

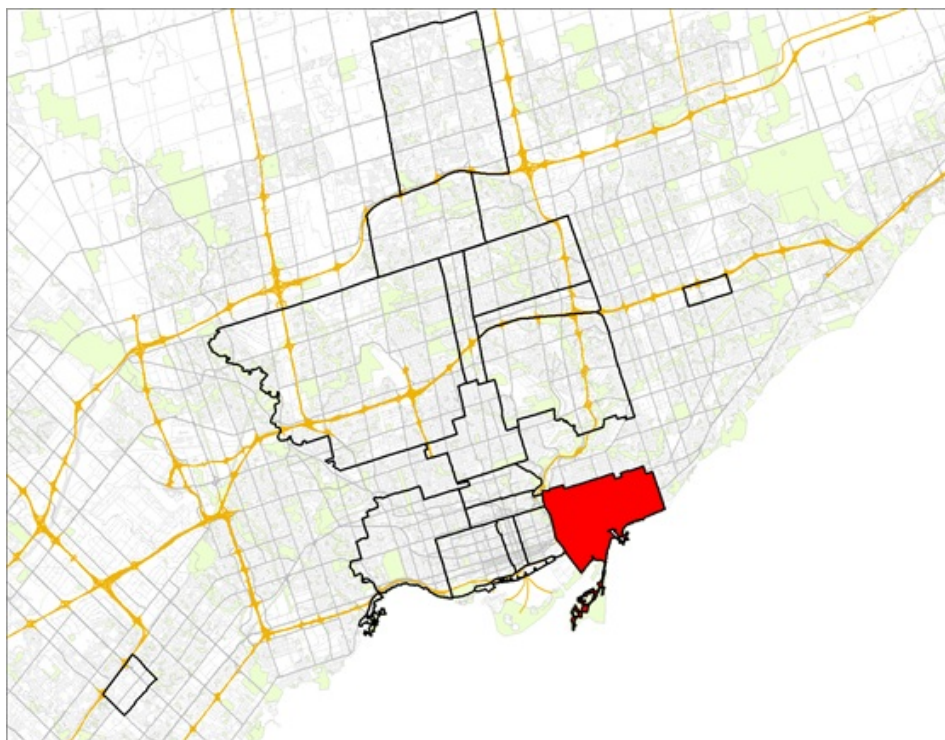


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of July 2021



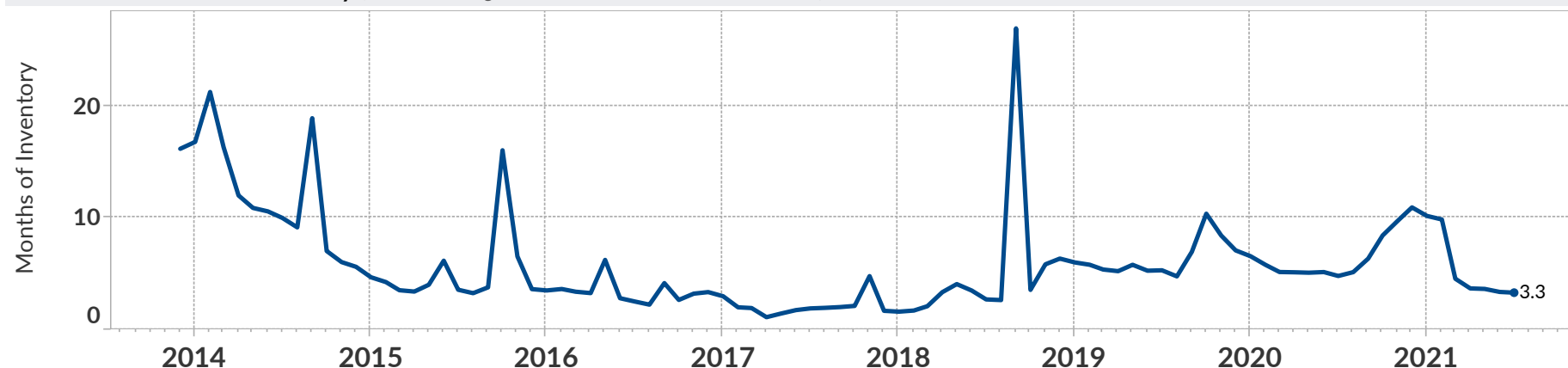
Toronto East Submarket Report - July 2021



Toronto East		GTA
Active Projects	12	335
Total Units	1,459	86,584
Total Sales	1,322	77,101
Rem. Inv.	137	9,483
Avg. \$/SF	\$1,093	\$1,237
Avg. Project \$/SF	\$1,122	\$1,113
Avg. SF	935	983
Avg. \$	\$1,021,612	\$1,215,603
Current Month Sales (incl. active & sold out)	111	1,478

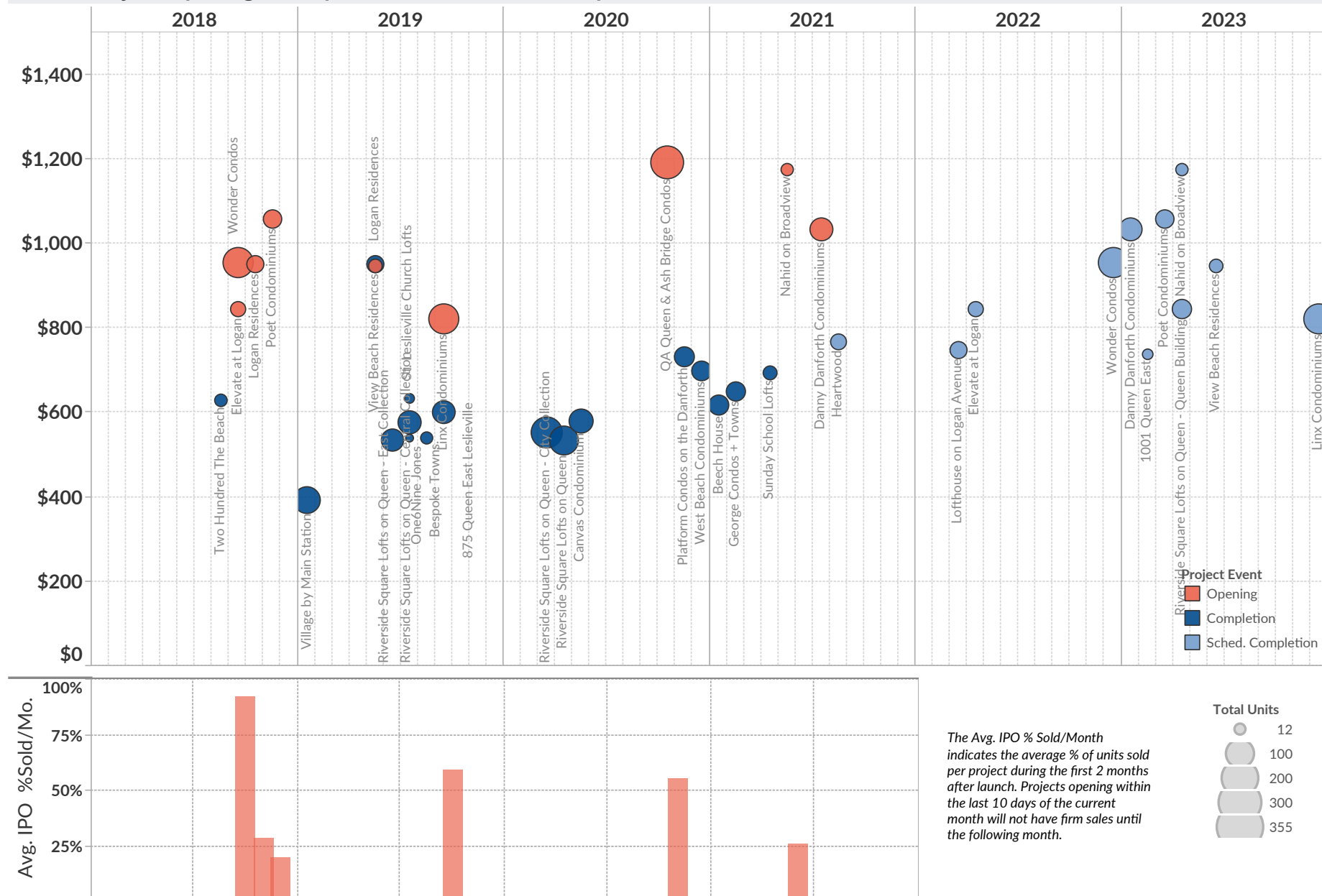
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	16	503
Total Units	3,301	275,909
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	8.6	61.7
Avg. Floor Space Index	3.7	6.8

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



Toronto East Submarket Report - July 2021

Recent Project Openings, Completions & Scheduled Completions



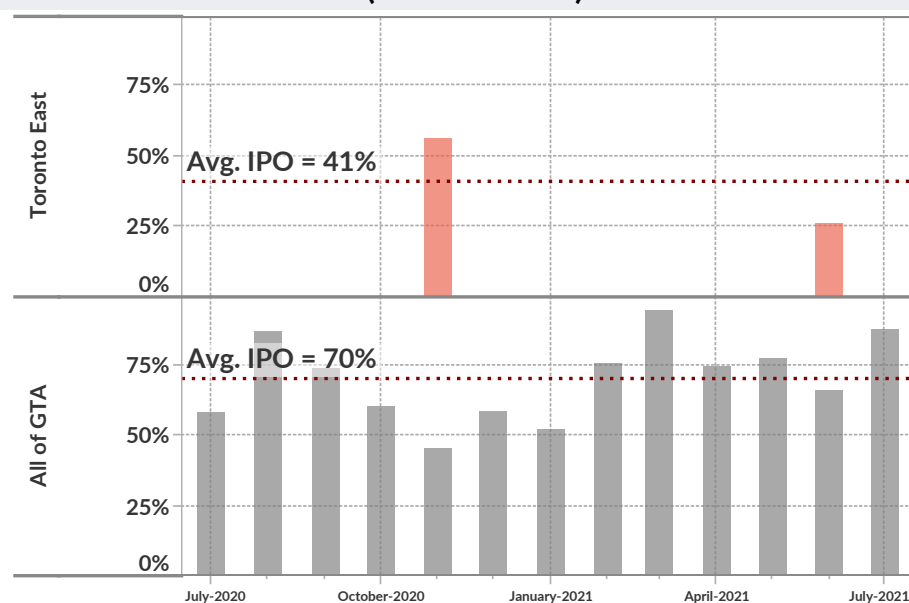
Toronto East Submarket Report - July 2021

Project Data by Unit Type

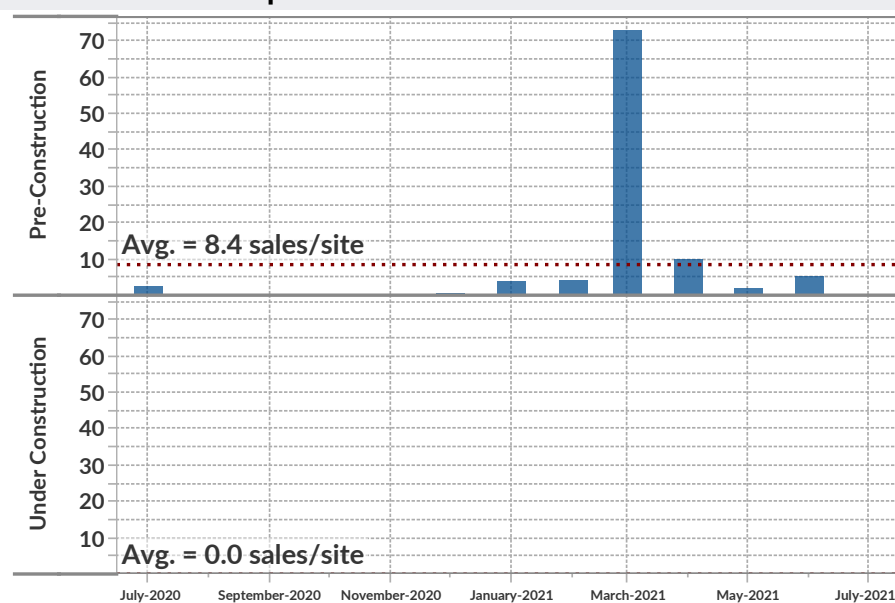
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	9	4	9	0
1 Bedroom	389	23	382	7
1 Bedroom + Den	301	55	282	19
2 Bedroom	464	25	418	46
2 Bedroom + Den	119	3	84	35
3 Bedroom & Up	101	1	83	18
Penthouse	35	0	28	7
Other	41	0	36	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,120	416	786	\$511,375	\$850,059
\$1,082	551	970	\$634,990	\$1,018,900
\$1,091	666	1,094	\$717,066	\$1,299,900
\$1,062	780	1,248	\$792,582	\$1,439,900
\$1,195	872	1,987	\$925,000	\$2,459,900
\$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)

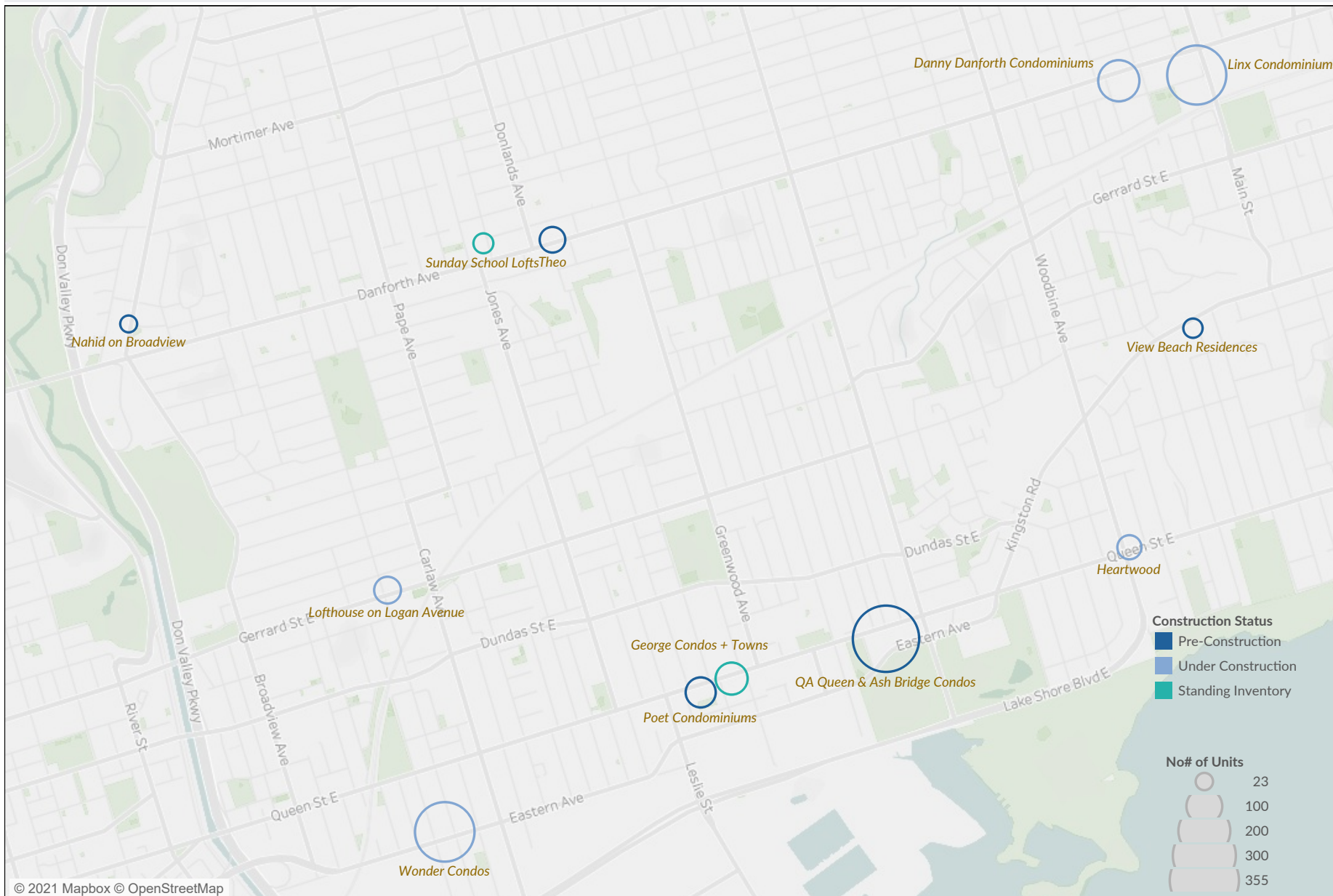


Post Launch Absorption: Toronto East



Toronto East Submarket Report - July 2021

Current Active Projects



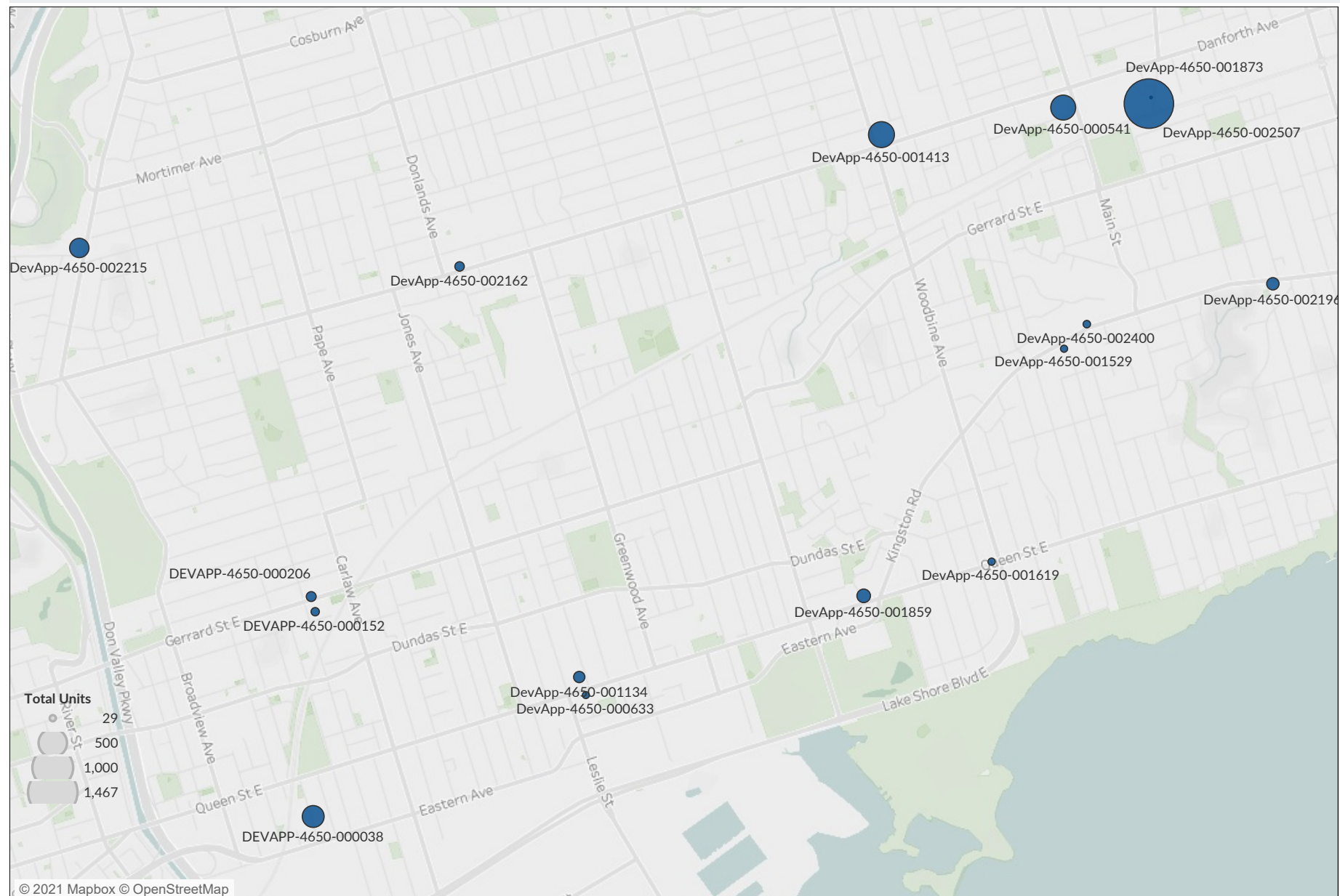
Toronto East Submarket Report - July 2021

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
Danny Danforth Condominiums - Gala Developments	Apartment	January-2023	103	103	34	137	\$1,034	\$1,003
George Condos + Towns - Rockport Group	Apartment	February-2021	1	3	2	83	\$650	\$1,317
Heartwood - Fieldgate Homes and Hullmark Developments Li.	Apartment	August-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	4	10	13	23	\$1,175	\$1,204
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	3	197	13	355	\$1,192	\$1,263
Sunday School Lofts - GRID Developments	Apartment	April-2021	0	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 - July 2021

Current Development Applications



Toronto East Submarket Report - July 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
DevApp-4650-002507	10 Dawes Road		

Toronto East Submarket Report - July 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	• 34	• 16	• 4,891	• 4,549	• 342	• \$2,346	• 1,638	• \$3,843,427	• 8,821
Central Waterfront	• 20	• 9	• 4,708	• 3,972	• 736	• \$1,524	• 1,069	• \$1,628,754	• 17,819
Don Mills - York Mills	• 46	• 13	• 3,706	• 3,338	• 368	• \$1,038	• 953	• \$989,847	• 13,868
Downtown Core	• 16	• 8	• 4,591	• 4,328	• 263	• \$1,824	• 821	• \$1,497,196	• 17,854
Downtown East	• 55	• 20	• 7,058	• 6,478	• 580	• \$1,291	• 821	• \$1,060,155	• 15,684
Downtown West	• 38	• 25	• 8,316	• 7,407	• 909	• \$1,502	• 918	• \$1,379,021	• 20,492
Etobicoke Waterfront	• 4	• 1	• 502	• 481	• 21	• \$1,362	• 719	• \$978,793	• 7,504
Highway7 - Yonge	• 17	• 6	• 1,384	• 1,183	• 201	• \$826	• 1,196	• \$987,757	•
Mississauga City Centre	• 26	• 12	• 7,258	• 6,816	• 442	• \$1,025	• 856	• \$878,211	•
North Toronto	• 32	• 16	• 3,735	• 3,296	• 439	• \$1,348	• 924	• \$1,246,124	• 8,036
North Yonge Corridor	• 16	• 6	• 1,591	• 1,545	• 46	• \$1,191	• 878	• \$1,045,170	• 206
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 23,187
North York West	• 18	• 9	• 1,055	• 855	• 200	• \$1,290	• 1,624	• \$2,094,282	• 97,052
Not Applicable	• 973	• 134	• 26,674	• 23,256	• 3,418	• \$901	• 918	• \$827,213	• 3,039
Scarborough City Centre									• 7,827
Sheppard Corridor	• 13	• 11	• 2,426	• 2,161	• 265	• \$1,116	• 1,017	• \$1,135,435	•
Thornhill	• 12	• 8	• 1,967	• 1,756	• 211	• \$1,066	• 1,173	• \$1,250,487	• 3,301
Toronto East	• 111	• 12	• 1,459	• 1,322	• 137	• \$1,093	• 935	• \$1,021,612	• 14,291
Toronto West	• 14	• 19	• 3,724	• 3,042	• 682	• \$1,208	• 911	• \$1,099,937	• 16,997
Yonge - St. Clair	• 33	• 8	• 1,012	• 791	• 221	• \$1,682	• 1,274	• \$2,143,398	• 3,470

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