

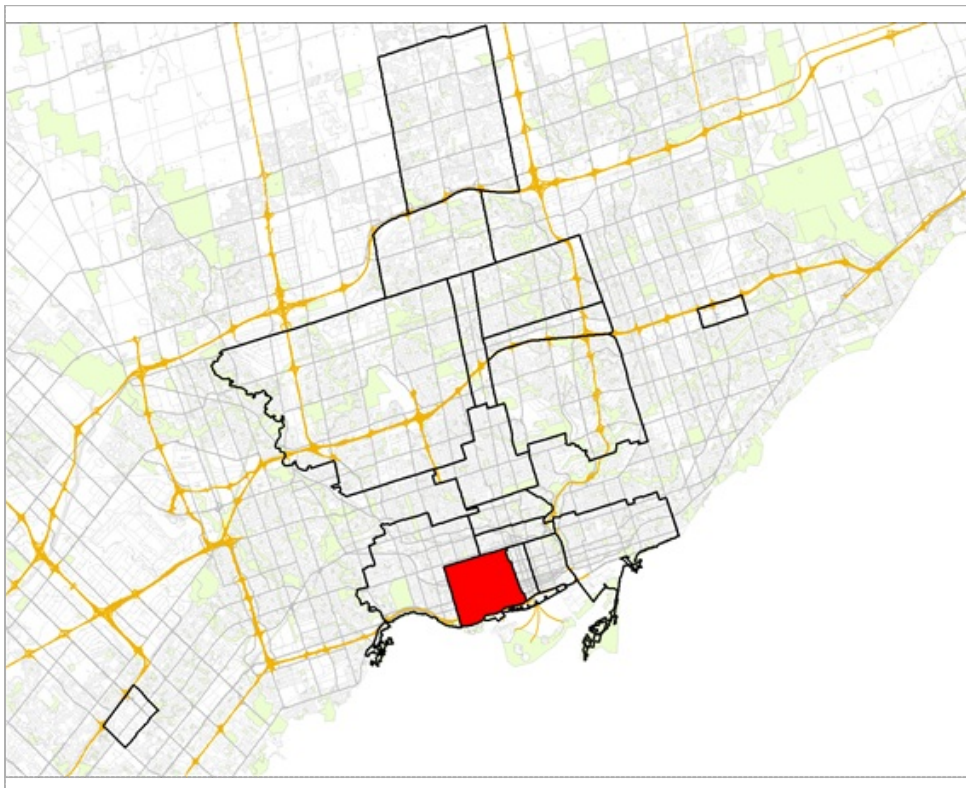


Greater Toronto Area | Downtown West New Homes High Rise Submarket Report

Data as of January 2026

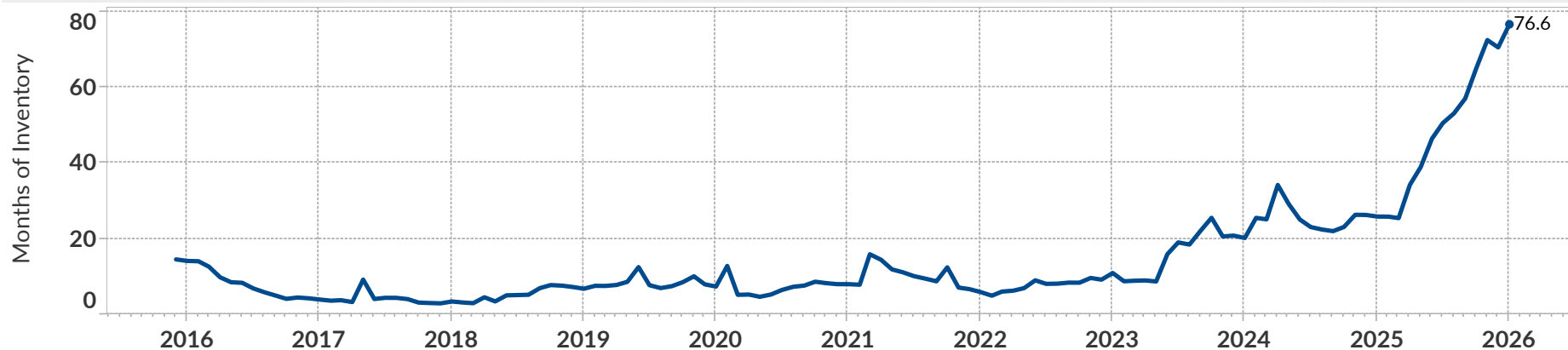


Downtown West Submarket Report - January 2026



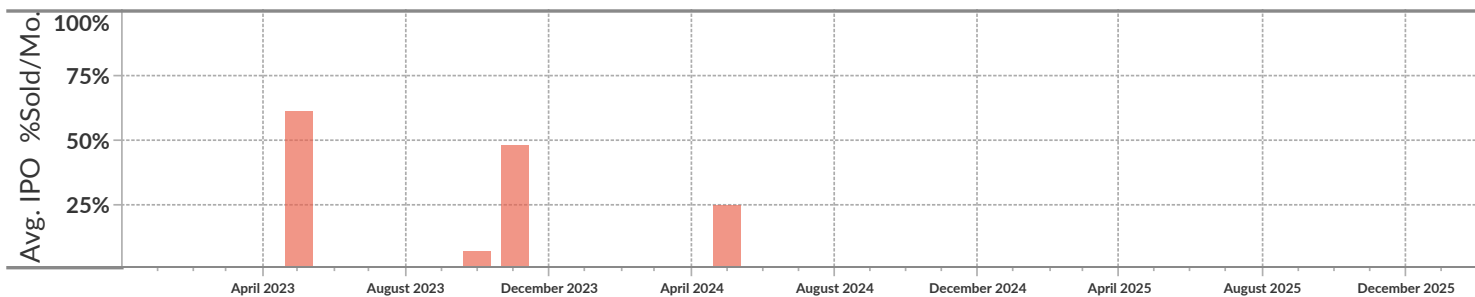
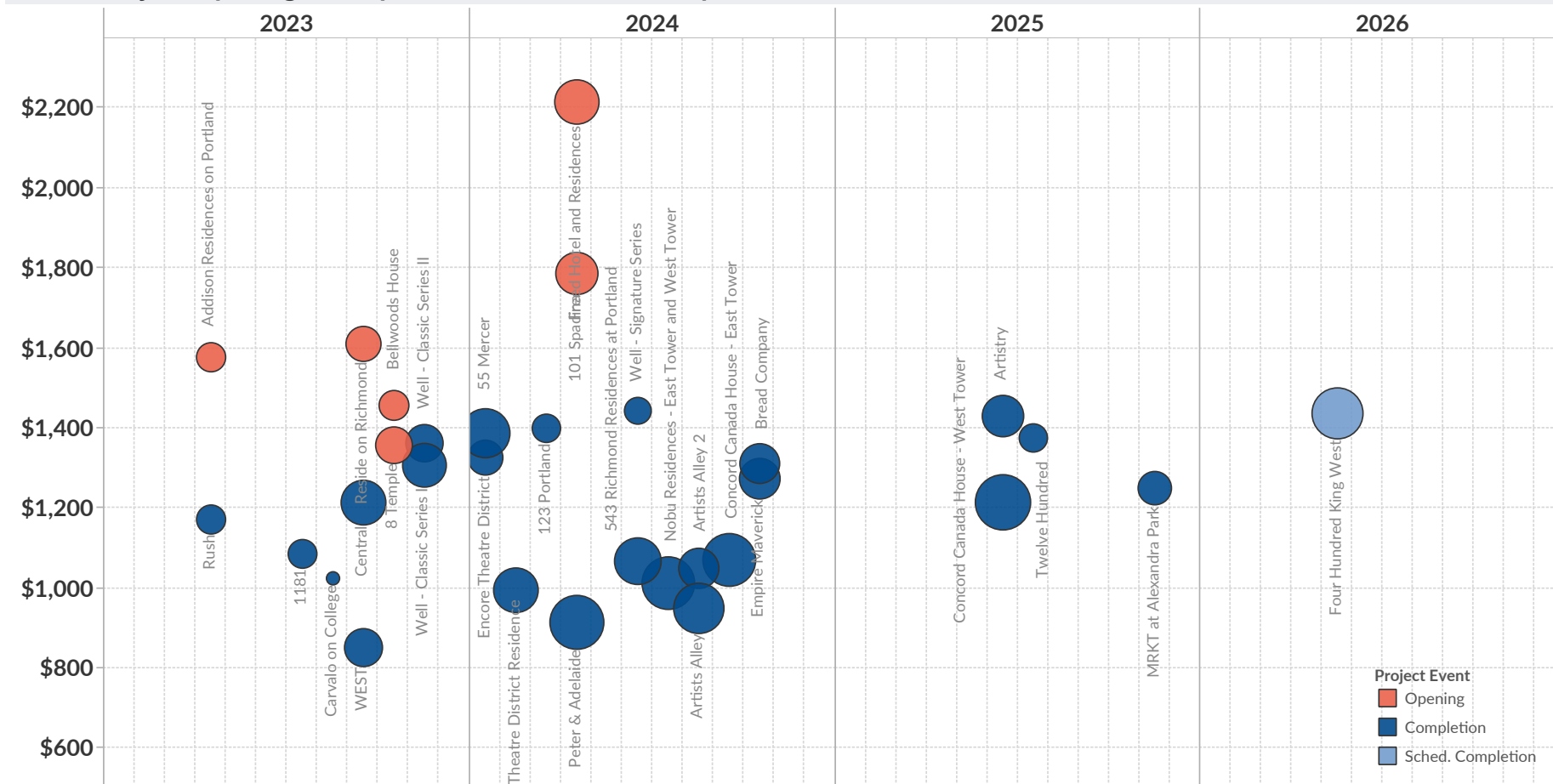
Downtown West		GTA
Distinct count of Site Name	19	311
No. of Units	6,912	80,562
Total Sales	5,954	65,831
Act Inv	958	14,731
Avg. \$/sf		\$1,369
Avg. Project \$/SF		\$1,286
Avg. SF		797
Avg. \$		\$1,090,550
Current Month Sales		85

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

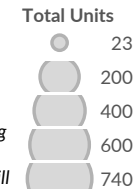


Downtown West Submarket Report - January 2026

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



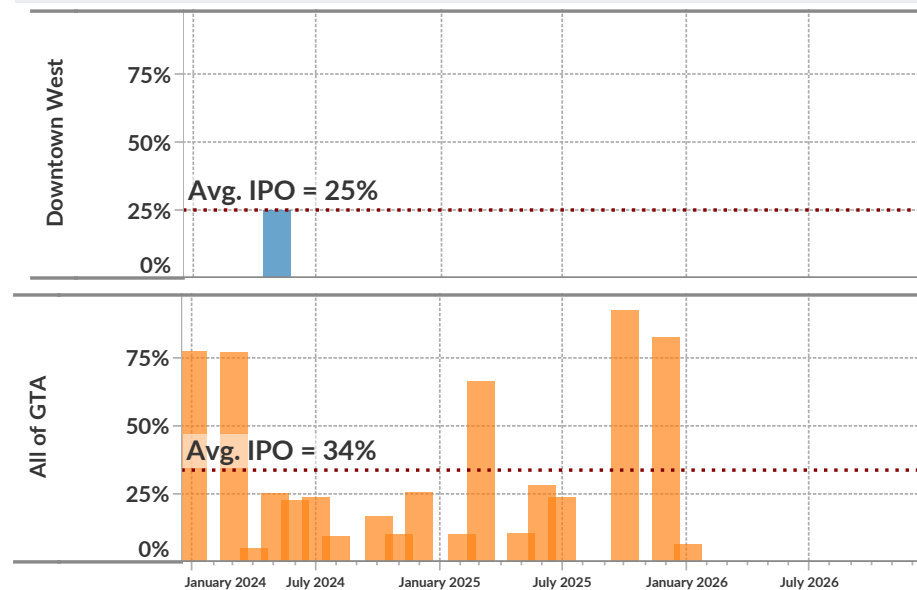
Downtown West Submarket Report - January 2026

Project Data by Unit Type

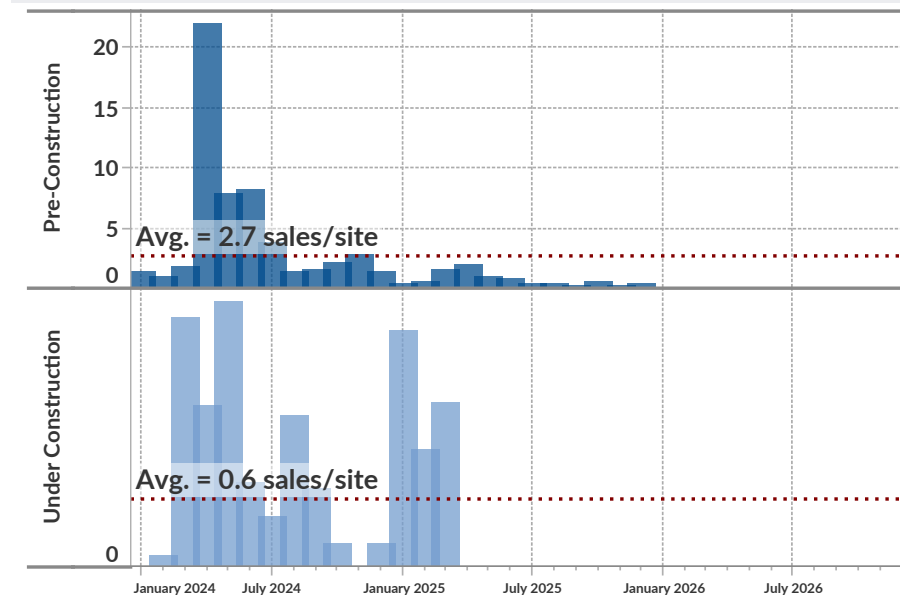
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	830	0	738	92
1 Bedroom	1,909	0	1,731	178
1 Bedroom + Den	1,247	0	1,178	69
2 Bedroom	1,816	1	1,452	364
2 Bedroom + Den	285	4	247	38
3 Bedroom & Up	753	1	573	180
Penthouse	49	0	30	19
Other	14	0	4	10

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
\$1,661	549	1,399	\$713,990	\$2,476,990
\$1,501	734	2,489	\$761,990	\$3,810,000
\$2,190	830	6,169	\$900,000	\$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)

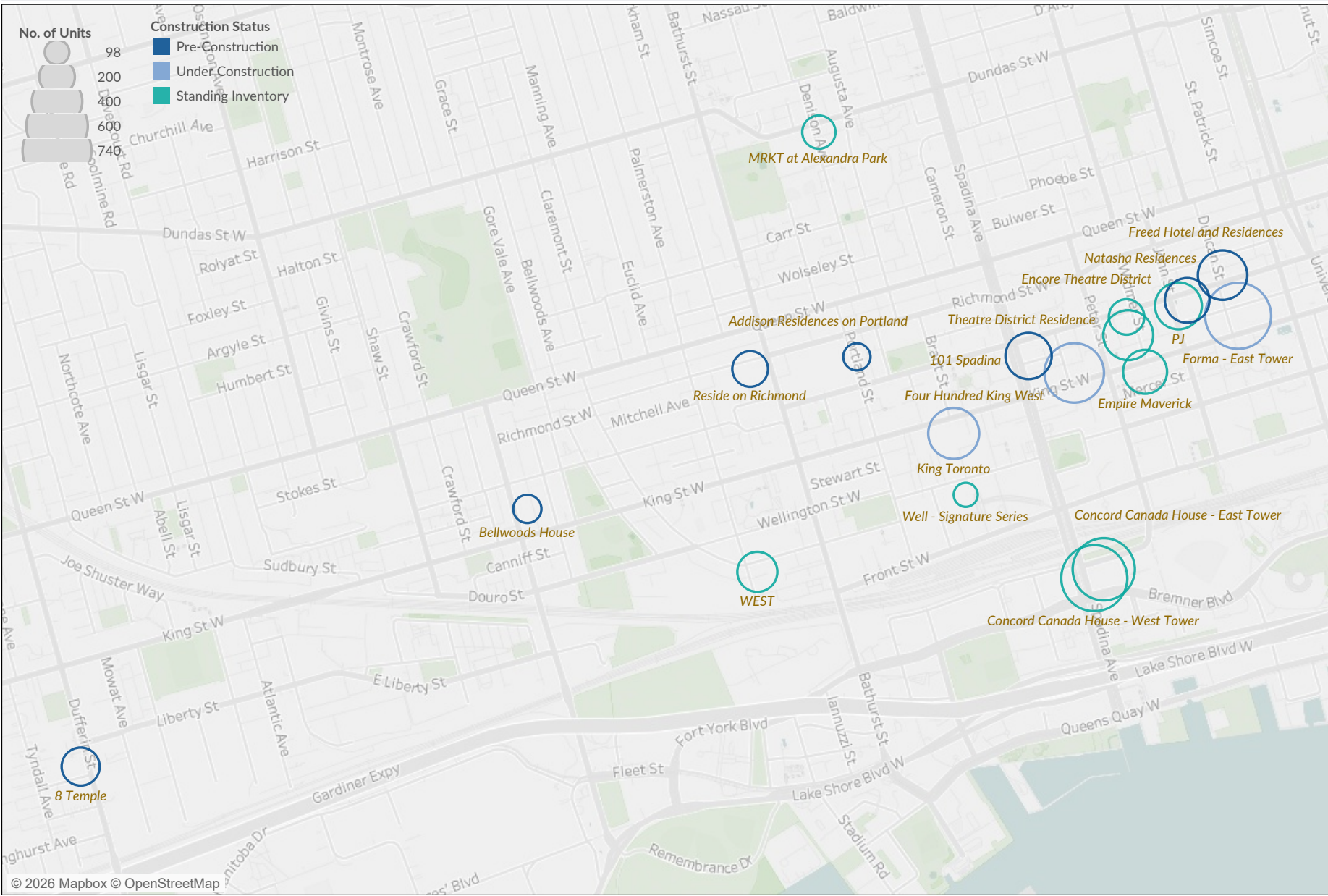


Post Launch Absorption: Downtown West



Downtown West Submarket Report - January 2026

Current Active Projects



Downtown West Submarket Report - January 2026



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	October 2028	0	0	59	246	\$1,358	\$1,240
101 Spadina - Devron	Apartment	October 2028	0	0	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	0	24	657	\$1,071	\$1,320
Concord Canada House - West Tower - Concord Adex	Apartment	June 2025	0	0	23	740	\$1,215	\$1,327
Empire Maverick - Empire	Apartment	October 2024	0	0	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	1	1	250	415	\$2,216	\$2,531
King Toronto - Westbank Projects Corp.	Apartment	June 2026	0	0	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	0	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	4	4	8	98	\$1,444	\$1,607
WEST - Aspen Ridge Homes	Apartment	September 2023	1	1	7	272	\$852	\$1,120

Downtown West Submarket Report - January 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	15
Central Waterfront	2	4
Don Mills - York Mills	0	9
Downtown Core	0	6
Downtown East	0	15
Downtown West	6	19
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	9
North Toronto	0	14
North Yonge Corridor	3	8
North York East		
North York West	2	9
Not Applicable	54	161
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	3	2
Toronto East	0	5
Toronto West	5	16
Yonge - St. Clair	1	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,981	410	\$2,291	1,031	\$2,360,853
1,840	914	\$1,642	906	\$1,487,242
1,786	96	\$1,384	1,383	\$1,913,846
3,687	435	\$1,865	785	\$1,464,664
4,489	767	\$1,364	753	\$1,026,137
5,954	958	\$1,887	938	\$1,769,153
559	6	\$1,636	782	\$1,278,733
896	196	\$1,008	818	\$824,936
4,578	631	\$1,211	661	\$800,813
2,379	306	\$1,597	911	\$1,453,690
2,359	742	\$1,584	698	\$1,105,905
1,135	533	\$1,305	762	\$994,747
26,263	7,746	\$1,130	756	\$853,599
1,926	337	\$1,331	836	\$1,112,340
422	31	\$1,575	1,722	\$2,711,210
888	158	\$1,250	668	\$834,864
2,614	314	\$1,310	841	\$1,101,344
1,075	151	\$2,169	1,306	\$2,832,758



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