

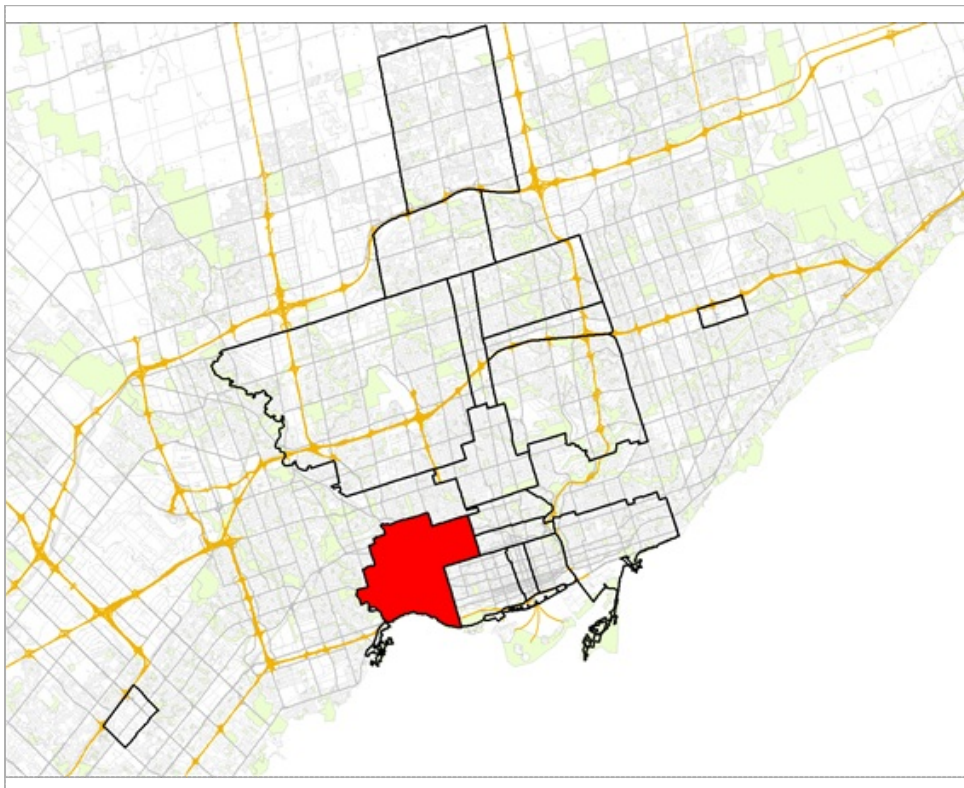


Greater Toronto Area | Toronto West New Homes High Rise Submarket Report

Data as of August 2024

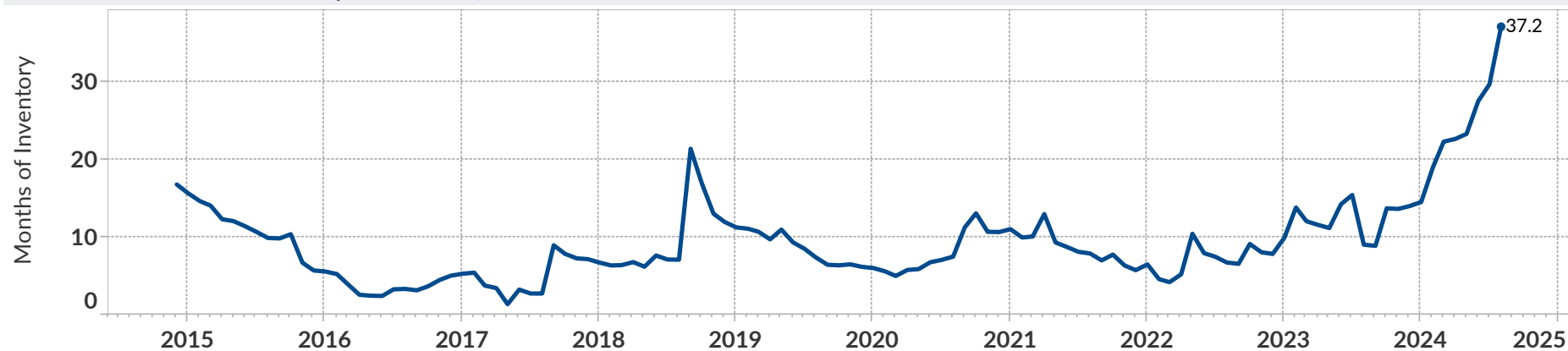


Toronto West Submarket Report - August 2024



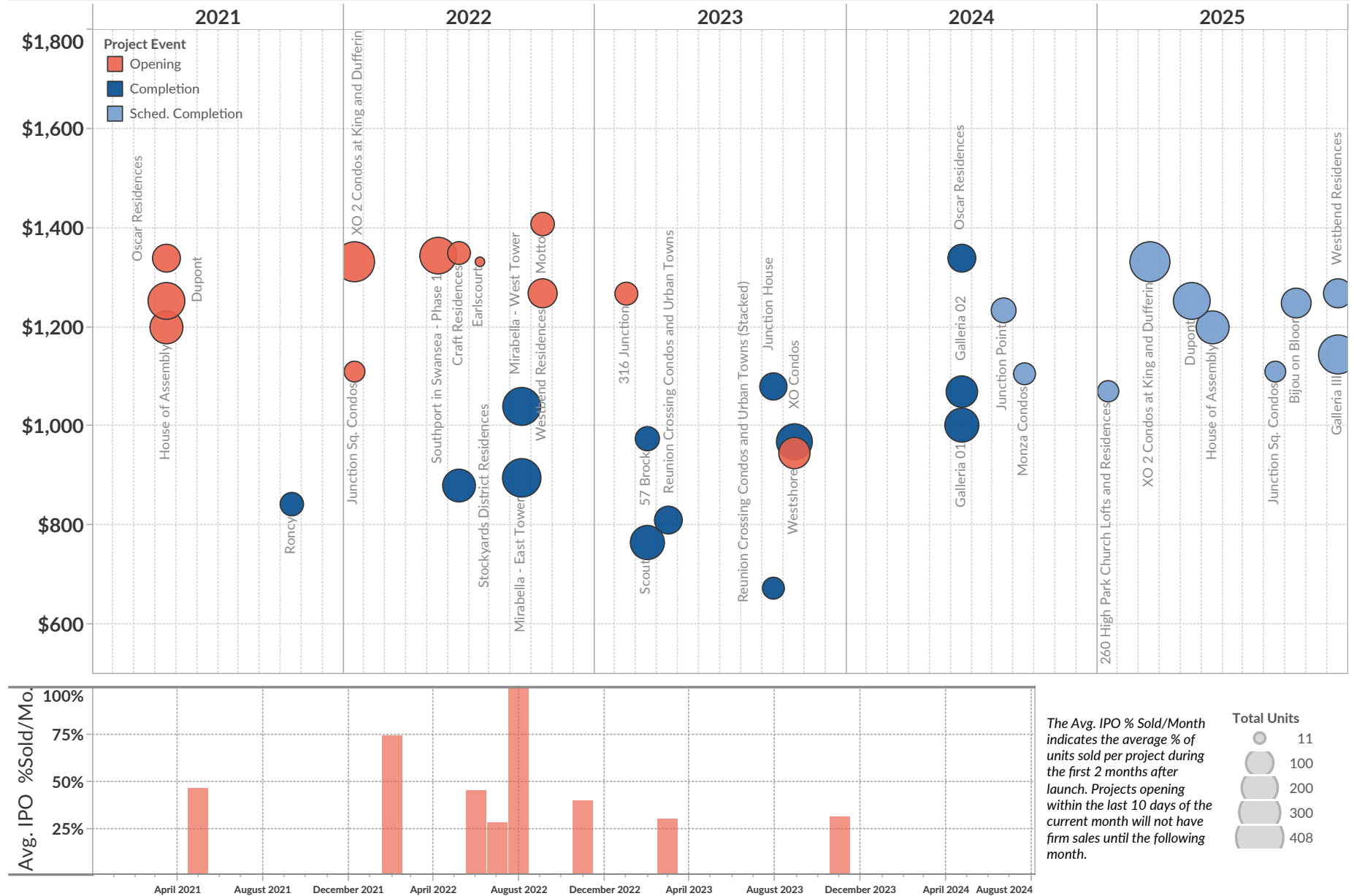
Toronto West		GTA
Distinct count of Site Name	19	345
No. of Units	3,724	89,028
Total Sales	3,240	71,795
Act Inv	484	17,233
Avg. \$/sf		\$1,408
Avg. Project \$/SF		\$1,314
Avg. SF		781
Avg. \$		\$1,099,571
Current Month Sales		235

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



Toronto West Submarket Report - August 2024

Recent Project Openings, Completions & Scheduled Completions



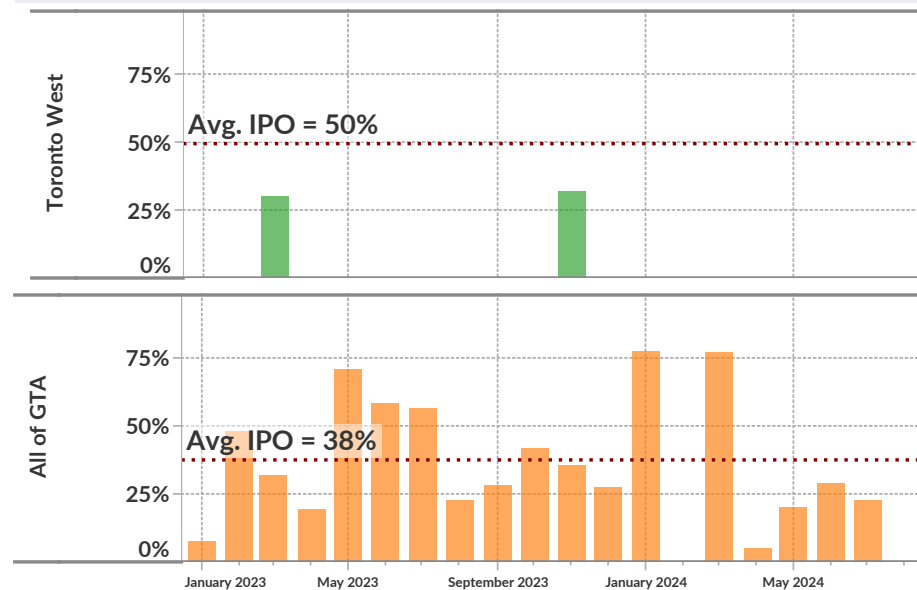
Toronto West Submarket Report - August 2024

Project Data by Unit Type

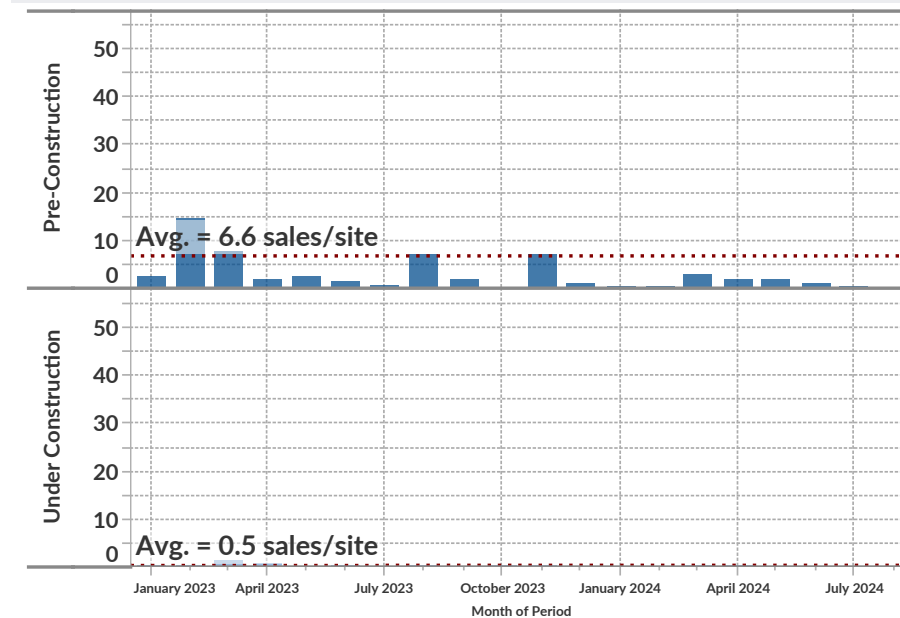
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	0	71	3
1 Bedroom	680	4	639	41
1 Bedroom + Den	1,068	1	1,020	48
2 Bedroom	921	1	802	119
2 Bedroom + Den	486	1	399	87
3 Bedroom & Up	435	3	260	175
Penthouse				
Other	60	0	49	11

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,501	340	477	\$569,990	\$664,990
\$1,392	362	749	\$489,900	\$949,800
\$1,361	537	772	\$657,990	\$1,004,900
\$1,354	615	1,573	\$779,990	\$2,550,000
\$1,253	711	1,654	\$879,990	\$2,845,000
\$1,113	769	1,992	\$971,900	\$2,800,000
\$1,128	894	1,533	\$894,990	\$1,745,900

IPO Launch Performance (first 2 months)

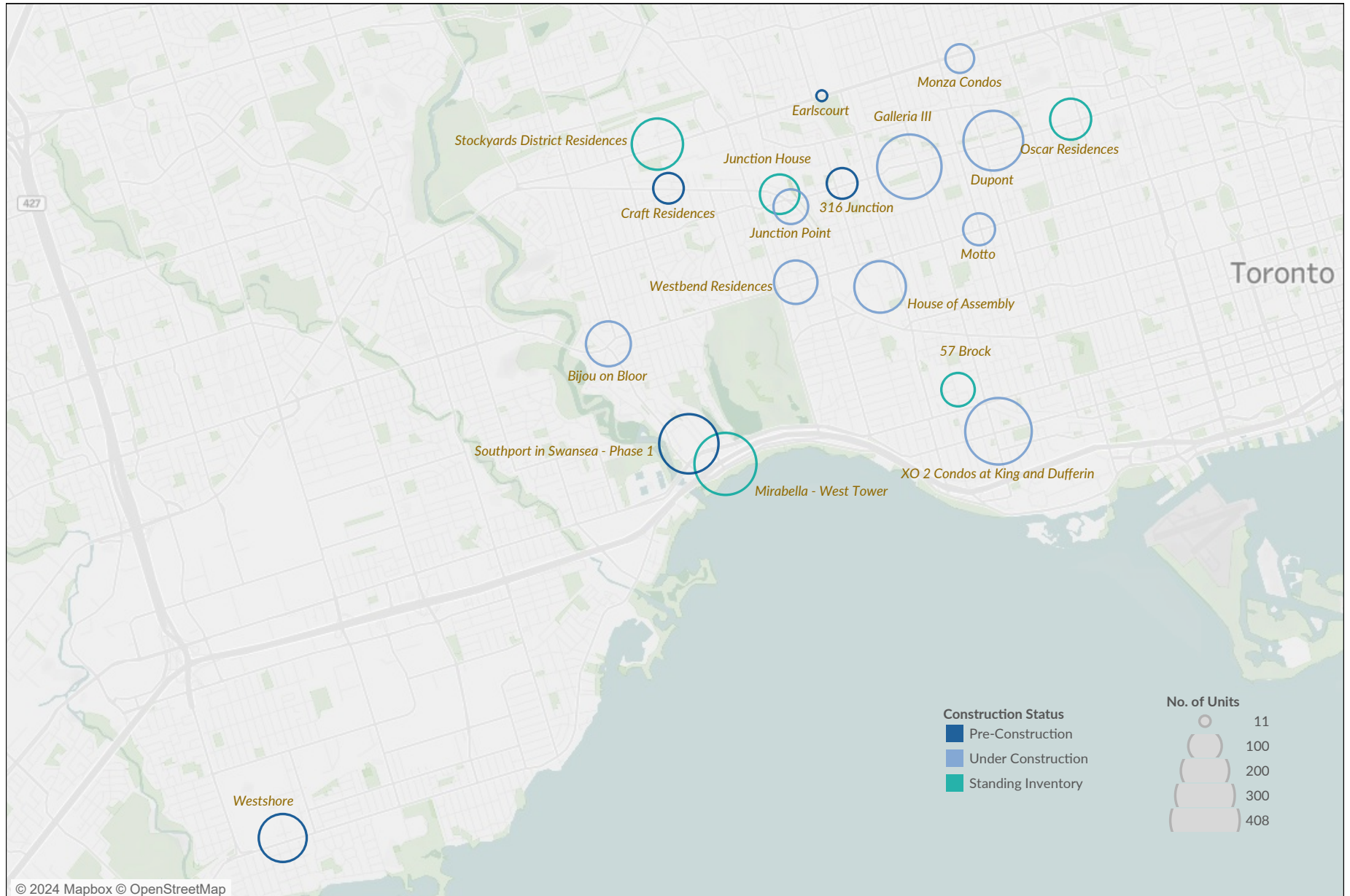


Post Launch Absorption: Toronto West



Toronto West Submarket Report - August 2024

Current Active Projects



Toronto West Submarket Report - August 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 SqFoot
57 Brock - Block Developments	Apartment	March 2023	0	0	8	103	\$975	\$1,314
316 Junction - Marlin Spring Developments	Apartment	September 2027	0	0	0	87	\$1,268	\$1,281
Bijou on Bloor - Plaza	Apartment	October 2025	0	0	20	186	\$1,249	\$1,601
Craft Residences - Gairloch	Apartment	August 2026	1	4	35	86	\$1,350	\$1,397
Dupont - Tridel	Apartment	May 2025	1	1	33	329	\$1,253	\$1,269
Earlscourt - Format Group	Apartment	November 2026	0	0	0	11	\$1,332	\$1,331
Galleria III - Almadev	Apartment	December 2025	1	2	20	382	\$1,145	\$1,232
House of Assembly - Marlin Spring Developments	Apartment	June 2025	0	0	0	245	\$1,200	\$1,196
Junction House - Globizen Group	Apartment	September 2023	0	3	8	144	\$1,081	\$1,190
Junction Point - Gairloch	Apartment	September 2024	0	0	19	111	\$1,234	\$1,448
Mirabella - West Tower - Diamante Development	Apartment	September 2022	1	6	21	355	\$1,040	\$1,059
Monza Condos - Benvenuto Group	Apartment	September 2024	0	3	10	76	\$1,106	\$1,483
Motto - Sierra Building Group	Apartment	August 2026	0	1	16	94	\$1,408	\$1,310
Oscar Residences - Lifetime Developments	Apartment	June 2024	0	1	18	155	\$1,339	\$1,392
Southport in Swansea - Phase 1 - State Building Group	Apartment	January 2027	0	3	76	324	\$1,344	\$1,468
Stockyards District Residences - Marlin Spring Developments	Apartment	June 2022	1	1	13	242	\$880	\$982
Westbend Residences - Mattamy Homes	Apartment	December 2025	0	0	38	174	\$1,268	\$1,293
Westshore - Minto Developments	Stacked	October 2027	5	40	118	212	\$946	\$913
XO 2 Condos at King and Dufferin - Lifetime Developments a..	Apartment	March 2025	0	1	31	408	\$1,332	\$1,454

Toronto West Submarket Report - August 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	16
Central Waterfront	1	6
Don Mills - York Mills	11	8
Downtown Core	1	6
Downtown East	7	19
Downtown West	10	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	11	5
Mississauga City Centre	2	9
North Toronto	2	15
North Yonge Corridor	4	9
North York East		
North York West	5	9
Not Applicable	114	174
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	1	2
Toronto East	1	6
Toronto West	10	19
Yonge - St. Clair	49	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,546	550	\$2,416	1,095	\$2,644,459
2,777	857	\$1,687	884	\$1,491,025
1,794	285	\$1,214	783	\$950,543
3,670	451	\$1,869	784	\$1,465,270
5,547	1,521	\$1,440	692	\$995,929
7,558	1,254	\$1,839	932	\$1,713,783
552	13	\$1,640	854	\$1,400,746
1,063	219	\$1,064	800	\$851,267
4,267	625	\$1,234	660	\$814,210
2,560	304	\$1,584	956	\$1,514,735
2,697	792	\$1,635	671	\$1,097,839
1,084	433	\$1,368	830	\$1,134,772
27,162	8,625	\$1,168	741	\$865,477
1,870	455	\$1,429	813	\$1,161,522
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,240	484	\$1,225	925	\$1,133,216
1,095	167	\$2,119	979	\$2,075,126



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