



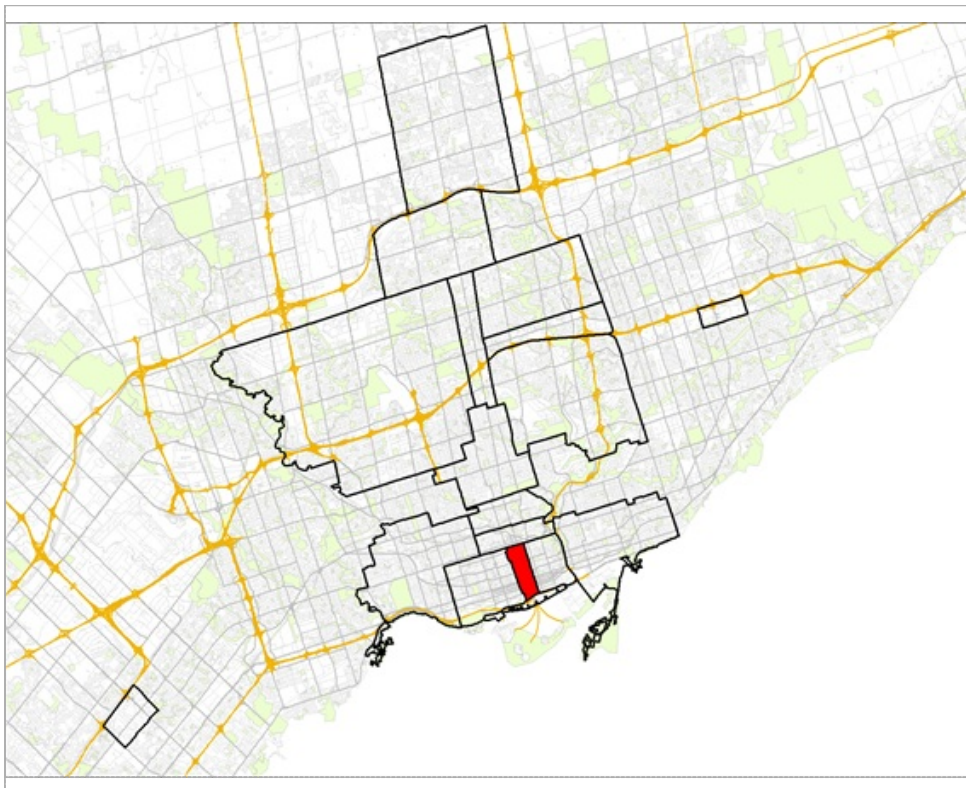
Greater Toronto Area | Downtown Core

New Homes High Rise Submarket Report

Data as of October 2024

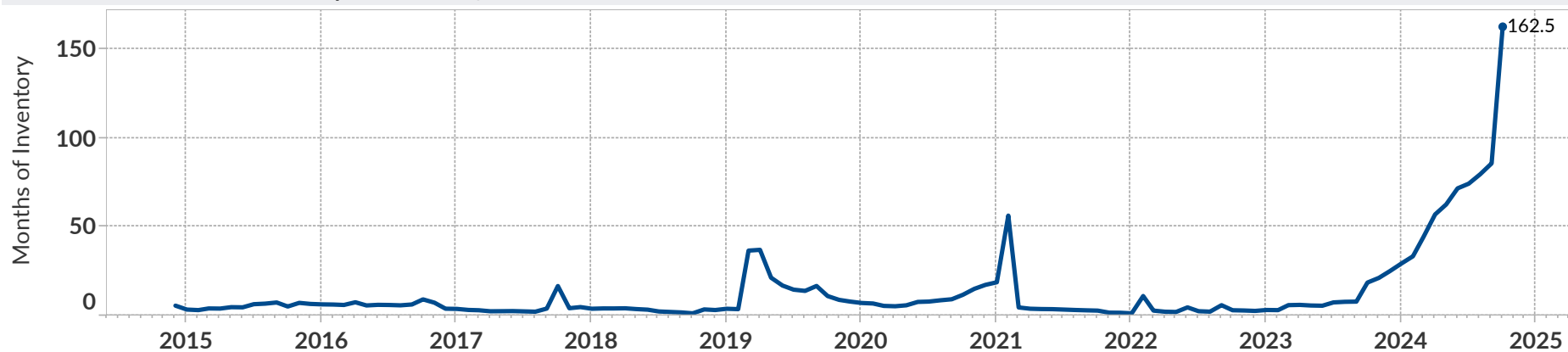


Downtown Core Submarket Report - October 2024



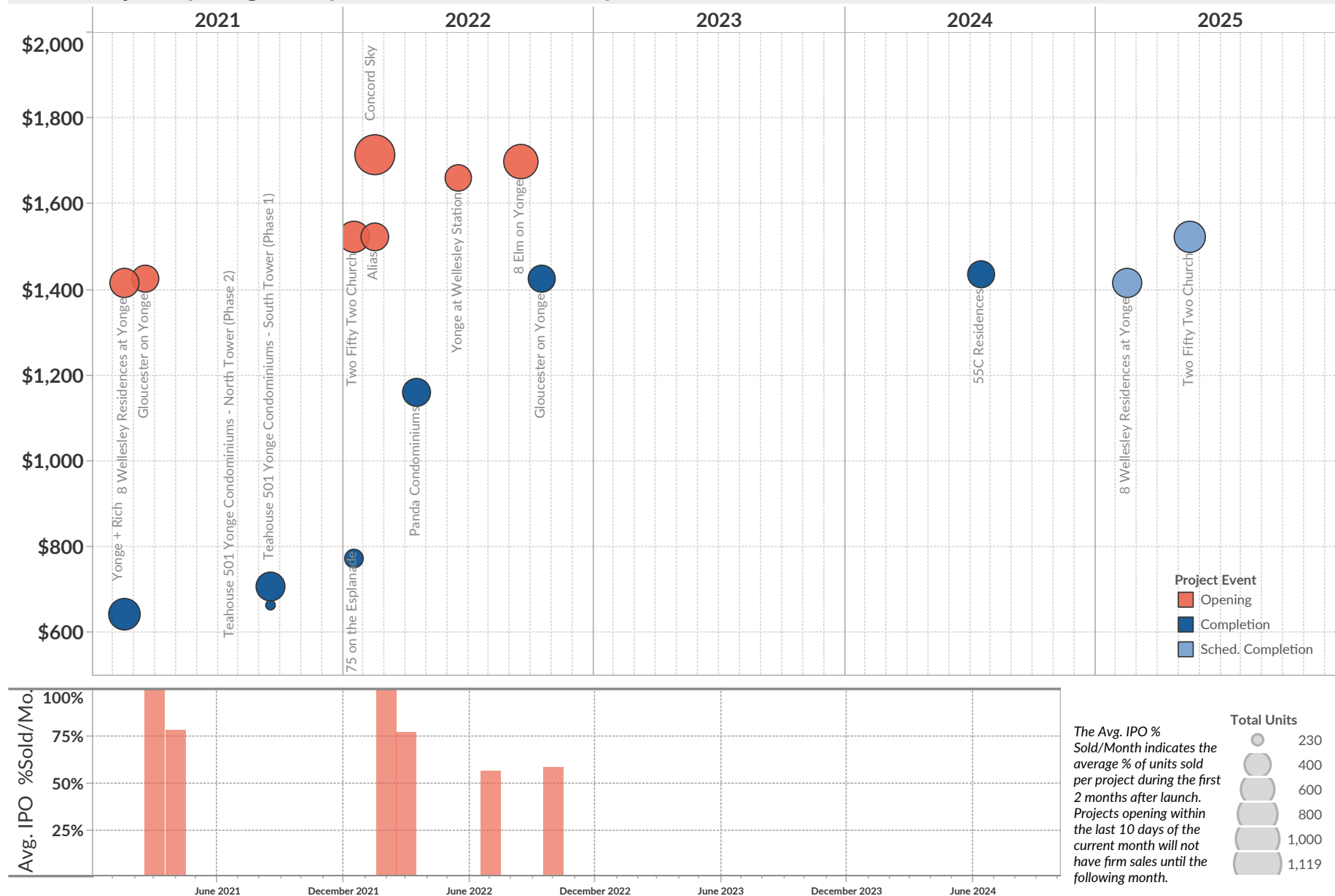
Downtown Core		GTA
Distinct count of Site Name	6	338
No. of Units	4,121	87,750
Total Sales	3,674	70,068
Act Inv	447	17,682
Avg. \$/sf	\$1,866	\$1,393
Avg. Project \$/SF	\$1,939	\$1,309
Avg. SF	787	776
Avg. \$	\$1,467,683	\$1,081,599
Current Month Sales	3	210

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



Downtown Core Submarket Report - October 2024

Recent Project Openings, Completions & Scheduled Completions



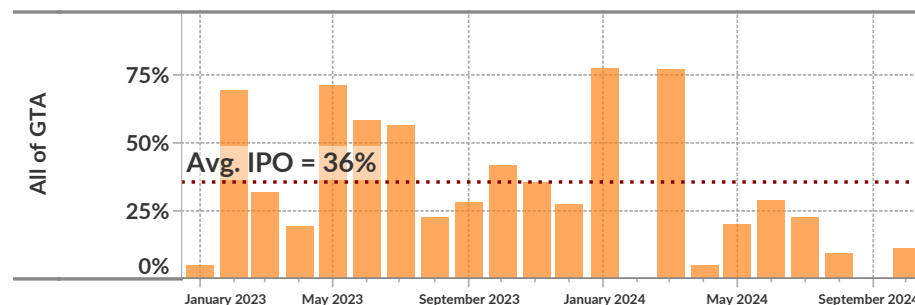
Downtown Core Submarket Report - October 2024

Project Data by Unit Type

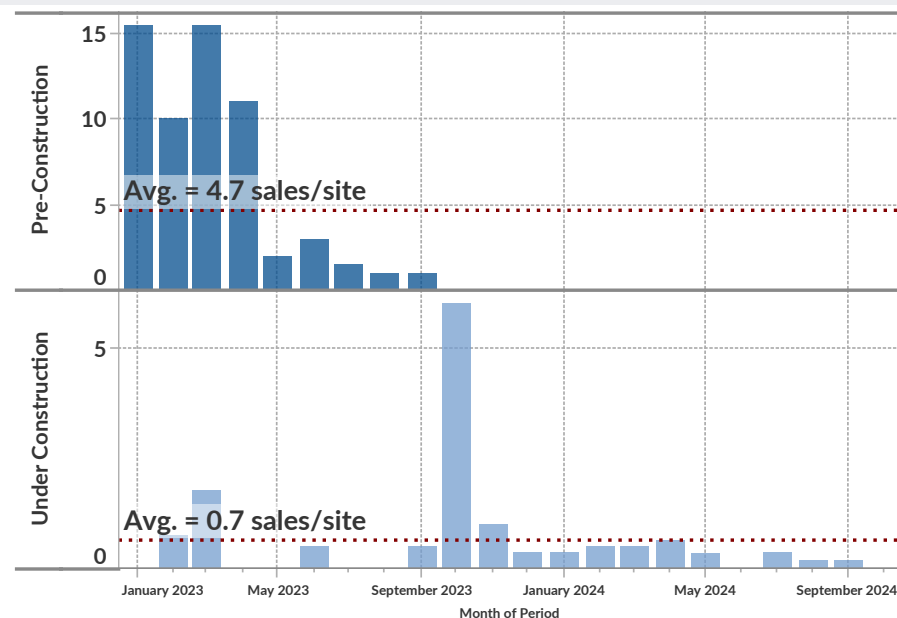
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	2	560	16
1 Bedroom	1,079	0	1,019	60
1 Bedroom + Den	817	1	702	115
2 Bedroom	1,140	0	1,019	121
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	0	219	57
Penthouse	6	0	0	6
Other	15	0	10	5

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,480	295	423	\$599,000	\$1,000,000
\$2,076	430	975	\$841,000	\$2,000,000
\$1,878	474	819	\$819,000	\$1,500,000
\$1,745	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)

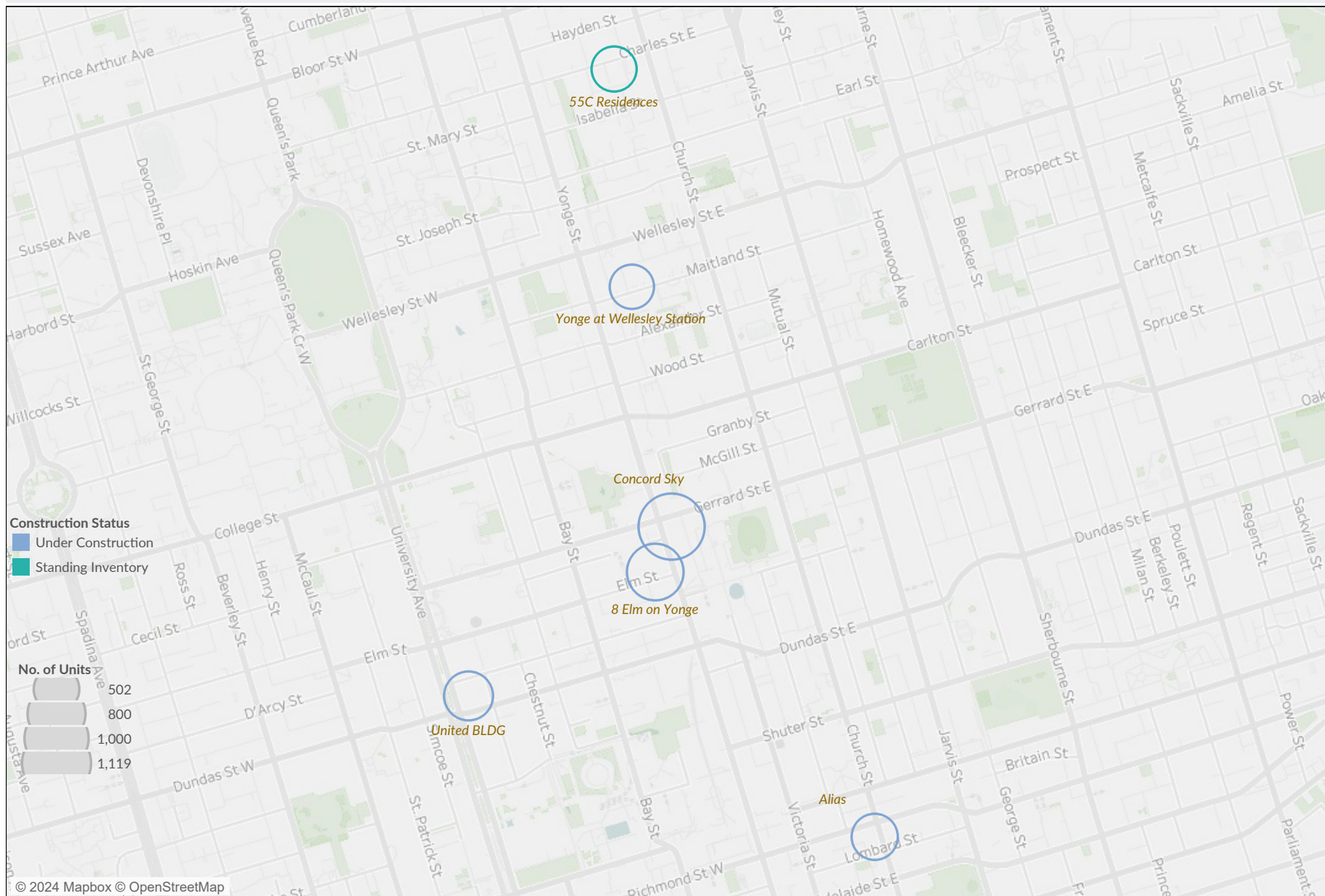


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - October 2024

Current Active Projects



Downtown Core Submarket Report - October 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	15	139	821	\$1,699	\$1,801
55C Residences - Mod Developments Inc.	Apartment	July 2024	2	6	9	520	\$1,437	\$1,787
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 - October 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	15
Central Waterfront	12	6
Don Mills - York Mills	2	8
Downtown Core	3	6
Downtown East	7	18
Downtown West	33	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	10
North Toronto	3	15
North Yonge Corridor	5	9
North York East		
North York West	12	10
Not Applicable	115	170
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	0	2
Toronto East	1	6
Toronto West	8	18
Yonge - St. Clair	2	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,941	539	\$2,419	1,102	\$2,667,085
2,792	842	\$1,697	891	\$1,512,683
1,796	283	\$1,221	791	\$966,161
3,674	447	\$1,866	787	\$1,467,683
5,303	1,171	\$1,419	717	\$1,017,908
7,510	1,211	\$1,865	959	\$1,788,630
552	13	\$1,640	854	\$1,400,746
881	211	\$1,069	798	\$852,767
4,786	663	\$1,218	669	\$814,845
2,560	310	\$1,576	939	\$1,480,579
2,703	786	\$1,636	672	\$1,099,752
1,173	728	\$1,287	751	\$966,116
26,088	9,122	\$1,159	728	\$843,365
1,878	532	\$1,383	816	\$1,127,719
414	25	\$1,361	1,683	\$2,289,400
900	172	\$1,262	657	\$829,501
3,020	462	\$1,238	923	\$1,142,788
1,097	165	\$2,122	984	\$2,088,813



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