



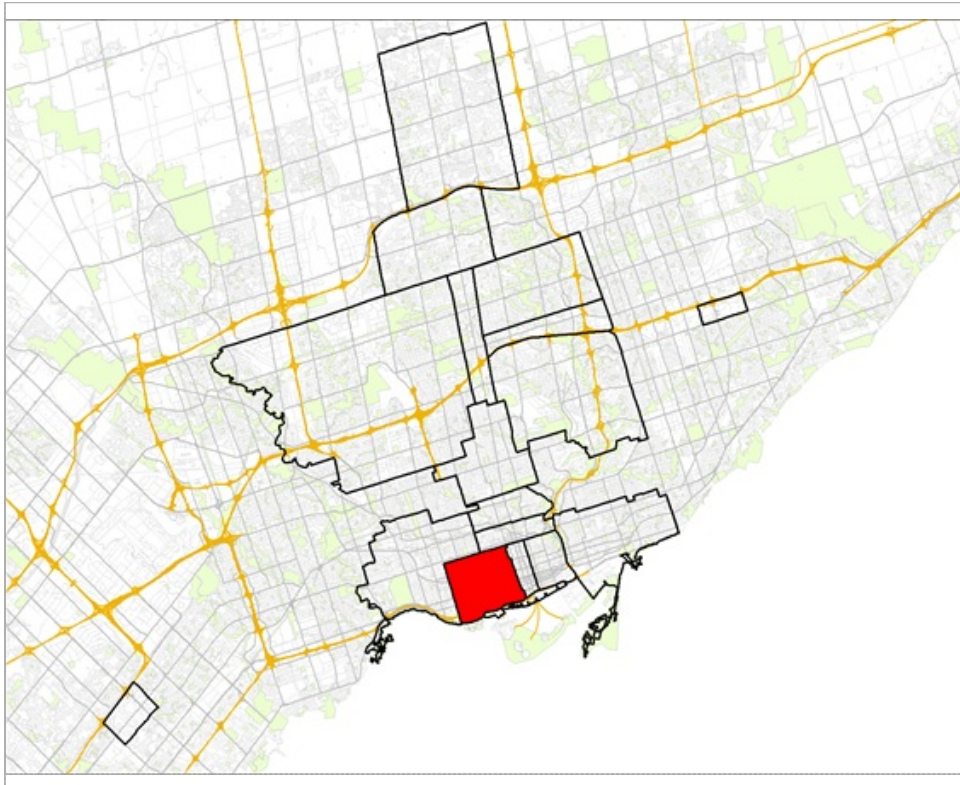
Greater Toronto Area | Downtown West

New Homes High Rise Submarket Report

Data as of April 2024



Downtown West Submarket Report - April 2024



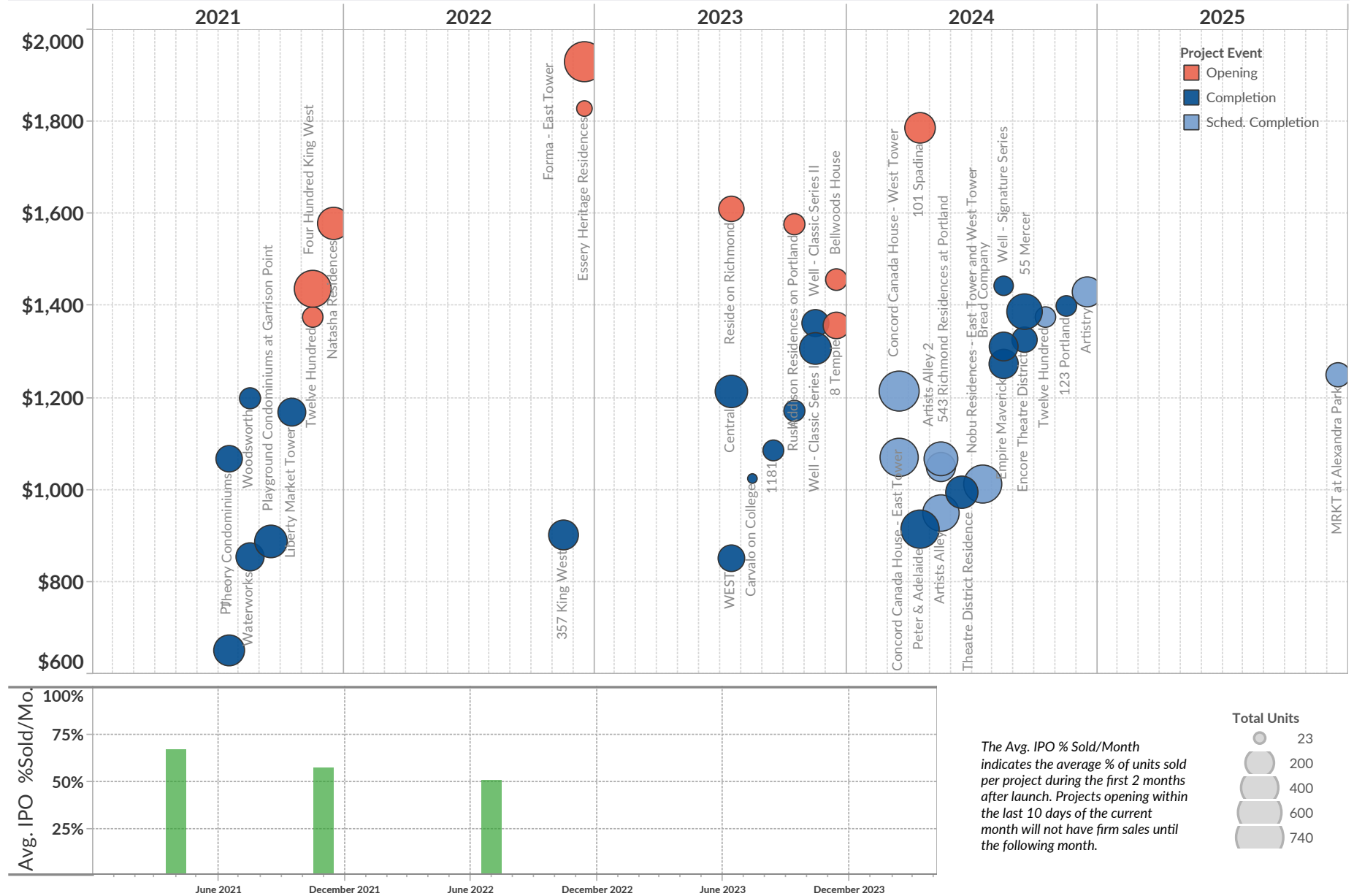
Downtown West		GTA
Distinct count of Site Name	25	353
No. of Units	8,812	90,746
Total Sales	7,391	74,268
Act Inv	1,421	16,478
Avg. \$/sf	\$1,817	\$1,420
Avg. Project \$/SF	\$1,677	\$1,318
Avg. SF	868	794
Avg. \$	\$1,578,028	\$1,127,454
Current Month Sales	162	518

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



Downtown West Submarket Report - April 2024

Recent Project Openings, Completions & Scheduled Completions



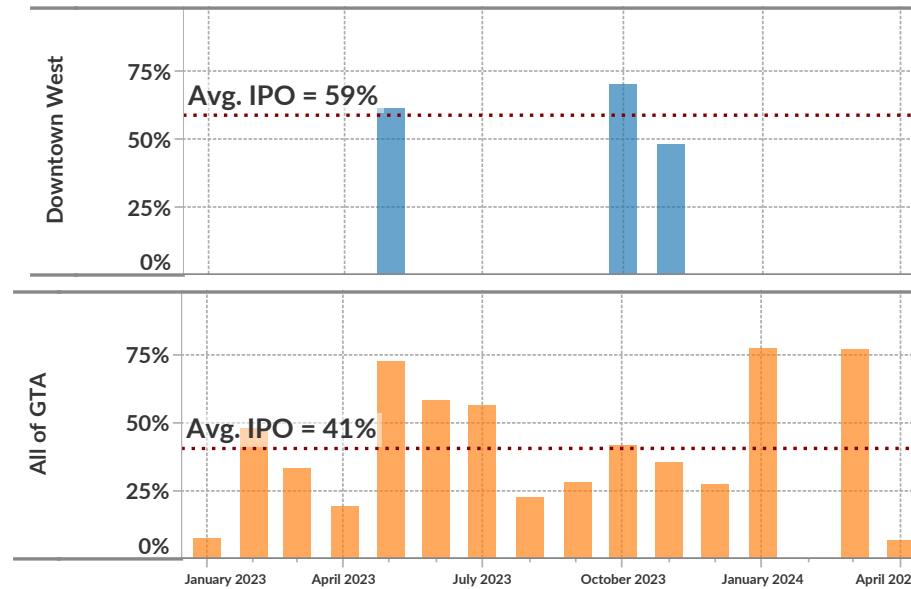
Downtown West Submarket Report - April 2024

Project Data by Unit Type

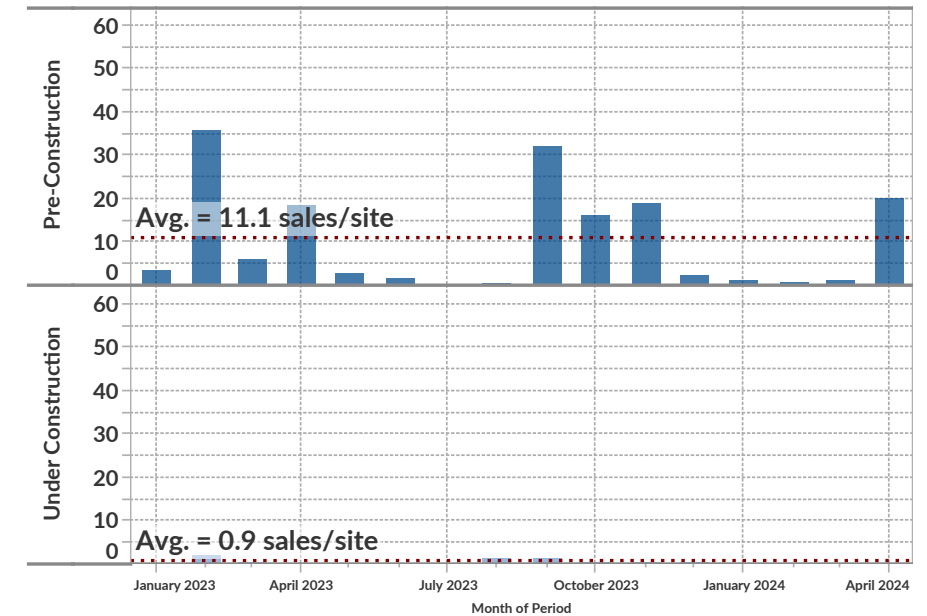
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	850	59	677	173
1 Bedroom	2,379	44	2,192	187
1 Bedroom + Den	1,640	14	1,501	139
2 Bedroom	2,452	38	1,976	476
2 Bedroom + Den	388	1	289	99
3 Bedroom & Up	1,022	6	722	300
Penthouse	52	0	29	23
Other	20	0	4	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,081	275	488	\$529,990	\$1,042,900
\$1,748	411	742	\$599,990	\$1,229,990
\$1,623	477	746	\$714,900	\$1,320,000
\$1,789	549	2,489	\$713,990	\$3,625,000
\$1,576	734	2,378	\$966,990	\$3,766,990
\$1,903	830	2,622	\$1,169,900	\$6,449,900
\$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)

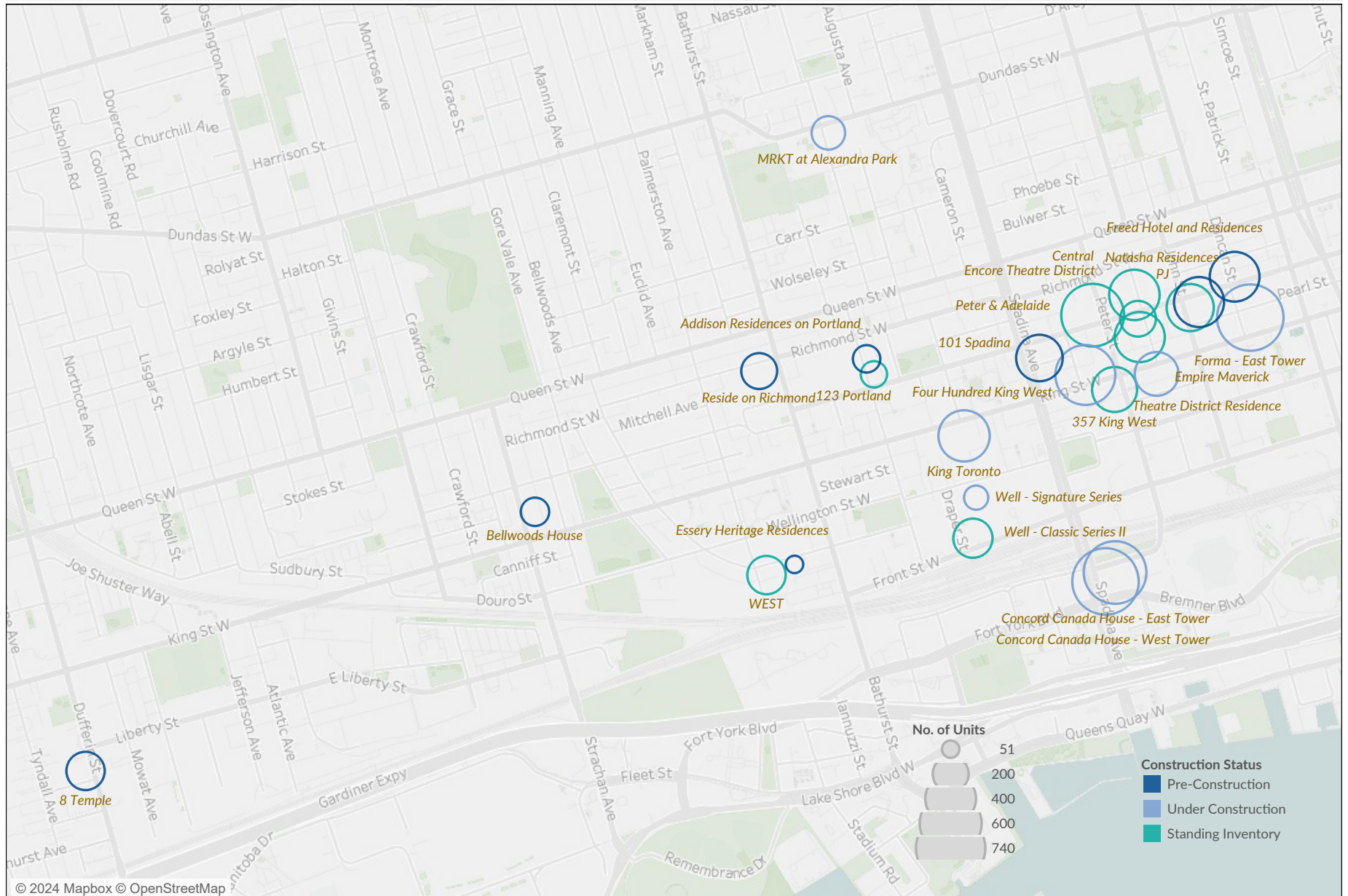


Post Launch Absorption: Downtown West



Downtown West Submarket Report - April 2024

Current Active Projects



Downtown West Submarket Report - April 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 \$/SF
8 Temple - Curated Properties	Apartment	January 2027	1	8	139	246	\$1,358	\$1,354
101 Spadina - Devron Developments	Apartment	October 2028	61	61	302	363	\$1,787	\$1,792
123 Portland - Minto Developments	Apartment	March 2024	0	1	6	116	\$1,400	\$1,389
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	August 2026	0	6	30	135	\$1,457	\$1,454
Central - Concord Adex	Apartment	September 2023	0	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	May 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	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
Freed Hotel and Residences - Freed Developments Ltd.	Apartment	May 2030	81	81	334	415	\$2,216	\$2,252
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	11	11	107	420	\$1,579	\$1,806
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	6	11	50	216	\$1,611	\$1,547
Theatre District Residence - Plaza	Apartment	February 2024	0	0	1	422	\$995	\$1,752
Well - Classic Series II - Tridel	Apartment	November 2023	1	2	9	258	\$1,363	\$1,353
Well - Signature Series - Tridel	Apartment	May 2024	1	1	38	98	\$1,444	\$1,473
WEST - Aspen Ridge Homes	Apartment	September 2023	0	0	6	247	\$852	\$1,284

Downtown West Submarket Report - April 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	 7	 17
Central Waterfront	 24	 6
Don Mills - York Mills	 9	 10
Downtown Core	 5	 6
Downtown East	 8	 20
Downtown West	 162	 25
Etobicoke Waterfront	 0	 1
Highway7 - Yonge	 13	 5
Mississauga City Centre	 4	 9
North Toronto	 3	 17
North Yonge Corridor	 2	 9
North York East		
North York West	 2	 9
Not Applicable	 227	 175
Scarborough City Centre		
Sheppard Corridor	 13	 9
Thornhill	 0	 2
Toronto East	 0	 6
Toronto West	 13	 19
Yonge - St. Clair	 26	 8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
 4,066	 585	 \$2,400	 1,085	 \$2,602,961
 2,766	 868	 \$1,678	 881	 \$1,478,693
 2,401	 311	 \$1,192	 838	 \$999,002
 3,666	 455	 \$1,869	 782	 \$1,462,632
 5,951	 1,535	 \$1,456	 690	 \$1,004,278
 7,391	 1,421	 \$1,817	 868	 \$1,578,028
 551	 14	 \$1,644	 860	 \$1,414,329
 1,165	 39	 \$1,100	 1,012	 \$1,113,310
 4,256	 636	 \$1,234	 658	 \$811,624
 3,304	 354	 \$1,578	 937	 \$1,477,917
 2,748	 741	 \$1,656	 697	 \$1,154,309
 1,074	 443	 \$1,377	 821	 \$1,130,591
 27,481	 7,762	 \$1,162	 770	 \$894,594
 1,850	 475	 \$1,420	 812	 \$1,153,054
 411	 28	 \$1,361	 1,690	 \$2,301,250
 890	 178	 \$1,264	 647	 \$817,465
 3,225	 416	 \$1,267	 903	 \$1,144,027
 1,072	 217	 \$2,059	 912	 \$1,876,784



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