

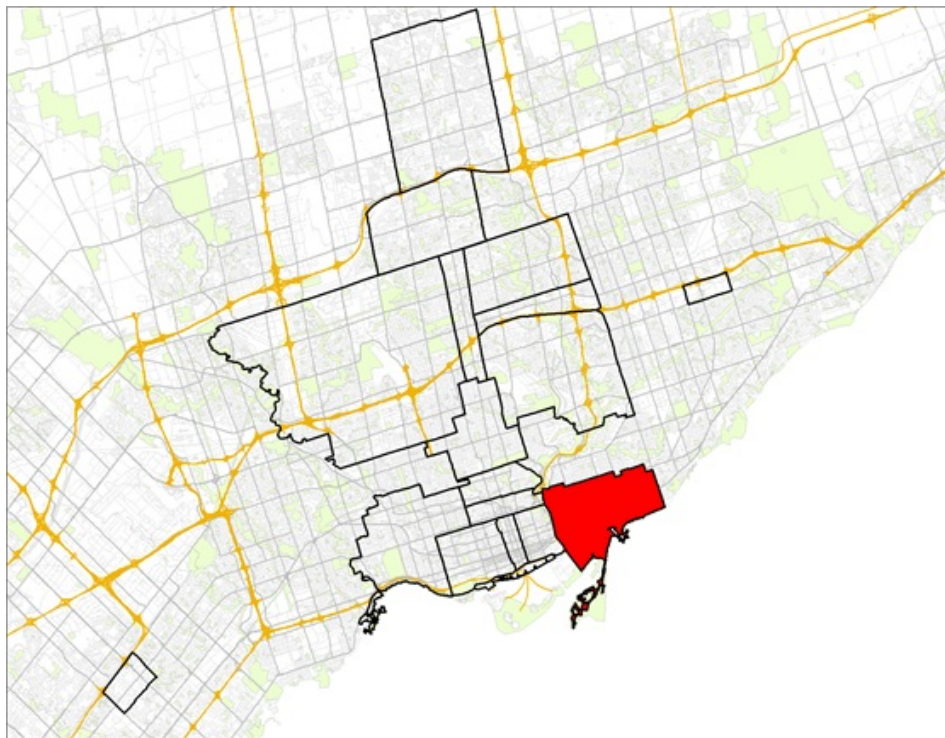


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of June 2021



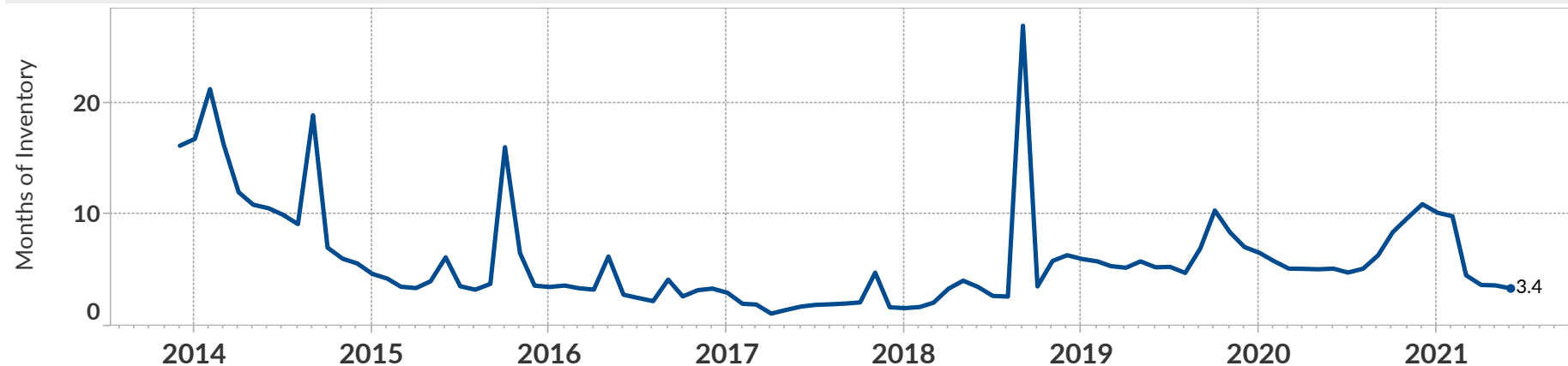
Toronto East Submarket Report - June 2021



Toronto East		GTA
Active Projects	11	334
Total Units	1,322	85,993
Total Sales	1,211	76,497
Rem. Inv.	111	9,496
Avg. \$/SF	\$1,124	\$1,224
Avg. Project \$/SF	\$1,125	\$1,102
Avg. SF	980	994
Avg. \$	\$1,101,314	\$1,215,921
Current Month Sales (incl. active & sold out)	7	2,775

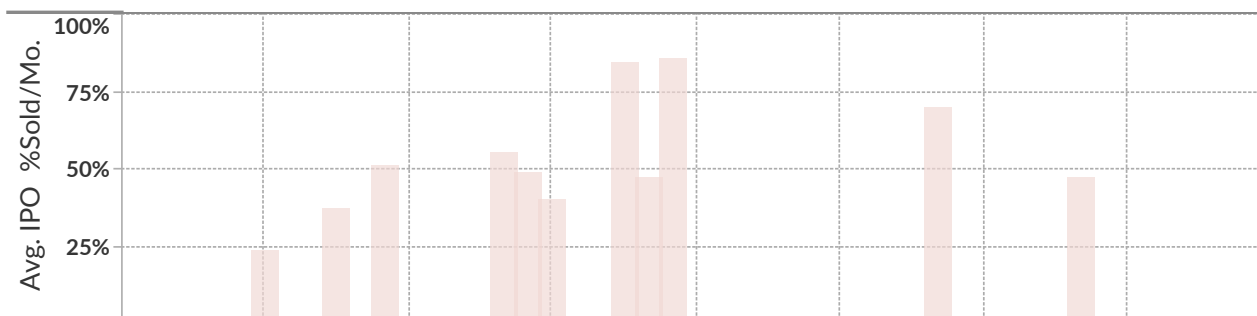
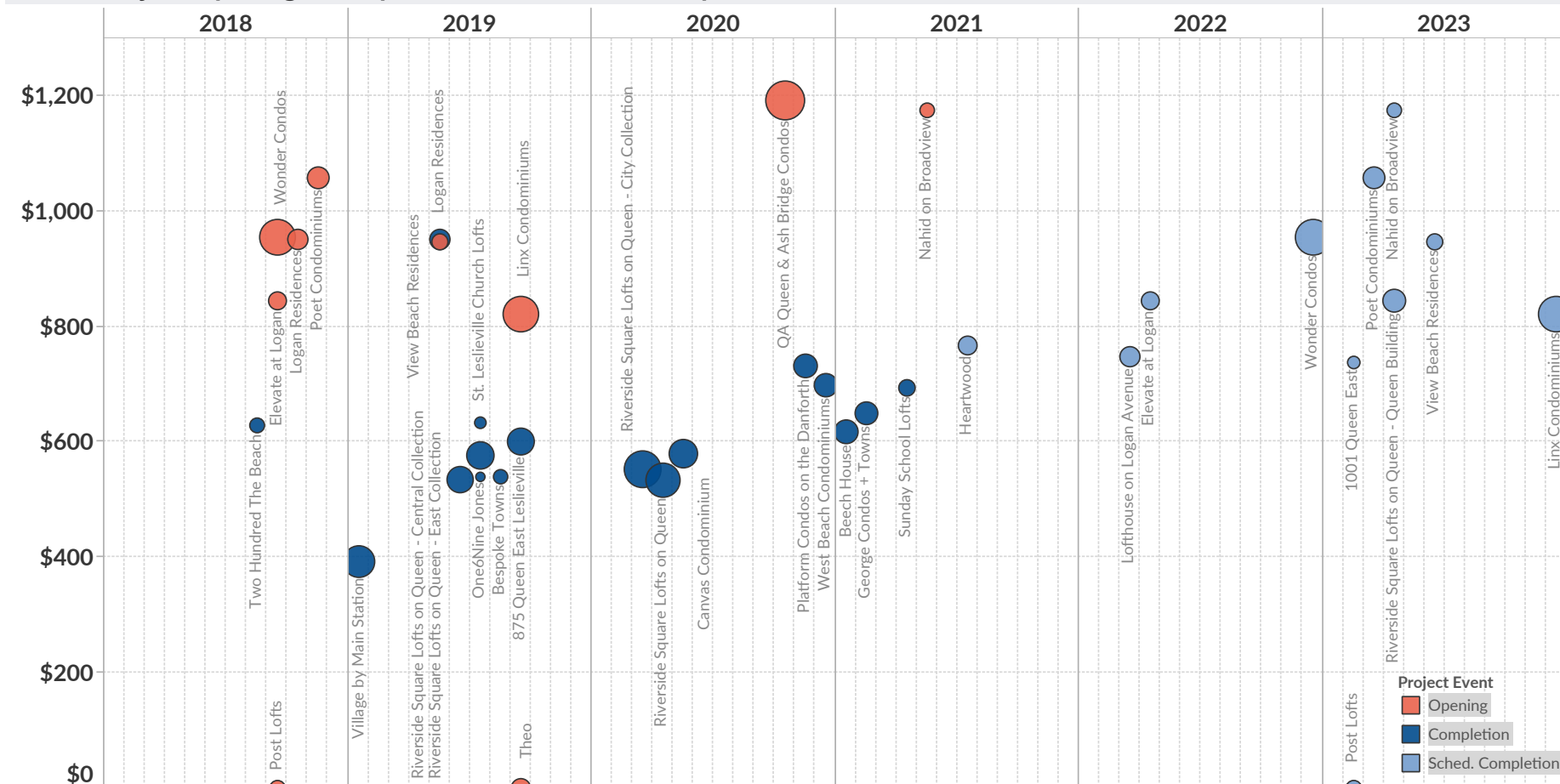
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	15	504
Total Units	3,301	276,211
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	8.6	61.7
Avg. Floor Space Index	3.7	6.8

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

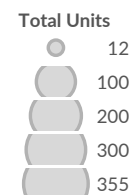


Toronto East Submarket Report - June 2021

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.



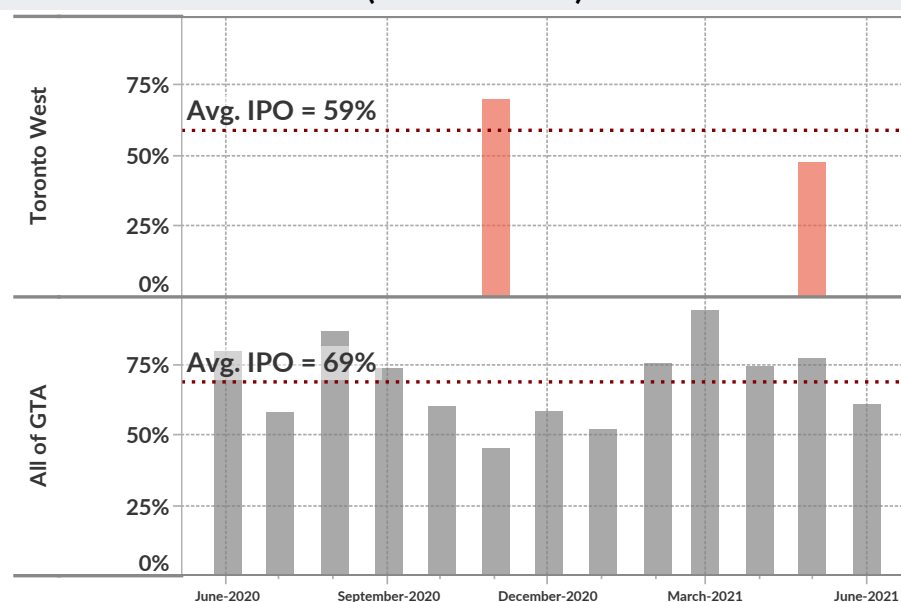
Toronto East Submarket Report - June 2021

Project Data by Unit Type

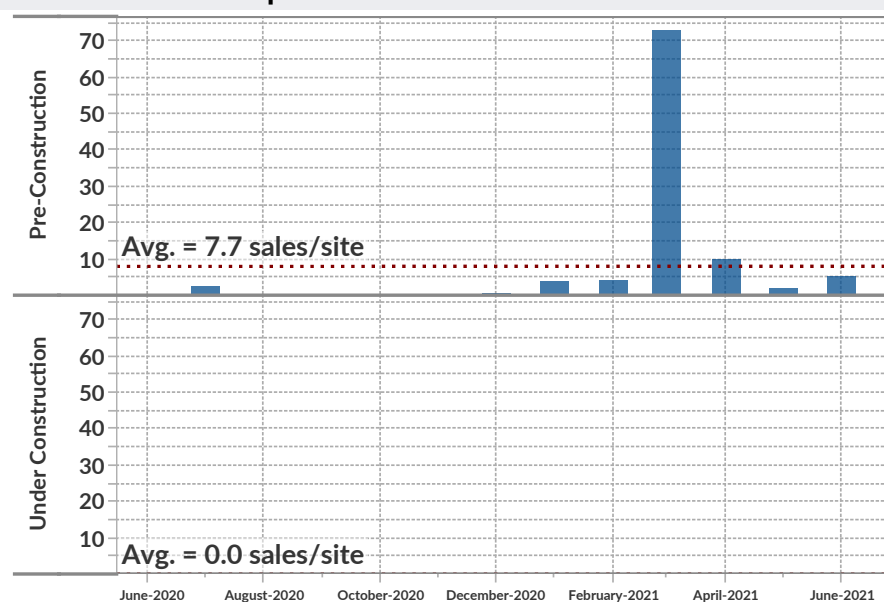
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	5	0	5	0
1 Bedroom	364	0	359	5
1 Bedroom + Den	231	1	227	4
2 Bedroom	436	4	393	43
2 Bedroom + Den	109	0	81	28
3 Bedroom & Up	101	0	82	19
Penthouse	35	2	28	7
Other	41	0	36	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,109	488	786	\$511,375	\$850,059
\$1,161	692	970	\$839,900	\$1,018,900
\$1,134	666	1,094	\$717,066	\$1,309,900
\$1,078	780	1,248	\$792,582	\$1,439,900
\$1,228	872	1,687	\$925,000	\$2,200,900
\$1,154	591	1,000	\$651,578	\$1,296,990
\$879	886	1,698	\$1,076,990	\$1,417,830

IPO Launch Performance (first 2 months)

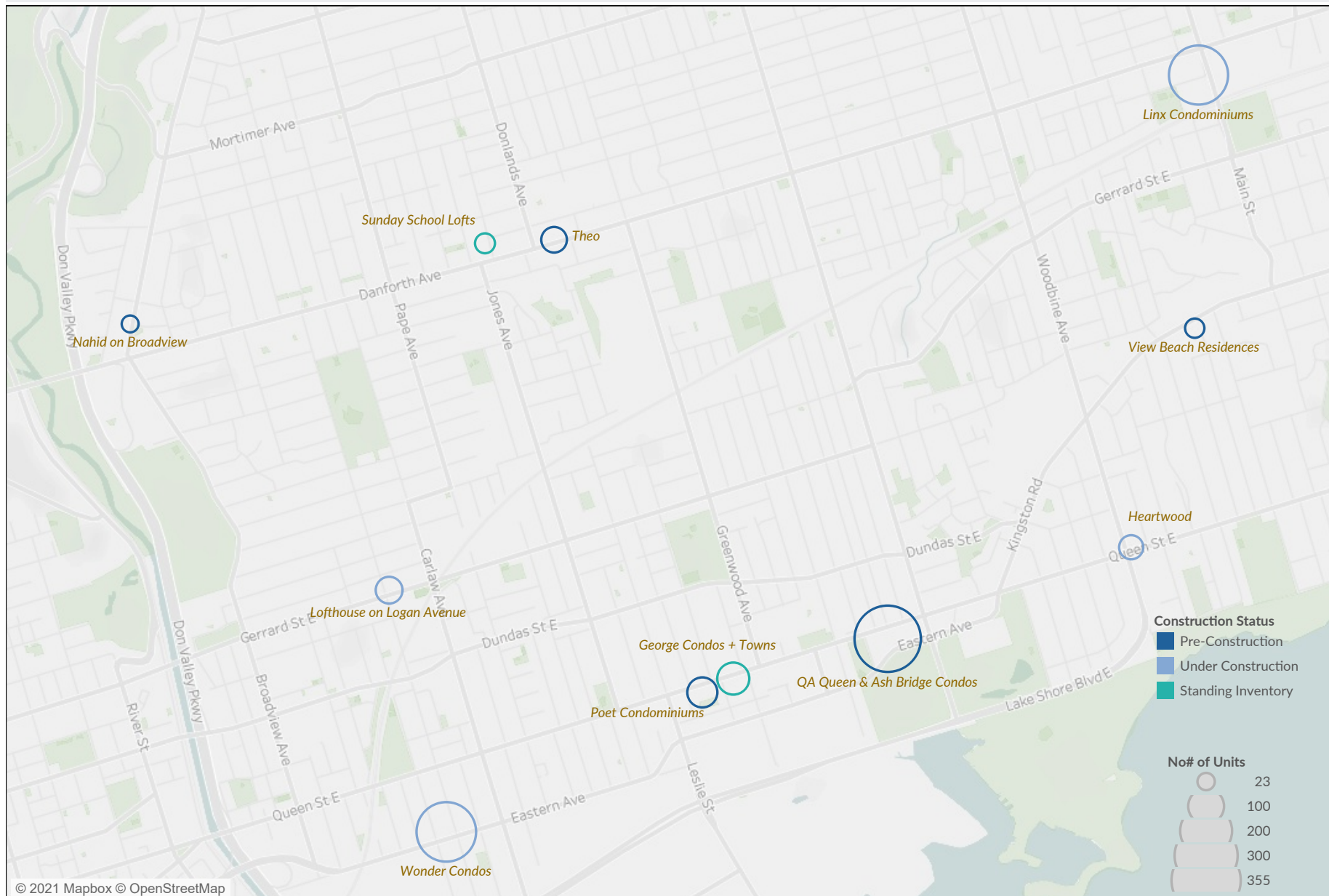


Post Launch Absorption: Toronto East



Toronto East Submarket Report - June 2021

Current Active Projects



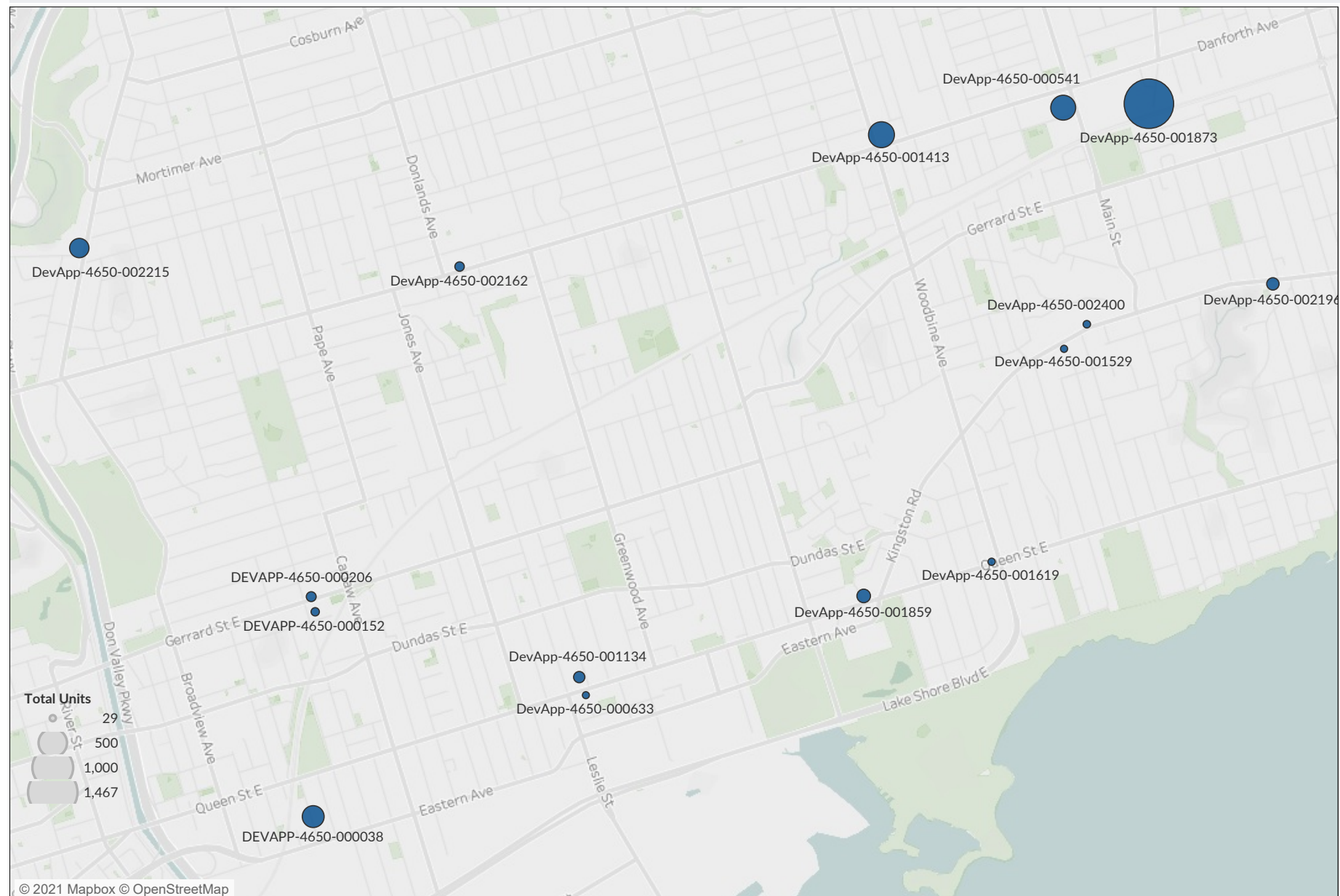
Toronto East Submarket Report - June 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
George Condos + Towns - Rockport Group	Apartment	February-2021	0	2	3	83	\$650	\$1,219
Heartwood - Fieldgate Homes and Hullmark Developments Li..	Apartment	July-2021	0	2	6	47	\$767	\$1,088
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	December-2023	0	0	0	282	\$822	\$944
Lofthouse on Logan Avenue - GRID Developments	Apartment	March-2022	0	0	6	58	\$748	\$1,178
Nahid on Broadview - Nahid Corp.	Apartment	April-2023	0	6	17	23	\$1,175	\$1,190
Poet Condominiums - Fieldgate Homes	Apartment	March-2023	0	0	10	73	\$1,058	\$1,296
QA Queen & Ash Bridge Condos - Context Developments and..	Apartment	October-2024	5	194	16	355	\$1,192	\$1,290
Sunday School Lofts - GRID Developments	Apartment	April-2021	2	2	3	32	\$694	\$1,080
Theo - Condoman Developments	Apartment	June-2024	0	8	27	53	\$0	\$1,014
View Beach Residences - Condoman Developments	Apartment	June-2023	0	7	13	30	\$947	\$876
Wonder Condos - Graywood Developments and Alterra	Apartment	December-2022	0	0	10	286	\$955	\$1,198

Toronto East Submarket Report - June 2021

Current Development Applications



Toronto East Submarket Report - June 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000038	462 Eastern Avenue	7.4	286
DEVAPP-4650-000152	485 Logan Avenue	4.7	41
DEVAPP-4650-000206	794 - 800 Gerrard Street East	6.3	58
DevApp-4650-000541	276 - 294 Main Street & 144 Stephenson Avenue	11.6	371
DevApp-4650-000633	1249 Queen Street East	6.8	29
DevApp-4650-001134	1285 Queen Street East	6.4	76
DevApp-4650-001413	985 Woodbine Avenue	4.9	402
DevApp-4650-001529	507 - 511 Kingston Road	4.3	30
DevApp-4650-001619	1880 Queen Street East	4.3	31
DevApp-4650-001859	1684 Queen Street East	3.3	110
DevApp-4650-001873	6 Dawes Road	7.7	1,467
DevApp-4650-002162	1030 Danforth Avenue	4.4	53
DevApp-4650-002196	907 Kingston Road	3.3	91
DevApp-4650-002215	954 Broadview Avenue	3.3	223
DevApp-4650-002400	558 - 560 Kingston Road	3.5	33

Toronto East Submarket Report - June 2021

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 21	• 16	• 4,890	• 4,515	• 375	• \$2,202	• 1,598	• \$3,518,803	• 8,821
Central Waterfront	• 26	• 9	• 4,708	• 3,952	• 756	• \$1,523	• 1,060	• \$1,614,087	• 17,819
Don Mills - York Mills	• 19	• 12	• 3,515	• 3,292	• 223	• \$978	• 1,097	• \$1,072,317	• 14,305
Downtown Core	• 10	• 8	• 4,591	• 4,312	• 279	• \$1,816	• 826	• \$1,500,069	• 18,361
Downtown East	• 66	• 20	• 7,051	• 6,427	• 624	• \$1,270	• 815	• \$1,034,349	• 15,684
Downtown West	• 45	• 25	• 8,311	• 7,370	• 941	• \$1,492	• 905	• \$1,350,195	• 19,758
Etobicoke Waterfront	• 4	• 1	• 493	• 477	• 16	• \$1,343	• 860	• \$1,154,463	• 7,504
Highway7 - Yonge	• 43	• 6	• 1,384	• 1,166	• 218	• \$781	• 1,218	• \$951,434	•
Mississauga City Centre	• 457	• 12	• 7,258	• 6,790	• 468	• \$1,014	• 848	• \$860,515	•
North Toronto	• 64	• 16	• 3,735	• 3,264	• 471	• \$1,325	• 912	• \$1,208,059	• 14,291
North Yonge Corridor	• 3	• 6	• 1,591	• 1,532	• 59	• \$1,202	• 853	• \$1,026,082	• 8,190
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 206
North York West	• 19	• 10	• 1,227	• 1,008	• 219	• \$1,275	• 1,581	• \$2,016,012	• 23,111
Not Applicable	• 1,887	• 134	• 26,251	• 22,974	• 3,277	• \$883	• 947	• \$835,841	• 97,066
Scarborough City Centre									• 3,039
Sheppard Corridor	• 8	• 11	• 2,426	• 2,148	• 278	• \$1,119	• 1,010	• \$1,130,786	• 7,827
Thornhill	• 43	• 8	• 1,967	• 1,747	• 220	• \$1,068	• 1,165	• \$1,244,038	•
Toronto East	• 7	• 11	• 1,322	• 1,211	• 111	• \$1,124	• 980	• \$1,101,314	• 3,301
Toronto West	• 45	• 19	• 3,734	• 3,029	• 705	• \$1,206	• 899	• \$1,084,399	• 16,997
Yonge - St. Clair	• 8	• 8	• 1,012	• 758	• 254	• \$1,664	• 1,217	• \$2,025,161	• 3,470

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