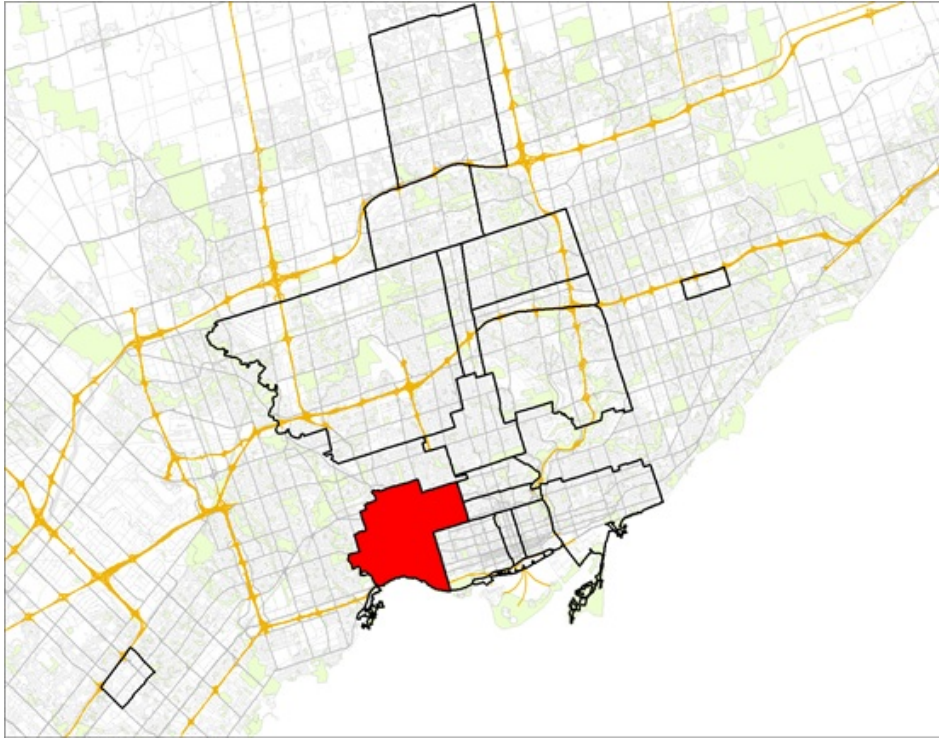


Toronto West Submarket Report - October 2021



Toronto West		GTA
Active Projects	20	354
Total Units	4,080	91,632
Total Sales	3,561	79,659
Rem. Inv.	519	11,973
Avg. \$/SF	\$1,208	\$1,323
Avg. Project \$/SF	\$1,178	\$1,136
Avg. SF	959	901
Avg. \$	\$1,157,958	\$1,192,469
Current Month Sales (incl. active & sold out)	50	3,168

Development Applications		
Toronto West		City of Toronto
Number of Dev. Apps.	50	589
Total Units	38,435	602,633
Min. Density	0.6	0.0
Max. Density	12.9	620.0
Avg. Density	4.5	7.7

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





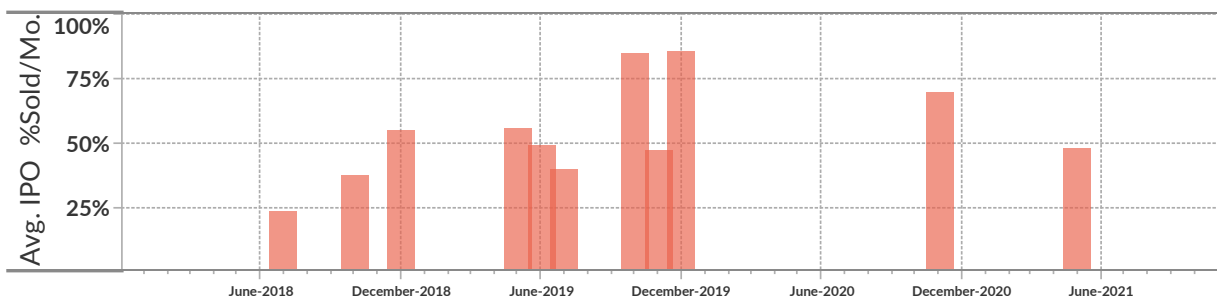
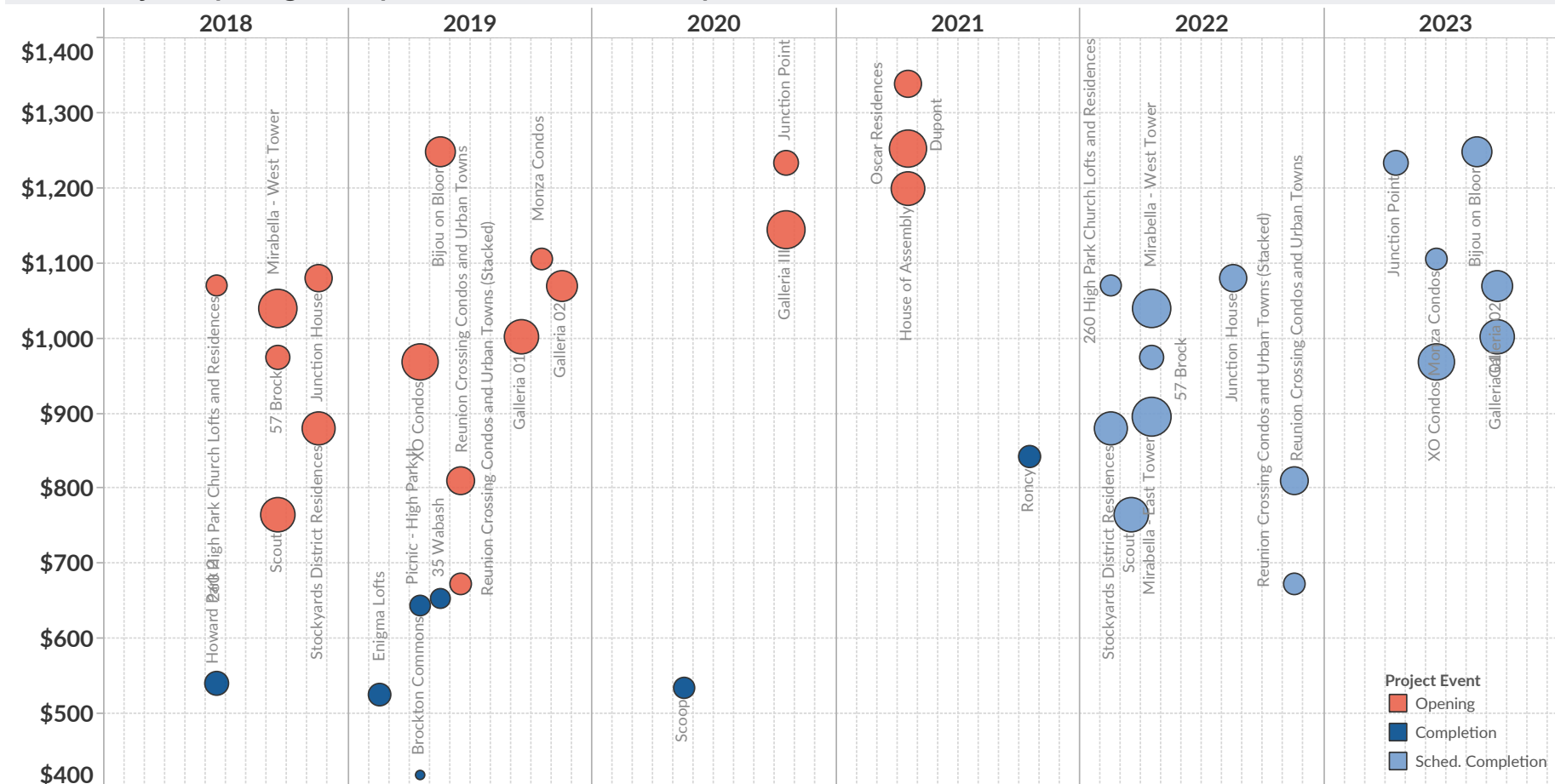
Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of October 2021

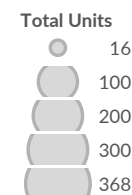


Toronto West Submarket Report - October 2021

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.



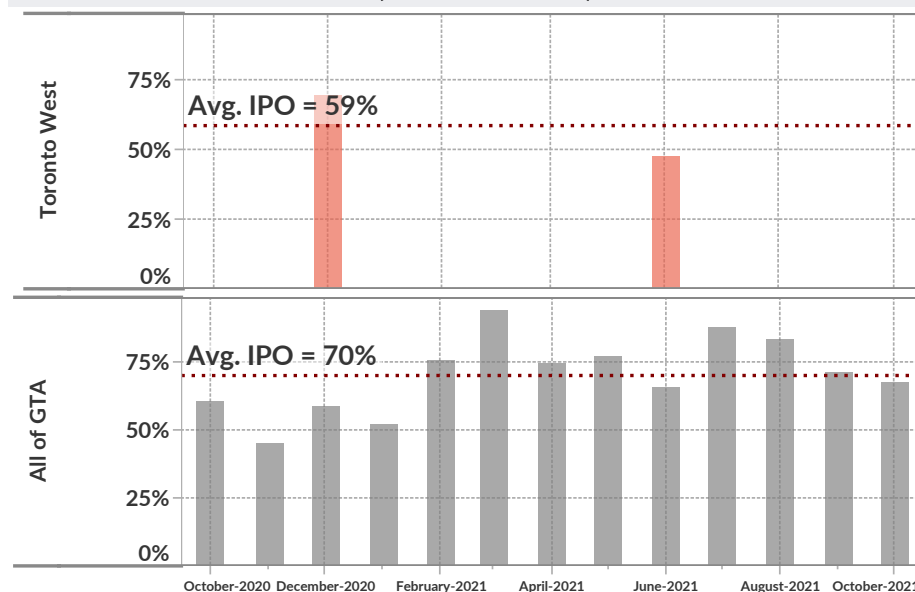
Toronto West Submarket Report - October 2021

Project Data by Unit Type

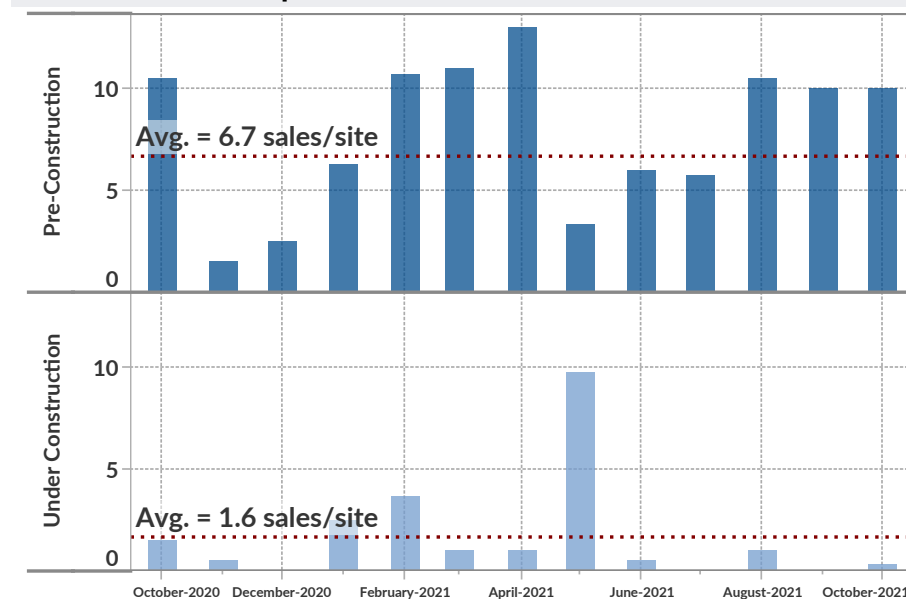
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	74	0	73	1
1 Bedroom	770	1	746	24
1 Bedroom + Den	1,231	35	1,109	122
2 Bedroom	1,039	2	948	91
2 Bedroom + Den	501	7	363	138
3 Bedroom & Up	377	5	269	108
Penthouse	4	0	0	4
Other	84	0	53	31

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,257	477	477	\$599,800	\$599,800
\$1,229	487	900	\$580,000	\$1,249,900
\$1,189	508	773	\$657,990	\$914,800
\$1,279	659	1,573	\$779,990	\$2,040,000
\$1,192	764	1,654	\$823,000	\$2,345,000
\$1,181	874	1,992	\$839,900	\$2,400,000
\$1,059	791	957	\$879,900	\$971,900
\$1,230	842	3,030	\$891,990	\$4,249,900

IPO Launch Performance (first 2 months)

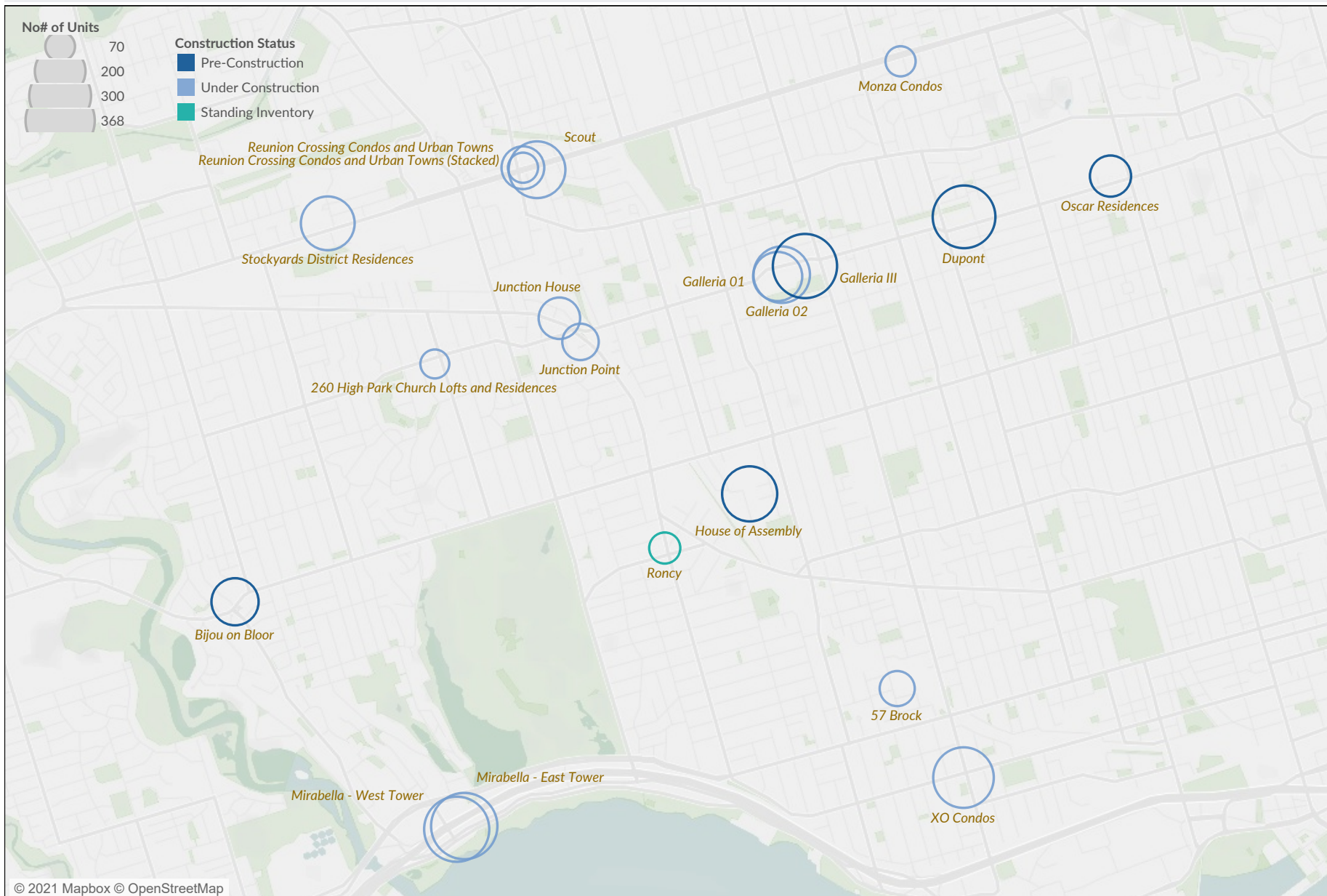


Post Launch Absorption: Toronto West



Toronto West Submarket Report - October 2021

Current Active Projects



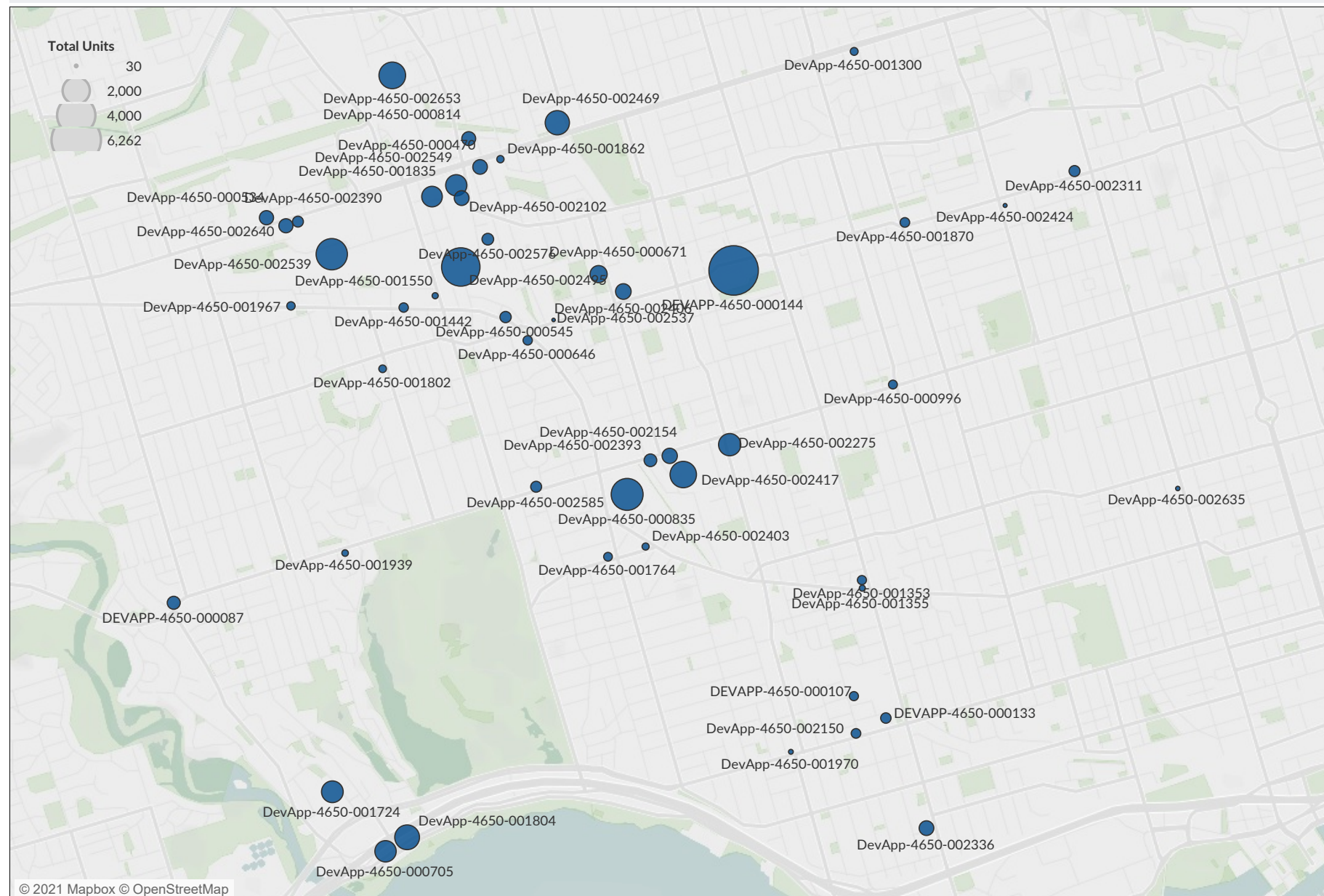
Toronto West Submarket Report - October 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
57 Brock - Block Developments	Apartment	April-2022	0	4	17	103	\$975	\$1,212
260 High Park Church Lofts and Residences - Medallion Capit..	Apartment	February-2022	0	4	12	70	\$1,071	\$1,419
Bijou on Bloor - Plaza	Apartment	August-2023	0	9	23	186	\$1,249	\$1,299
Dupont - Tridel	Apartment	May-2025	22	213	116	329	\$1,253	\$1,265
Galleria 01 - El-Ad Canada Inc.	Apartment	September-2023	0	15	17	267	\$1,002	\$1,150
Galleria 02 - El-Ad Canada Inc.	Apartment	September-2023	0	26	5	202	\$1,070	\$1,160
Galleria III - El-Ad Canada Inc.	Apartment	December-2025	10	145	25	345	\$1,145	\$1,185
House of Assembly - Marlin Spring	Apartment	January-2024	8	159	95	254	\$1,200	\$1,176
Junction House - Globizen Group	Apartment	August-2022	0	14	18	144	\$1,081	\$1,167
Junction Point - Gairloch	Apartment	April-2023	0	15	18	111	\$1,234	\$1,379
Mirabella - East Tower - Diamante Development	Apartment	April-2022	1	46	7	368	\$896	\$1,187
Mirabella - West Tower - Diamante Development	Apartment	April-2022	4	19	89	355	\$1,040	\$1,222
Monza Condos - Benvenuto Group	Apartment	June-2023	0	2	14	76	\$1,106	\$1,259
Oscar Residences - Lifetime Developments	Apartment	June-2024	0	142	0	142	\$1,339	\$1,388
Reunion Crossing Condos and Urban Towns - Diamond Kilmer..	Apartment	November-2022	0	0	12	153	\$811	\$984
Reunion Crossing Condos and Urban Towns (Stacked) - Diamo..	Stacked	November-2022	0	0	8	76	\$673	\$864
Roncy - Worsley Urban	Apartment	October-2021	0	0	0	81	\$843	\$1,079
Scout - Graywood Developments	Apartment	March-2022	0	19	20	269	\$766	\$954
Stockyards District Residences - Marlin Spring	Apartment	February-2022	0	7	14	242	\$880	\$987
XO Condos - Lifetime Developments	Apartment	June-2023	5	8	9	307	\$969	\$1,229

Toronto West Submarket Report - October 2021

Current Development Applications



Toronto West Submarket Report - October 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000087	2442 - 2454 Bloor Street West; 1 - 9 Riverview Gardens	9.2	430
DEVAPP-4650-000107	57 - 65 Brock Avenue	4.5	209
DEVAPP-4650-000133	6 Noble Street	8.3	275
DEVAPP-4650-000144	1245 Dupont Street	3.8	6,262
DevApp-4650-000470	1779 - 1791 St. Clair Avenue West	8.1	543
DevApp-4650-000534	2306 St. Clair Avenue West	7.0	509
DevApp-4650-000545	2706 - 2730 Dundas Street West	9.1	323
DevApp-4650-000646	2639 Dundas Street West	6.9	219
DevApp-4650-000671	386 - 394 Symington Avenue	6.0	747
DevApp-4650-000705	1978 Lake Shore Boulevard West	11.9	1,163
DevApp-4650-000814	423 Old Weston Road	7.0	491
DevApp-4650-000835	2280 Dundas Street West	5.0	2,606
DevApp-4650-000996	980 - 990 Bloor Street West; 756 Dovercourt Road	9.6	198
DevApp-4650-001300	861 St. Clair Avenue West	10.4	156
DevApp-4650-001353	646 Dufferin Street	4.2	209
DevApp-4650-001355	1494 Dundas Street West	5.3	93
DevApp-4650-001442	2946 Dundas Street West	3.8	222
DevApp-4650-001550	406 Keele Street	3.2	94
DevApp-4650-001724	34 Southport Street	3.9	1,204
DevApp-4650-001764	422 Roncesvalles Avenue	3.9	192
DevApp-4650-001802	248 High Park Avenue	2.4	147
DevApp-4650-001804	1926 Lake Shore Boulevard West	14.9	1,567
DevApp-4650-001835	6 Lloyd Avenue	5.0	1,084
DevApp-4650-001862	1745 St. Clair Avenue West	8.2	134
DevApp-4650-001870	888 Dupont Street	6.1	235
DevApp-4650-001939	2115 Bloor Street West	3.7	108
DevApp-4650-001967	3194 Dundas Street West	4.3	177
DevApp-4650-001970	1488 Queen Street West	4.3	58
DevApp-4650-002102	290 Old Weston Road	3.4	554
DevApp-4650-002150	1354 Queen Street West	5.2	234
DevApp-4650-002154	1405 Bloor Street West	5.3	592
DevApp-4650-002275	1319 Bloor Street West	5.9	1,268
DevApp-4650-002311	500 Dupont Street	4.0	307
DevApp-4650-002336	2 Temple Avenue	8.1	548
DevApp-4650-002390	2231 St. Clair Avenue West	5.5	302
DevApp-4650-002393	1423 Bloor Street West	7.4	408
DevApp-4650-002403	6 Howard Park Avenue	7.9	128
DevApp-4650-002406	316 Campbell Avenue	9.5	620
DevApp-4650-002417	221 Sterling Road	5.2	1,784
DevApp-4650-002424	287 Christie Street	3.9	39
DevApp-4650-002469	1500 St. Clair Avenue West	4.2	1,506
DevApp-4650-002495	43 Junction Road	6.1	3,776
DevApp-4650-002537	1650 Dupont Street	3.3	30
DevApp-4650-002539	87 Ethel Avenue	7.6	2,510
DevApp-4650-002549	1799 St Clair Avenue West	6.6	1,151
DevApp-4650-002576	189 Old Weston Road	2.7	346
DevApp-4650-002585	1660 Bloor Street West	7.7	304
DevApp-4650-002635	452 Bathurst Street	3.8	49
DevApp-4650-002640	2255 St Clair Avenue West	5.1	506
DevApp-4650-002653	200 Benny Stark Street	3.4	1,818

Toronto West Submarket Report - October 2021

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	● 185	● 18	● 5,500	● 3,965	● 1,535	● \$2,151	● 876	● \$1,884,236	● 20,583
Central Waterfront	● 29	● 9	● 4,708	● 4,043	● 665	● \$1,565	● 1,074	● \$1,680,508	● 38,576
Don Mills - York Mills	● 7	● 12	● 3,368	● 3,157	● 211	● \$987	● 1,099	● \$1,084,331	● 27,166
Downtown Core	● 21	● 7	● 3,756	● 3,562	● 194	● \$1,898	● 875	● \$1,661,367	● 39,519
Downtown East	● 298	● 22	● 7,812	● 6,933	● 879	● \$1,296	● 752	● \$974,044	● 33,489
Downtown West	● 74	● 26	● 8,763	● 7,603	● 1,160	● \$1,485	● 837	● \$1,243,666	● 37,171
Etobicoke Waterfront	● 3	● 1	● 503	● 497	● 6	● \$1,429	● 466	● \$665,900	● 15,600
Highway7 - Yonge	● 187	● 7	● 1,775	● 1,645	● 130	● \$896	● 951	● \$851,963	● 31,788
Mississauga City Centre	● 47	● 12	● 7,424	● 7,047	● 377	● \$1,056	● 870	● \$918,561	● 13,261
North Toronto	● 63	● 18	● 4,044	● 3,377	● 667	● \$1,345	● 971	● \$1,305,863	● 412
North Yonge Corridor	● 87	● 5	● 1,540	● 1,311	● 229	● \$1,403	● 717	● \$1,006,634	● 40,355
North York East	● 0	● 2	● 527	● 526	● 1	● \$949	● 1,028	● \$974,900	● 209,731
North York West	● 220	● 10	● 1,522	● 1,249	● 273	● \$1,275	● 1,246	● \$1,587,983	● 20,900
Not Applicable	● 1,854	● 148	● 29,867	● 25,422	● 4,445	● \$962	● 850	● \$817,394	● 13,104
Scarborough City Centre									● 15,227
Sheppard Corridor	● 15	● 10	● 2,214	● 2,003	● 211	● \$1,129	● 1,021	● \$1,153,064	● 38,435
Thornhill	● 20	● 7	● 1,659	● 1,498	● 161	● \$1,058	● 1,205	● \$1,274,913	● 7,316
Toronto East	● 6	● 12	● 1,521	● 1,449	● 72	● \$1,180	● 1,056	● \$1,246,149	
Toronto West	● 50	● 20	● 4,080	● 3,561	● 519	● \$1,208	● 959	● \$1,157,958	
Yonge - St. Clair	● 2	● 8	● 1,049	● 811	● 238	● \$1,920	● 1,384	● \$2,657,583	

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