

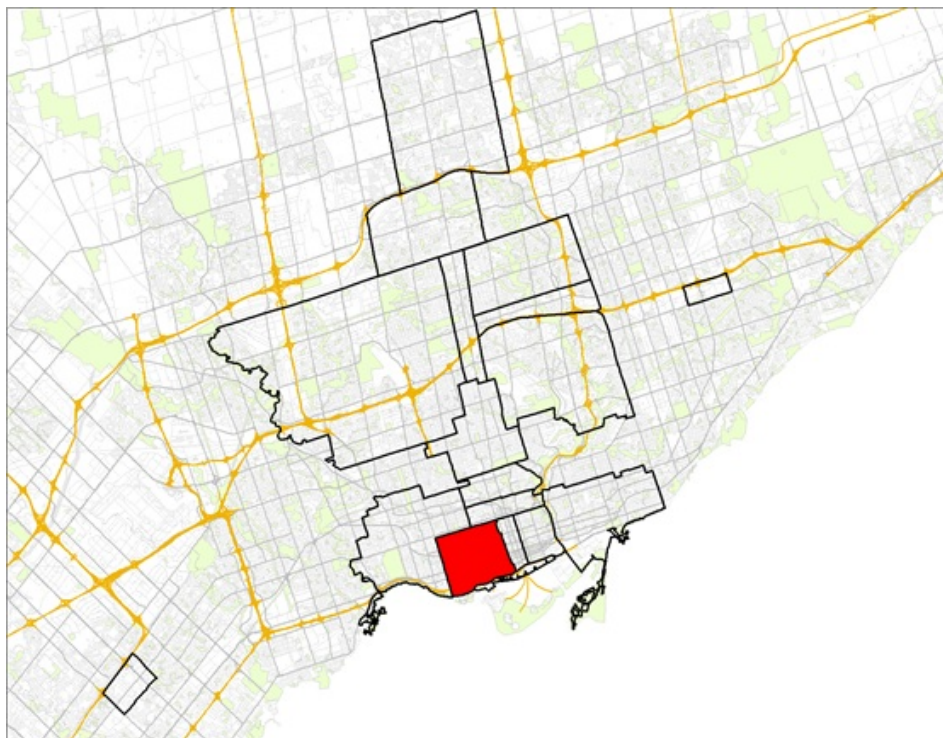


Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of February 2024



Downtown West Submarket Report - February 2024



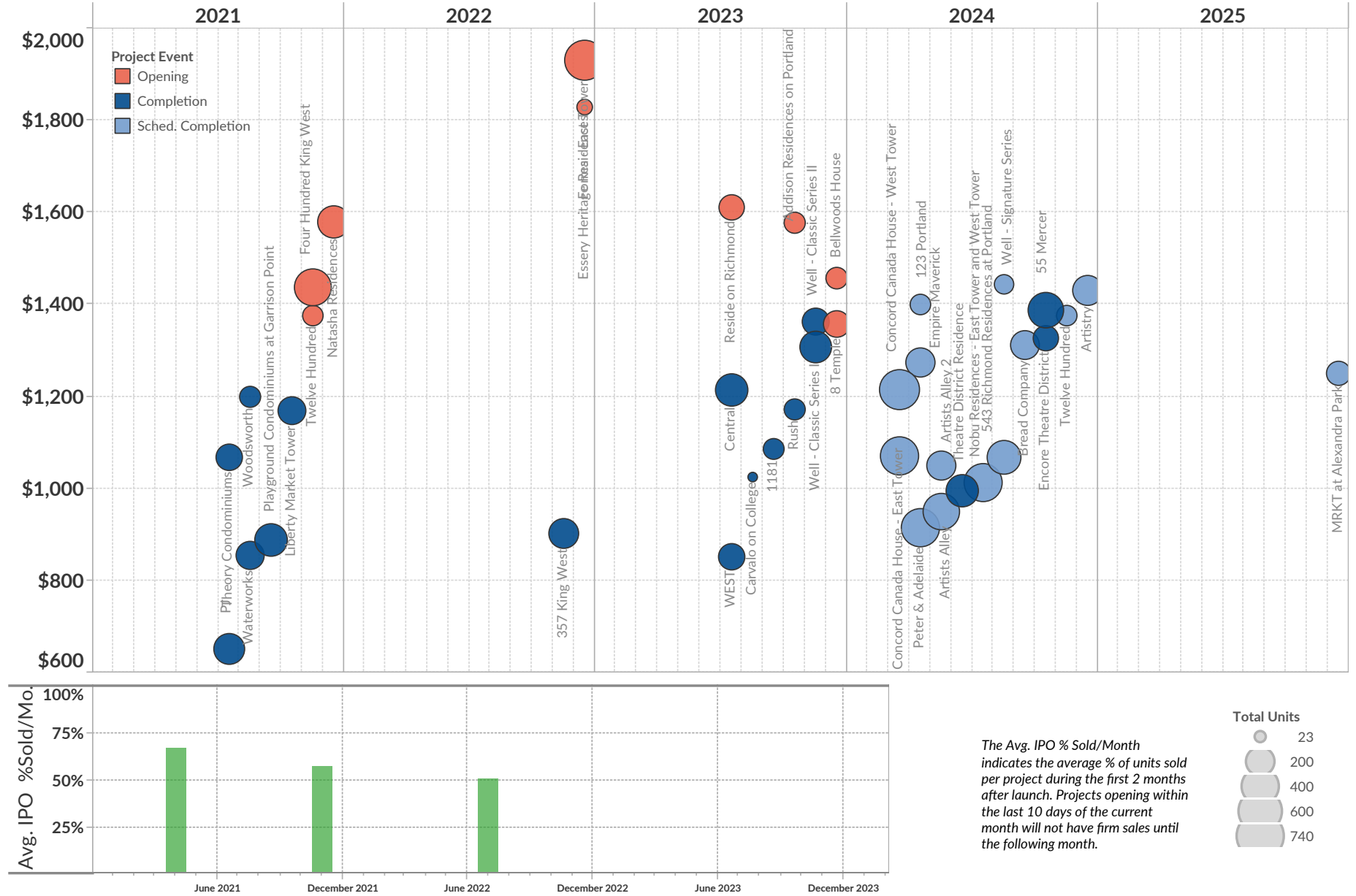
Downtown West		GTA
Distinct count of Site Name	25	380
No. of Units	8,774	97,390
Total Sales	7,942	80,643
Act Inv	832	16,747
Avg. \$/sf	\$1,694	\$1,402
Avg. Project \$/SF	\$1,651	\$1,303
Avg. SF	983	792
Avg. \$	\$1,665,259	\$1,110,173
No Measure Value	6	379

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



Downtown West Submarket Report - February 2024

Recent Project Openings, Completions & Scheduled Completions



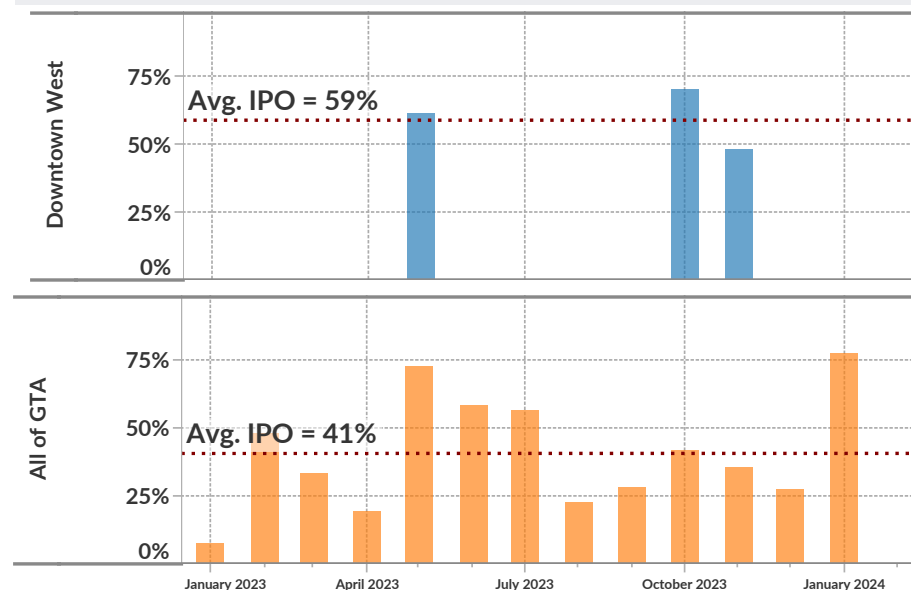
Downtown West Submarket Report - February 2024

Project Data by Unit Type

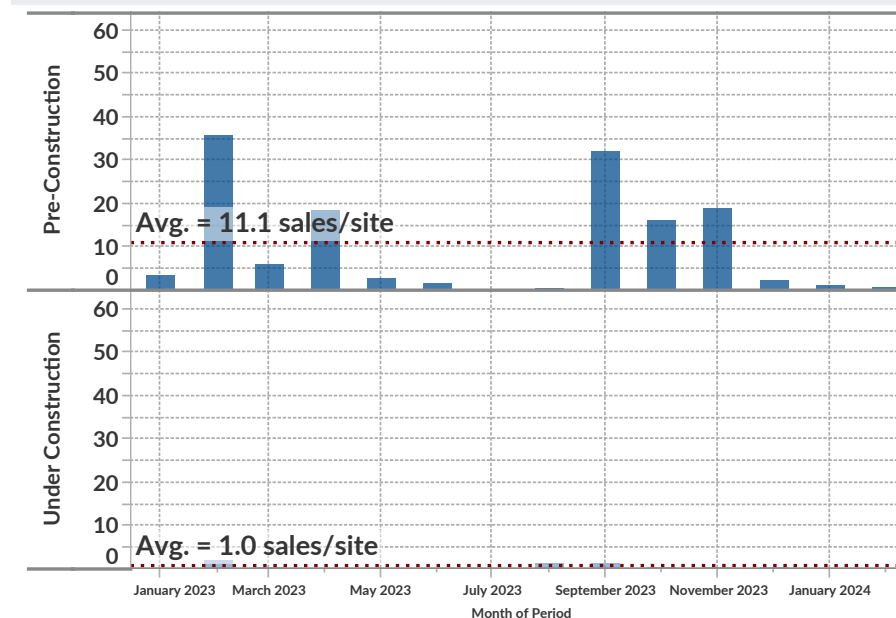
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	682	0	651	31
1 Bedroom	2,440	0	2,357	83
1 Bedroom + Den	1,806	3	1,689	117
2 Bedroom	2,343	2	2,142	201
2 Bedroom + Den	400	0	302	98
3 Bedroom & Up	1,022	0	767	255
Penthouse	52	1	29	23
Other	20	0	4	16

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,950	332	473	\$599,990	\$913,900
\$1,721	415	742	\$645,000	\$1,229,990
\$1,620	477	746	\$714,900	\$1,320,000
\$1,669	530	2,489	\$814,990	\$3,625,000
\$1,583	734	2,378	\$1,054,900	\$3,766,990
\$1,680	830	2,622	\$1,169,900	\$4,349,990
\$2,338	603	4,264	\$1,200,000	\$15,224,000
\$1,283	836	1,829	\$1,070,000	\$2,450,000

IPO Launch Performance (first 2 months)

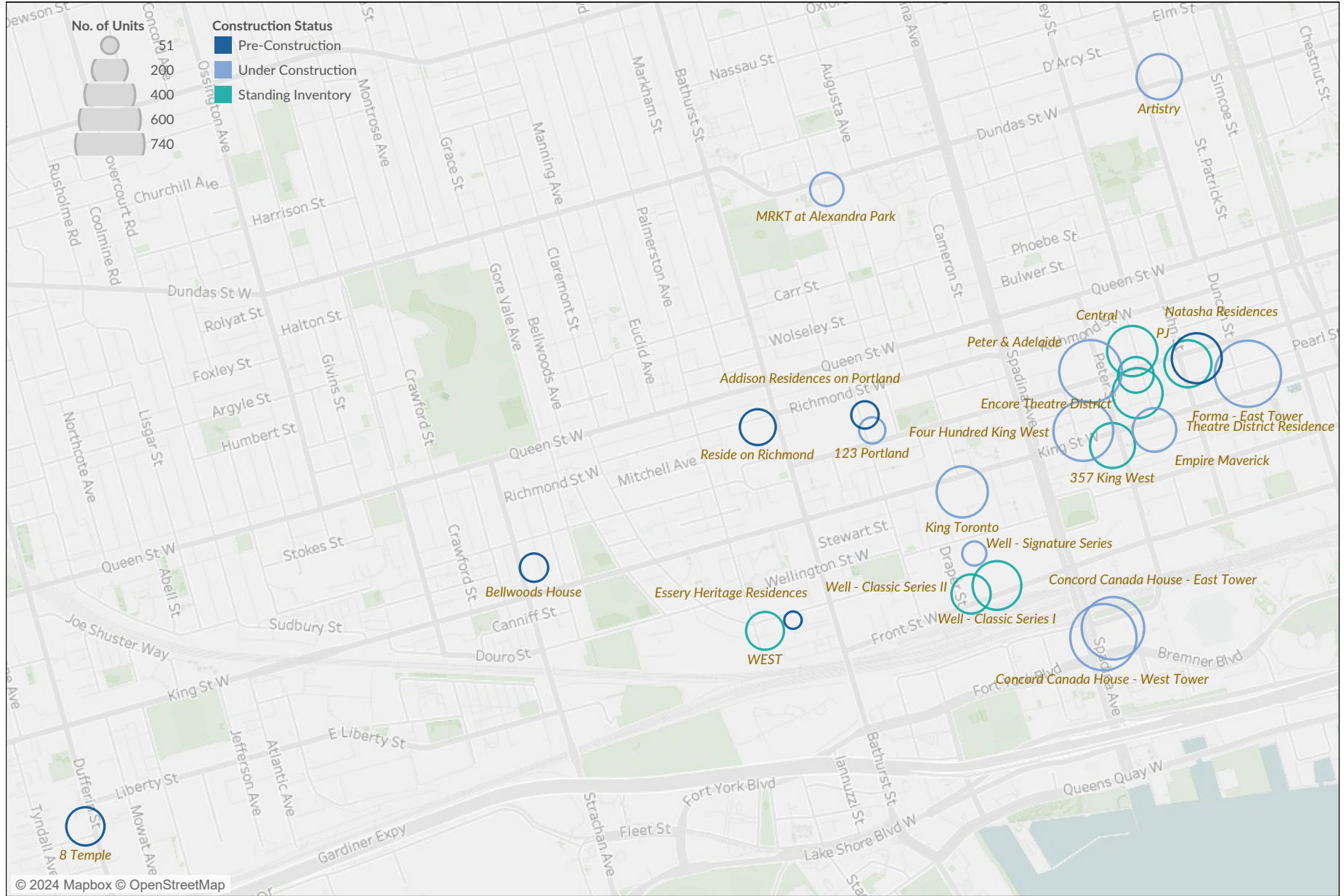


Post Launch Absorption: Downtown West



Downtown West Submarket Report - February 2024

Current Active Projects



Downtown 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
8 Temple - Curated Properties	Apartment	January 2027	3	5	142	246	\$1,358	\$1,355
123 Portland - Minto Developments	Apartment	April 2024	1	1	9	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	4	32	135	\$1,457	\$1,459
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	May 2026	0	1	37	51	\$1,829	\$1,845
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	\$2,682
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	0	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	0	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 - 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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