

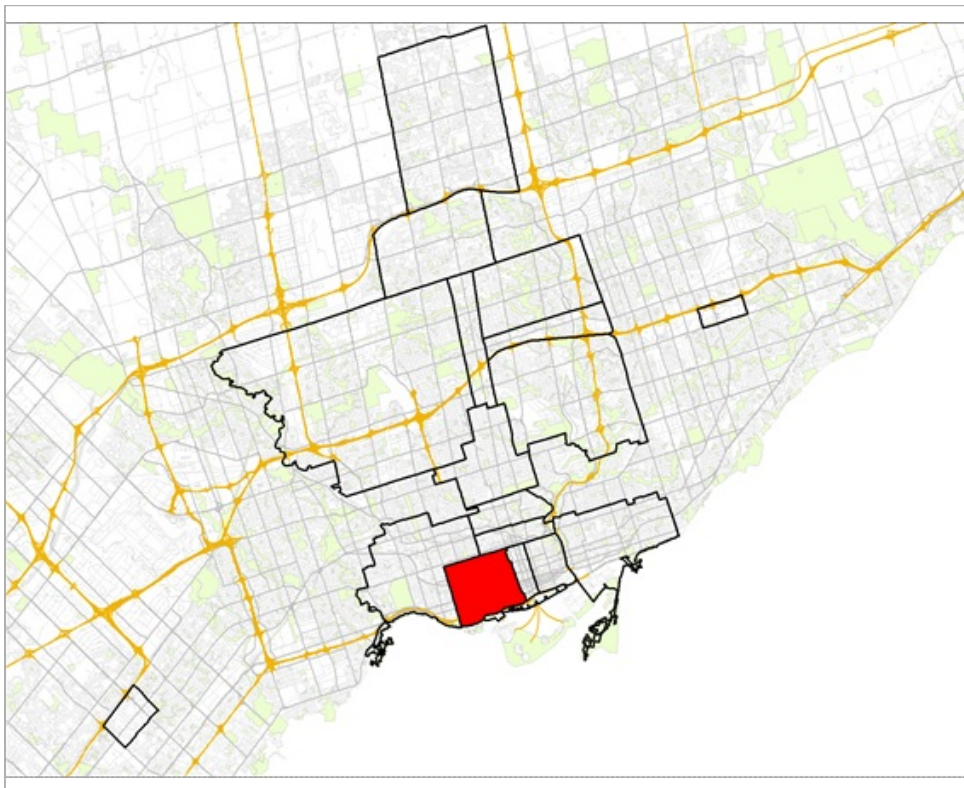


Greater Toronto Area | Downtown West New Homes High Rise Submarket Report

Data as of April 2025

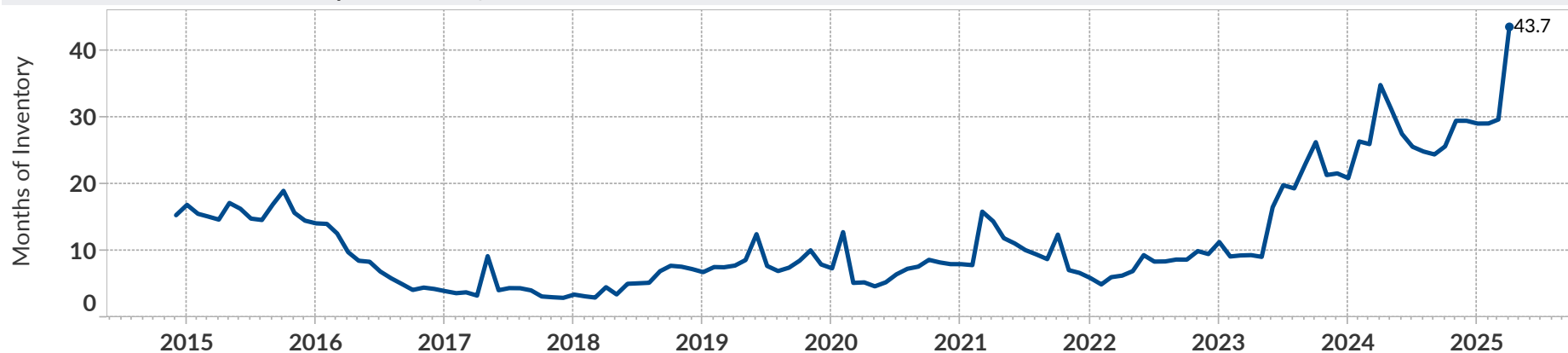


Downtown West Submarket Report - April 2025



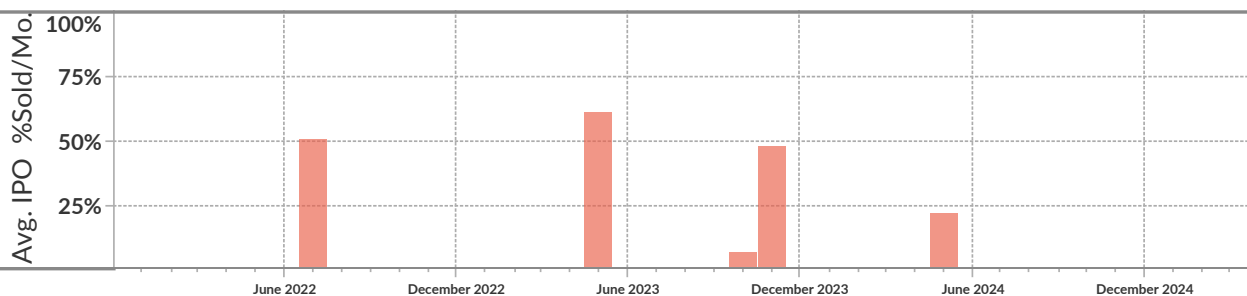
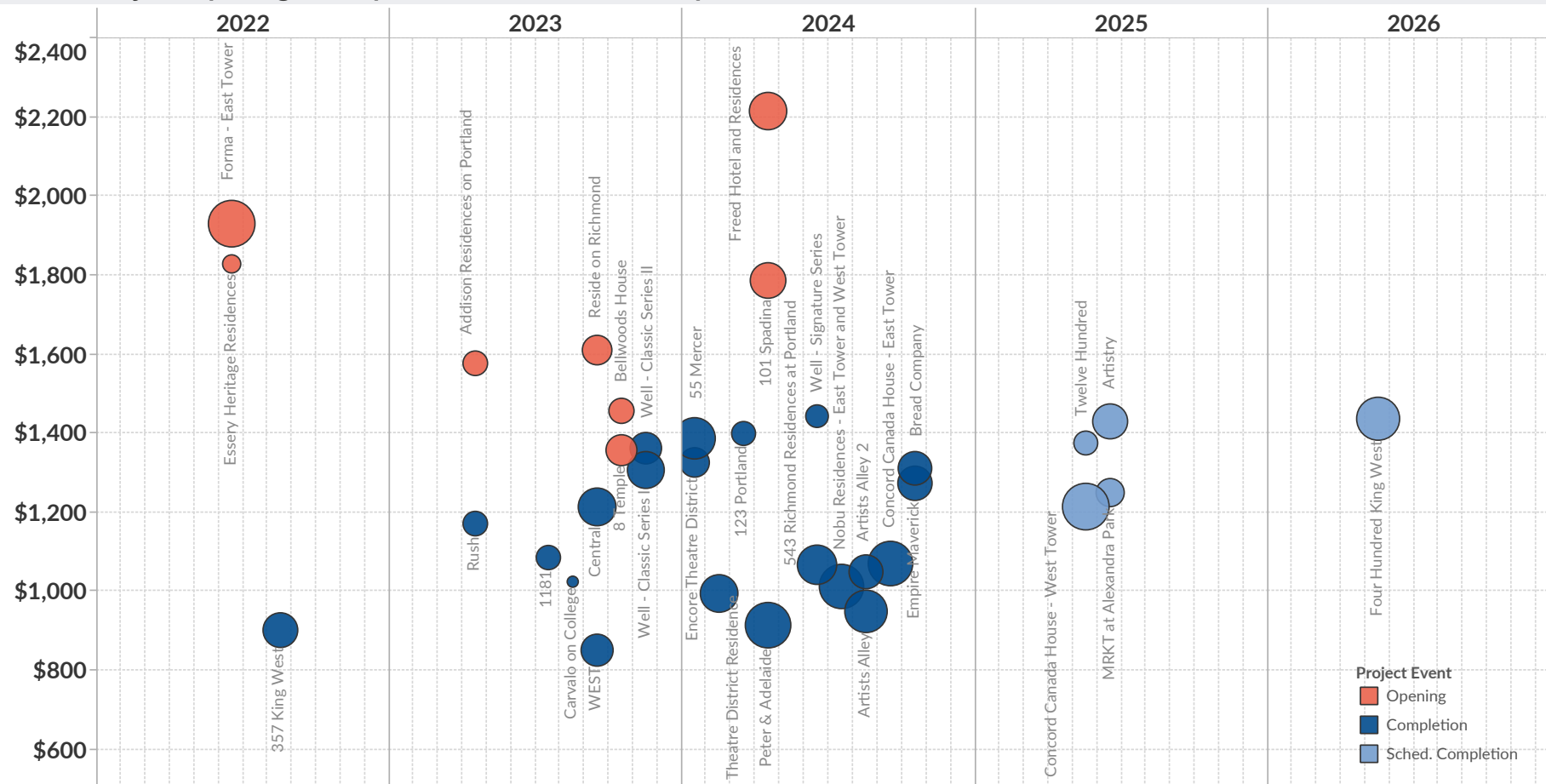
Downtown West		GTA
Distinct count of Site Name	22	331
No. of Units	7,729	84,902
Total Sales	6,502	68,347
Act Inv	1,227	16,555
Avg. \$/sf		\$1,385
Avg. Project \$/SF		\$1,311
Avg. SF		779
Avg. \$		\$1,079,548
Current Month Sales		105

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

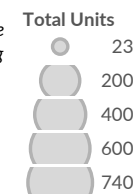


Downtown West Submarket Report - April 2025

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



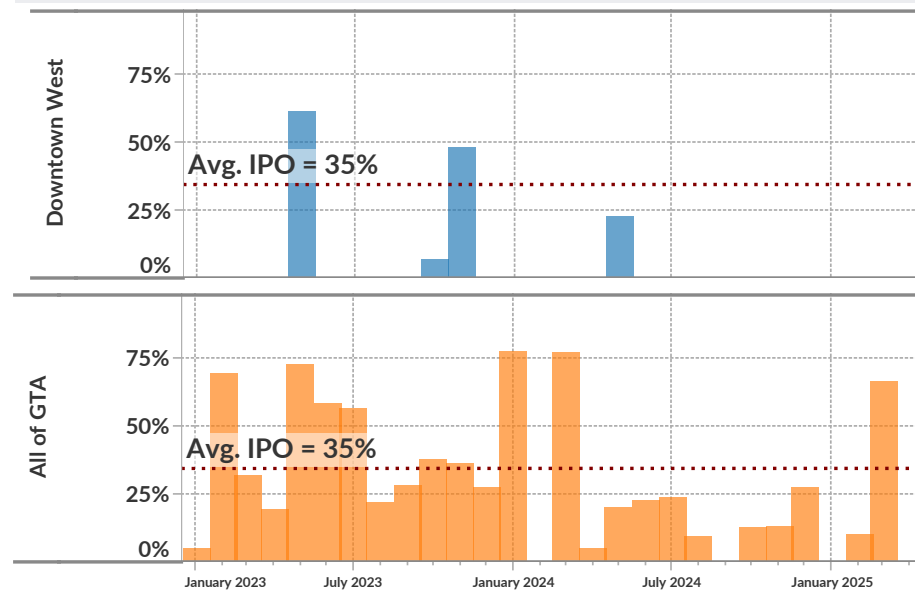
Downtown West Submarket Report - April 2025

Project Data by Unit Type

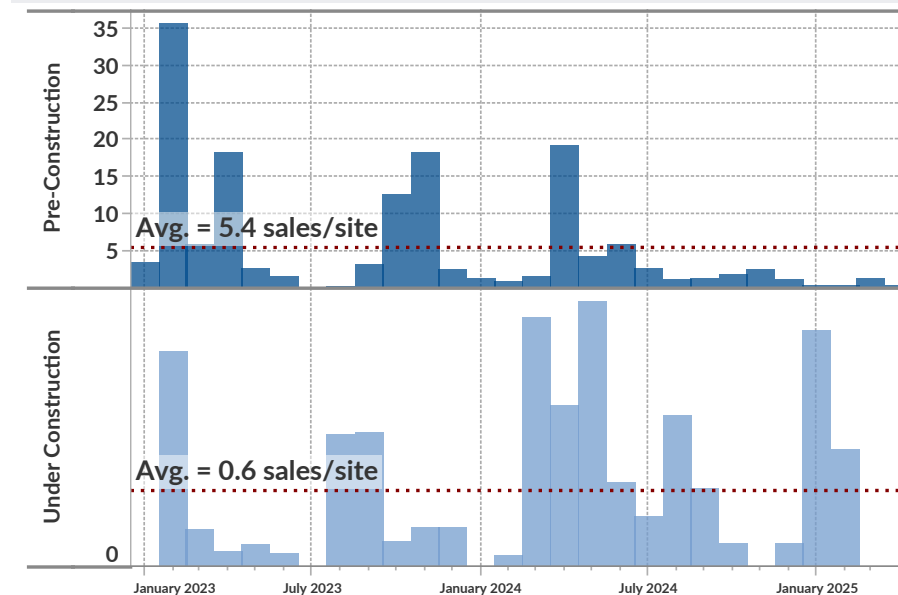
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	843	2	699	144
1 Bedroom	2,074	0	1,861	213
1 Bedroom + Den	1,322	0	1,240	82
2 Bedroom	2,144	1	1,736	408
2 Bedroom + Den	351	1	284	67
3 Bedroom & Up	907	0	648	259
Penthouse	59	0	29	30
Other	20	0	4	16

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,073	275	473	\$529,990	\$897,000
\$1,600	411	753	\$512,990	\$1,454,990
\$1,564	477	746	\$719,900	\$1,473,990
\$1,695	549	1,870	\$713,990	\$3,554,990
\$1,592	734	2,489	\$984,990	\$3,810,000
\$2,098	830	6,169	\$1,000,000	\$13,500,000
\$2,194	603	4,264	\$984,990	\$15,224,000
\$1,347	836	1,394	\$1,070,000	\$2,170,000

IPO Launch Performance (first 2 months)

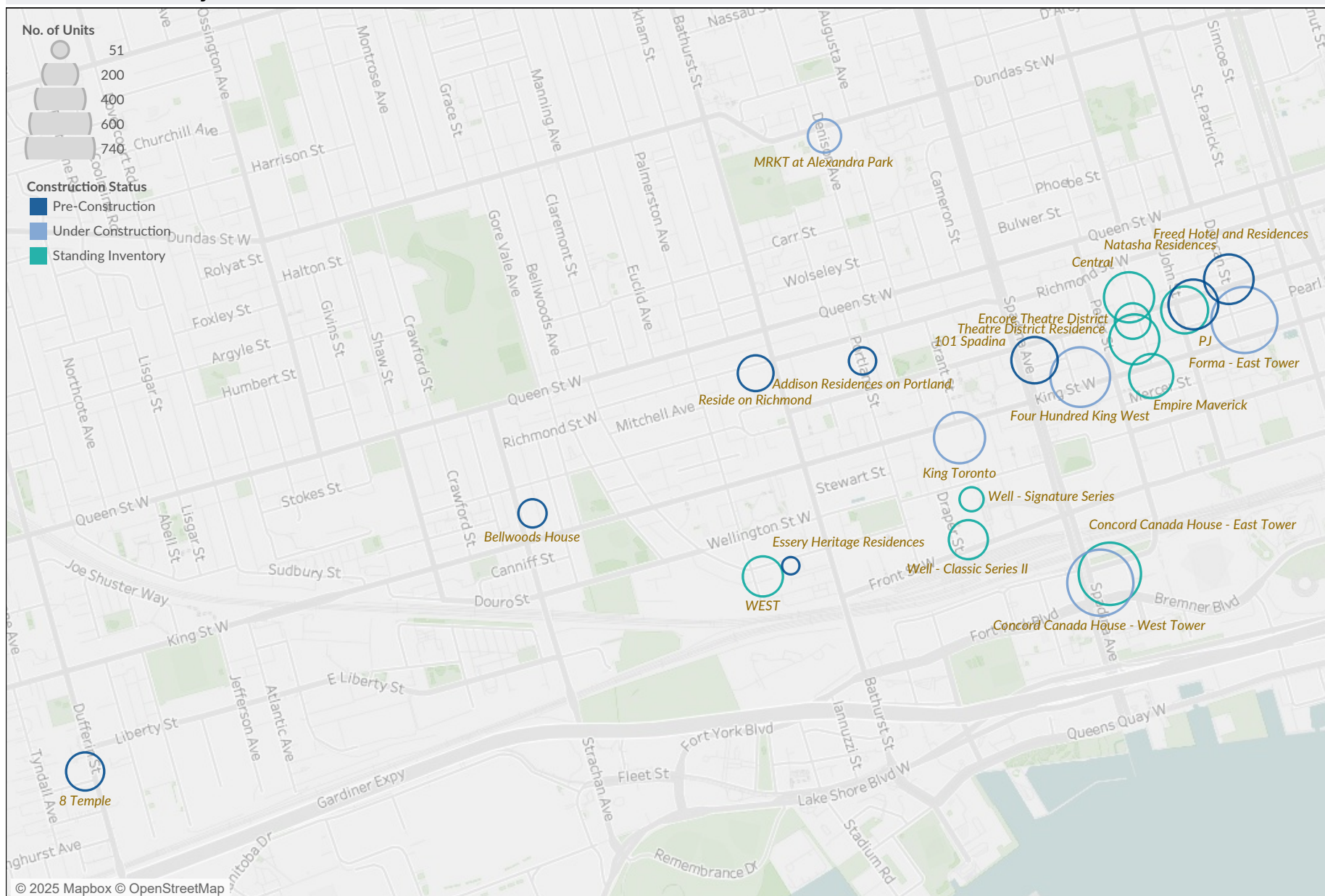


Post Launch Absorption: Downtown West



Downtown West Submarket Report - April 2025

Current Active Projects



Downtown West Submarket Report - April 2025



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 2028	0	2	74	246	\$1,358	\$1,391
101 Spadina - Devron	Apartment	October 2028	1	8	236	363	\$1,787	\$1,860
Addison Residences on Portland - ADI Development Group	Apartment	May 2027	0	0	42	126	\$1,578	\$1,613
Bellwoods House - Republic Developments Inc.	Apartment	May 2027	0	0	27	135	\$1,457	\$1,449
Central - Concord Adex	Apartment	September 2023	0	1	12	426	\$1,214	\$1,407
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	0	0	46	657	\$1,071	\$1,490
Concord Canada House - West Tower - Concord Adex	Apartment	May 2025	0	12	41	740	\$1,215	\$1,550
Empire Maverick - Empire	Apartment	October 2024	0	2	11	328	\$1,274	\$1,305
Encore Theatre District - Plaza	Apartment	January 2024	0	0	11	214	\$1,327	\$1,581
Essery Heritage Residences - Aspen Ridge Homes	Apartment	October 2027	0	0	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	1	3	304	415	\$2,216	\$2,490
King Toronto - Westbank Projects Corp.	Apartment	September 2025	0	3	23	441	\$0	\$2,918
MRKT at Alexandra Park - Tridel	Apartment	June 2025	0	0	22	188	\$1,250	\$1,241
Natasha Residences - Lanterra Developments	Apartment	December 2027	1	8	84	420	\$1,579	\$1,795
PJ - Pinnacle International	Apartment	August 2021	0	0	23	373	\$652	\$1,514
Reside on Richmond - Harlo Capital and Originate Developme..	Apartment	August 2027	0	0	188	216	\$1,611	\$1,499
Theatre District Residence - Plaza	Apartment	February 2024	0	0	1	422	\$995	\$1,752
Well - Classic Series II - Tridel	Apartment	November 2023	1	1	6	258	\$1,363	\$1,506
Well - Signature Series - Tridel	Apartment	June 2024	0	3	20	98	\$1,444	\$1,588
WEST - Aspen Ridge Homes	Apartment	September 2023	0	3	9	272	\$852	\$1,307

Downtown West Submarket Report - April 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 3	• 15
Central Waterfront	• 0	• 4
Don Mills - York Mills	• 0	• 8
Downtown Core	• 2	• 6
Downtown East	• 1	• 18
Downtown West	• 6	• 22
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 1	• 10
North Toronto	• 1	• 16
North Yonge Corridor	• 0	• 9
North York East		
North York West	• 2	• 10
Not Applicable	• 80	• 168
Scarborough City Centre		
Sheppard Corridor	• 1	• 9
Thornhill	• 1	• 2
Toronto East	• 0	• 6
Toronto West	• 5	• 16
Yonge - St. Clair	• 1	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,981	• 428	• \$2,341	• 994	• \$2,326,159
• 1,823	• 818	• \$1,698	• 908	• \$1,541,892
• 1,797	• 282	• \$1,221	• 791	• \$966,545
• 3,681	• 440	• \$1,867	• 787	• \$1,468,986
• 5,336	• 1,138	• \$1,368	• 713	• \$975,168
• 6,502	• 1,227	• \$1,865	• 935	• \$1,744,057
• 554	• 11	• \$1,652	• 770	• \$1,271,832
• 889	• 203	• \$1,055	• 799	• \$842,676
• 4,802	• 668	• \$1,212	• 678	• \$821,629
• 2,558	• 341	• \$1,591	• 940	• \$1,495,846
• 2,723	• 790	• \$1,620	• 677	• \$1,097,034
• 1,205	• 622	• \$1,326	• 763	• \$1,012,178
• 26,558	• 8,507	• \$1,152	• 742	• \$854,296
• 1,916	• 410	• \$1,397	• 809	• \$1,130,552
• 417	• 26	• \$1,550	• 1,673	• \$2,593,365
• 903	• 169	• \$1,259	• 661	• \$831,439
• 2,594	• 321	• \$1,361	• 849	• \$1,156,173
• 1,108	• 154	• \$2,155	• 1,240	• \$2,672,197



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&OE.

© 2023 Altus Group Limited. All rights reserved.