

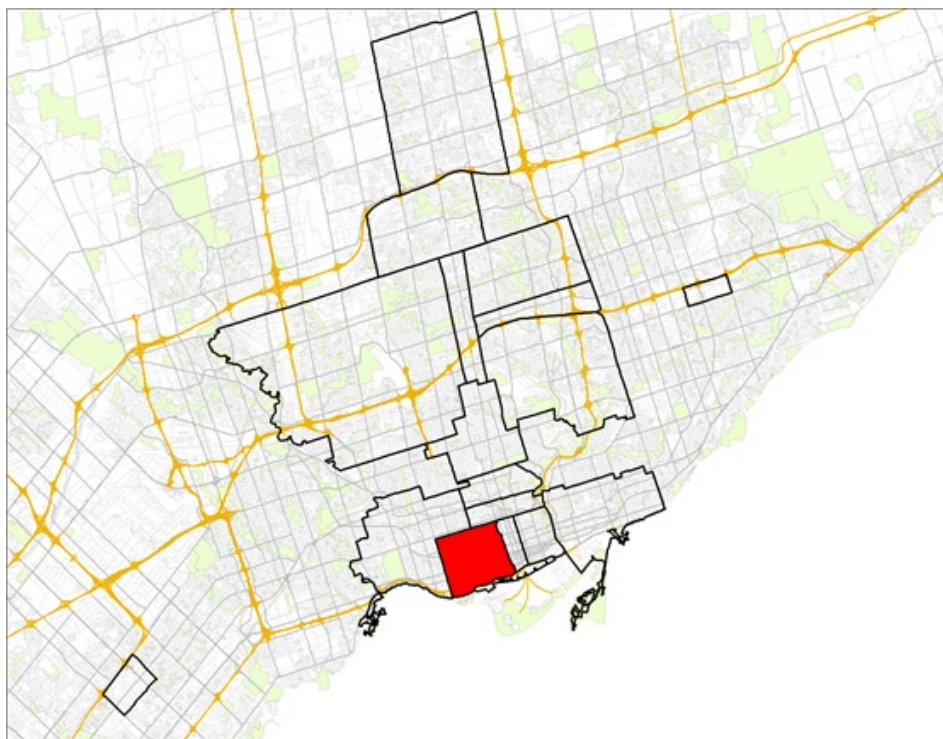


Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of July 2023



Downtown West Submarket Report - July 2023



Downtown West		GTA
Distinct count of Site Name	23	382
No. of Units	8,414	96,539
Total Sales	7,665	81,924
Act Inv	749	14,615
Avg. wt. \$/sf	\$1,788	\$1,412
Avg. Project \$/SF	\$1,647	\$1,287
Avg. SF	1,055	817
Avg. \$	\$1,886,877	\$1,152,829
Current Month Sales (incl. active & sold out)	3	828

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 - July 2023

Recent Project Openings, Completions & Scheduled Completions



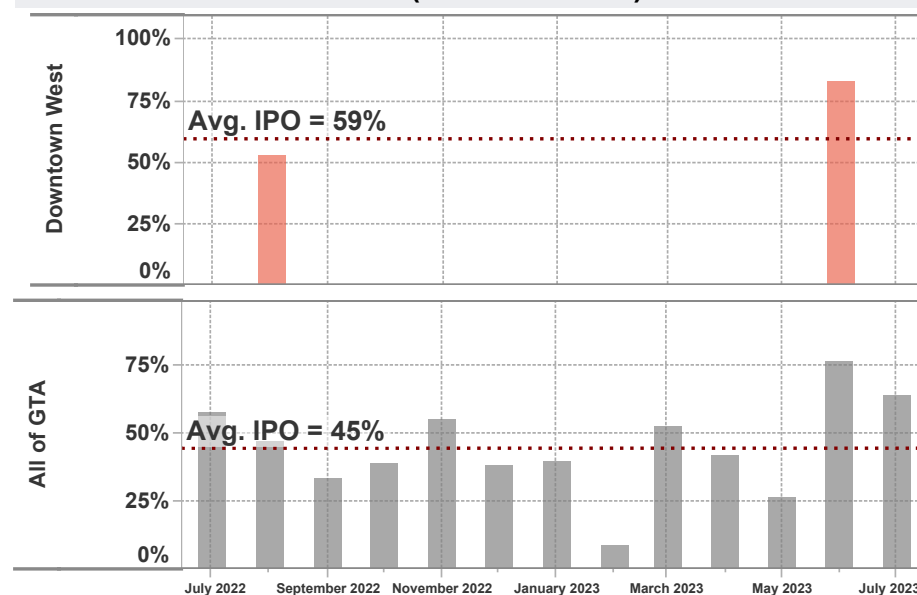
Downtown West Submarket Report - July 2023

Project Data by Unit Type

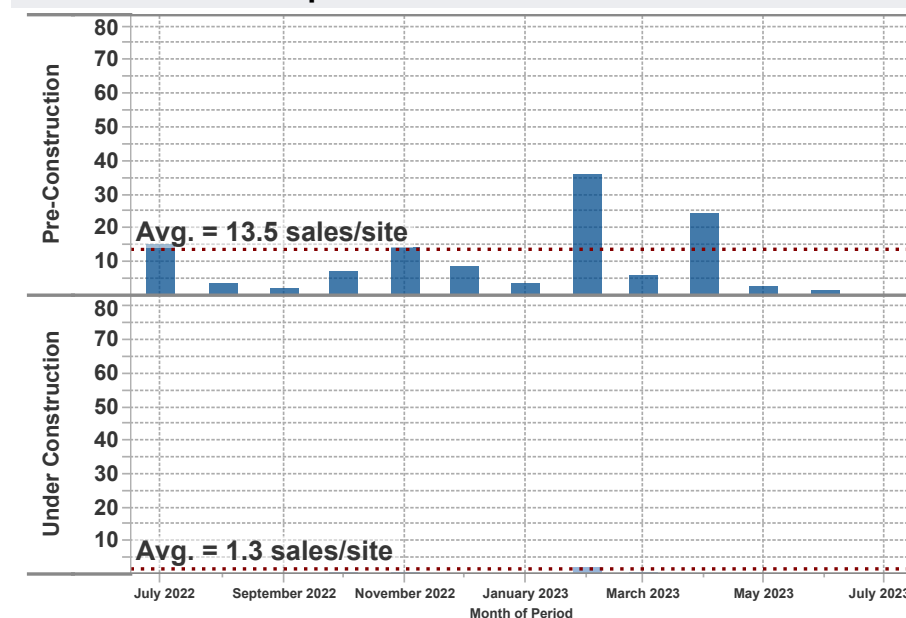
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	667	1	639	28
1 Bedroom	2,299	0	2,234	65
1 Bedroom + Den	1,716	0	1,627	89
2 Bedroom	2,243	0	2,091	152
2 Bedroom + Den	394	1	293	101
3 Bedroom & Up	1,023	1	750	273
Penthouse	52	0	27	25
Other	20	0	4	16

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,030	339	473	\$589,990	\$913,900
\$1,878	415	742	\$645,000	\$1,229,990
\$1,767	505	786	\$869,900	\$1,497,900
\$1,843	600	2,489	\$982,900	\$3,625,000
\$1,659	763	2,378	\$1,200,900	\$3,550,000
\$1,744	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)

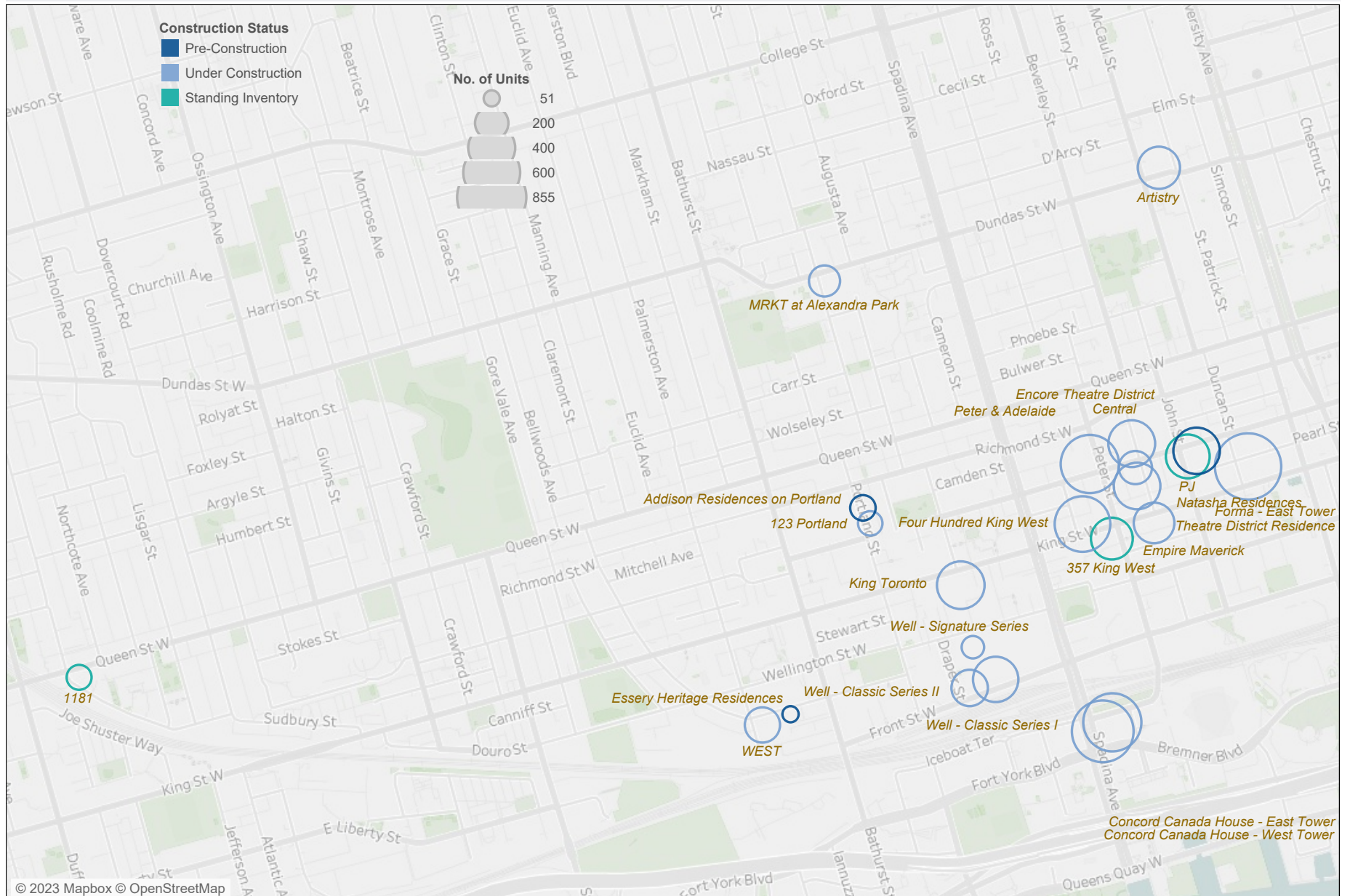


Post Launch Absorption: Downtown West



Downtown West Submarket Report - July 2023

Current Active Projects



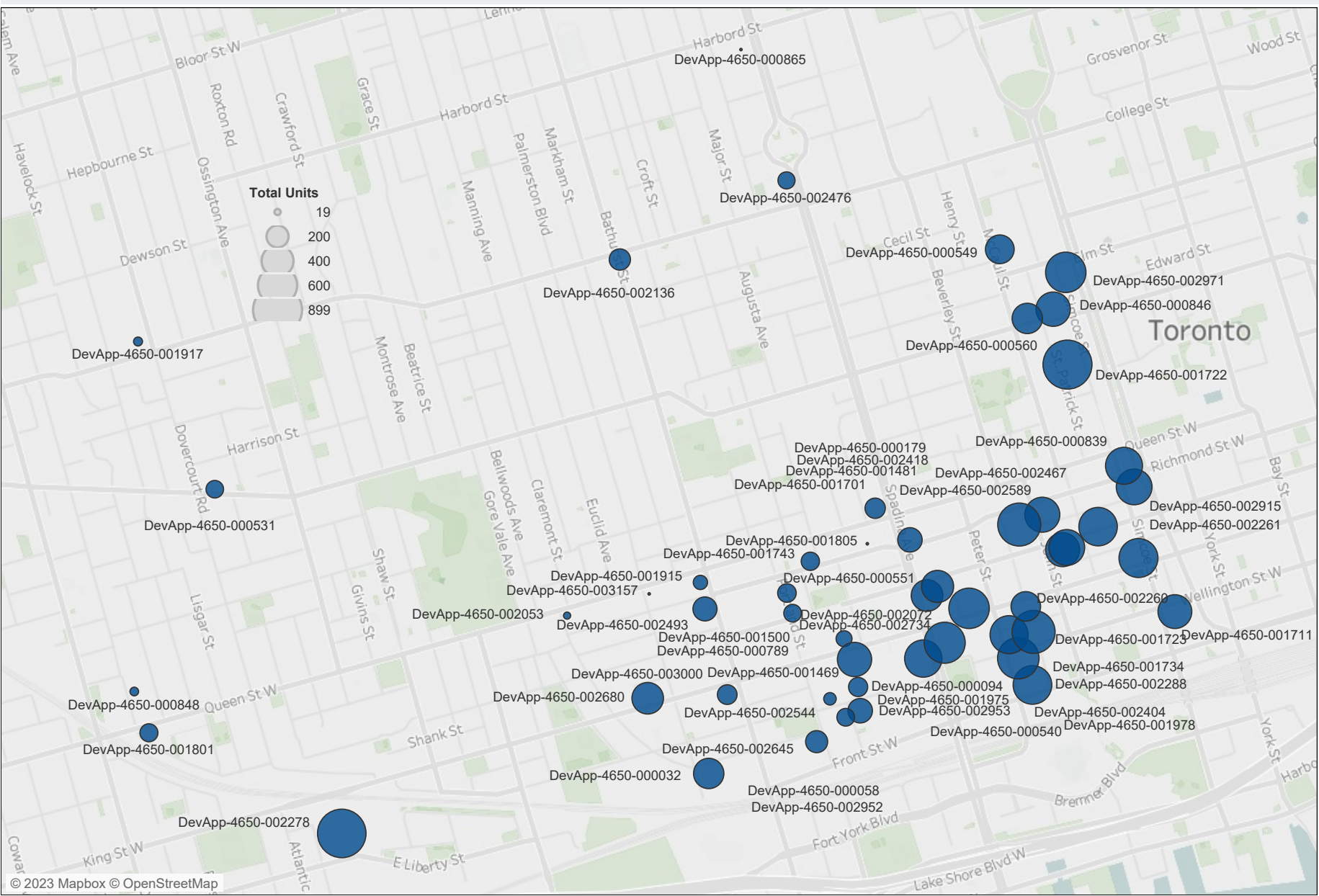
Downtown West Submarket Report - July 2023

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	\$1,605
357 King West - Great Gulf	Apartment	August 2022	1	1	19	340	\$902	\$1,434
1181 - SKALE	Apartment	July 2023	0	0	5	121	\$1,086	\$1,257
Addison Residences on Portland - ADI Development Group	Apartment	October 2025	0	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	August 2023	0	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	6	321	\$1,274	\$2,087
Encore Theatre District - Plaza	Apartment	November 2023	0	0	11	214	\$1,327	\$1,581
Essery Heritage Residences - Aspen Ridge Homes	Apartment	August 2025	0	2	38	51	\$1,829	\$1,844
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	1	2	24	373	\$652	\$1,506
Theatre District Residence - Plaza	Apartment	November 2023	0	0	1	422	\$995	\$1,752
Well - Classic Series I - Tridel	Apartment	August 2023	1	3	14	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 - July 2023

Current Development Applications



Downtown West Submarket Report - July 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 - July 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	● 55	● 16	● 4,236	● 481	● \$2,507	● 1,099	● \$2,755,337	● 17,365
Central Waterfront	● 8	● 6	● 2,542	● 486	● \$1,709	● 1,129	● \$1,929,746	● 12,588
Don Mills - York Mills	● 1	● 14	● 3,849	● 105	● \$1,135	● 1,185	● \$1,345,505	● 26,740
Downtown Core	● 5	● 8	● 4,812	● 526	● \$1,872	● 760	● \$1,423,561	● 30,497
Downtown East	● 22	● 20	● 6,196	● 1,403	● \$1,515	● 694	● \$1,050,578	● 23,178
Downtown West	● 3	● 23	● 7,665	● 749	● \$1,788	● 1,055	● \$1,886,877	● 17,137
Etobicoke Waterfront	● 0	● 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	● 0	● 8	● 3,967	● 103	● \$1,214	● 765	● \$928,966	● 20,807
North Toronto	● 9	● 18	● 3,522	● 343	● \$1,560	● 952	● \$1,484,356	● 238
North Yonge Corridor	● 1	● 8	● 2,627	● 613	● \$1,558	● 671	● \$1,045,486	● 32,887
North York East	● 0	● 1	● 497	● 0	● .	● .	● .	● 129,027
North York West	● 20	● 11	● 1,091	● 608	● \$1,368	● 861	● \$1,178,151	● 20,375
Not Applicable	● 647	● 191	● 30,347	● 7,626	● \$1,172	● 775	● \$907,748	● 14,778
Scarborough City Centre								● 12,760
Sheppard Corridor	● 2	● 12	● 2,619	● 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	● 46	● 10	● 1,484	● 327	● \$1,238	● 692	● \$856,591	
Toronto West	● 7	● 22	● 3,745	● 632	● \$1,356	● 825	● \$1,118,566	
Yonge - St. Clair	● 2	● 7	● 871	● 250	● \$1,929	● 976	● \$1,881,761	



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