

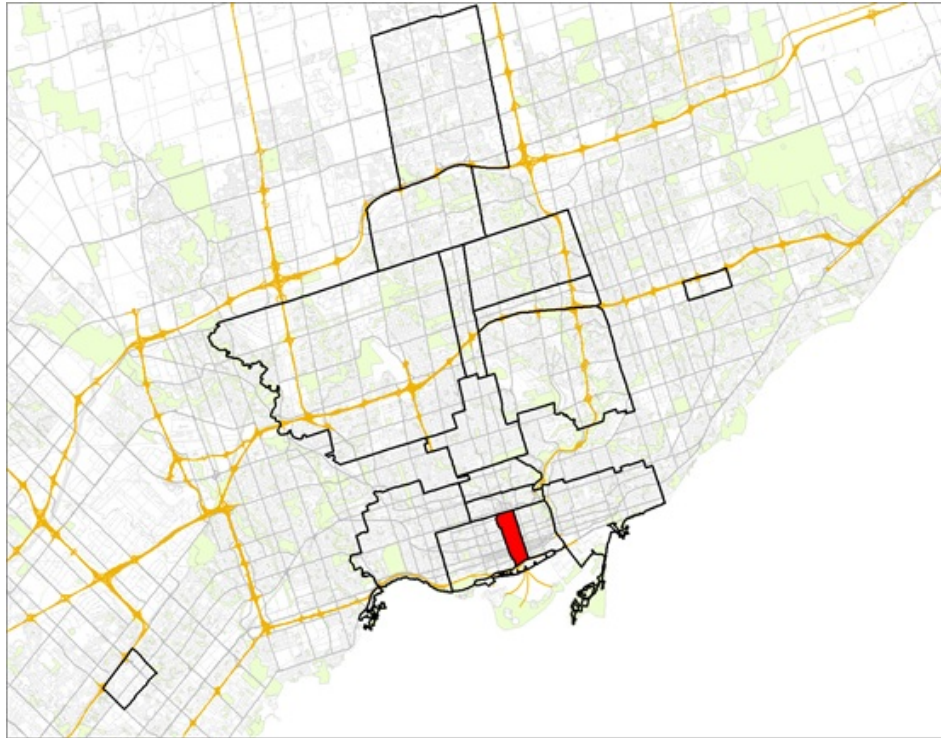


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of January 2024

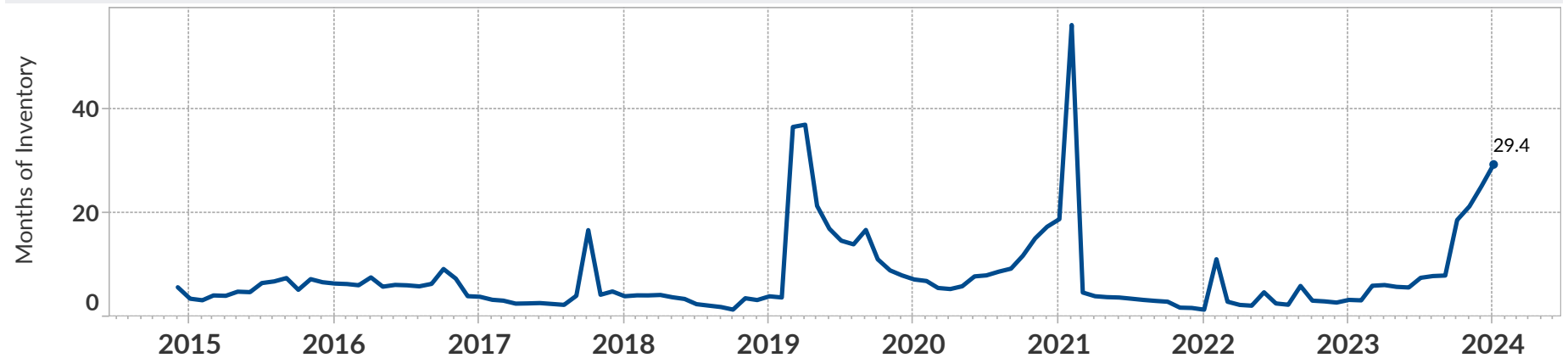


Downtown Core Submarket Report - January 2024



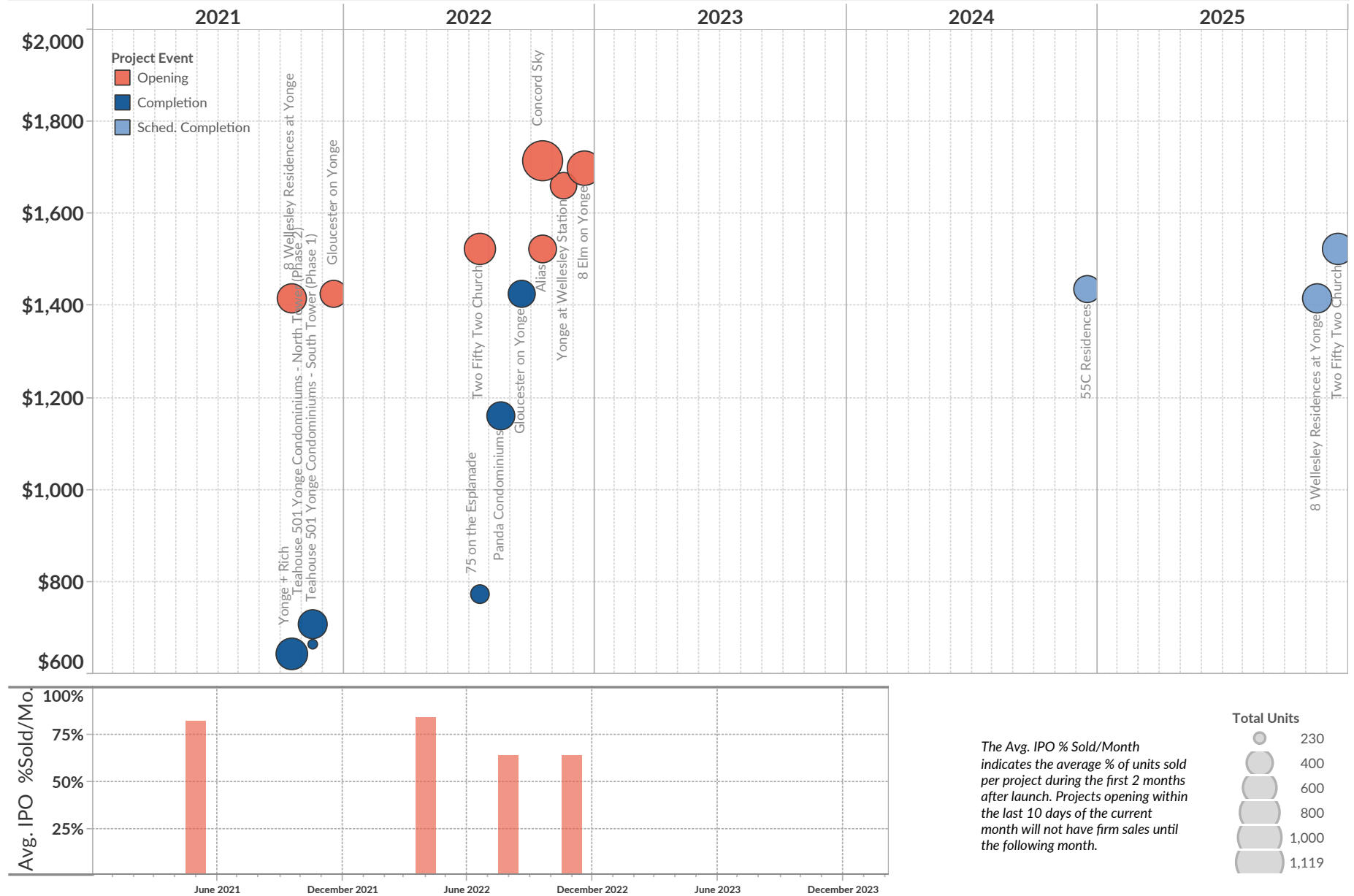
Downtown Core		GTA
Distinct count of Site Name	6	387
No. of Units	4,121	97,879
Total Sales	3,655	81,202
Act Inv	466	16,677
Avg. wt. \$/sf	\$1,878	\$1,412
Avg. Project \$/SF	\$2,024	\$1,301
Avg. SF	778	790
Avg. \$	\$1,462,157	\$1,115,800
Current Month Sales (incl. active & sold out)	2	233

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



Downtown Core Submarket Report - January 2024

Recent Project Openings, Completions & Scheduled Completions



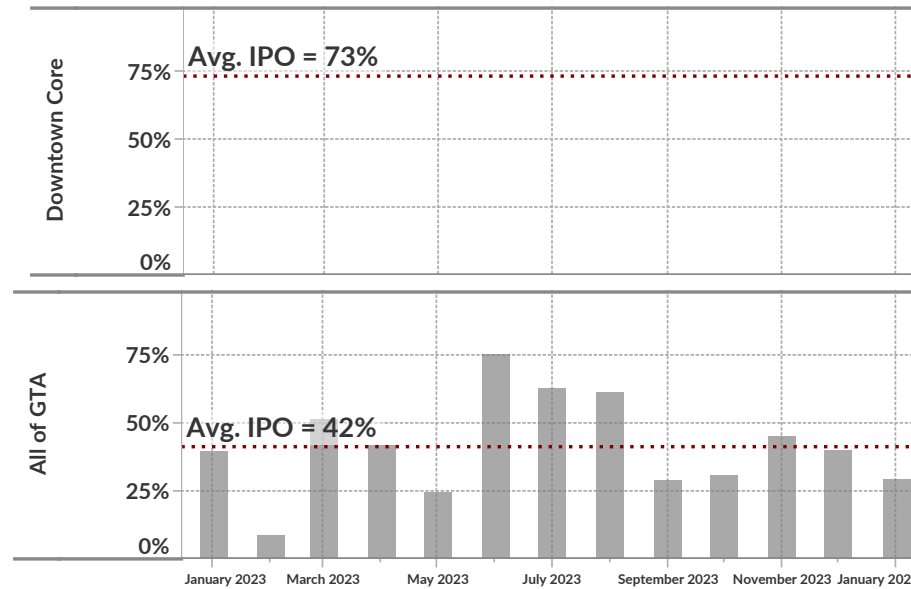
Downtown Core Submarket Report - January 2024

Project Data by Unit Type

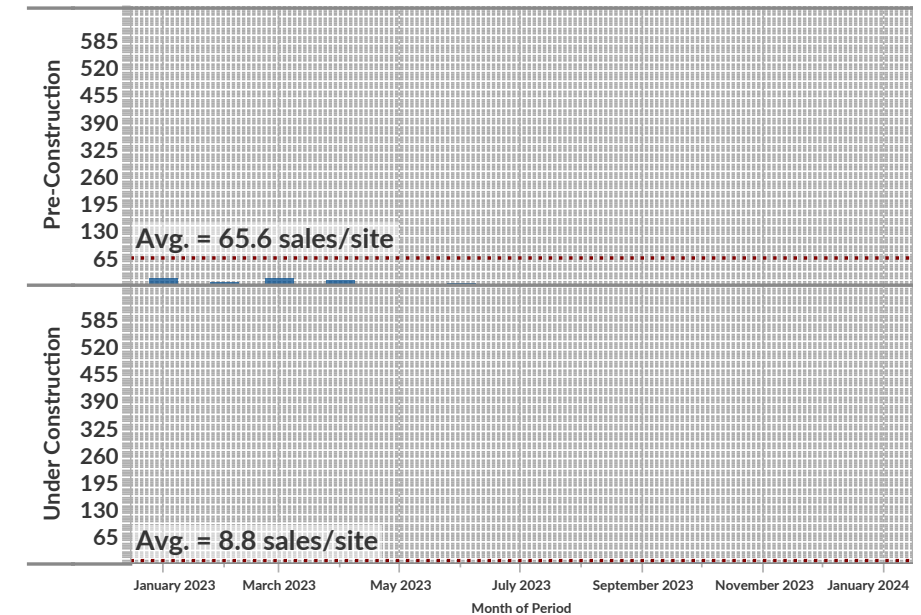
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	0	558	18
1 Bedroom	1,079	2	1,016	63
1 Bedroom + Den	817	0	692	125
2 Bedroom	1,140	0	1,016	124
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	0	218	58
Penthouse	6	0	0	6
Other	15	0	10	5

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,531	295	423	\$599,000	\$1,044,900
\$2,148	430	975	\$841,000	\$2,000,000
\$1,872	474	819	\$819,000	\$1,500,000
\$1,758	590	1,355	\$1,075,900	\$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)

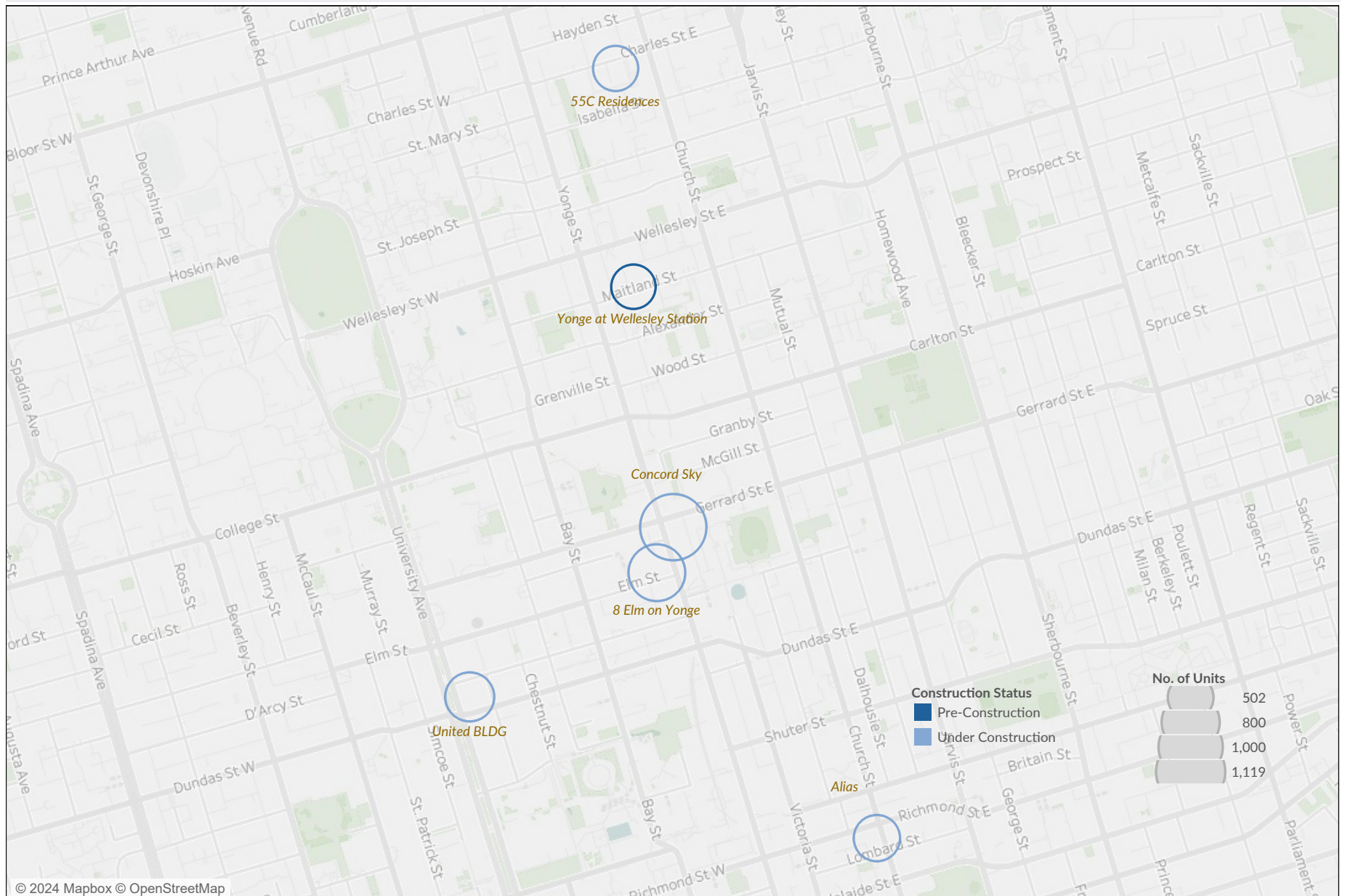


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - January 2024

Current Active Projects



Downtown Core Submarket Report - January 2024

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 Foot
8 Elm on Yonge - Reserve Properties and Capital Developmen..	Apartment	May 2027	2	2	152	821	\$1,699	\$1,800
55C Residences - Mod Developments Inc.	Apartment	March 2024	0	0	15	520	\$1,437	\$2,292
Alias - Madison Group	Apartment	January 2026	0	0	25	546	\$1,524	\$1,632
Concord Sky - Concord Adex	Apartment	June 2026	0	0	178	1,119	\$1,715	\$2,071
United BLDG - Davpart Inc.	Apartment	January 2026	0	0	0	613	\$1,635	\$2,743
Yonge at Wellesley Station - Plaza	Apartment	July 2026	0	0	96	502	\$1,661	\$1,604

Downtown Core Submarket Report - January 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	17
Central Waterfront	6	7
Don Mills - York Mills	2	13
Downtown Core	2	6
Downtown East	20	20
Downtown West	12	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	7	9
North Toronto	11	18
North Yonge Corridor	12	9
North York East		
North York West	0	10
Not Applicable	119	196
Scarborough City Centre		
Sheppard Corridor	17	13
Thornhill	0	2
Toronto East	7	9
Toronto West	10	20
Yonge - St. Clair	5	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$
4,411	582	\$2,387	1,067	\$2,547,183
2,976	898	\$1,700	892	\$1,516,226
3,234	306	\$1,179	855	\$1,007,688
3,655	466	\$1,878	778	\$1,462,157
5,920	1,566	\$1,483	696	\$1,031,248
7,938	836	\$1,692	985	\$1,667,384
548	17	\$1,643	849	\$1,395,518
918	15	\$1,110	849	\$942,000
4,237	629	\$1,241	629	\$780,886
3,524	364	\$1,579	937	\$1,479,273
2,733	756	\$1,652	697	\$1,151,473
1,118	447	\$1,375	827	\$1,137,476
31,371	7,913	\$1,177	772	\$908,981
2,589	534	\$1,402	796	\$1,115,799
411	28	\$1,367	1,690	\$2,310,536
1,323	204	\$1,258	708	\$891,022
3,259	452	\$1,286	912	\$1,172,522
1,037	664	\$1,800	632	\$1,137,687



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