

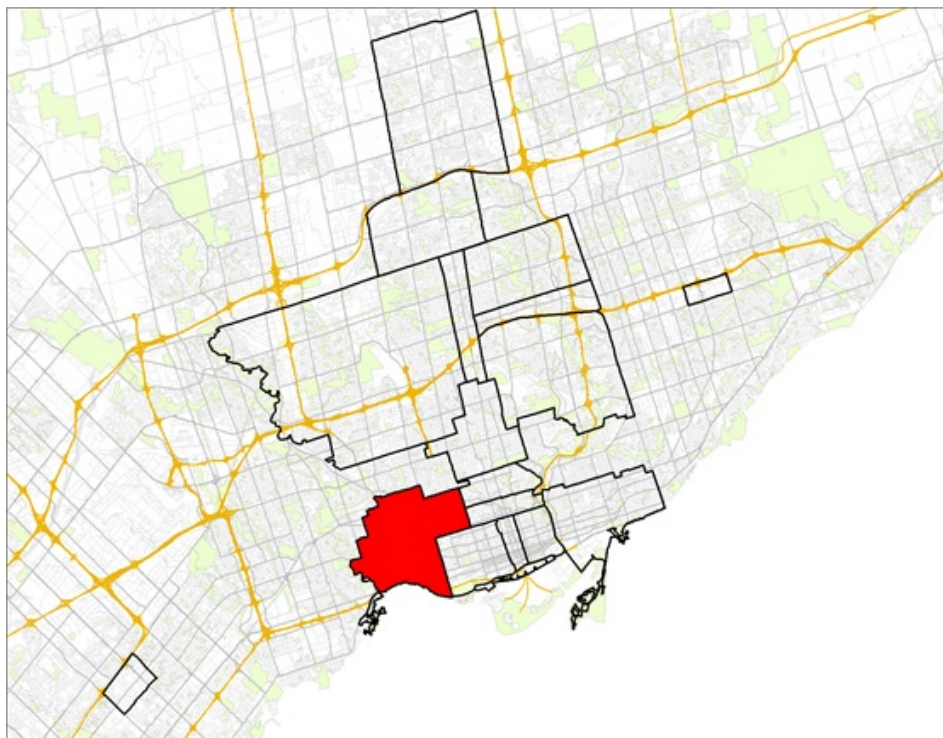


Greater Toronto Area
Toronto West

New Homes High Rise Submarket Report
Data as of February 2024



Toronto West Submarket Report - February 2024



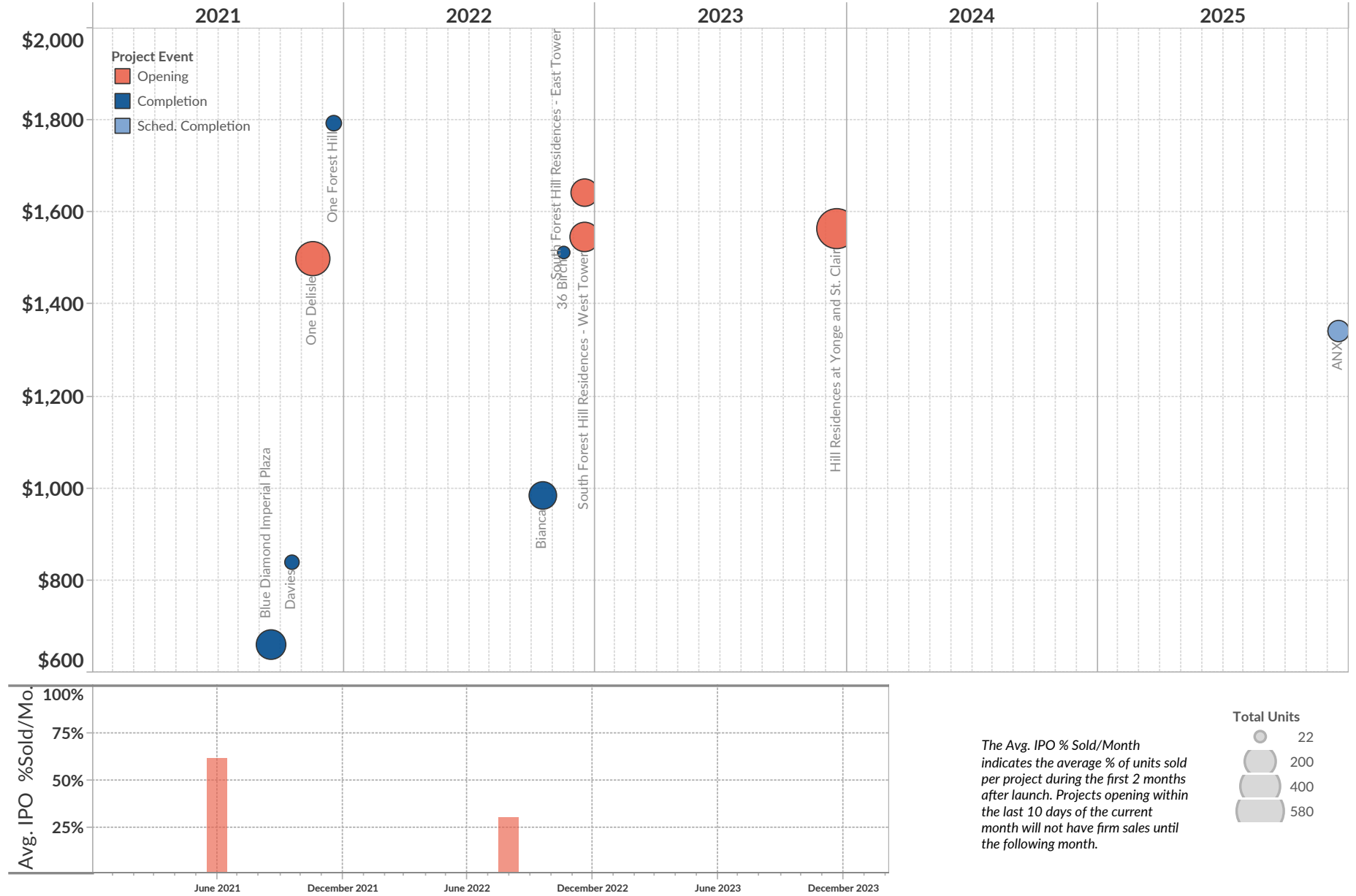
Toronto West		GTA
Distinct count of Site Name	20	380
No. of Units	3,711	97,390
Total Sales	3,262	80,643
Act Inv	449	16,747
Avg. \$/sf	\$1,277	\$1,402
Avg. Project \$/SF	\$1,333	\$1,303
Avg. SF	909	792
Avg. \$	\$1,161,589	\$1,110,173
No Measure Value	6	379

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



Yonge - St. Clair Submarket Report - February 2024

Recent Project Openings, Completions & Scheduled Completions



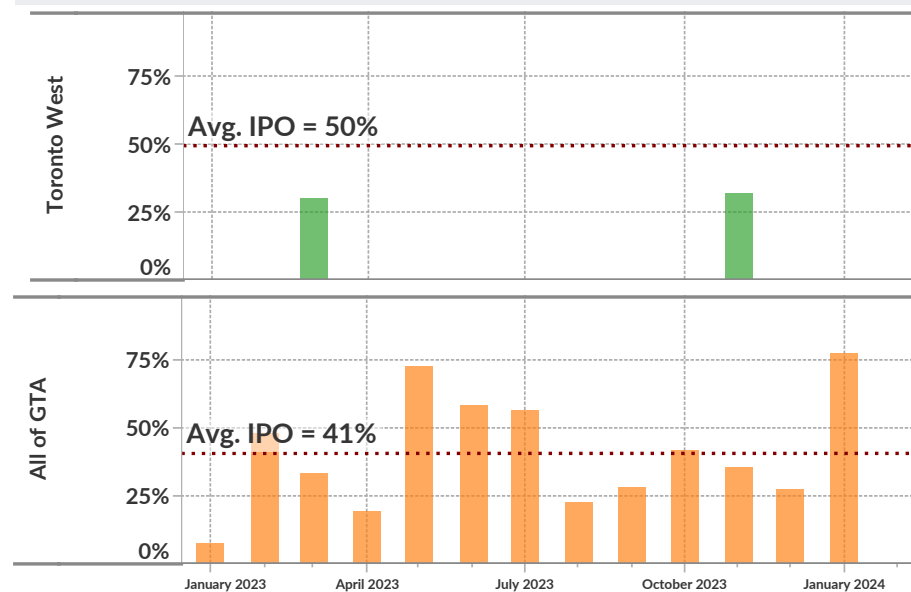
Toronto West Submarket Report - February 2024

Project Data by Unit Type

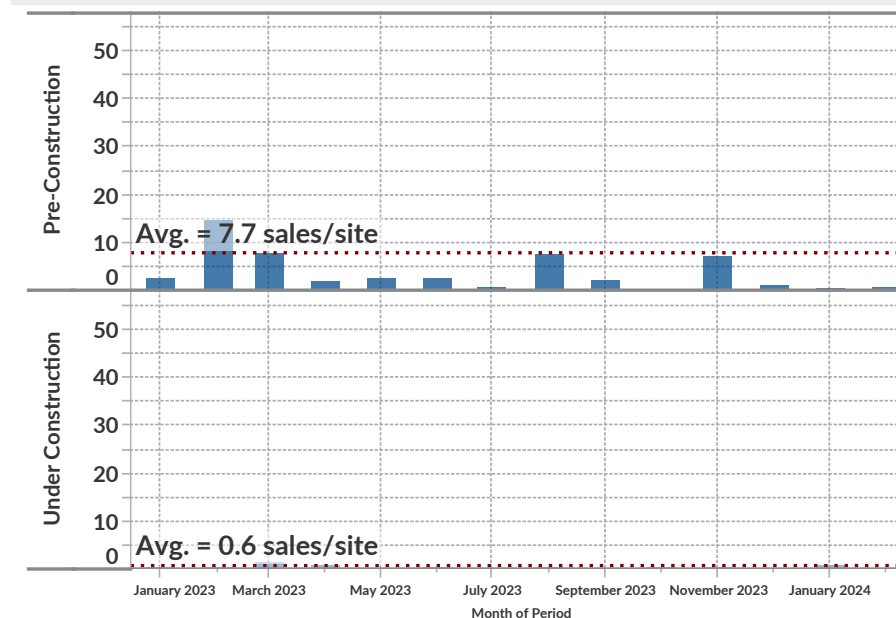
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	0	71	3
1 Bedroom	677	2	639	38
1 Bedroom + Den	1,082	2	1,028	54
2 Bedroom	921	1	809	112
2 Bedroom + Den	486	0	401	85
3 Bedroom & Up	391	0	249	142
Penthouse				
Other	80	1	65	15

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,461	340	477	\$569,990	\$664,990
\$1,449	470	748	\$529,900	\$899,800
\$1,374	489	772	\$619,900	\$1,024,000
\$1,387	615	1,573	\$694,900	\$2,550,000
\$1,295	711	1,654	\$799,900	\$2,845,000
\$1,154	769	1,992	\$989,900	\$2,800,000
\$1,311	894	3,030	\$894,990	\$4,999,900

IPO Launch Performance (first 2 months)

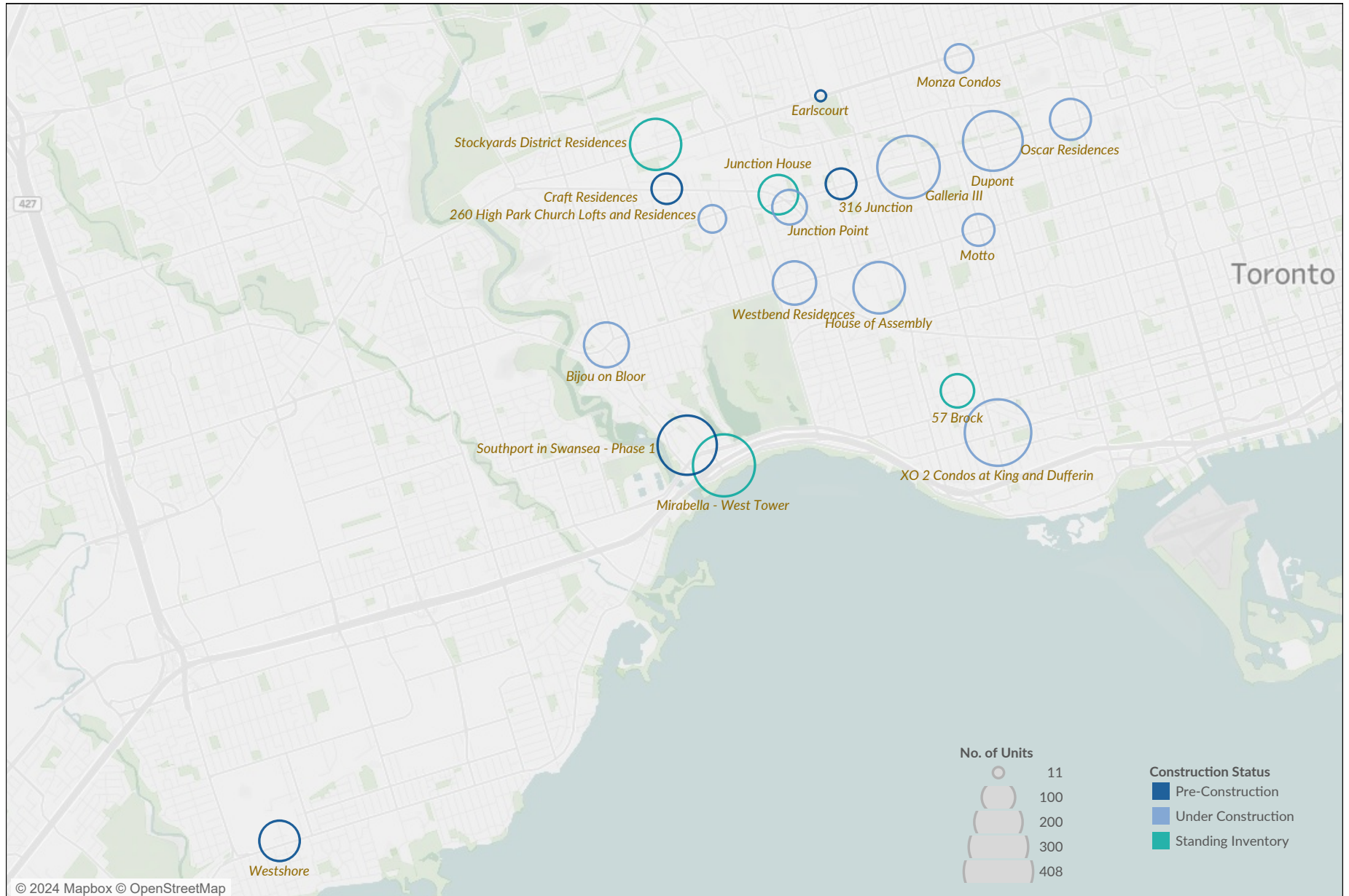


Post Launch Absorption: Toronto West



Toronto West Submarket Report - February 2024

Current Active Projects



Toronto West Submarket Report - February 2024

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
57 Brock - Block Developments	Apartment	March 2023	0	0	8	103	\$975	\$1,314
260 High Park Church Lofts and Residences - Medallion Capit..	Apartment	April 2024	1	1	3	70	\$1,071	\$1,666
316 Junction - BAZ Group of Companies	Apartment	September 2026	0	0	0	87	\$1,268	\$1,281
Bijou on Bloor - Plaza	Apartment	August 2024	0	0	20	186	\$1,249	\$1,601
Craft Residences - Gairloch	Apartment	March 2026	0	0	39	86	\$1,350	\$1,424
Dupont - Tridel	Apartment	May 2025	0	0	34	329	\$1,253	\$1,268
Earls court - Format Group	Apartment	May 2026	0	0	0	11	\$1,332	\$1,331
Galleria III - Almadev	Apartment	December 2025	0	0	0	360	\$1,145	\$1,280
House of Assembly - BAZ Group of Companies	Apartment	June 2024	0	0	0	245	\$1,200	\$1,196
Junction House - Globizen Group	Apartment	September 2023	1	1	9	144	\$1,081	\$1,325
Junction Point - Gairloch	Apartment	April 2024	0	0	18	111	\$1,234	\$1,390
Mirabella - West Tower - Diamante Development	Apartment	September 2022	0	0	27	355	\$1,040	\$1,313
Monza Condos - Benvenuto Group	Apartment	September 2024	0	0	13	76	\$1,106	\$1,320
Motto - Sierra Building Group	Apartment	April 2026	0	0	6	94	\$1,408	\$1,403
Oscar Residences - Lifetime Developments	Apartment	June 2024	0	0	19	155	\$1,339	\$1,407
Southport in Swansea - Phase 1 - State Building Group	Apartment	January 2027	1	1	78	324	\$1,344	\$1,477
Stockyards District Residences - BAZ Group of Companies	Apartment	June 2022	0	0	14	242	\$880	\$982
Westbend Residences - Mattamy Homes	Apartment	December 2025	0	0	38	174	\$1,268	\$1,293
Westshore - Minto Developments	Stacked	October 2027	3	6	91	151	\$946	\$926
XO 2 Condos at King and Dufferin - Lifetime Developments a..	Apartment	March 2025	0	0	32	408	\$1,332	\$1,455

Toronto West Submarket Report - February 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	35	17
Central Waterfront	4	7
Don Mills - York Mills	0	13
Downtown Core	3	6
Downtown East	10	20
Downtown West	6	25
Etobicoke Waterfront	3	1
Highway7 - Yonge	0	5
Mississauga City Centre	6	9
North Toronto	2	18
North Yonge Corridor	9	9
North York East		
North York West	0	10
Not Applicable	251	192
Scarborough City Centre		
Sheppard Corridor	31	12
Thornhill	0	2
Toronto East	9	6
Toronto West	6	20
Yonge - St. Clair	4	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,446	577	\$2,387	1,071	\$2,556,762
2,979	895	\$1,653	964	\$1,593,022
3,237	303	\$1,178	858	\$1,011,319
3,658	463	\$1,878	780	\$1,464,300
5,925	1,561	\$1,445	696	\$1,005,677
7,942	832	\$1,694	983	\$1,665,259
551	14	\$1,644	860	\$1,414,329
913	278	\$1,020	709	\$722,745
4,243	623	\$1,241	631	\$782,322
3,522	368	\$1,579	930	\$1,467,442
2,745	744	\$1,656	696	\$1,153,097
1,118	447	\$1,366	827	\$1,130,437
31,167	7,879	\$1,176	770	\$905,938
2,596	445	\$1,432	828	\$1,185,204
411	28	\$1,367	1,690	\$2,310,536
887	181	\$1,263	645	\$814,792
3,262	449	\$1,277	909	\$1,161,589
1,041	660	\$1,806	623	\$1,124,676



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