

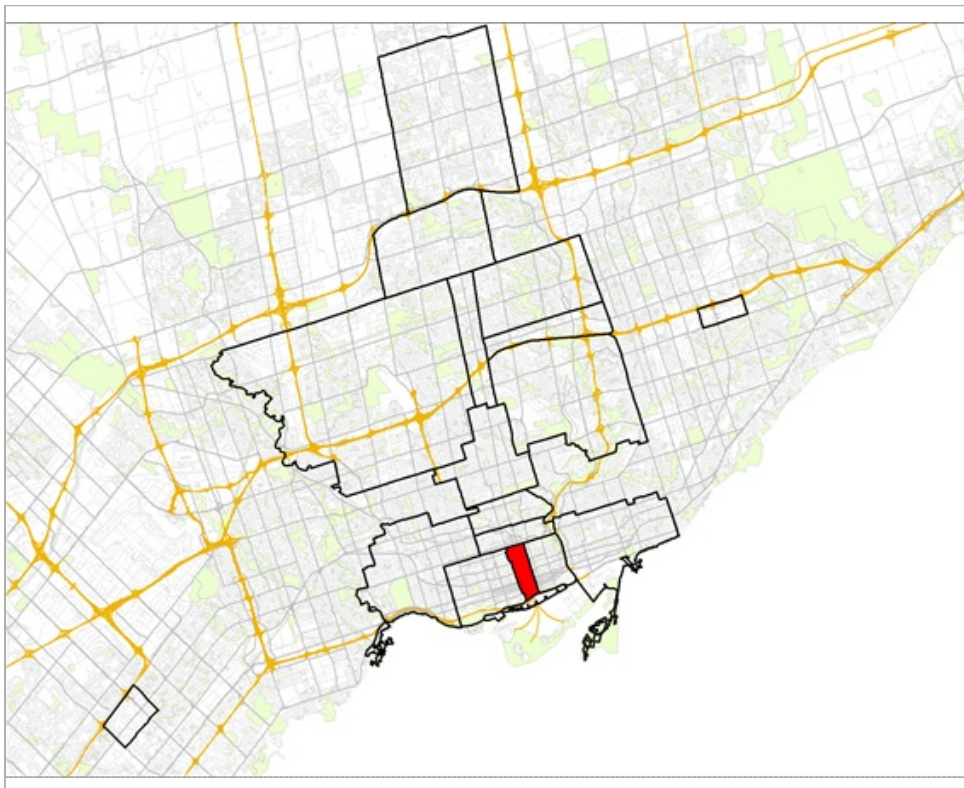


Greater Toronto Area | Downtown Core New Homes High Rise Submarket Report

Data as of April 2025

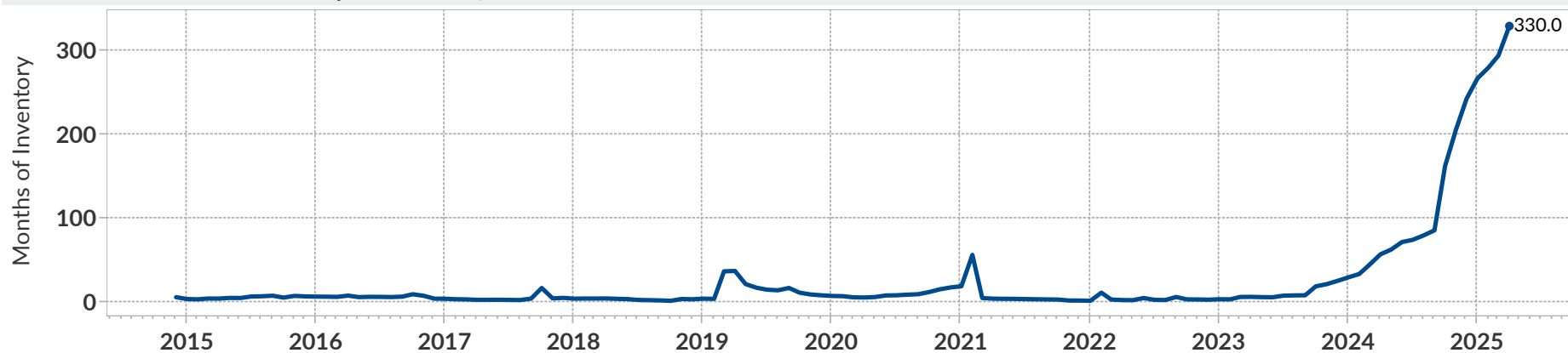


Downtown Core Submarket Report - April 2025



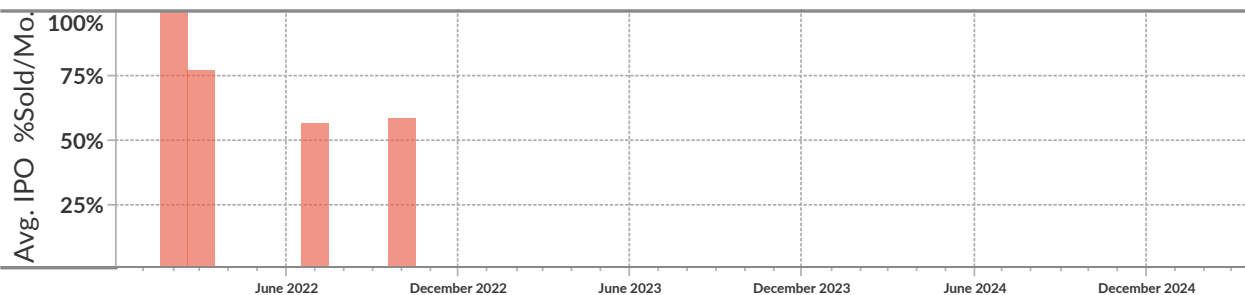
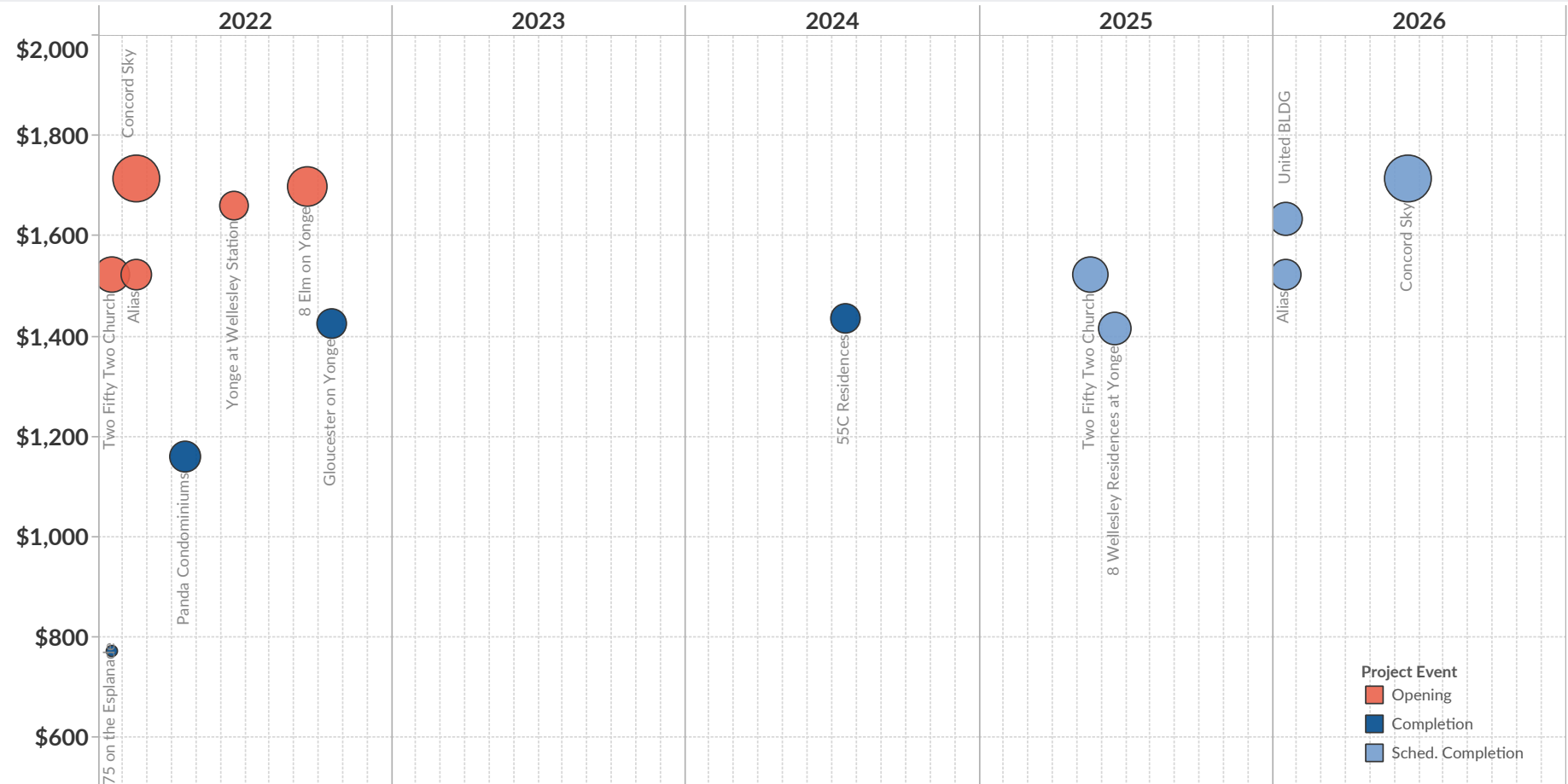
Downtown Core		GTA
Distinct count of Site Name	6	331
No. of Units	4,121	84,902
Total Sales	3,681	68,347
Act Inv	440	16,555
Avg. \$/sf	\$1,867	\$1,385
Avg. Project \$/SF	\$1,914	\$1,311
Avg. SF	787	779
Avg. \$	\$1,468,986	\$1,079,548
Current Month Sales	2	105

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

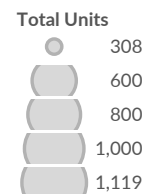


Downtown Core Submarket Report - April 2025

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



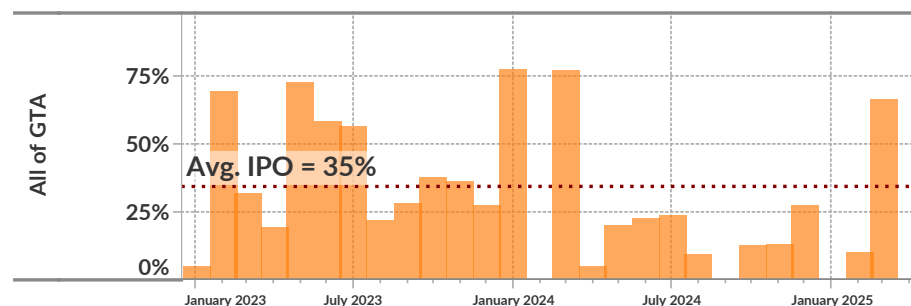
Downtown Core Submarket Report - April 2025

Project Data by Unit Type

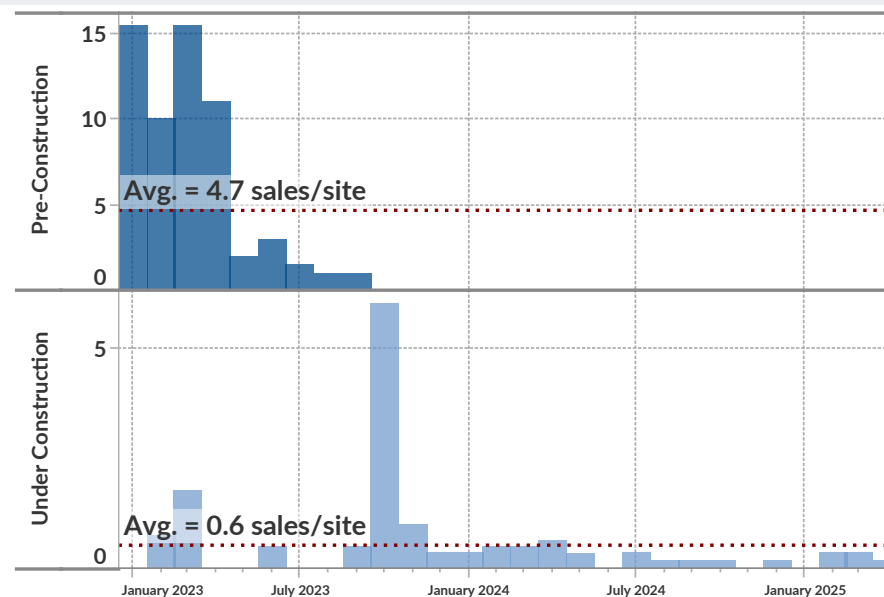
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	0	560	16
1 Bedroom	1,079	1	1,020	59
1 Bedroom + Den	817	1	707	110
2 Bedroom	1,140	0	1,019	121
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	0	220	56
Penthouse	6	0	0	6
Other	15	0	10	5

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,480	295	423	\$599,000	\$1,000,000
\$2,122	300	975	\$710,900	\$2,000,000
\$1,882	474	819	\$819,000	\$1,500,000
\$1,742	590	1,355	\$1,075,900	\$2,500,000
\$1,987	723	1,635	\$1,351,000	\$3,200,000
\$1,724	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)

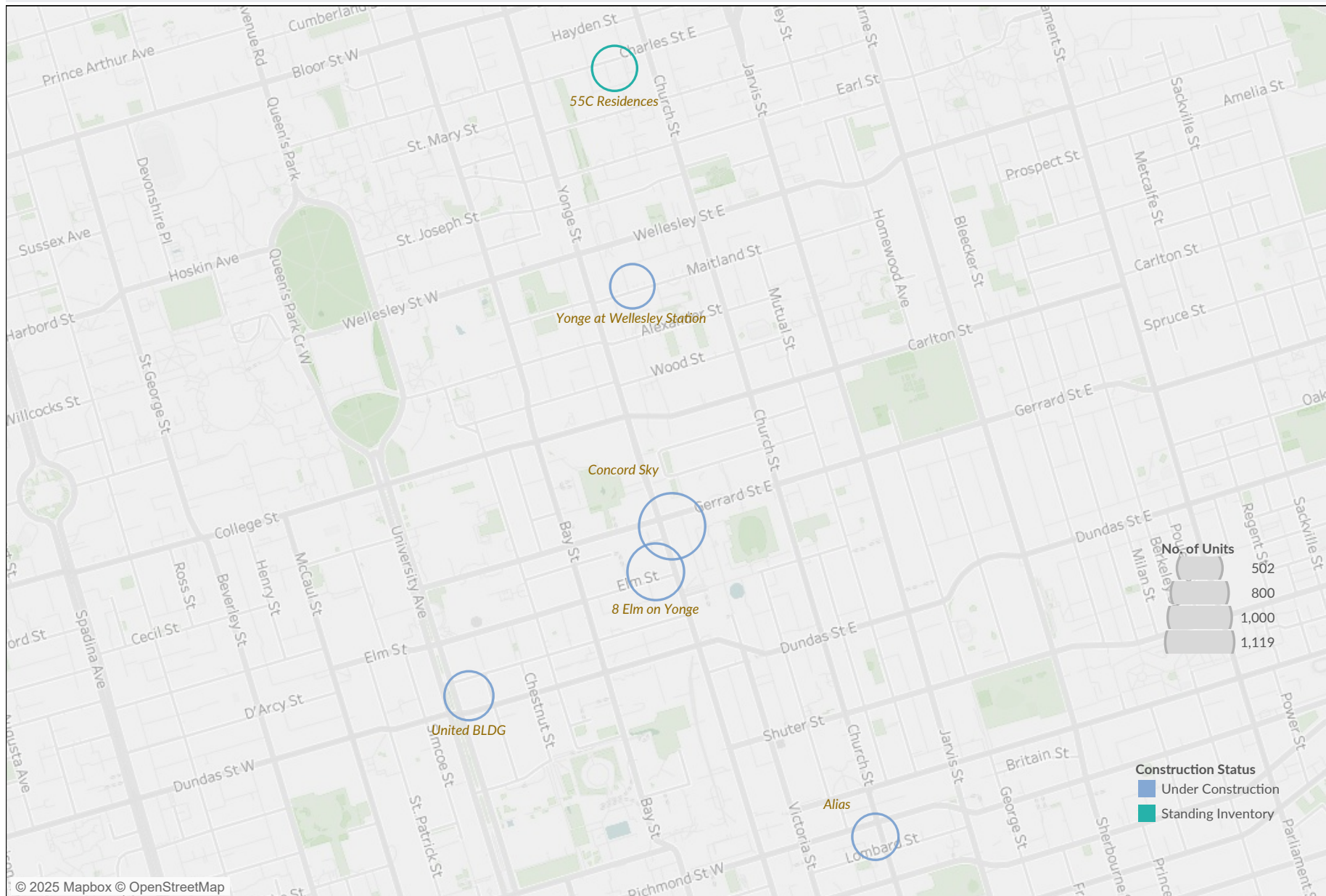


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - April 2025

Current Active Projects



Downtown Core Submarket Report - April 2025

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 \$/SF
8 Elm on Yonge - Reserve Properties and Capital Developmen..	Apartment	May 2027	1	5	133	821	\$1,699	\$1,813
55C Residences - Mod Developments Inc.	Apartment	July 2024	1	1	8	520	\$1,437	\$1,627
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 - April 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	15
Central Waterfront	0	4
Don Mills - York Mills	0	8
Downtown Core	2	6
Downtown East	1	18
Downtown West	6	22
Etobicoke Waterfront	1	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	10
North Toronto	1	16
North Yonge Corridor	0	9
North York East		
North York West	2	10
Not Applicable	80	168
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	1	2
Toronto East	0	6
Toronto West	5	16
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,981	428	\$2,341	994	\$2,326,159
1,823	818	\$1,698	908	\$1,541,892
1,797	282	\$1,221	791	\$966,545
3,681	440	\$1,867	787	\$1,468,986
5,336	1,138	\$1,368	713	\$975,168
6,502	1,227	\$1,865	935	\$1,744,057
554	11	\$1,652	770	\$1,271,832
889	203	\$1,055	799	\$842,676
4,802	668	\$1,212	678	\$821,629
2,558	341	\$1,591	940	\$1,495,846
2,723	790	\$1,620	677	\$1,097,034
1,205	622	\$1,326	763	\$1,012,178
26,558	8,507	\$1,152	742	\$854,296
1,916	410	\$1,397	809	\$1,130,552
417	26	\$1,550	1,673	\$2,593,365
903	169	\$1,259	661	\$831,439
2,594	321	\$1,361	849	\$1,156,173
1,108	154	\$2,155	1,240	\$2,672,197



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