

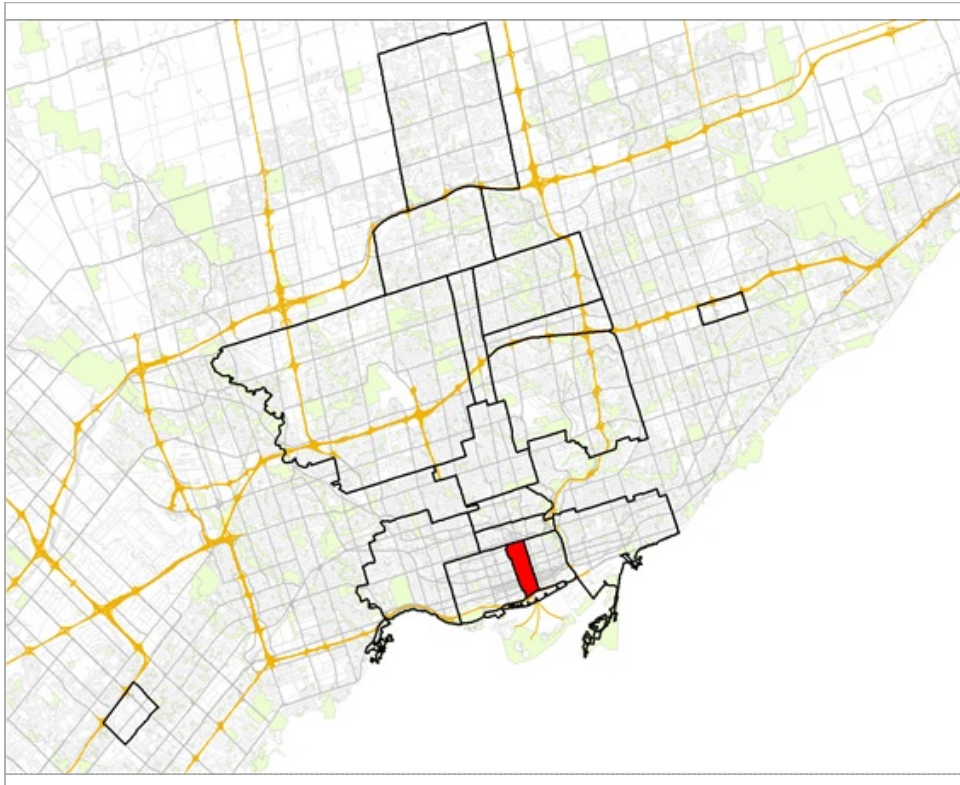


Greater Toronto Area | Downtown Core New Homes High Rise Submarket Report

Data as of May 2026

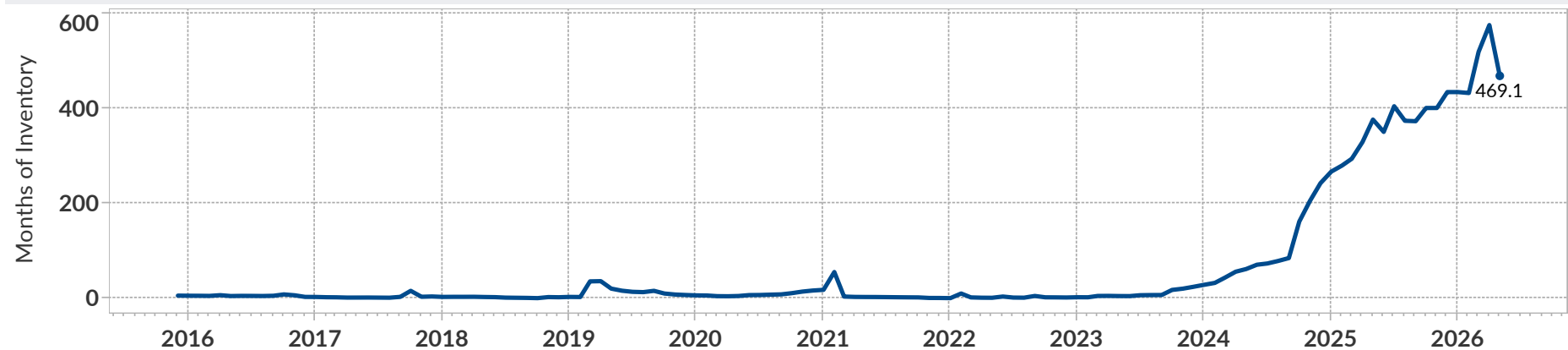


Downtown Core Submarket Report - May 2026



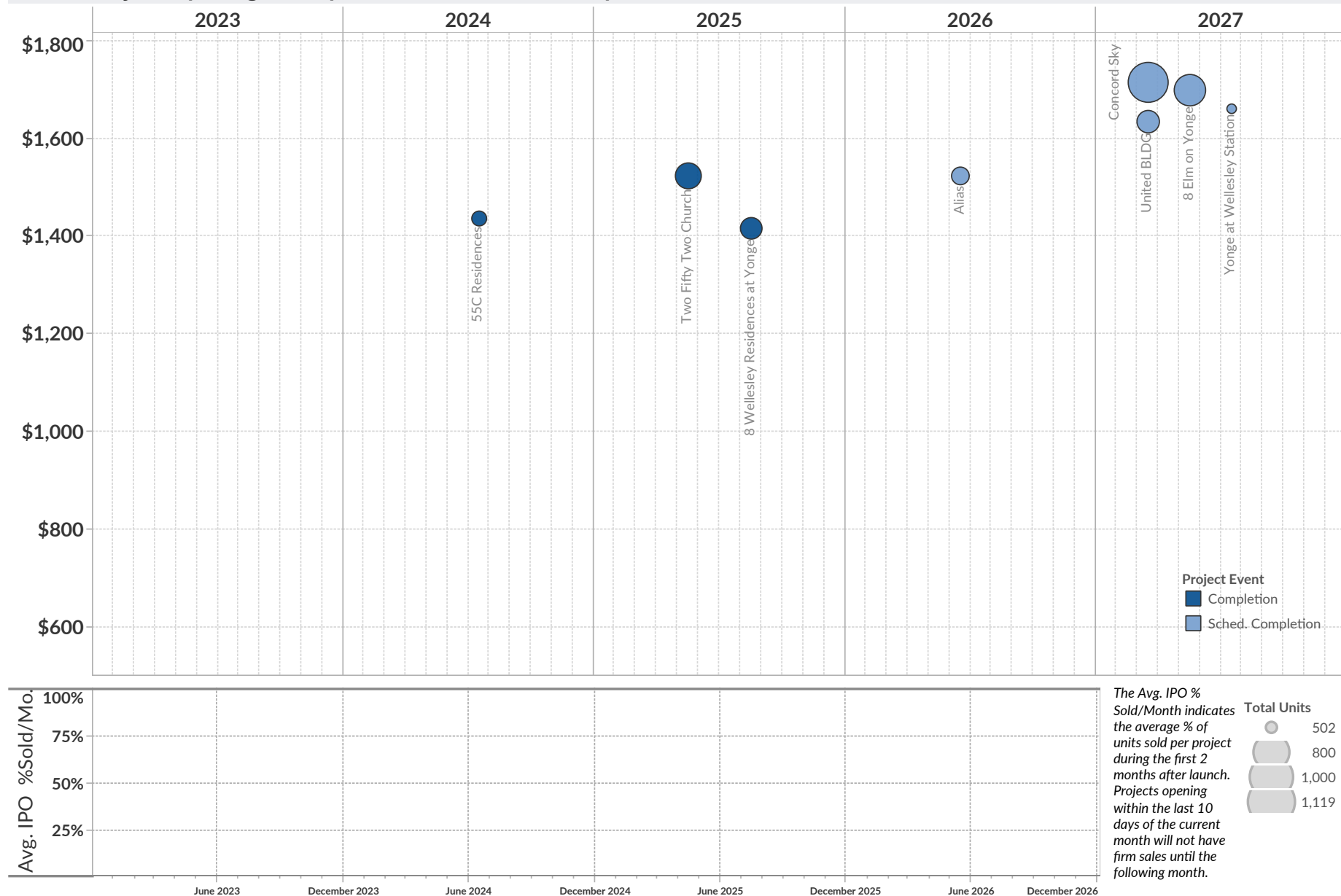
Downtown Core		GTA
Distinct count of Site Name	6	297
No. of Units	4,122	77,205
Total Sales	3,692	64,067
Act Inv	430	13,138
Avg. \$/sf	\$1,865	\$1,370
Avg. Project \$/SF	\$1,905	\$1,282
Avg. SF	788	803
Avg. \$	\$1,468,542	\$1,100,032
Current Month Sales	2	193

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



Downtown Core Submarket Report - May 2026

Recent Project Openings, Completions & Scheduled Completions



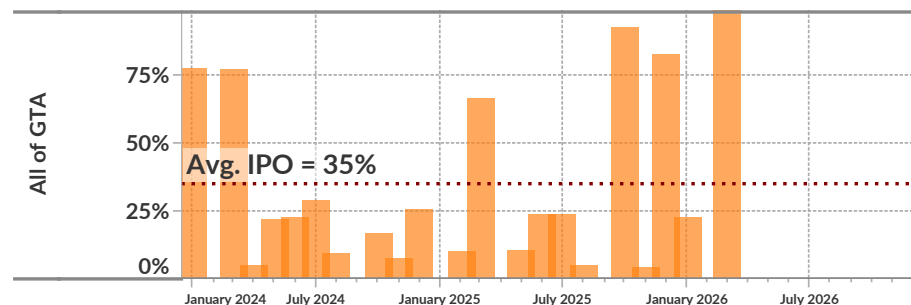
Downtown Core Submarket Report - May 2026

Project Data by Unit Type

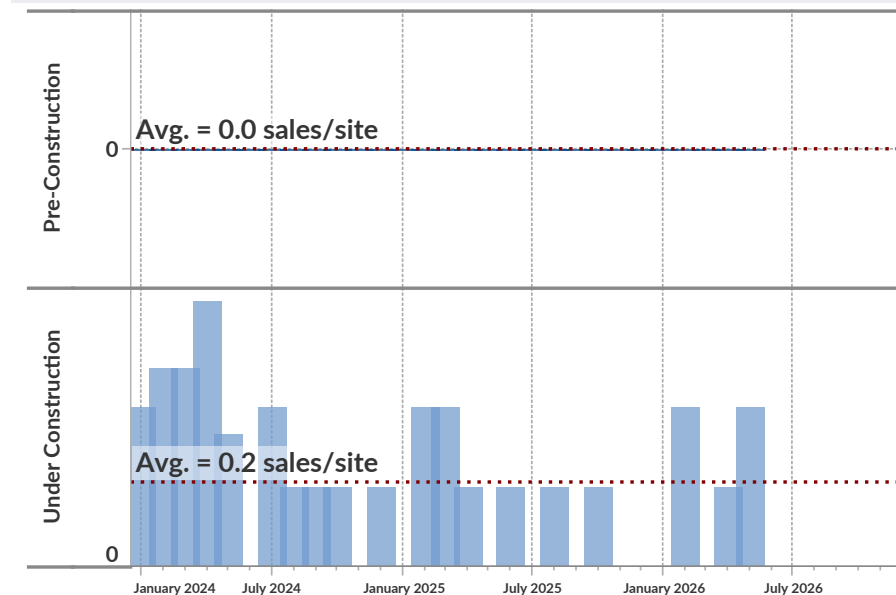
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	0	560	16
1 Bedroom	1,080	0	1,026	54
1 Bedroom + Den	817	0	707	110
2 Bedroom	1,140	0	1,021	119
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	2	223	53
Penthouse	6	0	0	6
Other	15	0	10	5

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,480	295	423	\$599,000	\$1,000,000
\$2,120	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
\$1,696	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)

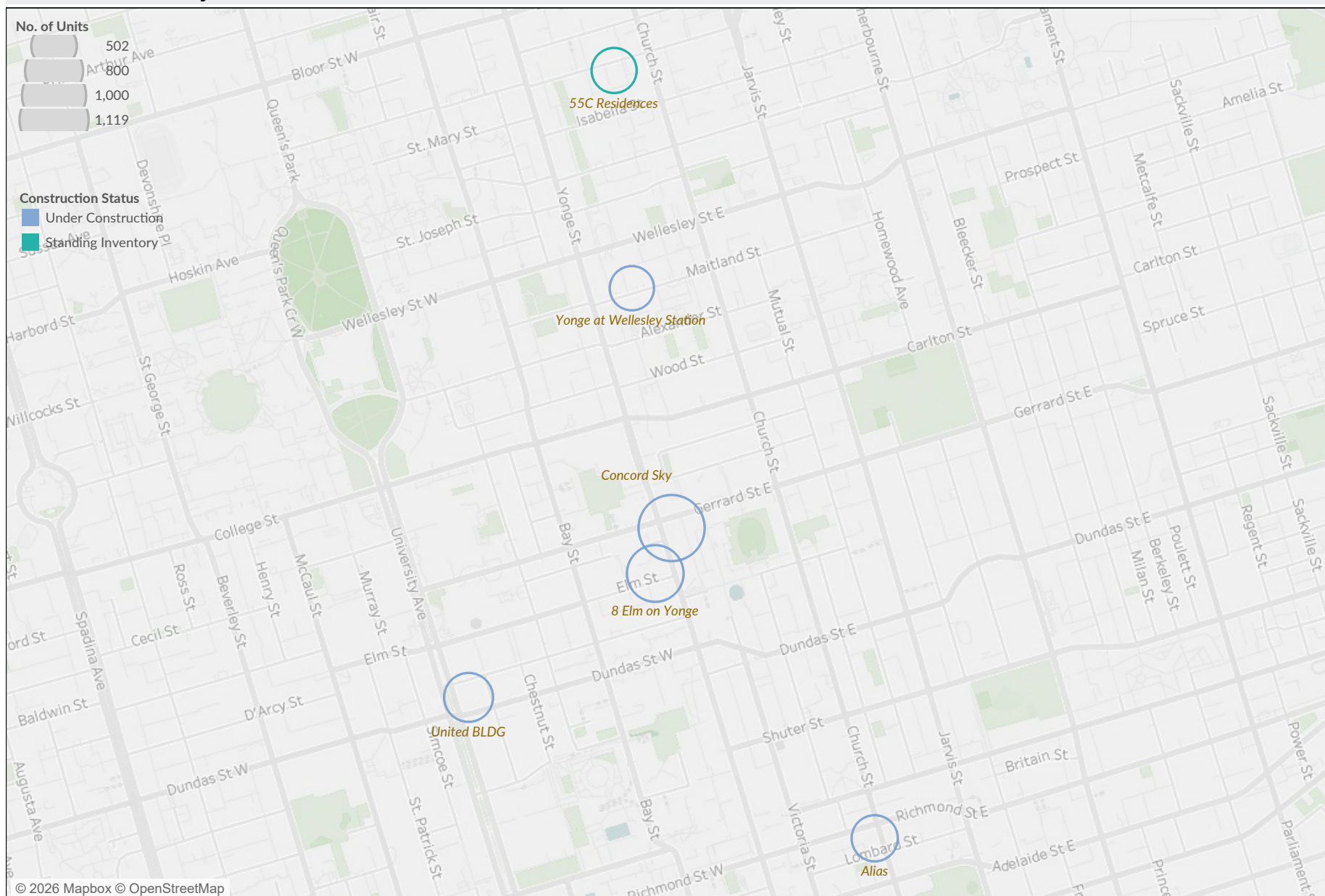


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - May 2026

Current Active Projects



Downtown Core Submarket Report - May 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	2	5	125	821	\$1,699	\$1,808
55C Residences - Mod Developments Inc.	Apartment	July 2024	0	0	6	521	\$1,437	\$1,626
Alias - Madison Group	Apartment	June 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	March 2027	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 - May 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	2	4
Don Mills - York Mills	2	9
Downtown Core	2	6
Downtown East	19	15
Downtown West	23	19
Etobicoke Waterfront		
Highway7 - Yonge	1	3
Mississauga City Centre	0	9
North Toronto	0	14
North Yonge Corridor	1	8
North York East		
North York West	3	6
Not Applicable	133	152
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	0	5
Toronto West	4	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,987	404	\$2,326	1,028	\$2,391,693
1,849	905	\$1,642	910	\$1,493,481
1,796	72	\$1,515	1,359	\$2,059,196
3,692	430	\$1,865	788	\$1,468,542
4,514	662	\$1,346	738	\$993,904
5,952	772	\$1,874	1,015	\$1,902,764
765	173	\$1,004	826	\$829,338
4,577	632	\$1,207	656	\$792,027
2,332	290	\$1,605	900	\$1,444,886
2,431	670	\$1,623	674	\$1,094,478
743	504	\$1,302	744	\$968,469
25,468	6,658	\$1,106	764	\$844,559
1,950	313	\$1,363	830	\$1,131,609
423	30	\$1,573	1,718	\$2,701,583
890	166	\$1,221	681	\$831,025
2,622	307	\$1,314	841	\$1,104,653
1,076	150	\$2,169	1,308	\$2,837,027



Altus Group is a leading provider of commercial real estate (“CRE”) intelligence, anchored by ARGUS – the industry’s go-to software for valuation and performance analytics. For more than two decades, Altus has played a vital role in empowering CRE professionals with the analytics and trusted advice they need to make high-stakes decisions with confidence. The world’s CRE leaders rely on our market-leading solutions and expertise to drive performance and manage risk. Our people around the world are making a lasting impact on an industry undergoing unprecedented change – helping shape the cities where we live, work, and build thriving communities.

For more information about Altus (TSX: AIF) please visit www.altusgroup.com.

This publication has been prepared for general guidance on matters of interest only and does not constitute professional advice or services of Altus Group Limited, its affiliates and its related entities (collectively “Altus Group”). You should not act upon the information contained in this publication without obtaining specific professional advice. The information contained in this publication is provided for informational purposes only, and should not be construed as legal or financial advice on any subject matter. No representation or warranty (express or implied) is given as to the accuracy, completeness or reliability of the information contained in this publication, or the suitability of the information for a particular purpose. Altus Group has no obligation (express or implied) to correct or update any or all of the information contained herein or to advise you of any changes. Altus Group does not accept or assume any liability, responsibility or duty of care for any consequences of you or anyone else acting, or refraining to act, in reliance on the information contained in this publication or for any decision based on it. The distribution of this publication to you does not create, extend or revive a client relationship between Altus Group and you or any other person or entity. This publication, or any part thereof, may not be reproduced or distributed in any form for any purpose without the express written consent of Altus Group.