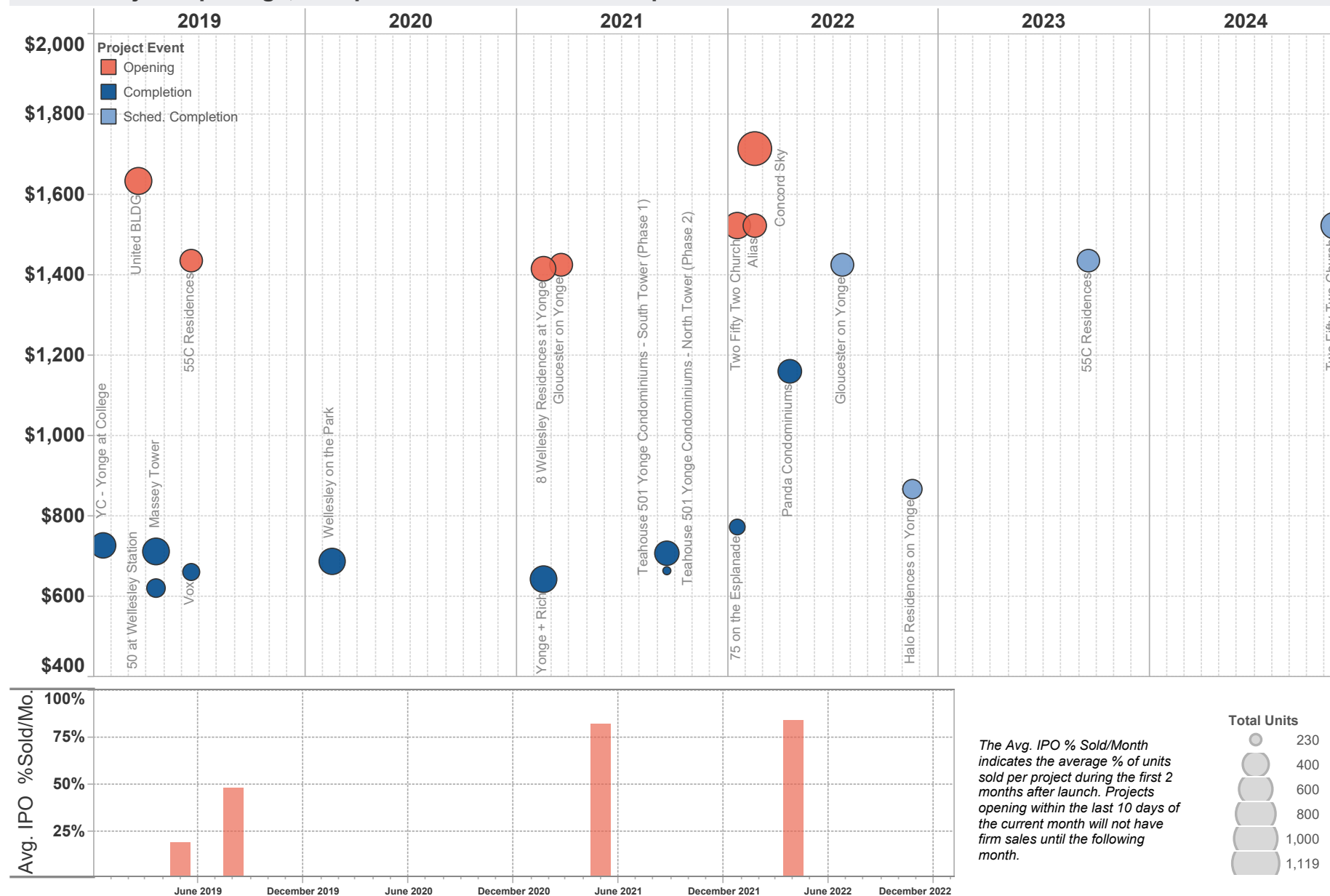
Development Applications		
Downtown Core		City of Toronto
Count of Address	37	689
Total Units	25,772	373,016
Min. Density	2.0	0.0
Max. Density	40.7	61.7
Avg. Density	16.1	7.3

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



Downtown Core Submarket Report - June 2022

Recent Project Openings, Completions & Scheduled Completions



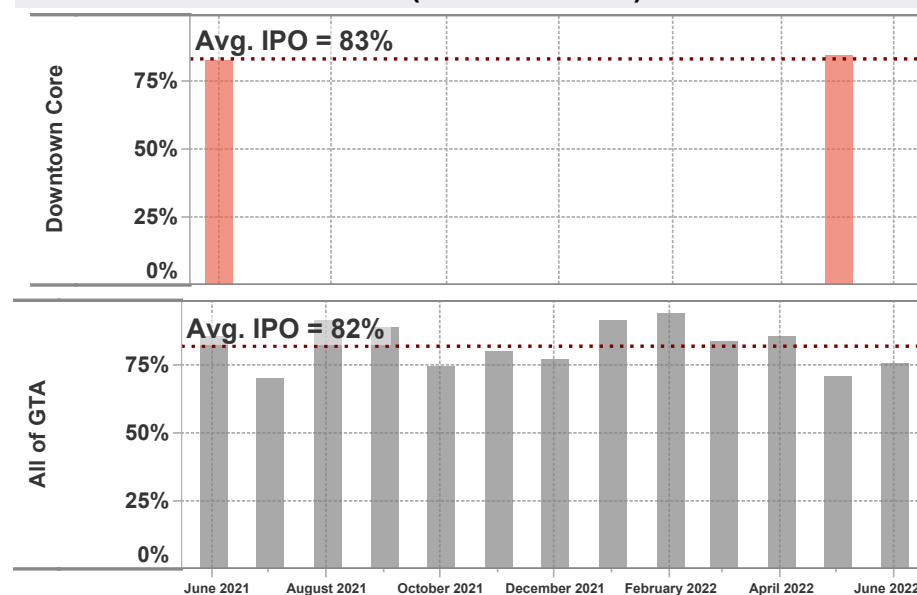
Downtown Core Submarket Report - June 2022

Project Data by Unit Type

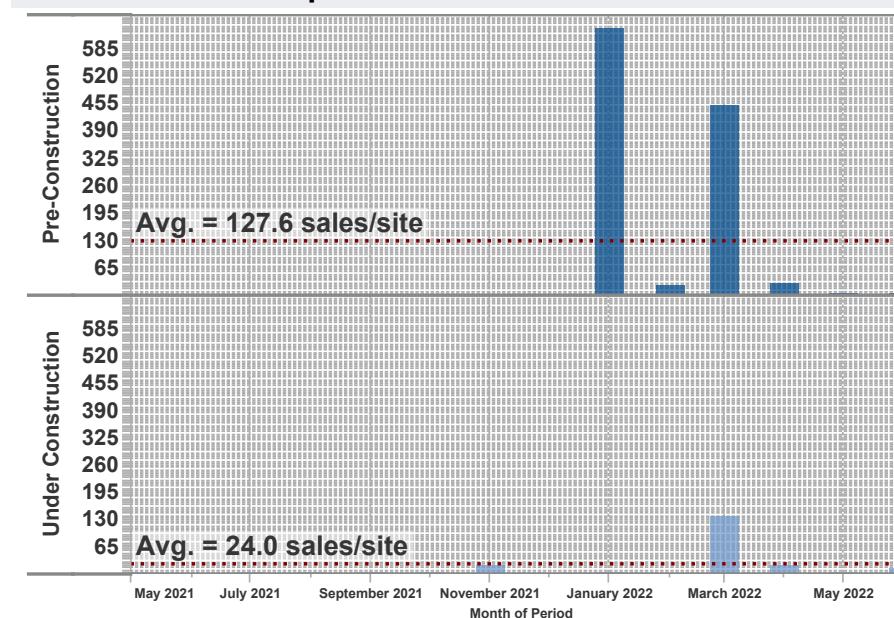
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	558	0	526	32
1 Bedroom	1,635	1	1,582	53
1 Bedroom + Den	940	0	884	56
2 Bedroom	1,504	34	1,456	48
2 Bedroom + Den	494	0	409	85
3 Bedroom & Up	278	23	221	57
Penthouse	8	0	2	6
Other	20	0	10	10

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,172	295	488	\$620,000	\$1,000,000
\$2,103	467	975	\$905,000	\$2,000,000
\$2,004	509	819	\$989,900	\$1,500,000
\$1,812	590	1,355	\$1,055,000	\$2,982,990
\$1,885	723	1,635	\$1,298,900	\$3,200,000
\$2,183	931	1,740	\$1,586,900	\$4,513,990
\$1,701	1,100	1,400	\$1,851,900	\$2,399,900
\$1,093	1,447	1,839	\$1,595,990	\$1,995,990

IPO Launch Performance (first 2 months)

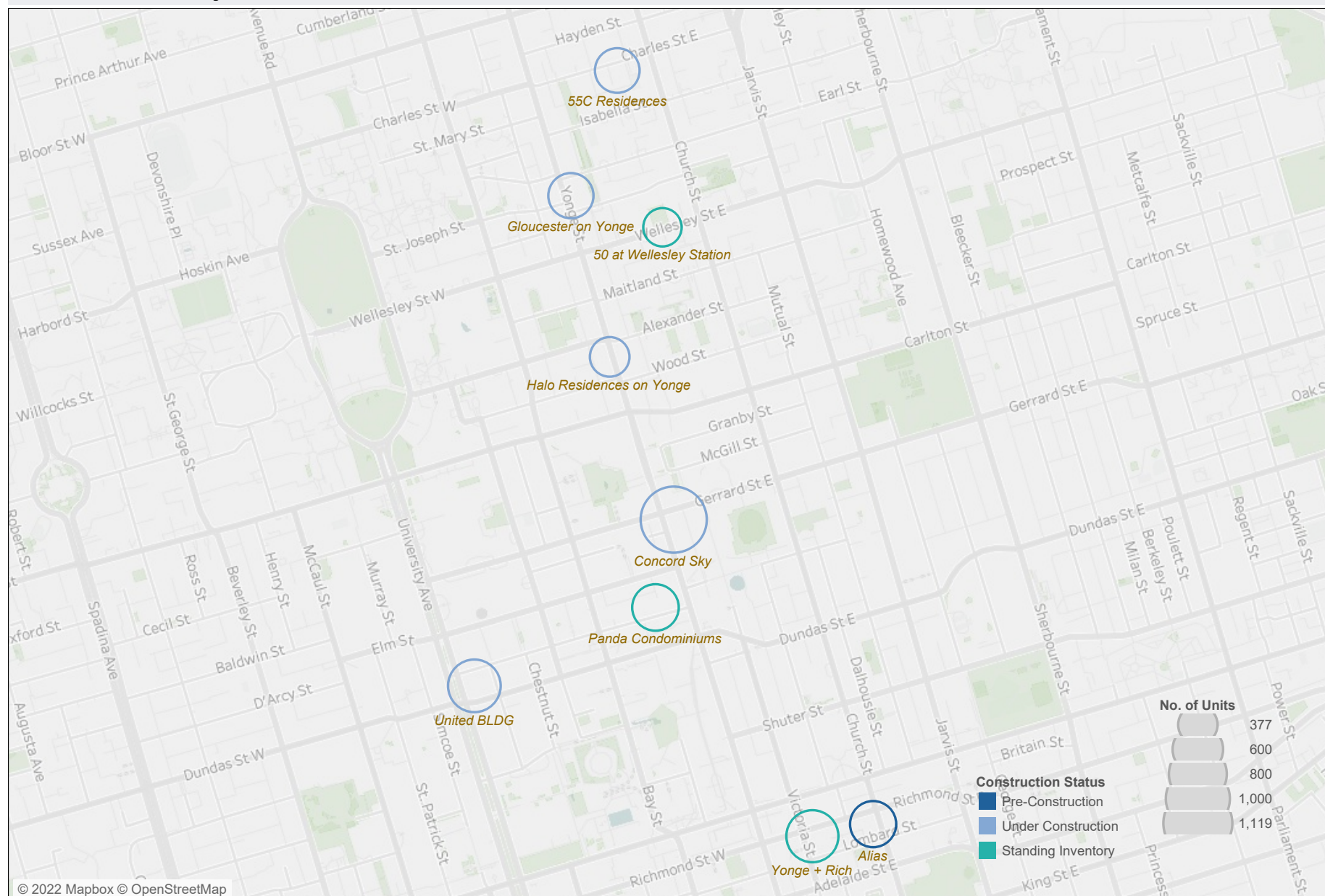


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - June 2022

Current Active Projects



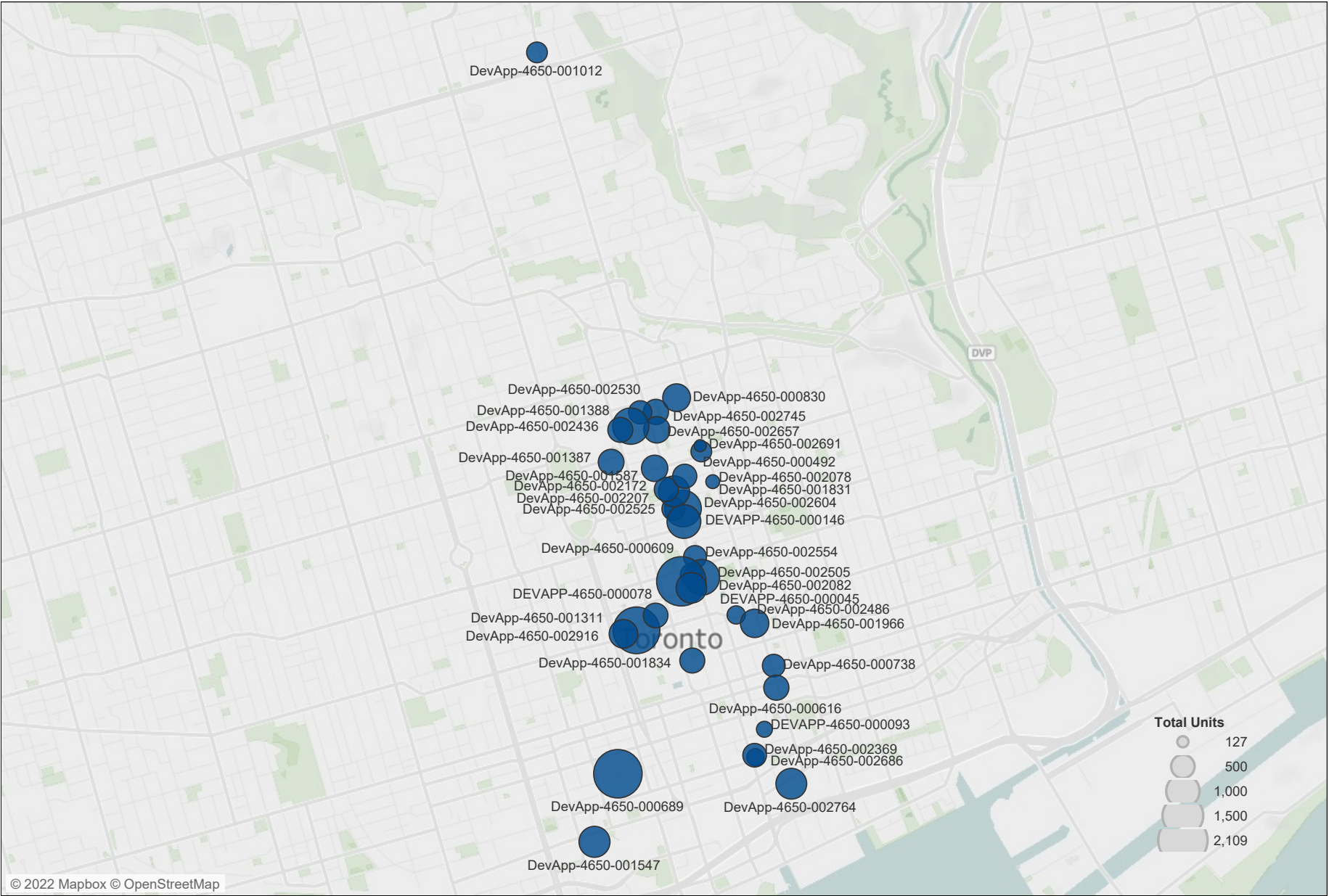
Downtown Core Submarket Report - June 2022

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	0	4	10	377	\$622	\$1,093
55C Residences - Mod Developments Inc.	Apartment	September 2023	2	3	11	511	\$1,437	\$2,313
Alias - Madison Group	Apartment	January 2026	4	490	56	546	\$1,524	\$1,548
Concord Sky - Concord Adex	Apartment	June 2026	0	939	180	1,119	\$1,715	\$2,072
Gloucester on Yonge - Concord Adex	Apartment	July 2022	0	10	45	523	\$1,426	\$1,703
Halo Residences on Yonge - Cresford Developments	Apartment	November 2022	0	0	0	402	\$868	\$877
Panda Condominiums - Lifetime Developments	Apartment	April 2022	0	0	4	555	\$1,161	\$1,504
United BLDG - Davpart Inc.	Apartment	January 2026	52	67	30	710	\$1,635	\$2,743
Yonge + Rich - Great Gulf	Apartment	February 2021	0	7	11	694	\$644	\$1,344

Downtown Core Submarket Report - June 2022

Current Development Applications



Downtown Core Submarket Report - June 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DEVAPP-4650-000045	8 Elm Street	6.0	807
DEVAPP-4650-000078	100 Edward Street	7.8	526
DEVAPP-4650-000093	34 - 50 King Street East; 2 Toronto Street	7.8	219
DEVAPP-4650-000146	2 Carlton Street	7.8	990
DevApp-4650-000492	572 Church Street	3.0	127
DevApp-4650-000609	33 Gerrard Street West; 22 Elm Street	7.8	2,109
DevApp-4650-000616	114 Church Street	6.0	546
DevApp-4650-000689	322 King Street West	17.7	2,034
DevApp-4650-000738	60 Queen Street East	3.0	445
DevApp-4650-000830	55 Charles Street East	2.0	665
DevApp-4650-001012	1 Delisle Avenue	4.3	371
DevApp-4650-001311	481 University Avenue	7.8	709
DevApp-4650-001387	95 St. Joseph Street	2.0	570
DevApp-4650-001388	1075 Bay Street	20.8	540
DevApp-4650-001547	325 Front Street West	20.8	832
DevApp-4650-001587	10 Wellesley Street West	3.0	600
DevApp-4650-001831	20 Matiland Street	11.8	502
DevApp-4650-001834	483 Bay Street	11.7	538
DevApp-4650-001966	244 Church Street	20.4	697
DevApp-4650-002078	506 Church Street	7.5	165
DevApp-4650-002082	372 Yonge Street	37.3	415
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	4.0	1,103
DevApp-4650-002525	480 Yonge Street	18.0	451
DevApp-4650-002530	10 St Mary Street	15.2	465
DevApp-4650-002554	415 Yonge Street	7.8	450
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
DevApp-4650-002916	180 Dundas Street West	40.7	1,889

Downtown Core Submarket Report - June 2022

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	0	18	5,030	283	\$2,596	1,463	\$3,799,146	14,868
Central Waterfront	0	9	4,160	544	\$1,617	1,124	\$1,817,044	13,435
Don Mills - York Mills	5	14	3,838	173	\$1,130	1,129	\$1,276,555	16,234
Downtown Core	58	9	5,090	347	\$1,940	919	\$1,781,764	25,772
Downtown East	145	19	6,047	1,217	\$1,551	656	\$1,016,607	21,095
Downtown West	107	25	7,434	1,327	\$1,748	879	\$1,535,799	19,927
Etobicoke Waterfront	4	1	530	1	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	1	5	1,200	24	\$1,111	1,310	\$1,454,833	17,726
Mississauga City Centre	64	8	3,323	133	\$1,242	708	\$878,899	206
North Toronto	5	18	3,738	308	\$1,541	1,060	\$1,633,099	28,806
North Yonge Corridor	1	6	1,782	71	\$1,567	931	\$1,458,562	112,168
North York East	0	1	497	0	.	.	.	18,119
North York West	9	7	828	180	\$1,447	1,345	\$1,944,902	13,740
Not Applicable	898	137	23,285	3,918	\$1,185	777	\$920,096	9,720
Scarborough City Centre								20,848
Sheppard Corridor	23	11	2,209	296	\$1,415	831	\$1,175,761	27,591
Thornhill	9	2	410	29	\$1,367	1,700	\$2,323,017	4,530
Toronto East	9	11	1,571	156	\$1,224	849	\$1,039,096	
Toronto West	180	21	3,927	622	\$1,314	850	\$1,117,609	
Yonge - St. Clair	1	7	818	88	\$2,100	1,562	\$3,279,167	

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