

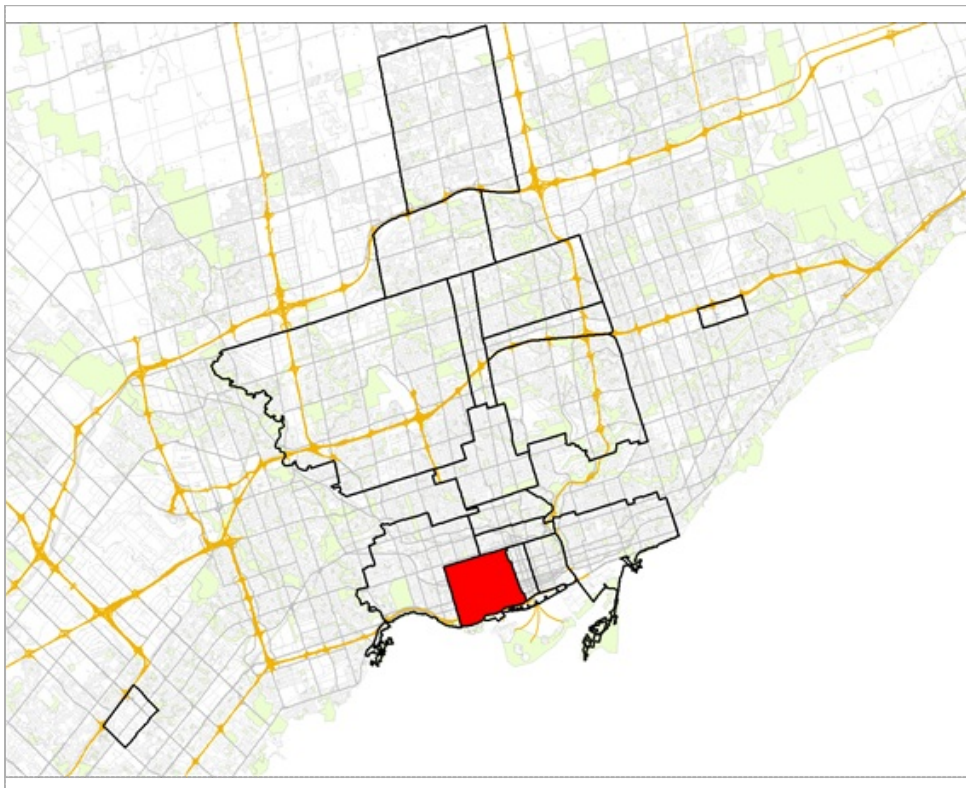


Greater Toronto Area | Downtown West New Homes High Rise Submarket Report

Data as of December 2025

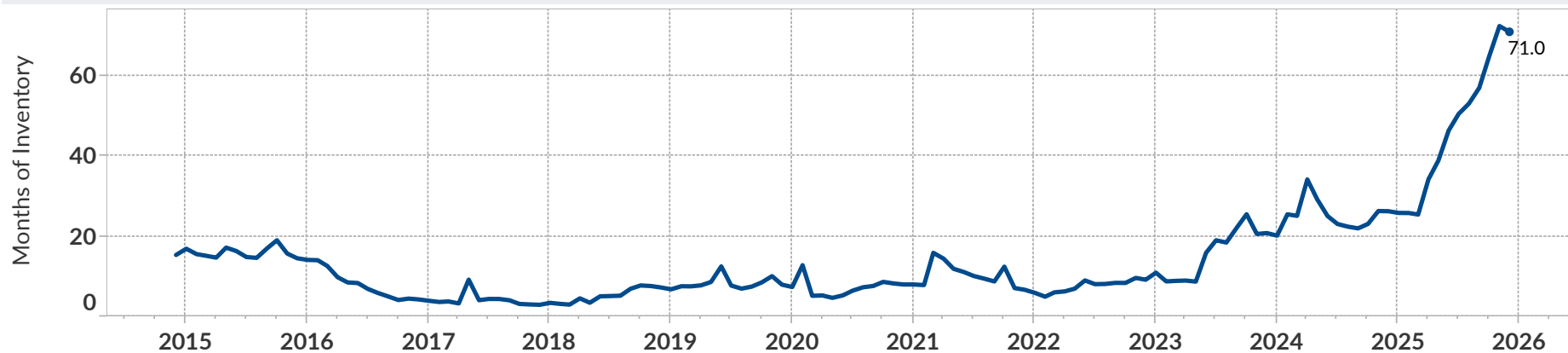


Downtown West Submarket Report - December 2025



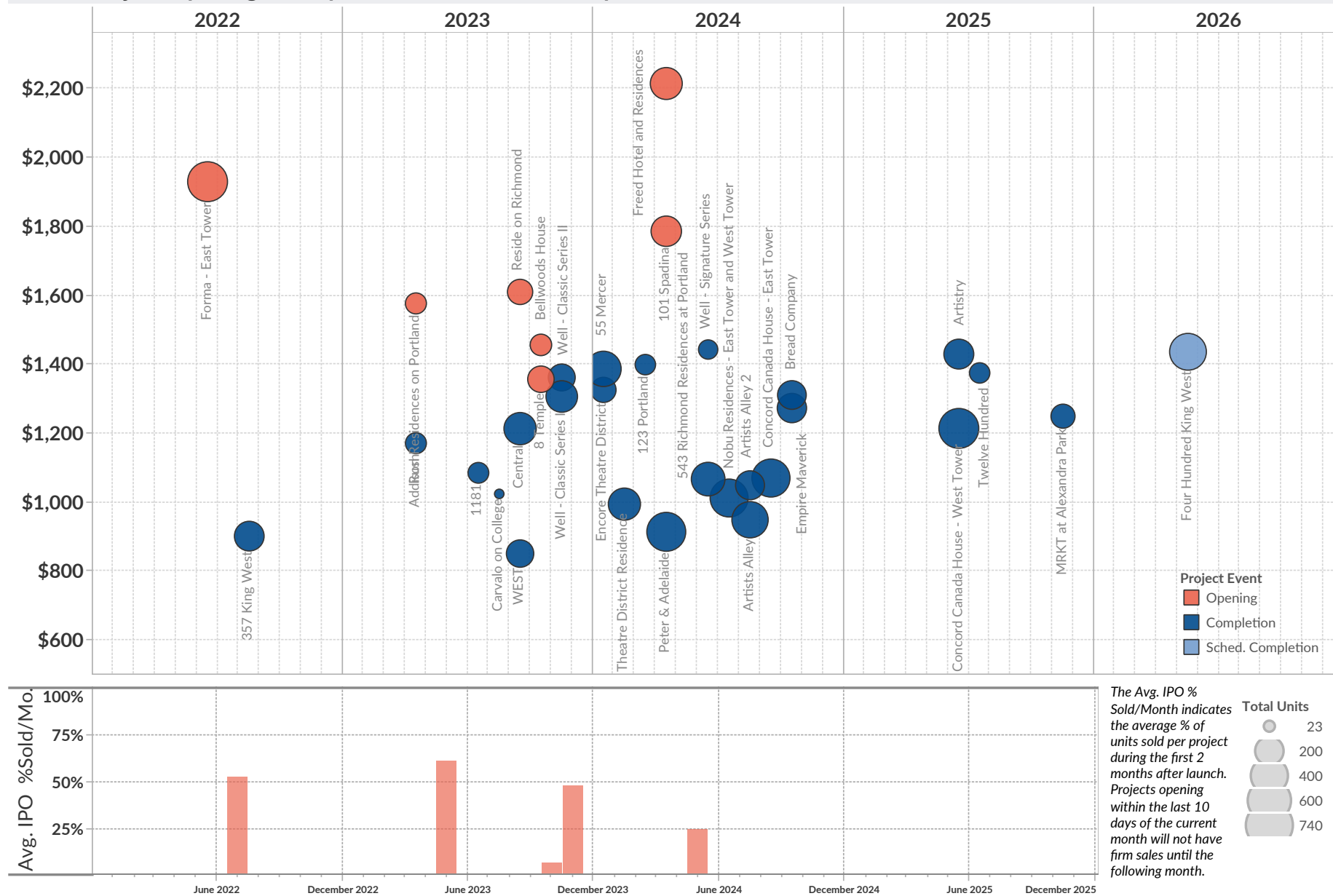
Downtown West		GTA
Distinct count of Site Name	19	317
No. of Units	6,912	81,546
Total Sales	5,947	66,431
Act Inv	965	15,115
Avg. \$/sf	\$1,881	\$1,368
Avg. Project \$/SF	\$1,635	\$1,286
Avg. SF	943	792
Avg. \$	\$1,774,088	\$1,083,198
Current Month Sales	4	87

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



Downtown West Submarket Report - December 2025

Recent Project Openings, Completions & Scheduled Completions



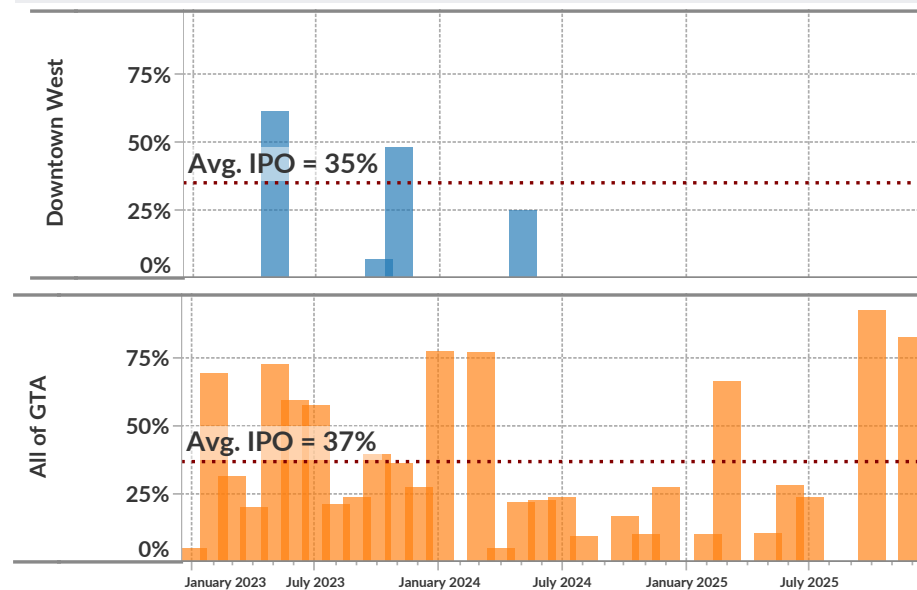
Downtown West Submarket Report - December 2025

Project Data by Unit Type

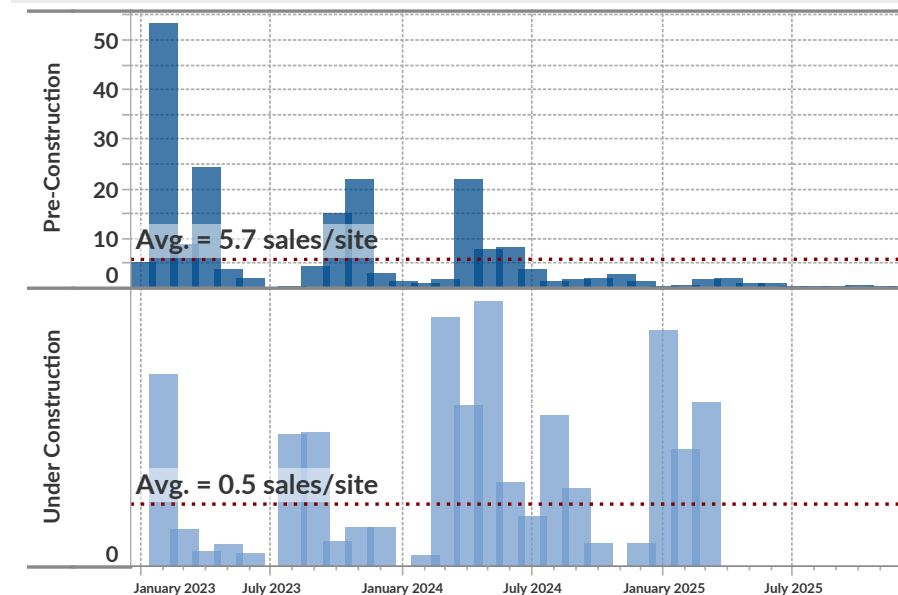
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	830	1	738	92
1 Bedroom	1,909	0	1,731	178
1 Bedroom + Den	1,247	0	1,178	69
2 Bedroom	1,816	2	1,451	365
2 Bedroom + Den	285	0	242	43
3 Bedroom & Up	753	1	572	181
Penthouse	49	0	30	19
Other	14	0	4	10

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,067	275	408	\$529,990	\$849,900
\$1,616	411	753	\$484,990	\$1,454,990
\$1,471	477	746	\$599,900	\$1,473,990
\$1,662	549	1,399	\$713,990	\$2,476,990
\$1,500	734	2,489	\$761,990	\$3,810,000
\$2,187	830	6,169	\$863,990	\$13,500,000
\$2,313	859	4,264	\$875,990	\$15,224,000
\$1,231	836	1,350	\$1,070,000	\$1,620,000

IPO Launch Performance (first 2 months)

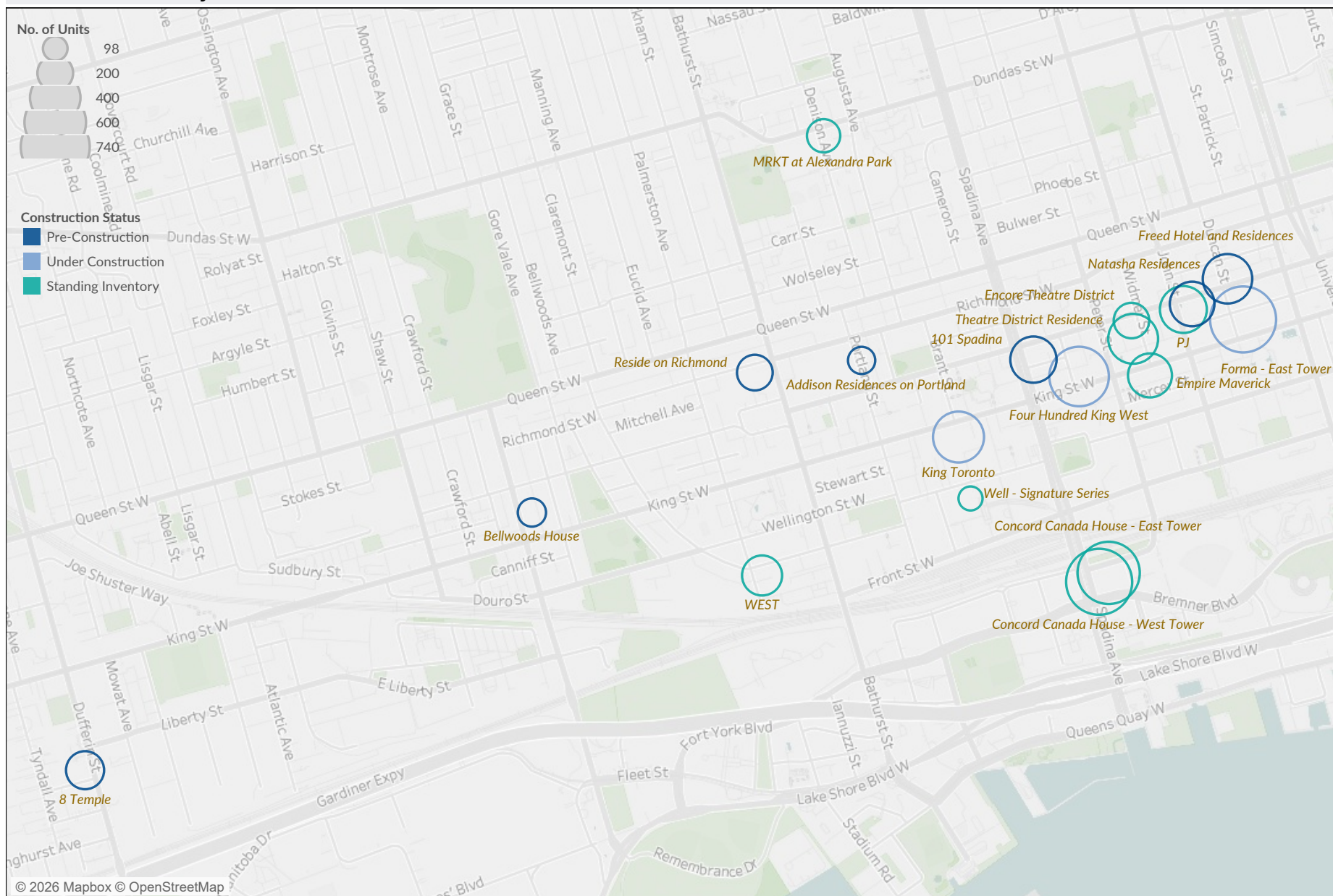


Post Launch Absorption: Downtown West



Downtown West Submarket Report - December 2025

Current Active Projects



Downtown West Submarket Report - December 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	17	59	246	\$1,358	\$1,240
101 Spadina - Devron	Apartment	October 2028	1	14	230	363	\$1,787	\$1,862
Addison Residences on Portland - ADI Development Group	Apartment	July 2028	0	0	42	126	\$1,578	\$1,613
Bellwoods House - Republic Developments Inc.	Apartment	March 2028	0	0	27	135	\$1,457	\$1,449
Concord Canada House - East Tower - Concord Adex	Apartment	September 2024	0	22	24	657	\$1,071	\$1,320
Concord Canada House - West Tower - Concord Adex	Apartment	June 2025	1	30	23	740	\$1,215	\$1,327
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
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	2	21	251	415	\$2,216	\$2,529
King Toronto - Westbank Projects Corp.	Apartment	June 2026	0	3	23	441	\$0	\$2,918
MRKT at Alexandra Park - Tridel	Apartment	November 2025	0	0	22	188	\$1,250	\$1,241
Natasha Residences - Lanterra Developments	Apartment	September 2028	0	10	0	338	\$1,579	\$1,792
PJ - Pinnacle International	Apartment	August 2021	0	0	23	373	\$652	\$1,514
Reside on Richmond - Harlo Capital and Originate Developme..	Apartment	July 2028	0	0	188	216	\$1,611	\$1,499
Theatre District Residence - Plaza	Apartment	February 2024	0	0	1	422	\$995	\$1,752
Well - Signature Series - Tridel	Apartment	June 2024	0	10	13	98	\$1,444	\$1,567
WEST - Aspen Ridge Homes	Apartment	September 2023	0	6	8	272	\$852	\$1,096

Downtown West Submarket Report - December 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	0	16
Central Waterfront	0	4
Don Mills - York Mills	1	10
Downtown Core	0	6
Downtown East	0	15
Downtown West	4	19
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	0	9
North Toronto	1	14
North Yonge Corridor	0	8
North York East		
North York West	2	9
Not Applicable	67	165
Scarborough City Centre		
Sheppard Corridor	3	8
Thornhill	0	2
Toronto East	0	5
Toronto West	9	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,006	419	\$2,348	996	\$2,337,249
1,838	916	\$1,642	905	\$1,485,872
1,828	260	\$1,420	910	\$1,292,699
3,687	435	\$1,865	785	\$1,464,664
4,489	767	\$1,364	753	\$1,026,137
5,947	965	\$1,881	943	\$1,774,088
559	6	\$1,636	782	\$1,278,733
894	198	\$1,056	798	\$842,726
4,579	630	\$1,223	661	\$807,827
2,379	306	\$1,597	911	\$1,453,690
2,350	712	\$1,624	687	\$1,115,830
1,133	535	\$1,305	763	\$994,947
26,827	7,975	\$1,125	754	\$848,370
1,925	338	\$1,328	837	\$1,112,190
419	24	\$1,550	1,708	\$2,647,813
888	158	\$1,251	667	\$833,914
2,609	319	\$1,308	842	\$1,100,855
1,074	152	\$2,168	1,301	\$2,819,861



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