

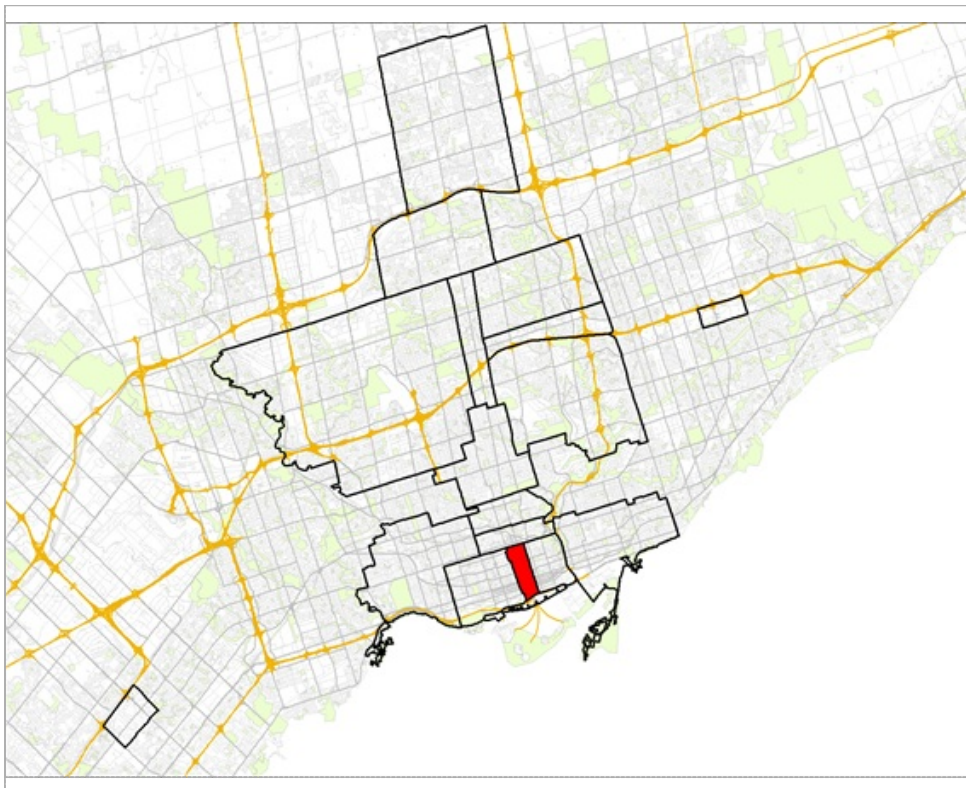


Greater Toronto Area | Downtown Core New Homes High Rise Submarket Report

Data as of January 2026

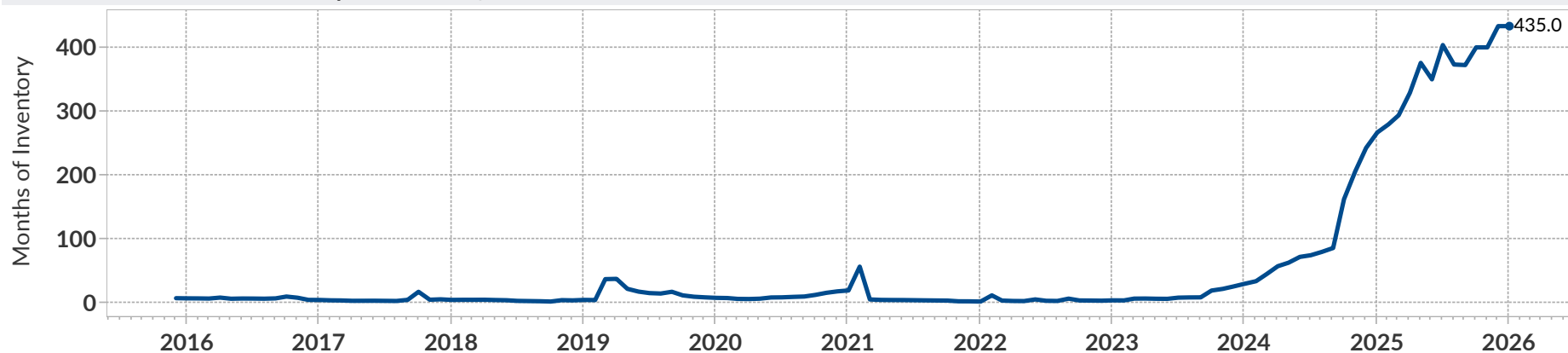


Downtown Core Submarket Report - January 2026



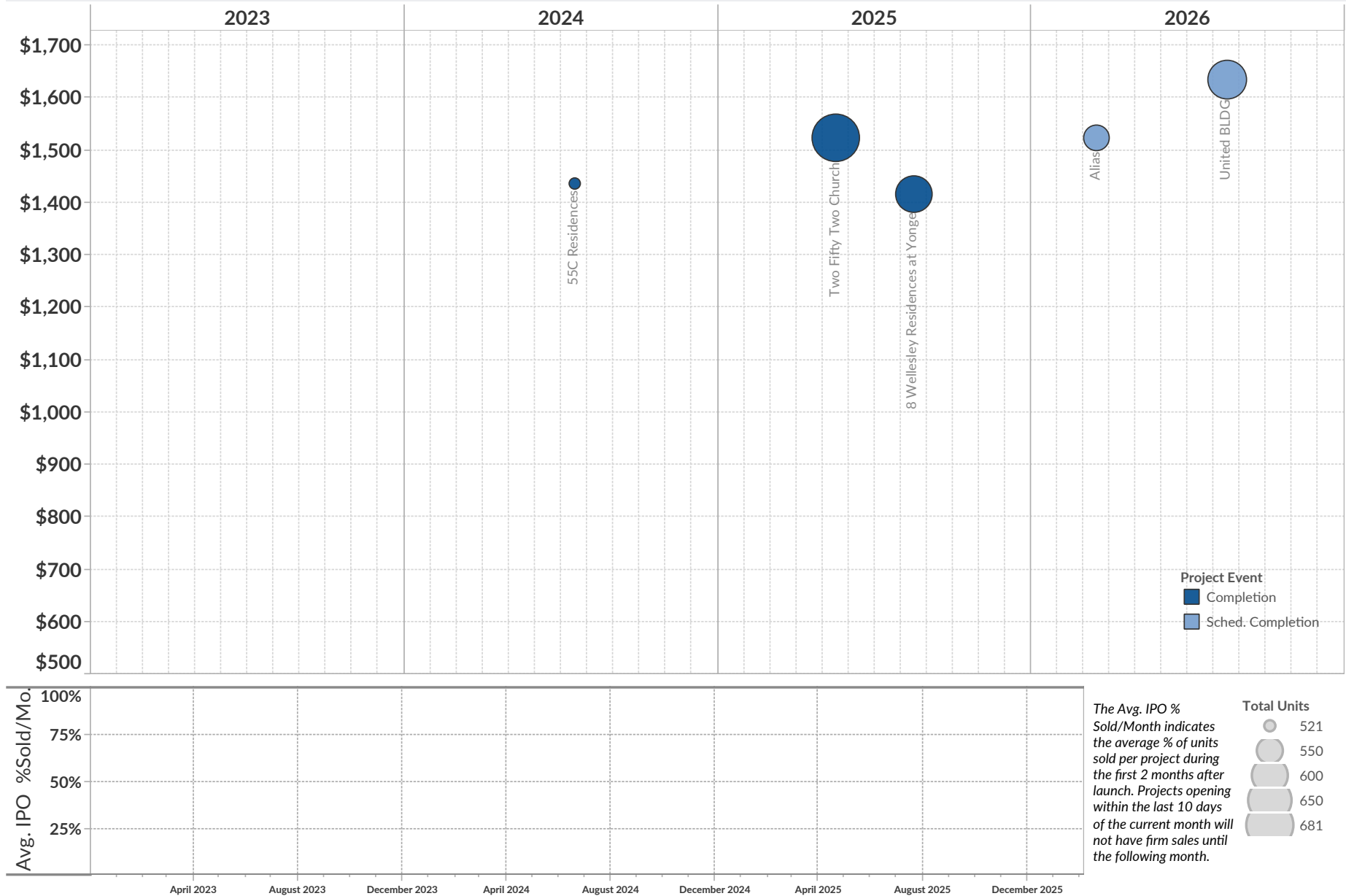
Downtown Core		GTA
Distinct count of Site Name	6	311
No. of Units	4,122	80,562
Total Sales	3,687	65,831
Act Inv	435	14,731
Avg. \$/sf		\$1,369
Avg. Project \$/SF		\$1,286
Avg. SF		797
Avg. \$		\$1,090,550
Current Month Sales		85

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



Downtown Core Submarket Report - January 2026

Recent Project Openings, Completions & Scheduled Completions



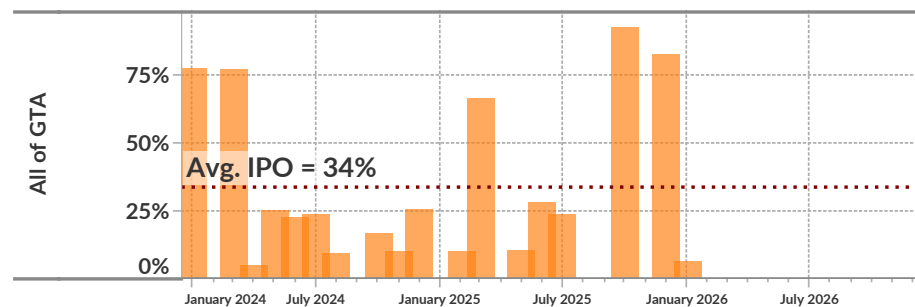
Downtown Core Submarket Report - January 2026

Project Data by Unit Type

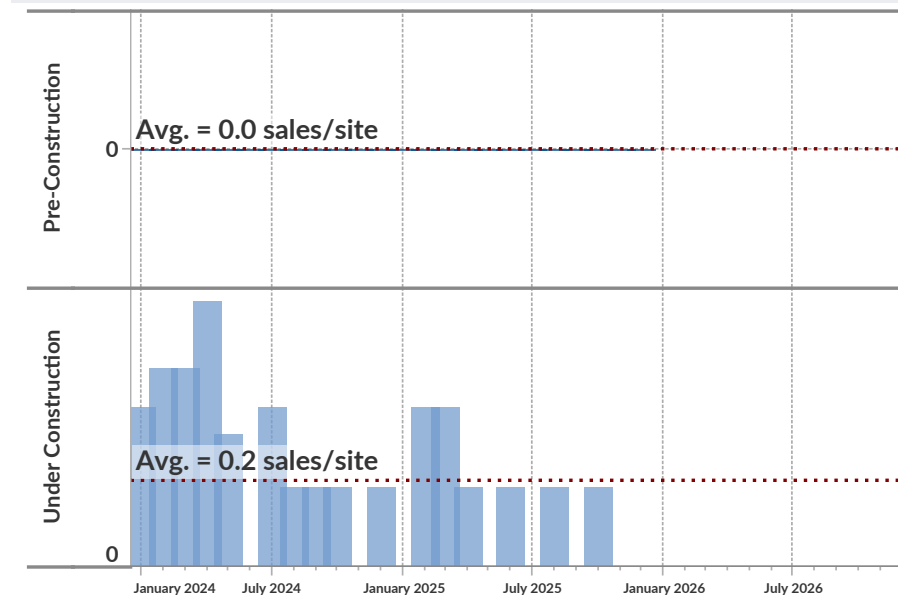
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	0	560	16
1 Bedroom	1,080	0	1,023	57
1 Bedroom + Den	817	0	707	110
2 Bedroom	1,140	0	1,021	119
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	0	221	55
Penthouse	6	0	0	6
Other	15	0	10	5

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,480	295	423	\$599,000	\$1,000,000
\$2,121	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
\$1,995	723	1,635	\$1,351,000	\$3,200,000
\$1,697	835	1,740	\$1,301,000	\$4,000,000
\$1,739	1,100	1,345	\$1,902,900	\$2,348,900
\$1,544	1,019	1,393	\$1,685,000	\$2,040,000

IPO Launch Performance (first 2 months)

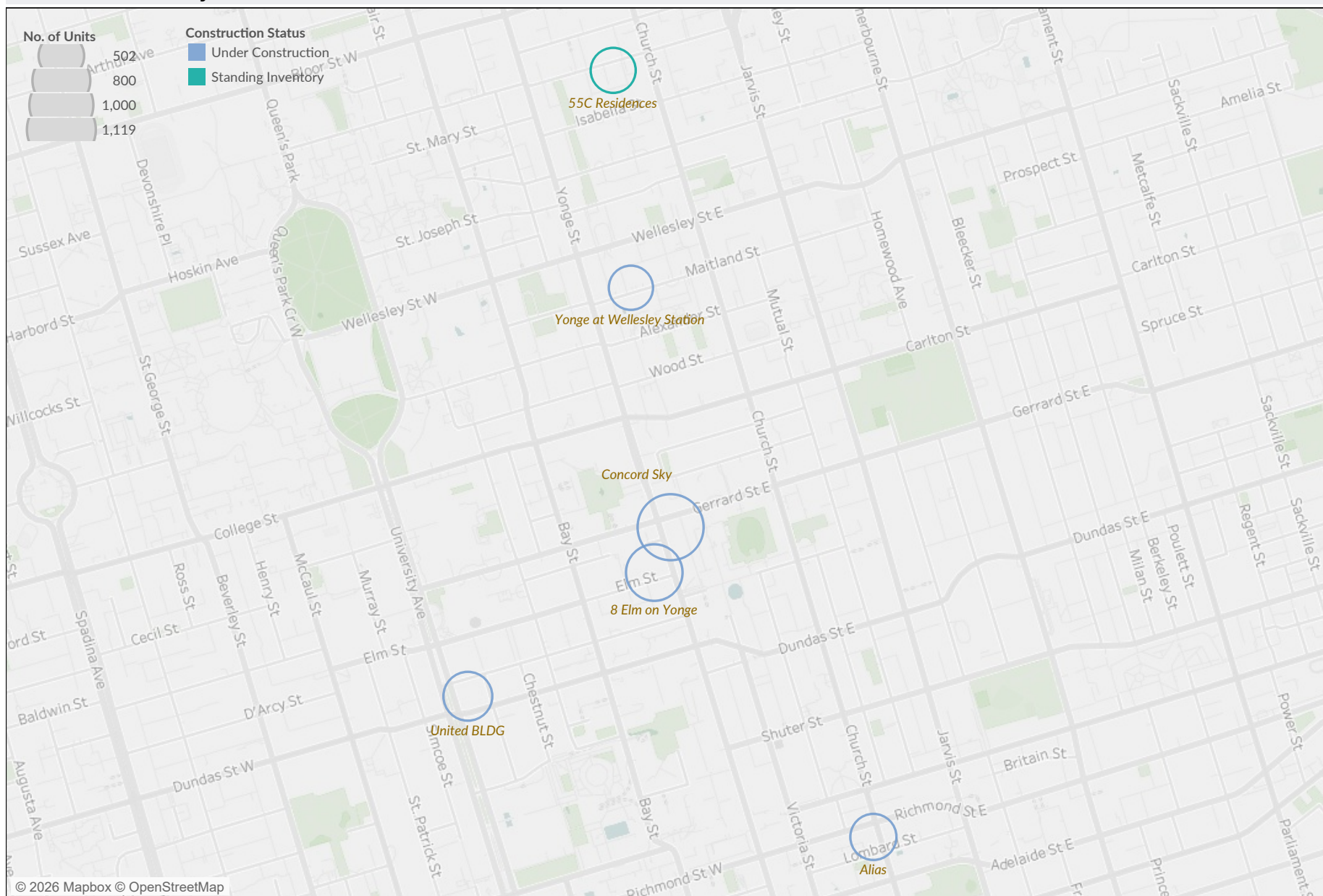


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - January 2026

Current Active Projects



Downtown Core Submarket Report - January 2026

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	0	0	130	821	\$1,699	\$1,810
55C Residences - Mod Developments Inc.	Apartment	July 2024	0	0	6	521	\$1,437	\$1,626
Alias - Madison Group	Apartment	March 2026	0	0	25	546	\$1,524	\$1,577
Concord Sky - Concord Adex	Apartment	March 2027	0	0	178	1,119	\$1,715	\$2,071
United BLDG - Davpart Inc.	Apartment	August 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 - January 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	15
Central Waterfront	2	4
Don Mills - York Mills	0	9
Downtown Core	0	6
Downtown East	0	15
Downtown West	6	19
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	9
North Toronto	0	14
North Yonge Corridor	3	8
North York East		
North York West	2	9
Not Applicable	54	161
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	3	2
Toronto East	0	5
Toronto West	5	16
Yonge - St. Clair	1	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,981	410	\$2,291	1,031	\$2,360,853
1,840	914	\$1,642	906	\$1,487,242
1,786	96	\$1,384	1,383	\$1,913,846
3,687	435	\$1,865	785	\$1,464,664
4,489	767	\$1,364	753	\$1,026,137
5,954	958	\$1,887	938	\$1,769,153
559	6	\$1,636	782	\$1,278,733
896	196	\$1,008	818	\$824,936
4,578	631	\$1,211	661	\$800,813
2,379	306	\$1,597	911	\$1,453,690
2,359	742	\$1,584	698	\$1,105,905
1,135	533	\$1,305	762	\$994,747
26,263	7,746	\$1,130	756	\$853,599
1,926	337	\$1,331	836	\$1,112,340
422	31	\$1,575	1,722	\$2,711,210
888	158	\$1,250	668	\$834,864
2,614	314	\$1,310	841	\$1,101,344
1,075	151	\$2,169	1,306	\$2,832,758



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