

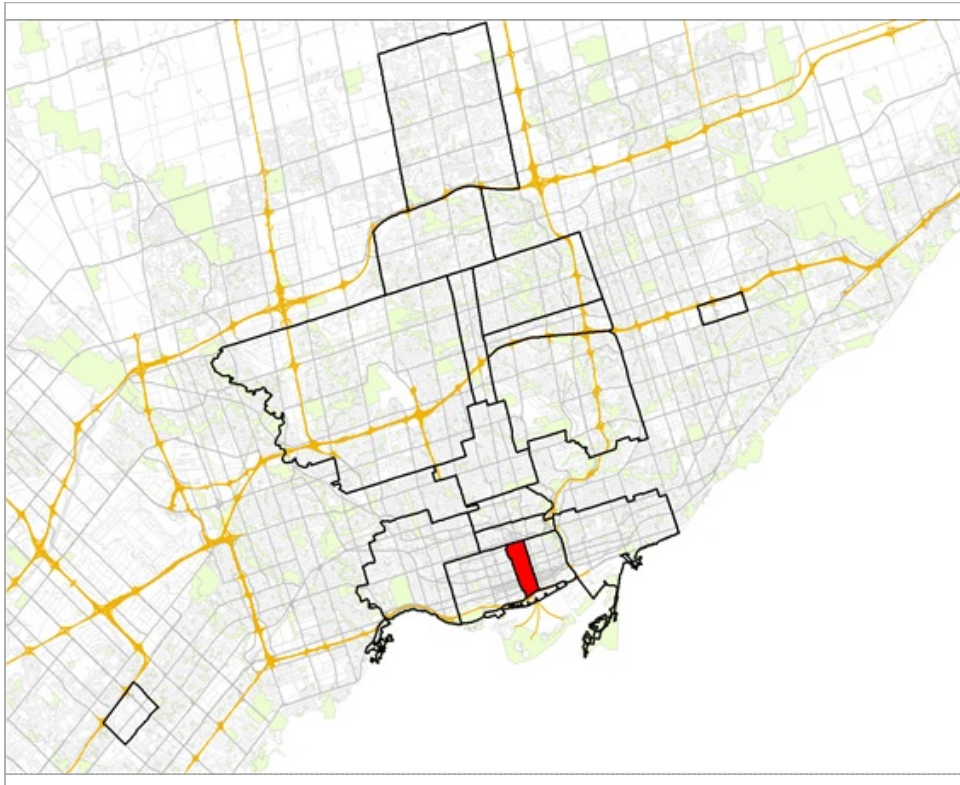


Greater Toronto Area | Downtown Core New Homes High Rise Submarket Report

Data as of August 2026

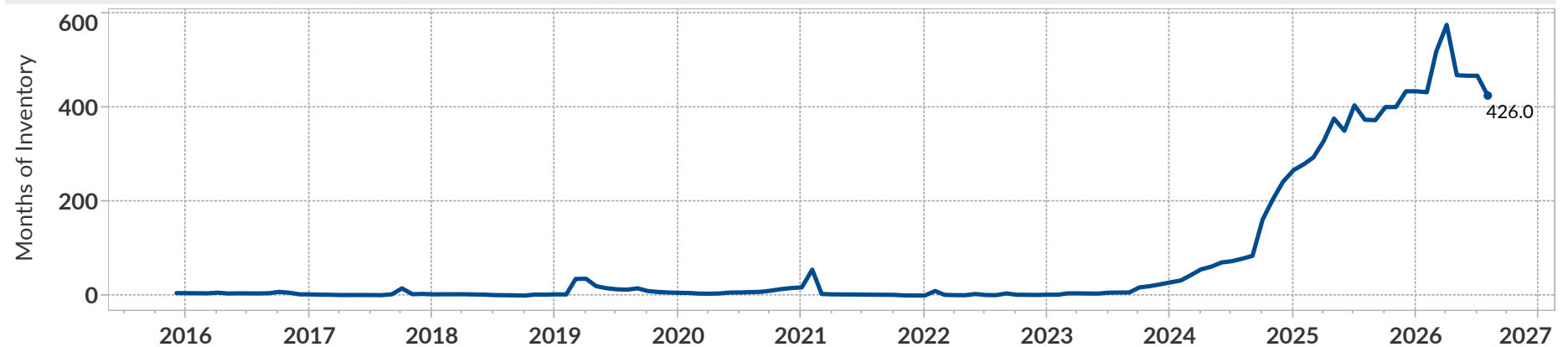


Downtown Core Submarket Report - August 2026



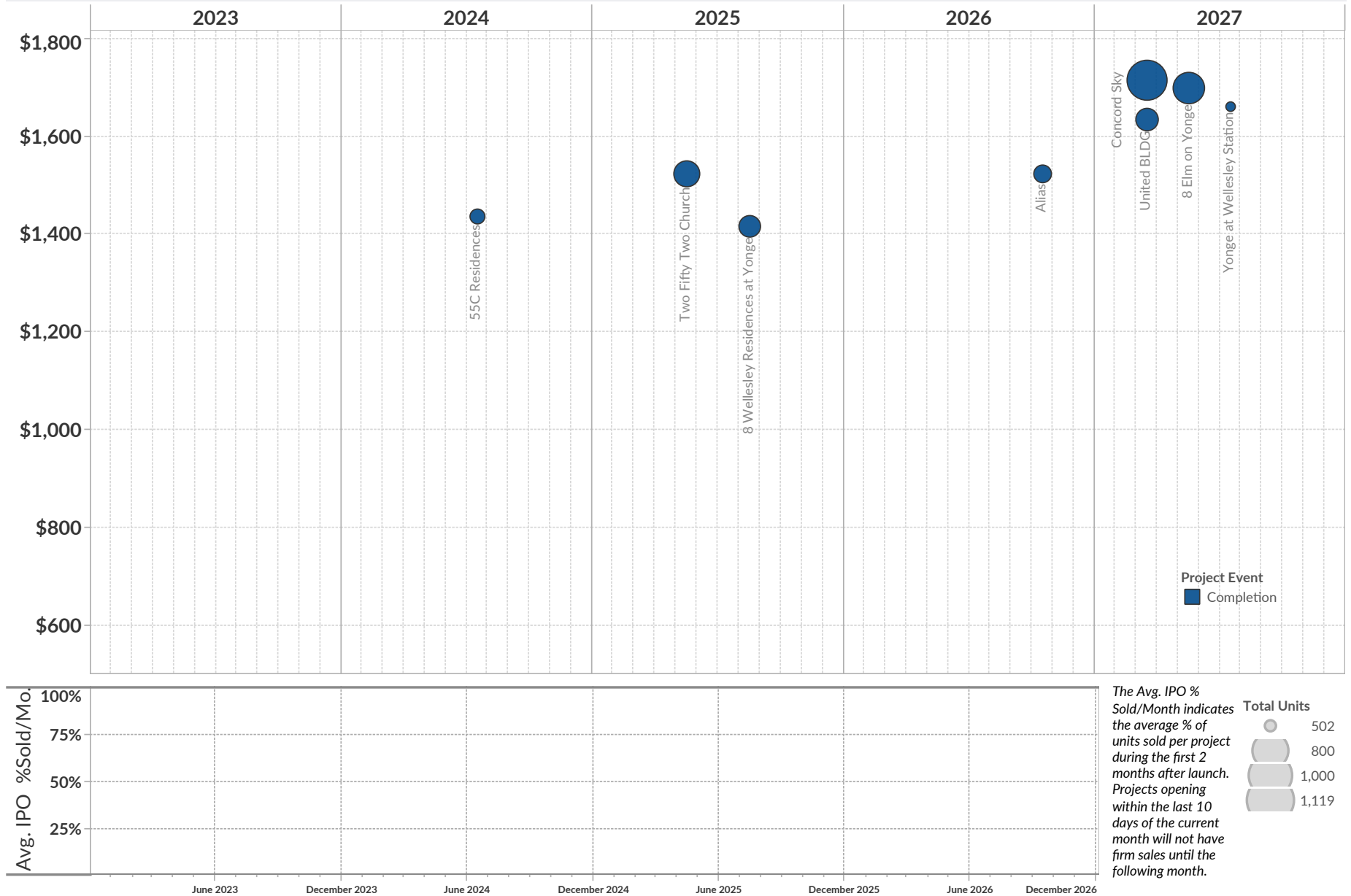
Downtown Core		GTA
Distinct count of Site Name	6	290
No. of Units	4,122	74,874
Total Sales	3,696	62,140
Act Inv	426	12,734
Avg. \$/sf		\$1,352
Avg. Project \$/SF		\$1,271
Avg. SF		822
Avg. \$		\$1,110,782
Current Month Sales		215

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



Downtown Core Submarket Report - August 2026

Recent Project Openings, Completions & Scheduled Completions



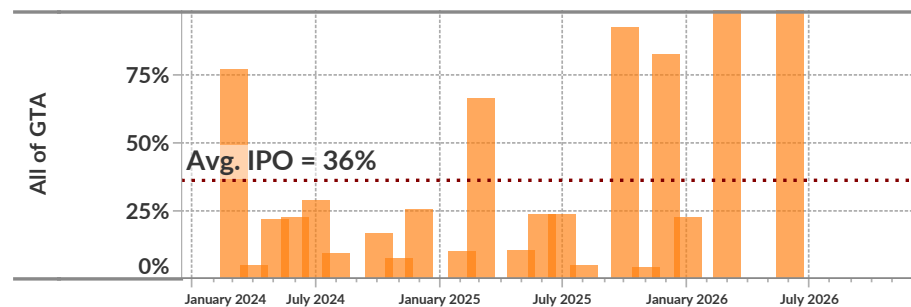
Downtown Core Submarket Report - August 2026

Project Data by Unit Type

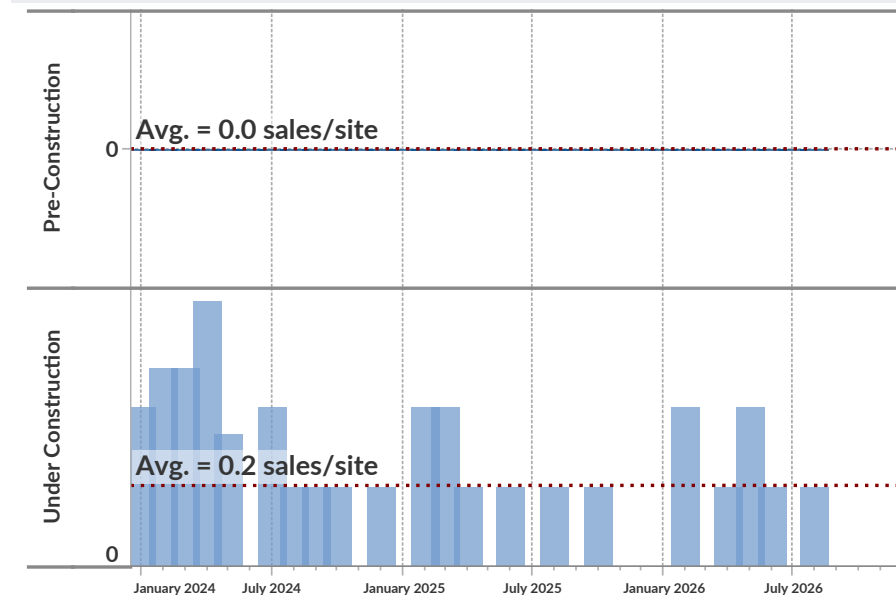
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	576	0	560	16
1 Bedroom	1,080	2	1,028	52
1 Bedroom + Den	817	1	709	108
2 Bedroom	1,140	0	1,021	119
2 Bedroom + Den	212	0	145	67
3 Bedroom & Up	276	0	223	53
Penthouse	6	0	0	6
Other	15	0	10	5

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,480	295	423	\$599,000	\$1,000,000
\$2,140	300	975	\$710,900	\$2,000,000
\$1,883	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)

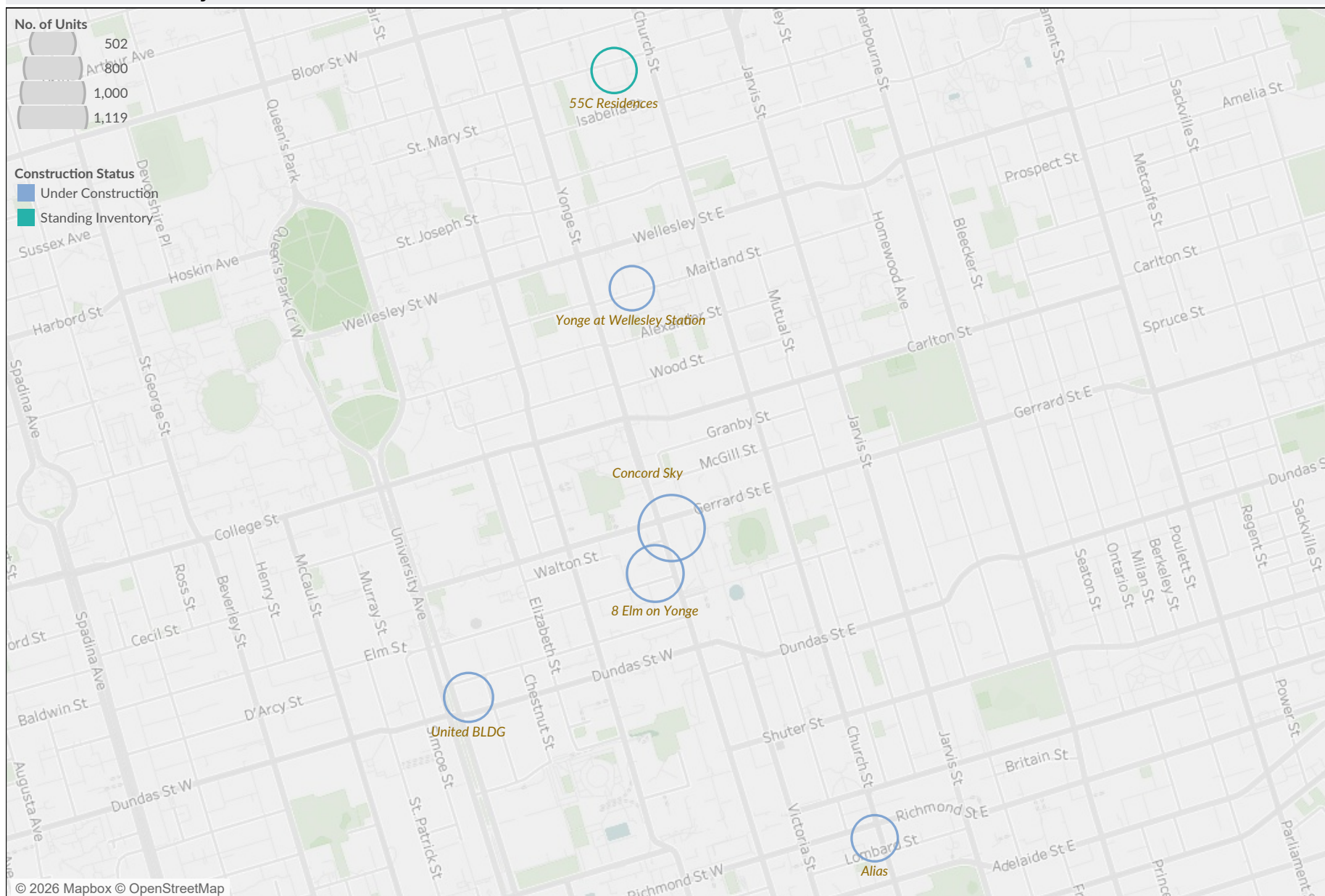


Post Launch Absorption: Downtown Core



Downtown Core Submarket Report - August 2026

Current Active Projects



Downtown Core Submarket Report - August 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	1	7	123	821	\$1,699	\$1,808
55C Residences - Mod Developments Inc.	Apartment	July 2024	2	2	4	521	\$1,437	\$1,631
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 - August 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	20	4
Don Mills - York Mills	0	11
Downtown Core	3	6
Downtown East	6	15
Downtown West	4	19
Etobicoke Waterfront		
Highway7 - Yonge	2	2
Mississauga City Centre	0	8
North Toronto	0	14
North Yonge Corridor	6	7
North York East		
North York West	1	5
Not Applicable	164	148
Scarborough City Centre		
Sheppard Corridor	1	8
Thornhill	1	1
Toronto East	0	5
Toronto West	6	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,992	399	\$2,335	1,028	\$2,400,671
1,855	902	\$1,701	1,007	\$1,713,073
1,759	263	\$1,109	1,177	\$1,305,513
3,696	426	\$1,866	790	\$1,473,369
4,520	657	\$1,340	739	\$990,650
5,987	737	\$1,902	1,017	\$1,934,684
584	154	\$1,050	754	\$791,398
4,049	621	\$1,214	656	\$796,392
2,334	304	\$1,583	889	\$1,406,795
2,093	648	\$1,609	665	\$1,070,444
691	466	\$1,260	747	\$941,919
24,853	6,275	\$1,062	780	\$828,162
1,960	267	\$1,397	837	\$1,169,416
154	17	\$1,556	1,687	\$2,623,824
891	165	\$1,216	686	\$833,692
2,646	283	\$1,326	845	\$1,120,142
1,076	150	\$2,169	1,308	\$2,837,027



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