



**PROP  
TECH**



# **Proptech 30 Guide**

*May 2025*

# About PropTech Collective

We are a volunteer-run collective of real estate professionals, technologists, city builders, and entrepreneurs who believe technological innovation can change the built world for the better.

Coming from startups, large enterprises and everything in between, we know how hard it can be to create meaningful change. We also recognize silos exist across the real estate, technology, and public sectors, and important voices are being left out of the conversations.

That's why we founded PropTech Collective in 2019. We see these challenges as an opportunity to come together to find better solutions and build more inclusive, resilient, and sustainable communities in Canada and beyond.

**45+**

Events organized  
In Toronto, Calgary, Montreal, and Vancouver

**550+**

Canadian proptech companies  
supported by our initiatives

**4,000+**

Event attendees

**10,000+**

Actively engaged audience



# Proptech in Canada Report

For more insights into the Canadian proptech landscape,  
download our annual market report for free.

DOWNLOAD





## Table of Contents

5	Introduction
7	Meet the Proptech 30
8	Building Better
12	Streamlining Investments & Operations
16	Driving Climate Impact
21	Modernizing Residential Transactions
27	Unlocking Alternative Financing & Payments
32	Proptech in Canada Report Snapshot



# Introducing the **Proptech 30**

Canada's real estate and construction sectors are undergoing an exciting transformation, powered by a new generation of homegrown proptech startups that are delivering meaningful impact.

The **Proptech 30** guide celebrates the strength and diversity of the national ecosystem by highlighting emerging companies who are transforming every aspect of real estate and construction.

This guide is not a ranking or an award — it's a snapshot of the growing wave of innovation across the country. There are more than 550 active Canadian proptech startups, as noted in [our 2024 report](#), from established players that have raised significant capital to earlier-stage ventures exploring bold new ideas — all contributing to the momentum shaping the future of real estate and construction in Canada.

## How the Proptech 30 were selected ?

Companies were selected through a combination of open nominations and direct applications, then evaluated by a panel of independent judges using the following criteria:

- **Innovation** – originality and technical advancement in the solution
- **Industry Impact** – measurable influence on the real estate and construction sectors, as well as broader societal impact
- **Business Traction** – clear signs of growth and steady customer adoption

To spotlight emerging and growing companies, this year's list excludes publicly traded or exited firms.

# Judging Panel

The Proptech 30 were selected by a panel of industry experts and investors who thoughtfully reviewed each application. We're grateful to the judges for lending their time and expertise to this process, with special thanks to Cindy Kou, Hannah Wang, and Will Sutter for their outstanding contributions to this year's Proptech 30.



**Anvesh Rai**

Director, Venture Partners  
*Crow Holdings*



**Ben Cooper**

Director of Property  
Technology  
*BGO*



**Lee Jackson**

Senior Vice President  
*JLL Digital Solutions Advisory*



**Sarah Hartkorn**

Senior Associate  
*Whitecap Venture Partners*

# Meet the Proptech 30

## Building Better



## Streamlining Investments & Operations



## Modernizing Residential Transactions



## Unlocking Alternative Financing & Payments



## Driving Climate Impact



# Building Better

From offsite construction to workforce intelligence platforms, a new wave of tools is reshaping how buildings are designed, built, and sold. Whether on the job site or in the office, these innovations are making the journey from blueprint to buyer more seamless, data-driven, and scalable.



## Proptech 30 Recipients

 Bridgit  Gryd

 Promise Robotics

 Provision  SPARK

 upbrella  
CONSTRUCTION





**Bridgit**



Construction

Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Mallorie Brodie, Lauren Lake	Kitchener, ON	Canada, US	Series B

## Empowering construction teams with smarter tools

Bridgit is a Canadian software company founded in 2014, providing workforce intelligence solutions for the construction industry. Its flagship product, Bridgit Bench, helps general contractors plan and manage their workforce by providing real-time updates, people and project visibility, and next-generation forecasting. Bridgit Bench is purpose-built for contractors to align workforce strategy with project objectives. The platform is trusted by top ENR general contractors like Balfour Beatty, Rogers-O'Brien, Ryan Companies, and Skanska.

### IMPACT

Bridgit helps contractors streamline their manual resource planning processes, cutting meetings by 50% and decreasing manual work by 80%.

### KEY METRICS

**250+** customers — including 150 of the ENR 400 and 12 of the ENR Top 20

**30+** pre-built integrations for HRIS, CRM, and project management

**125%** year-over-year revenue growth, indicating robust business expansion and customer demand



**Gryd**



Residential

Commercial

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Josh Glow, CEO & Co-Founder	Winnipeg, MB	Canada, US	Seed

## Powering better property experiences wherever people live, work, and park

We understand the challenges faced by established multifamily owners. That's why we've built tech tools that bridge the gap between legacy systems and modern solutions, offering intuitive technology like GrydPark to optimize parking assets, and GrydDigital, powerful marketing tools that help you fill vacancies faster. By partnering with Gryd, you get PropTech that clicks; deep industry knowledge with startup speed, delivering exceptional property experiences wherever people live, work, and park.

### IMPACT

Gryd enhances affordability, sustainability, and operational efficiency for property owners and managers. By leveraging digital tools like GrydPark and GrydDigital, we optimize underutilized assets, streamline marketing processes, and reduce resource consumption. These innovations lead to cost savings, improved tenant experiences, and contribute to environmental sustainability.

### KEY METRICS

**10k+** spaces powered by GrydDigital across Canada and the US

**32%** lower cost vs competitors (and we're proud of it)

**65k+** GrydPark app downloads



## Promise Robotics



Construction

Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Ramtin Attar	Toronto, ON	Canada	Series A

## Revolutionizing industries with intelligent automation

Promise Robotics is a construction technology company that aims to transform how buildings are made by creating a more sustainable and affordable built environment. The company brings together deep tech, advanced manufacturing, and construction under one roof to create a one-stop-shop for digital manufacturing and assembly of highly efficient and sustainable buildings. Its solutions enable real estate developers and homebuilders to leverage the efficiencies of industrialized automation to offer sustainable construction.

### IMPACT

Promise Robotics turnkey robotic production systems enable faster, cost-effective, and sustainable building processes. By addressing labour shortages and reducing construction waste, Promise Robotics contributes to increased housing affordability and environmental sustainability.

### KEY METRICS

**\$25MM USD** raised over three funding rounds

**10MM+ sq. ft** of housing completed through their automated systems

**60% reduction** in initial capital expenditures for homebuilders implementing their technology



## Provision



Commercial

Construction

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Luigi La Corte, Brendan Ardagh	Toronto, ON	Canada, US	Seed

## Helping construction companies reduce contractual risk

Provision is building the contract analysis platform for construction. Instead of manually reading through thousands of pages of documents and revisions, Provision organizes and extracts information so constructors can save time and reduce the cost of future mistakes. Whether you're in legal, pre-construction, or project management, Provision ensures the right people see the right risks at the right time, with clear, source-backed outputs that don't require a lawyer to understand.

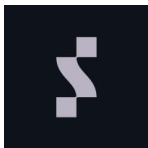
### IMPACT

Contract disputes cost contractors millions. We help reduce that exposure. Customers use Provision to catch key issues in minutes, not hours, de-risk bids, and hand off projects with fewer gaps between legal and field teams. The result: fewer delays, better compliance, and more profitable jobs.

### KEY METRICS

**+\$10B** in project value reviewed on Provision

**3x** faster project review



Spark



Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Cody Curley, Ryan Ilg, Lee Jarvis	Vancouver, BC	Canada, US	Series A

## Powering new development real estate

Spark is a groundbreaking sales, marketing and customer care platform tailored specifically for the new development real estate industry. Unlike traditional tools that are often fragmented and not purpose-built, Spark offers an end-to-end solution that unifies the entire project sales lifecycle—from pre-launch marketing and sales all the way through completion and into ongoing homeowner care —on a single, intuitive platform.

### IMPACT

Spark drives meaningful impact in real estate by reducing operational inefficiencies, increasing sales readiness, and enabling customers to scale without growing headcount. In 2024, Spark expanded its impact by acquiring Juniper, extending its reach into homeowner care, and by launching Glimpse, a new market intelligence product that empowers smarter development decisions.

### KEY METRICS

**\$100B +** inventory managed

**120** cities on the platform

**1MM+** units sold



Upbrella International



Residential

Construction

Commercial

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Joey Larouche	Boucherville, QC	Canada, US, France	Serie A

## A sheltered system for better, faster, and smarter construction

Upbrella offers innovative sheltered construction solutions for every phase of a building's life cycle, from construction, facade retrofit, vertical addition to deconstruction. Each solution includes a shelter equipped with a lifting system and an integrated handling system.

### IMPACT

Upbrella reduces construction project complexity and risk. Designed for dense urban environments, our approach increases budget and schedule certainty by eliminating weather-related delays. Upbrella contributes to sustainability in construction by reducing waste, temporary structures, and energy use. This leads to faster project completion, shorter payback periods, and improved construction quality. With a minimal site footprint and reduced disruption to the public, our method enhances social acceptance and project visibility. It also ensures a safer, more ergonomic work environment while replacing conventional equipment such as tower cranes.

### KEY METRICS

**20%** faster project delivery for new construction

**50%** faster project delivery for facade retrofit

**50-75%** reduction in public occupancy

# Streamlining Investments & Operations

Commercial spaces are becoming more adaptive, automated, and intelligent. From investment platforms and compliance technology to digital twins and guest experience solutions, these startups are empowering owners and operators to maximize efficiency, respond faster to tenant needs, and rethink how space is managed.



## Proptech 30 Recipients

ALTRIO

enso  
CONNECT



KITCHEN  
HUB FOOD HALL

planit  
engineering

vendorpm





Altrio Inc.

Commercial



FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Raj Singh, Jon Simpson	Toronto, ON	Global	Series A

## Empowering real estate capital markets with data-driven deal management

Origin, built by Altrio, is a data-driven deal management platform for real estate investors, lenders, and brokers. It streamlines workflows by automating data extraction, pipeline management, and CRM integration. The platform enhances underwriting and decision-making by providing critical market intelligence. Origin also helps brokers manage opportunities, task lists, and buyer relationships, with future features including deal sharing and collaboration tools.

### IMPACT

Origin improves efficiency by automating repetitive tasks, enabling professionals to focus on high-value activities like evaluating opportunities and executing deals. It speeds up deal cycles, fosters collaboration, and strengthens decision-making by organizing past deal activity and market insights.

### KEY METRICS

- 10k+** real estate transactions managed annually through Origin
- 1k+** active deals automatically ingested monthly through Altrio's AI-powered Data Extraction Service
- 3-4x** increase of deal flow and **2x** underwriting capacity experienced by customers after implementation of Origin



Enso Connect

Residential

Hospitality



FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Francois Gouelo, Peter Sorbo	Toronto, ON	Global	Seed

## Digitizing and monetizing guest experience from booking to checkout, powered by AI

Enso Connect is a guest experience platform helping hospitality professionals scale sustainably through exceptional guest interactions. Enso Connect focuses on three core outcomes: maximize revenue per guest, boost 5-star reviews, and streamline operations. The company mission is to digitize and monetize the guest experience at scale.

### IMPACT

Enso Connect is transforming hospitality by helping property managers thrive while enhancing guest experiences. Through AI-powered tools that maximize revenue, boost reviews, and streamline operations, they create seamless stays with smooth check-ins/outs, responsive service, and enhanced digital concierge assistance. This enables sustainable business growth for operators while delivering the frictionless, personalized experiences modern travelers expect.

### KEY METRICS

- 50k** properties in 60+ countries
- 10MM+** guests
- 1MM+** users earned in new upsell revenue every month



Kitchen Hub



Commercial

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Adam Armeland, Oren Borovitch, Mat Abramsky	Toronto, ON	Canada	Series A

## Building the technology and spaces that power multi-brand food amenities for commercial landlords

Kitchen Hub is a proptech and services business that powers multi-brand environments. We use digital ordering technology to deliver the quality & variety of a traditional food hall, but in 1/10th of the space and 1/10th of the cost. Our pocket food hall designs enable landlords to build and lease 6-8 kitchens in their office or apartment lobbies, attracting top restaurants like Shake Shack, Wingstop, Pai Northern Thai, Mandy's Salads and more. Tenants and neighbours can order in-store or online from multiple brands together in a single order.

### IMPACT

With Kitchen Hub, commercial landlords win the amenity arms race, and drive rents and occupancy. We enable existing food halls and food courts to compete for the 40% of food ordering done digitally today. We also provide incredible growth opportunities for restaurants to reach more customers quickly (<3 weeks) and cheaply.

### KEY METRICS

**80%+** average annual revenue growth rate (last 3 years)

**95%+** average kitchen occupancy with all locations profitable on opening

**>1MM** orders served!



Planit Engineering



Residential

Construction

Commercial

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Mike Laurie, P.Eng.	Oakville, ON	Canada, US	Private

## We are building intelligence

Planit Engineering is a pioneer in building digitization, providing AI-enhanced solutions that create, manage, and optimize digital twins of existing buildings. With 30 years of experience, Planit offers advanced 3D scanning, BIM modeling, and automation services for real estate owners, developers, and governments. Our Hyper-Intelligent Building (HIB) program integrates data, visualization, and automation into a unified platform, enabling better decision-making, energy savings, and operational efficiency.

### IMPACT

Planit's work helps building owners and operators reduce carbon emissions, improve asset performance, and make data-backed capital planning decisions. Our platform enables remote collaboration, eliminates costly rework, and streamlines the retrofit and redevelopment process. The result is smarter, more sustainable, and more affordable buildings that are future-ready — with reduced environmental impact and improved ROI.

### KEY METRICS

**1B sq.ft** of buildings digitized across North America

**20%** increase in building valuation with a digital twin

**\$1.15MM** in federal innovation funding awarded for digital twin and energy optimization research



VendorPM



Residential

Commercial

FOUNDER(S)

HQ

OPERATING MARKETS

FUNDING STAGE

Emiel Bril, Dylan Sher

Toronto, ON

Canada, US

Series A

## Modernizing the way vendors and building managers work together

VendorPM is a vendor lifecycle management platform that streamlines vendor credentialing, eTendering, and contract management into one integrated workflow. By connecting seamlessly with existing property management systems, we save time, reduce manual effort, and modernize operations.

We empower property managers to work more efficiently, give asset managers real-time visibility and centralized oversight, and help owners reduce risk and drive measurable cost savings across their portfolios.

### IMPACT

VendorPM simplifies complex property operations by centralizing vendor onboarding, credentialing, tendering, and contract management into one platform. We help building managers reduce admin work, empower building managers with real-time visibility, and enable owners to unlock portfolio-wide savings; all while integrating seamlessly with existing systems.

### KEY METRICS

**>10k** buildings & **>70k** vendors across North America

**17.7%** under budget on average for projects awarded through VendorPM

**96.3%** of awarded vendors were fully compliant via VendorPM



# Driving Climate Impact

Real estate is at the frontline of the climate transition. Energy optimization, grid-integrated buildings, and biodiversity solutions are making sustainability both achievable and profitable. As owners pursue net-zero goals, the industry is finding new ways to reduce its footprint, enhance performance, and meet ESG targets.



## Proptech 30 Recipients







**Adaptis**



Commercial

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Sheida Shahi, Aida Mollaei	Toronto, ON	Canada	Seed

## Saving cost, carbon, & time over the building lifecycle

Adaptis helps building owners and operators optimize capital planning, energy use, and emissions decisions through an AI-powered software platform. Founded in Toronto in 2022, Adaptis integrates financial, operational, and environmental data to identify retrofit and decarbonization strategies aligned with clients' goals - whether that's cutting costs, hitting GHG targets, or staying compliant. Complex real estate capital planning and sustainability decisions are simplified through an interactive dashboard where upgrades and value-adds are prioritized, costs are minimized, and outcomes are predictable.

### IMPACT

Adaptis provides faster, more cost-effective results with more significant GHG savings on an interactive and up-to-date dashboard. Adaptis's patent pending methods analyze thousands of decarbonization pathways, discovering more cost-effective, lower carbon options than status quo methods.

### KEY METRICS

**20%+** capital expenditure savings achieved through optimization

**10x** lower costs compared to traditional consulting services

**20x** faster results than traditional methods



**Alveole**



Commercial

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Alexandre McLean, Etienne Lapierre Declan Rahkin Jardin	Montréal, QC	Canada, US, France, Belgium	Series A

## Transforming urban spaces with nature's touch

Alvéole, a Montreal-based leader in urban beekeeping, has been driving biodiversity and tenant engagement since 2013. Alvéole partners with commercial real estate teams across North America and Europe to install and maintain rooftop beehives, offering educational workshops and community programs. Alvéole's mission is to help the commercial real estate sector embrace nature-related risks and turn them into opportunities, with a focus on sustainable development, tenant engagement, and biodiversity preservation.

### IMPACT

Alvéole's urban beekeeping initiatives have transformed unused rooftop spaces into thriving ecosystems, supporting biodiversity and enhancing tenant experiences. Alvéole helps commercial real estate owners and managers integrate sustainability into their properties, contributing to green building certifications like LEED and BOMA BEST. The company's efforts not only enrich local ecosystems but also strengthen ESG initiatives and help businesses connect with their communities in meaningful ways.

### KEY METRICS

**5k+** urban beehives installed across North America and Europe

**800+** real estate partners promoting biodiversity

**70+** cities engaged in nature-based solutions to support ESG and tenant engagement



**Cence Power**



Residential

Construction

Commercial

FOUNDER(S)

HQ

OPERATING MARKETS

FUNDING STAGE

Bolis Ibrahim, Will  
Andrew

Markham, ON

Canada, US, Europe

Series B

## Revolutionizing building efficiency with safe, scalable DC power systems

Cence Power provides intelligent low-voltage (Class 2) and fault-managed (Class 4) DC power distribution systems that replace traditional AC infrastructure in buildings. Our technology enables safer, more efficient, and lower-cost power delivery for LED lighting, sensors, controls, and other DC-based devices. Designed for both commercial and residential applications, our systems reduce energy waste, simplify installation, and extend equipment life.

### IMPACT

Cence Power's systems contribute directly to electrification, decarbonization, and cost efficiency in building infrastructure. By eliminating inefficient AC-DC conversions and supporting low-voltage direct current distribution, we reduce energy use by up to 45%, improve occupant safety (shock/fire risk mitigation), and streamline power delivery in new construction and retrofits alike. Our technology supports ESG goals and makes it simple to comply with evolving building codes.

### KEY METRICS

**1MM sq.ft** deployed using Cence Power delivery systems

**1MW+** of DC power distribution capacity deployed

**~1,024 tonnes CO<sub>2</sub>e** diverted from building construction



**Miru Smart Technologies**



Residential

Commercial

FOUNDER(S)

HQ

OPERATING MARKETS

FUNDING STAGE

Curtis P. Berlinguette

Vancouver, BC

North America,  
Europe

Series A

## eWindows: Control what's in between to connect with what's beyond

Miru develops dynamic electrochromic windows ("eWindows") that transform static glass into smart, responsive, energy-efficient systems. Designed for architectural, automotive and transportation sectors, our eWindows dynamically tint to control heat, glare and natural light – improving occupant comfort and reducing energy use. Our eWindows are a breakthrough in glazing – smart, energy-efficient and ready for real-world impact. Miru is on a mission to deploy 10 million square feet of eWindows by 2028 with a growing network across North America and Europe.

### IMPACT

By adjusting the tint level of glass, Miru eWindows can reduce air-conditioning loads, saving major energy and helping reduce greenhouse gas emissions and HVAC requirements. Our technology eliminates the need for mechanical shading and cooling, enabling buildings to lower their carbon footprint, meet evolving building codes, and deliver healthier, more sustainable spaces.

### KEY METRICS

**20%** increase in building energy efficiency

**30+** year eWindow product lifespan

**2 gigatons** of CO<sub>2</sub> can be eliminated annually using Miru eWindows



Parity



Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Brad Pilgrim, Brian MacLeod	Toronto, Ontario, Canada	Canada	Series B

## Remote HVAC micromanagement

Parity is a software company based in Toronto, Ontario, Canada founded in 2016. Parity automatically controls and optimizes HVAC systems to guarantee utility cost savings and reduce CO<sub>2</sub> emissions with no upfront investment in multifamily residential buildings and hotels. Parity's software remotely controls and optimizes HVAC systems to deliver energy efficient levels of heating, ventilation, and cooling. The company's solution helps buildings comply with energy efficiency and greenhouse gas emissions regulations while accessing incentive programs.

### IMPACT

Parity delivers remote HVAC optimization services for multifamily residential buildings and hotels. Its software automatically controls and optimizes HVAC systems in real-time, reducing energy consumption and utility costs without compromising occupant comfort. By enhancing energy efficiency, Parity supports sustainability goals and helps buildings comply with environmental regulations.

### KEY METRICS

**100MM sq.ft** of Real Estate Under Management

**20-30%** of utility costs saved, guaranteed

**\$165k** saved in utility costs and 226 tons of CO<sub>2</sub> reduced in a NYC condo



QEA Tech



Residential

Construction

Commercial

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Peyvand Melati, Omid Alaei, Mansour Asrani	Markham, ON	Canada, US, Germany, Ireland, UK, Japan	Series A

## Decarbonizing the building envelope with AI

A leader in building envelope analytics, QEA Tech conducts precise, data-driven envelope audits using patented AI software, drones, and thermography. QEA Tech's solution quantifies energy loss for the entire building envelope, pinpoints envelope issues down to inches, and provides customized retrofit action plans that maximize ROI. QEA Tech works with commercial, residential, industrial, and institutional properties that are looking to improve building envelope performance.

### IMPACT

QEA Tech's solution provides the data needed to seamlessly decarbonize the building envelope, reducing barriers to meeting net zero goals. QEA Tech has identified 40 MTCO<sub>2</sub>e of average savings potential per building envelope audit. Our use of drones and AI models allows our data collection and analysis to be efficient, non-intrusive, and scalable, reducing the overall cost for retrofit planning.

### KEY METRICS

**700+** building envelope audits conducted globally

**\$1MM+** data points on building envelope performance

**17** regions globally in operations



**SWTCH Energy**



Residential

Commercial

FOUNDER(S)

HQ

OPERATING MARKETS

FUNDING STAGE

Carter Li

Toronto, ON

Canada, US

Series B

## Ensuring the seamless integration of EV charging

SWTCH Energy is a Toronto-based company that offers electric vehicle (EV) charging solutions for multi-tenant properties. The company's solution utilizes existing electrical infrastructure to deploy a cost-effective charging system that works for EV drivers today and scales to support future growth. SWTCH's platform, SWTCH Cortex, helps deliver reliable EV charging without expensive electrical upgrades or heavy ongoing management. The company's mission is to revolutionize EV charging for the built environment by providing effortless and reliable charging solutions.

### IMPACT

SWTCH Energy provides EV charging solutions for multi-tenant buildings. Its platform utilizes existing electrical infrastructure to deploy cost-effective and scalable EV charging systems. By facilitating EV adoption in urban settings, SWTCH Energy promotes sustainability and future-proofs real estate developments.

### KEY METRICS

**20k** EV chargers managed across its charging network

**1.5k** real estate customers served with EV charging solutions

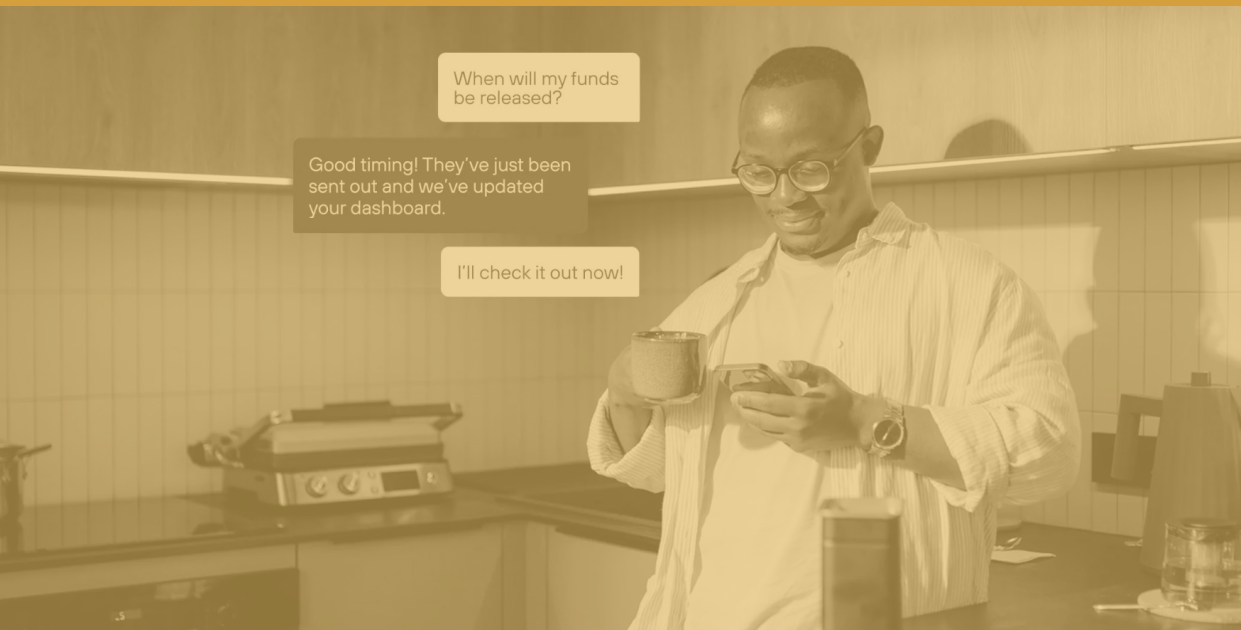
**\$31.2MM USD** secured in Series B funding to expand EV charging infrastructure across North America



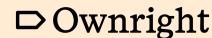


# Modernizing Residential Transactions

The way homes are bought and sold is evolving. Digital platforms are replacing paperwork and guesswork with data-driven pricing, secure identity verification, and seamless end-to-end management. These innovations reduce friction, lower costs, and empower people to navigate the housing market on their own terms.



## Proptech 30 Recipients



**8Twelve**

Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Gary Fooks, Akber Abbas	Toronto, ON	Canada	[xxx]

## Smarter, straight-forward mortgages

8Twelve Financial Technologies is a Canadian digital mortgage brokerage that uses its INFIN8 platform to match borrowers with over 65 lenders and 7,000+ mortgage products. The platform automates and streamlines the mortgage process, helping clients secure the right financing faster and more easily. By offering both traditional and private options, 8Twelve supports a wide range of borrowers, including those underserved by banks. Their model enhances affordability, efficiency, and transparency in home financing.

### IMPACT

8Twelve is modernizing home financing to make it more accessible. Through automation and real-time analytics, the platform simplifies the mortgage process for both clients and professionals. Its partnerships with shared equity programs help reduce upfront costs, promoting affordable homeownership.

### KEY METRICS

**\$100MM+** in funded private mortgages, demonstrating strong growth and market demand.

**65+** lenders and 7,000+ mortgage products available through the INFIN8 platform, offering diverse financing options.

**0** power of sale events, reflecting the company's commitment to responsible lending and successful borrower outcomes.

**APOLLO Insurance**

Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Jeff McCann, David Dyck, Drew Green	Vancouver, BC	Canada	Series B

## Streamlining tenant insurance for renters and property managers

APOLLO is a digital-first insurance platform that simplifies tenant insurance for both renters and property managers. Renters can get covered in minutes through an intuitive online experience, while landlords and property managers benefit from APOLLO's embedded solution and our proprietary compliance tool that automates the insurance tracking process.

### IMPACT

By integrating directly into leasing workflows, APOLLO reduces administrative overhead, improves compliance rates, and enhances the resident experience. Our platform increases compliance, reduces admin time, and supports affordability with flexible monthly payments and a best-price guarantee.

### KEY METRICS

**100k** buildings served across Canada

**100+** property management partners

**80%+** insurance compliance rate for many integrated partners

**Bode**

Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Robert Price, Lindsay Skabar, Jeff Jackson & Alan Kelly	Calgary, AB	Canada (BC, AB, SK & ON)	Seed

## Unlock the future of home selling

Bode.ca is Canada's leading digital real estate platform that's redefining how homes are bought and sold. By leveraging technology to connect homeowners with motivated buyers, Bode delivers complete transaction transparency with powerful, useable data insights, and intuitive self-serve tools. With no middlemen, no hidden fees, and only a 1% success fee, Bode supports the most important people in a real estate transaction, homeowners.

### IMPACT

With housing affordability a growing challenge in Canada, Bode is committed to finding solutions. By supporting homeowners, the platform helps them to keep more of their hard-earned equity offering buyers greater savings through fully transparent, commission-free transactions. Bode is making real estate more accessible, fair, and future-ready for everyone.

### KEY METRICS

**\$1B+** in Property Sales across Canada

**2k+** successful transactions

**50+** enterprise developers across Canada

**Homewise**

Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Jesse Abrams, Carlos Medeiros, Madara Ranawake	Toronto, ON	Canada	Seed

## End-to-end homeownership, all under one roof

Homewise is a digital mortgage-centered B2B2C homeownership platform that integrates directly into partner ecosystems—delivering a full end-to-end experience for their clients. From mortgages to real estate transactions/listings, insurance, and closing services, everything is built in. Partners embed Homewise tech to give their users access to over 30+ lenders (e.g. TD, Scotia, and BMO) without ever leaving their platform. Homewise helps partners add a seamless homeownership experience to their offering—expanding their business, boosting engagement, unlocking new revenue, and improving client outcomes with minimal lift.

### IMPACT

Through collaborations with builders like Brookfield Residential and Fieldgate Homes, and tech platforms like Borrowell, Clearscore and Virtuo, Homewise's B2B2C solution enables partners to offer a fully integrated, white-labelled mortgage journey ("Powered by Homewise"), growing their business and providing more value to clients by helping them secure mortgages faster, easier, and at a lower cost.

### KEY METRICS

**\$1B+** in homes financed, purchased and sold

**100+** partners across Canada (including public int. companies)

**40** lender partners including TD, Scotia, BMO and Neo



Local Logic



Residential

Commercial

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Vincent-Charles Hodder, Gabriel Damant-Sirois, Colin Stewart	Montréal, QC	Canada, US	Series B

## Location intelligence that improves real estate decisions

Our mission is to improve every real estate decision, from consumers seeking a neighborhood that aligns with their lifestyle to investors aiming to pinpoint the best locations for development or local governments striving to build more sustainable cities through better urban planning. Our extensive dataset of over 100 billion data points provides unparalleled insights and analytics that have influenced billions of dollars worth of real estate transactions and continuously help more than 18 million monthly users across 8,000 websites in the US and Canada make better-informed decisions.

### IMPACT

By streamlining decision-making with hyperlocal data, we help brokerages, MLSs, and developers save time and reduce costs. Our tools accelerate homebuyer journeys, support smarter land use, and promote sustainable development by surfacing transit-friendly, walkable neighborhoods. The result: faster transactions, better resource allocation, and a more informed, equitable real estate ecosystem.

### KEY METRICS

**18MM+** monthly users

**8k+** consumer-facing websites currently using our products

**250+** individual insights per address, in the US and Canada



nesto



Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Malik Yacoubi , Karim Benabdallah, Damien Charbonneau, Chase Belair	Montréal, QC	Canada	Series C

## The bright side of mortgages

Nesto is Canada's leading digital mortgage lender, offering a streamlined, transparent, and commission-free mortgage experience for Canadians from coast to coast. Founded in 2018, nesto simplifies the entire property financing journey through a fully digital platform backed by expert guidance and proprietary technology. In addition to serving consumers directly, the nesto group empowers Canadian financial institutions to modernize their operations through the nesto Mortgage Cloud.

### IMPACT

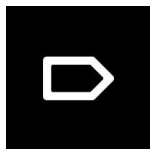
The nesto group is building the mortgage ecosystem of the future - reimagining the mortgage experience to make home financing faster, more transparent, and more affordable for Canadians. By removing commissions, leveraging automation, and offering access to the best available rates, nesto helps reduce borrowing costs and simplify decision-making. Its technology also enables financial institutions to increase efficiency and reduce operational friction—helping the entire industry move toward a more accessible and customer-first mortgage landscape.

### KEY METRICS

**\$165MM+** raised in funding, including a C\$80 million Series C round

**\$70B+** in mortgages under administration

**70+ NPS score**, best in class client satisfaction



Ownright



Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Robert Saunders, Joel Fox, Benjamin Berry	Toronto	Canada	Seed

## Real estate law made simple

Ownright modernizes property transactions by offering a fully online platform that combines legal expertise with user-friendly technology. Clients can manage their real estate closings remotely, with transparent pricing and unlimited support from licensed lawyers. Founded in 2023, Ownright has rapidly scaled its operations and is now a trusted partner for homebuyers, sellers, and real estate professionals across Ontario.

### IMPACT

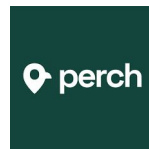
Ownright is transforming the real estate closing process by making it more accessible, efficient, and transparent. Through its digital platform, the company reduces the complexity and stress traditionally associated with property transactions. This innovation not only enhances affordability by offering competitive pricing but also supports sustainability by streamlining processes and reducing paper usage.

### KEY METRICS

**\$750MM** in transaction value processed, with projections to surpass \$1B by the end of 2025

**1k+** transactions facilitated

**\$6MM** in funding secured



Perch



Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Alex Leduc	Toronto, ON	Canada	Seed

## Mortgages, simplified

Perch is a Canadian digital mortgage platform that combines the right mix of automation and expert advisors to connect future and current homeowners with the right mortgage product.

### IMPACT

Enabling homeownership: We have access to over 30 lenders and alternative models of homeownership, which allows us to provide solutions that are unavailable through other channels. On average, we save borrowers over \$300/month in interest on their mortgage payments through lower rates. Our lending arm has enabled financing intensification projects that create more housing units in our community.

### KEY METRICS

**65%** average annual revenue growth the last 3 years

**2024:** The year we became profitable

**50** new housing units in the GTA that our lending arm funded





Repliers



Residential

Commercial

FOUNDER(S)

HQ

OPERATING MARKETS

FUNDING STAGE

Pat Arlia, Sid Di  
Benedetto

Toronto, ON

Canada, US

Seed

## Your head start for building real estate tech

Repliers is the developer experience platform for real estate data. Much like Stripe is for payments, Twilio is for communications, and Plaid is for financial data, Repliers eliminates the complexity of working with real estate data so developers can focus on building great products.

### IMPACT

Repliers breaks down barriers in real estate technology by unifying fragmented data sources and simplifying complex integration processes. This enables smaller companies and startups to bypass months of development and significant capital investment, fostering greater competition and accelerating innovation across the industry.

### KEY METRICS

**75** markets with subscribers across North America

**62%** YoY growth in 2024

**<2%** monthly churn



# Unlocking Alternative Financing & Payments

Renters and buyers now have more options than ever to access, enhance, and benefit from the housing market. Programs such as shared equity, rent-to-own, renter rewards, and financing for home retrofits are transforming how people build credit and equity while easing financial challenges.



## Proptech 30 Recipients





Chexy



Residential

Commercial

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Lizaveta Akhvedziani Carew, Ben Gigone	Toronto, ON	Canada	Seed

## Earn rewards on your rent, bills and taxes

Chexy is a Toronto-based fintech transforming how Canadians pay for life's biggest recurring expenses. We started with rent, a massive monthly cost that traditionally couldn't be paid by credit card. Chexy changed that, letting users pay rent with their card of choice, earn points or cashback, and extend their cash flow — all without asking landlords to sign up for anything. Now, Chexy goes beyond rent. From property taxes to utilities to tuition, users can pay virtually any major bill through one smart platform. With Interac e-Transfer, PAD, and Bill Pay built in, Chexy offers a seamless, card-powered way to earn rewards, manage payments and stay in control of your finances.

### IMPACT

Our mission is to turn everyday payments into a financial edge. By rerouting more than \$500 million in rent, bill, and supplier payments through Chexy, we've already delivered millions of dollars in premium rewards and cash-flow relief to Canadian renters, homeowners, and SMB operators—helping them build credit, smooth cash cycles, and reinvest savings back into growth.

### KEY METRICS

**100k** users across Canada

**500MM** payments processed annually

**\$6MM** in Rewards Value Earned by Users



Key



Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Rob Richards	Toronto, ON	Canada	Series A

## Own now, mortgage-free

Key provides an incremental homeownership product that is empowering middle-income Canadians to build wealth where they live. Our patent-pending technology platform makes underwriting, budgeting, home shopping, closing, and monthly payment management seamless and hassle-free. Key's financial model is superior to alternatives and offers true equity-building from day one with effective leverage. Institutional capital and homeowner capital work together on win-win terms with balanced returns and a clear exit strategy.

### IMPACT

Too many Canadians don't qualify for a traditional mortgage. Without the Bank of Mom and Dad, they're locked off the property ladder. Key acts as that bank, and helps them get ready for a mortgage downstream. Homeownership creates healthier families, higher education outcomes, and more new businesses. It retains talent in more diverse and vibrant communities with residents giving back more to others less fortunate. Key aims to foster that impact at scale.

### KEY METRICS

**10+** years' time saved for clients in accessing ownership

**10x** expansion to over 1,000 homes on platform

**\$8.64MM** raised in seed funding to scale co-ownership platform



Ourboro



Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Nicholas Pope, Norm Tasevski	Toronto, ON	Canada	Growth

## Co-investing to make homeownership possible for Canadians

Ourboro is a private, Toronto-based company committed to making homeownership accessible through co-ownership. We support homebuyers by co-investing up to \$250,000 toward their down payment in exchange for a share in the home's future value. Once moved in, homeowners can access additional programs like maintenance checkups and renovation credits, designed to help protect and enhance the long-term value of their home.

### IMPACT

As of March 2025, the average selling price for a GTA home was over \$1MM, requiring a \$200K+ down payment. Since the average buyer has only \$51k saved for their down payment, this leaves a \$149k+ savings gap. By turning the competition between homebuyers and real estate investors into collaboration, Ourboro can cover this gap and make homeownership more accessible for Canadians.

### KEY METRICS

**200+** co-owners across Ontario

**\$175MM+** worth of residential properties purchased alongside our co-owners

**\$270k+** expected rise in co-owner's net worth per household, over the next 10 years



Properate



Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Arman Mottaghi, Alex Lavoie, Artur Akhmetgareev, Noura Seifelnasr	Vancouver, BC	Canada	Bootstrapped

## Giving homeowners, contractors, and governments the tools they need to make home energy efficiency upgrades easy

On a mission to make Building Science easy to apply at all levels, from helping rebate program managers design the most effective programs, to helping homeowners understand the value of different home upgrades. Properate's tools leverage public data sources and proprietary algorithms to assess energy usage, emissions profiles, and upgrade potential from virtual and remote assessments to onsite audits.

### IMPACT

Despite buildings being one of Canada's top sources of greenhouse gas emissions, there remains a lack of adoption in the sector. With Properate, we can make significant gains towards our 2050 net zero targets, increase the affordability and resilience of homes, and capitalize on the trillion dollar energy transition opportunity.

### KEY METRICS

**1MM+** homes assessed across Canada

**200,000t** per year of cost effective emissions reduction identified

**10** provinces and **3** territories served.



Requity



Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Amy Ding	Toronto, ON	Canada	Seed

## Rent your dream home how, own it later

Requity is a technology-enabled real estate platform based in Toronto, Canada. The company offers a modernized rent-to-own program, allowing renters to choose their dream home, build a down payment monthly, and purchase the home within three years at a predetermined price. It's just like lease-to-own a car!

### IMPACT

Requity Homes believes in the power of homeownership. Owning a home is so much more than just having a roof over your head. It's a place to call your own, to raise a family, and to build wealth. Too many families find themselves on the outside looking in, feeling stuck renting. We started Requity Homes with just that problem in mind.

### KEY METRICS

**4k+** Canadians have applied for Requity's homeownership program

**220+** business joined our partner ecosystem

**80%** of our customers have successfully bought back the homes in 18 months on average



SingleKey



Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Viler Lika	Toronto, ON	Canada, US	[xxx]

## Rent with confidence

SingleKey is a Toronto-based SaaS company founded in 2017, specializing in tenant screening and risk management solutions for landlords and property managers across Canada. Our platform offers comprehensive tenant reports, rent guarantee programs, and automated rent collection tools, streamlining the leasing process and providing peace of mind to property owners.

### IMPACT

SingleKey's comprehensive tenant screening process includes credit checks, background verifications, and income analysis, ensures that landlords select reliable tenants and reduce fraud. Additionally, their rent guarantee program offers financial protection against tenant delinquencies and property damage, fostering a more secure and sustainable rental market.

### KEY METRICS

**135k+ landlords** using SingleKey for tenant screening and risk management

**6.5k+ real estate professionals** relying on SingleKey to support their clients and manage properties

**500k+ tenants** assisted through SingleKey's platform



Zenbase



Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Koray Can Oztekin	Calgary, AB	Canada	Seed

## Empowering renters with flexible payments and credit-building tools

Zenbase is a financial health amenity designed for residents. With automated rental reporting to credit bureaus, Zenbase empowers residents to build credit with every monthly rent payment and allows them to split their rent payments if they'd like to improve their cashflow. Landlords offer Zenbase to their residents to boost their ESG initiatives and streamline their operations.

### IMPACT

Zenbase is transforming the rental experience by addressing common financial challenges faced by renters. Their flexible payment options alleviate the stress of large, lump-sum rent payments, promoting timely payments and reducing late fees. The automated rent reporting feature empowers renters to build their credit history, facilitating better access to financial products and services. For property managers, Zenbase streamlines payment processes and enhances tenant satisfaction, contributing to improved retention rates and operational efficiency.

### KEY METRICS

**150k** units across Canada where Zenbase is available

**\$4MM** in late fees and NSF's saved for the residents

**32%** reduction in late rent payments



Zown



Residential

FOUNDER(S)	HQ	OPERATING MARKETS	FUNDING STAGE
Rishard Rameez, Nabeel Rushi, Jacob Guenther	Toronto, ON	Canada	Seed

## Real estate made rewarding

Zown is a buyer-first real estate platform built to reward and empower people to reach their homeownership dreams faster. Through its model, buyers receive up to \$25,000 toward their home purchase — funded through the commission Zown earns. There's no repayment, and buyers keep full ownership from day one. By combining salaried realtors, trusted lenders, 24-hour pre-approvals, and instant home showings in one seamless experience, Zown eliminates the stress and uncertainty of traditional real estate models.

### IMPACT

Zown is transforming the homebuying experience by putting the power and money back in the hands of buyers. With a seamless end-to-end platform, Zown eliminates the financial barriers and stress that have traditionally held homebuyers back. Zown is on a mission to rebuild the real estate experience around the buyer, making homeownership more accessible, and rewarding.

### KEY METRICS

**\$300MM+** in homes purchased

**\$3MM+** in down payment boosts provided to homebuyers since launching the program in March 2024

**250+** homebuyers have used Zown in the past year



MORE INSIGHTS ON

# Proptech in Canada

DOWNLOAD REPORT



## Summary of The Status of PropTech in Canada

After analyzing **~530 active proptech startups in Canada**, we have found the following:

**80%**

are located in top five hubs,  
including Toronto,  
Vancouver, Montreal,  
Calgary, Kitchener –  
Waterloo

**32%**

of these companies  
have been founded  
within the past five  
years

**~\$800M**

raised by Canadian  
proptech companies  
during 2024\*

## The Industry by Segment

**42%**

Residential



**42%**

Commercial



**16%**

Construction



**+65**

M&A transactions over  
the last five years in the  
Canadian proptech  
industry

# 2024 Canadian Real Estate Technology – Residential

## Find Property

### Listings & Marketplace



### Tech-Enabled Real Estate Brokerage



### Marketing & Sales Tools



### Agent Tools



Proptech  
Collective

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## Evaluate & Finance Property

### Alternative Financing & Budgeting



### Property Data & Appraisal



### Digital Mortgage Providers & Lender Technology



## Close on Property

### Transaction Management



### Title & Escrow



### Legal



## Manage Property

### Property Management



### Home Improvement & Maintenance



### Tenant Screening, Payment, and Insurance



## Asset Utilization

### Home Automation & IoT



### Co-living



# 2024 Canadian Real Estate Technology – Construction

## Design & Plan

### Architecture & Design

Augmenta    

### Cost & Estimation

### Bid Management

### Project Planning

## Alternative & Advanced Materials



Created by PropTech Collective

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## Prefab, Modular & 3D Printing

## Project & Financial Management

## Digital Sales Platform

## Builders & Developers

## Field Tools

### Field Management Software

### Safety & Risk Management

## Marketplaces

## Jobs & Community



# 2024 Canadian Real Estate Technology – Commercial

## Find Property

### Viewing & Imagery

3DCITYSCAPES exposio BiGUIDE REALVISION

Renderator SMARTPIXEL REIN urbanimmersive

### Listings & Marketplace

Landerz REALTOR.ca spacelist spacie.

## Evaluate & Finance

### Equity Financing Platforms

addy BUYPROPERLY FUNDSRAPER NexusCrowd PARVIS

### Property Data & Appraisal

aterio AltusGroup RealNet ClimateFirst Ecopia

geomate GeoWarehouse Leni LOCAL LOGIC

NOAH PinPoint riskthinking.AI townfolio

U-RITE VOXTUR

### Lending Technology

FINEO mpac ReturnSuite SAVVY

### Transaction Management & Underwriting

ALTRIO AltusGroup Clk.ai propdocs REstack U-RITE

## Manage Property

### Building Automation & IoTs

1VALET airsset ALERTLABS ANDORIX AQUASENSING

b-line BLADE AIR BRAINBOX AI CONNECTED SENSORS domely

ecologicca ioAirFlow KONTROL BUILDINGS Mero NEW EARTH SOLUTIONS NO-WA360

PARTICLEONE PREMISE HQ POPPY Rivercity Innovations

Smart ONE TAPREPORT Tensio ThoughtWire

### Property Management & Compliance

Avidbots building stack BUILTSPEACE EAGLE Grata

iluminai irestify PropertyVista Refined Data REGISCO

swept UpperBee vendorpm wreno

### Energy Management & Sustainability

amp Audette carbonbound Carbonsight carbon upcycling CENCE

CheckSammy citera CIRCUITMETER crbn Eavor eLeapPower

enersion EnPowered EVERCLOAK GREENMANTRA hyon

MANIFEST CLIMATE morgansolar MyHEAT open OXYGEN 8

parity PEAK POWER rainforest REGENAU SIMPEK sensorsuite

ScriptString AI smarter alloys TROES UGO WORK vadimap

### Tenant Engagement & Amenities

alveole CARET Chibi hangeh HILO

## Asset Utilization

### Co-working & Office Space

flexday iQ OFFICE SUITES LAUFT Optix Workhaus

WorkplaceOne

### Parking, EV & Mobility

baseload power CHARGELAB Gryd kite

LOCOMOBILI ParkChamp sensedrive SWITCH Unico POWER

### Storage & Logistics

BlueBox Bolt EXPEDIBOX Locketgo OpenUnit

placeholder S2 Creative snail+ spaceshare. Spaceful

### Retail

adeptmind Aislelabs FrontRunner TECHNOLOGIES GHOST KITCHENS HOVER

INTELOCATE kitchen hub MATAGORA Syzl

### Hospitality & Short-term Rental

ANGEL HOST ENSO CONNECT Hostaway Hosty HCN HOTEL COMMUNICATION NETWORK

Jetstream operto RoomKeyPMS STAY THE VILLA LIFE

### Indoor Navigation & Occupancy Analytics

Innerspace mappedin Mapsted RELOGIX



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## INDUSTRY MEMBERS





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