

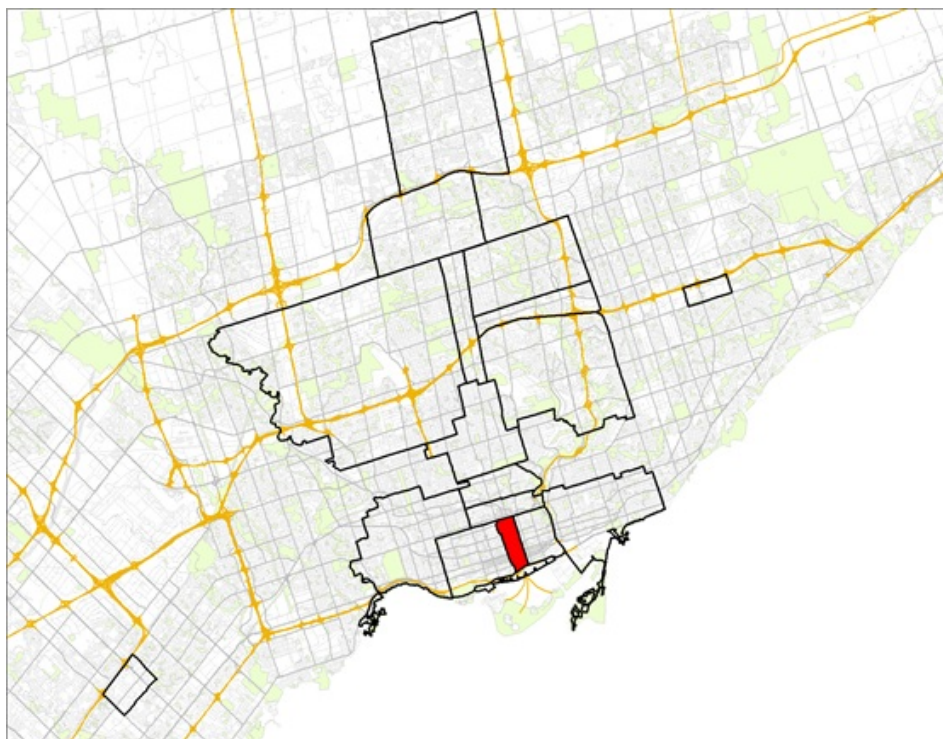


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of August 2023



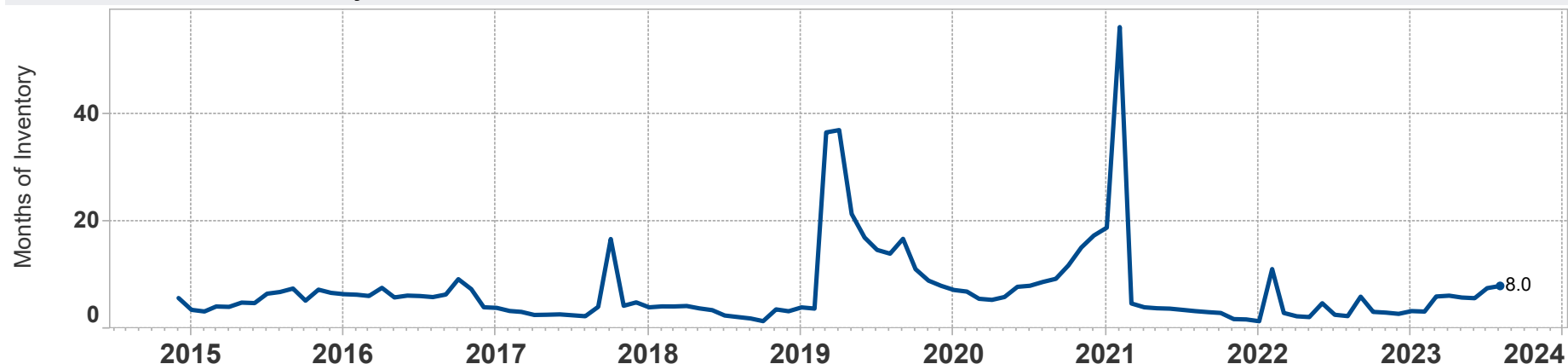
Downtown Core Submarket Report - August 2023



Downtown Core		GTA
Distinct count of Site Name	8	385
No. of Units	5,338	96,568
Total Sales	4,815	82,326
Act Inv	523	14,242
Avg. wt. \$/sf	\$1,877	\$1,408
Avg. Project \$/SF	\$1,895	\$1,286
Avg. SF	760	821
Avg. \$	\$1,427,423	\$1,156,529
Current Month Sales (incl. active & sold out)	3	443

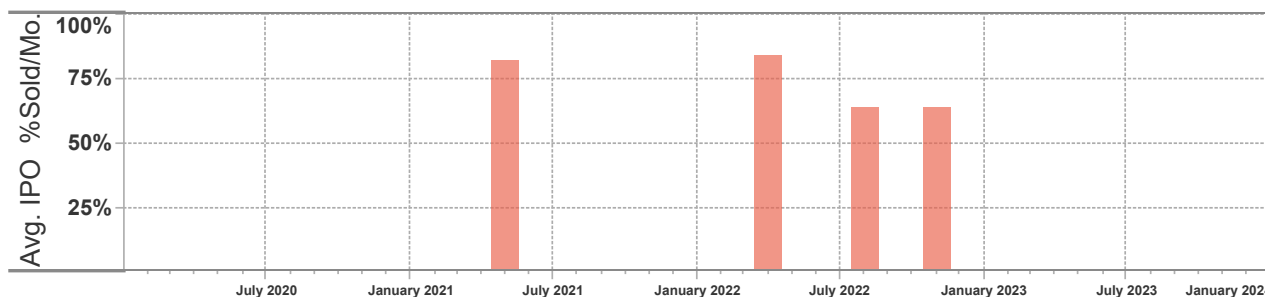
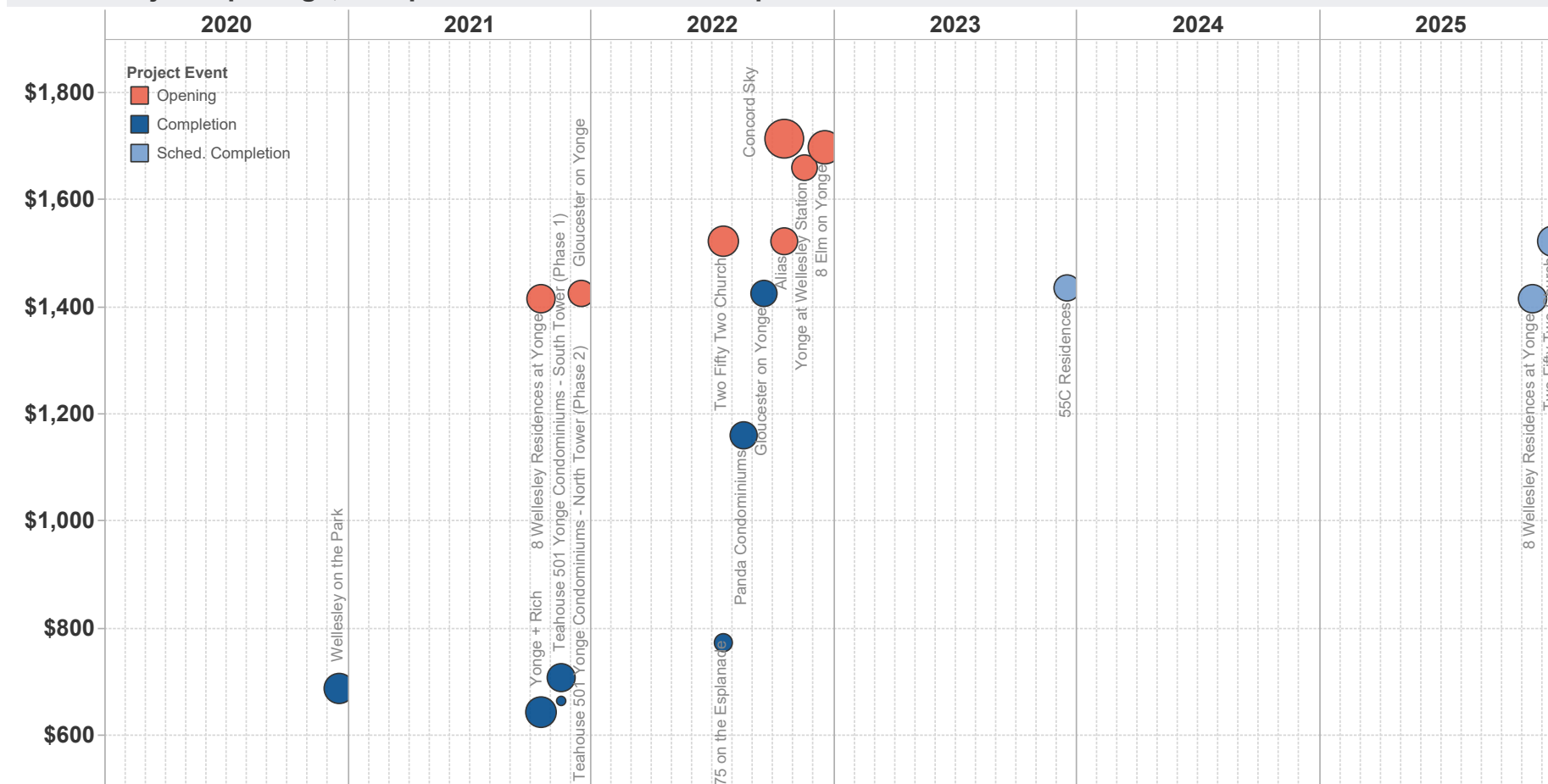
Development Applications		
Downtown Core		City of Toronto
Count of Address	47	794
Total Units	31,600	462,476
Min. Density	2.0	0.0
Max. Density	52.5	61.7
Avg. Density	18.3	8.1

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

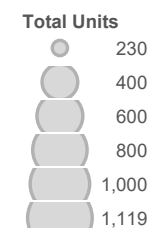


Downtown Core Submarket Report - August 2023

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



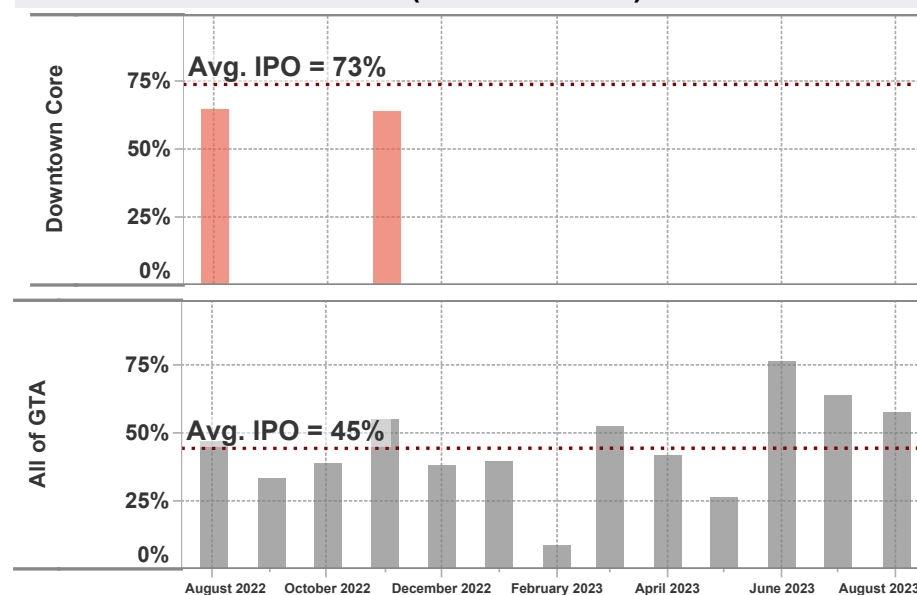
Downtown Core Submarket Report - August 2023

Project Data by Unit Type

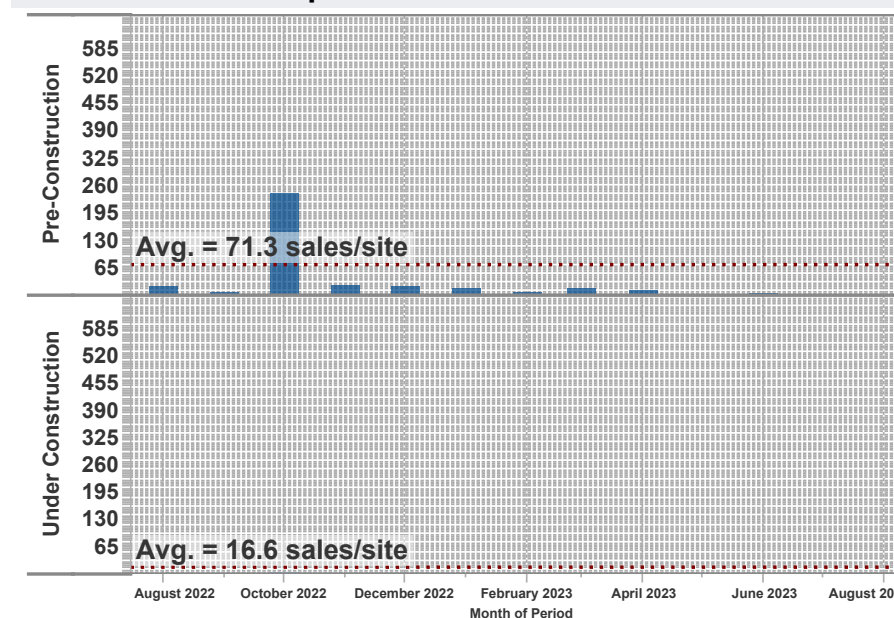
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	691	0	673	18
1 Bedroom	1,445	0	1,364	81
1 Bedroom + Den	1,108	2	962	146
2 Bedroom	1,390	1	1,251	139
2 Bedroom + Den	389	0	320	69
3 Bedroom & Up	292	0	233	59
Penthouse	8	0	2	6
Other	15	0	10	5

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,531	295	423	\$599,000	\$1,044,900
\$2,105	430	975	\$841,000	\$2,000,000
\$1,907	474	819	\$819,000	\$1,500,000
\$1,745	590	1,355	\$1,075,900	\$2,500,000
\$1,972	723	1,635	\$1,351,000	\$3,200,000
\$1,746	835	1,740	\$1,301,000	\$4,000,000
\$1,700	1,100	1,400	\$1,901,900	\$2,347,900
\$1,544	1,019	1,393	\$1,685,000	\$2,040,000

IPO Launch Performance (first 2 months)

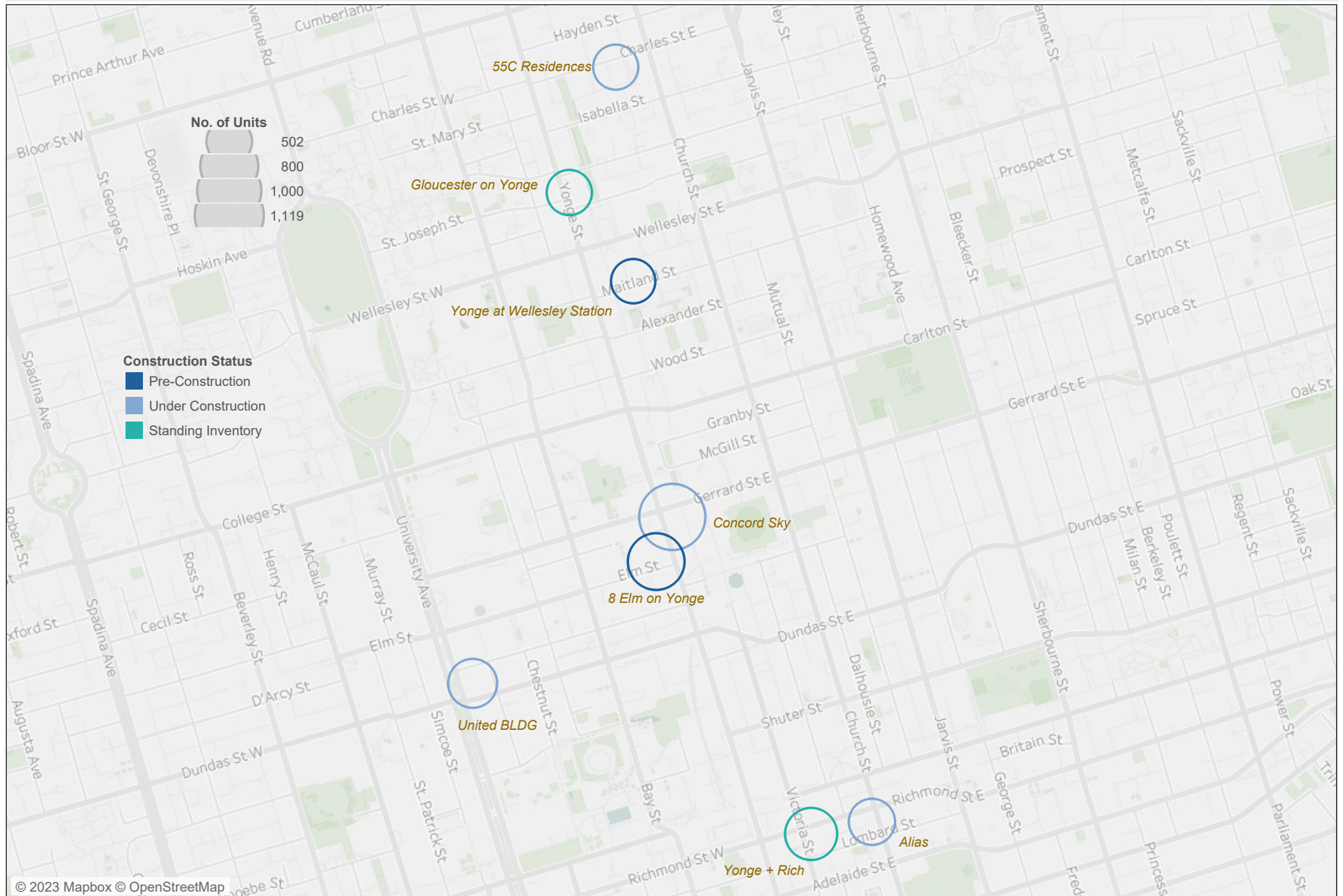


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - August 2023

Current Active Projects



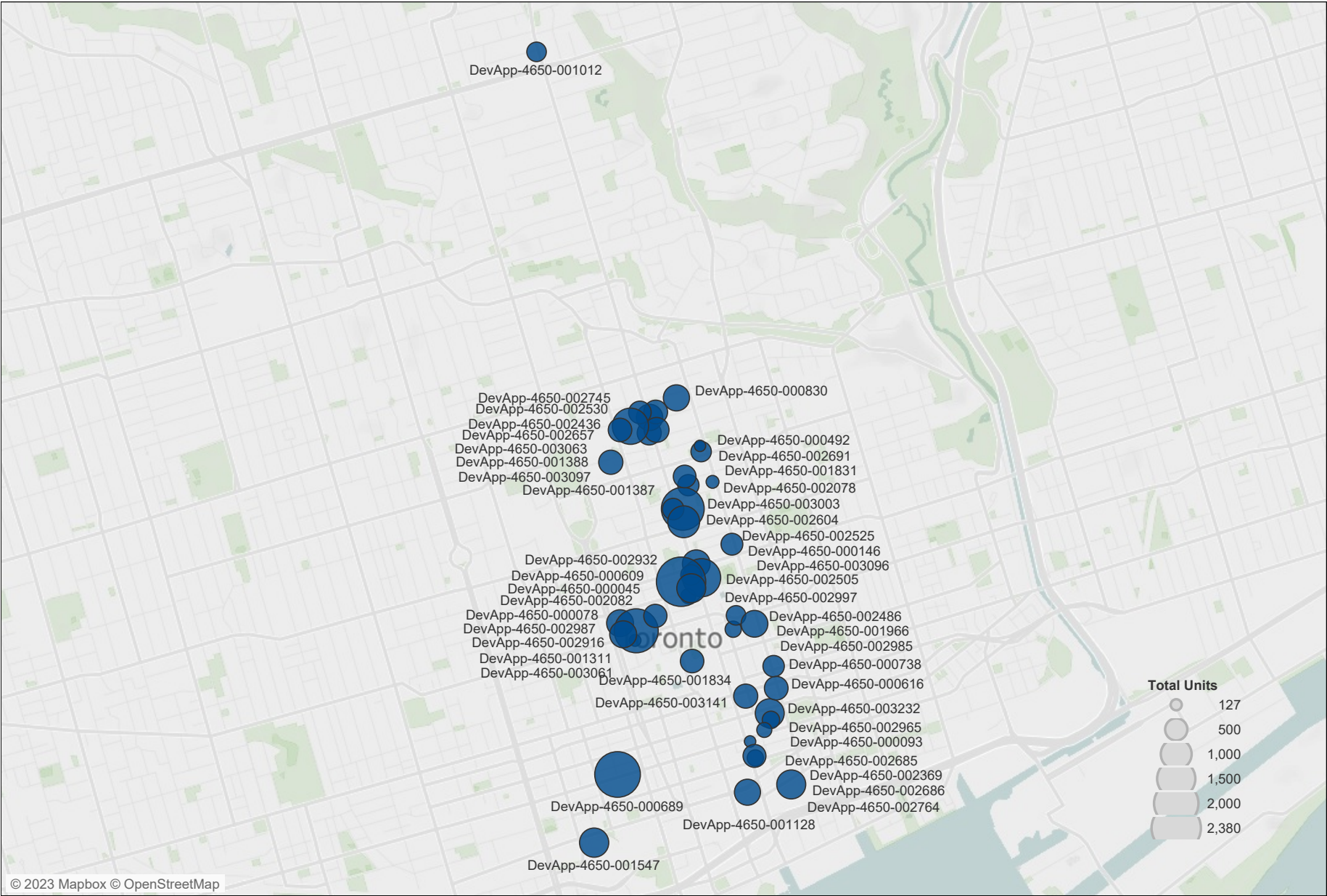
Downtown Core Submarket Report - August 2023

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	2	64	193	821	\$1,699	\$1,839
55C Residences - Mod Developments Inc.	Apartment	September 2023	0	0	15	520	\$1,437	\$2,292
Alias - Madison Group	Apartment	January 2026	0	12	27	546	\$1,524	\$1,614
Concord Sky - Concord Adex	Apartment	June 2026	0	0	178	1,119	\$1,715	\$2,071
Gloucester on Yonge - Concord Adex	Apartment	October 2022	0	31	12	523	\$1,426	\$1,790
United BLDG - Davpart Inc.	Apartment	January 2026	0	0	0	613	\$1,635	\$2,743
Yonge + Rich - Great Gulf	Apartment	February 2021	1	6	2	694	\$644	\$1,209
Yonge at Wellesley Station - Plaza	Apartment	July 2026	0	55	96	502	\$1,661	\$1,604

Downtown Core Submarket Report - August 2023

Current Development Applications



Downtown Core Submarket Report - August 2023

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	2,380
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-4650-001128	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-4650-001831	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	160
DevApp-4650-002082	372 Yonge Street	37.3	415
DevApp-4650-002369	53 Yonge Street	34.6	511
DevApp-4650-002436	25 St Mary Street	14.9	1,283
DevApp-4650-002486	98 Bond Street	17.6	370
DevApp-4650-002505	363 - 391 Yonge Street; 3 Gerrard Street East	4.0	1,423
DevApp-4650-002525	480 Yonge Street	18.0	451
DevApp-4650-002530	10 St Mary Street	15.3	495
DevApp-4650-002604	475 Yonge Street	20.4	1,791
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	405
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	52.5	747
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	17.5	216
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
DevApp-4650-003141	15 Richmond Street East	37.6	565
DevApp-4650-003232	23 Toronto Street	25.1	816

Downtown Core Submarket Report - August 2023

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	• 11	• 16	• 4,247	• 470	• \$2,512	• 1,108	• \$2,783,935	• 16,439
Central Waterfront	• 3	• 6	• 2,544	• 484	• \$1,710	• 1,130	• \$1,932,586	• 17,168
Don Mills - York Mills	• 1	• 14	• 3,850	• 104	• \$1,138	• 1,170	• \$1,331,442	• 28,216
Downtown Core	• 3	• 8	• 4,815	• 523	• \$1,877	• 760	• \$1,427,423	• 31,600
Downtown East	• 18	• 20	• 6,218	• 1,383	• \$1,513	• 694	• \$1,050,669	• 25,705
Downtown West	• 4	• 23	• 7,668	• 746	• \$1,789	• 1,056	• \$1,888,873	• 17,279
Etobicoke Waterfront	• 1	• 1	• 545	• 20	• \$1,647	• 811	• \$1,335,505	• 9,281
Highway7 - Yonge	• 0	• 4	• 899	• 34	• \$1,117	• 1,140	• \$1,273,121	• 25,237
Mississauga City Centre	• 5	• 8	• 3,961	• 109	• \$1,244	• 769	• \$957,260	• 26,058
North Toronto	• 14	• 18	• 3,520	• 367	• \$1,560	• 924	• \$1,441,857	• 305
North Yonge Corridor	• 9	• 8	• 2,636	• 604	• \$1,558	• 673	• \$1,048,874	• 32,789
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 143,340
North York West	• 22	• 11	• 1,113	• 586	• \$1,331	• 867	• \$1,154,406	• 24,358
Not Applicable	• 288	• 194	• 30,613	• 7,545	• \$1,168	• 779	• \$909,976	• 14,963
Scarborough City Centre								• 13,202
Sheppard Corridor	• 0	• 12	• 2,619	• 280	• \$1,407	• 830	• \$1,168,501	• 30,819
Thornhill	• 0	• 2	• 411	• 28	• \$1,367	• 1,690	• \$2,310,536	• 5,717
Toronto East	• 8	• 10	• 1,493	• 318	• \$1,249	• 707	• \$882,844	
Toronto West	• 53	• 22	• 3,803	• 394	• \$1,384	• 879	• \$1,216,180	
Yonge - St. Clair	• 3	• 7	• 874	• 247	• \$1,910	• 957	• \$1,827,520	



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