

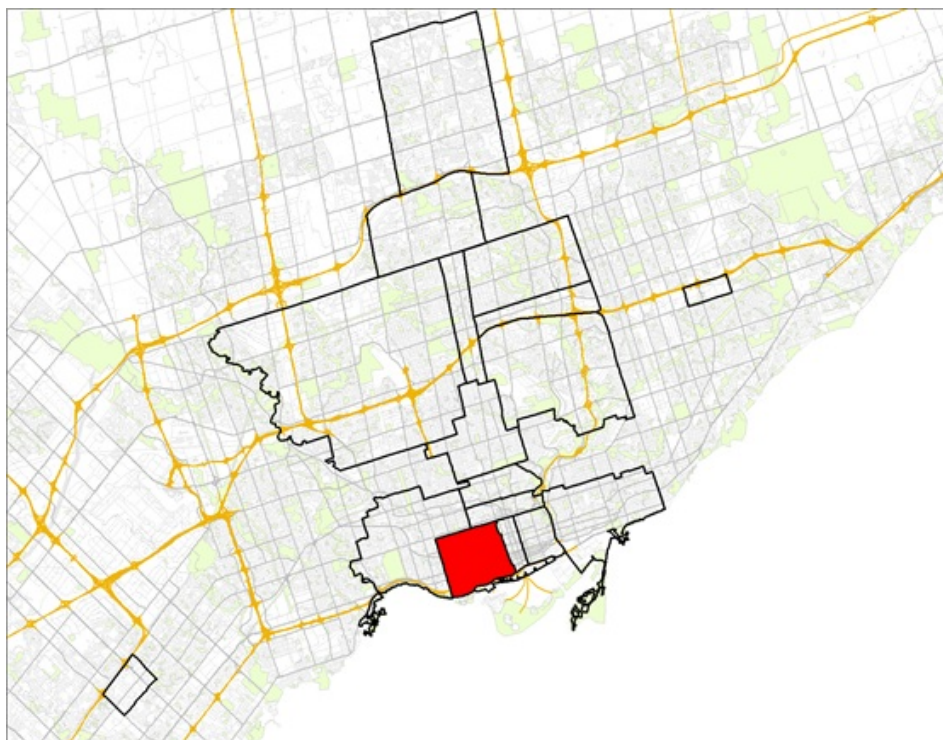


Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of June 2023



Downtown West Submarket Report - June 2023



Downtown West		GTA
Distinct count of Site Name	23	378
No. of Units	8,408	97,722
Total Sales	7,662	83,199
Act Inv	746	14,523
Avg. wt. \$/sf	\$1,783	\$1,425
Avg. Project \$/SF	\$1,621	\$1,296
Avg. SF	1,053	812
Avg. \$	\$1,876,443	\$1,157,082
Current Month Sales (incl. active & sold out)	6	1,957

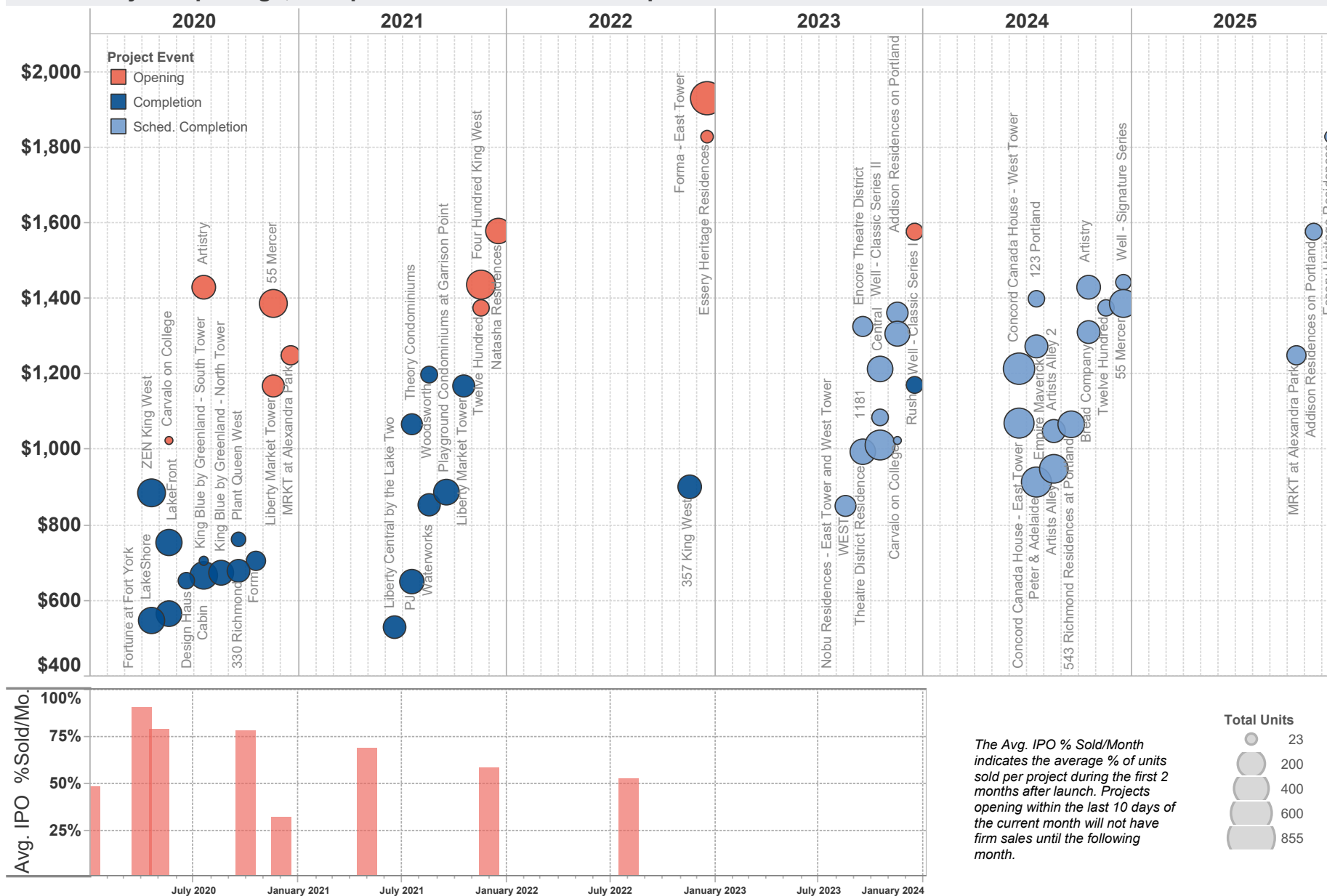
Development Applications		
Downtown West		City of Toronto
Count of Address	52	765
Total Units	17,137	424,430
Min. Density	0.0	0.0
Max. Density	33.9	61.9
Avg. Density	12.6	7.9

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



Downtown West Submarket Report - June 2023

Recent Project Openings, Completions & Scheduled Completions



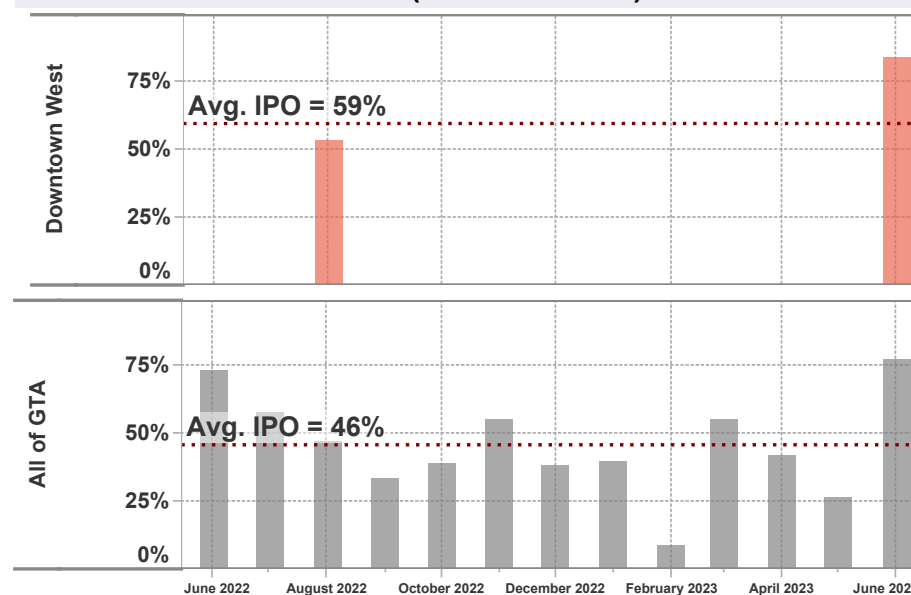
Downtown West Submarket Report - June 2023

Project Data by Unit Type

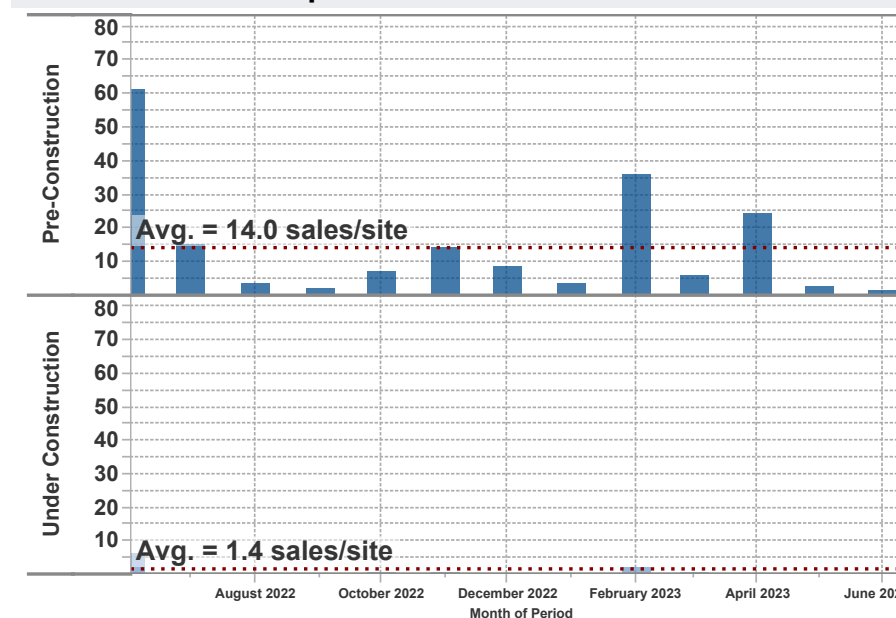
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	667	0	638	29
1 Bedroom	2,299	1	2,234	65
1 Bedroom + Den	1,716	1	1,627	89
2 Bedroom	2,243	2	2,090	153
2 Bedroom + Den	391	0	292	99
3 Bedroom & Up	1,019	2	749	270
Penthouse	53	0	28	25
Other	20	0	4	16

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,998	339	543	\$589,990	\$913,900
\$1,878	415	742	\$645,000	\$1,229,990
\$1,767	505	786	\$869,900	\$1,497,900
\$1,833	600	2,489	\$982,900	\$3,625,000
\$1,659	763	2,378	\$1,200,900	\$3,550,000
\$1,737	830	2,622	\$1,229,900	\$4,349,990
\$2,307	603	4,264	\$1,200,000	\$15,125,000
\$1,283	836	1,829	\$1,070,000	\$2,450,000

IPO Launch Performance (first 2 months)

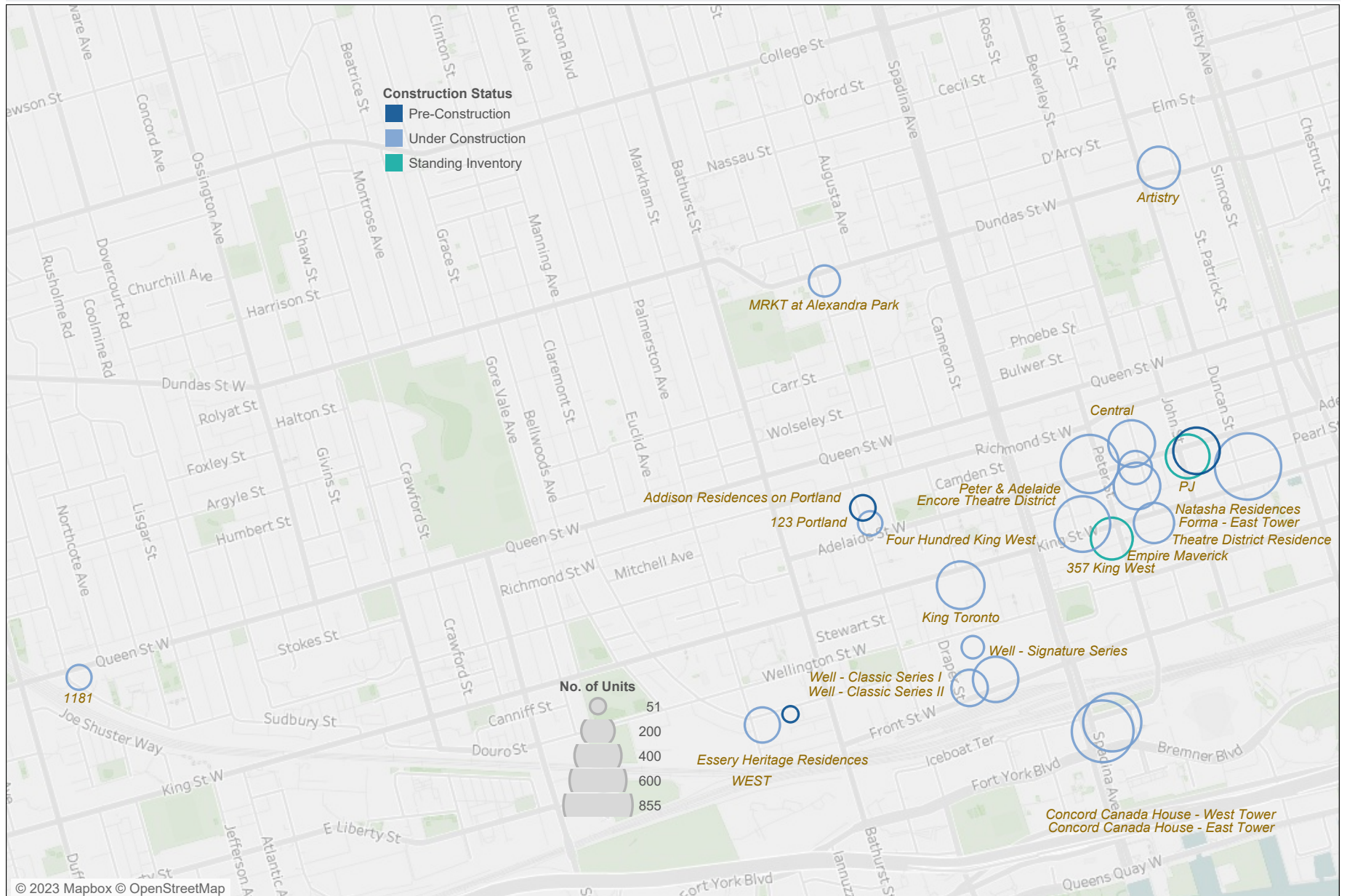


Post Launch Absorption: Downtown West



Downtown West Submarket Report - June 2023

Current Active Projects



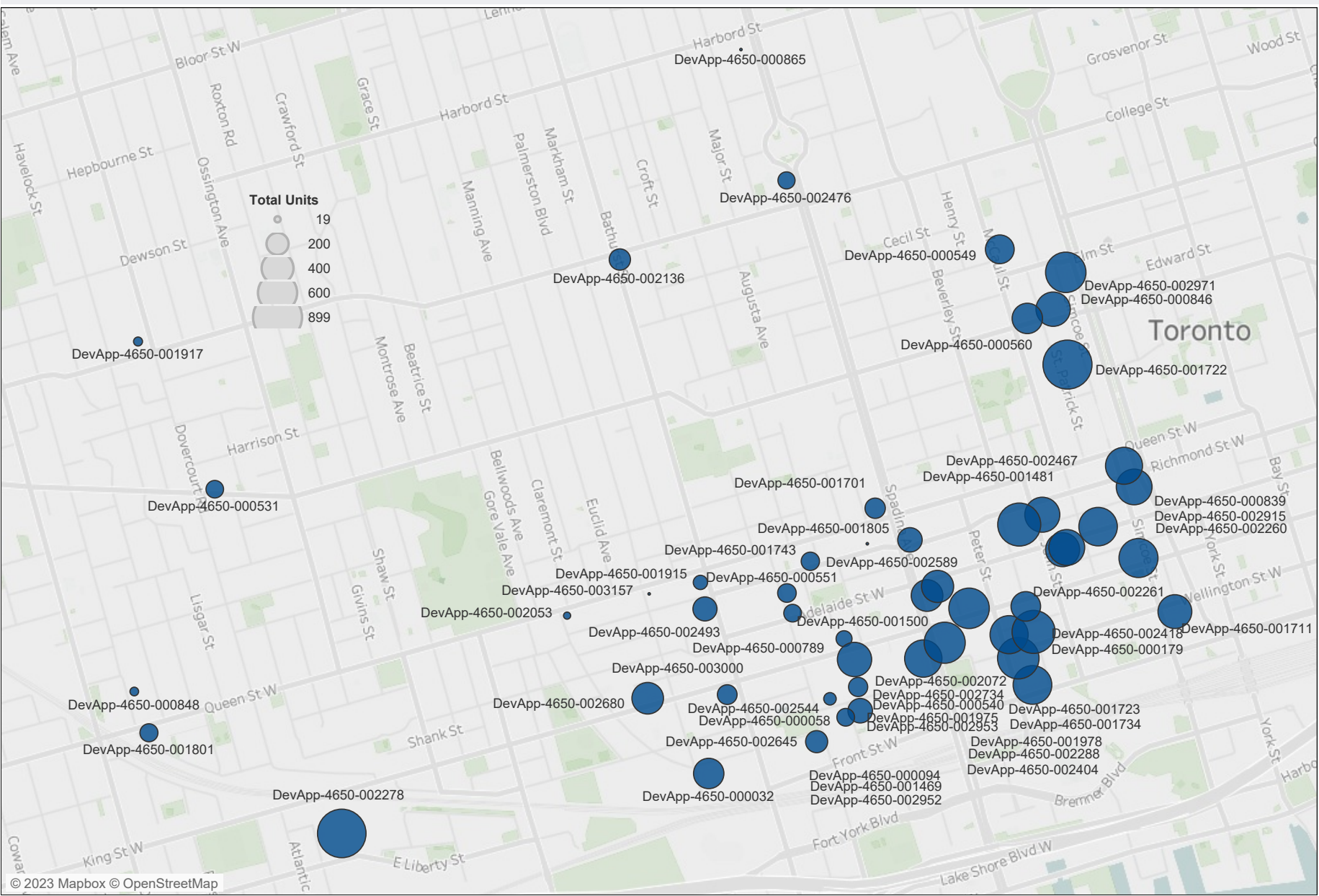
Downtown West Submarket Report - June 2023

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 Price Per Sq Fo..
123 Portland - Minto Developments	Apartment	April 2024	0	0	9	116	\$1,400	\$1,603
357 King West - Great Gulf	Apartment	August 2022	0	0	19	340	\$902	\$1,439
1181 - SKALE	Apartment	July 2023	0	0	5	121	\$1,086	\$1,257
Addison Residences on Portland - ADI Development Group	Apartment	October 2025	4	105	21	126	\$1,578	\$1,565
Artistry - Tribute Communities and Greybrook Realty Partners	Apartment	May 2024	0	0	1	346	\$1,431	\$1,917
Central - Concord Adex	Apartment	July 2023	1	5	38	426	\$1,214	\$1,766
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	0	1	100	657	\$1,071	\$1,938
Concord Canada House - West Tower - Concord Adex	Apartment	September 2024	0	0	102	740	\$1,215	\$1,934
Empire Maverick - Empire	Apartment	April 2024	0	0	0	315	\$1,274	\$1,472
Encore Theatre District - Plaza	Apartment	November 2023	0	0	11	214	\$1,327	\$1,581
Essery Heritage Residences - Aspen Ridge Homes	Apartment	May 2025	0	1	39	51	\$1,829	\$1,843
Forma - East Tower - Great Gulf and DREAM and Westdale ..	Apartment	February 2028	0	142	116	855	\$1,931	\$1,944
Four Hundred King West - Plaza	Apartment	May 2026	0	0	9	601	\$1,437	\$1,511
King Toronto - Westbank Projects Corp.	Apartment	September 2024	0	25	35	441	\$0	\$2,393
MRKT at Alexandra Park - Tridel	Apartment	June 2025	0	3	22	188	\$1,250	\$1,241
Natasha Residences - Lanterra Developments	Apartment	December 2026	0	0	118	420	\$1,579	\$1,807
Peter & Adelaide - Graywood Developments	Apartment	April 2024	0	1	5	659	\$915	\$1,477
PJ - Pinnacle International	Apartment	August 2021	0	1	25	373	\$652	\$1,503
Theatre District Residence - Plaza	Apartment	November 2023	0	0	1	422	\$995	\$1,752
Well - Classic Series I - Tridel	Apartment	August 2023	1	2	15	400	\$1,308	\$1,427
Well - Classic Series II - Tridel	Apartment	August 2023	0	0	16	258	\$1,363	\$1,411
Well - Signature Series - Tridel	Apartment	January 2024	0	1	39	98	\$1,444	\$1,474
WEST - Aspen Ridge Homes	Apartment	September 2023	0	0	0	241	\$852	\$1,019

Downtown West Submarket Report - June 2023

Current Development Applications



Downtown West Submarket Report - June 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000032	89 - 109 Niagara Street	4.5	345
DevApp-4650-000058	485 - 489 Wellington Street West	7.8	117
DevApp-4650-000094	485-539 King Street West	0.0	440
DevApp-4650-000179	150-158 Pearl Street; 15 Duncan Street	20.7	482
DevApp-4650-000531	1200 Dundas Street West	2.5	115
DevApp-4650-000540	400 - 420 King Street West	16.7	612
DevApp-4650-000549	193 - 197 McCaul Street	2.5	309
DevApp-4650-000551	135 - 143 Portland Street	10.5	129
DevApp-4650-000560	292 Dundas Street West; 129 - 131 McCaul Street; 170 St. Patrick Street	2.5	346
DevApp-4650-000789	544 King Street West	7.2	95
DevApp-4650-000839	250 University Avenue	12.0	512
DevApp-4650-000846	250 Dundas Street West	4.0	441
DevApp-4650-000848	31 Gladstone Avenue	3.1	28
DevApp-4650-000865	630 Spadina Avenue	1.0	
DevApp-4650-001469	462 Wellington Street West	9.6	137
DevApp-4650-001481	126 John Street	10.8	693
DevApp-4650-001500	502 Adelaide Street West	10.5	116
DevApp-4650-001701	170 Spadina Avenue	7.1	154
DevApp-4650-001711	145 Wellington Street West	31.6	428
DevApp-4650-001722	234 Simcoe Street	9.9	899
DevApp-4650-001723	327 King Street West	19.6	327
DevApp-4650-001734	15 Mercer Street	24.9	694
DevApp-4650-001743	520 Richmond Street West	10.8	125
DevApp-4650-001801	1181 Queen Street West	3.0	121
DevApp-4650-001805	452 Richmond Street West		
DevApp-4650-001915	655 Queen Street West	6.6	76
DevApp-4650-001917	466 Dovercourt Road	4.4	30
DevApp-4650-001975	401-409 King Street West	21.2	631
DevApp-4650-001978	99 Blue Jays Way	23.4	543
DevApp-4650-002053	835 Queen Street West	4.7	19
DevApp-4650-002072	355 Adelaide Street West	25.8	387
DevApp-4650-002136	419 College Street	6.6	169
DevApp-4650-002260	212 King Street West	29.2	569
DevApp-4650-002261	240 Adelaide Street West	30.5	554
DevApp-4650-002278	61 Hanna Avenue	6.8	882
DevApp-4650-002288	277 Wellington Street West	33.9	645
DevApp-4650-002404	320 Front Street West	12.2	560
DevApp-4650-002418	263 Adelaide Street West	22.2	432
DevApp-4650-002467	241 Richmond Street West	19.0	459
DevApp-4650-002476	502 Spadina Avenue	5.7	109
DevApp-4650-002493	164 Bathurst Street	7.6	216
DevApp-4650-002544	504 Wellington Street West	8.1	58
DevApp-4650-002589	147 Spadina Avenue	18.4	223
DevApp-4650-002645	18 Portland Street	12.5	182
DevApp-4650-002680	778 King Street West	11.7	373
DevApp-4650-002734	101 Spadina Avenue	24.0	375
DevApp-4650-002915	200 University Avenue	27.7	478
DevApp-4650-002952	467 Wellington Street West	10.5	225
DevApp-4650-002953	46 Spadina Avenue	10.4	521
DevApp-4650-002971	522 University Avenue	24.4	611
DevApp-4650-003000	675 King Street West	10.2	145
DevApp-4650-003157	723 Queen Street West	2.8	

Downtown West Submarket Report - June 2023

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	1	17	4,659	549	\$2,480	1,058	\$2,623,008	17,365
Central Waterfront	1	8	3,997	494	\$1,707	1,125	\$1,920,253	12,588
Don Mills - York Mills	0	14	3,848	106	\$1,137	1,182	\$1,343,895	26,740
Downtown Core	11	8	4,807	531	\$1,869	760	\$1,421,514	30,497
Downtown East	53	20	6,195	1,400	\$1,506	701	\$1,055,105	23,178
Downtown West	6	23	7,662	746	\$1,783	1,053	\$1,876,443	17,137
Etobicoke Waterfront	2	1	544	21	\$1,645	816	\$1,342,988	9,281
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	23,308
Mississauga City Centre	1	8	3,967	103	\$1,214	765	\$928,966	20,807
North Toronto	1	18	3,513	352	\$1,562	955	\$1,492,374	238
North Yonge Corridor	26	8	2,626	614	\$1,558	671	\$1,045,751	32,887
North York East	0	1	497	0	.	.	.	129,027
North York West	62	10	1,072	477	\$1,410	854	\$1,203,555	20,375
Not Applicable	1,750	184	29,764	7,524	\$1,183	765	\$904,288	14,778
Scarborough City Centre								12,760
Sheppard Corridor	12	12	2,617	280	\$1,444	831	\$1,199,983	29,036
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	4,428
Toronto East	9	10	1,438	373	\$1,267	708	\$896,552	
Toronto West	20	23	3,814	639	\$1,357	825	\$1,119,927	
Yonge - St. Clair	2	7	869	252	\$1,946	977	\$1,900,069	



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