



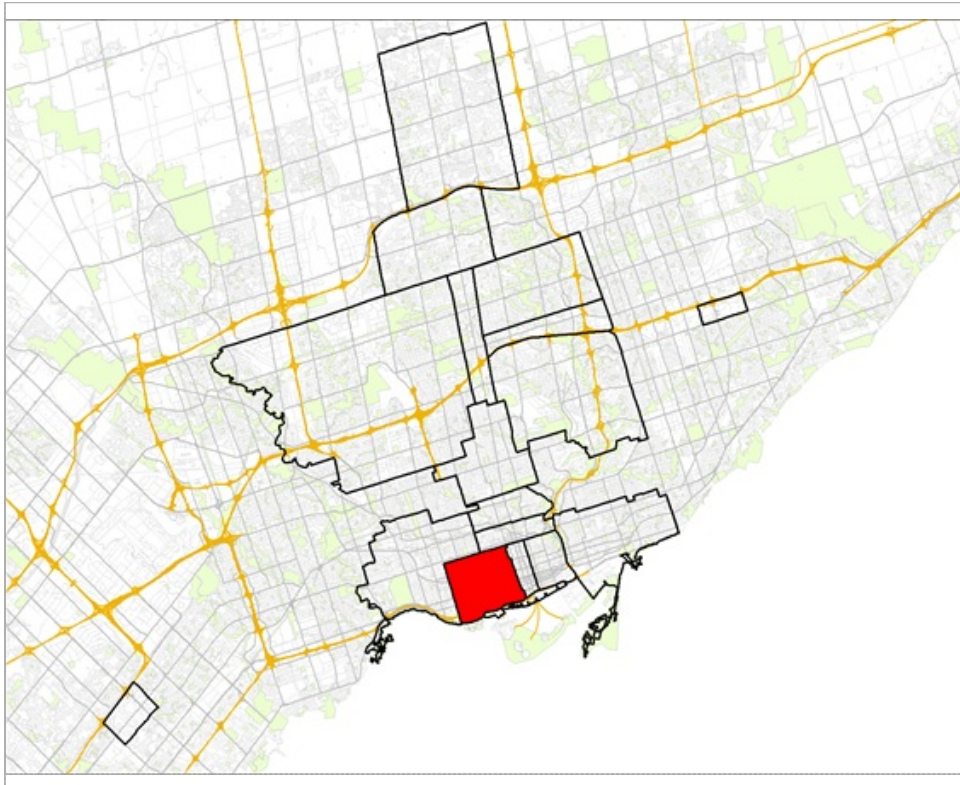
# Greater Toronto Area | Downtown West

## New Homes High Rise Submarket Report

Data as of March 2024

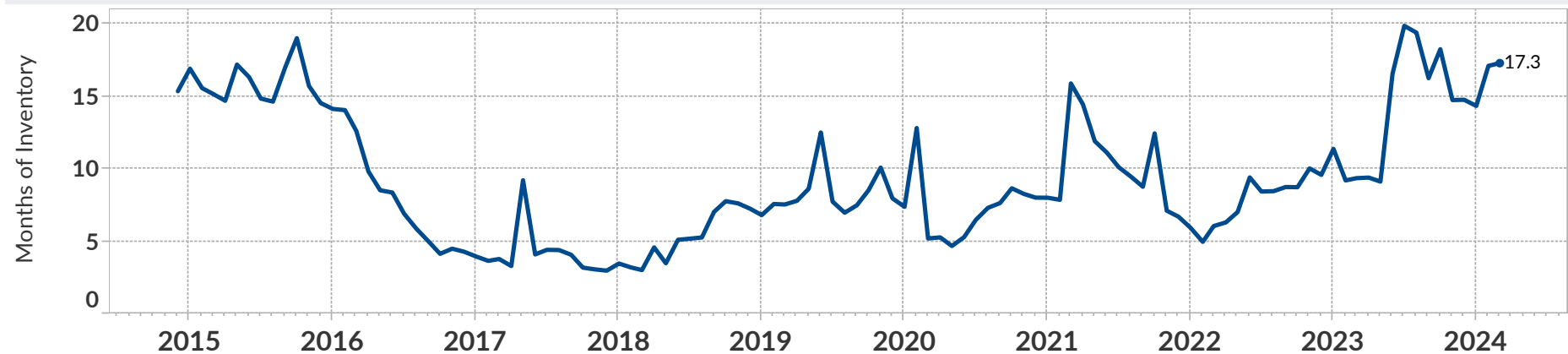


## Downtown West Submarket Report - March 2024



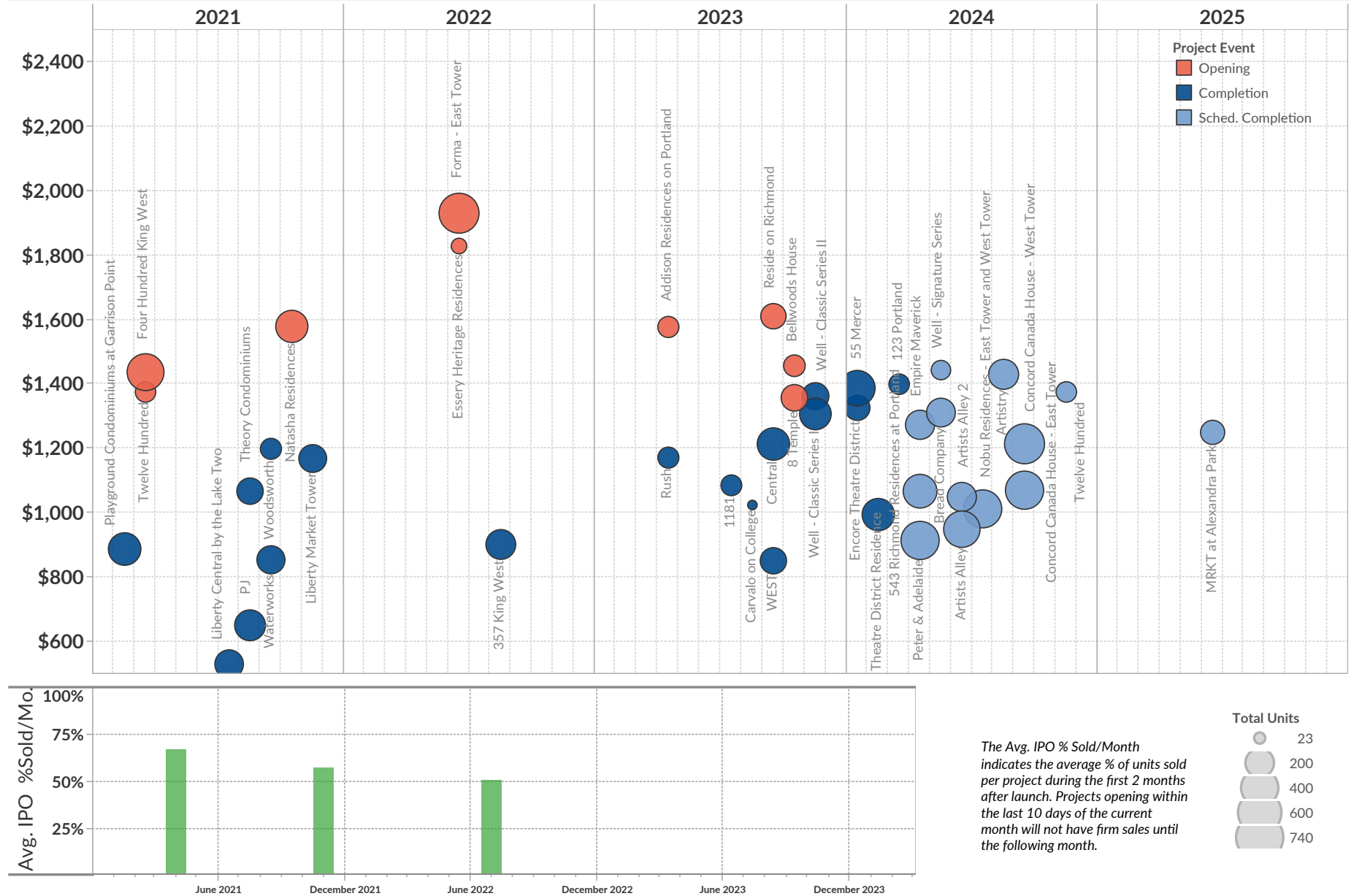
| Downtown West               |             | GTA         |
|-----------------------------|-------------|-------------|
| Distinct count of Site Name | 23          | 352         |
| No. of Units                | 8,028       | 90,798      |
| Total Sales                 | 7,230       | 74,480      |
| Act Inv                     | 798         | 16,318      |
| Avg. \$/sf                  | \$1,700     | \$1,409     |
| Avg. Project \$/SF          | \$1,638     | \$1,315     |
| Avg. SF                     | 978         | 793         |
| Avg. \$                     | \$1,662,182 | \$1,117,379 |
| Current Month Sales         | 10          | 601         |

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



# Downtown West Submarket Report - March 2024

## Recent Project Openings, Completions & Scheduled Completions



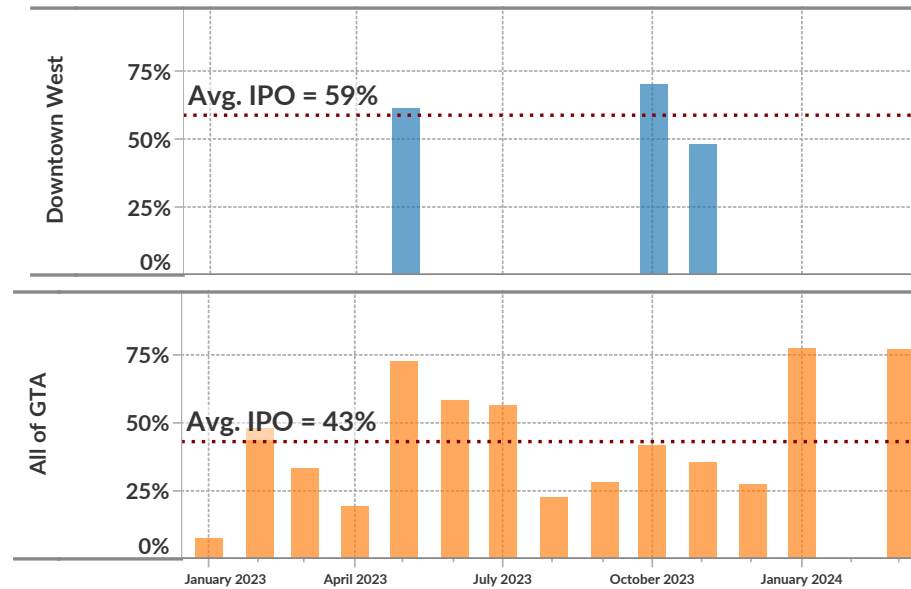
# Downtown West Submarket Report - March 2024

## Project Data by Unit Type

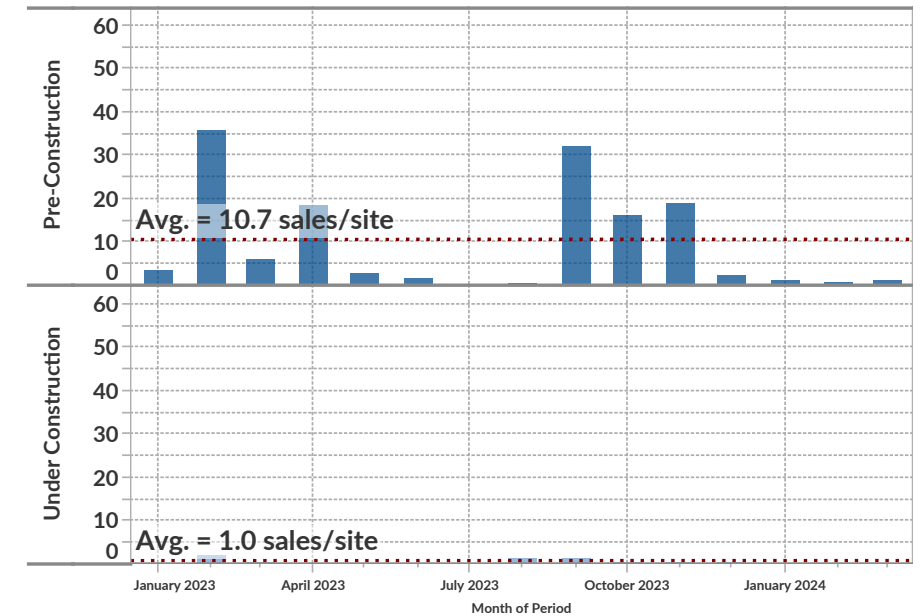
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 651          | 0                   | 618         | 33      |
| 1 Bedroom       | 2,233        | 2                   | 2,148       | 85      |
| 1 Bedroom + Den | 1,601        | 2                   | 1,487       | 114     |
| 2 Bedroom       | 2,134        | 1                   | 1,939       | 195     |
| 2 Bedroom + Den | 383          | 3                   | 288         | 95      |
| 3 Bedroom & Up  | 945          | 1                   | 716         | 229     |
| Penthouse       | 52           | 1                   | 29          | 23      |
| Other           | 20           | 0                   | 4           | 16      |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
| \$1,935    | 301             | 473              | \$529,990        | \$913,900         |
| \$1,711    | 411             | 742              | \$637,990        | \$1,229,990       |
| \$1,625    | 477             | 746              | \$714,900        | \$1,320,000       |
| \$1,668    | 549             | 2,489            | \$713,990        | \$3,625,000       |
| \$1,584    | 734             | 2,378            | \$1,054,900      | \$3,766,990       |
| \$1,694    | 610             | 2,622            | \$867,900        | \$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)

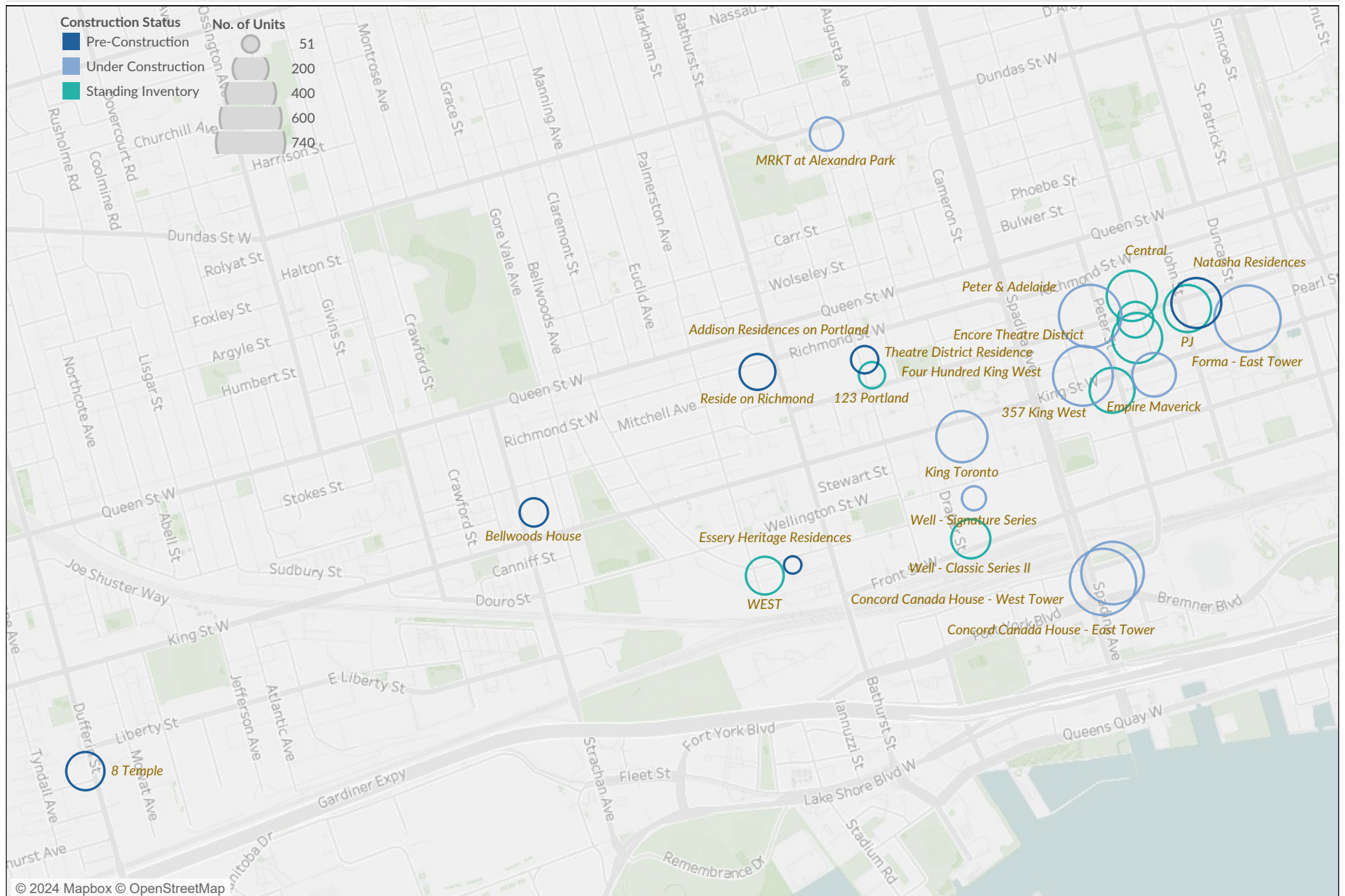


## Post Launch Absorption: Downtown West



# Downtown West Submarket Report - March 2024

## Current Active Projects



# Downtown West Submarket Report - March 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                   | 7   | 140     | 246          | \$1,358             | \$1,354                        |
| 123 Portland - Minto Developments                            | Apartment    | March 2024              | 1                   | 1   | 6       | 116          | \$1,400             | \$1,394                        |
| 357 King West - Great Gulf                                   | Apartment    | August 2022             | 0                   | 0   | 17      | 340          | \$902               | \$1,449                        |
| Addison Residences on Portland - ADI Development Group       | Apartment    | May 2027                | 0                   | 0   | 44      | 126          | \$1,578             | \$1,620                        |
| Bellwoods House - Republic Developments Inc.                 | Apartment    | May 2026                | 2                   | 6   | 30      | 135          | \$1,457             | \$1,458                        |
| Central - Concord Adex                                       | Apartment    | September 2023          | 1                   | 9   | 19      | 426          | \$1,214             | \$1,709                        |
| 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 2027           | 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            | 3                   | 5   | 56      | 216          | \$1,611             | \$1,561                        |
| Theatre District Residence - Plaza                           | Apartment    | February 2024           | 0                   | 0   | 1       | 422          | \$995               | \$1,752                        |
| Well - Classic Series II - Tridel                            | Apartment    | November 2023           | 1                   | 1   | 10      | 258          | \$1,363             | \$1,387                        |
| Well - Signature Series - Tridel                             | Apartment    | May 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 - March 2024

## Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | 6                   | 17                          |
| Central Waterfront      | 2                   | 6                           |
| Don Mills - York Mills  | 0                   | 10                          |
| Downtown Core           | 3                   | 6                           |
| Downtown East           | 18                  | 20                          |
| Downtown West           | 10                  | 23                          |
| Etobicoke Waterfront    | 0                   | 1                           |
| Highway7 - Yonge        | 259                 | 5                           |
| Mississauga City Centre | 5                   | 9                           |
| North Toronto           | 4                   | 17                          |
| North Yonge Corridor    | 4                   | 9                           |
| North York East         |                     |                             |
| North York West         | 0                   | 9                           |
| Not Applicable          | 261                 | 176                         |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | 8                   | 9                           |
| Thornhill               | 0                   | 2                           |
| Toronto East            | 3                   | 6                           |
| Toronto West            | 18                  | 19                          |
| Yonge - St. Clair       | 0                   | 8                           |

## Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$     |
|-------------|---------|------------|---------|-------------|
| 4,059       | 592     | \$2,398    | 1,082   | \$2,594,363 |
| 2,745       | 889     | \$1,654    | 956     | \$1,581,428 |
| 2,384       | 277     | \$1,196    | 826     | \$988,143   |
| 3,661       | 460     | \$1,878    | 781     | \$1,467,515 |
| 5,944       | 1,542   | \$1,457    | 694     | \$1,011,230 |
| 7,230       | 798     | \$1,700    | 978     | \$1,662,182 |
| 551         | 14      | \$1,644    | 860     | \$1,414,329 |
| 1,172       | 32      | \$1,073    | 767     | \$822,416   |
| 4,252       | 640     | \$1,234    | 657     | \$810,778   |
| 3,300       | 354     | \$1,577    | 937     | \$1,477,042 |
| 2,746       | 743     | \$1,656    | 696     | \$1,153,080 |
|             |         |            |         |             |
| 1,072       | 445     | \$1,375    | 818     | \$1,124,927 |
| 27,975      | 7,747   | \$1,176    | 774     | \$909,521   |
|             |         |            |         |             |
| 1,835       | 490     | \$1,414    | 806     | \$1,139,593 |
| 411         | 28      | \$1,361    | 1,690   | \$2,301,250 |
| 890         | 178     | \$1,264    | 647     | \$817,465   |
| 3,212       | 429     | \$1,259    | 903     | \$1,137,113 |
| 1,041       | 660     | \$1,806    | 623     | \$1,124,676 |



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