

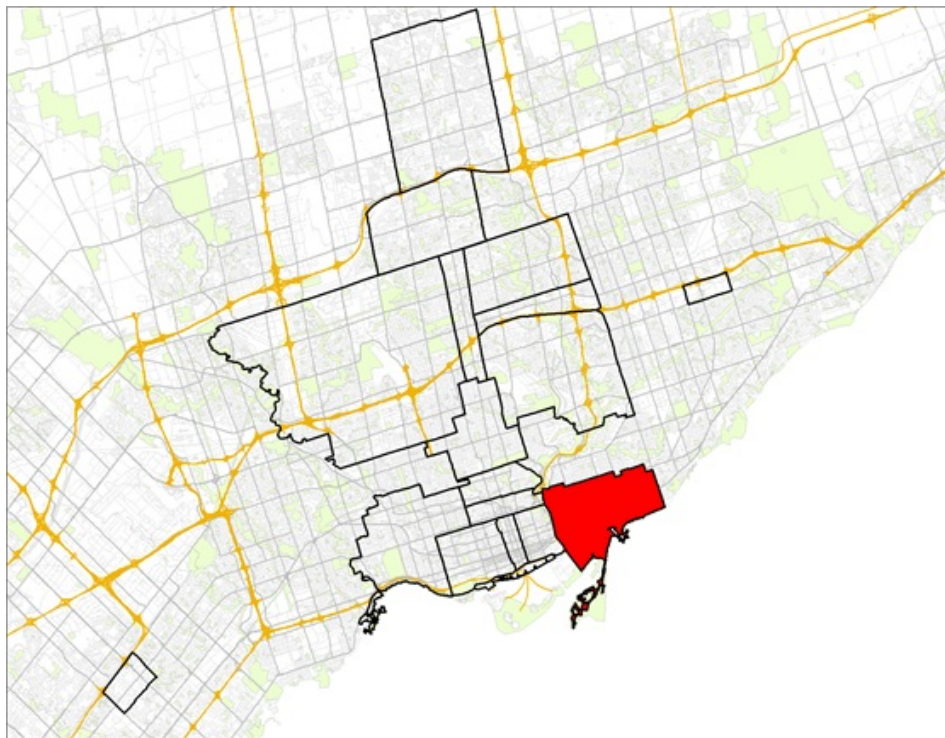


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of January 2022



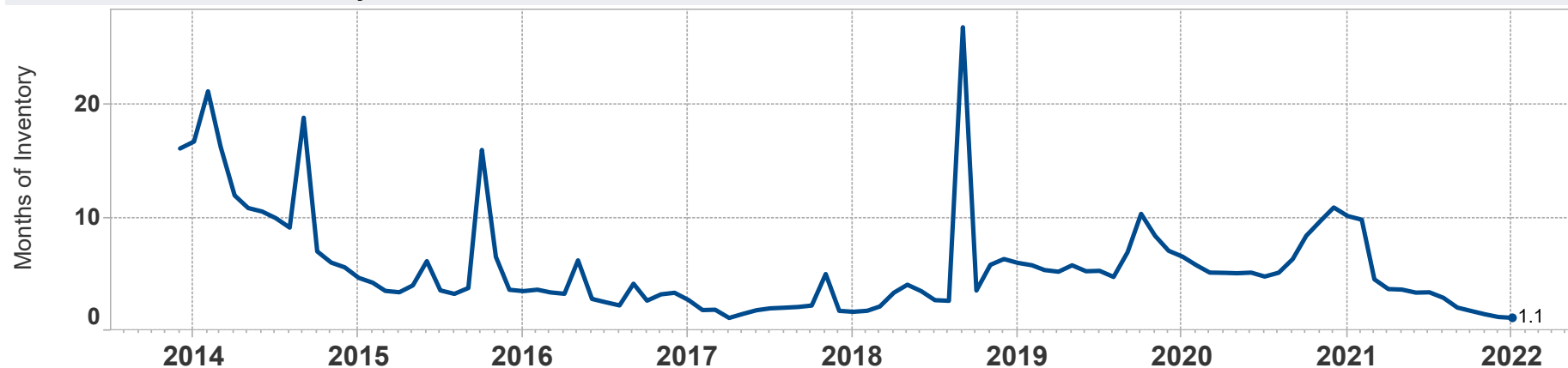
Toronto East Submarket Report - January 2022



Toronto East		GTA
Distinct count of Site Name	11	341
No. of Units	1,457	89,623
Total Sales	1,410	81,290
Act Inv	47	8,333
Avg. \$/sf	\$1,267	\$1,363
Avg. Project \$/SF	\$1,233	\$1,182
Avg. SF	1,019	961
Avg. \$	\$1,291,188	\$1,309,467
No Measure Value	25	2,274

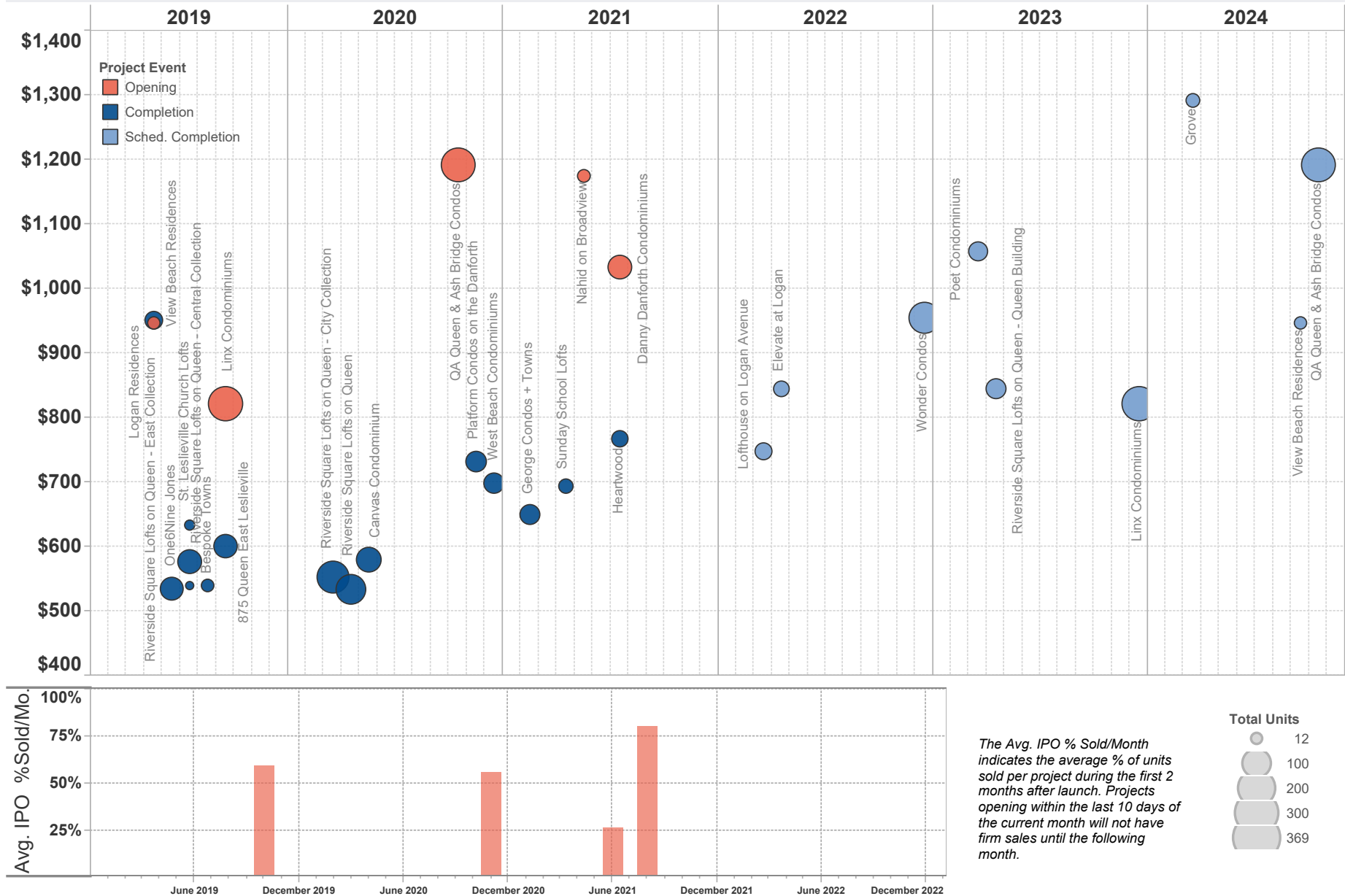
Development Applications		
Toronto East		City of Toronto
Count of Address	22	631
Total Units	15,217	636,062
Min. Density	1.0	0.0
Max. Density	13.4	620.0
Avg. Density	4.6	7.9

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



Toronto East Submarket Report - January 2022

Recent Project Openings, Completions & Scheduled Completions



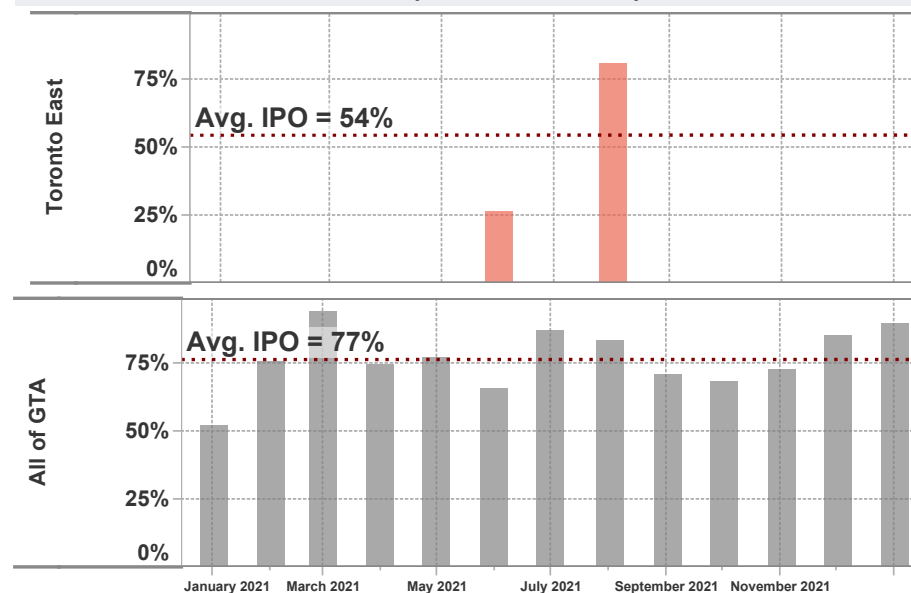
Toronto East Submarket Report - January 2022

Project Data by Unit Type

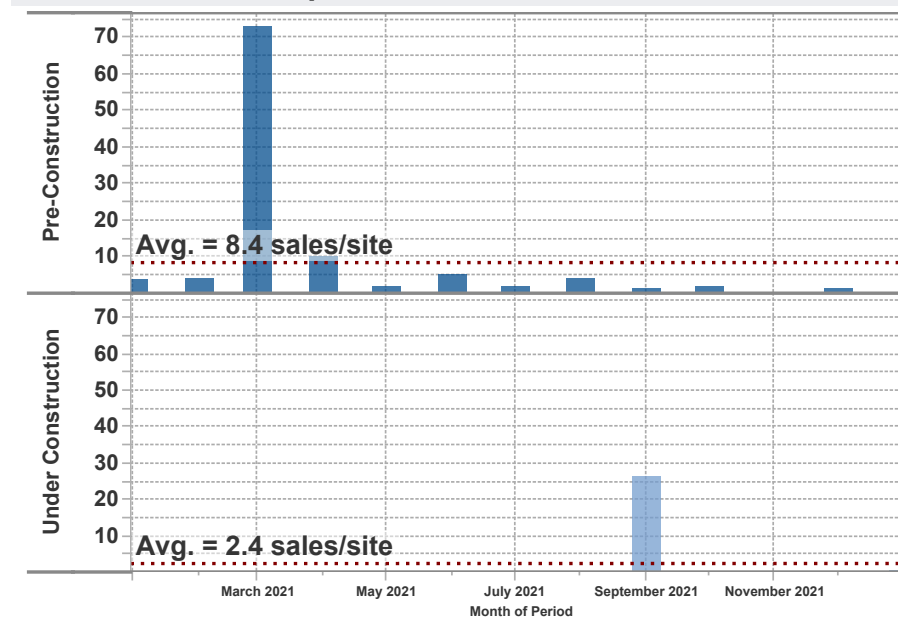
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	9	0	9	0
1 Bedroom	394	4	393	1
1 Bedroom + Den	326	5	316	10
2 Bedroom	438	4	425	13
2 Bedroom + Den	108	10	102	6
3 Bedroom & Up	123	0	107	16
Penthouse	21	1	20	1
Other	38	1	38	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,305	635	635	\$828,900	\$828,900
\$1,308	551	724	\$769,990	\$967,800
\$1,250	873	1,163	\$1,019,800	\$1,449,900
\$1,198	1,073	1,477	\$1,089,900	\$1,993,800
\$1,282	979	1,987	\$1,166,990	\$2,999,900
\$1,409	865	865	\$1,218,990	\$1,218,990

IPO Launch Performance (first 2 months)

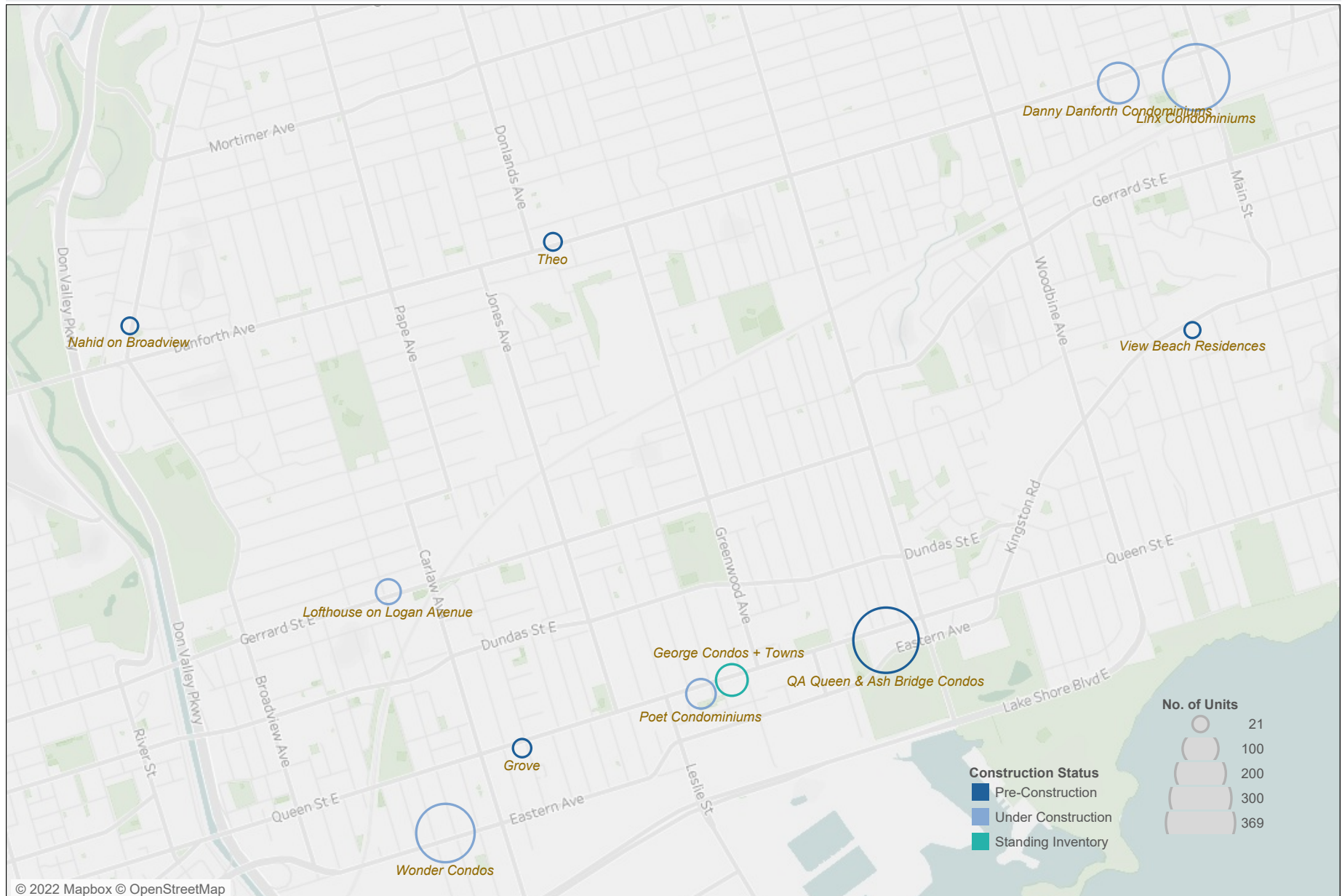


Post Launch Absorption: Toronto East



Toronto East Submarket Report - January 2022

Current Active Projects



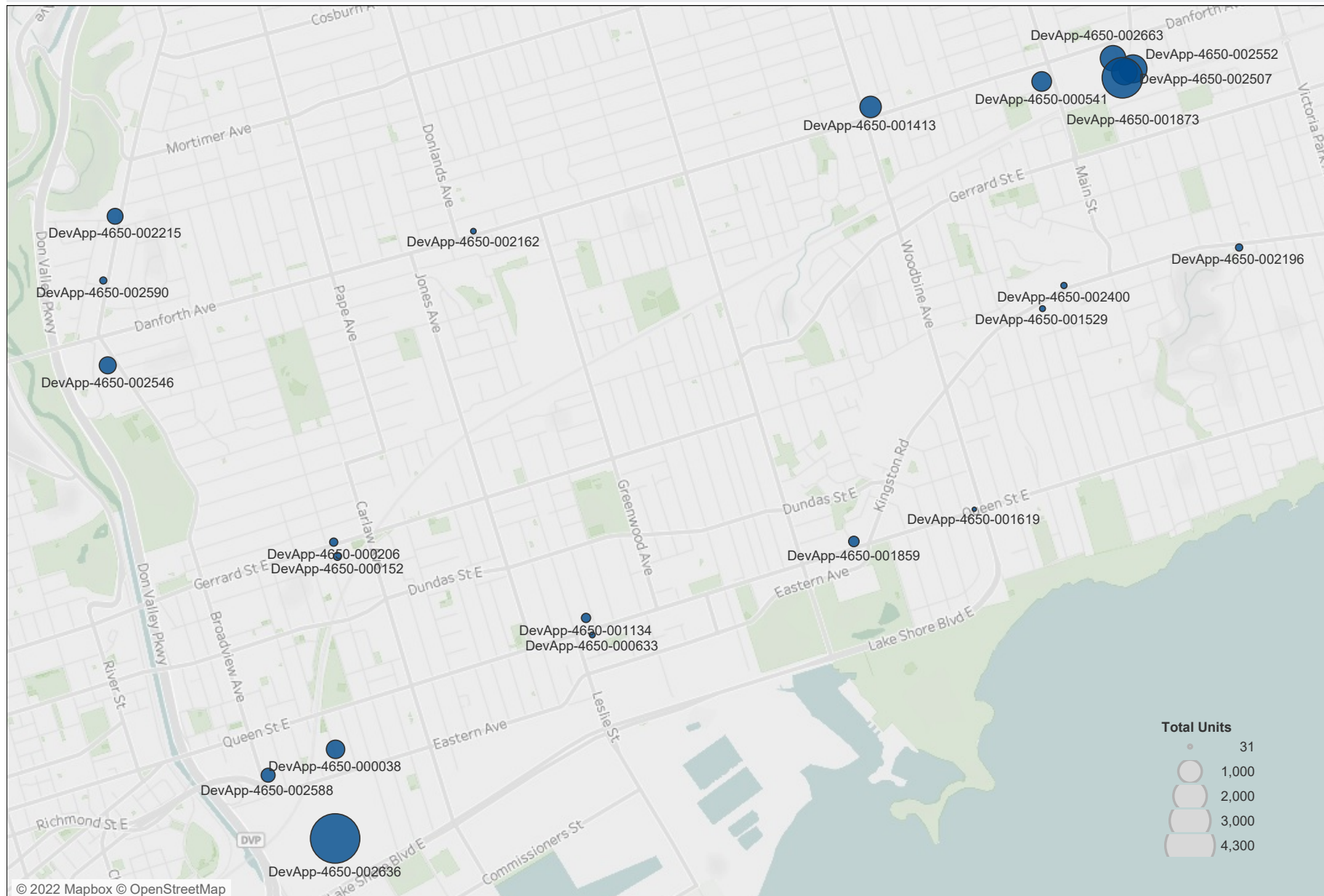
Toronto East Submarket Report - January 2022

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Fo..
Danny Danforth Condominiums - Gala Developments	Apartment	January 2023	1	1	1	138	\$1,034	\$1,397
George Condos + Towns - Rockport Group	Apartment	February 2021	0	0	1	84	\$650	\$1,301
Grove - Presidential Group	Apartment	March 2024	16	16	12	28	\$1,292	\$1,292
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	December 2023	0	0	9	369	\$822	\$1,155
Lofthouse on Logan Avenue - GRID Developments	Apartment	March 2022	0	0	0	52	\$748	\$1,178
Nahid on Broadview - Nahid Corp.	Apartment	January 2024	0	0	8	23	\$1,175	\$1,256
Poet Condominiums - Fieldgate Homes	Apartment	March 2023	8	8	2	73	\$1,058	\$1,387
QA Queen & Ash Bridge Condos - Context Developments an..	Apartment	October 2024	0	0	5	357	\$1,192	\$1,401
Theo - Condoman Developments	Apartment	June 2024	0	0	0	26	\$0	\$1,014
View Beach Residences - Condoman Developments	Apartment	September 2024	0	0	0	21	\$947	\$953
Wonder Condos - Graywood Developments and Alterra	Apartment	December 2022	0	0	9	286	\$955	\$1,225

Toronto East Submarket Report - January 2022

Current Development Applications



Toronto East Submarket Report - January 2022

Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DevApp-4650-000038	462 Eastern Avenue	3.0	593
DevApp-4650-000152	485 Logan Avenue	2.2	112
DevApp-4650-000206	794 - 800 Gerrard Street East	2.5	116
DevApp-4650-000541	276 - 294 Main Street & 144 Stephenson Avenue	3.0	672
DevApp-4650-000633	1249 Queen Street East	2.5	58
DevApp-4650-001134	1285 Queen Street East	2.5	148
DevApp-4650-001413	985 Woodbine Avenue	4.9	804
DevApp-4650-001529	507 - 511 Kingston Road	1.0	60
DevApp-4650-001619	1880 Queen Street East	4.3	31
DevApp-4650-001859	1684 Queen Street East	3.0	192
DevApp-4650-001873	6 Dawes Road	7.7	2,892
DevApp-4650-002162	1030 Danforth Avenue	4.4	53
DevApp-4650-002196	907 Kingston Road	3.3	91
DevApp-4650-002215	954 Broadview Avenue	3.1	437
DevApp-4650-002400	558 - 560 Kingston Road	3.5	66
DevApp-4650-002507	10 Dawes Road	1.0	1,155
DevApp-4650-002546	682 Broadview Avenue	3.1	503
DevApp-4650-002552	9 Dawes Road	9.5	1,368
DevApp-4650-002588	21 Broadview Avenue	5.7	340
DevApp-4650-002590	840 Broadview Avenue	4.2	87
DevApp-4650-002636	21 Don Valley Parkway	8.2	4,300
DevApp-4650-002663	2721 Danforth Avenue	13.4	1,139

Toronto East Submarket Report - January 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 30	• 18	• 4,884	• 371	• \$2,399	• 1,453	• \$3,484,803	• 23,683
Central Waterfront	• 5	• 9	• 4,127	• 581	• \$1,610	• 1,128	• \$1,816,302	• 38,096
Don Mills - York Mills	• 36	• 13	• 3,272	• 175	• \$1,049	• 1,116	• \$1,170,511	• 30,497
Downtown Core	• 614	• 8	• 4,187	• 252	• \$1,936	• 903	• \$1,747,021	• 42,806
Downtown East	• 34	• 19	• 6,003	• 617	• \$1,333	• 817	• \$1,090,011	• 35,238
Downtown West	• 193	• 25	• 8,029	• 800	• \$1,554	• 974	• \$1,514,452	• 37,461
Etobicoke Waterfront	• 0	• 1	• 509	• 6	• \$1,601	• 466	• \$745,900	• 15,600
Highway7 - Yonge	• 9	• 6	• 1,552	• 38	• \$1,013	• 1,307	• \$1,323,684	• 31,614
Mississauga City Centre	• 46	• 12	• 7,232	• 291	• \$1,122	• 866	• \$971,730	• 22,002
North Toronto	• 69	• 18	• 3,602	• 433	• \$1,433	• 1,025	• \$1,468,698	• 412
North Yonge Corridor	• 7	• 5	• 1,367	• 79	• \$1,584	• 802	• \$1,270,765	• 42,142
North York East	• 1	• 1	• 497	• 0	• .	• .	• .	• 217,068
North York West	• 58	• 9	• 1,347	• 135	• \$1,351	• 1,713	• \$2,314,272	• 20,900
Not Applicable	• 812	• 139	• 24,742	• 3,357	• \$1,033	• 839	• \$866,164	• 13,947
Scarborough City Centre								• 15,217
Sheppard Corridor	• 13	• 11	• 2,261	• 233	• \$1,158	• 990	• \$1,145,602	• 41,546
Thornhill	• 11	• 7	• 1,529	• 130	• \$1,061	• 1,231	• \$1,305,573	• 7,833
Toronto East	• 25	• 11	• 1,410	• 47	• \$1,267	• 1,019	• \$1,291,188	
Toronto West	• 283	• 22	• 3,987	• 635	• \$1,246	• 878	• \$1,094,317	
Yonge - St. Clair	• 28	• 7	• 753	• 153	• \$2,208	• 1,626	• \$3,591,360	

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