

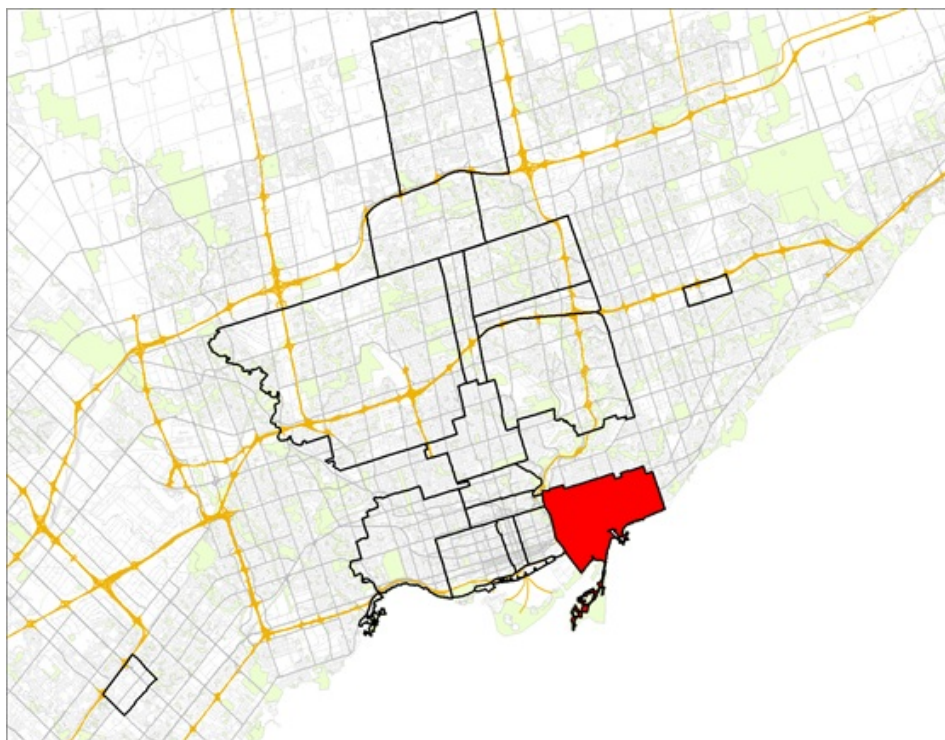


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of August 2021



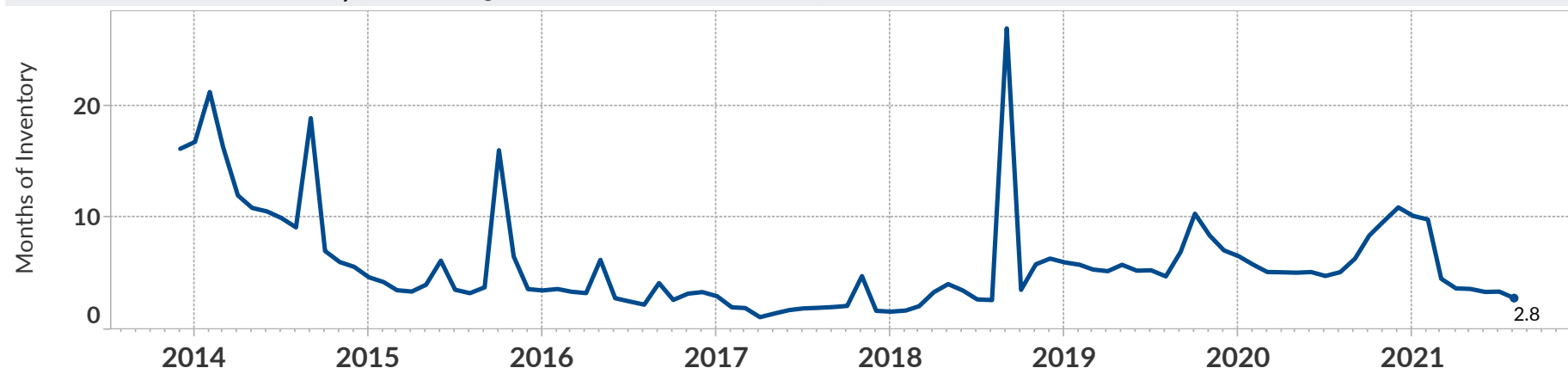
Toronto East Submarket Report - August 2021



Toronto East		GTA
Active Projects	12	338
Total Units	1,461	88,198
Total Sales	1,340	78,231
Rem. Inv.	121	9,967
Avg. \$/SF	\$1,086	\$1,235
Avg. Project \$/SF	\$1,122	\$1,119
Avg. SF	935	962
Avg. \$	\$1,015,152	\$1,188,107
Current Month Sales (incl. active & sold out)	21	3,162

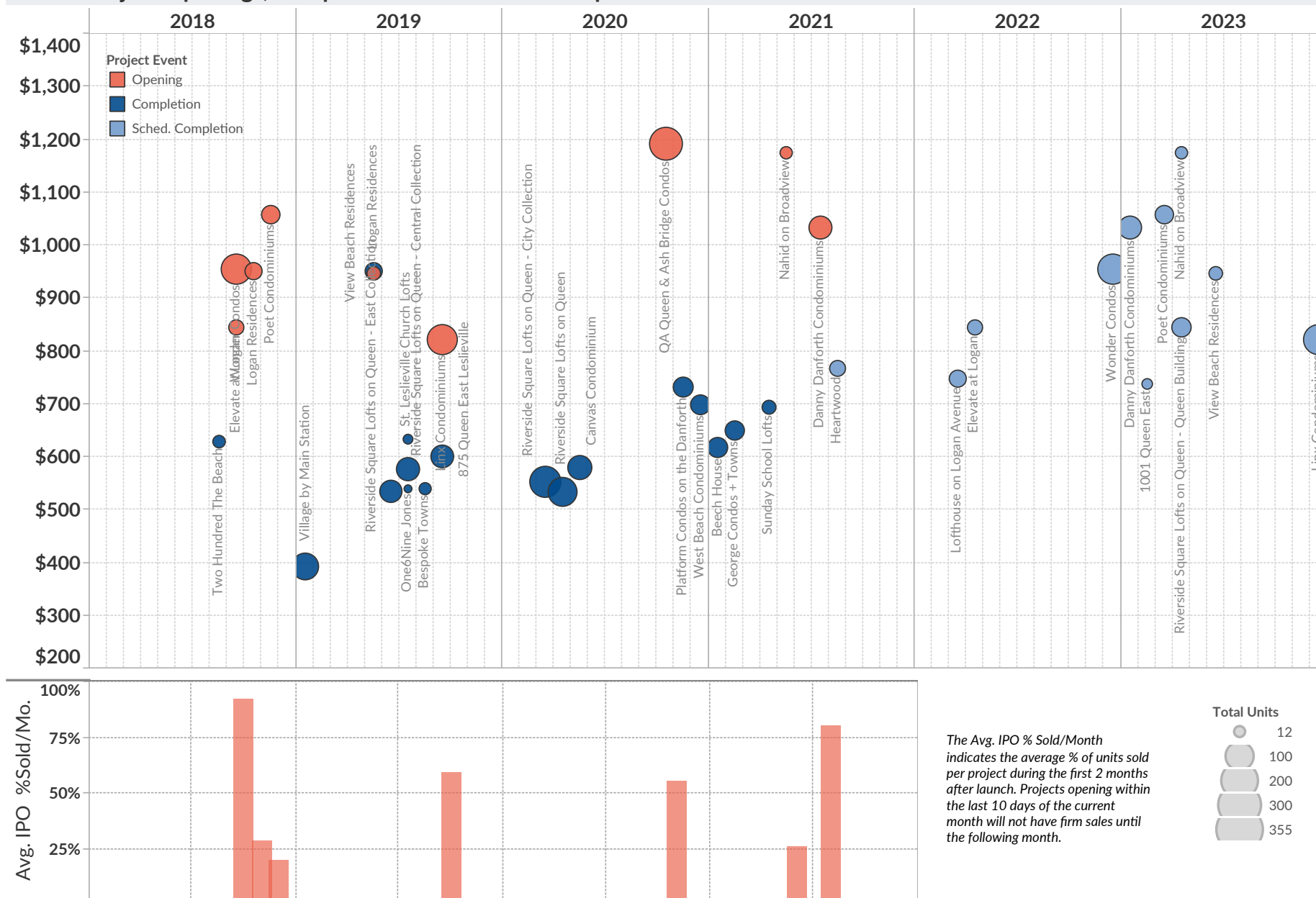
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	19	421
Total Units	2,916	217,974
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	8.6	61.7
Avg. Floor Space Index	4.0	7.3

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



Toronto East Submarket Report - August 2021

Recent Project Openings, Completions & Scheduled Completions



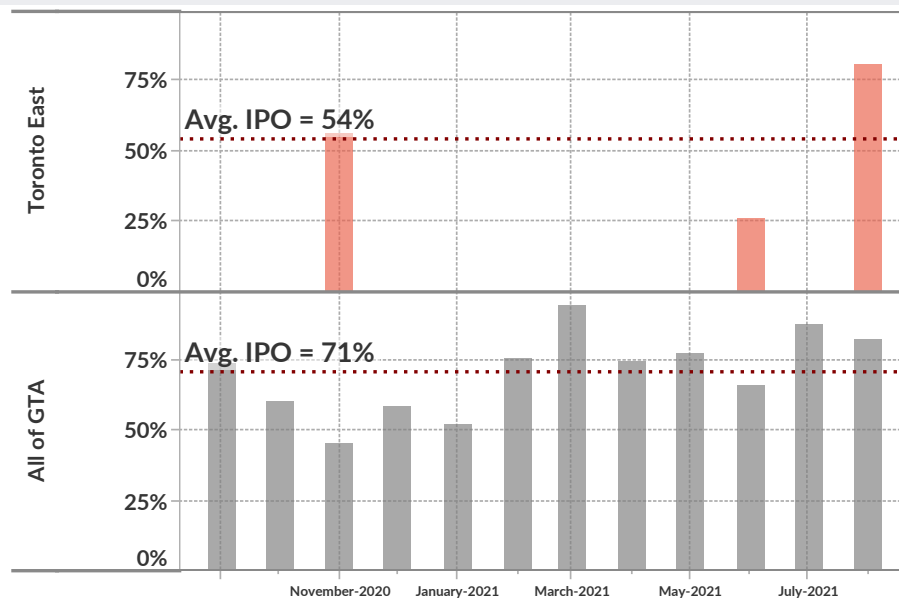
Toronto East Submarket Report - August 2021

Project Data by Unit Type

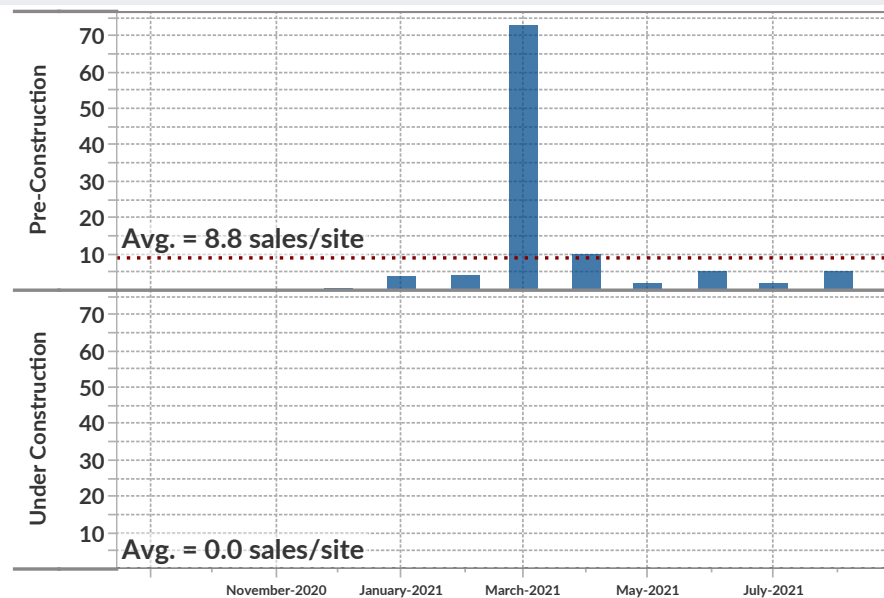
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	9	0	9	0
1 Bedroom	391	3	385	6
1 Bedroom + Den	301	8	290	11
2 Bedroom	464	4	419	45
2 Bedroom + Den	119	2	86	33
3 Bedroom & Up	101	4	87	14
Penthouse	35	0	28	7
Other	41	0	36	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,120	416	786	\$511,375	\$850,059
\$1,108	551	708	\$634,990	\$905,900
\$1,074	732	1,094	\$717,066	\$1,250,700
\$1,062	780	1,248	\$792,582	\$1,440,900
\$1,200	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)

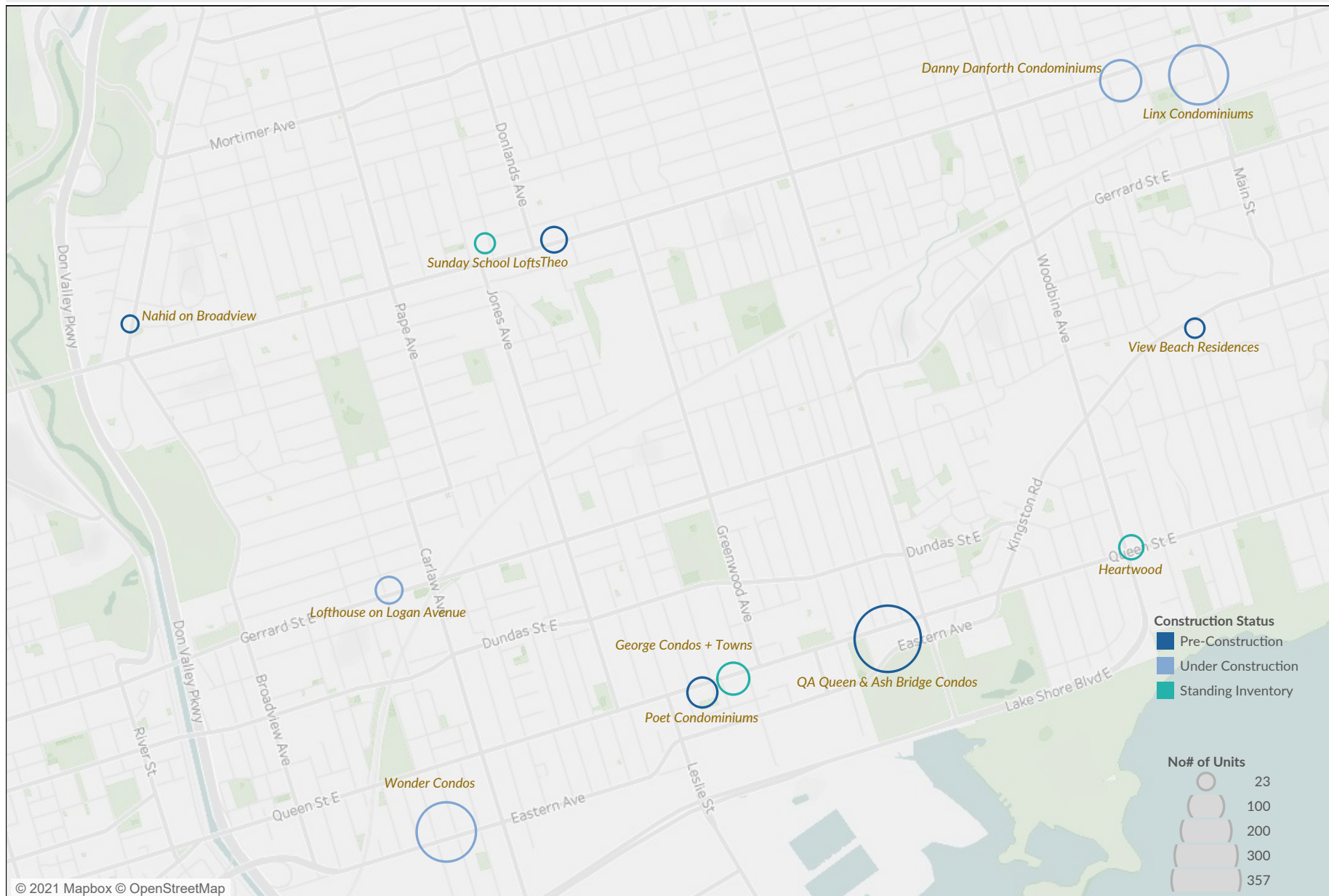


Post Launch Absorption: Toronto East



Toronto East Submarket Report - August 2021

Current Active Projects



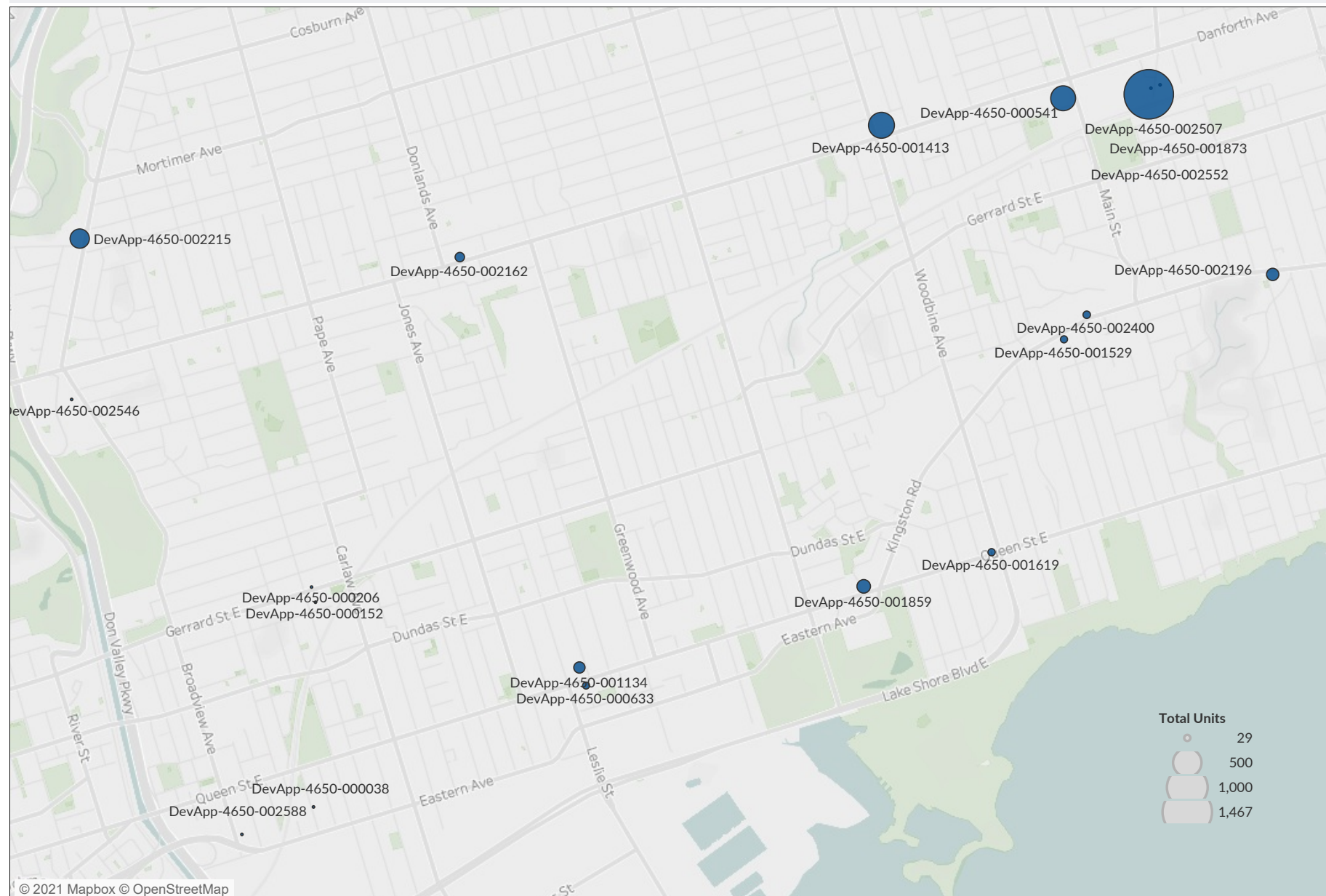
Toronto East Submarket Report - August 2021

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	7	110	27	137	\$1,034	\$990
George Condos + Towns - Rockport Group	Apartment	February-2021	0	3	2	83	\$650	\$1,317
Heartwood - Fieldgate Homes and Hullmark Developments Li.	Apartment	July-2021	2	4	4	47	\$767	\$1,103
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	2	9	14	23	\$1,175	\$1,184
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	8	205	7	357	\$1,192	\$1,251
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	1	8	12	30	\$947	\$876
Wonder Condos - Graywood Developments and Alterra	Apartment	December-2022	1	1	9	286	\$955	\$1,225

Toronto East Submarket Report - August 2021

Current Development Applications



Toronto East Submarket Report - August 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000038	462 Eastern Avenue		
DevApp-4650-000152	485 Logan Avenue		
DevApp-4650-000206	794 - 800 Gerrard Street East		
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		
DevApp-4650-002546	682 Broadview Avenue		
DevApp-4650-002552	9 Dawes Road		
DevApp-4650-002588	21 Broadview Avenue		

North Yonge Corridor Submarket Report - August 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	136	15	4,169	3,761	408	\$2,323	1,475	\$3,427,383	8,470
Central Waterfront	18	9	4,708	3,989	719	\$1,528	1,081	\$1,652,284	9,248
Don Mills - York Mills	24	13	3,706	3,437	269	\$1,017	1,020	\$1,037,452	12,829
Downtown Core	9	8	4,591	4,337	254	\$1,829	820	\$1,499,332	16,410
Downtown East	286	21	7,427	6,750	677	\$1,282	807	\$1,034,099	13,132
Downtown West	20	25	8,318	7,428	890	\$1,502	923	\$1,386,513	16,825
Etobicoke Waterfront	13	1	503	494	9	\$1,398	616	\$861,650	
Highway7 - Yonge	55	6	1,384	1,270	114	\$816	1,197	\$977,116	
Mississauga City Centre	528	13	7,923	7,404	519	\$1,057	852	\$900,441	12,731
North Toronto	13	16	3,747	3,303	444	\$1,358	928	\$1,259,939	5,860
North Yonge Corridor	11	4	1,146	1,111	35	\$1,229	841	\$1,033,361	206
North York East	0	2	527	525	2	\$949	1,028	\$974,900	19,046
North York West	7	9	1,055	860	195	\$1,280	1,641	\$2,099,767	77,857
Not Applicable	1,943	138	28,370	24,381	3,989	\$905	880	\$796,052	3,039
Scarborough City Centre									6,950
Sheppard Corridor	12	11	2,426	2,173	253	\$1,114	1,026	\$1,143,916	2,916
Thornhill	15	8	1,967	1,771	196	\$1,068	1,191	\$1,271,341	13,761
Toronto East	21	12	1,461	1,340	121	\$1,086	935	\$1,015,152	3,470
Toronto West	49	19	3,724	3,104	620	\$1,210	926	\$1,120,422	
Yonge - St. Clair	2	8	1,046	793	253	\$1,679	1,249	\$2,097,405	

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