

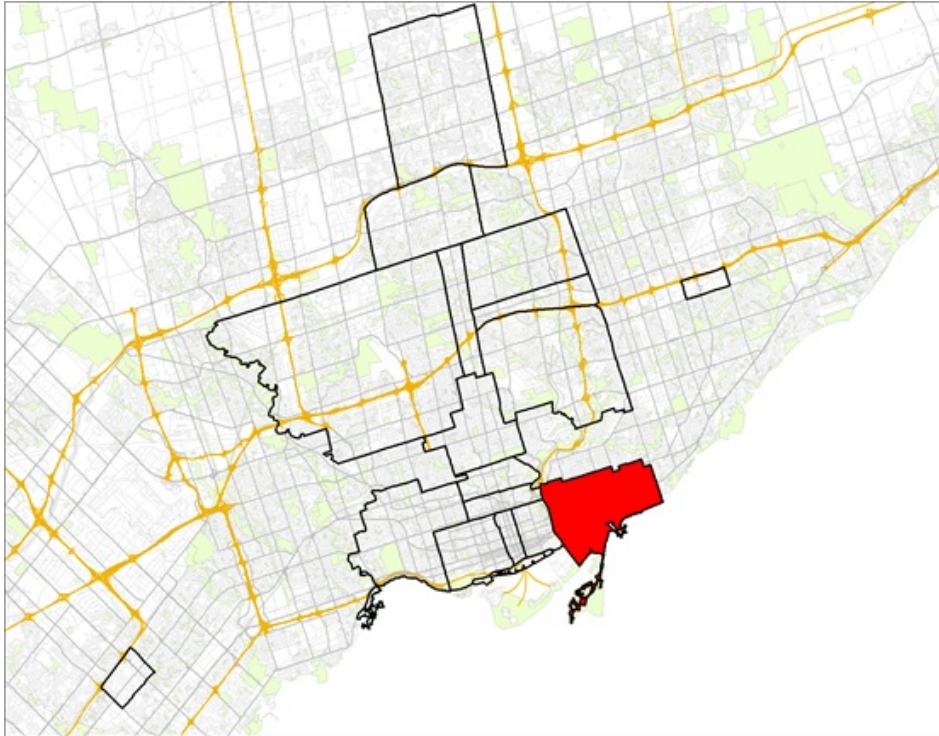


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of September 2021



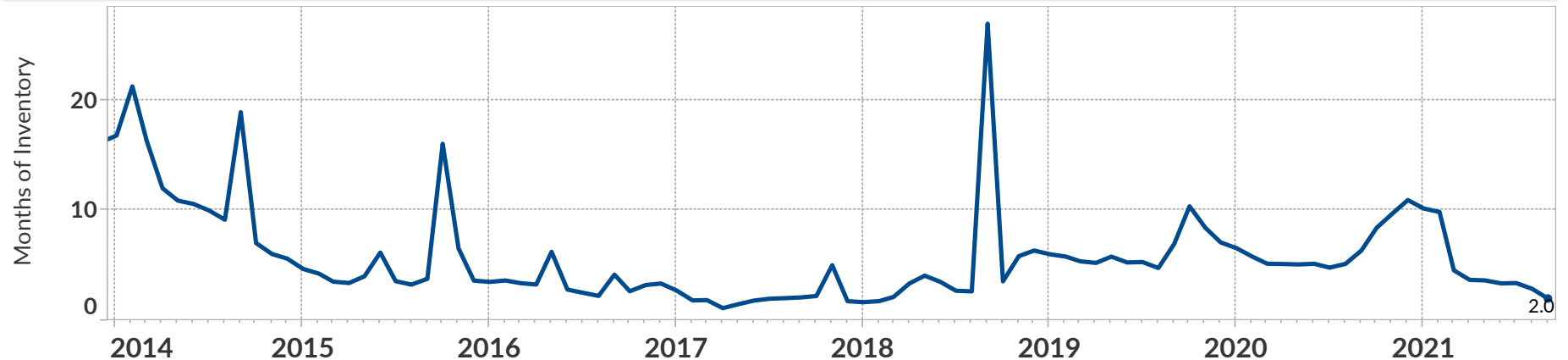
Toronto East Submarket Report - September 2021



Toronto East		GTA
Active Projects	12	345
Total Units	1,548	89,461
Total Sales	1,445	78,354
Rem. Inv.	103	11,107
Avg. \$/SF	\$1,152	\$1,256
Avg. Project \$/SF	\$1,169	\$1,125
Avg. SF	986	922
Avg. \$	\$1,136,268	\$1,158,650
Current Month Sales (incl. active & sold out)	107	2,488

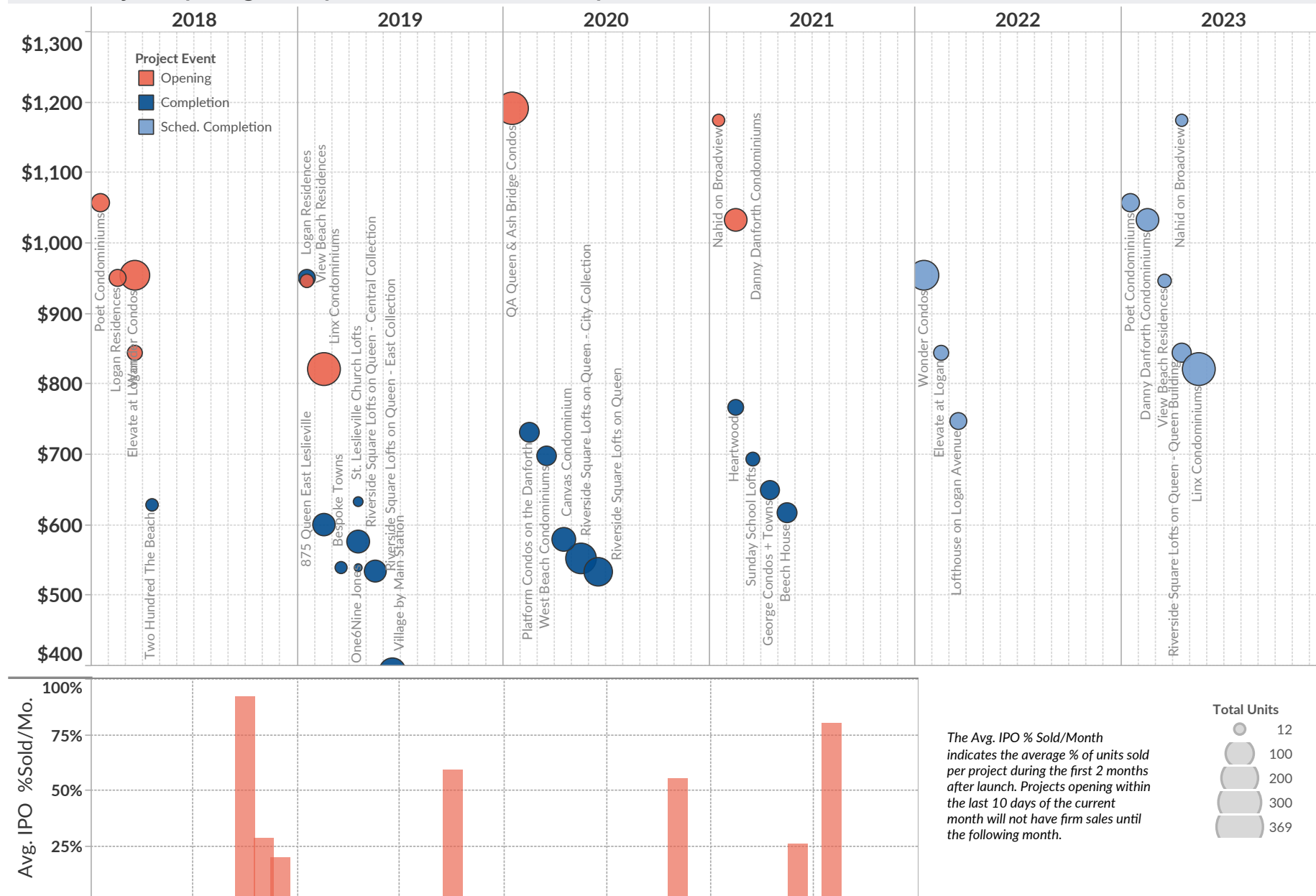
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	20	495
Total Units	3,301	268,467
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	8.6	61.7
Avg. Floor Space Index	3.7	6.9

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



Toronto East Submarket Report - September 2021

Recent Project Openings, Completions & Scheduled Completions



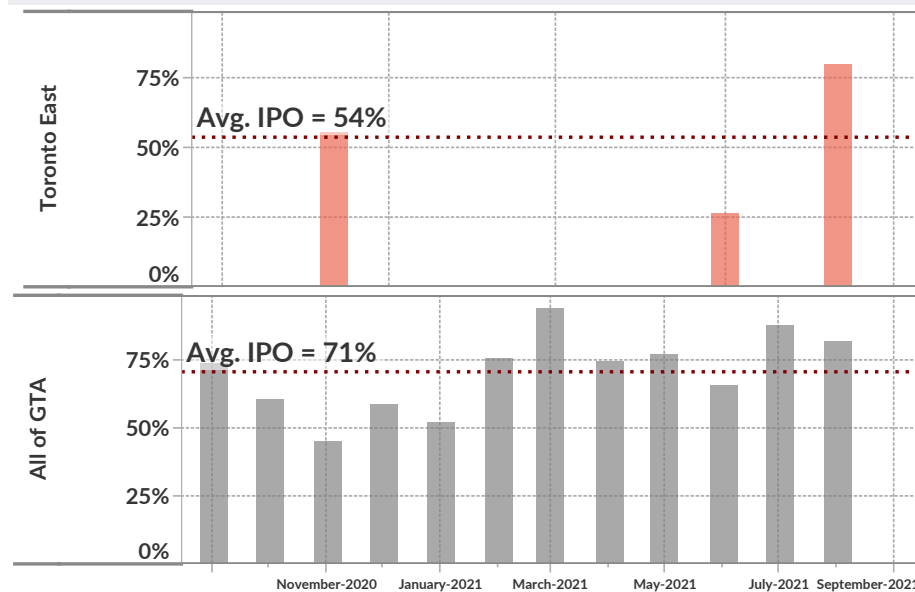
Toronto East Submarket Report - September 2021

Project Data by Unit Type

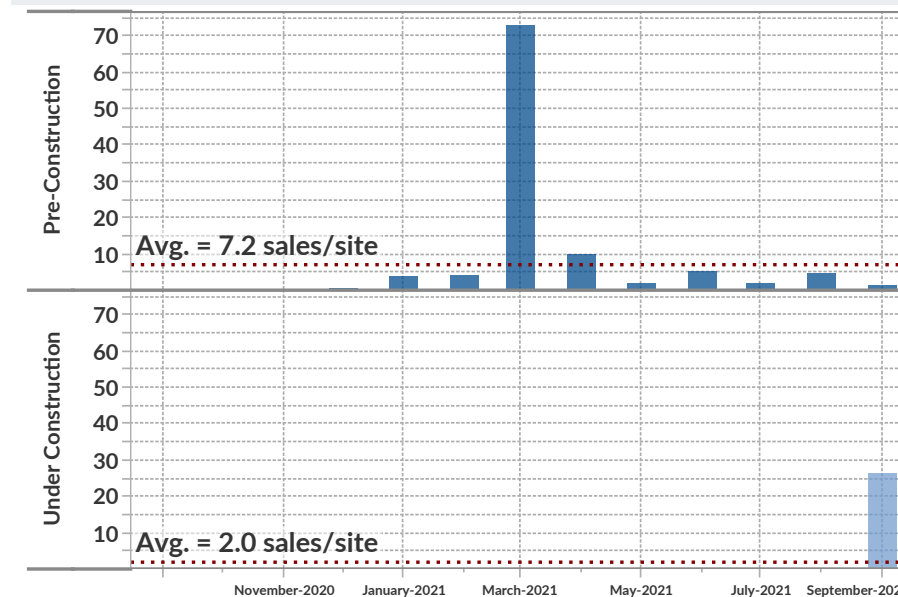
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	9	0	9	0
1 Bedroom	399	10	394	5
1 Bedroom + Den	319	25	315	4
2 Bedroom	496	43	462	34
2 Bedroom + Den	120	7	92	28
3 Bedroom & Up	129	20	107	22
Penthouse	35	0	28	7
Other	41	2	38	3

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,148	488	786	\$511,375	\$850,059
\$1,321	627	708	\$898,990	\$911,990
\$1,103	733	1,094	\$717,066	\$1,250,700
\$1,084	780	1,280	\$792,582	\$1,496,900
\$1,302	979	1,987	\$1,166,990	\$2,999,900
\$1,154	591	1,000	\$651,578	\$1,296,990
\$917	886	1,698	\$1,076,990	\$1,417,830

IPO Launch Performance (first 2 months)

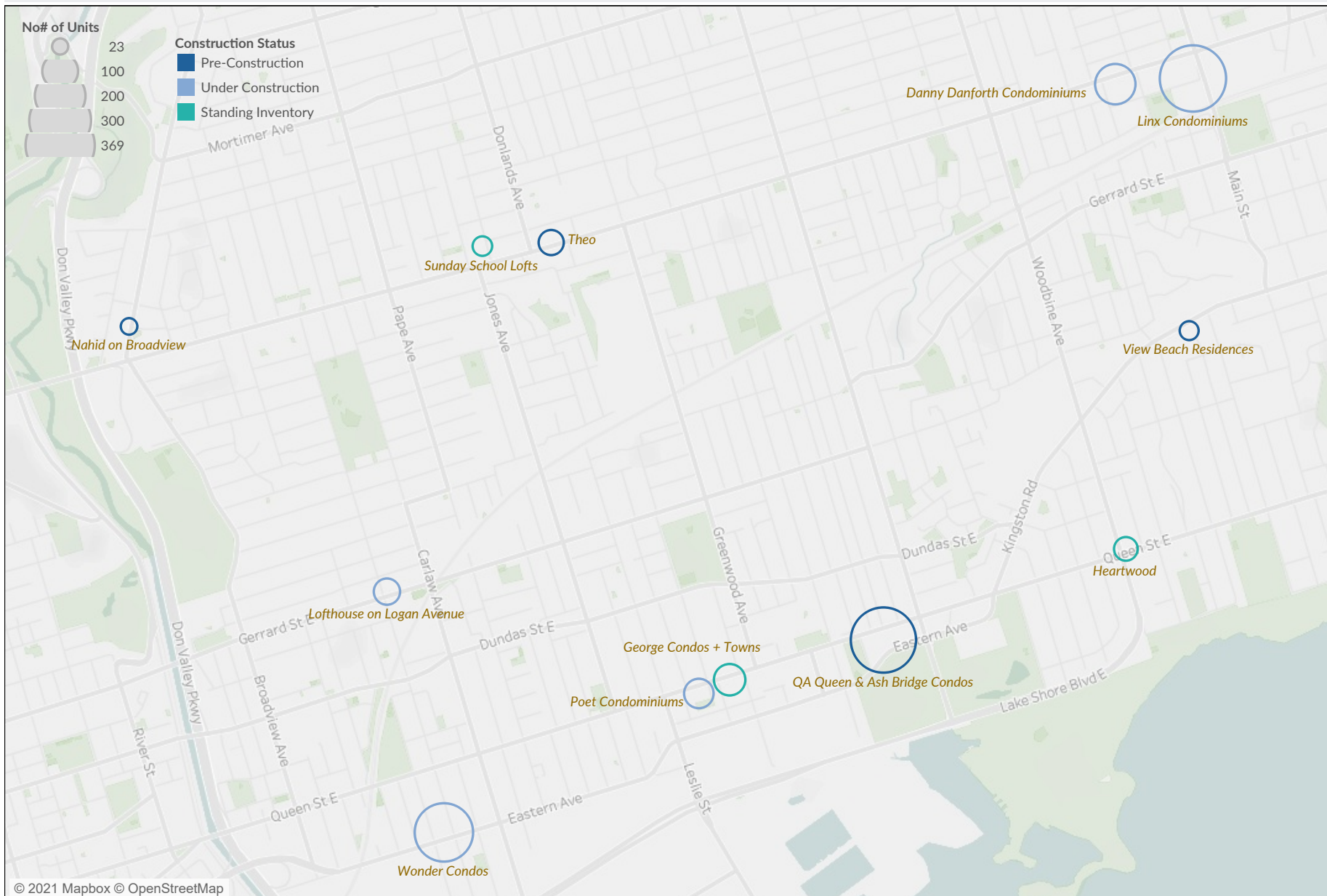


Post Launch Absorption: Toronto East



Toronto East Submarket Report - September 2021

Current Active Projects



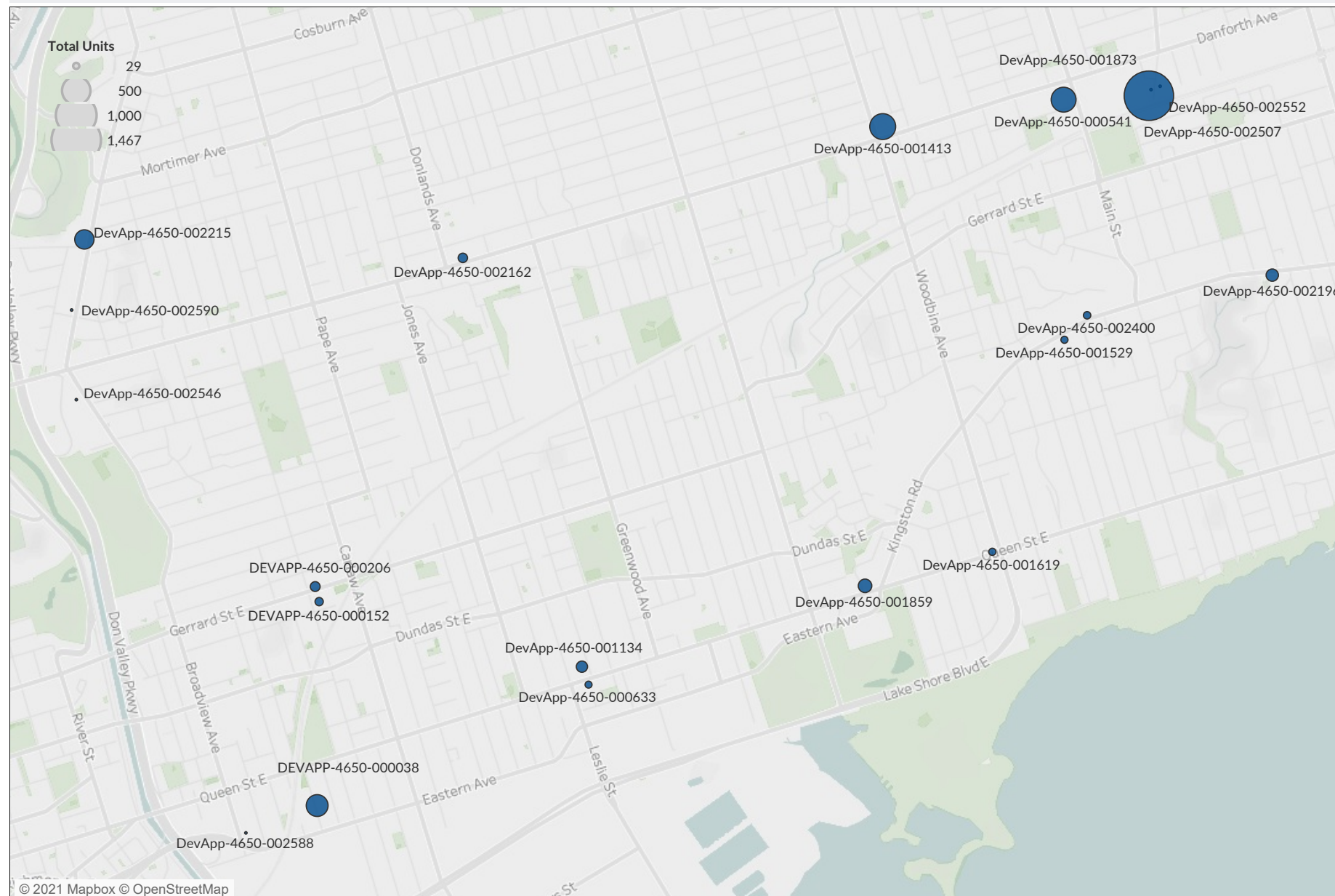
Toronto East Submarket Report - September 2021

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	26	136	1	137	\$1,034	\$1,063
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	0	3	5	47	\$767	\$1,109
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	December-2023	74	74	13	369	\$822	\$1,230
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	10	13	23	\$1,175	\$1,192
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	1	206	6	357	\$1,192	\$1,430
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	4	12	8	30	\$947	\$892
Wonder Condos - Graywood Developments and Alterra	Apartment	December-2022	0	1	9	286	\$955	\$1,225

Toronto East Submarket Report - September 2021

Current Development Applications



Toronto East Submarket Report - September 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		
DevApp-4650-002546	682 Broadview Avenue		
DevApp-4650-002552	9 Dawes Road		
DevApp-4650-002588	21 Broadview Avenue		
DevApp-4650-002590	840 Broadview Avenue		

Toronto East Submarket Report - September 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	• 16	• 15	• 4,155	• 3,779	• 376	• \$2,337	• 1,526	• \$3,567,122	• 8,623
Central Waterfront	• 26	• 9	• 4,708	• 4,014	• 694	• \$1,556	• 1,081	• \$1,681,409	• 17,819
Don Mills - York Mills	• 20	• 13	• 3,706	• 3,457	• 249	• \$1,012	• 1,048	• \$1,060,452	• 11,491
Downtown Core	• 20	• 7	• 3,756	• 3,541	• 215	• \$1,897	• 849	• \$1,610,331	• 17,238
Downtown East	• 481	• 22	• 7,812	• 6,634	• 1,178	• \$1,310	• 709	• \$928,777	• 15,902
Downtown West	• 54	• 25	• 8,324	• 7,525	• 799	• \$1,506	• 932	• \$1,403,441	• 18,862
Etobicoke Waterfront	• 0	• 1	• 503	• 494	• 9	• \$1,398	• 616	• \$861,650	• 7,504
Highway7 - Yonge	• 189	• 7	• 1,775	• 1,458	• 317	• \$968	• 717	• \$694,375	• 14,114
Mississauga City Centre	• 80	• 12	• 7,424	• 7,000	• 424	• \$1,053	• 862	• \$907,556	• 5,652
North Toronto	• 14	• 17	• 3,893	• 3,314	• 579	• \$1,369	• 998	• \$1,365,907	• 206
North Yonge Corridor	• 113	• 5	• 1,540	• 1,224	• 316	• \$1,397	• 694	• \$968,910	• 22,789
North York East	• 1	• 2	• 527	• 526	• 1	• \$949	• 1,028	• \$974,900	• 96,673
North York West	• 293	• 10	• 1,522	• 1,001	• 521	• \$1,210	• 999	• \$1,208,767	• 3,039
Not Applicable	• 973	• 141	• 28,746	• 24,624	• 4,122	• \$926	• 868	• \$804,020	• 7,135
Scarborough City Centre									• 3,301
Sheppard Corridor	• 15	• 11	• 2,426	• 2,200	• 226	• \$1,130	• 1,020	• \$1,152,892	• 16,997
Thornhill	• 20	• 8	• 1,967	• 1,791	• 176	• \$1,064	• 1,192	• \$1,267,684	• 3,470
Toronto East	• 107	• 12	• 1,548	• 1,445	• 103	• \$1,152	• 986	• \$1,136,268	
Toronto West	• 50	• 20	• 4,080	• 3,518	• 562	• \$1,205	• 936	• \$1,128,063	
Yonge - St. Clair	• 16	• 8	• 1,049	• 809	• 240	• \$1,917	• 1,386	• \$2,656,999	

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