

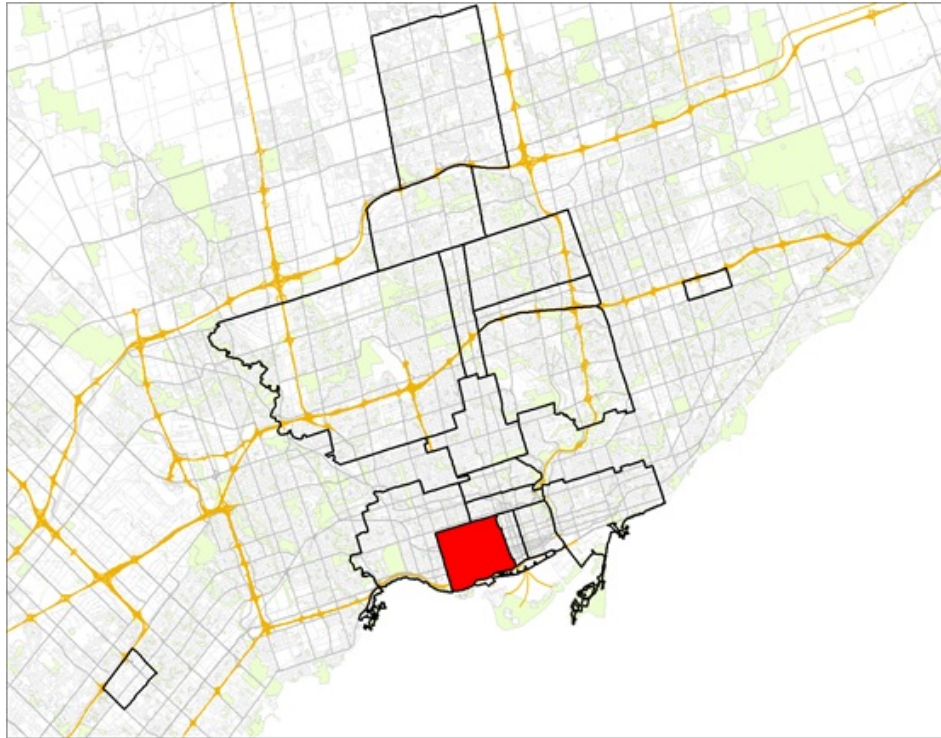


Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of January 2024

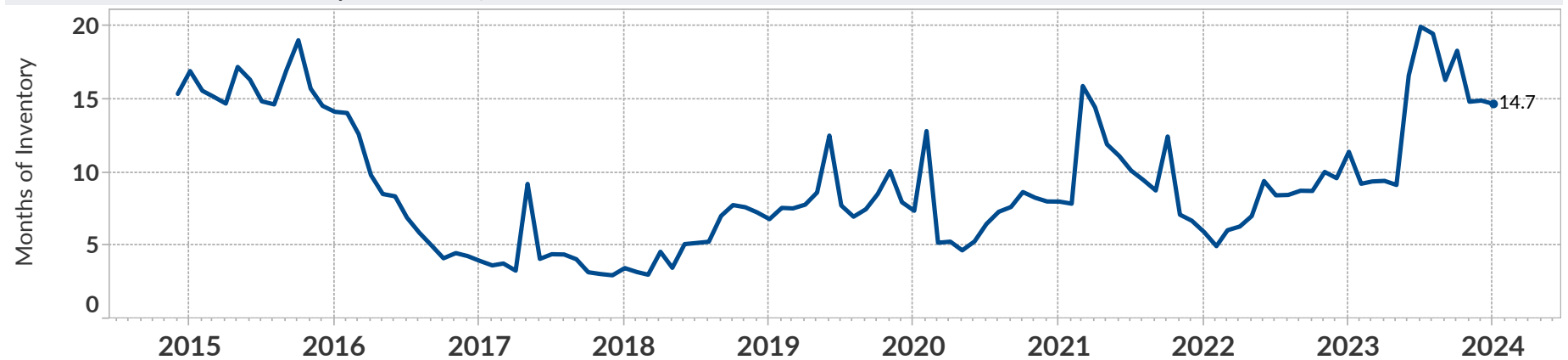


Downtown West Submarket Report - January 2024



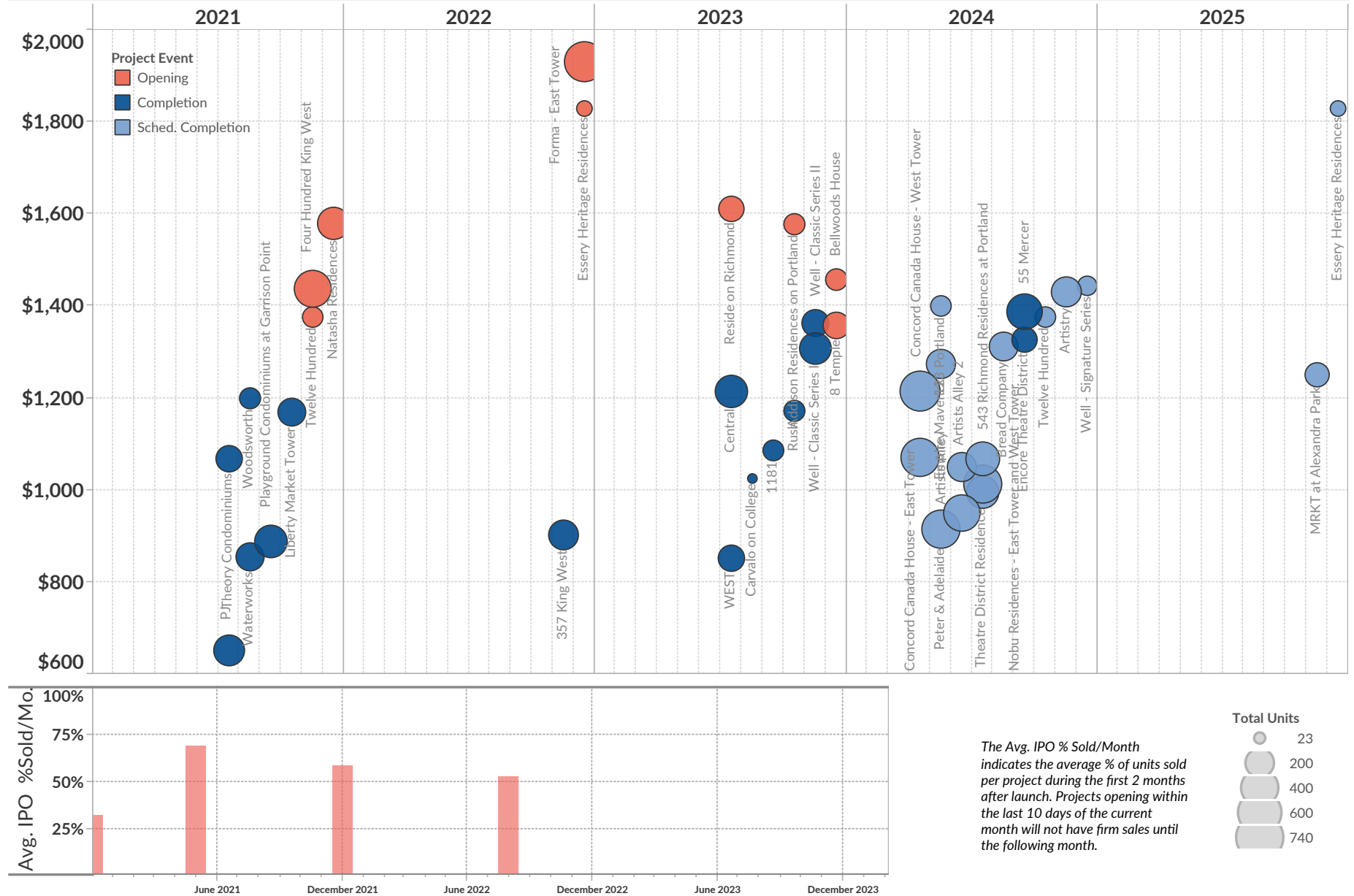
Downtown West		GTA
Distinct count of Site Name	25	387
No. of Units	8,774	97,879
Total Sales	7,938	81,202
Act Inv	836	16,677
Avg. wt. \$/sf	\$1,692	\$1,412
Avg. Project \$/SF	\$1,648	\$1,301
Avg. SF	985	790
Avg. \$	\$1,667,384	\$1,115,800
Current Month Sales (incl. active & sold out)	12	233

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



Downtown West Submarket Report - January 2024

Recent Project Openings, Completions & Scheduled Completions



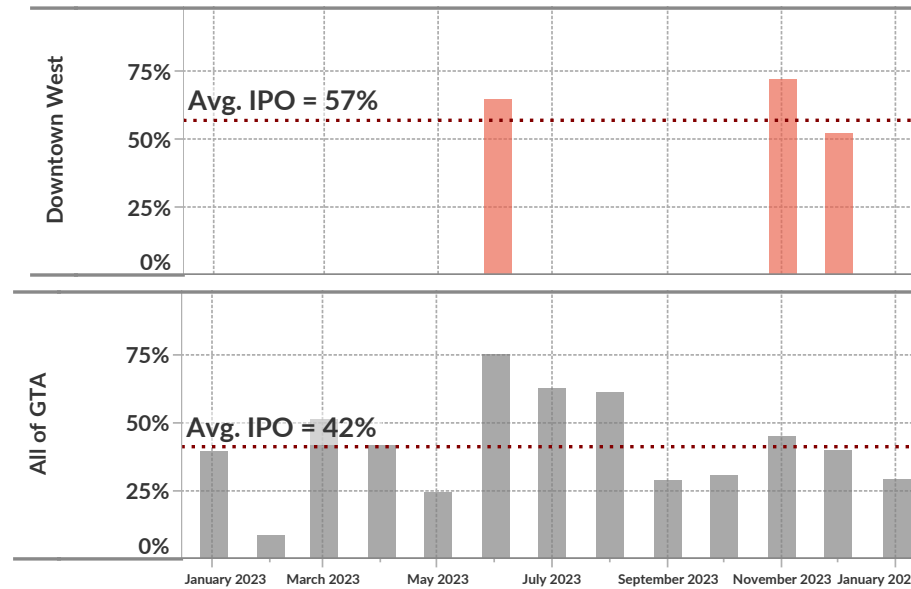
Downtown West Submarket Report - January 2024

Project Data by Unit Type

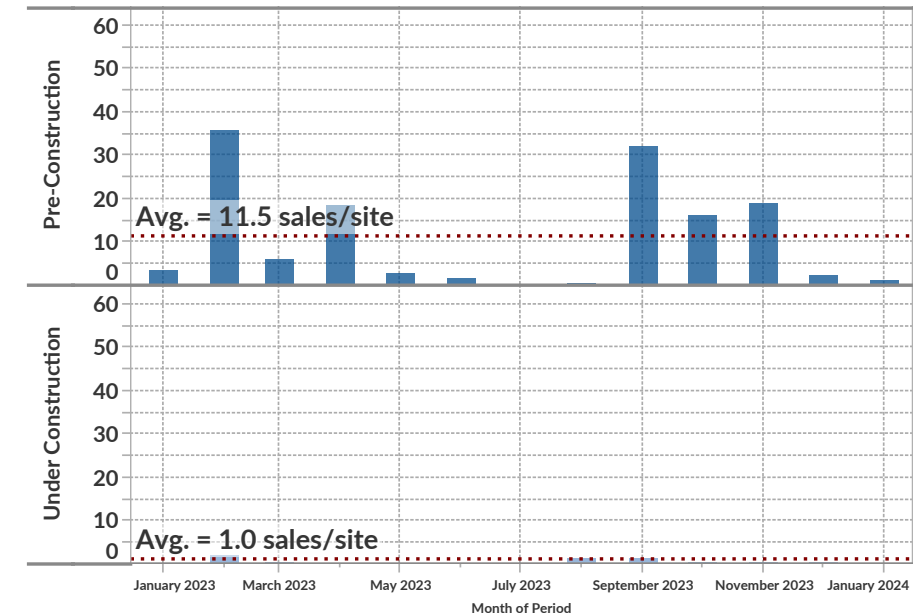
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	682	0	651	31
1 Bedroom	2,440	2	2,357	83
1 Bedroom + Den	1,806	2	1,687	119
2 Bedroom	2,343	0	2,141	202
2 Bedroom + Den	400	2	302	98
3 Bedroom & Up	1,022	1	767	255
Penthouse	52	0	28	24
Other	20	0	4	16

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,950	332	473	\$599,990	\$913,900
\$1,724	415	742	\$645,000	\$1,229,990
\$1,593	492	746	\$714,900	\$1,320,000
\$1,670	530	2,489	\$814,990	\$3,625,000
\$1,577	734	2,378	\$1,054,900	\$3,766,990
\$1,683	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)

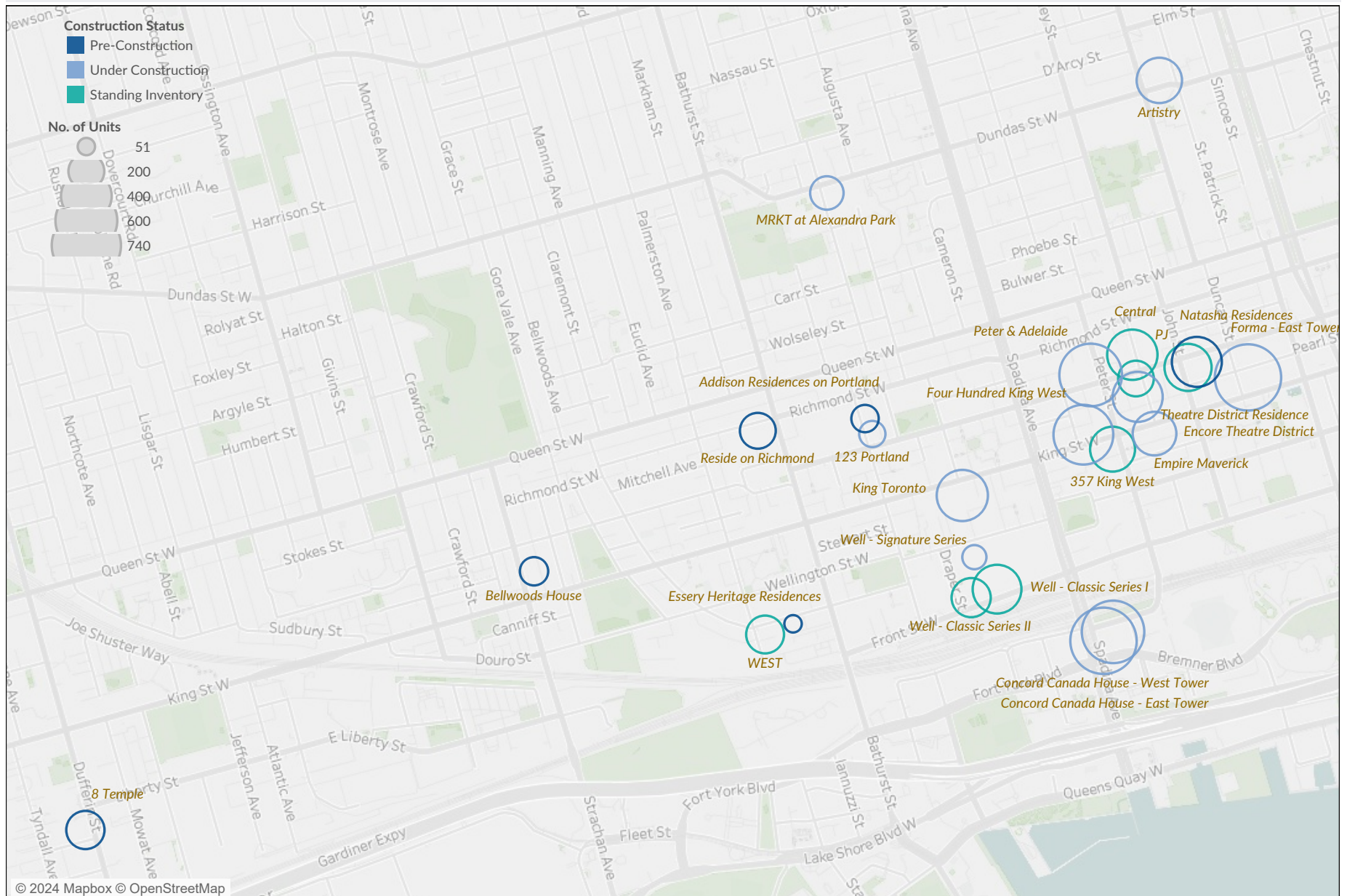


Post Launch Absorption: Downtown West



Downtown West Submarket Report - January 2024

Current Active Projects



Downtown West Submarket Report - January 2024

Current Active Project List

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 Foot
8 Temple - Curated Properties	Apartment	January 2027	2	2	145	246	\$1,358	\$1,349
123 Portland - Minto Developments	Apartment	April 2024	0	0	7	116	\$1,400	\$1,635
357 King West - Great Gulf	Apartment	August 2022	0	0	17	340	\$902	\$1,449
Addison Residences on Portland - ADI Development Group	Apartment	May 2026	0	0	44	126	\$1,578	\$1,620
Artistry - Tribute Communities and Greybrook Realty Partners	Apartment	August 2024	0	0	1	346	\$1,431	\$1,917
Bellwoods House - Republic Developments Inc.	Apartment	May 2026	2	2	34	135	\$1,457	\$1,457
Central - Concord Adex	Apartment	September 2023	0	0	31	426	\$1,214	\$1,657
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	0	0	87	657	\$1,071	\$1,880
Concord Canada House - West Tower - Concord Adex	Apartment	September 2024	0	0	86	740	\$1,215	\$1,929
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	0	38	51	\$1,829	\$1,844
Forma - East Tower - Great Gulf and DREAM and Westdale Pr.	Apartment	February 2028	0	0	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	0	31	441	\$0	\$2,635
MRKT at Alexandra Park - Tridel	Apartment	June 2025	0	0	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	0	5	659	\$915	\$1,477
PJ - Pinnacle International	Apartment	August 2021	0	0	24	373	\$652	\$1,506
Reside on Richmond - Harlo Capital and Originate Developme..	Apartment	January 2027	2	2	59	216	\$1,611	\$1,614
Theatre District Residence - Plaza	Apartment	February 2024	0	0	1	422	\$995	\$1,752
Well - Classic Series I - Tridel	Apartment	November 2023	1	1	10	400	\$1,308	\$1,427
Well - Classic Series II - Tridel	Apartment	November 2023	0	0	11	258	\$1,363	\$1,395
Well - Signature Series - Tridel	Apartment	March 2024	0	0	39	98	\$1,444	\$1,474
WEST - Aspen Ridge Homes	Apartment	September 2023	0	0	0	241	\$852	\$1,019

Downtown West Submarket Report - January 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	17
Central Waterfront	6	7
Don Mills - York Mills	2	13
Downtown Core	2	6
Downtown East	20	20
Downtown West	12	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	7	9
North Toronto	11	18
North Yonge Corridor	12	9
North York East		
North York West	0	10
Not Applicable	119	196
Scarborough City Centre		
Sheppard Corridor	17	13
Thornhill	0	2
Toronto East	7	9
Toronto West	10	20
Yonge - St. Clair	5	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$
4,411	582	\$2,387	1,067	\$2,547,183
2,976	898	\$1,700	892	\$1,516,226
3,234	306	\$1,179	855	\$1,007,688
3,655	466	\$1,878	778	\$1,462,157
5,920	1,566	\$1,483	696	\$1,031,248
7,938	836	\$1,692	985	\$1,667,384
548	17	\$1,643	849	\$1,395,518
918	15	\$1,110	849	\$942,000
4,237	629	\$1,241	629	\$780,886
3,524	364	\$1,579	937	\$1,479,273
2,733	756	\$1,652	697	\$1,151,473
1,118	447	\$1,375	827	\$1,137,476
31,371	7,913	\$1,177	772	\$908,981
2,589	534	\$1,402	796	\$1,115,799
411	28	\$1,367	1,690	\$2,310,536
1,323	204	\$1,258	708	\$891,022
3,259	452	\$1,286	912	\$1,172,522
1,037	664	\$1,800	632	\$1,137,687



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