

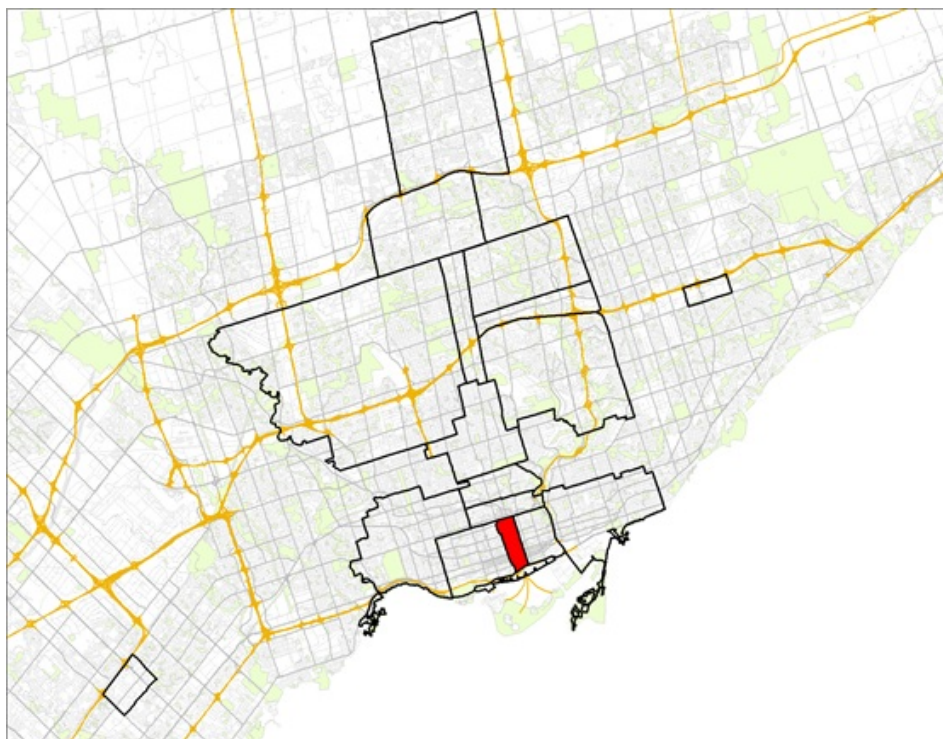


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of September 2023



Downtown Core Submarket Report - September 2023



Downtown Core		GTA
Distinct count of Site Name	8	390
No. of Units	5,338	99,243
Total Sales	4,820	82,881
Act Inv	518	16,362
Avg. wt. \$/sf	\$1,872	\$1,400
Avg. Project \$/SF	\$1,895	\$1,289
Avg. SF	760	786
Avg. \$	\$1,421,931	\$1,100,373
Current Month Sales (incl. active & sold out)	5	1,290

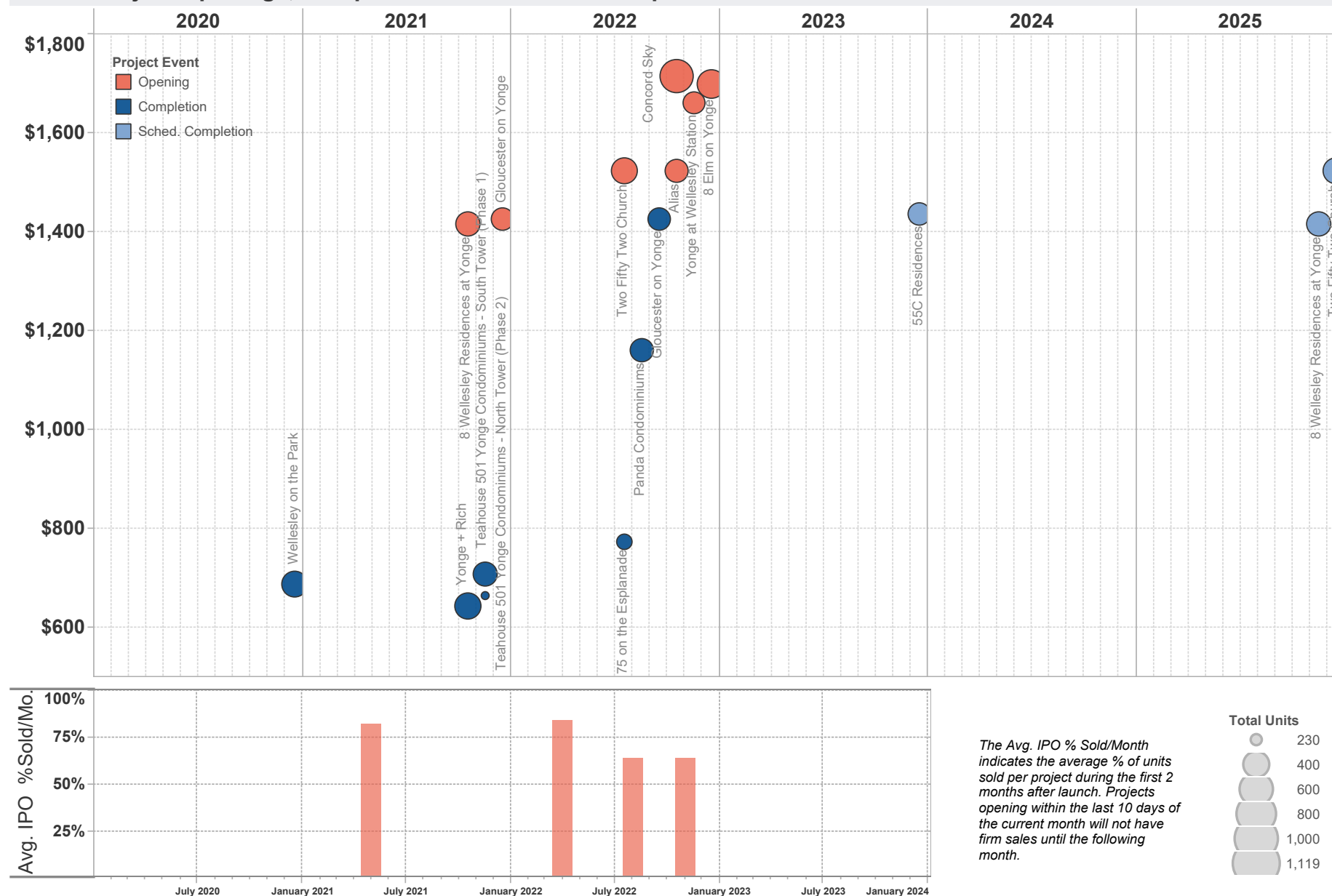
Development Applications		
Downtown Core		City of Toronto
Count of Address	47	792
Total Units	31,614	462,470
Min. Density	2.0	0.0
Max. Density	52.5	61.7
Avg. Density	18.3	8.1

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



Downtown Core Submarket Report - September 2023

Recent Project Openings, Completions & Scheduled Completions



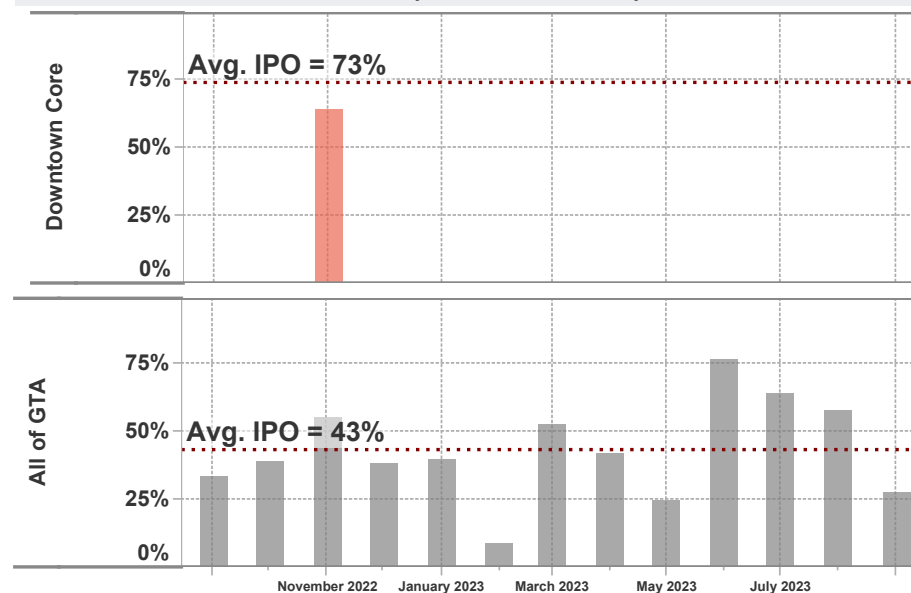
Downtown Core Submarket Report - September 2023

Project Data by Unit Type

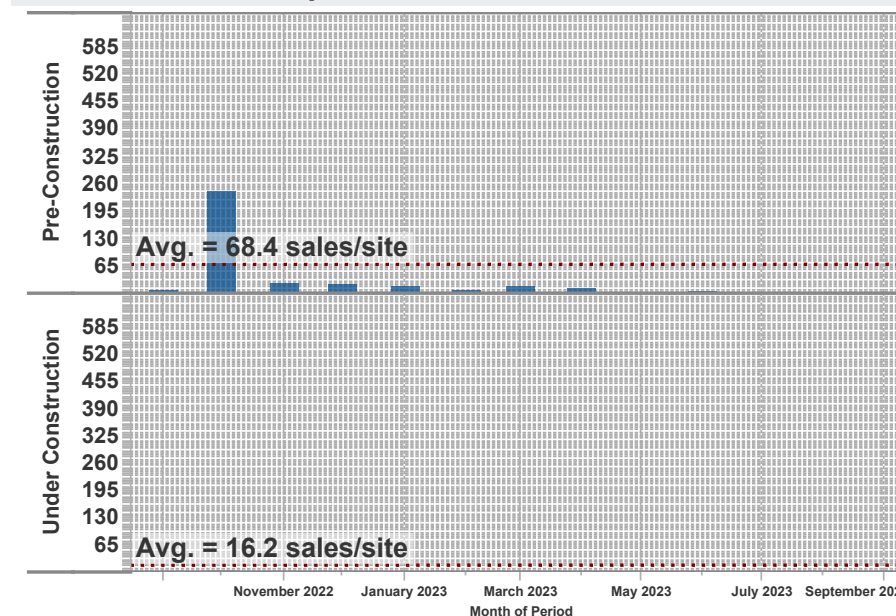
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	691	0	673	18
1 Bedroom	1,445	0	1,364	81
1 Bedroom + Den	1,108	2	964	144
2 Bedroom	1,390	2	1,253	137
2 Bedroom + Den	389	1	321	68
3 Bedroom & Up	292	0	233	59
Penthouse	8	0	2	6
Other	15	0	10	5

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
\$1,863	474	819	\$819,000	\$1,500,000
\$1,753	590	1,355	\$1,075,900	\$2,500,000
\$1,982	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)

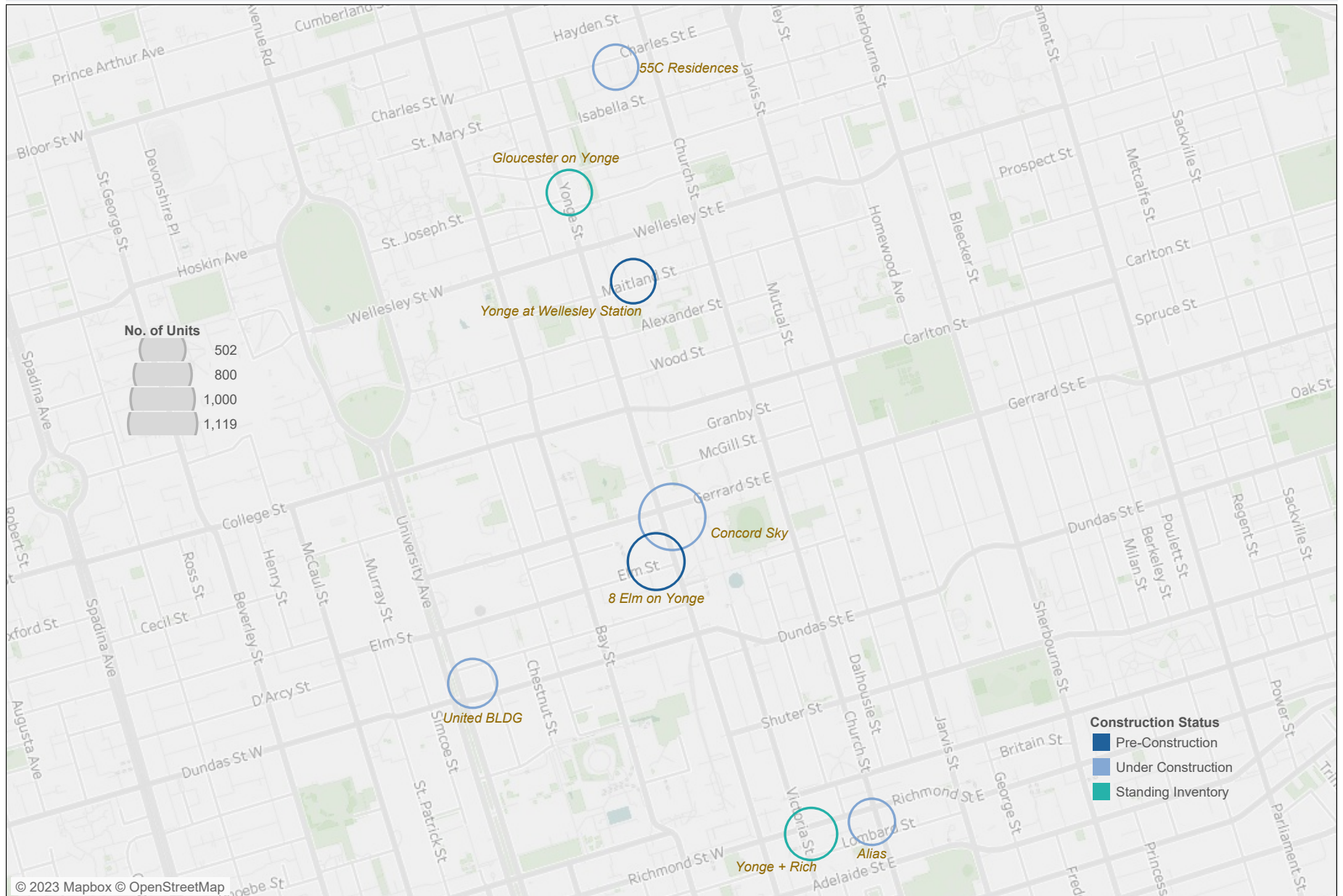


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - September 2023

Current Active Projects



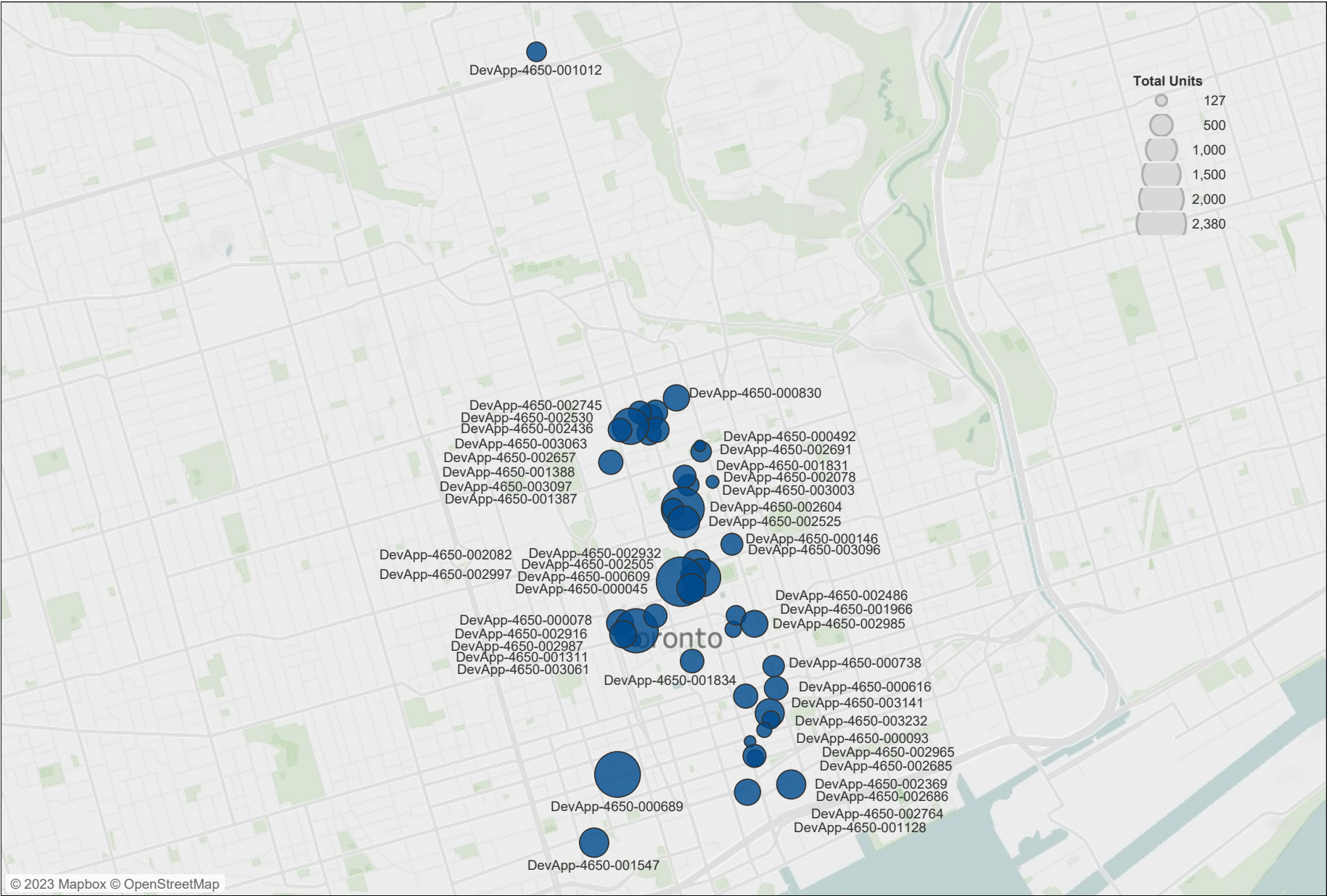
Downtown Core Submarket Report - September 2023

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	66	191	821	\$1,699	\$1,806
55C Residences - Mod Developments Inc.	Apartment	November 2023	0	0	15	520	\$1,437	\$2,292
Alias - Madison Group	Apartment	January 2026	2	14	25	546	\$1,524	\$1,632
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	7	1	694	\$644	\$1,223
Yonge at Wellesley Station - Plaza	Apartment	July 2026	0	55	96	502	\$1,661	\$1,604

Downtown Core Submarket Report - September 2023

Current Development Applications



Downtown Core Submarket Report - September 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	46.0	310
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 - September 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	 130	 17	 4,374	 645	 \$2,364	 993	 \$2,347,311	 16,534
Central Waterfront	 0	 6	 2,544	 484	 \$1,710	 1,130	 \$1,932,586	 17,168
Don Mills - York Mills	 5	 13	 3,531	 100	 \$1,141	 1,173	 \$1,338,302	 27,949
Downtown Core	 5	 8	 4,820	 518	 \$1,872	 760	 \$1,421,931	 31,614
Downtown East	 14	 21	 6,232	 1,757	 \$1,495	 668	 \$998,899	 25,506
Downtown West	 130	 24	 7,798	 832	 \$1,776	 1,019	 \$1,809,473	 17,279
Etobicoke Waterfront	 1	 1	 546	 19	 \$1,647	 811	 \$1,335,505	 8,698
Highway7 - Yonge	 0	 4	 899	 34	 \$1,117	 1,140	 \$1,273,121	 26,252
Mississauga City Centre	 0	 9	 3,961	 934	 \$1,244	 578	 \$718,713	 25,804
North Toronto	 1	 18	 3,519	 368	 \$1,565	 930	 \$1,455,739	 305
North Yonge Corridor	 14	 8	 2,650	 590	 \$1,563	 672	 \$1,049,549	 32,858
North York East	 0	 1	 497	 0	 .	 .	 .	 143,616
North York West	 38	 10	 1,093	 484	 \$1,385	 854	 \$1,183,788	 24,358
Not Applicable	 809	 198	 31,367	 8,474	 \$1,167	 757	 \$883,833	 14,963
Scarborough City Centre								 13,202
Sheppard Corridor	 36	 11	 2,361	 244	 \$1,404	 836	 \$1,174,095	 30,647
Thornhill	 0	 2	 411	 28	 \$1,367	 1,690	 \$2,310,536	 5,717
Toronto East	 91	 10	 1,584	 227	 \$1,256	 730	 \$916,542	
Toronto West	 15	 22	 3,819	 378	 \$1,386	 879	 \$1,218,272	
Yonge - St. Clair	 1	 7	 875	 246	 \$1,917	 951	 \$1,823,364	



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