

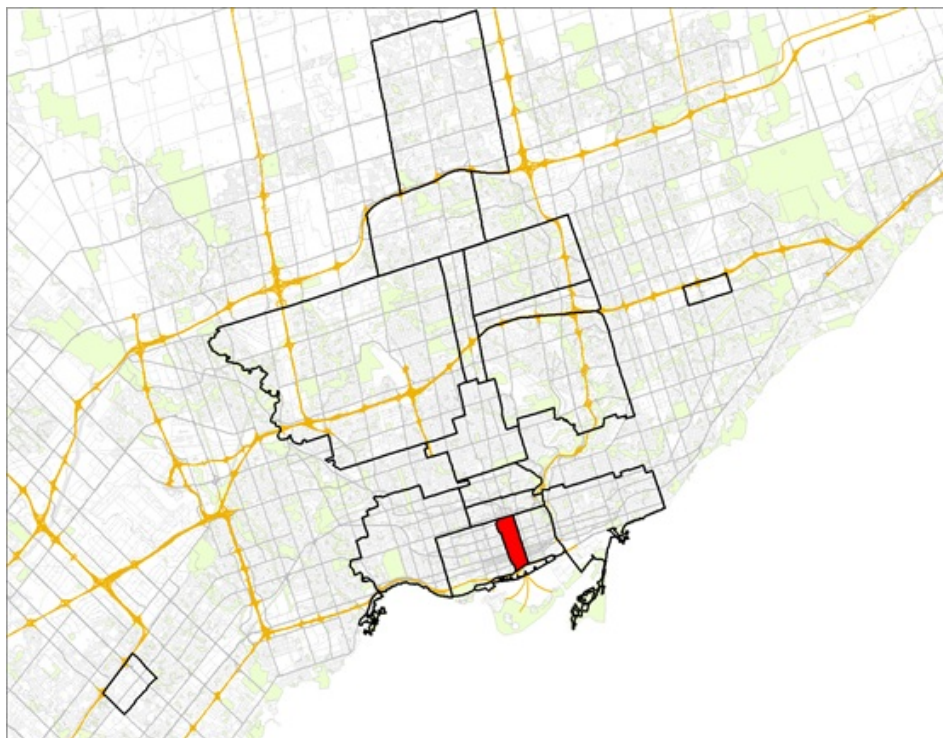


Greater Toronto Area
Downtown Core

New Homes High Rise Submarket Report
Data as of February 2024

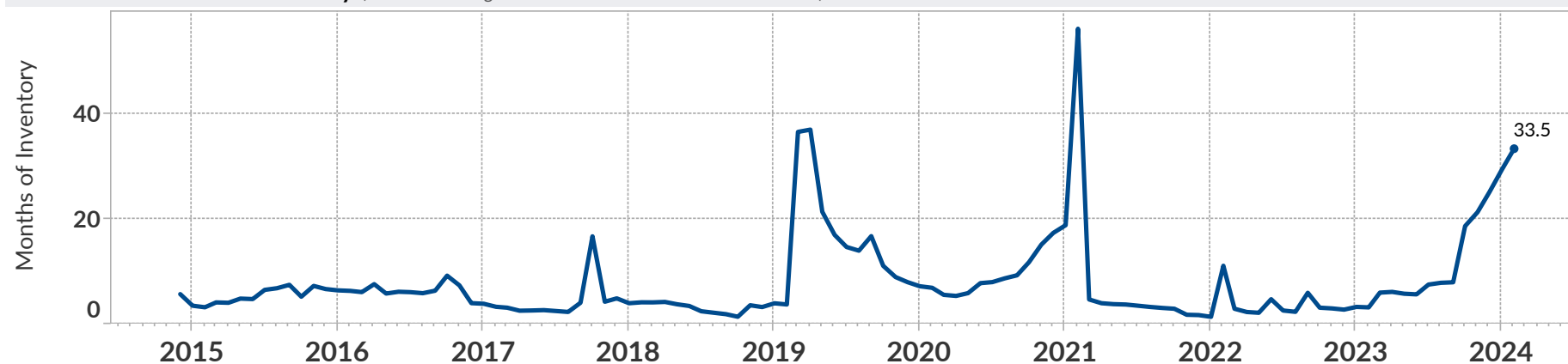


Downtown Core Submarket Report - February 2024



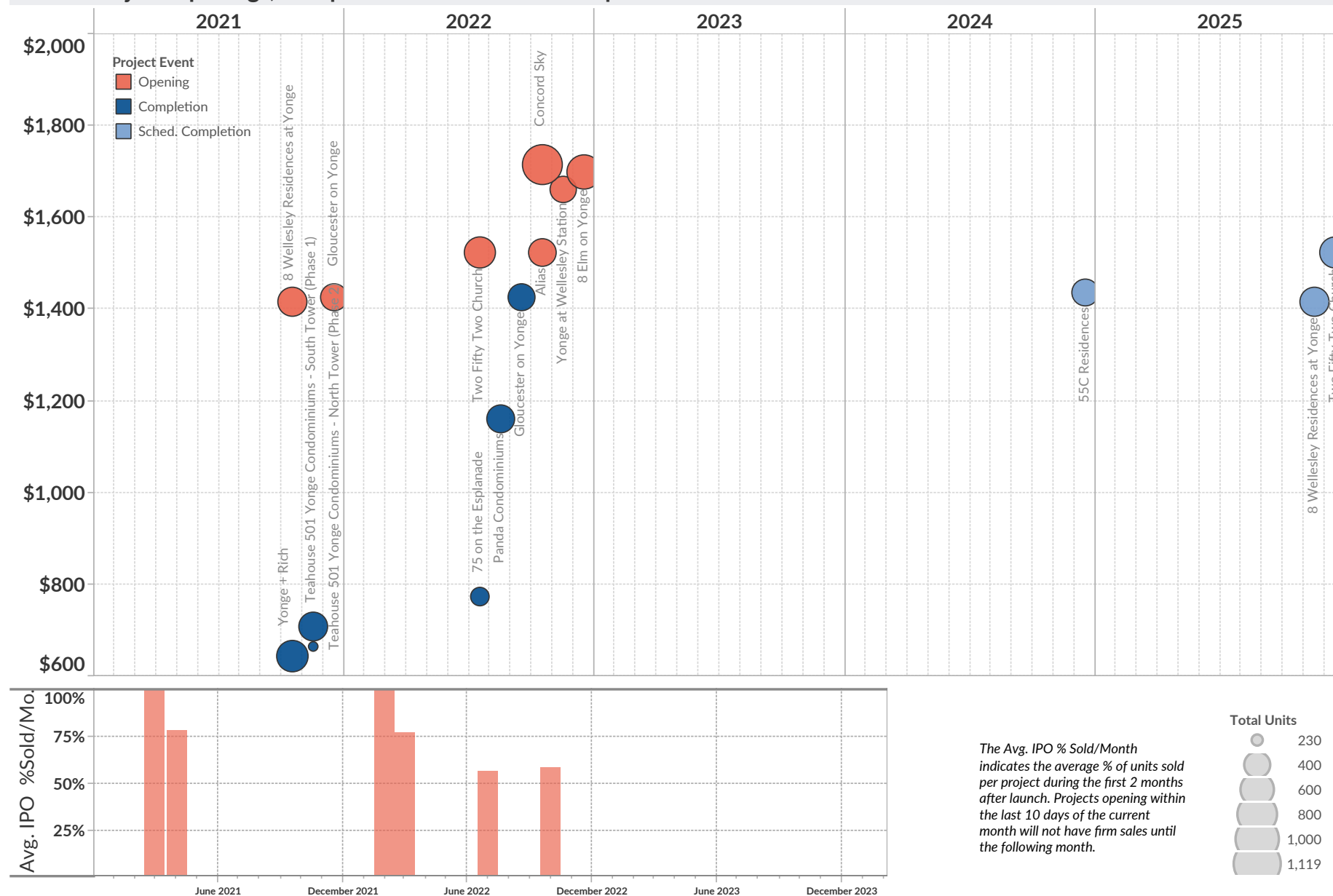
Downtown Core		GTA
Distinct count of Site Name	6	380
No. of Units	4,121	97,390
Total Sales	3,658	80,643
Act Inv	463	16,747
Avg. \$/sf	\$1,878	\$1,402
Avg. Project \$/SF	\$2,020	\$1,303
Avg. SF	780	792
Avg. \$	\$1,464,300	\$1,110,173
No Measure Value	3	379

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



Downtown Core Submarket Report - February 2024

Recent Project Openings, Completions & Scheduled Completions



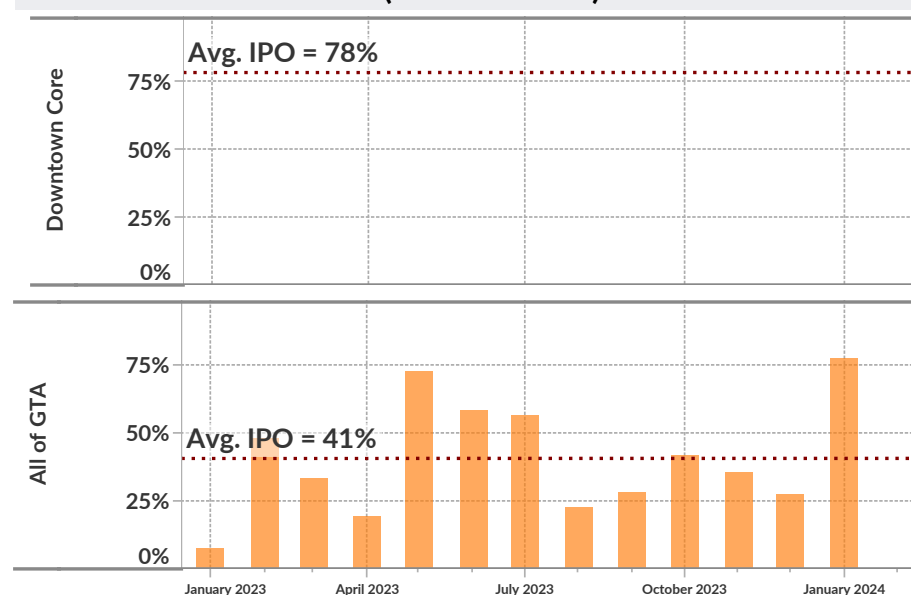
Downtown Core Submarket Report - February 2024

Project Data by Unit Type

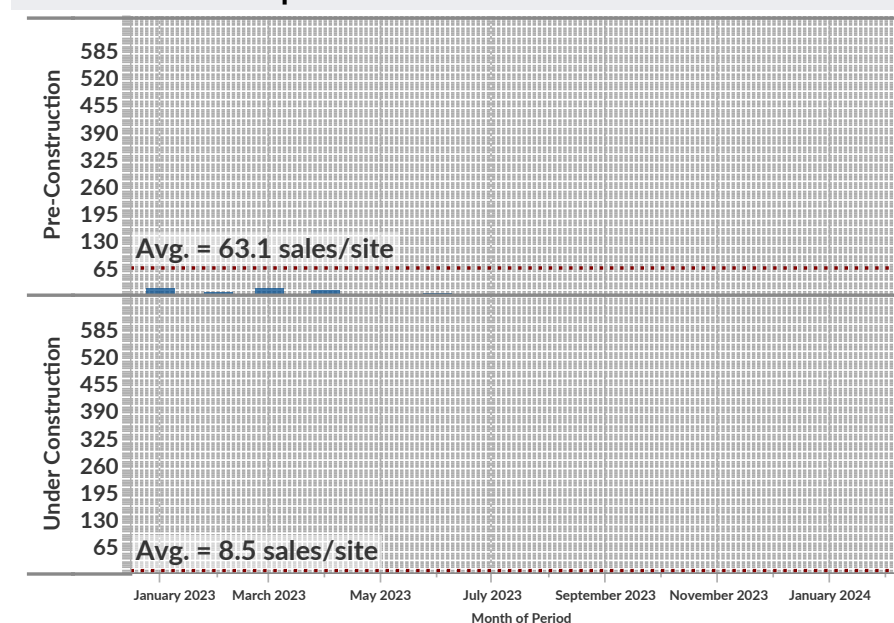
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	0	558	18
1 Bedroom	1,079	1	1,017	62
1 Bedroom + Den	817	2	694	123
2 Bedroom	1,140	0	1,016	124
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	0	218	58
Penthouse	6	0	0	6
Other	15	0	10	5

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,531	295	423	\$599,000	\$1,044,900
\$2,141	430	975	\$841,000	\$2,000,000
\$1,873	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)

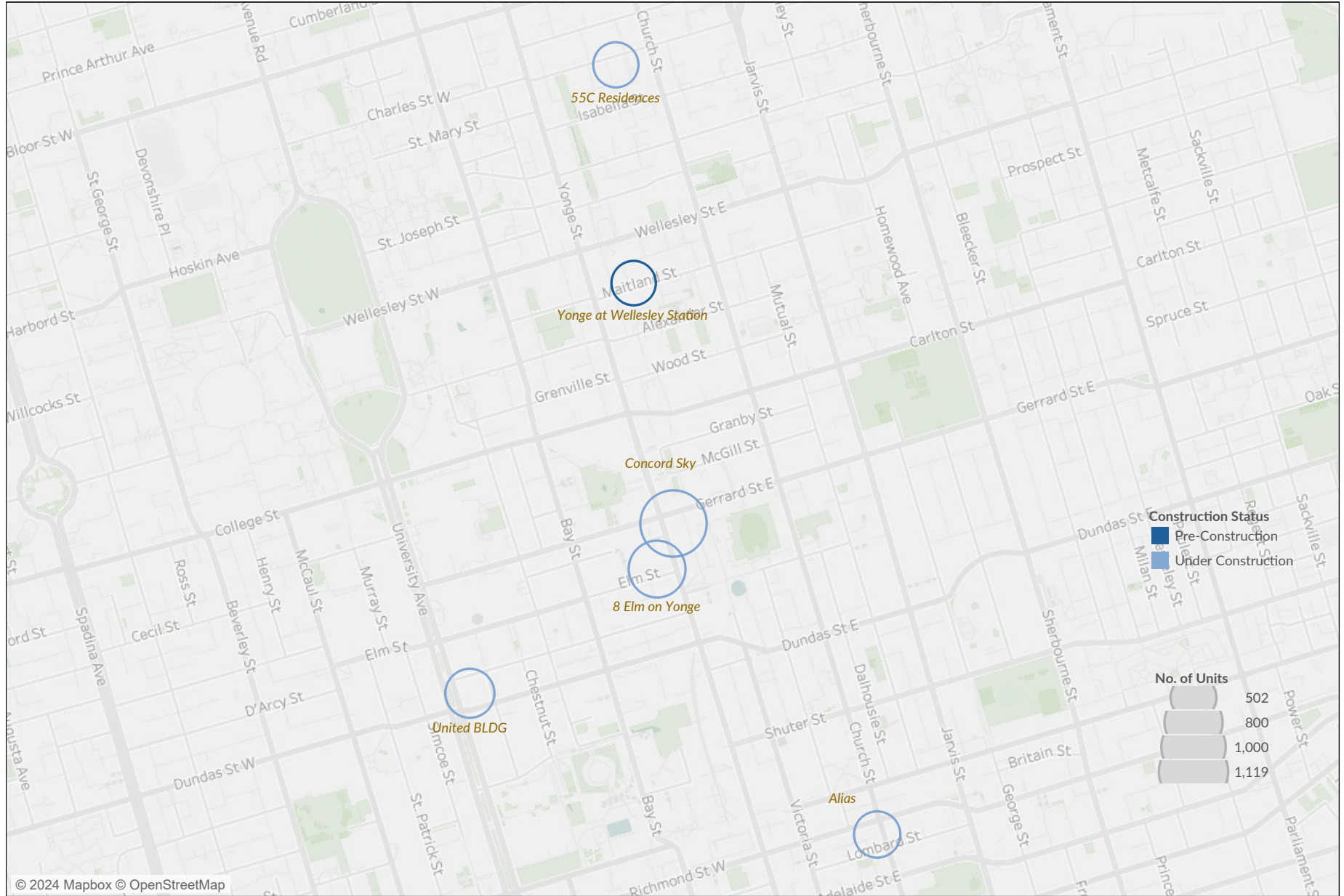


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - February 2024

Current Active Projects



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Downtown Core Submarket Report - February 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	4	150	821	\$1,699	\$1,800
55C Residences - Mod Developments Inc.	Apartment	March 2024	1	1	14	520	\$1,437	\$2,272
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 - February 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	35	17
Central Waterfront	4	7
Don Mills - York Mills	0	13
Downtown Core	3	6
Downtown East	10	20
Downtown West	6	25
Etobicoke Waterfront	3	1
Highway7 - Yonge	0	5
Mississauga City Centre	6	9
North Toronto	2	18
North Yonge Corridor	9	9
North York East		
North York West	0	10
Not Applicable	251	192
Scarborough City Centre		
Sheppard Corridor	31	12
Thornhill	0	2
Toronto East	9	6
Toronto West	6	20
Yonge - St. Clair	4	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,446	577	\$2,387	1,071	\$2,556,762
2,979	895	\$1,653	964	\$1,593,022
3,237	303	\$1,178	858	\$1,011,319
3,658	463	\$1,878	780	\$1,464,300
5,925	1,561	\$1,445	696	\$1,005,677
7,942	832	\$1,694	983	\$1,665,259
551	14	\$1,644	860	\$1,414,329
913	278	\$1,020	709	\$722,745
4,243	623	\$1,241	631	\$782,322
3,522	368	\$1,579	930	\$1,467,442
2,745	744	\$1,656	696	\$1,153,097
1,118	447	\$1,366	827	\$1,130,437
31,167	7,879	\$1,176	770	\$905,938
2,596	445	\$1,432	828	\$1,185,204
411	28	\$1,367	1,690	\$2,310,536
887	181	\$1,263	645	\$814,792
3,262	449	\$1,277	909	\$1,161,589
1,041	660	\$1,806	623	\$1,124,676



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