

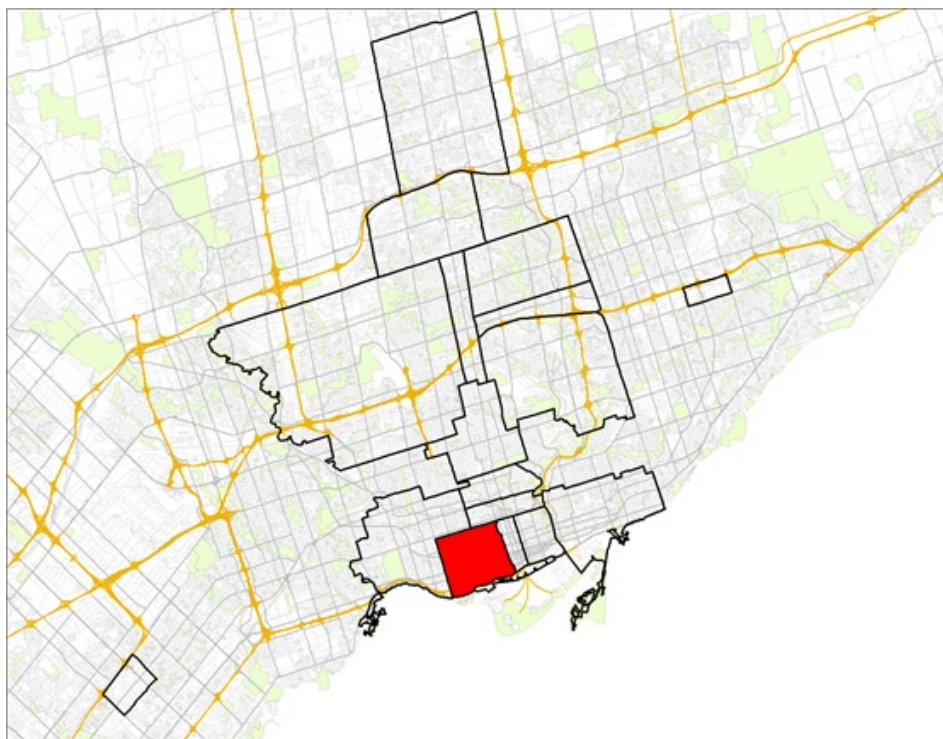


Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of November 2023



Downtown West Submarket Report - November 2023



Downtown West		GTA
Distinct count of Site Name	26	396
No. of Units	8,895	100,264
Total Sales	8,024	82,981
Act Inv	871	17,283
Avg. wt. \$/sf	\$1,690	\$1,404
Avg. Project \$/SF	\$1,637	\$1,296
Avg. SF	977	785
Avg. \$	\$1,651,666	\$1,102,213
Current Month Sales (incl. active & sold out)	116	1,310

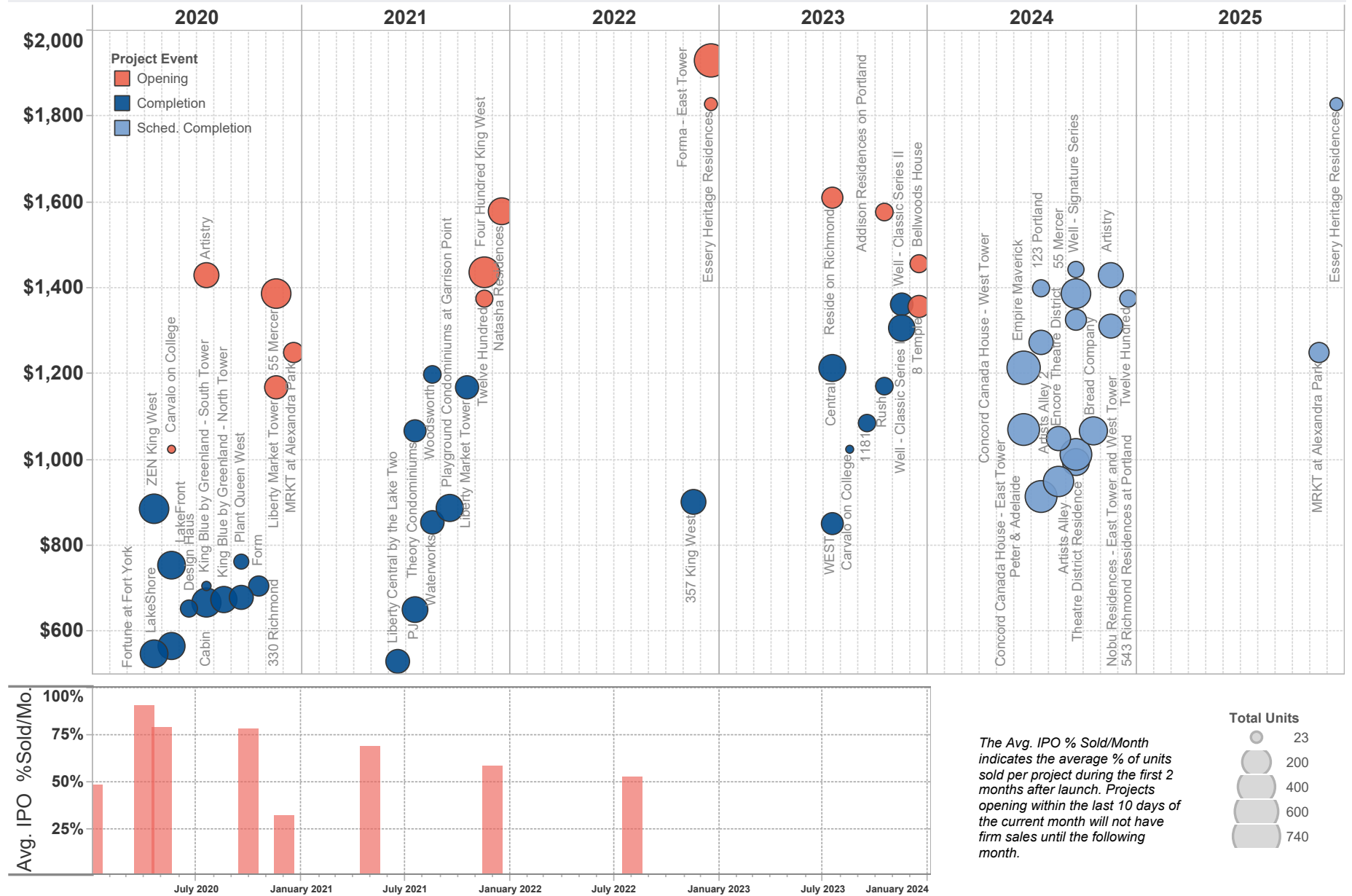
Development Applications		
Downtown West		City of Toronto
Count of Address	54	806
Total Units	17,335	466,957
Min. Density	0.0	0.0
Max. Density	33.9	61.7
Avg. Density	12.4	8.0

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



Downtown West Submarket Report - November 2023

Recent Project Openings, Completions & Scheduled Completions



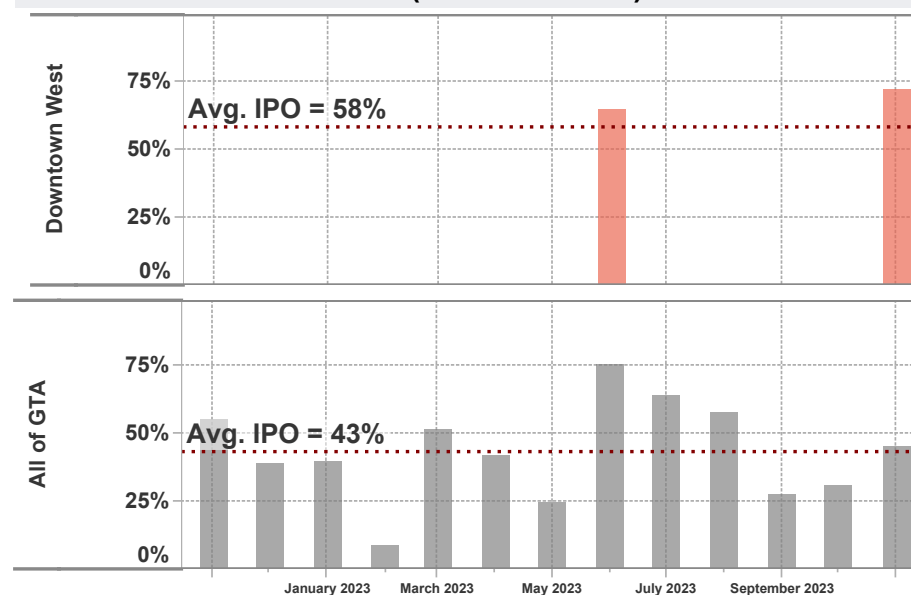
Downtown West Submarket Report - November 2023

Project Data by Unit Type

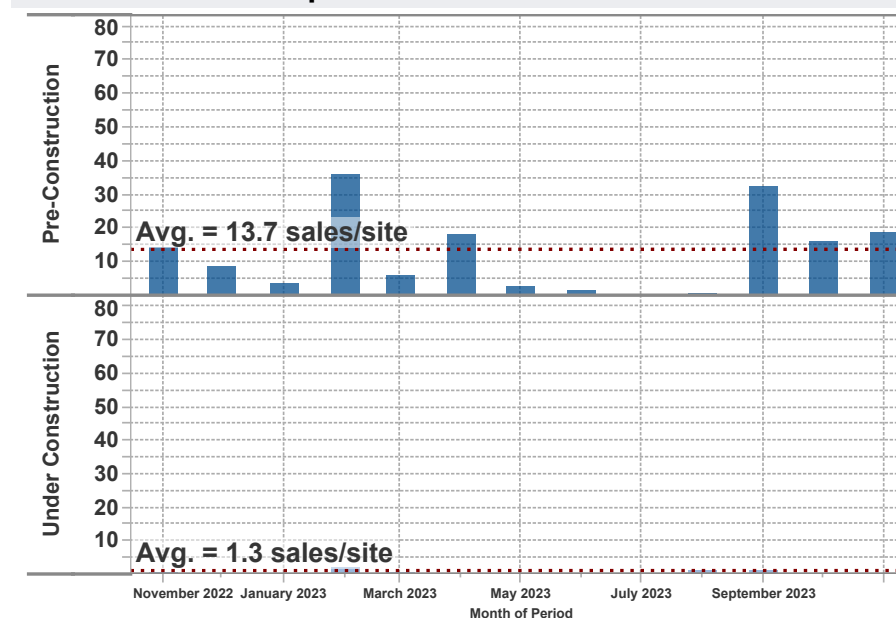
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	682	8	651	31
1 Bedroom	2,469	51	2,380	89
1 Bedroom + Den	1,827	29	1,697	130
2 Bedroom	2,398	19	2,185	213
2 Bedroom + Den	403	6	301	102
3 Bedroom & Up	1,035	2	777	258
Penthouse	52	0	28	24
Other	20	0	4	16

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,946	332	473	\$582,990	\$913,900
\$1,762	415	742	\$645,000	\$1,229,990
\$1,575	492	746	\$714,900	\$1,320,000
\$1,682	530	2,489	\$814,990	\$3,625,000
\$1,569	734	2,378	\$1,054,900	\$3,766,990
\$1,678	830	2,622	\$1,139,900	\$4,349,990
\$2,316	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)

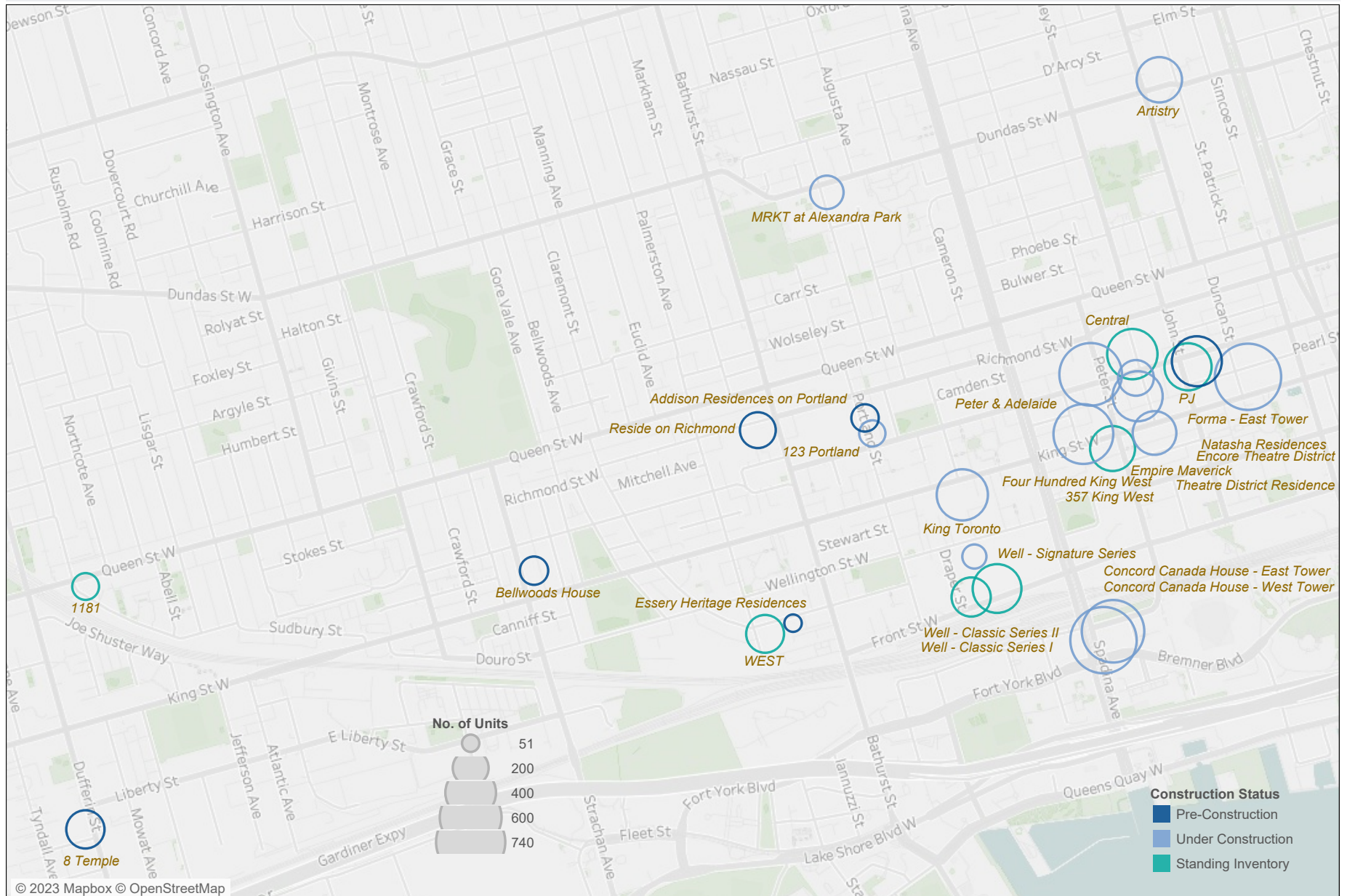


Post Launch Absorption: Downtown West



Downtown West Submarket Report - November 2023

Current Active Projects



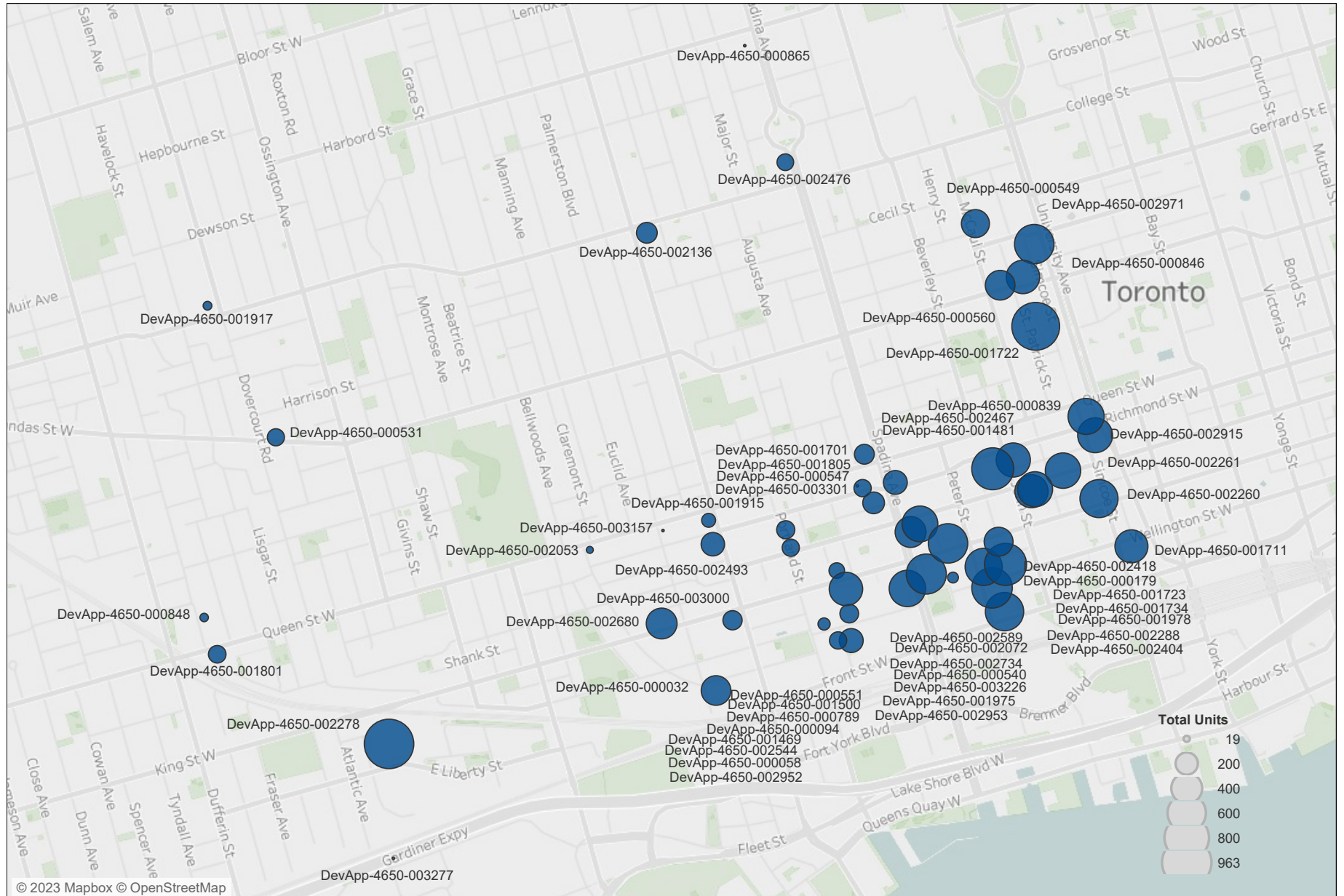
Downtown West Submarket Report - November 2023

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..
8 Temple - Curated Properties	Apartment	January 2027	12	86	160	246	\$1,358	\$1,349
123 Portland - Minto Developments	Apartment	April 2024	2	2	7	116	\$1,400	\$1,635
357 King West - Great Gulf	Apartment	August 2022	0	3	17	340	\$902	\$1,449
1181 - SKALE	Apartment	July 2023	0	0	5	121	\$1,086	\$1,257
Addison Residences on Portland - ADI Development Group	Apartment	May 2026	0	82	44	126	\$1,578	\$1,620
Artistry - Tribute Communities and Greybrook Realty Partners	Apartment	May 2024	0	0	1	346	\$1,431	\$1,917
Bellwoods House - Republic Developments Inc.	Apartment	May 2026	97	97	38	135	\$1,457	\$1,438
Central - Concord Adex	Apartment	September 2023	0	9	34	426	\$1,214	\$1,776
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	0	15	86	657	\$1,071	\$1,880
Concord Canada House - West Tower - Concord Adex	Apartment	September 2024	0	14	88	740	\$1,215	\$1,930
Empire Maverick - Empire	Apartment	April 2024	0	0	6	321	\$1,274	\$2,087
Encore Theatre District - Plaza	Apartment	January 2024	0	0	11	214	\$1,327	\$1,581
Essery Heritage Residences - Aspen Ridge Homes	Apartment	December 2025	0	2	38	51	\$1,829	\$1,844
Forma - East Tower - Great Gulf and DREAM and Westdale ..	Apartment	February 2028	0	142	0	739	\$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	\$2,635
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	2	24	373	\$652	\$1,506
Reside on Richmond - Harlo Capital and Originate Developm..	Apartment	January 2027	4	155	61	216	\$1,611	\$1,615
Theatre District Residence - Plaza	Apartment	January 2024	0	0	1	422	\$995	\$1,752
Well - Classic Series I - Tridel	Apartment	November 2023	0	6	11	400	\$1,308	\$1,427
Well - Classic Series II - Tridel	Apartment	November 2023	1	5	11	258	\$1,363	\$1,395
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 - November 2023

Current Development Applications



Downtown West Submarket Report - November 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-4650-000547	444 - 450 Richmond Street West	13.4	117
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	328
DevApp-4650-001734	15 Mercer Street	24.9	696
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	23.3	543
DevApp-4650-002053	835 Queen Street West	4.7	19
DevApp-4650-002072	355 Adelaide Street West	27.8	503
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	33.4	493
DevApp-4650-002278	61 Hanna Avenue	6.4	963
DevApp-4650-002288	277 Wellington Street West	33.9	645
DevApp-4650-002404	320 Front Street West	11.8	578
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	5.6	109
DevApp-4650-002493	164 Bathurst Street	7.8	216
DevApp-4650-002544	504 Wellington Street West	8.1	58
DevApp-4650-002589	147 Spadina Avenue	18.4	223
DevApp-4650-002680	778 King Street West	11.7	373
DevApp-4650-002734	101 Spadina Avenue	23.4	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	
DevApp-4650-003226	354 Wellington Street West	6.0	46
DevApp-4650-003277	1 Jefferson Avenue	0.5	
DevApp-4650-003301	8 Camden Street	11.9	185

Downtown West Submarket Report - November 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	5	17	4,392	601	\$2,404	1,042	\$2,505,147	16,205
Central Waterfront	364	7	2,908	966	\$1,704	864	\$1,471,594	17,168
Don Mills - York Mills	7	13	3,228	312	\$1,179	852	\$1,003,895	27,949
Downtown Core	5	7	4,169	475	\$1,877	773	\$1,451,417	30,040
Downtown East	33	21	6,385	1,605	\$1,498	684	\$1,024,665	25,732
Downtown West	116	26	8,024	871	\$1,690	977	\$1,651,666	17,335
Etobicoke Waterfront	0	1	547	18	\$1,644	828	\$1,361,206	3,135
Highway7 - Yonge	0	4	898	35	\$1,090	1,137	\$1,239,200	26,334
Mississauga City Centre	42	9	4,223	643	\$1,240	628	\$778,770	28,180
North Toronto	1	18	3,514	373	\$1,578	937	\$1,478,881	305
North Yonge Corridor	65	9	2,710	777	\$1,551	709	\$1,098,765	37,631
North York East								144,225
North York West	13	10	1,118	447	\$1,371	827	\$1,133,902	26,693
Not Applicable	357	200	31,882	8,204	\$1,173	770	\$902,770	15,600
Scarborough City Centre								13,225
Sheppard Corridor	104	13	2,518	561	\$1,361	766	\$1,043,205	31,263
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,937
Toronto East	1	9	1,316	209	\$1,249	720	\$898,838	
Toronto West	52	22	3,726	469	\$1,276	910	\$1,161,564	
Yonge - St. Clair	145	8	1,012	689	\$1,789	623	\$1,114,910	



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