

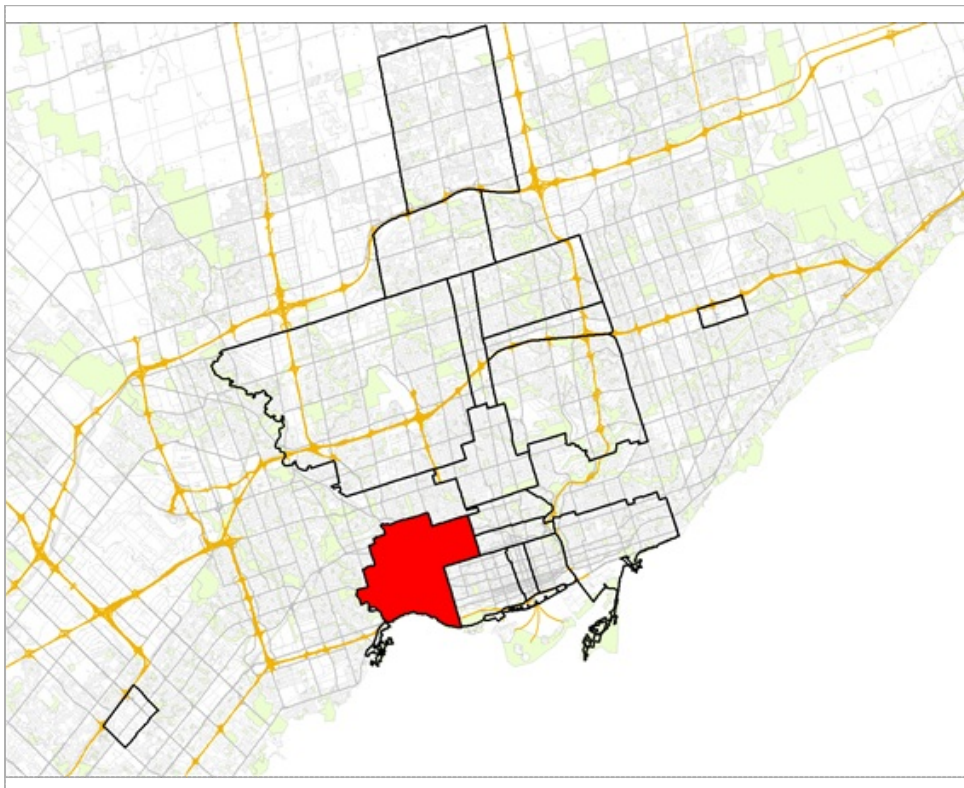


Greater Toronto Area | Toronto West New Homes High Rise Submarket Report

Data as of September 2024

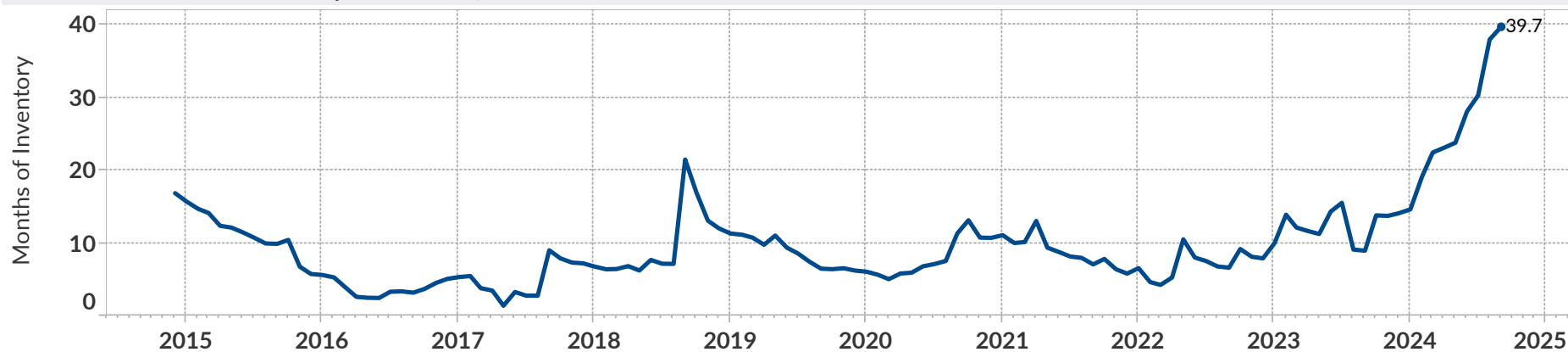


Toronto West Submarket Report - September 2024



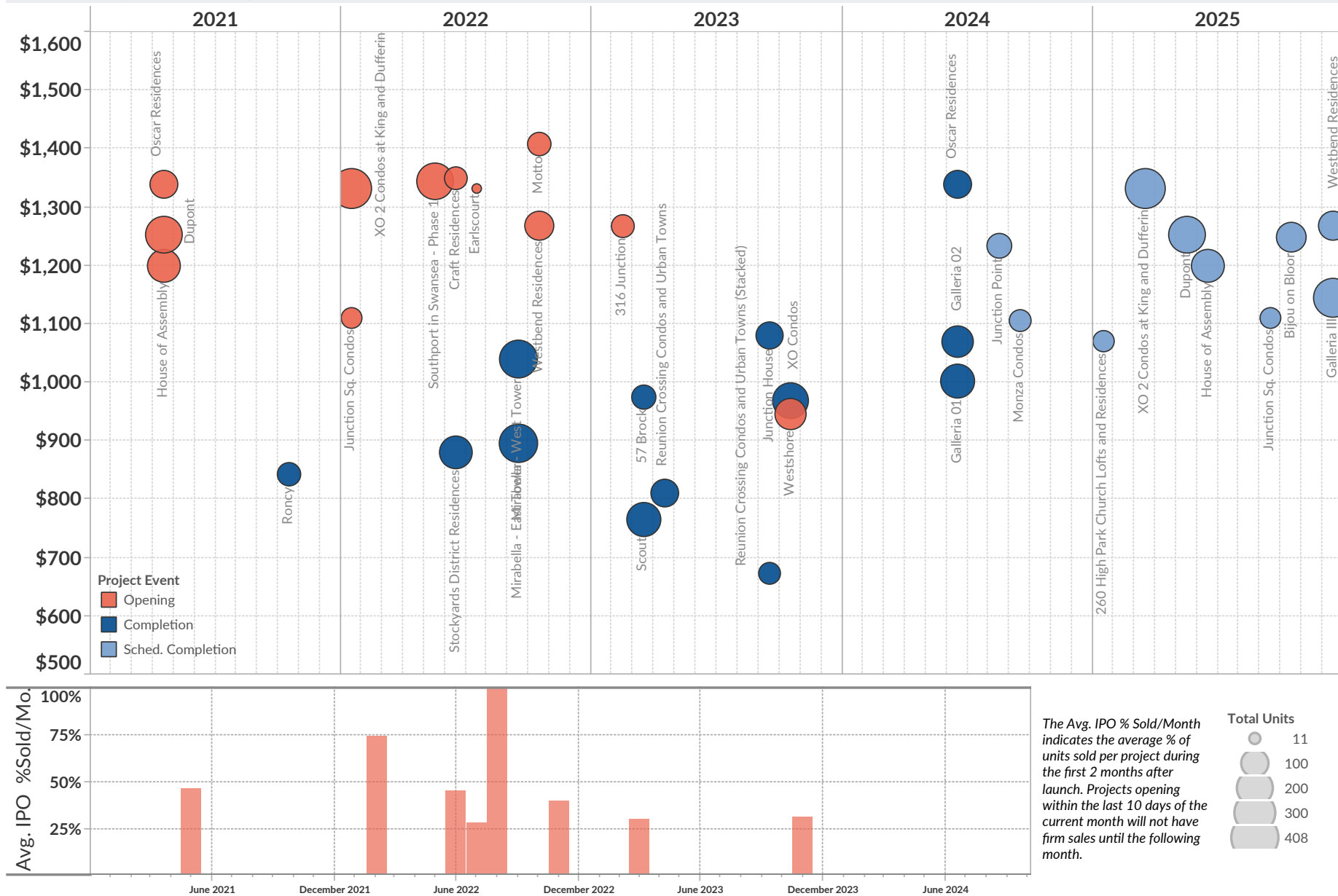
Toronto West		GTA
Distinct count of Site Name	19	343
No. of Units	3,724	89,282
Total Sales	3,241	71,855
Act Inv	483	17,427
Avg. \$/sf		\$1,400
Avg. Project \$/SF		\$1,310
Avg. SF		780
Avg. \$		\$1,091,976
Current Month Sales		247

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



Toronto West Submarket Report - September 2024

Recent Project Openings, Completions & Scheduled Completions



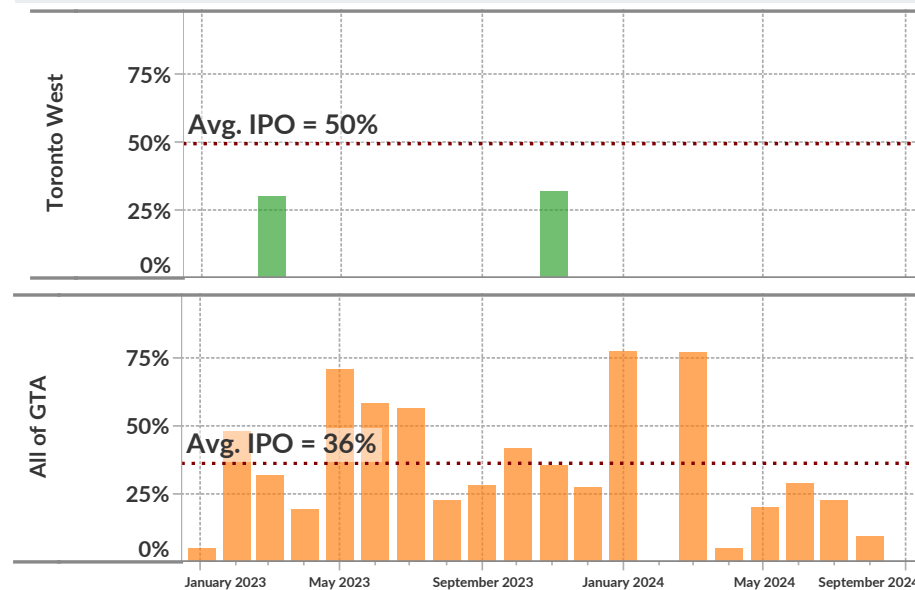
Toronto West Submarket Report - September 2024

Project Data by Unit Type

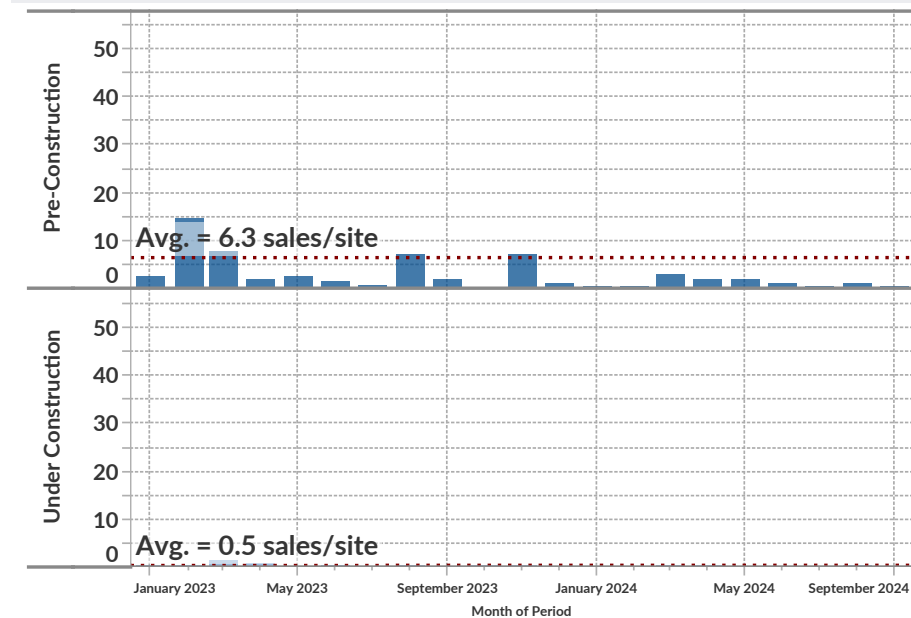
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	74	0	71	3
1 Bedroom	680	0	639	41
1 Bedroom + Den	1,068	0	1,020	48
2 Bedroom	921	0	800	121
2 Bedroom + Den	486	3	401	85
3 Bedroom & Up	435	1	261	174
Penthouse				
Other	60	0	49	11

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,501	340	477	\$569,990	\$664,990
\$1,394	362	749	\$489,900	\$949,800
\$1,357	537	772	\$600,000	\$996,900
\$1,357	615	1,573	\$779,990	\$2,550,000
\$1,259	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)

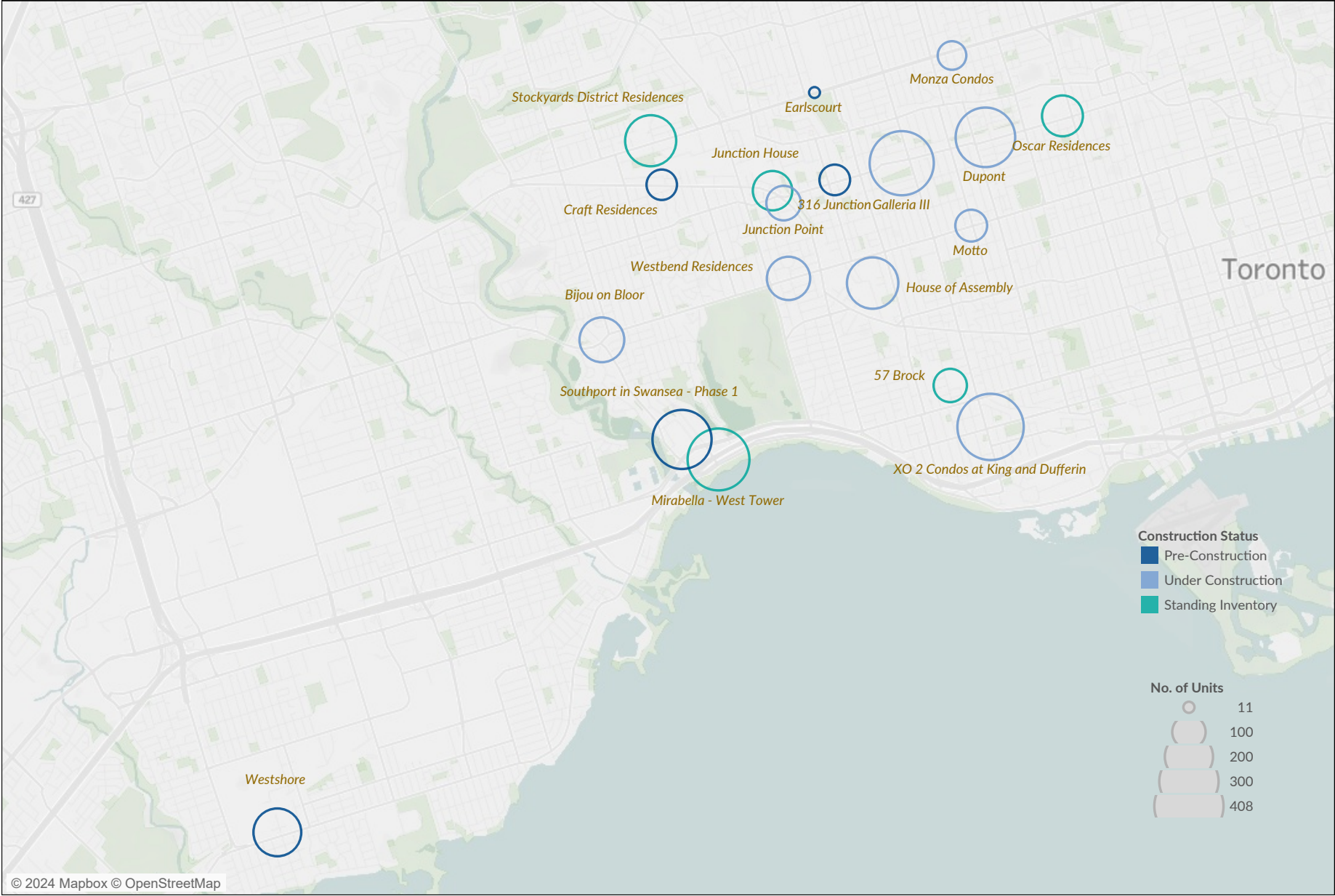


Post Launch Absorption: Toronto West



Toronto West Submarket Report - September 2024

Current Active Projects



Toronto West Submarket Report - September 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	November 2026	1	5	34	86	\$1,350	\$1,458
Dupont - Tridel	Apartment	May 2025	0	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	0	2	20	382	\$1,145	\$1,224
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	November 2024	0	0	19	111	\$1,234	\$1,448
Mirabella - West Tower - Diamante Development	Apartment	September 2022	3	9	18	355	\$1,040	\$1,098
Monza Condos - Benvenuto Group	Apartment	January 2025	0	1	13	76	\$1,106	\$1,264
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 2028	0	3	76	324	\$1,344	\$1,465
Stockyards District Residences - Marlin Spring Developments	Apartment	June 2022	0	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	0	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 - September 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	7	16
Central Waterfront	3	6
Don Mills - York Mills	0	8
Downtown Core	1	6
Downtown East	1	19
Downtown West	18	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	9	5
Mississauga City Centre	3	10
North Toronto	2	15
North Yonge Corridor	1	9
North York East		
North York West	16	9
Not Applicable	178	172
Scarborough City Centre		
Sheppard Corridor	4	9
Thornhill	0	2
Toronto East	0	6
Toronto West	4	19
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,553	543	\$2,418	1,101	\$2,661,177
2,780	854	\$1,697	886	\$1,503,138
1,794	285	\$1,214	783	\$950,543
3,671	450	\$1,869	785	\$1,466,368
5,548	1,520	\$1,436	697	\$1,000,497
7,465	1,231	\$1,821	933	\$1,698,688
552	13	\$1,640	854	\$1,400,746
1,072	227	\$1,032	861	\$888,662
4,785	646	\$1,230	660	\$812,197
2,557	313	\$1,579	942	\$1,487,350
2,698	791	\$1,636	672	\$1,098,337
1,099	434	\$1,351	834	\$1,126,237
26,755	8,739	\$1,166	736	\$857,711
1,877	533	\$1,383	816	\$1,128,200
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,241	483	\$1,228	926	\$1,137,124
1,095	167	\$2,119	979	\$2,075,126



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