

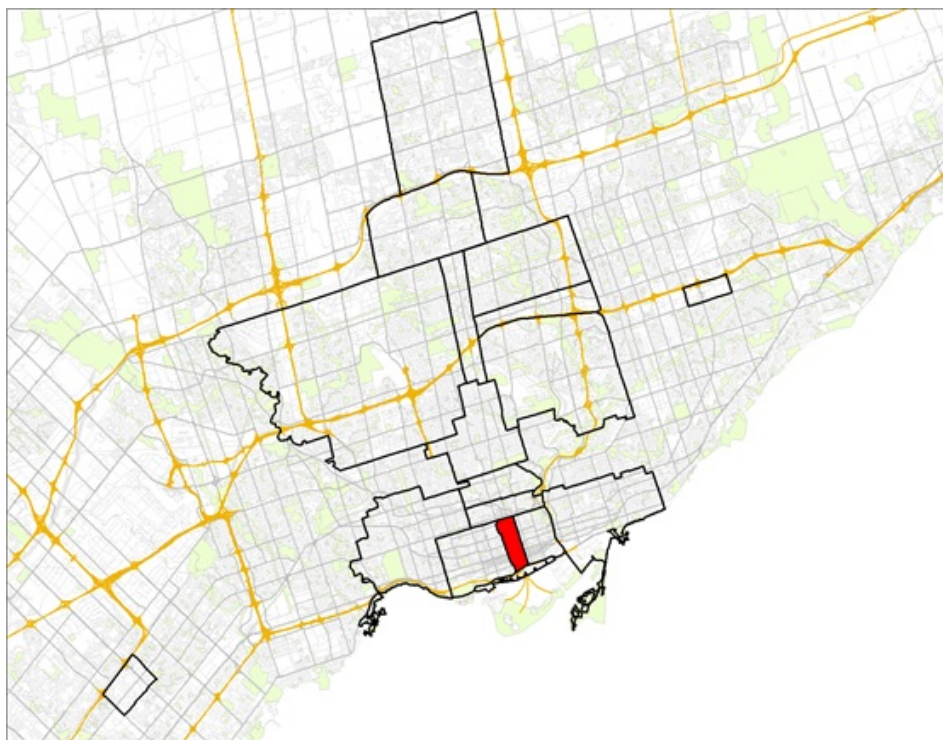


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of September 2022



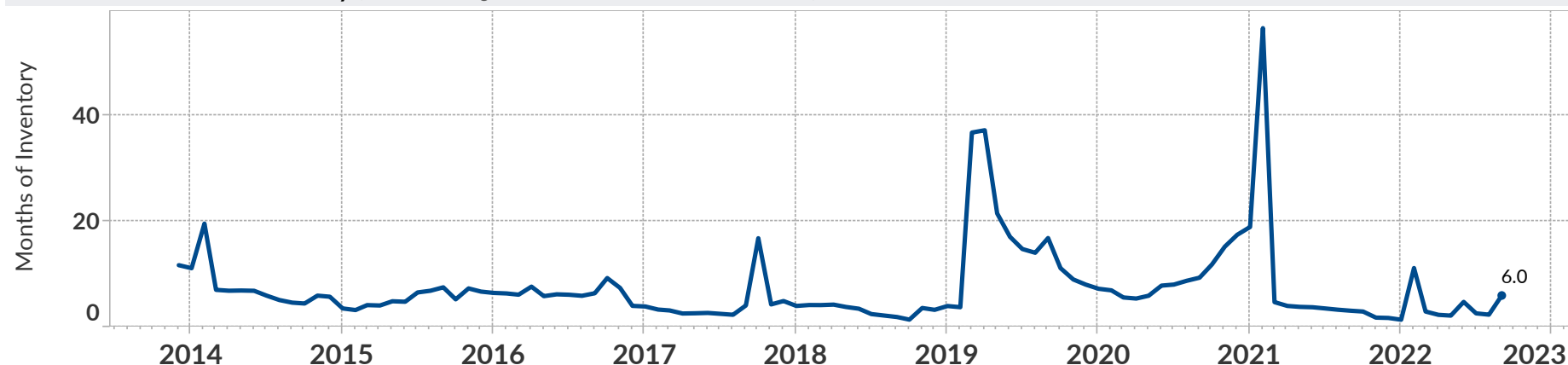
Downtown Core Submarket Report - September 2022



Downtown Core		GTA
Distinct count of Site Name	9	334
No. of Units	5,915	86,785
Total Sales	4,612	76,494
Act Inv	1,303	10,291
Avg. \$/sf	\$1,746	\$1,469
Avg. Project \$/SF	\$1,840	\$1,297
Avg. SF	699	851
Avg. \$	\$1,220,770	\$1,249,685
Current Month Sales (incl. active & sold out)	27	289

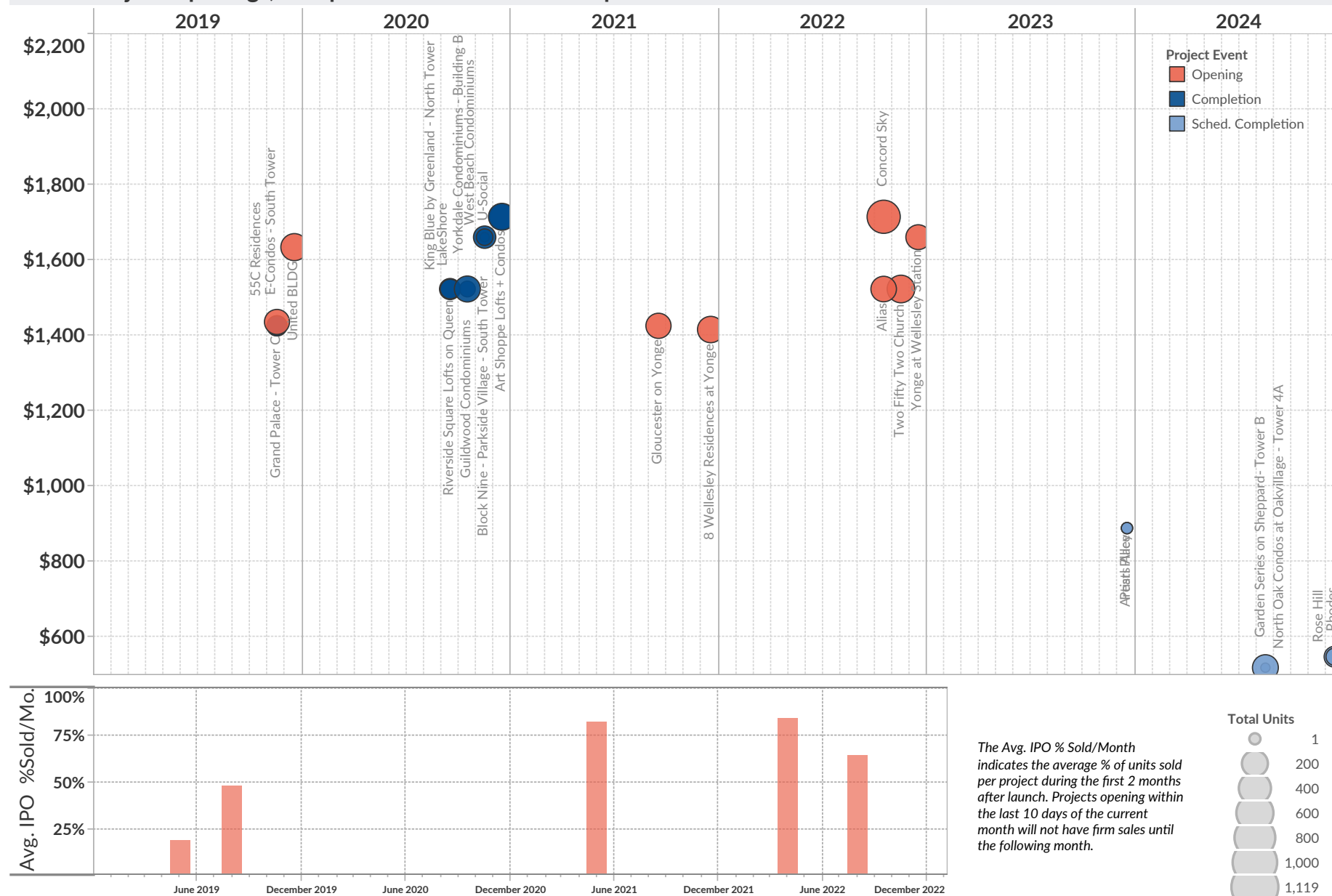
Development Applications		
Downtown Core		City of Toronto
Count of Address	44	730
Total Units	21,814	334,129
Min. Density	2.0	0.0
Max. Density	37.8	61.7
Avg. Density	15.3	7.2

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



Downtown Core Submarket Report - September 2022

Recent Project Openings, Completions & Scheduled Completions



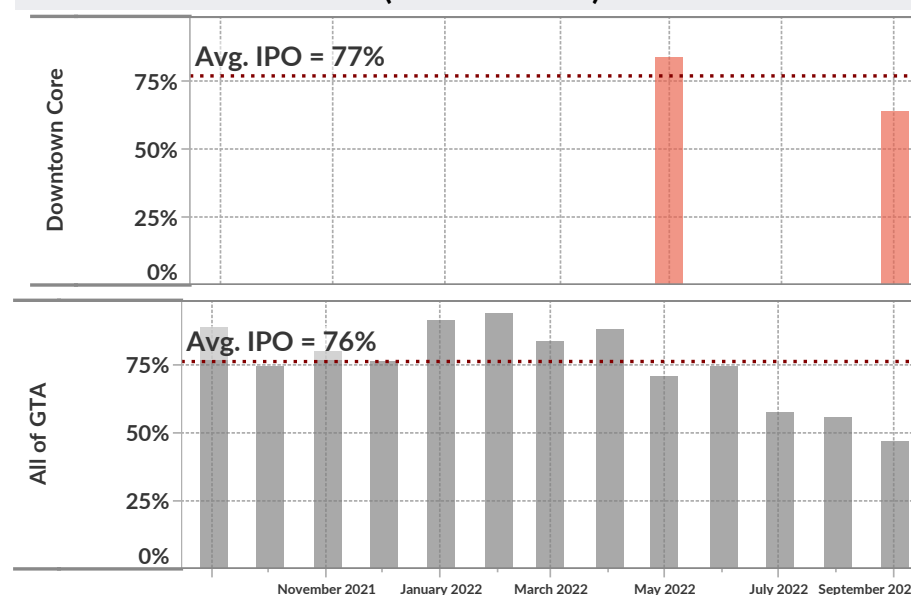
Downtown Core Submarket Report - September 2022

Project Data by Unit Type

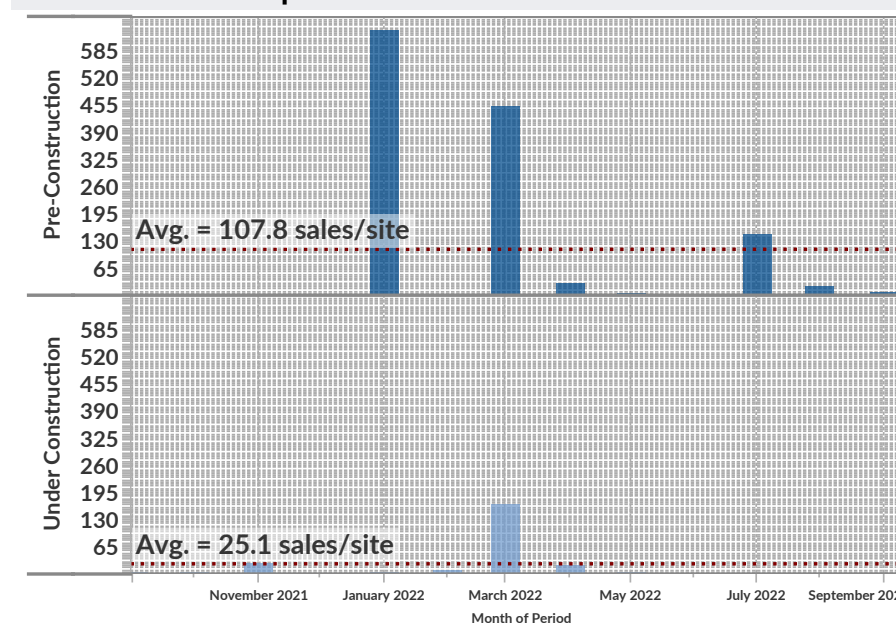
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	742	6	643	99
1 Bedroom	1,924	0	1,434	490
1 Bedroom + Den	847	12	728	119
2 Bedroom	1,527	3	1,175	352
2 Bedroom + Den	480	1	398	82
3 Bedroom & Up	372	5	222	150
Penthouse	8	0	2	6
Other	15	0	10	5

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,992	292	488	\$572,900	\$1,000,000
\$1,665	420	975	\$789,900	\$2,000,000
\$1,780	509	819	\$839,000	\$1,500,000
\$1,663	590	1,355	\$1,054,900	\$2,982,990
\$1,914	723	1,635	\$1,298,900	\$3,200,000
\$1,880	767	1,740	\$1,240,900	\$4,513,990
\$1,701	1,100	1,400	\$1,851,900	\$2,399,900
\$1,544	1,019	1,393	\$1,685,000	\$2,040,000

IPO Launch Performance (first 2 months)

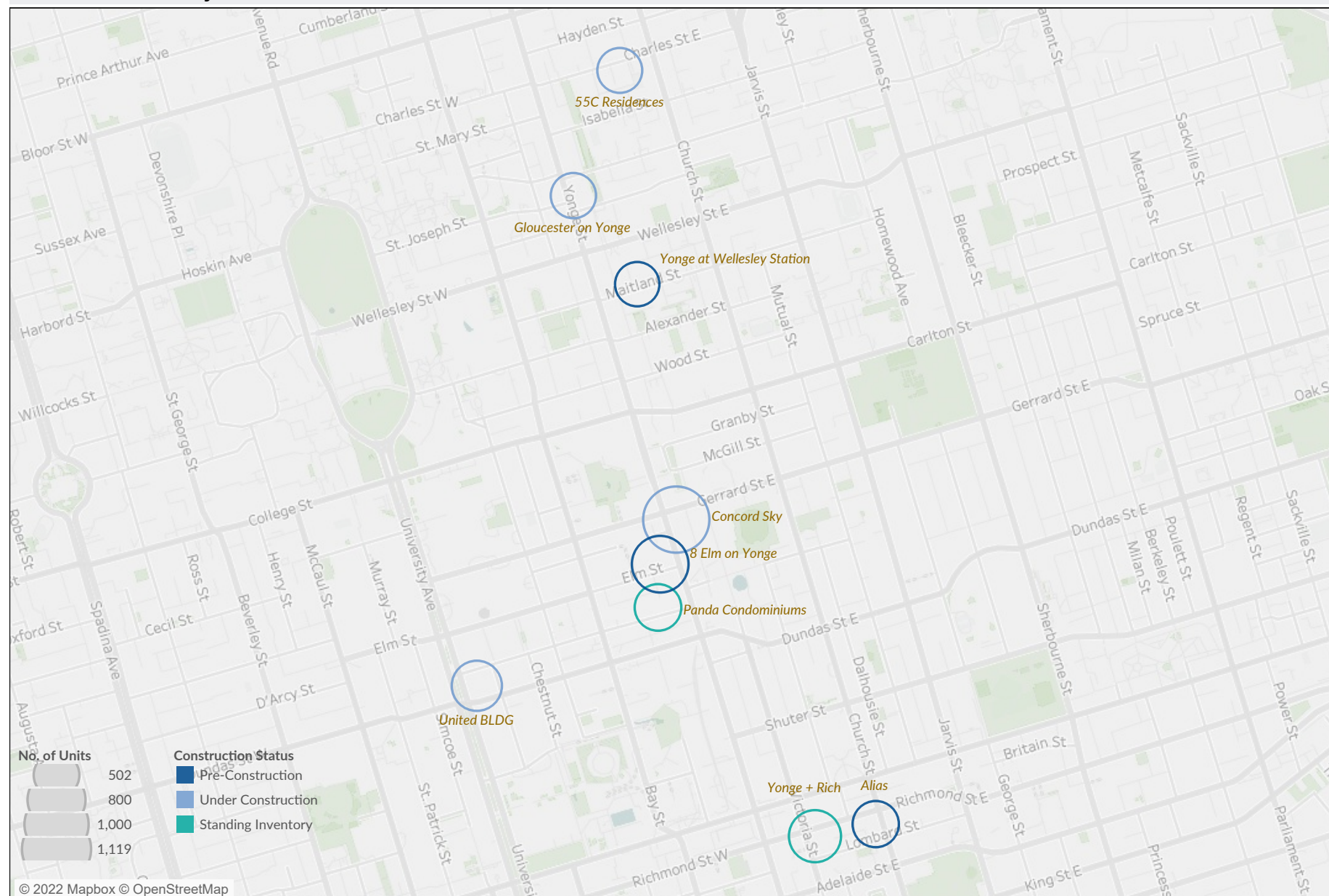


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - September 2022

Current Active Projects



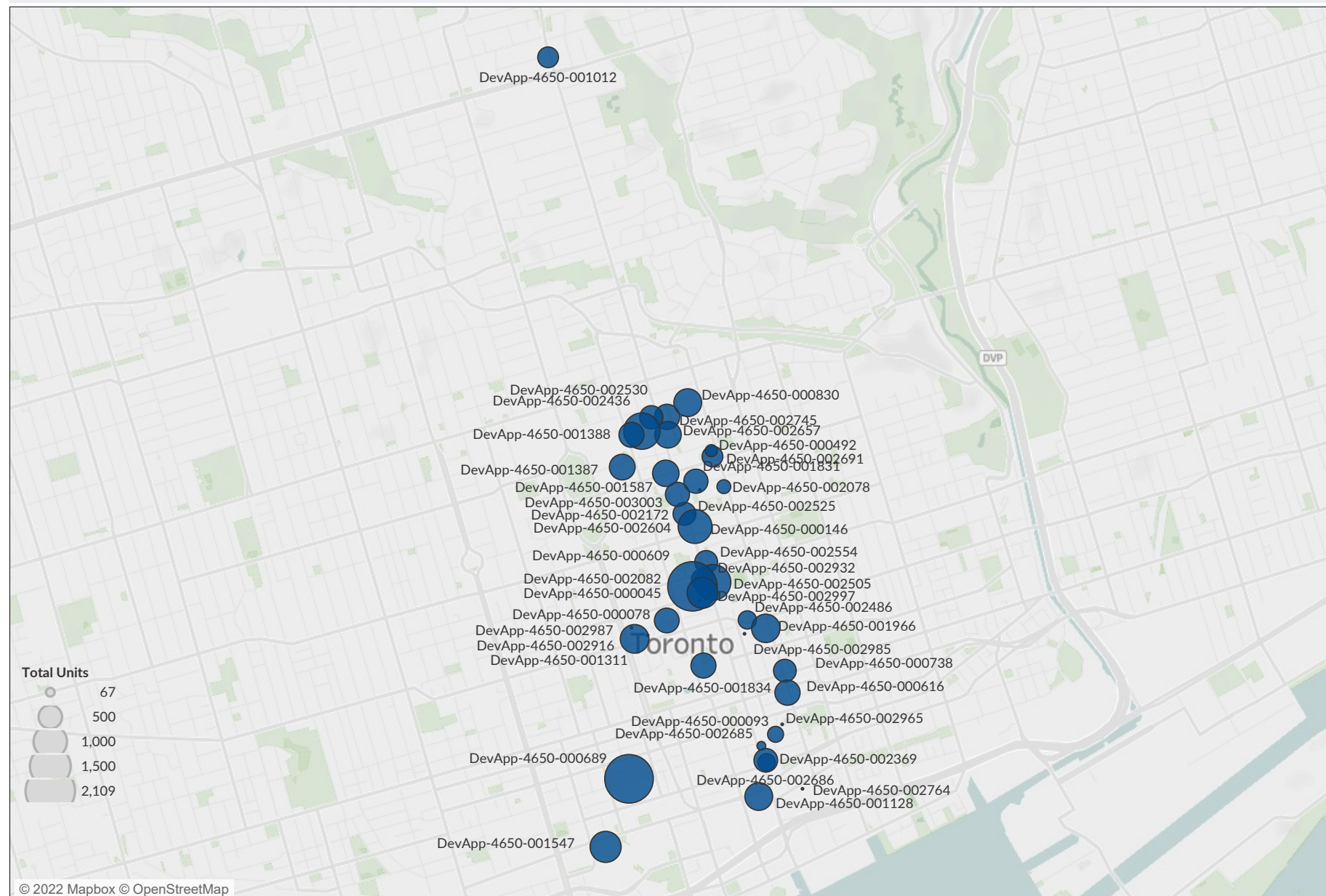
Downtown Core Submarket Report - September 2022

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 Foot
8 Elm on Yonge - Reserve Properties and Capital Developmen..	Apartment	May 2027	0	0	819	819	\$0	\$1,627
55C Residences - Mod Developments Inc.	Apartment	September 2023	5	8	10	515	\$1,437	\$2,401
Alias - Madison Group	Apartment	January 2026	2	498	48	546	\$1,524	\$1,566
Concord Sky - Concord Adex	Apartment	June 2026	0	939	180	1,119	\$1,715	\$2,072
Gloucester on Yonge - Concord Adex	Apartment	October 2022	1	11	44	523	\$1,426	\$1,700
Panda Condominiums - Lifetime Developments	Apartment	April 2022	0	1	3	555	\$1,161	\$1,507
United BLDG - Davpart Inc.	Apartment	January 2026	0	0	30	643	\$1,635	\$2,743
Yonge + Rich - Great Gulf	Apartment	February 2021	0	9	8	693	\$644	\$1,346
Yonge at Wellesley Station - Plaza	Apartment	July 2026	19	341	161	502	\$1,661	\$1,600

Downtown Core Submarket Report - September 2022

Current Development Applications



Downtown Core Submarket Report - September 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000045	8 Elm Street	6.0	819
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	2,038
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-4650-001128	1 Front Street West	6.0	661
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 Maitland 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-4650-002369	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		
DevApp-4650-002657	619 Yonge Street	20.3	606
DevApp-4650-002685	69 Yonge Street	12.8	67
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		
DevApp-4650-002916	180 Dundas Street West		
DevApp-4650-002932	399 Yonge Street		
DevApp-4650-002965	15 Toronto Street		
DevApp-4650-002985	237 Victoria Street		
DevApp-4650-002987	505 University Avenue		
DevApp-4650-002997	17 Elm Street		
DevApp-4650-003003	33 Maitland Street		

Downtown Core Submarket Report - September 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	16	4,355	261	\$2,616	1,433	\$3,749,268	12,426
Central Waterfront	1	8	3,992	539	\$1,673	1,121	\$1,875,981	13,435
Don Mills - York Mills	1	14	3,838	147	\$1,137	1,086	\$1,234,821	15,097
Downtown Core	27	9	4,612	1,303	\$1,746	699	\$1,220,770	21,814
Downtown East	7	18	5,444	1,088	\$1,500	682	\$1,023,402	19,405
Downtown West	12	25	8,060	704	\$1,693	1,034	\$1,751,106	17,462
Etobicoke Waterfront	0	1	530	1	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	17,314
Mississauga City Centre	5	9	4,271	122	\$1,227	710	\$871,254	17,149
North Toronto	6	19	3,783	511	\$1,549	908	\$1,406,606	206
North Yonge Corridor	0	6	1,784	69	\$1,565	936	\$1,464,762	26,501
North York East	0	1	497	0	.	.	.	100,392
North York West	7	7	843	172	\$1,447	1,378	\$1,994,020	18,119
Not Applicable	203	141	23,929	4,228	\$1,189	784	\$932,716	9,357
Scarborough City Centre								6,726
Sheppard Corridor	3	11	2,211	294	\$1,428	828	\$1,182,116	26,767
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	3,728
Toronto East	0	13	1,852	200	\$1,271	760	\$965,100	
Toronto West	17	23	4,092	513	\$1,341	881	\$1,180,965	
Yonge - St. Clair	0	7	820	86	\$2,103	1,587	\$3,336,941	

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