

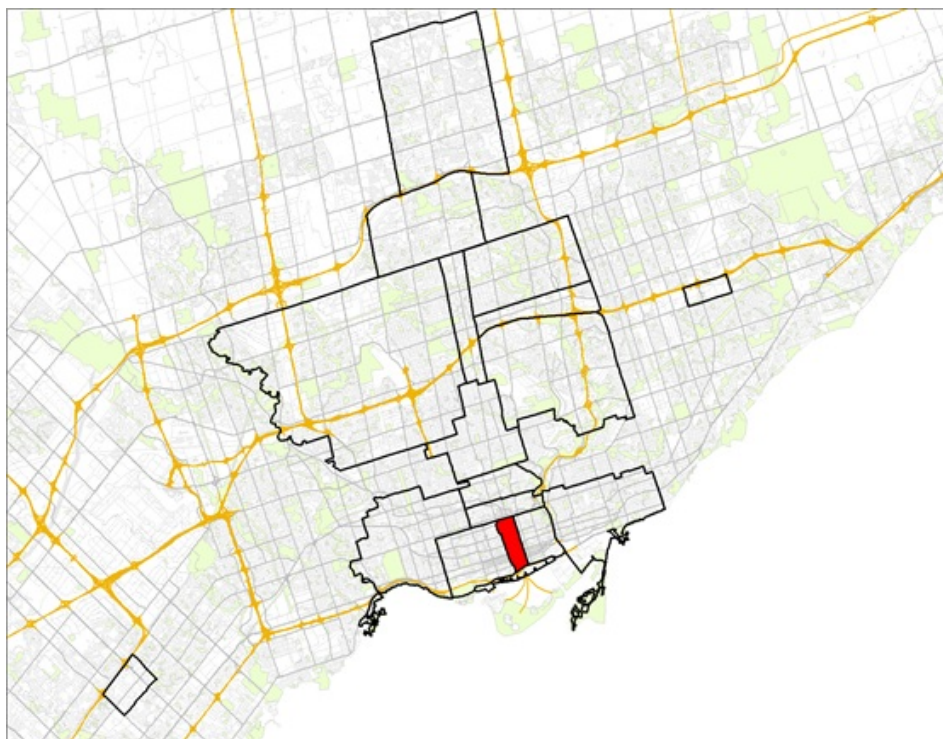


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of December 2022



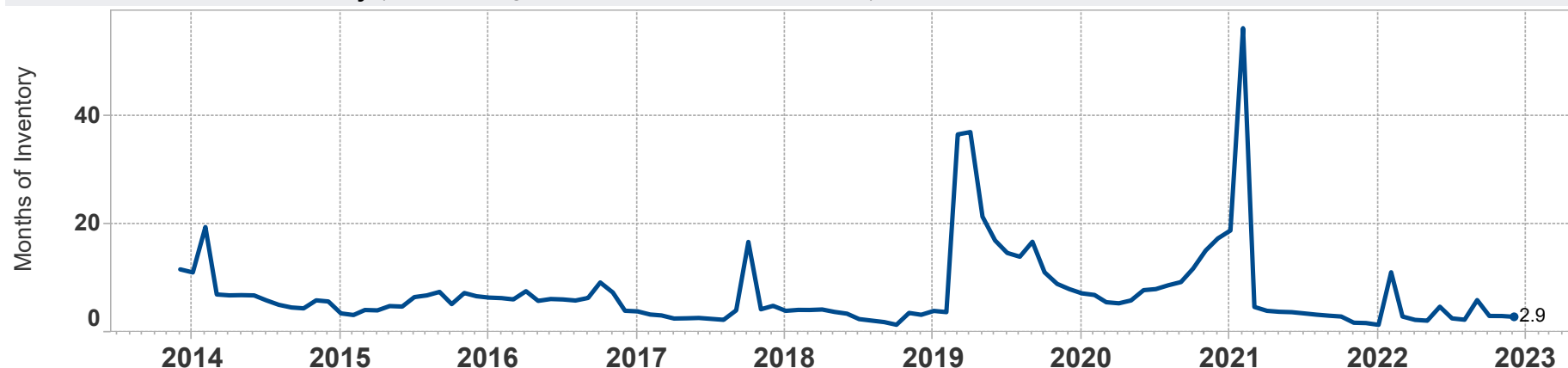
Downtown Core Submarket Report - December 2022



Downtown Core		GTA
Distinct count of Site Name	8	344
No. of Units	5,360	88,333
Total Sales	4,624	76,743
Act Inv	736	11,590
Avg. wt. \$/sf	\$1,873	\$1,418
Avg. Project \$/SF	\$1,870	\$1,290
Avg. SF	747	853
Avg. \$	\$1,398,732	\$1,209,903
Current Month Sales (incl. active & sold out)	31	398

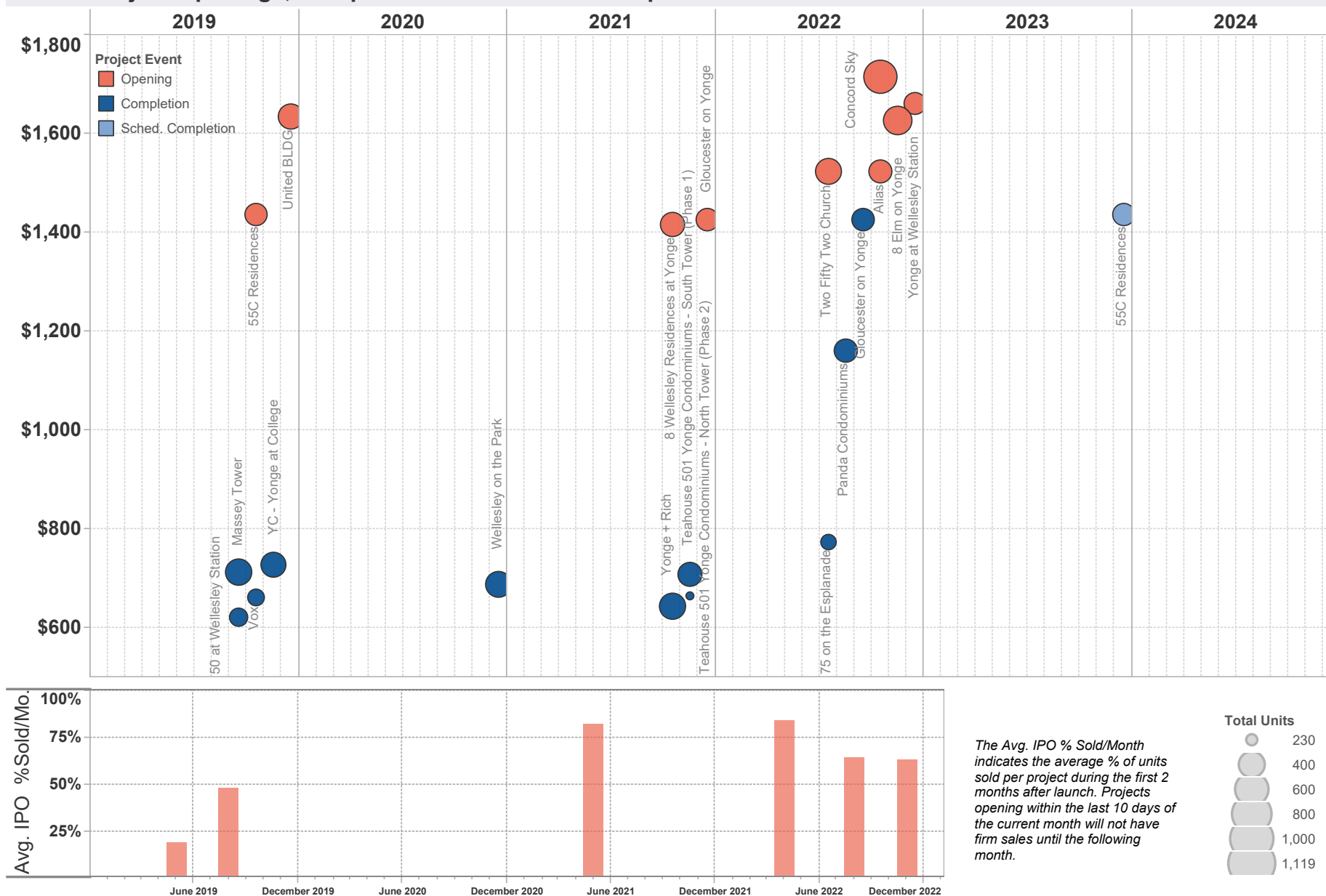
Development Applications		
Downtown Core		City of Toronto
Count of Address	47	770
Total Units	46,479	620,781
Min. Density	2.0	0.0
Max. Density	51.7	61.7
Avg. Density	17.6	7.8

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



Downtown Core Submarket Report - December 2022

Recent Project Openings, Completions & Scheduled Completions



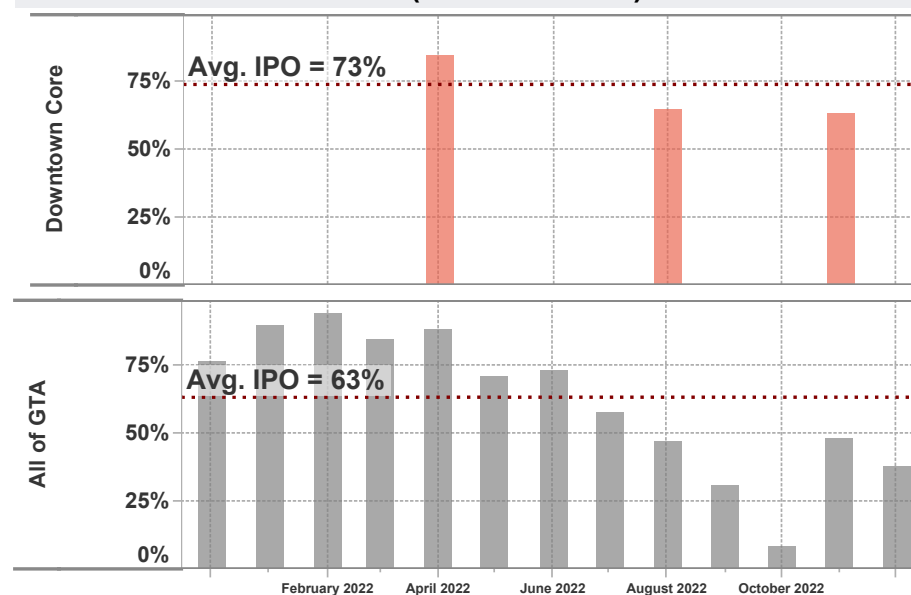
Downtown Core Submarket Report - December 2022

Project Data by Unit Type

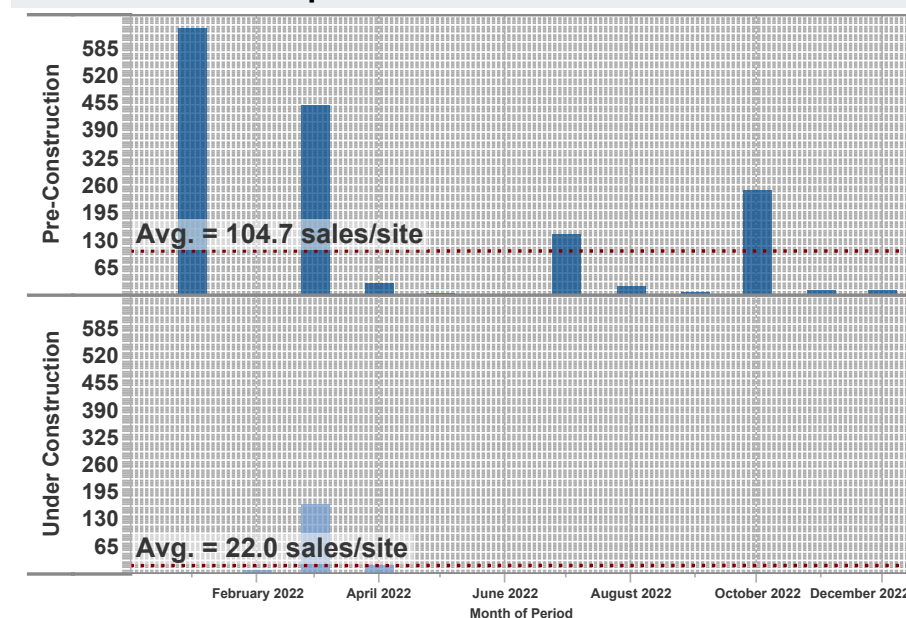
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	691	0	636	55
1 Bedroom	1,749	30	1,594	155
1 Bedroom + Den	798	0	689	109
2 Bedroom	1,401	1	1,173	228
2 Bedroom + Den	382	0	303	79
3 Bedroom & Up	316	0	217	99
Penthouse	8	0	2	6
Other	15	0	10	5

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,055	295	488	\$599,000	\$1,000,000
\$1,919	430	975	\$683,900	\$2,000,000
\$1,792	509	819	\$819,000	\$1,500,000
\$1,759	590	1,355	\$1,044,900	\$2,982,990
\$1,923	723	1,635	\$1,298,900	\$3,200,000
\$2,031	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)

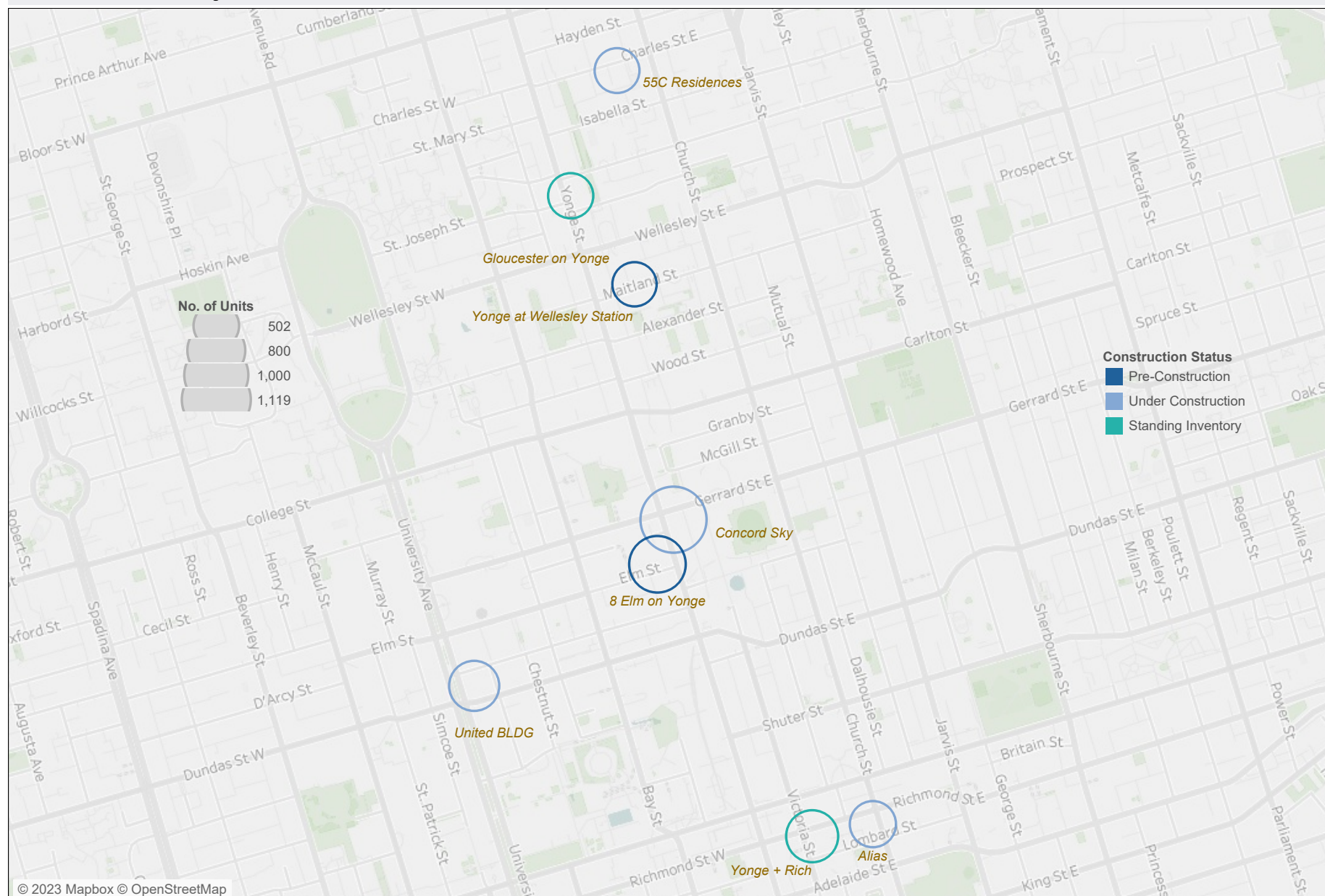


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - December 2022

Current Active Projects



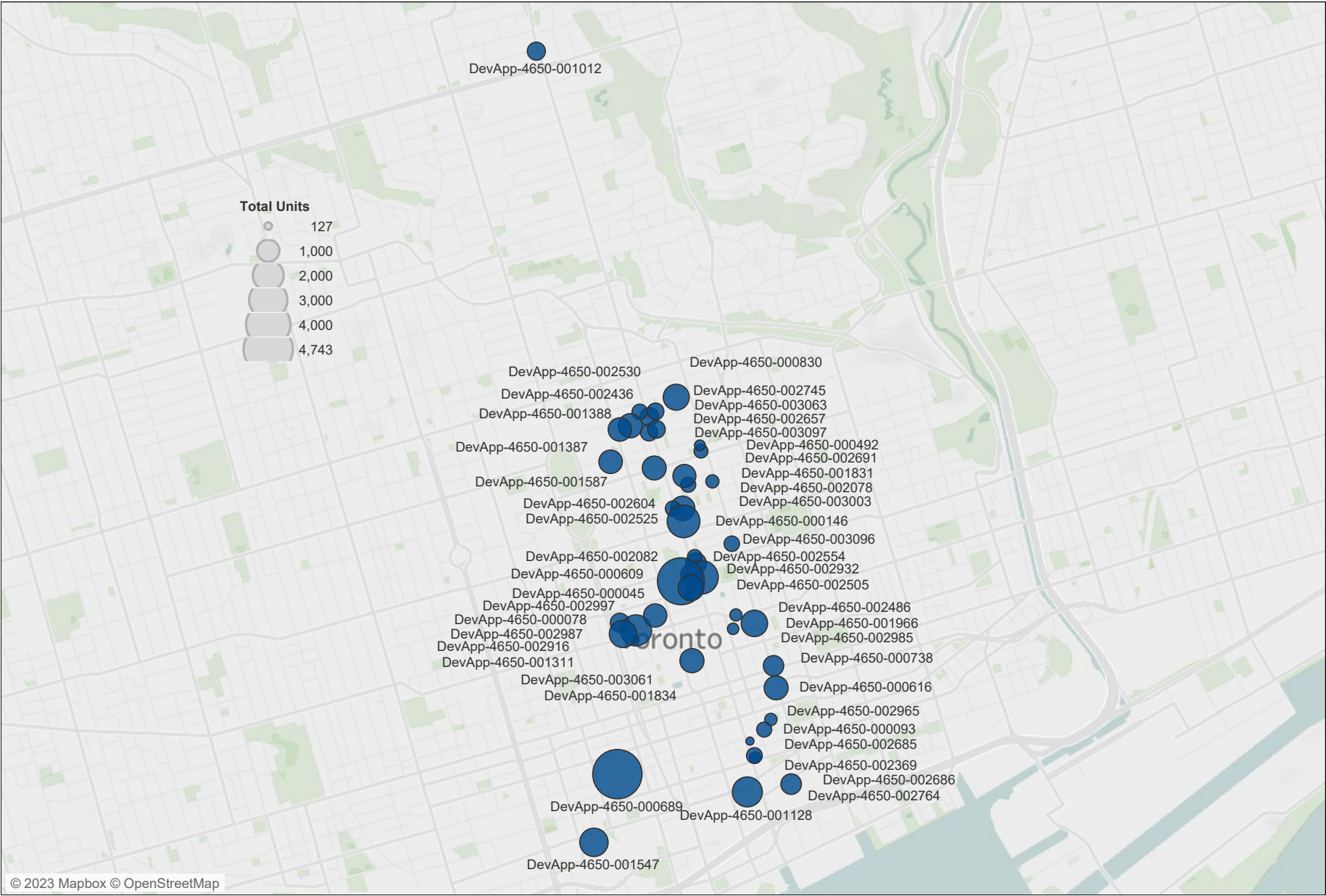
Downtown Core Submarket Report - December 2022

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..
8 Elm on Yonge - Reserve Properties and Capital Developme..	Apartment	May 2027	28	542	277	819	\$1,627	\$1,795
55C Residences - Mod Developments Inc.	Apartment	September 2023	0	7	11	515	\$1,437	\$2,295
Alias - Madison Group	Apartment	January 2026	2	506	40	546	\$1,524	\$1,558
Concord Sky - Concord Adex	Apartment	June 2026	0	941	178	1,119	\$1,715	\$2,071
Gloucester on Yonge - Concord Adex	Apartment	October 2022	0	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	1	10	7	693	\$644	\$1,199
Yonge at Wellesley Station - Plaza	Apartment	July 2026	0	352	150	502	\$1,661	\$1,597

Downtown Core Submarket Report - December 2022

Current Development Applications



Downtown Core Submarket Report - December 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000045	8 Elm Street	6.0	1,288
DevApp-4650-000078	100 Edward Street	7.8	1,053
DevApp-4650-000093	34 - 50 King Street East; 2 Toronto Street	7.8	438
DevApp-4650-000146	2 Carlton Street	7.8	2,090
DevApp-4650-000492	572 Church Street	3.0	225
DevApp-4650-000609	33 Gerrard Street West; 22 Elm Street	7.8	4,306
DevApp-4650-000616	114 Church Street	6.0	1,113
DevApp-4650-000689	322 King Street West	17.7	4,743
DevApp-4650-000738	60 Queen Street East	3.0	809
DevApp-4650-000830	55 Charles Street East	2.0	1,313
DevApp-4650-001012	1 Delisle Avenue	4.3	634
DevApp-4650-001128	1 Front Street West	6.0	1,748
DevApp-4650-001311	481 University Avenue	7.8	1,457
DevApp-4650-001387	95 St. Joseph Street	2.0	1,072
DevApp-4650-001388	1075 Bay Street	20.8	1,068
DevApp-4650-001547	325 Front Street West	20.8	1,564
DevApp-4650-001587	10 Wellesley Street West	3.0	1,112
DevApp-4650-001831	20 Maitland Street	11.8	1,029
DevApp-4650-001834	483 Bay Street	11.7	1,128
DevApp-4650-001966	244 Church Street	20.4	1,361
DevApp-4650-002078	506 Church Street	7.5	338
DevApp-4650-002082	372 Yonge Street	37.3	821
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	2,209
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	19.5	127
DevApp-4650-002686	49 Yonge Street	37.8	256
DevApp-4650-002691	66 Wellesley Street East	9.1	374
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
DevApp-4650-003061	191 Dundas Street West	19.4	135
DevApp-4650-003063	645 Yonge Street	33.0	678
DevApp-4650-003096	398 Church Street		463
DevApp-4650-003097	646 Yonge Street	33.0	563

Downtown Core Submarket Report - December 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	10	17	4,410	295	\$2,548	1,416	\$3,606,558	23,003
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	30,507
Don Mills - York Mills	0	14	3,851	85	\$1,140	1,222	\$1,393,092	37,120
Downtown Core	31	8	4,624	736	\$1,873	747	\$1,398,732	46,479
Downtown East	25	18	5,720	806	\$1,554	697	\$1,083,190	39,123
Downtown West	36	24	7,792	910	\$1,806	984	\$1,776,570	29,509
Etobicoke Waterfront	0	1	537	0	.	.	.	16,727
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	34,227
Mississauga City Centre	0	9	4,282	111	\$1,218	755	\$919,967	25,285
North Toronto	9	18	3,486	369	\$1,552	959	\$1,488,675	206
North Yonge Corridor	15	7	1,999	104	\$1,563	795	\$1,242,253	43,624
North York East	0	1	497	0	.	.	.	184,492
North York West	11	8	906	246	\$1,434	1,160	\$1,662,611	20,364
Not Applicable	227	154	24,824	5,984	\$1,141	791	\$902,136	20,011
Scarborough City Centre								16,376
Sheppard Corridor	4	11	2,225	280	\$1,431	827	\$1,184,161	45,986
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	7,742
Toronto East	3	12	1,625	402	\$1,263	706	\$892,135	
Toronto West	27	23	3,821	652	\$1,339	866	\$1,159,884	
Yonge - St. Clair	0	5	568	79	\$2,183	1,480	\$3,230,906	

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