



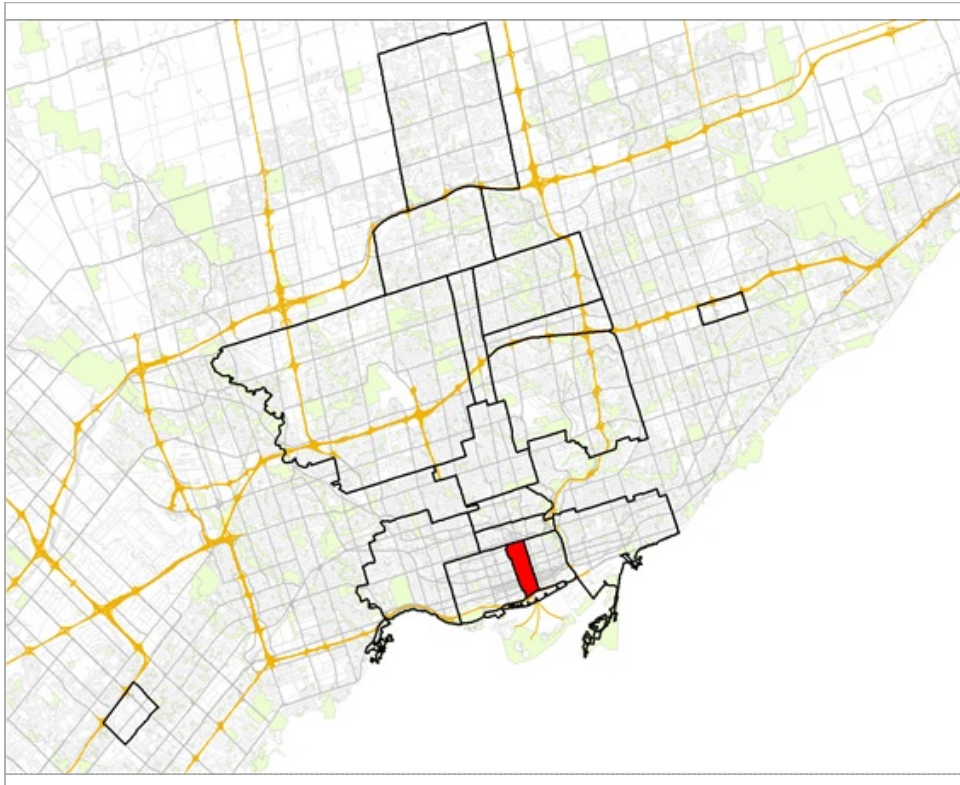
Greater Toronto Area | Downtown Core

New Homes High Rise Submarket Report

Data as of September 2024

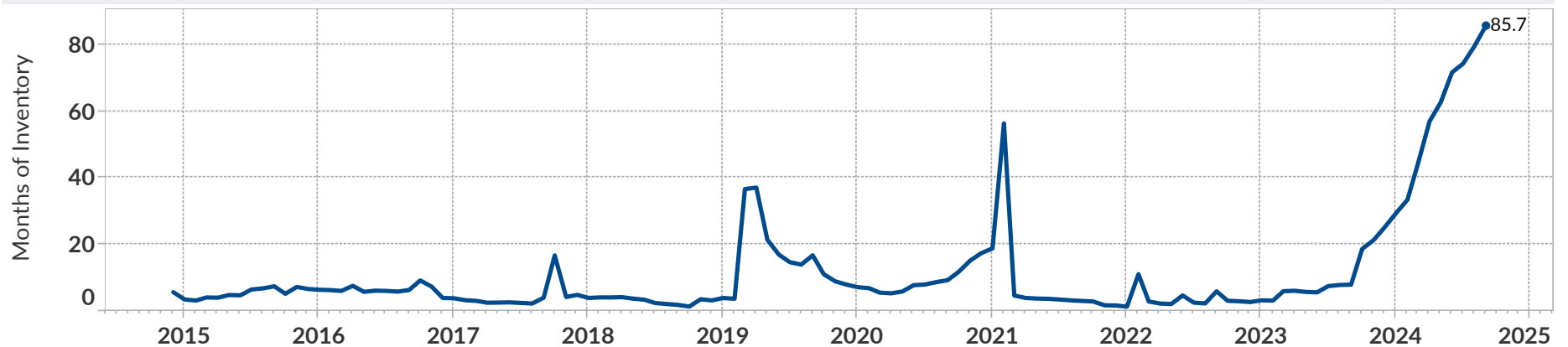


Downtown Core Submarket Report - September 2024



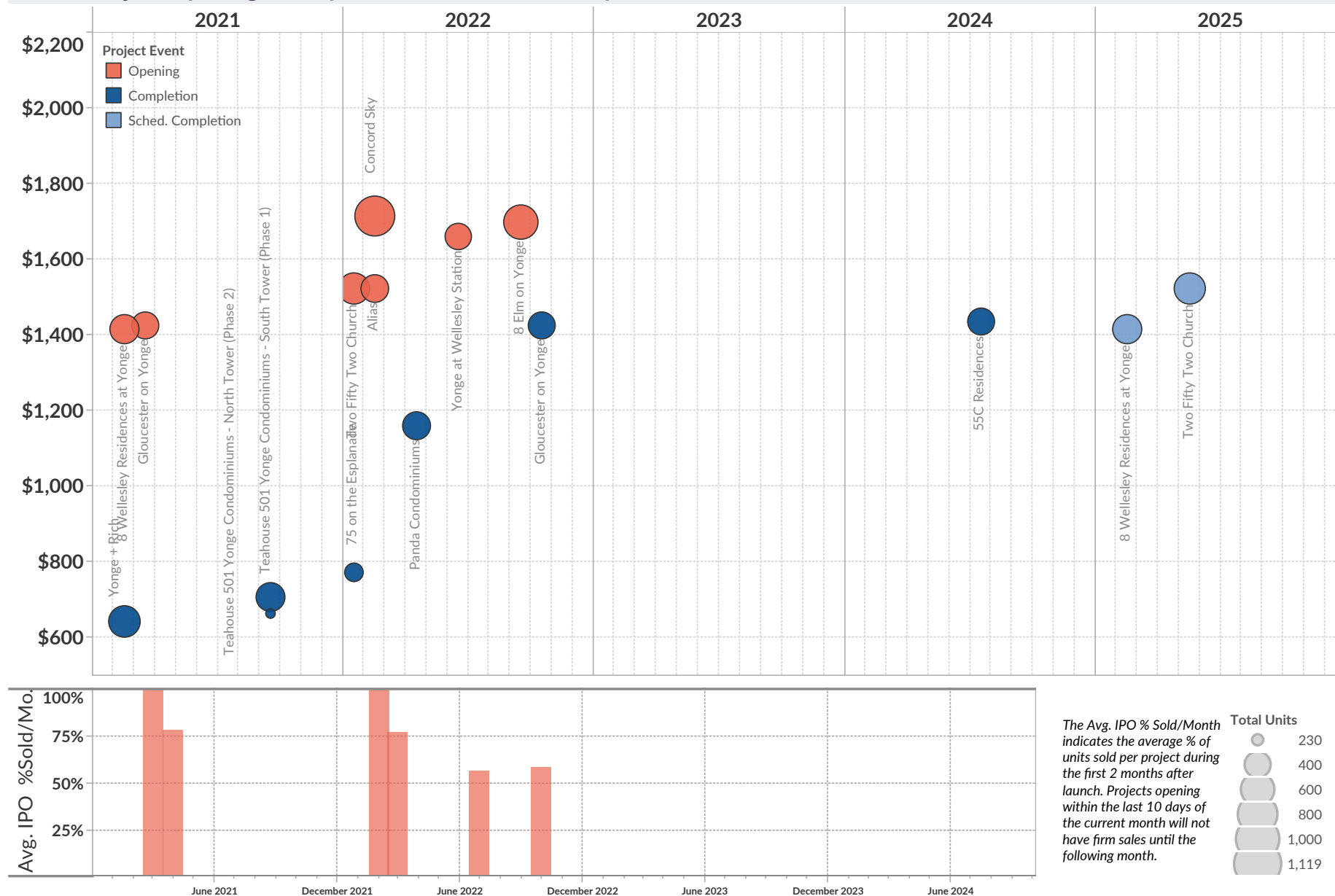
Downtown Core		GTA
Distinct count of Site Name	6	343
No. of Units	4,121	89,282
Total Sales	3,671	71,855
Act Inv	450	17,427
Avg. \$/sf		\$1,869
Avg. Project \$/SF		\$1,965
Avg. SF		785
Avg. \$		\$1,466,368
Current Month Sales		1
		247

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



Downtown Core Submarket Report - September 2024

Recent Project Openings, Completions & Scheduled Completions



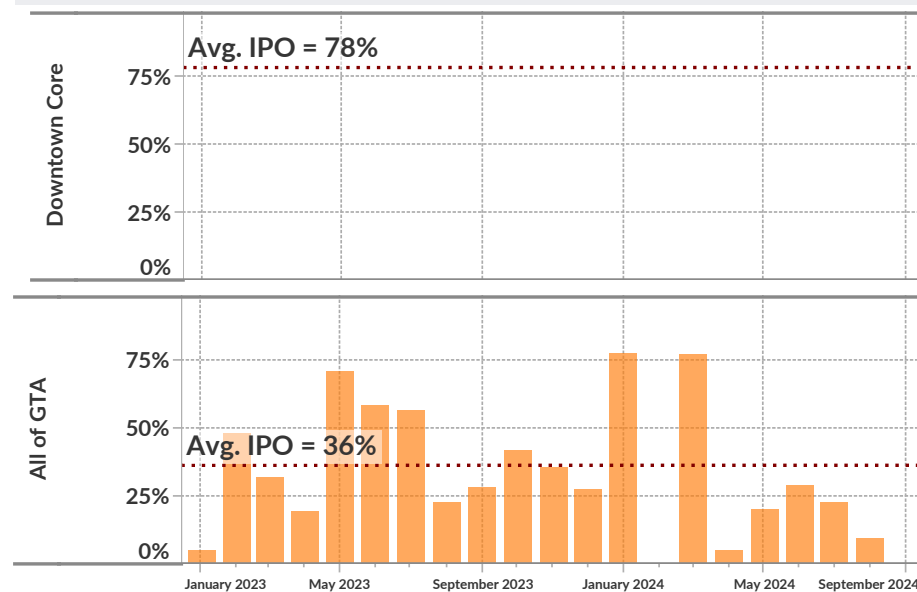
Downtown Core Submarket Report - September 2024

Project Data by Unit Type

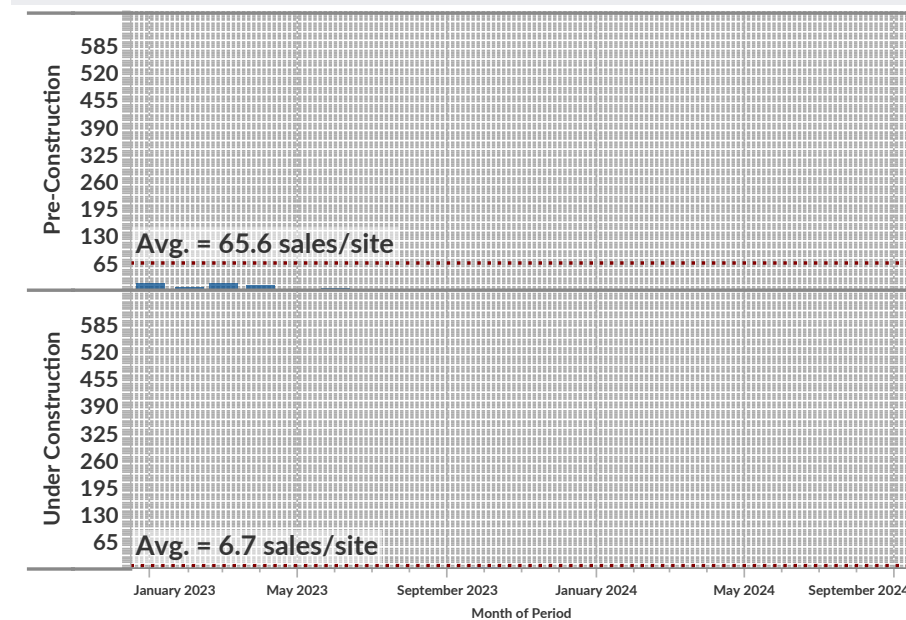
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	0	558	18
1 Bedroom	1,079	0	1,019	60
1 Bedroom + Den	817	1	701	116
2 Bedroom	1,140	0	1,019	121
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	0	219	57
Penthouse	6	0	0	6
Other	15	0	10	5

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
\$1,878	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)

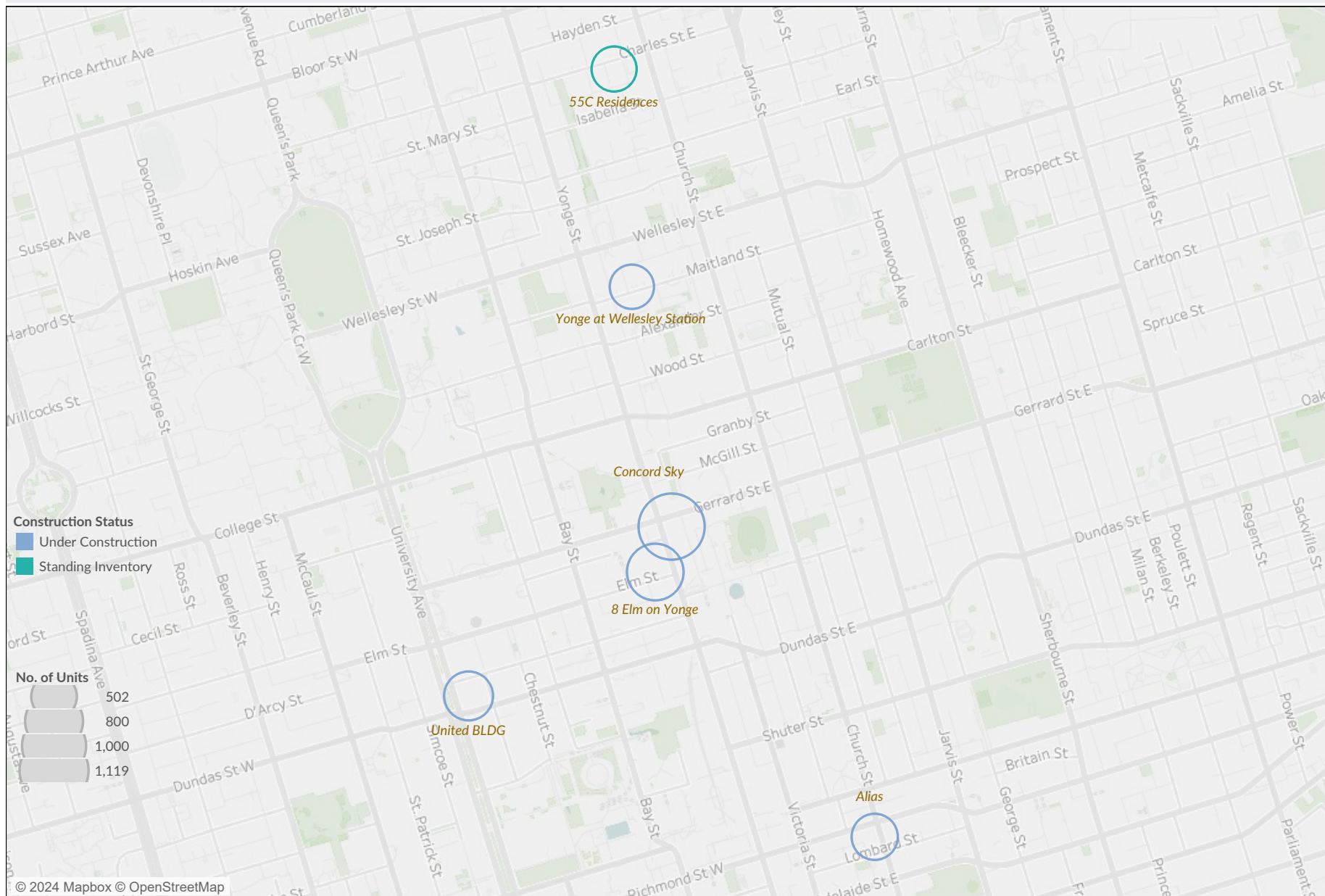


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - September 2024

Current Active Projects



Downtown Core Submarket Report - September 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 SqFoot
8 Elm on Yonge - Reserve Properties and Capital Developmen..	Apartment	May 2027	1	14	140	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 - September 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	7	16
Central Waterfront	3	6
Don Mills - York Mills	0	8
Downtown Core	1	6
Downtown East	1	19
Downtown West	18	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	9	5
Mississauga City Centre	3	10
North Toronto	2	15
North Yonge Corridor	1	9
North York East		
North York West	16	9
Not Applicable	178	172
Scarborough City Centre		
Sheppard Corridor	4	9
Thornhill	0	2
Toronto East	0	6
Toronto West	4	19
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,553	543	\$2,418	1,101	\$2,661,177
2,780	854	\$1,697	886	\$1,503,138
1,794	285	\$1,214	783	\$950,543
3,671	450	\$1,869	785	\$1,466,368
5,548	1,520	\$1,436	697	\$1,000,497
7,465	1,231	\$1,821	933	\$1,698,688
552	13	\$1,640	854	\$1,400,746
1,072	227	\$1,032	861	\$888,662
4,785	646	\$1,230	660	\$812,197
2,557	313	\$1,579	942	\$1,487,350
2,698	791	\$1,636	672	\$1,098,337
1,099	434	\$1,351	834	\$1,126,237
26,755	8,739	\$1,166	736	\$857,711
1,877	533	\$1,383	816	\$1,128,200
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,241	483	\$1,228	926	\$1,137,124
1,095	167	\$2,119	979	\$2,075,126



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