

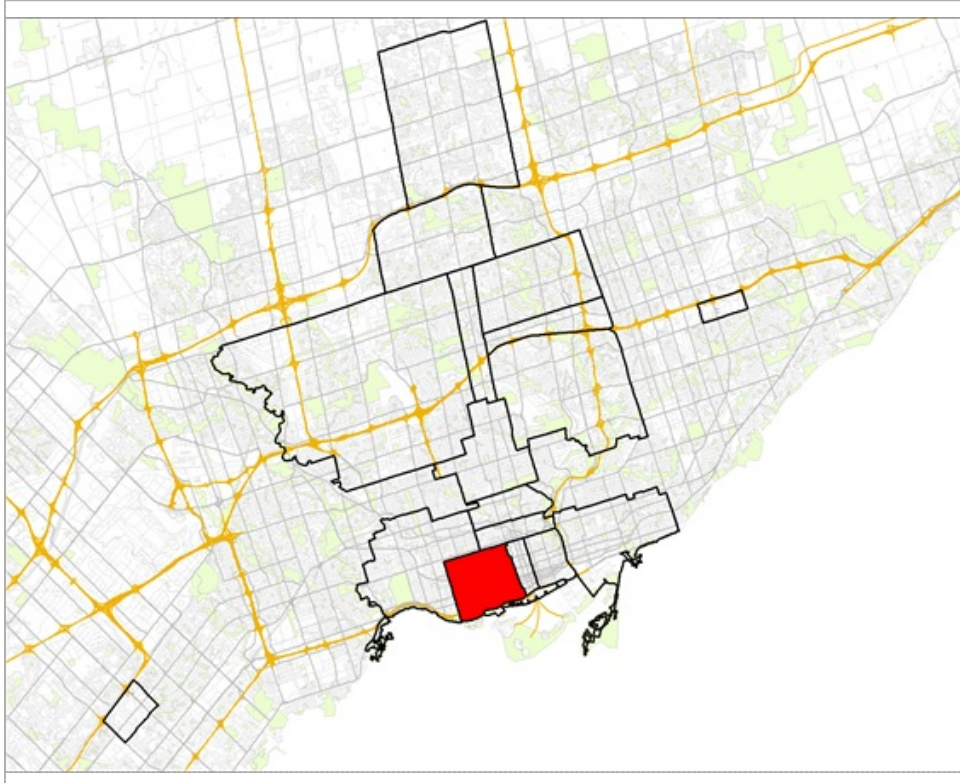


Greater Toronto Area | Downtown West New Homes High Rise Submarket Report

Data as of February 2026

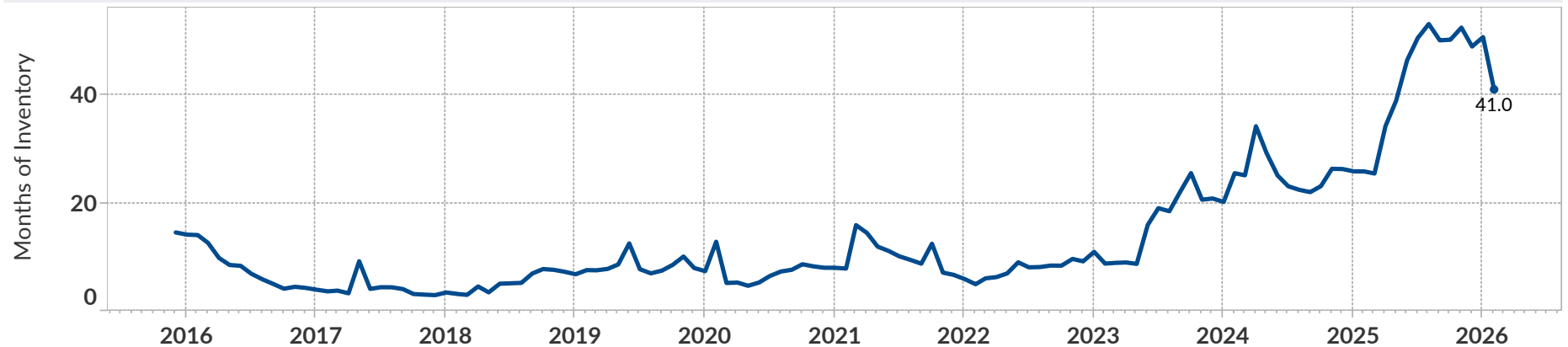


Downtown West Submarket Report - February 2026



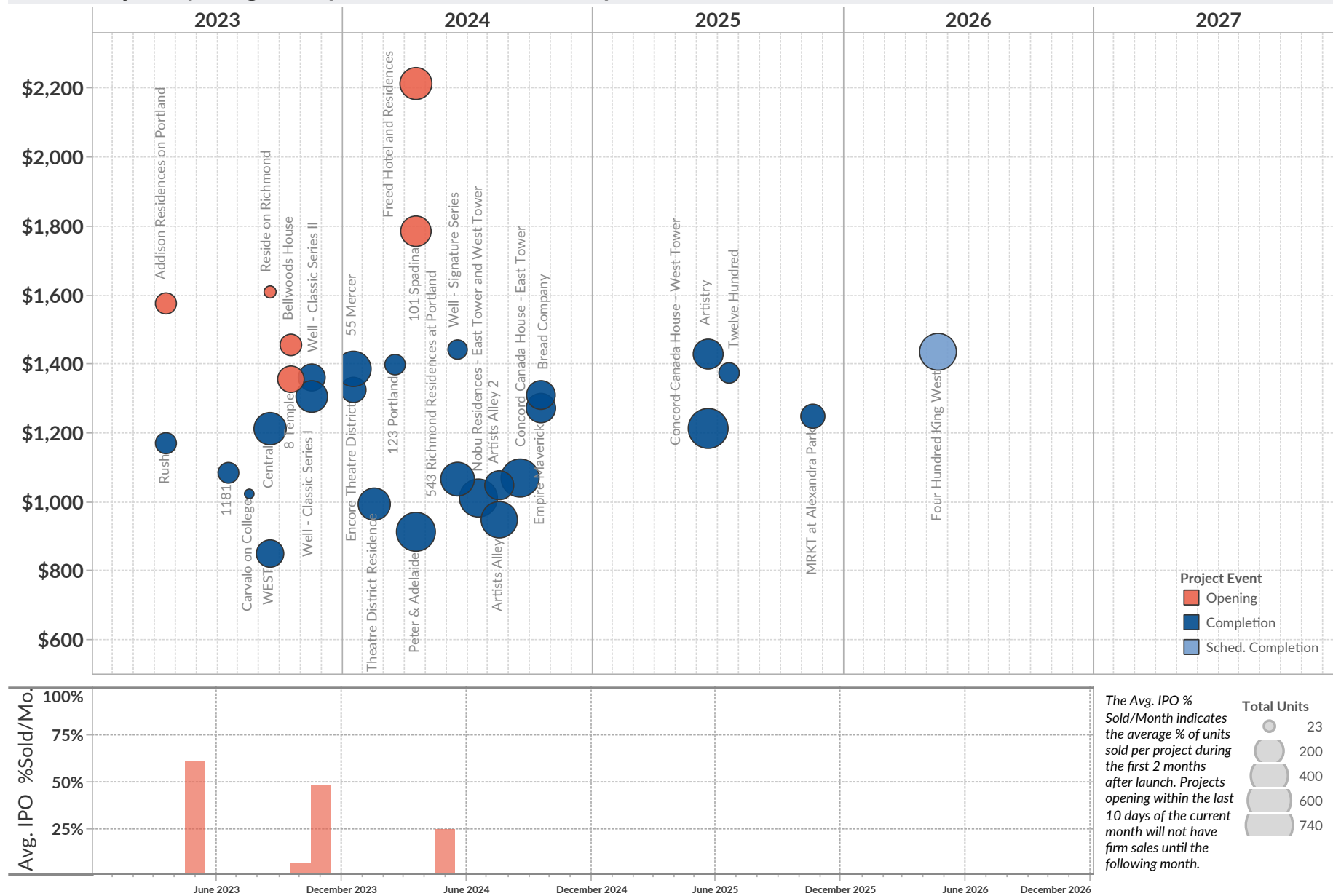
Downtown West		GTA
Distinct count of Site Name	19	307
No. of Units	6,724	79,810
Total Sales	6,023	65,519
Act Inv	701	14,291
Avg. \$/sf		\$1,357
Avg. Project \$/SF		\$1,289
Avg. SF		801
Avg. \$		\$1,087,250
Current Month Sales		171

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



Downtown West Submarket Report - February 2026

Recent Project Openings, Completions & Scheduled Completions



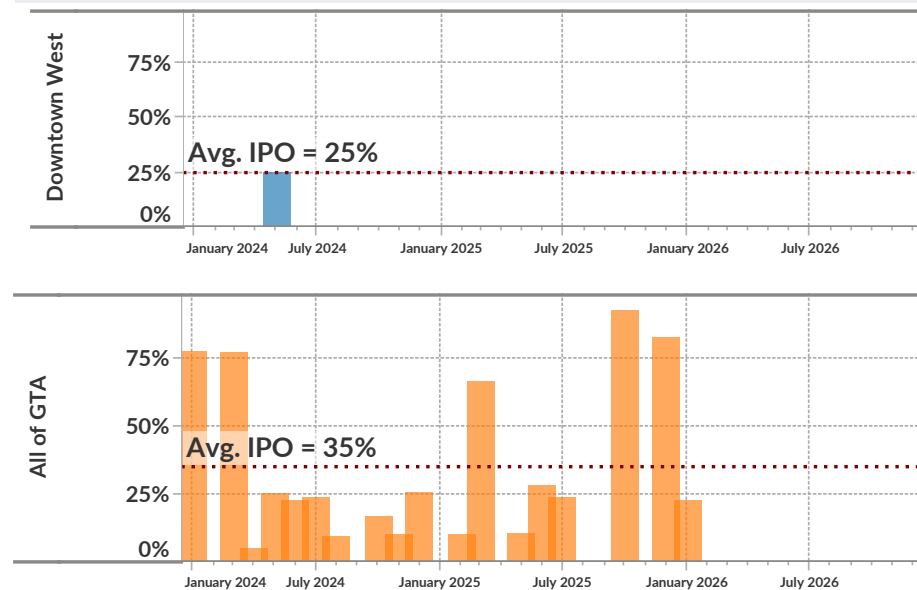
Downtown West Submarket Report - February 2026

Project Data by Unit Type

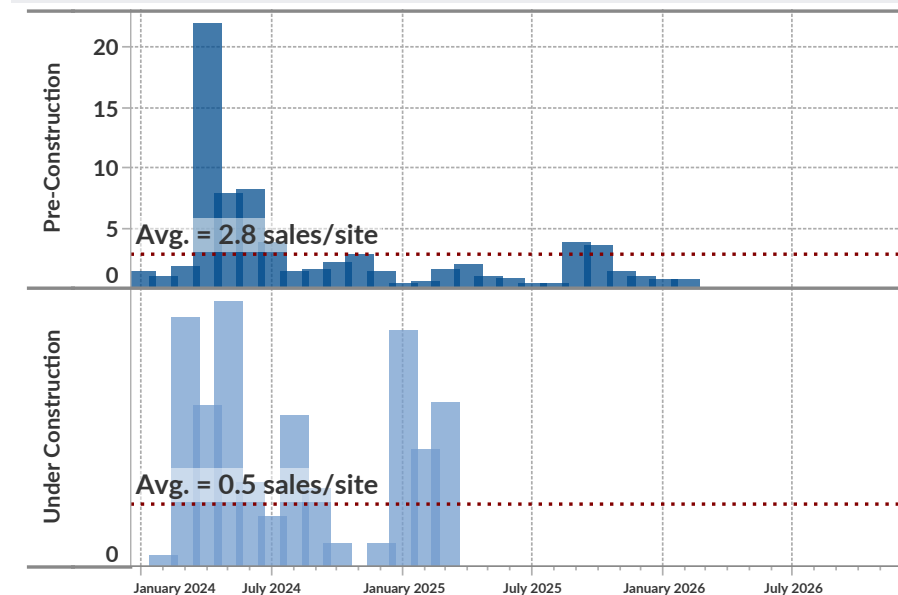
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	822	0	738	84
1 Bedroom	1,831	0	1,743	88
1 Bedroom + Den	1,247	1	1,201	46
2 Bedroom	1,744	3	1,480	264
2 Bedroom + Den	278	3	250	28
3 Bedroom & Up	730	0	576	154
Penthouse	49	0	30	19
Other	14	0	4	10

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,102	275	408	\$590,990	\$849,900
\$1,604	430	753	\$459,990	\$1,454,990
\$1,376	477	746	\$599,900	\$1,473,990
\$1,686	592	1,399	\$785,000	\$2,476,990
\$1,473	768	2,489	\$696,990	\$3,810,000
\$2,225	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)

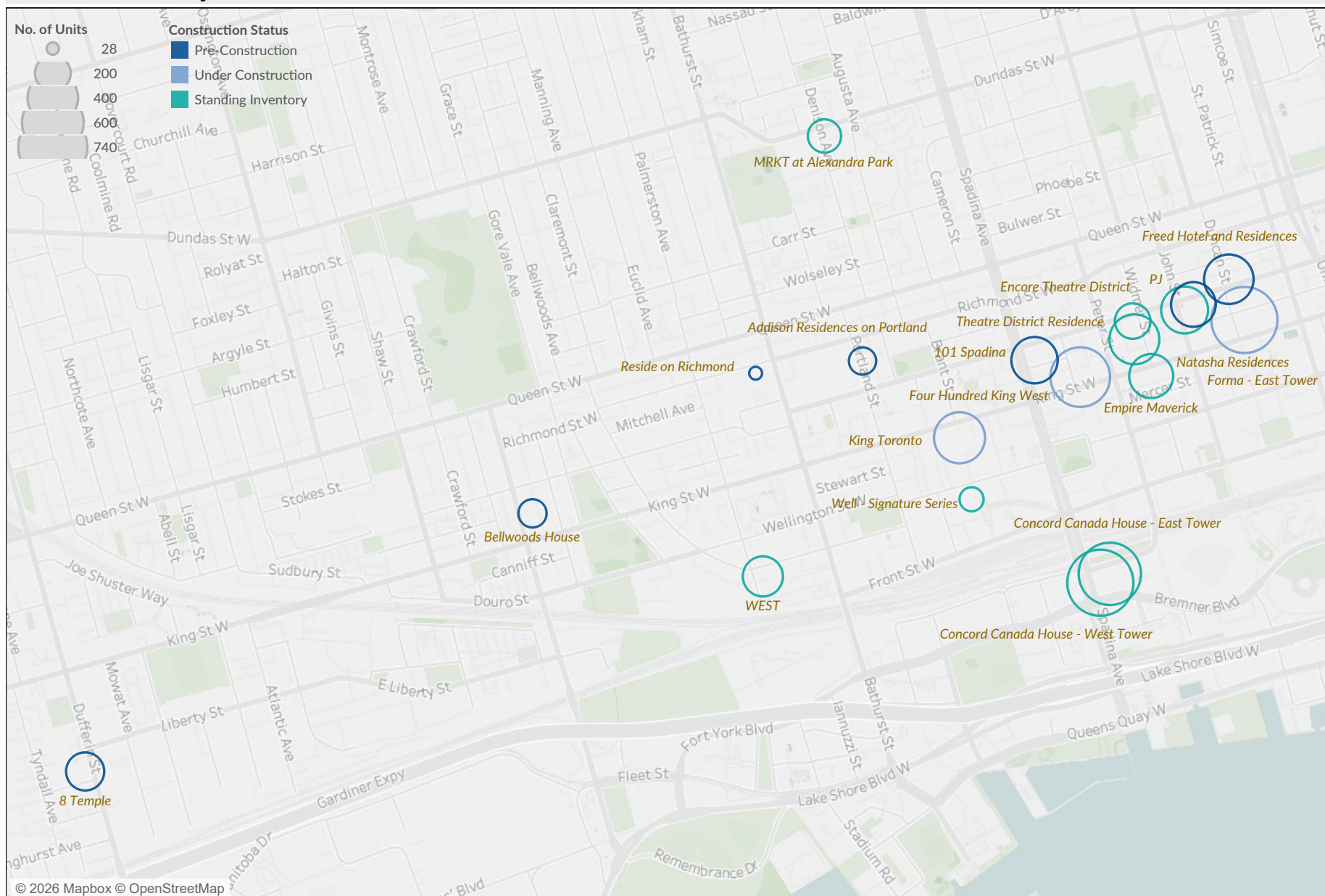


Post Launch Absorption: Downtown West



Downtown West Submarket Report - February 2026

Current Active Projects



Downtown West Submarket Report - February 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	1	1	58	246	\$1,358	\$1,240
101 Spadina - Devron	Apartment	October 2030	3	7	165	363	\$1,787	\$1,825
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	2	249	415	\$2,216	\$2,532
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	0	28	\$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	1	5	7	98	\$1,444	\$1,621
WEST - Aspen Ridge Homes	Apartment	September 2023	1	2	6	272	\$852	\$1,115

Downtown West Submarket Report - February 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 3	• 15
Central Waterfront	• 3	• 4
Don Mills - York Mills	• 1	• 9
Downtown Core	• 2	• 6
Downtown East	• 2	• 15
Downtown West	• 7	• 19
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 1	• 4
Mississauga City Centre	• 0	• 9
North Toronto	• 1	• 14
North Yonge Corridor	• 31	• 8
North York East		
North York West	• 7	• 7
Not Applicable	• 106	• 159
Scarborough City Centre		
Sheppard Corridor	• 1	• 8
Thornhill	• 1	• 2
Toronto East	• 0	• 5
Toronto West	• 4	• 16
Yonge - St. Clair	• 1	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,984	• 407	• \$2,291	• 1,035	• \$2,372,580
• 1,843	• 911	• \$1,642	• 907	• \$1,489,308
• 1,787	• 95	• \$1,371	• 1,397	• \$1,915,634
• 3,689	• 433	• \$1,864	• 787	• \$1,467,700
• 4,491	• 765	• \$1,364	• 753	• \$1,026,795
• 6,023	• 701	• \$1,942	• 1,031	• \$2,002,216
• 559	• 6	• \$1,636	• 782	• \$1,278,733
• 897	• 195	• \$1,008	• 819	• \$825,565
• 4,578	• 631	• \$1,213	• 656	• \$795,452
• 2,379	• 296	• \$1,603	• 903	• \$1,447,806
• 2,392	• 709	• \$1,603	• 685	• \$1,098,482
• 752	• 517	• \$1,316	• 759	• \$998,566
• 26,218	• 7,636	• \$1,113	• 761	• \$846,958
• 1,927	• 336	• \$1,333	• 835	• \$1,113,076
• 423	• 30	• \$1,573	• 1,718	• \$2,701,583
• 888	• 158	• \$1,256	• 666	• \$836,687
• 2,613	• 315	• \$1,311	• 839	• \$1,100,167
• 1,076	• 150	• \$2,169	• 1,308	• \$2,837,027



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