

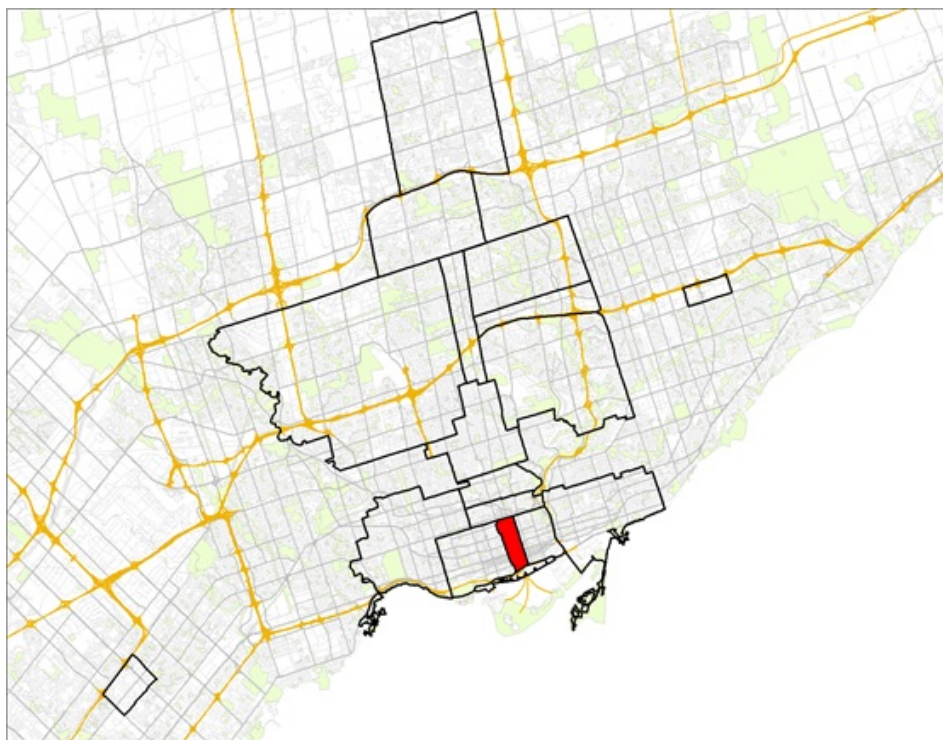


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of November 2023



Downtown Core Submarket Report - November 2023



Downtown Core		GTA
Distinct count of Site Name	7	396
No. of Units	4,644	100,264
Total Sales	4,169	82,981
Act Inv	475	17,283
Avg. wt. \$/sf	\$1,877	\$1,404
Avg. Project \$/SF	\$1,967	\$1,296
Avg. SF	773	785
Avg. \$	\$1,451,417	\$1,102,213
Current Month Sales (incl. active & sold out)	5	1,310

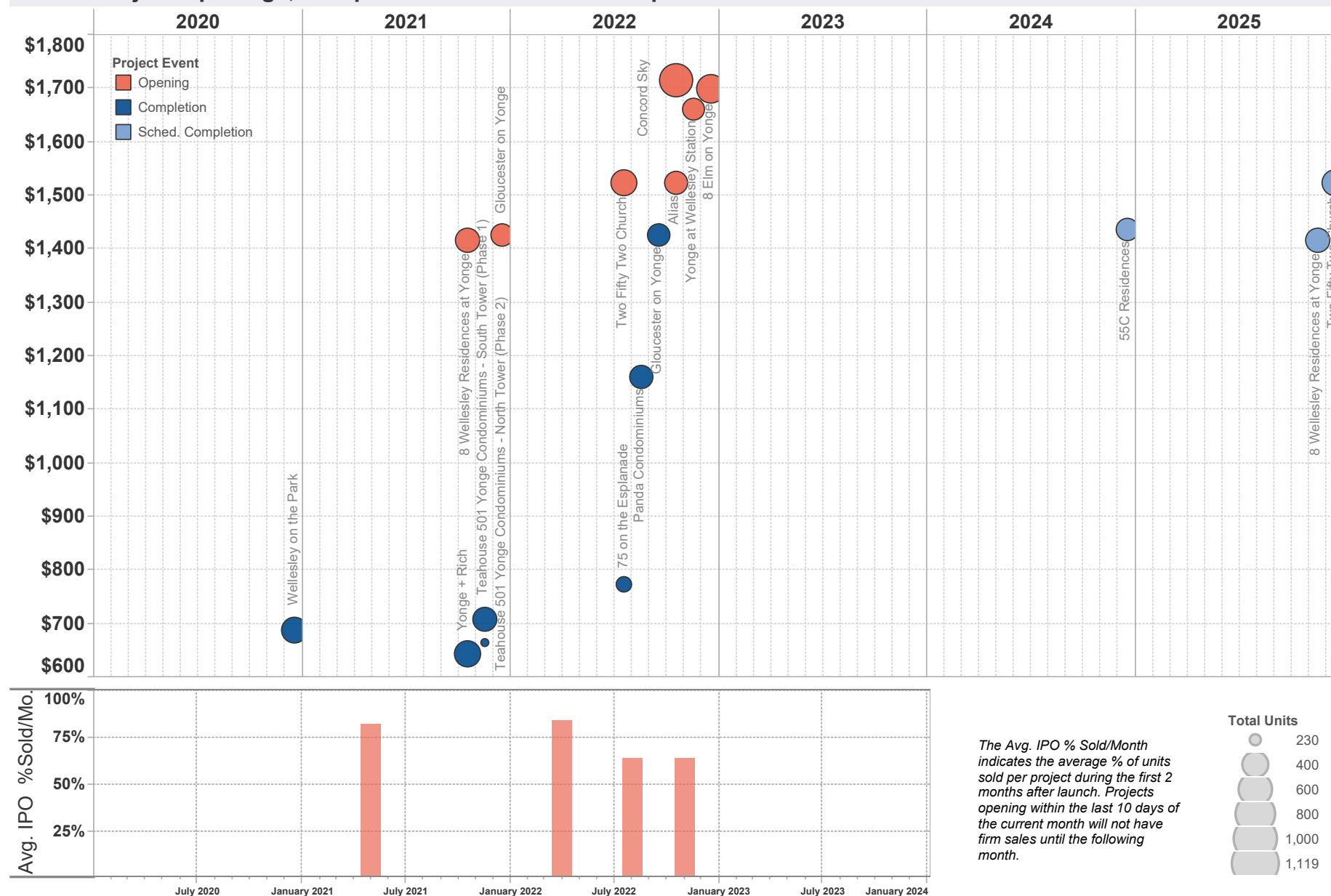
Development Applications		
Downtown Core		City of Toronto
Count of Address	45	806
Total Units	30,040	466,957
Min. Density	2.0	0.0
Max. Density	46.0	61.7
Avg. Density	17.6	8.0

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



Downtown Core Submarket Report - November 2023

Recent Project Openings, Completions & Scheduled Completions



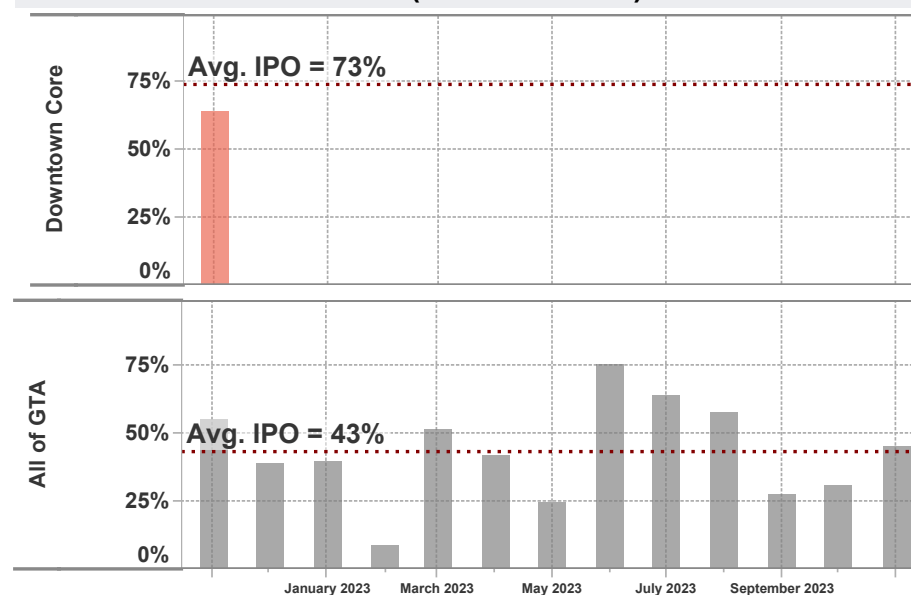
Downtown Core Submarket Report - November 2023

Project Data by Unit Type

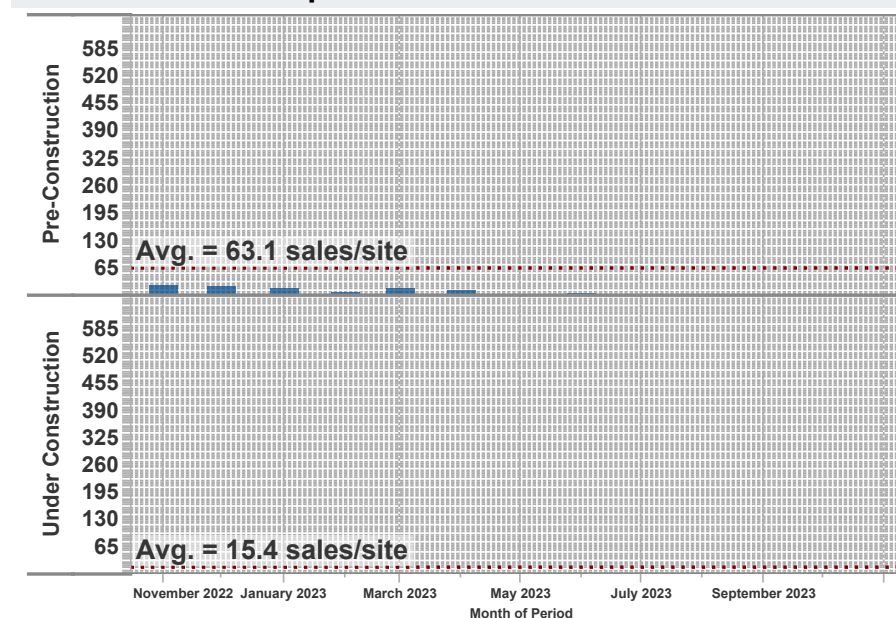
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	688	0	670	18
1 Bedroom	1,234	0	1,165	69
1 Bedroom + Den	839	5	712	127
2 Bedroom	1,312	0	1,187	125
2 Bedroom + Den	262	0	195	67
3 Bedroom & Up	286	0	228	58
Penthouse	8	0	2	6
Other	15	0	10	5

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
\$1,871	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)

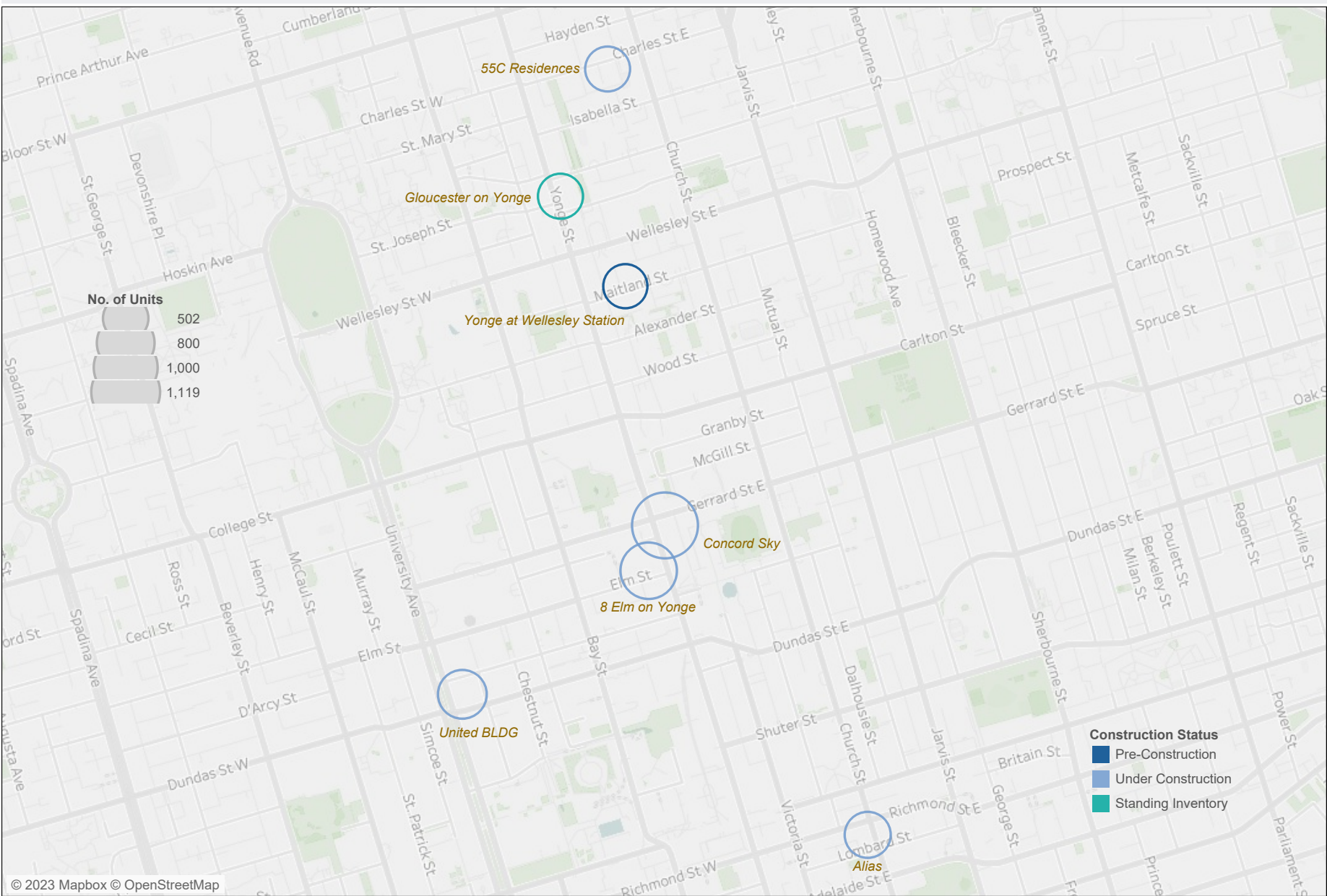


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - November 2023

Current Active Projects



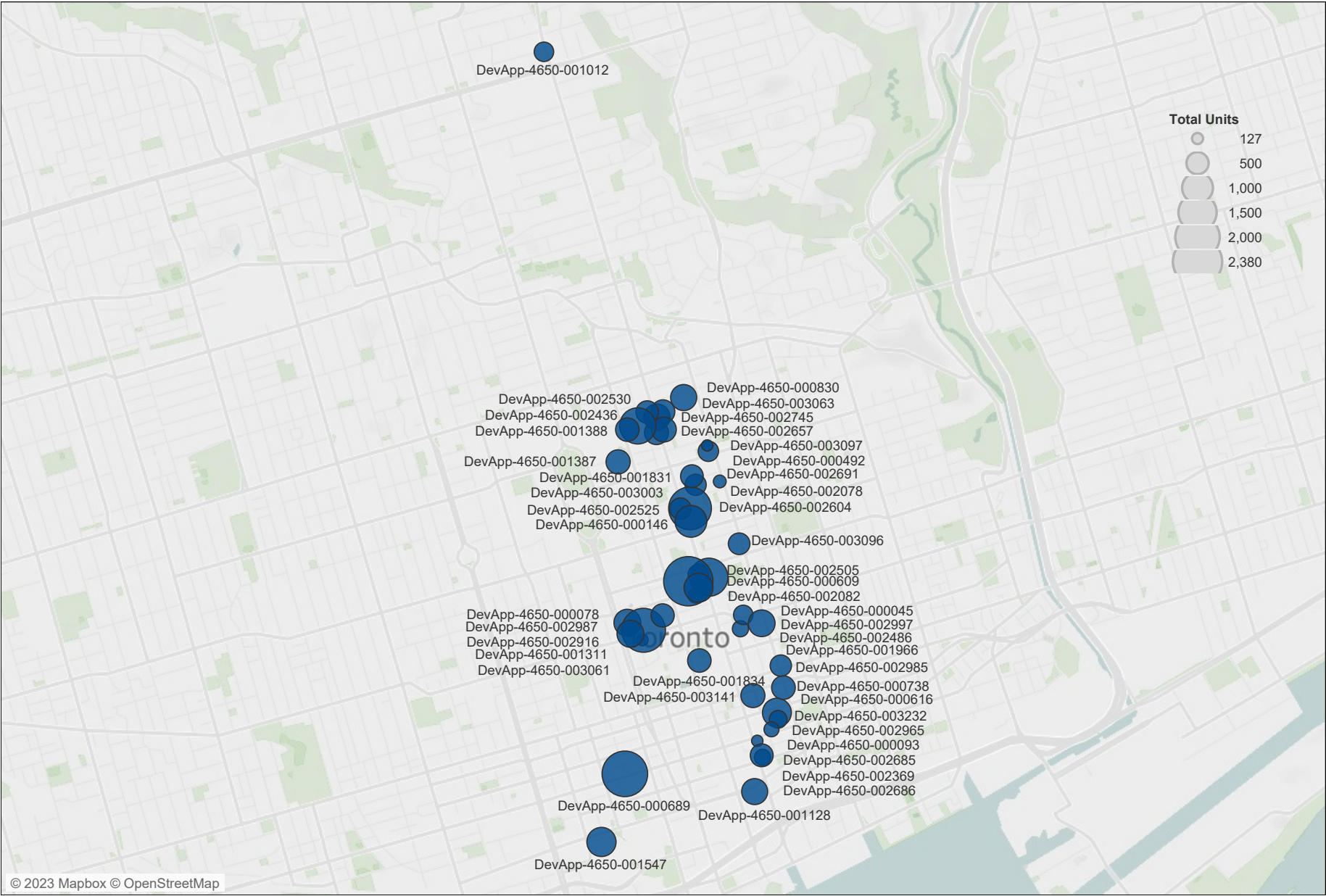
Downtown Core Submarket Report - November 2023

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	5	101	156	821	\$1,699	\$1,802
55C Residences - Mod Developments Inc.	Apartment	January 2024	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	0	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 - November 2023

Current Development Applications



Downtown Core Submarket Report - November 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-4650-002965	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 - November 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	5	17	4,392	601	\$2,404	1,042	\$2,505,147	16,205
Central Waterfront	364	7	2,908	966	\$1,704	864	\$1,471,594	17,168
Don Mills - York Mills	7	13	3,228	312	\$1,179	852	\$1,003,895	27,949
Downtown Core	5	7	4,169	475	\$1,877	773	\$1,451,417	30,040
Downtown East	33	21	6,385	1,605	\$1,498	684	\$1,024,665	25,732
Downtown West	116	26	8,024	871	\$1,690	977	\$1,651,666	17,335
Etobicoke Waterfront	0	1	547	18	\$1,644	828	\$1,361,206	3,135
Highway7 - Yonge	0	4	898	35	\$1,090	1,137	\$1,239,200	26,334
Mississauga City Centre	42	9	4,223	643	\$1,240	628	\$778,770	28,180
North Toronto	1	18	3,514	373	\$1,578	937	\$1,478,881	305
North Yonge Corridor	65	9	2,710	777	\$1,551	709	\$1,098,765	37,631
North York East								144,225
North York West	13	10	1,118	447	\$1,371	827	\$1,133,902	26,693
Not Applicable	357	200	31,882	8,204	\$1,173	770	\$902,770	15,600
Scarborough City Centre								13,225
Sheppard Corridor	104	13	2,518	561	\$1,361	766	\$1,043,205	31,263
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,937
Toronto East	1	9	1,316	209	\$1,249	720	\$898,838	
Toronto West	52	22	3,726	469	\$1,276	910	\$1,161,564	
Yonge - St. Clair	145	8	1,012	689	\$1,789	623	\$1,114,910	



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