



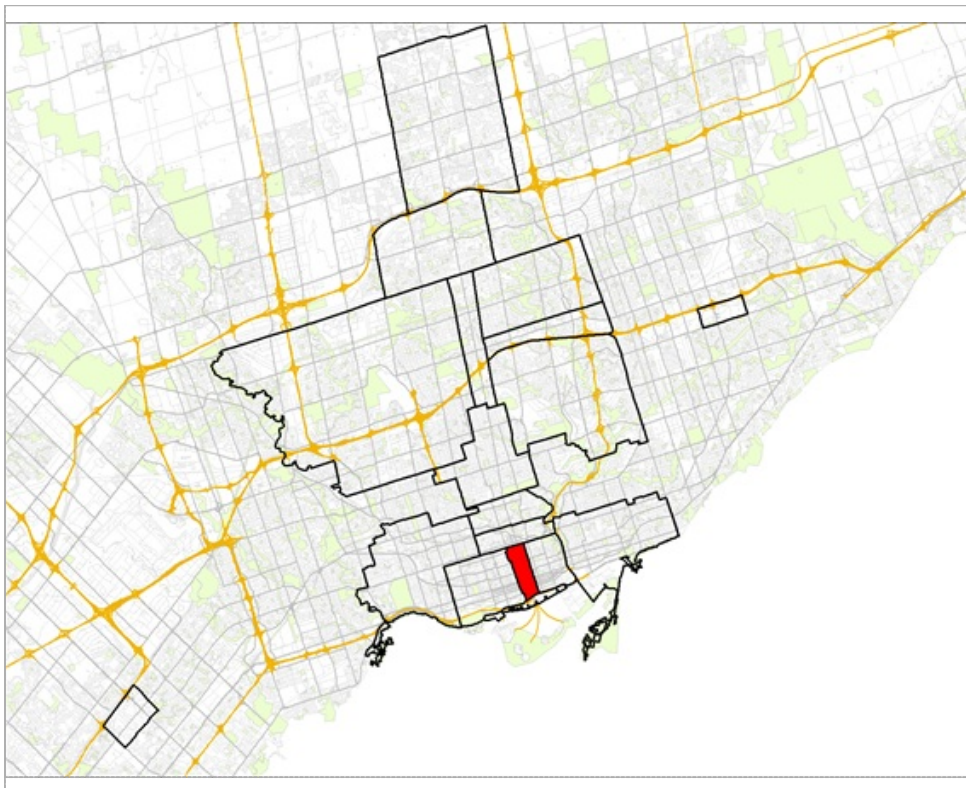
Greater Toronto Area | Downtown Core

New Homes High Rise Submarket Report

Data as of August 2024

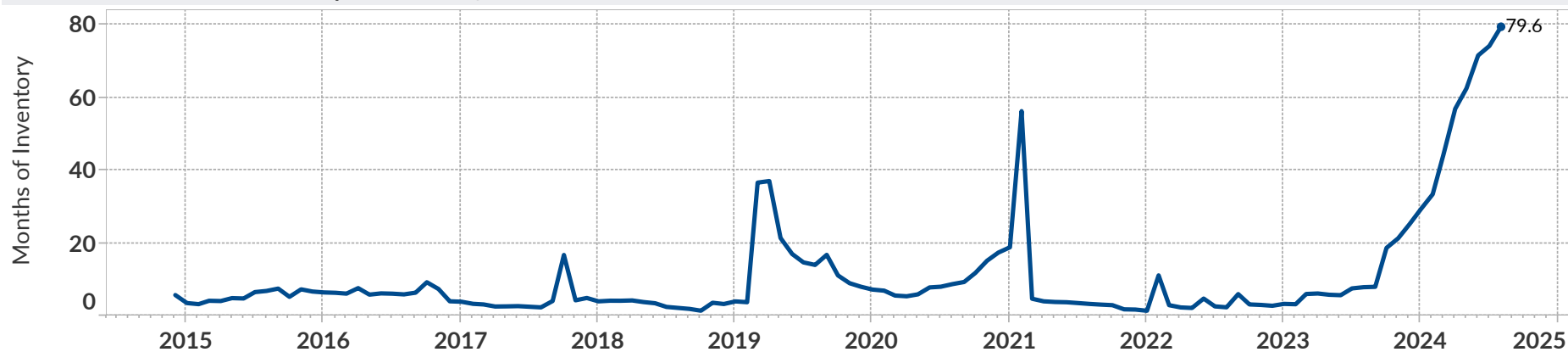


Downtown Core Submarket Report - August 2024



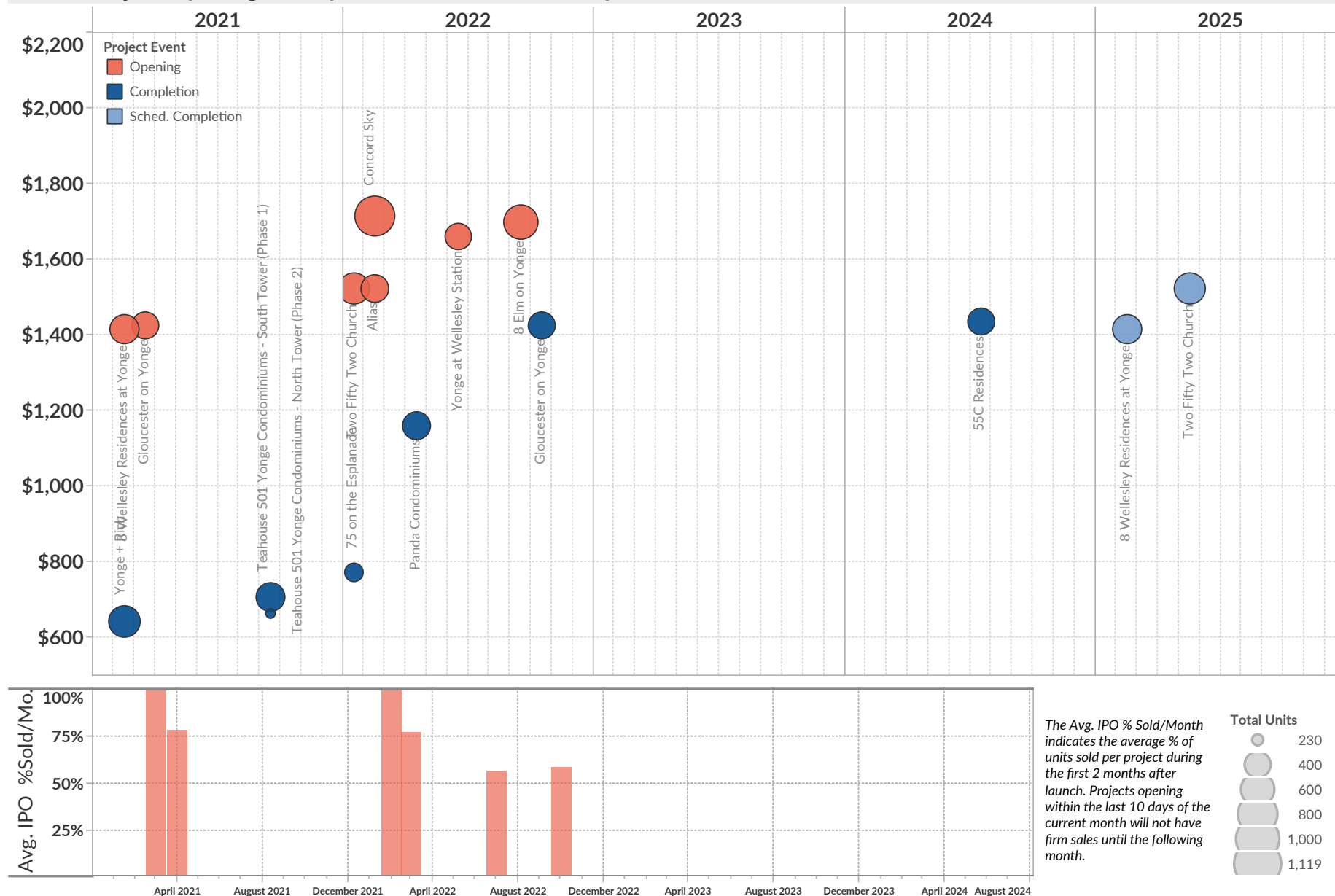
Downtown Core		GTA
Distinct count of Site Name	6	345
No. of Units	4,121	89,028
Total Sales	3,670	71,795
Act Inv	451	17,233
Avg. \$/sf	\$1,869	\$1,408
Avg. Project \$/SF	\$1,965	\$1,314
Avg. SF	784	781
Avg. \$	\$1,465,270	\$1,099,571
Current Month Sales	1	235

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



Downtown Core Submarket Report - August 2024

Recent Project Openings, Completions & Scheduled Completions



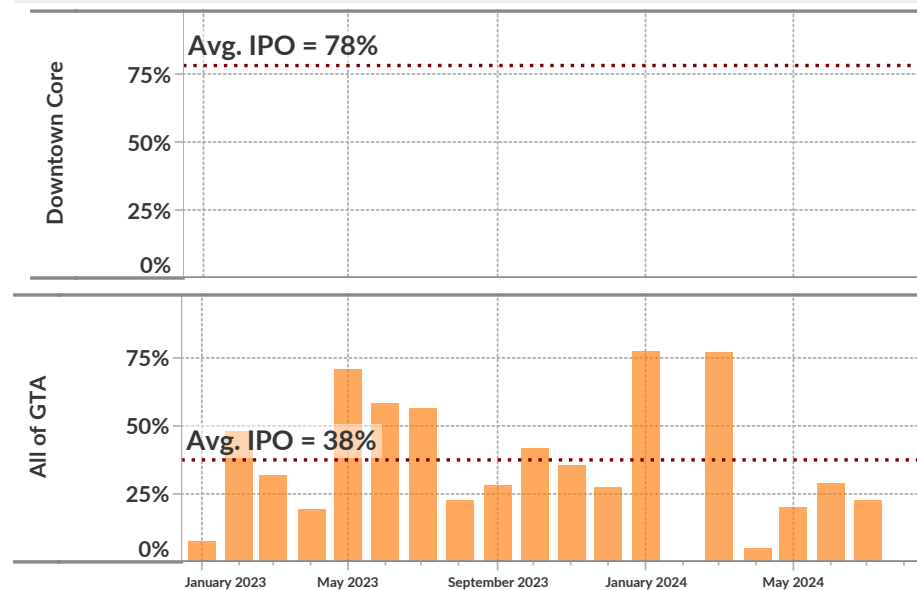
Downtown Core Submarket Report - August 2024

Project Data by Unit Type

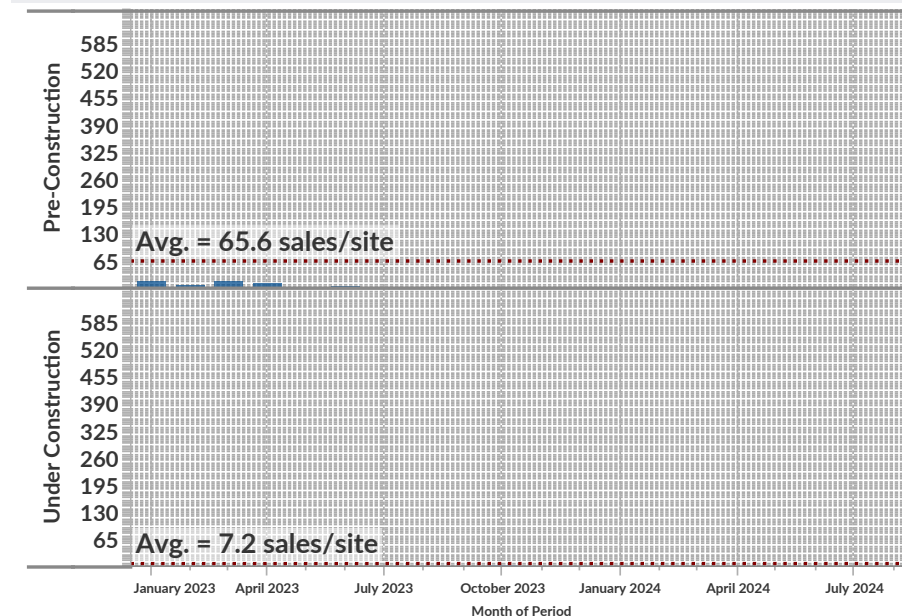
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	0	558	18
1 Bedroom	1,079	0	1,019	60
1 Bedroom + Den	817	0	700	117
2 Bedroom	1,140	0	1,019	121
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	1	219	57
Penthouse	6	0	0	6
Other	15	0	10	5

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,479	295	423	\$599,000	\$1,044,900
\$2,081	430	975	\$825,900	\$2,000,000
\$1,877	474	819	\$819,000	\$1,500,000
\$1,752	590	1,355	\$1,075,900	\$2,500,000
\$1,987	723	1,635	\$1,351,000	\$3,200,000
\$1,739	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)

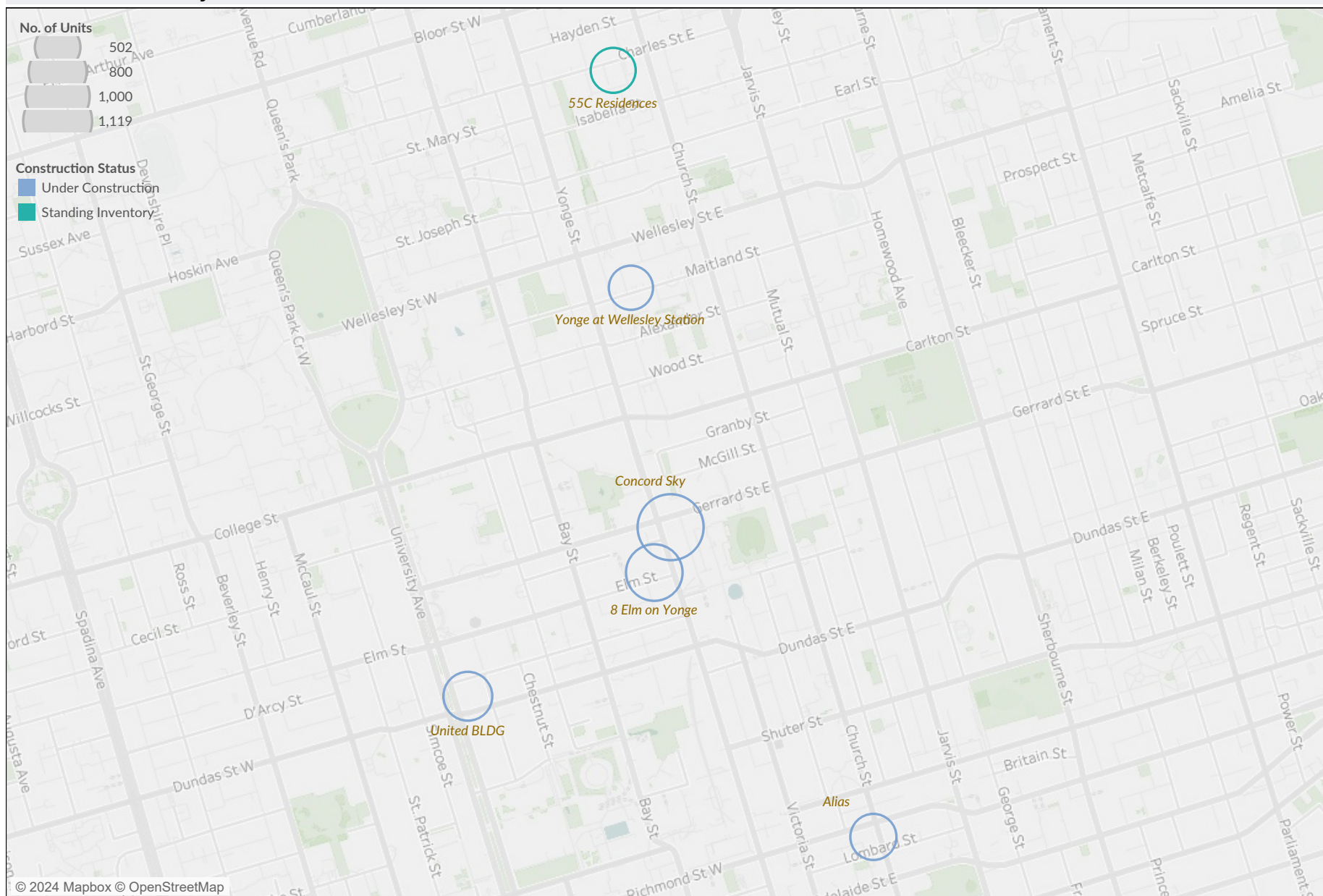


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - August 2024

Current Active Projects



Downtown Core Submarket Report - August 2024

Current Active Project List

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Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. CurrentPrice PerSqFoot
8 Elm on Yonge - Reserve Properties and Capital Developmen..	Apartment	May 2027	1	13	141	821	\$1,699	\$1,801
55C Residences - Mod Developments Inc.	Apartment	July 2024	0	4	11	520	\$1,437	\$1,944
Alias - Madison Group	Apartment	January 2026	0	0	25	546	\$1,524	\$1,628
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 2027	0	0	96	502	\$1,661	\$1,604

Downtown Core Submarket Report - August 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	16
Central Waterfront	1	6
Don Mills - York Mills	11	8
Downtown Core	1	6
Downtown East	7	19
Downtown West	10	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	11	5
Mississauga City Centre	2	9
North Toronto	2	15
North Yonge Corridor	4	9
North York East		
North York West	5	9
Not Applicable	114	174
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	1	2
Toronto East	1	6
Toronto West	10	19
Yonge - St. Clair	49	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,546	550	\$2,416	1,095	\$2,644,459
2,777	857	\$1,687	884	\$1,491,025
1,794	285	\$1,214	783	\$950,543
3,670	451	\$1,869	784	\$1,465,270
5,547	1,521	\$1,440	692	\$995,929
7,558	1,254	\$1,839	932	\$1,713,783
552	13	\$1,640	854	\$1,400,746
1,063	219	\$1,064	800	\$851,267
4,267	625	\$1,234	660	\$814,210
2,560	304	\$1,584	956	\$1,514,735
2,697	792	\$1,635	671	\$1,097,839
1,084	433	\$1,368	830	\$1,134,772
27,162	8,625	\$1,168	741	\$865,477
1,870	455	\$1,429	813	\$1,161,522
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,240	484	\$1,225	925	\$1,133,216
1,095	167	\$2,119	979	\$2,075,126



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