

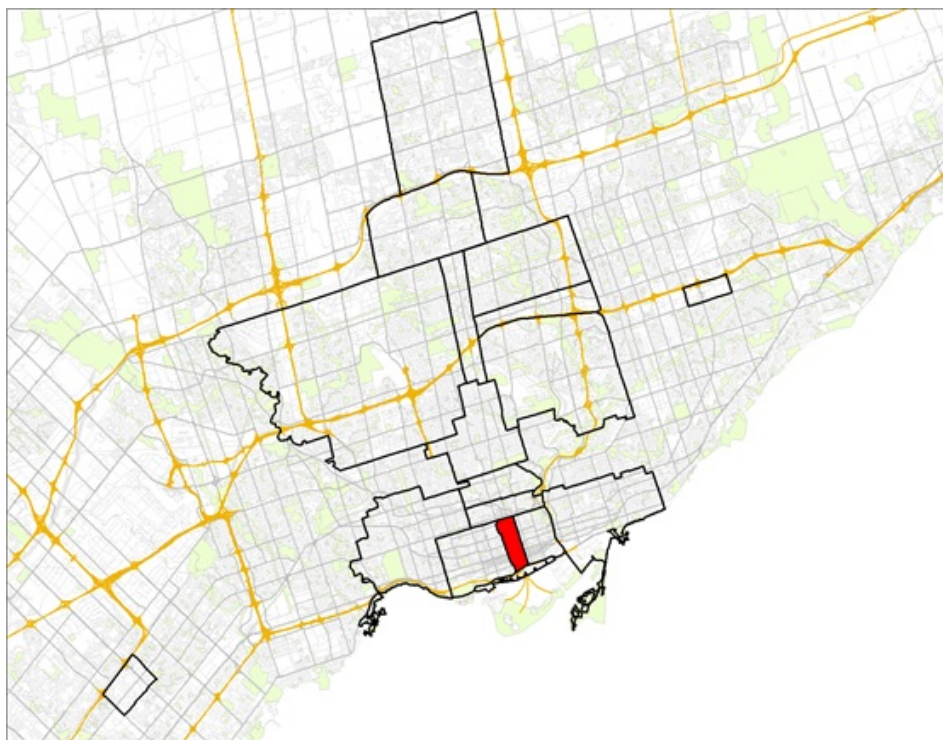


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of October 2023



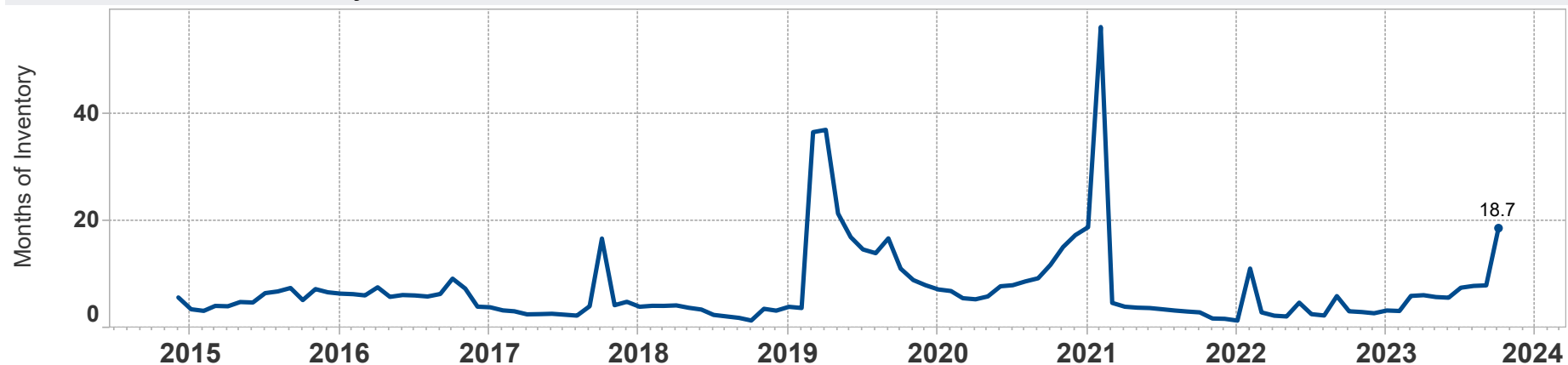
Downtown Core Submarket Report - October 2023



Downtown Core		GTA
Distinct count of Site Name	7	395
No. of Units	4,644	99,939
Total Sales	4,164	82,009
Act Inv	480	17,930
Avg. wt. \$/sf	\$1,876	\$1,406
Avg. Project \$/SF	\$1,967	\$1,292
Avg. SF	771	771
Avg. \$	\$1,446,416	\$1,084,633
Current Month Sales (incl. active & sold out)	33	1,304

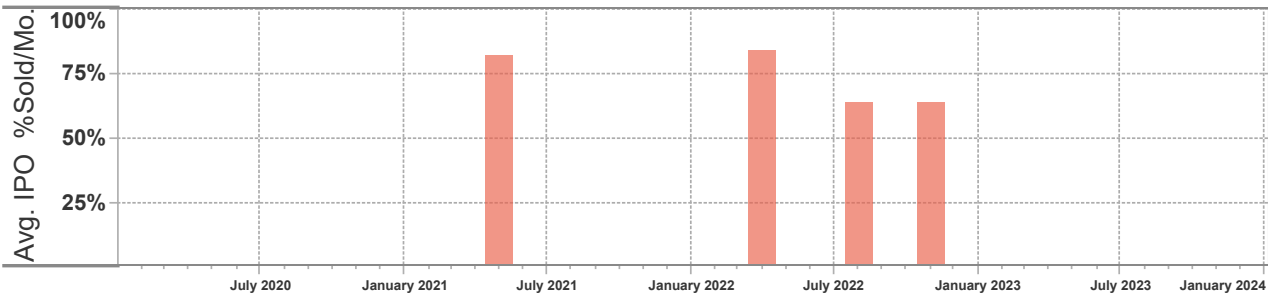
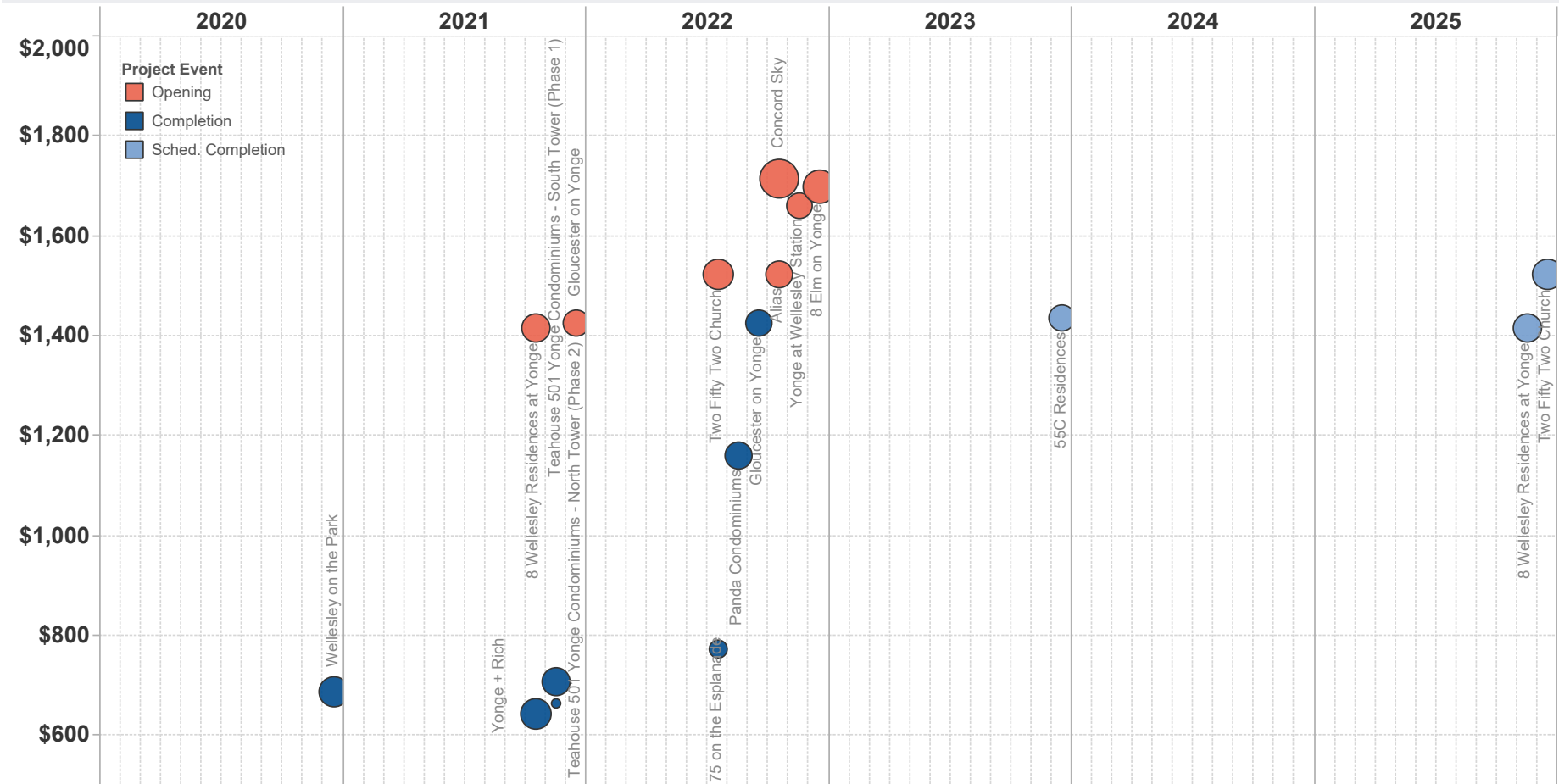
Development Applications		
Downtown Core		City of Toronto
Count of Address	46	798
Total Units	30,787	464,779
Min. Density	2.0	0.0
Max. Density	52.5	61.7
Avg. Density	18.2	8.1

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

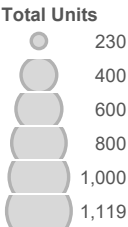


Downtown Core Submarket Report - October 2023

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.



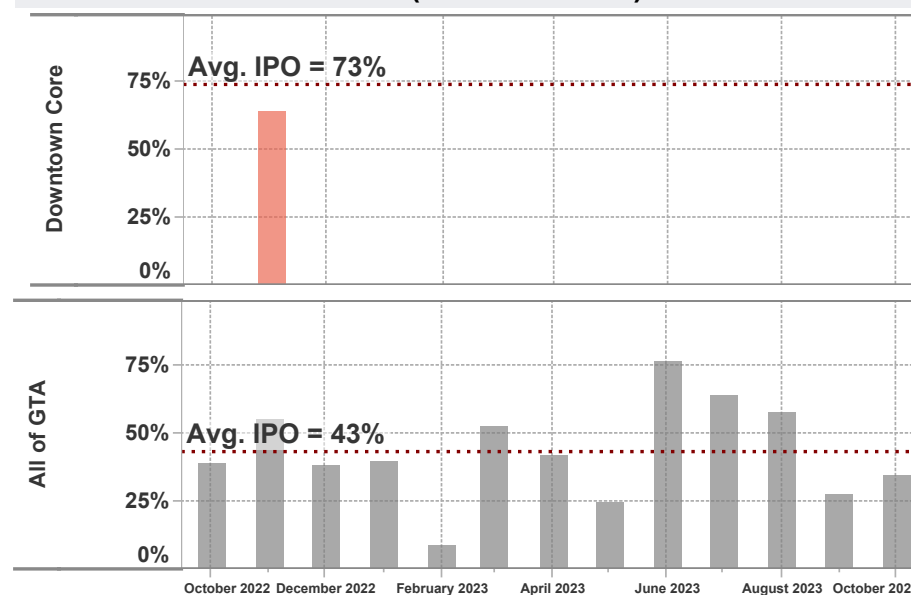
Downtown Core Submarket Report - October 2023

Project Data by Unit Type

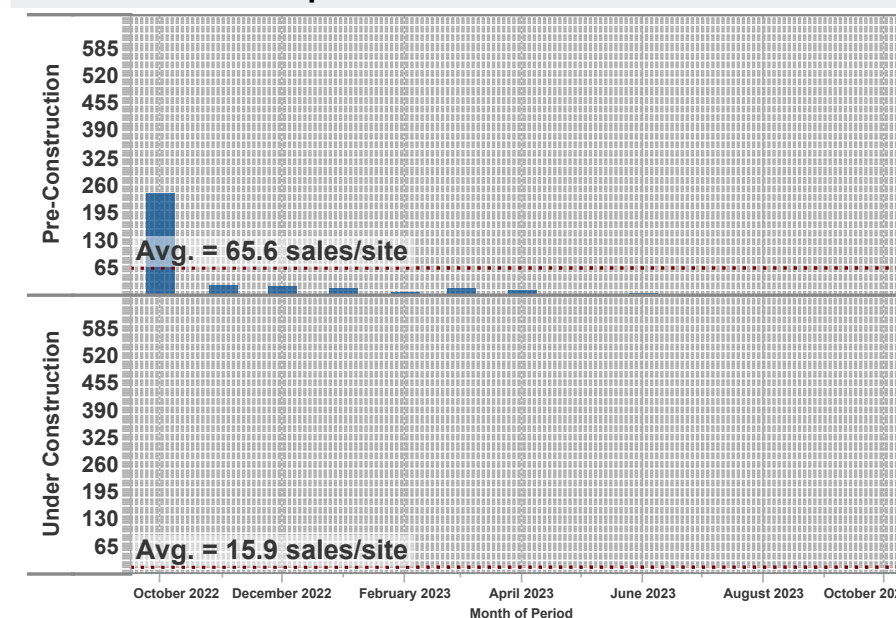
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	688	0	670	18
1 Bedroom	1,234	9	1,165	69
1 Bedroom + Den	839	12	707	132
2 Bedroom	1,312	10	1,187	125
2 Bedroom + Den	262	1	195	67
3 Bedroom & Up	286	0	228	58
Penthouse	8	0	2	6
Other	15	0	10	5

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,531	295	423	\$599,000	\$1,044,900
\$2,119	430	975	\$800,000	\$2,000,000
\$1,869	474	819	\$819,000	\$1,500,000
\$1,757	590	1,355	\$950,000	\$2,500,000
\$1,989	723	1,635	\$1,351,000	\$3,200,000
\$1,743	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)

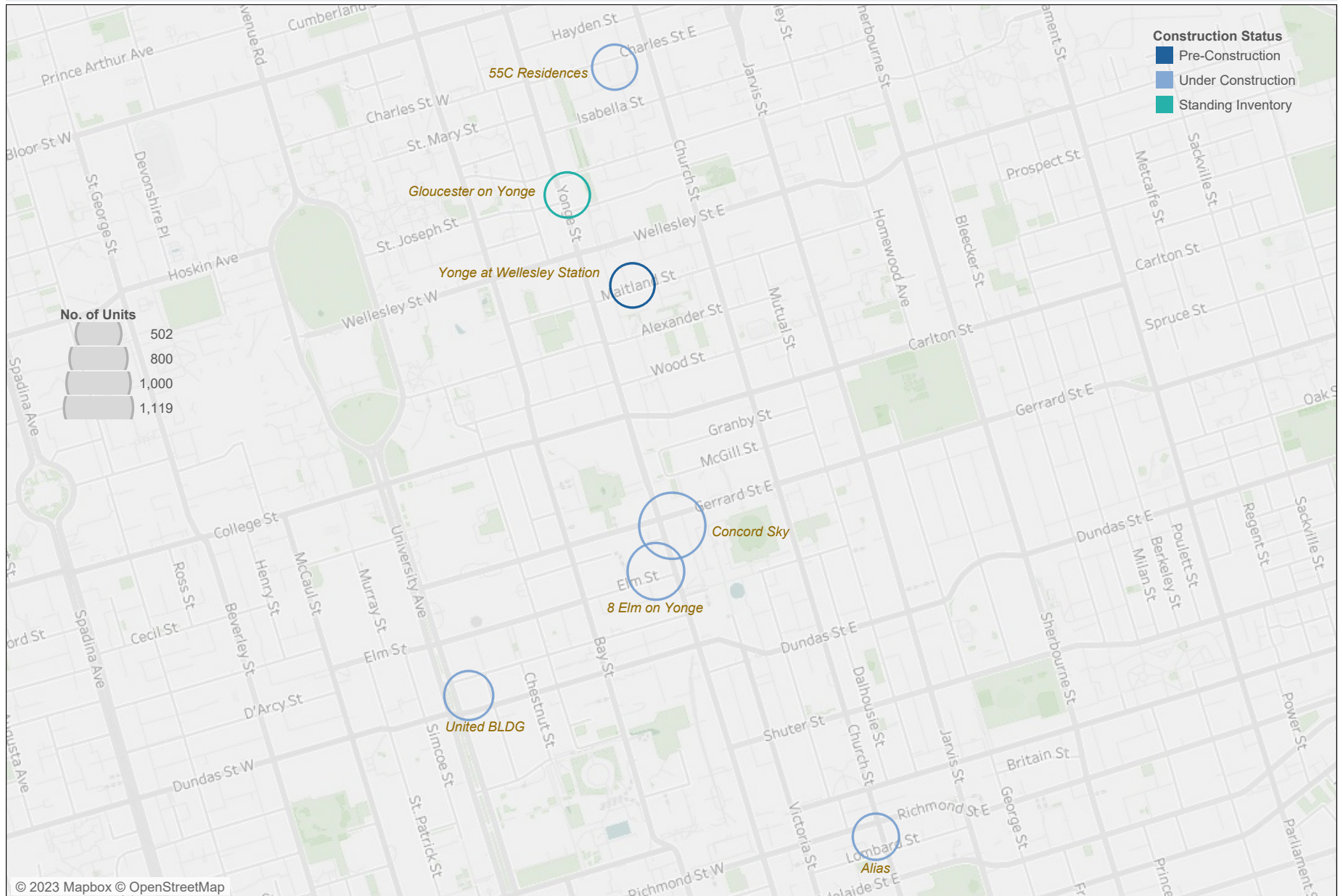


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - October 2023

Current Active Projects



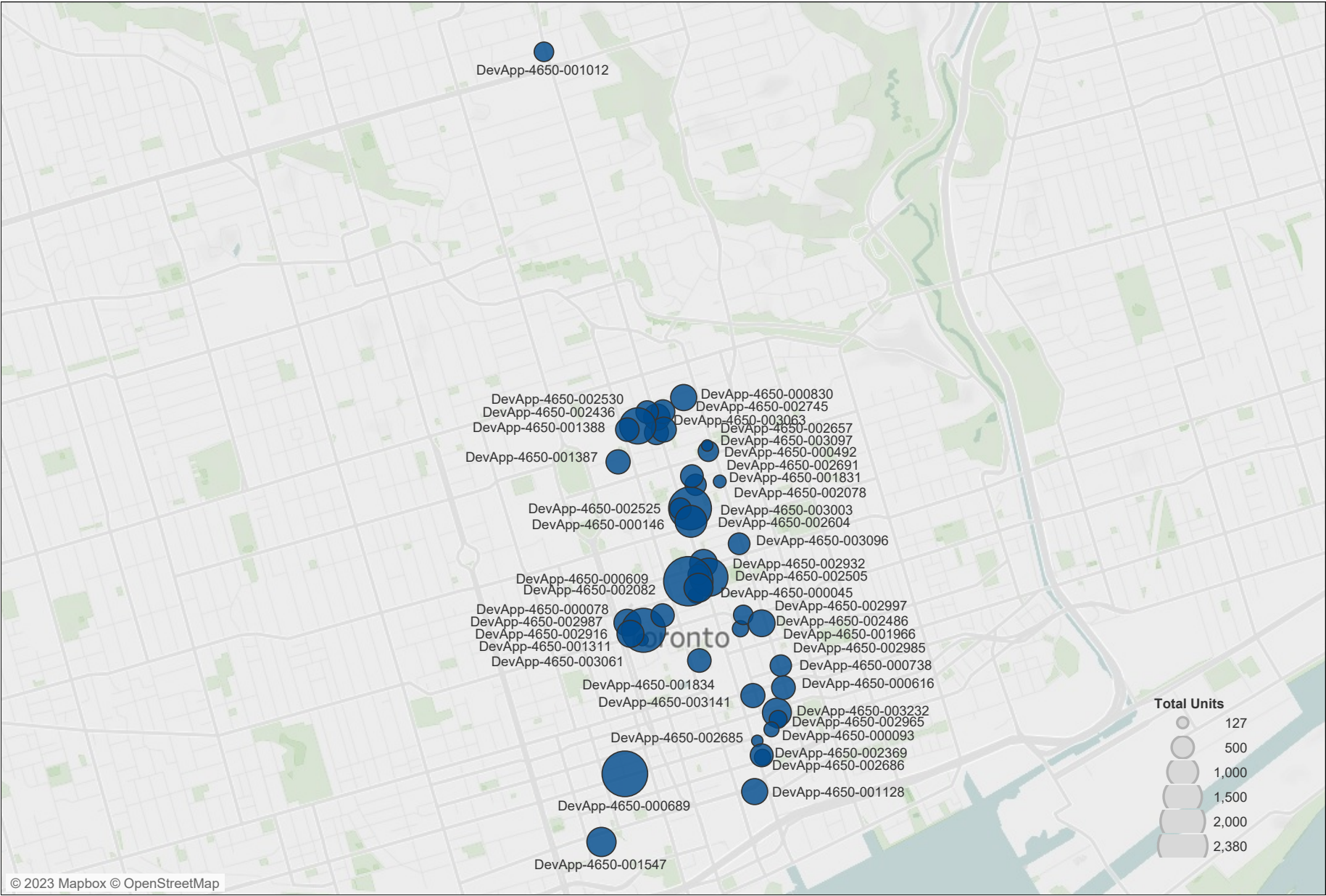
Downtown Core Submarket Report - October 2023

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	30	96	161	821	\$1,699	\$1,801
55C Residences - Mod Developments Inc.	Apartment	November 2023	0	0	15	520	\$1,437	\$2,292
Alias - Madison Group	Apartment	January 2026	0	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	2	38	5	523	\$1,426	\$1,623
United BLDG - Davpart Inc.	Apartment	January 2026	0	0	0	613	\$1,635	\$2,743
Yonge at Wellesley Station - Plaza	Apartment	July 2026	0	55	96	502	\$1,661	\$1,604

Downtown Core Submarket Report - October 2023

Current Development Applications



Downtown Core Submarket Report - October 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-4650-002916	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	8.8	456
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 - October 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	● 36	● 17	● 4,396	● 623	● \$2,398	● 1,040	● \$2,494,961	● 17,259
Central Waterfront	● 0	● 7	● 2,544	● 1,330	● \$1,702	● 772	● \$1,313,568	● 17,168
Don Mills - York Mills	● 5	● 13	● 3,222	● 280	● \$1,174	● 855	● \$1,003,447	● 27,949
Downtown Core	● 33	● 7	● 4,164	● 480	● \$1,876	● 771	● \$1,446,416	● 30,787
Downtown East	● 108	● 21	● 6,352	● 1,637	● \$1,496	● 681	● \$1,018,238	● 25,508
Downtown West	● 99	● 26	● 7,932	● 963	● \$1,662	● 945	● \$1,571,343	● 17,335
Etobicoke Waterfront	● 1	● 1	● 547	● 18	● \$1,644	● 828	● \$1,361,206	● 3,135
Highway7 - Yonge	● 0	● 4	● 899	● 34	● \$1,112	● 1,145	● \$1,272,782	● 26,249
Mississauga City Centre	● 220	● 9	● 4,181	● 714	● \$1,242	● 608	● \$754,753	● 26,772
North Toronto	● 2	● 18	● 3,521	● 366	● \$1,565	● 933	● \$1,459,080	● 305
North Yonge Corridor	● 1	● 9	● 2,651	● 640	● \$1,557	● 674	● \$1,050,004	● 37,608
North York East								● 142,877
North York West	● 9	● 10	● 1,102	● 462	● \$1,386	● 857	● \$1,188,302	● 26,693
Not Applicable	● 757	● 200	● 31,817	● 8,342	● \$1,176	● 765	● \$899,729	● 14,960
Scarborough City Centre								● 13,225
Sheppard Corridor	● 9	● 12	● 2,415	● 456	● \$1,287	● 728	● \$936,687	● 31,232
Thornhill	● 0	● 2	● 411	● 28	● \$1,367	● 1,690	● \$2,310,536	● 5,717
Toronto East	● 17	● 9	● 1,315	● 210	● \$1,249	● 722	● \$901,652	
Toronto West	● 7	● 22	● 3,673	● 513	● \$1,257	● 899	● \$1,130,130	
Yonge - St. Clair	● 0	● 8	● 867	● 834	● \$1,759	● 589	● \$1,035,600	



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