

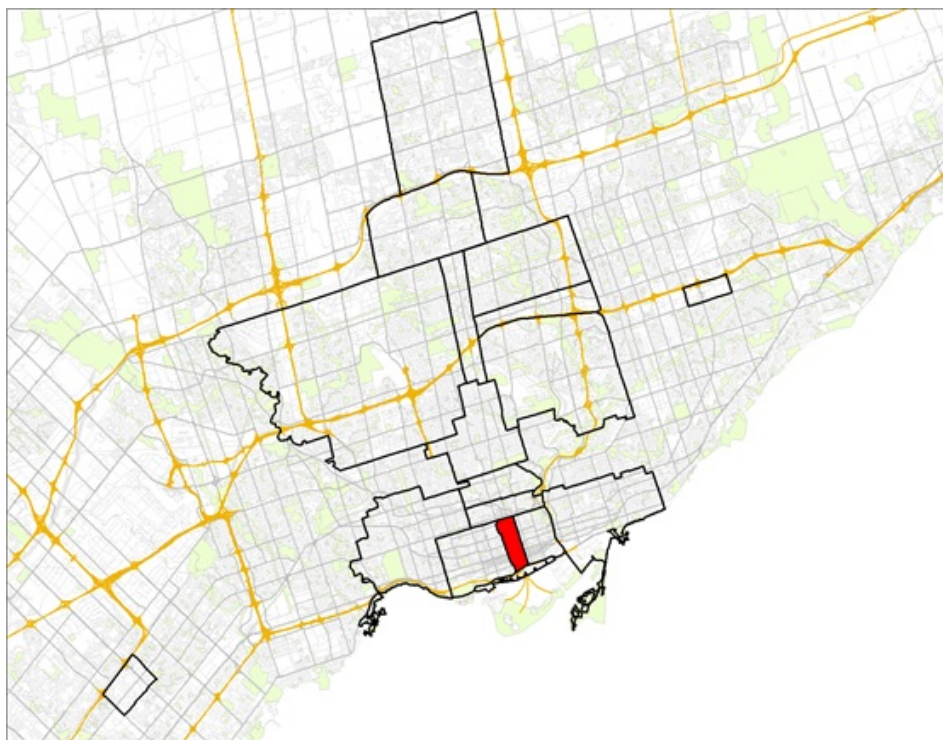


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of October 2022



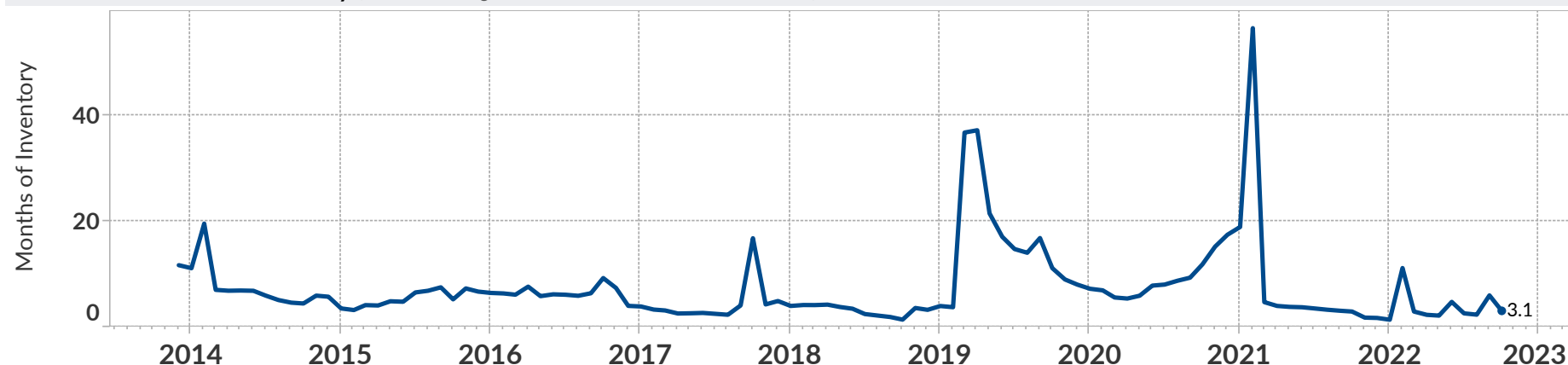
Downtown Core Submarket Report - October 2022



Downtown Core		GTA
Distinct count of Site Name	8	334
No. of Units	5,360	86,938
Total Sales	4,565	76,165
Act Inv	795	10,773
Avg. wt. \$/sf	\$1,830	\$1,440
Avg. Project \$/SF	\$1,869	\$1,297
Avg. SF	761	856
Avg. \$	\$1,392,849	\$1,232,344
Current Month Sales (incl. active & sold out)	511	1,601

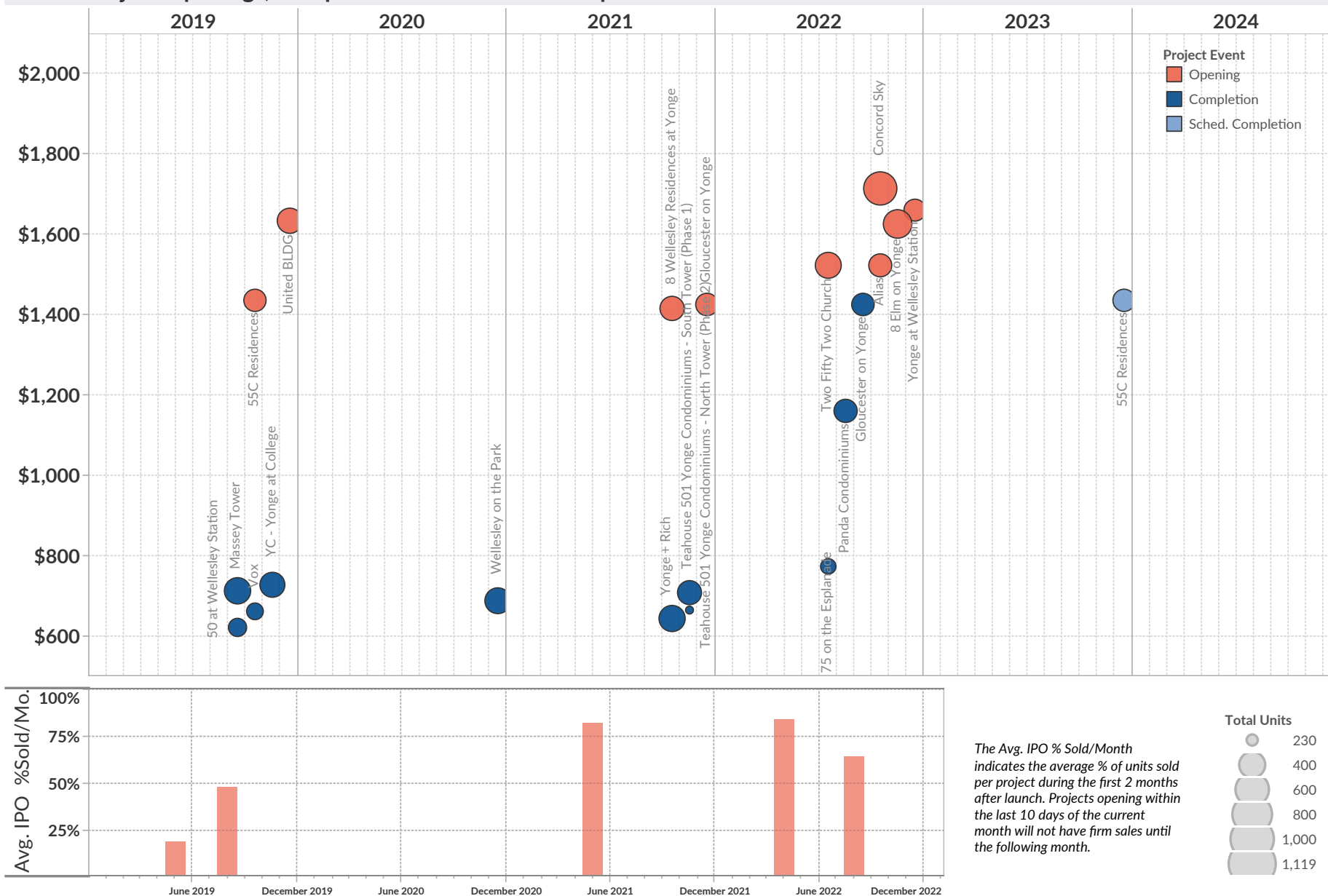
Development Applications		
Downtown Core		City of Toronto
Count of Address	44	743
Total Units	28,345	409,580
Min. Density	2.0	0.0
Max. Density	51.7	61.7
Avg. Density	17.0	7.7

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



Downtown Core Submarket Report - October 2022

Recent Project Openings, Completions & Scheduled Completions



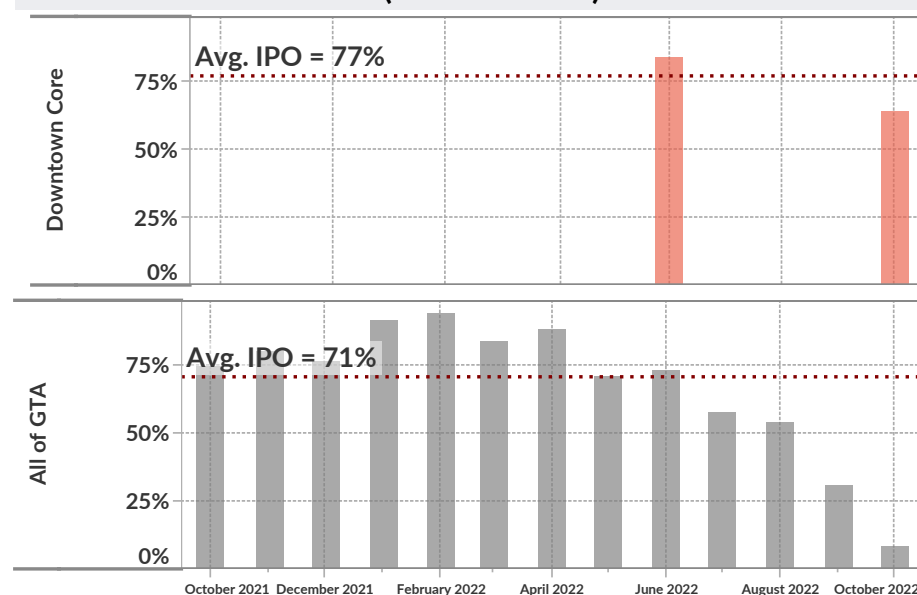
Downtown Core Submarket Report - October 2022

Project Data by Unit Type

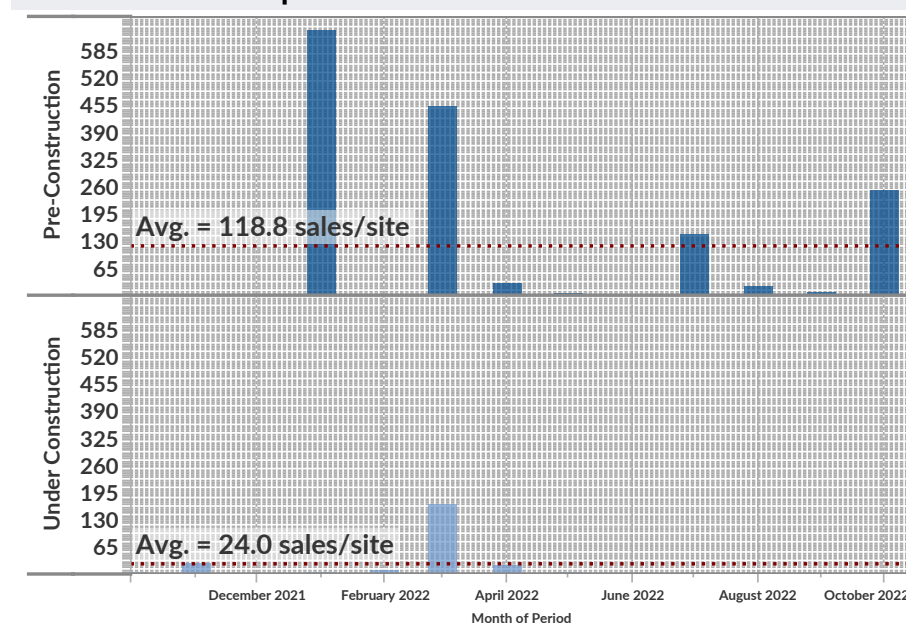
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	691	43	635	56
1 Bedroom	1,749	305	1,564	185
1 Bedroom + Den	798	4	683	115
2 Bedroom	1,401	120	1,169	232
2 Bedroom + Den	382	2	302	80
3 Bedroom & Up	316	34	200	116
Penthouse	8	0	2	6
Other	15	0	10	5

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,034	295	488	\$599,000	\$1,000,000
\$1,809	430	975	\$749,900	\$2,000,000
\$1,788	509	819	\$839,000	\$1,500,000
\$1,699	590	1,355	\$1,055,000	\$2,982,990
\$1,915	723	1,635	\$1,298,900	\$3,200,000
\$1,994	767	1,740	\$1,301,000	\$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)

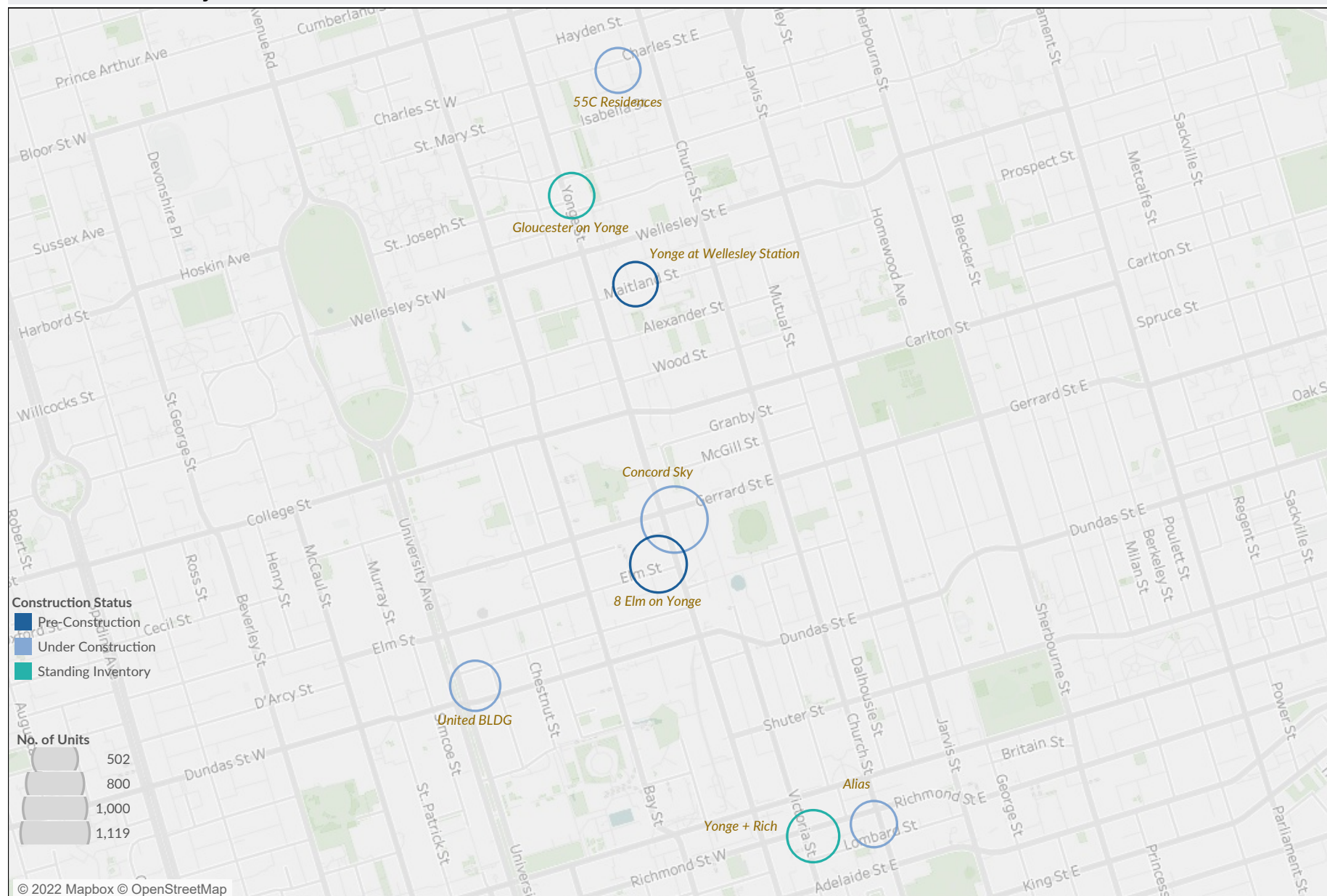


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - October 2022

Current Active Projects



Downtown Core Submarket Report - October 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	498	498	321	819	\$1,627	\$1,693
55C Residences - Mod Developments Inc.	Apartment	September 2023	1	6	12	515	\$1,437	\$2,228
Alias - Madison Group	Apartment	January 2026	2	500	46	546	\$1,524	\$1,561
Concord Sky - Concord Adex	Apartment	June 2026	1	940	179	1,119	\$1,715	\$2,072
Gloucester on Yonge - Concord Adex	Apartment	October 2022	1	12	43	523	\$1,426	\$1,705
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	5	346	156	502	\$1,661	\$1,600

Downtown Core Submarket Report - October 2022

Current Development Applications



Downtown Core Submarket Report - October 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	35.0	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	414
DevApp-4650-002604	475 Yonge Street	19.6	1,161
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	13.8	820
DevApp-4650-002916	180 Dundas Street West	40.7	1,889
DevApp-4650-002932	399 Yonge Street	51.7	828
DevApp-4650-002965	15 Toronto Street	45.4	296
DevApp-4650-002985	237 Victoria Street	14.2	256
DevApp-4650-002987	505 University Avenue	21.6	704
DevApp-4650-002997	17 Elm Street	18.4	174
DevApp-4650-003003	33 Maitland Street	22.0	439

Downtown Core Submarket Report - October 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 2	• 16	• 4,357	• 259	• \$2,613	• 1,416	• \$3,699,923	• 15,096
Central Waterfront	• 0	• 8	• 3,992	• 539	• \$1,673	• 1,121	• \$1,875,981	• 13,453
Don Mills - York Mills	• 0	• 14	• 3,839	• 128	• \$1,144	• 1,069	• \$1,223,339	• 24,363
Downtown Core	• 511	• 8	• 4,565	• 795	• \$1,830	• 761	• \$1,392,849	• 28,345
Downtown East	• 218	• 18	• 5,668	• 859	• \$1,546	• 691	• \$1,068,685	• 24,148
Downtown West	• 118	• 24	• 7,895	• 792	• \$1,790	• 1,033	• \$1,848,507	• 19,836
Etobicoke Waterfront	• 3	• 1	• 533	• 1	• \$1,626	• 466	• \$757,900	• 8,825
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,113	• 1,310	• \$1,457,125	• 23,090
Mississauga City Centre	• 11	• 9	• 4,282	• 111	• \$1,225	• 726	• \$889,325	• 20,542
North Toronto	• 127	• 19	• 3,911	• 384	• \$1,554	• 961	• \$1,494,313	• 206
North Yonge Corridor	• 0	• 6	• 1,783	• 70	• \$1,567	• 936	• \$1,467,200	• 32,996
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 121,041
North York West	• 5	• 7	• 847	• 168	• \$1,449	• 1,349	• \$1,954,180	• 18,119
Not Applicable	• 518	• 144	• 24,246	• 5,075	• \$1,161	• 786	• \$911,928	• 13,817
Scarborough City Centre								• 11,049
Sheppard Corridor	• 4	• 11	• 2,215	• 290	• \$1,434	• 824	• \$1,181,669	• 29,738
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,916
Toronto East	• 6	• 13	• 1,642	• 416	• \$1,265	• 703	• \$889,562	
Toronto West	• 74	• 23	• 3,704	• 751	• \$1,328	• 835	• \$1,108,970	
Yonge - St. Clair	• 4	• 6	• 608	• 82	• \$2,209	• 1,525	• \$3,369,932	

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