

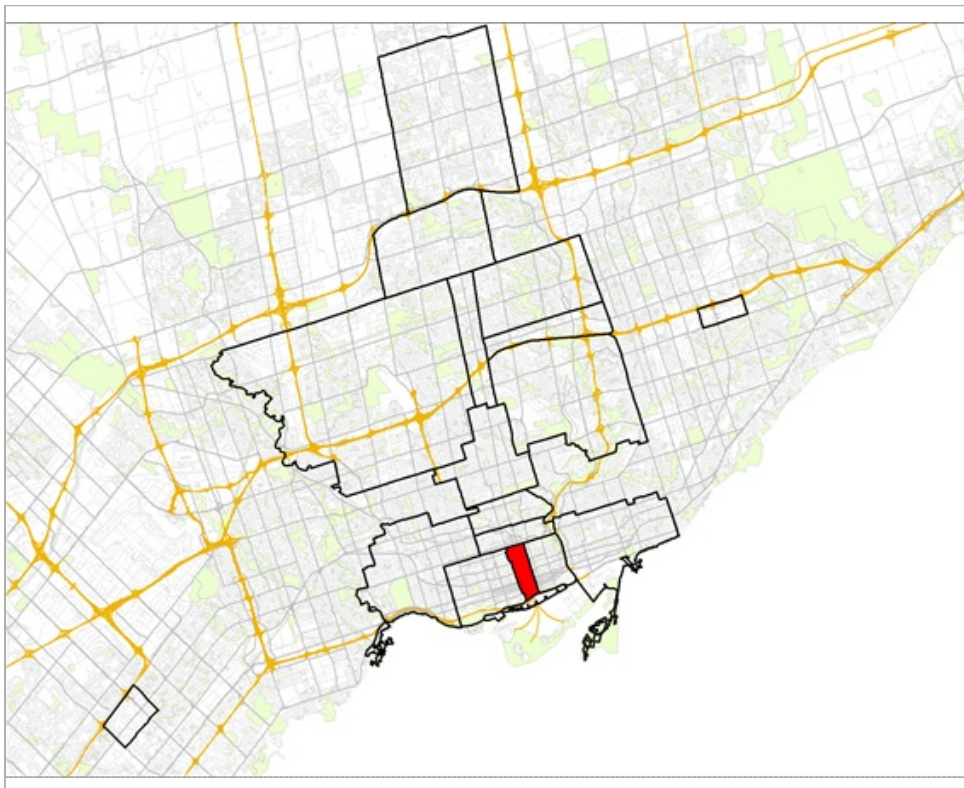


Greater Toronto Area | Downtown Core New Homes High Rise Submarket Report

Data as of July 2026

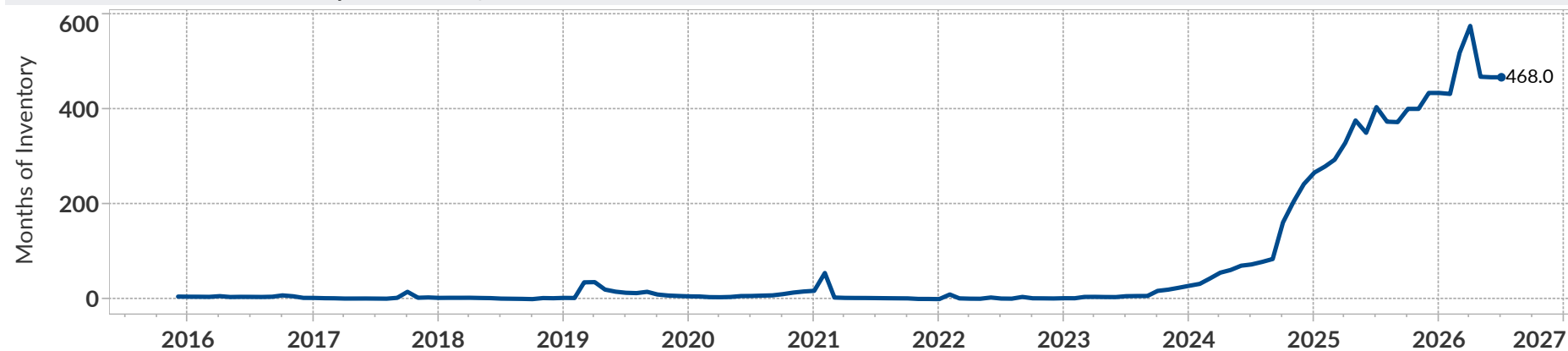


Downtown Core Submarket Report - July 2026



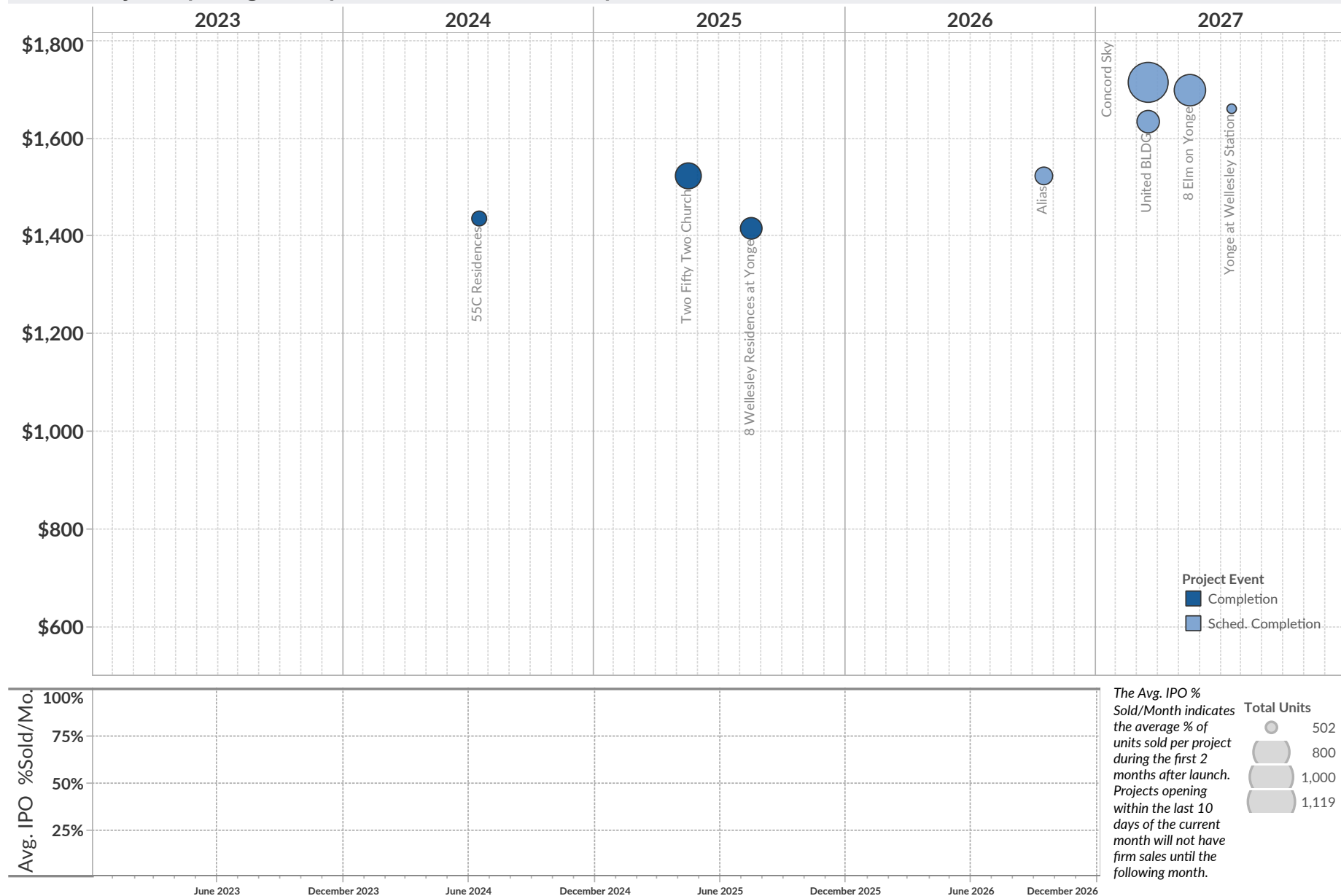
Downtown Core		GTA
Distinct count of Site Name	6	291
No. of Units	4,122	75,173
Total Sales	3,693	62,828
Act Inv	429	12,345
Avg. \$/sf		\$1,389
Avg. Project \$/SF		\$1,278
Avg. SF		810
Avg. \$		\$1,125,410
Current Month Sales		237

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



Downtown Core Submarket Report - July 2026

Recent Project Openings, Completions & Scheduled Completions



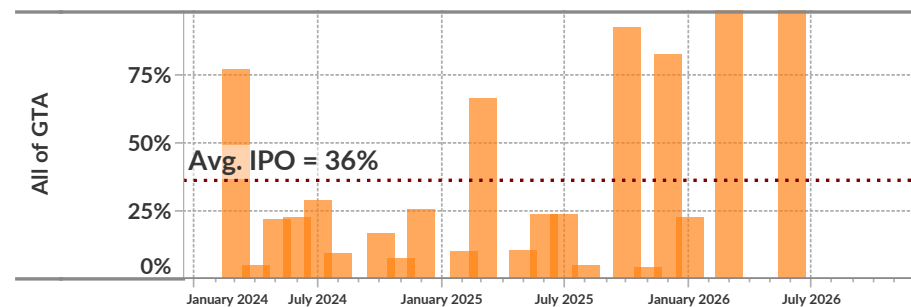
Downtown Core Submarket Report - July 2026

Project Data by Unit Type

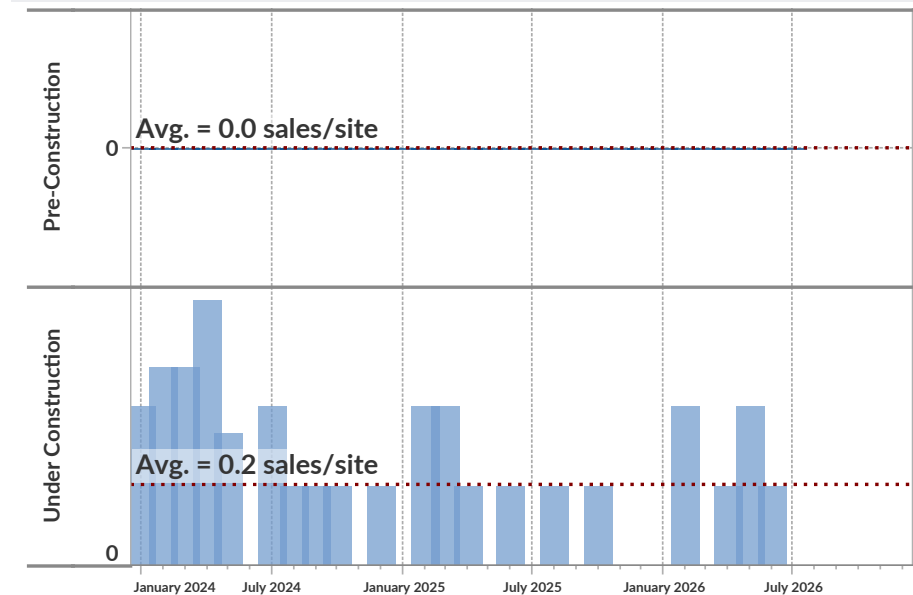
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	0	560	16
1 Bedroom	1,080	0	1,026	54
1 Bedroom + Den	817	0	708	109
2 Bedroom	1,140	0	1,021	119
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	0	223	53
Penthouse	6	0	0	6
Other	15	0	10	5

*				
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)

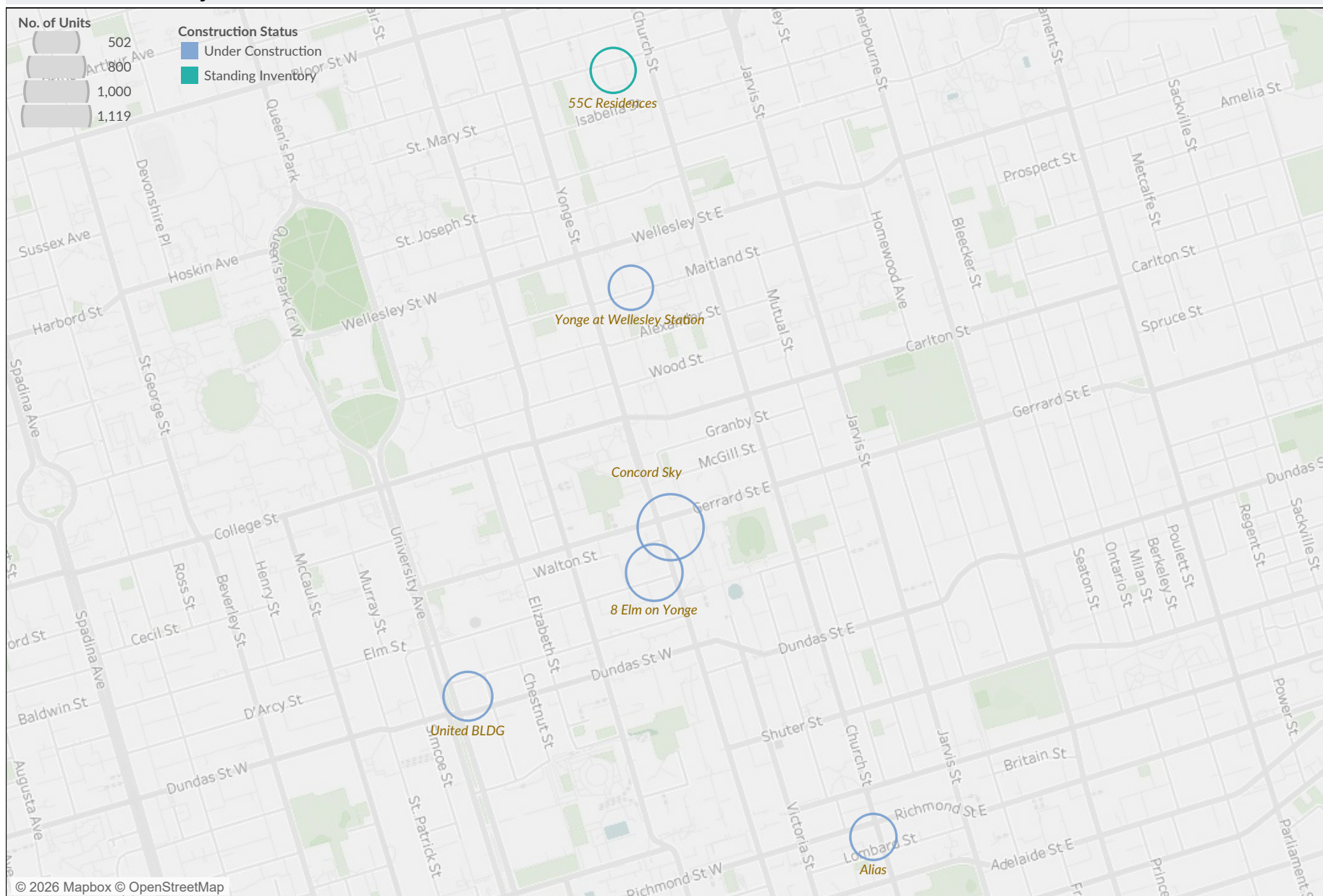


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - July 2026

Current Active Projects



Downtown Core Submarket Report - July 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	6	124	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	October 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 - July 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 15
Central Waterfront	• 3	• 4
Don Mills - York Mills	• 1	• 9
Downtown Core	• 0	• 6
Downtown East	• 4	• 15
Downtown West	• 5	• 19
Etobicoke Waterfront		
Highway7 - Yonge	• 2	• 3
Mississauga City Centre	• 0	• 8
North Toronto	• 0	• 14
North Yonge Corridor	• 1	• 8
North York East		
North York West	• 1	• 6
Not Applicable	• 213	• 147
Scarborough City Centre		
Sheppard Corridor	• 2	• 8
Thornhill	• 0	• 2
Toronto East	• 1	• 5
Toronto West	• 2	• 16
Yonge - St. Clair	• 0	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,991	• 400	• \$2,329	• 1,030	• \$2,398,125
• 1,852	• 905	• \$1,701	• 1,006	• \$1,711,201
• 1,800	• 68	• \$1,515	• 1,367	• \$2,071,875
• 3,693	• 429	• \$1,865	• 788	• \$1,469,700
• 4,514	• 663	• \$1,340	• 736	• \$987,083
• 5,980	• 744	• \$1,898	• 1,018	• \$1,930,917
• 777	• 161	• \$1,036	• 777	• \$805,168
• 4,049	• 621	• \$1,214	• 656	• \$796,392
• 2,334	• 288	• \$1,605	• 903	• \$1,448,838
• 2,447	• 654	• \$1,610	• 668	• \$1,074,775
• 746	• 501	• \$1,260	• 744	• \$937,295
• 24,657	• 6,008	• \$1,103	• 761	• \$839,810
• 1,959	• 268	• \$1,396	• 837	• \$1,168,075
• 423	• 30	• \$1,573	• 1,718	• \$2,701,583
• 891	• 165	• \$1,216	• 686	• \$833,692
• 2,639	• 290	• \$1,321	• 843	• \$1,114,270
• 1,076	• 150	• \$2,169	• 1,308	• \$2,837,027



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