

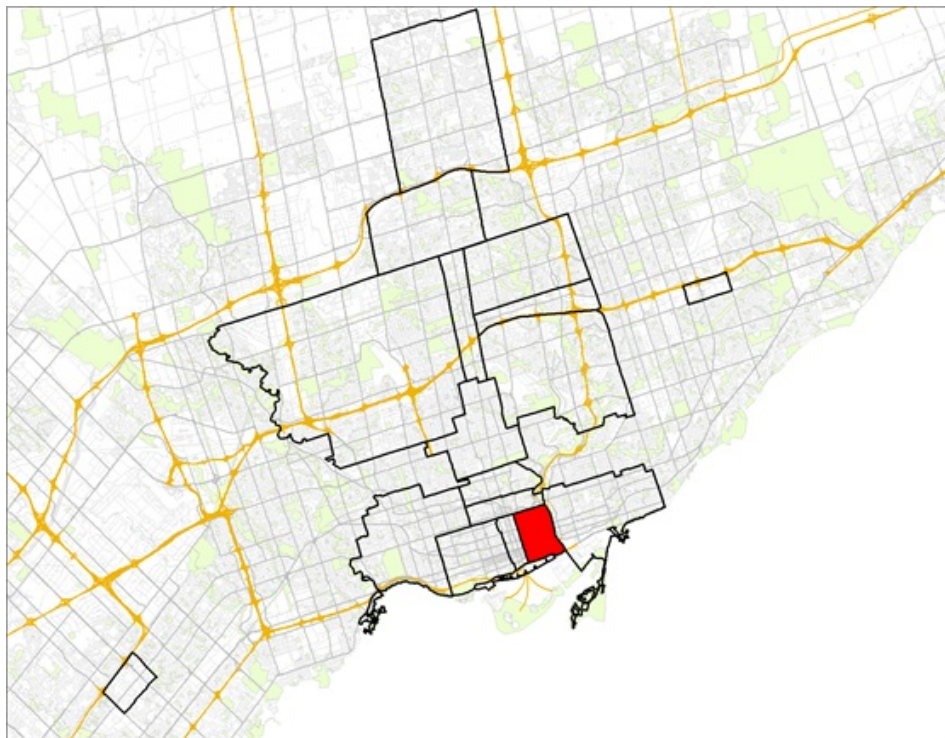


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of March 2022



Downtown East Submarket Report - March 2022



Downtown East		GTA
Distinct count of Site Name	16	322
No. of Units	5,901	86,113
Total Sales	5,351	78,893
Act Inv	550	7,220
Avg. \$/sf	\$1,389	\$1,463
Avg. Project \$/SF	\$1,315	\$1,235
Avg. SF	822	978
Avg. \$	\$1,141,922	\$1,431,736
Current Month Sales (incl. active & sold out)	99	3,277

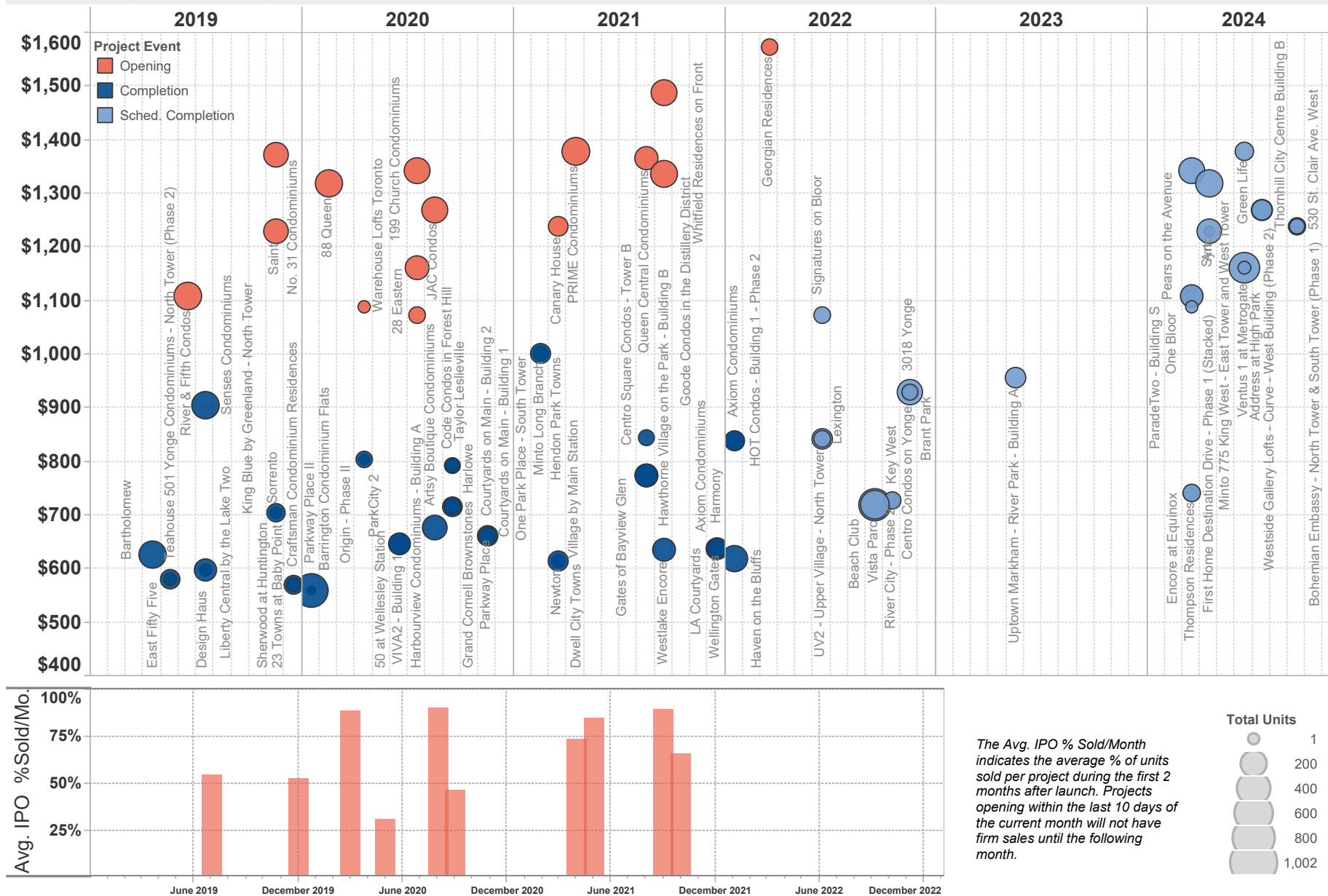
Development Applications		
Downtown East		City of Toronto
Count of Address	47	660
Total Units	17,043	271,565
Min. Density	0.0	0.0
Max. Density	28.6	620.0
Avg. Density	9.7	7.8

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



Downtown East Submarket Report - March 2022

Recent Project Openings, Completions & Scheduled Completions



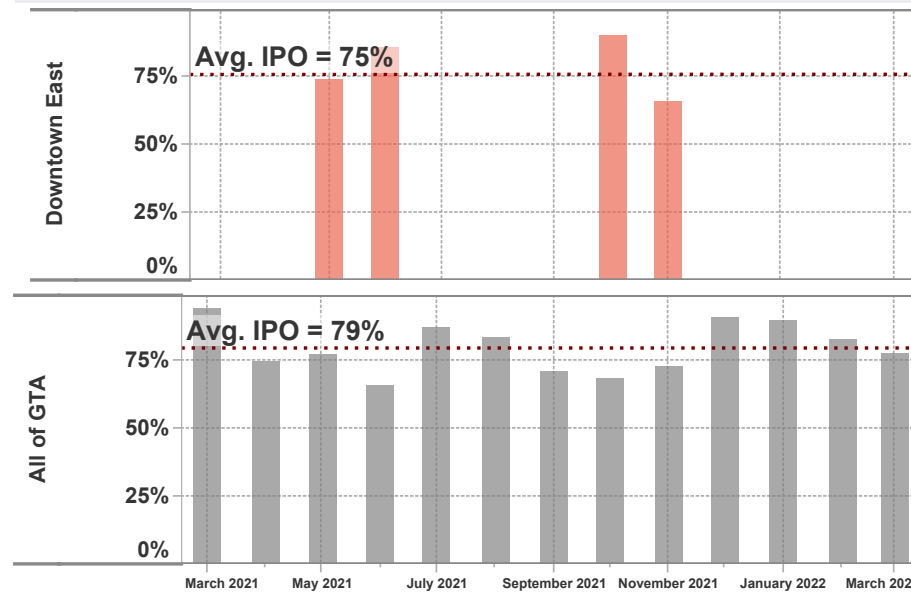
Downtown East Submarket Report - March 2022

Project Data by Unit Type

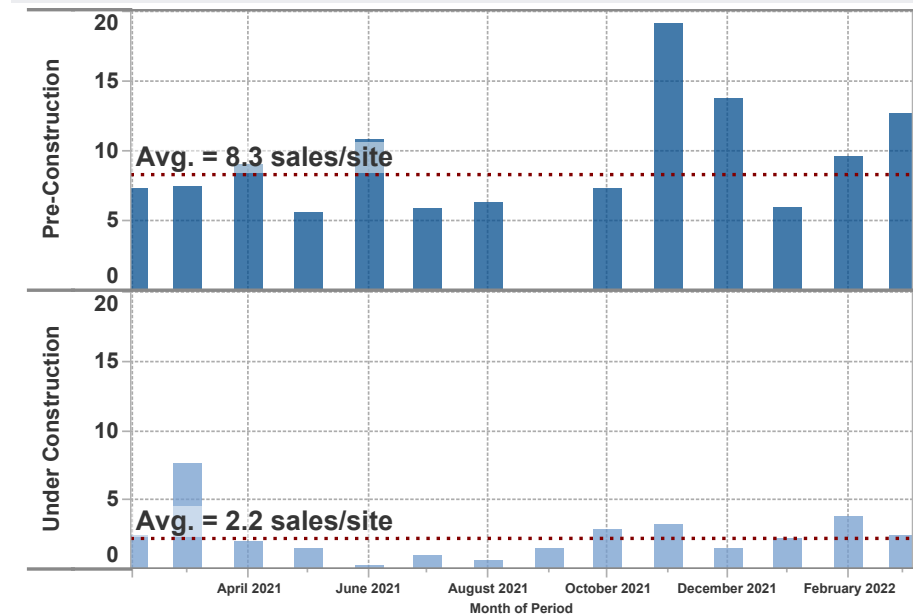
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	433	2	421	12
1 Bedroom	1,392	8	1,340	52
1 Bedroom + Den	1,465	11	1,381	84
2 Bedroom	1,645	49	1,455	190
2 Bedroom + Den	332	0	285	47
3 Bedroom & Up	595	19	458	137
Penthouse	19	0	3	16
Other	9	0	5	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,487	366	383	\$545,900	\$639,900
\$1,363	461	751	\$669,900	\$899,000
\$1,582	486	706	\$689,900	\$1,157,990
\$1,421	612	1,803	\$849,900	\$1,969,900
\$1,316	629	2,125	\$849,900	\$3,170,000
\$1,338	767	1,579	\$1,049,900	\$2,739,900
\$1,307	1,038	3,114	\$1,609,990	\$3,350,000
\$1,134	1,290	1,355	\$1,449,990	\$1,549,990

IPO Launch Performance (first 2 months)

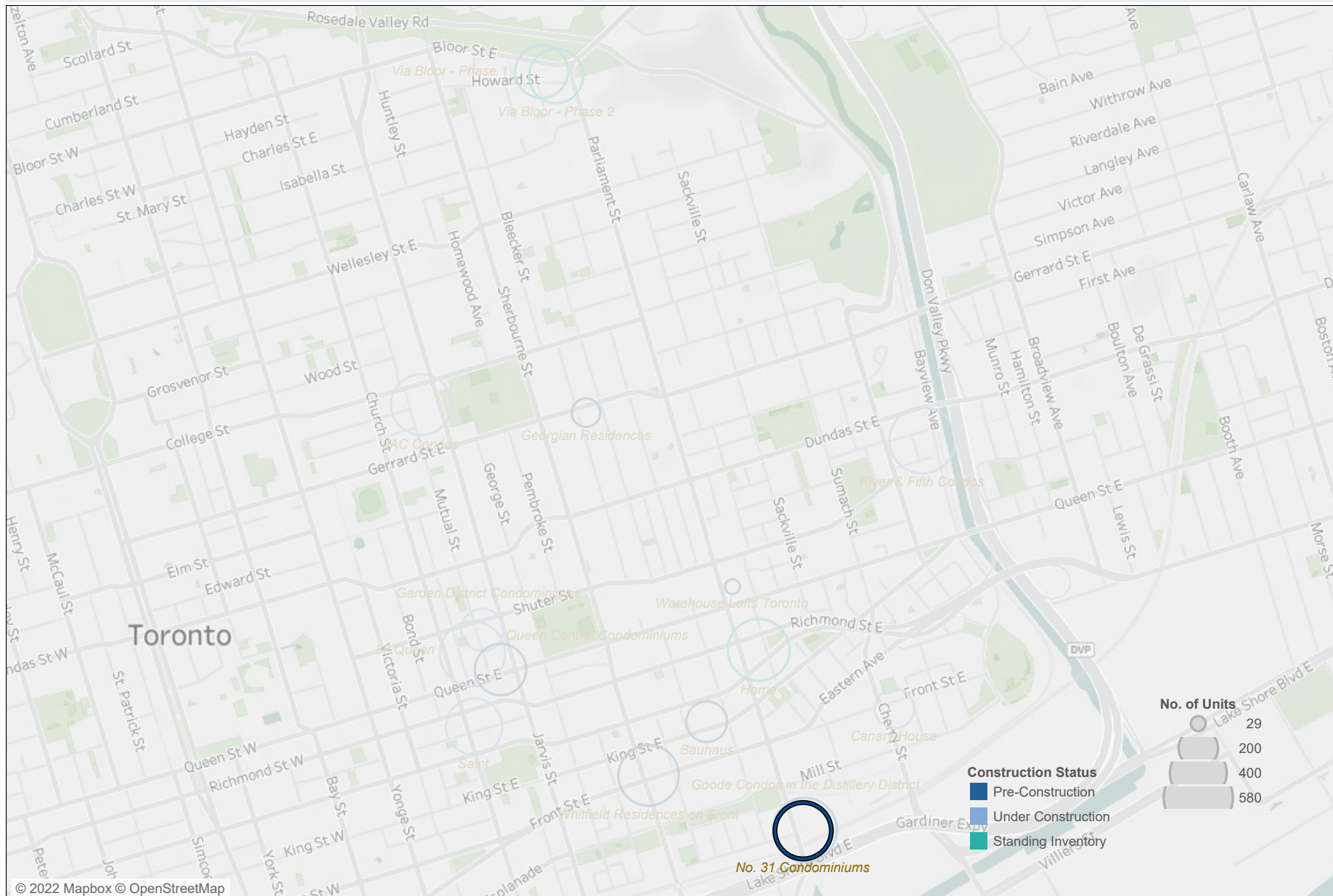


Post Launch Absorption: Downtown East



Downtown East Submarket Report - March 2022

Current Active Projects



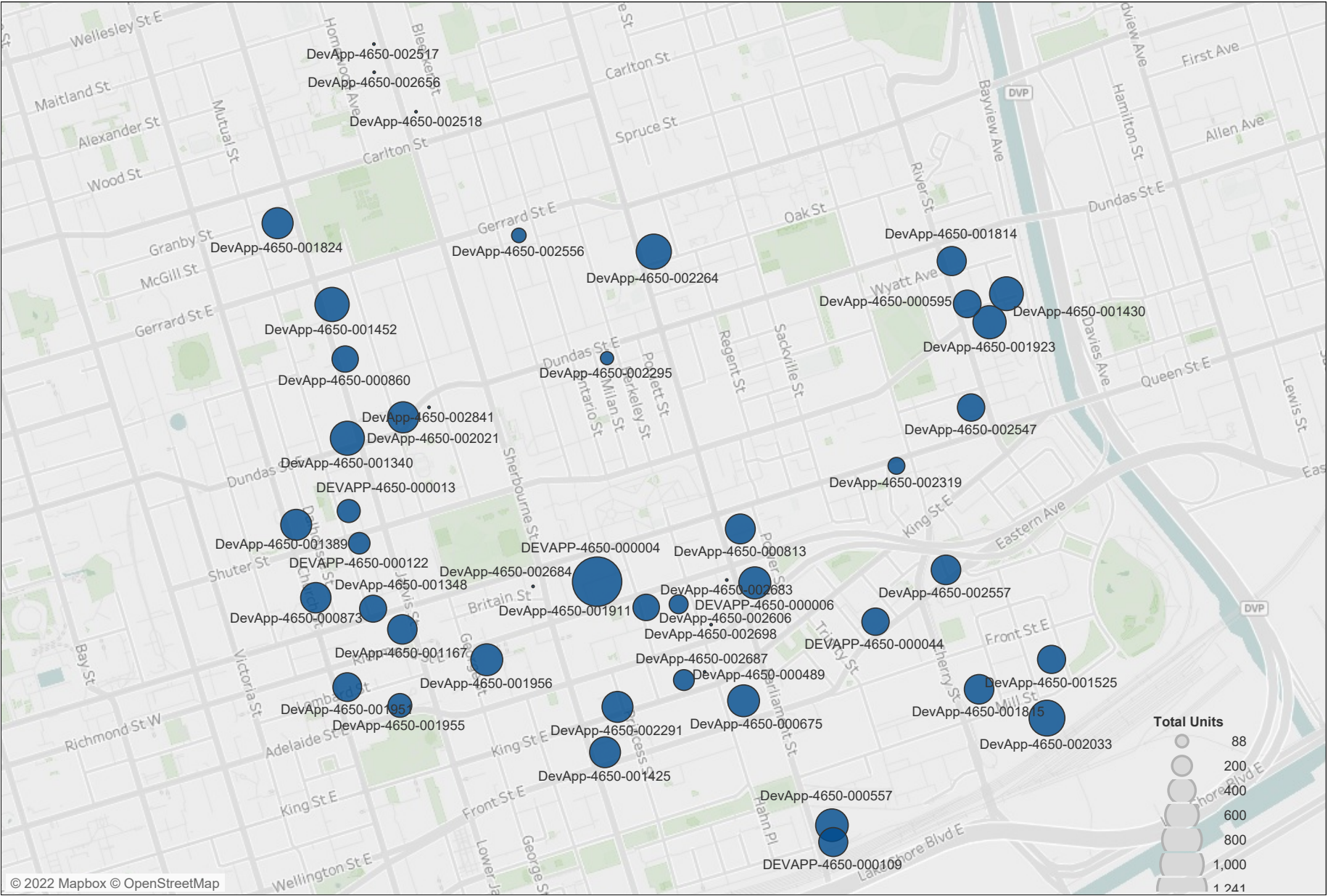
Downtown East Submarket Report - March 2022

Current Active Project List

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..
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	0	3	5	561	\$1,319	\$1,601
Bauhaus - Lamb Development Corp.	Apartment	February 2025	0	2	69	218	\$0	\$1,347
Canary House - Kilmer Group and DREAM	Apartment	September 2024	0	0	33	206	\$1,239	\$1,278
Garden District Condominiums - Sher Corporation and Hyde ..	Apartment	May 2023	0	11	12	235	\$957	\$1,250
Georgian Residences - Stafford Homes	Apartment	June 2025	13	13	94	107	\$1,574	\$1,572
Goode Condos in the Distillery District - Graywood Developm..	Apartment	May 2025	0	6	51	540	\$1,337	\$1,342
Home - Great Gulf and Hullmark Developments Limited	Apartment	January 2022	11	15	19	505	\$619	\$1,168
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July 2024	2	17	20	489	\$1,270	\$1,160
No. 31 Condominiums - Lanterra Developments	Apartment	April 2025	19	29	100	420	\$1,373	\$1,449
Queen Central Condominiums - Parallax Development Corpo..	Apartment	February 2025	0	0	0	349	\$1,366	\$1,284
River & Fifth Condos - Broccolini	Apartment	March 2024	0	13	28	580	\$1,109	\$1,420
Saint - Minto Developments	Apartment	April 2024	2	4	25	418	\$1,230	\$1,312
Via Bloor - Phase 1 - Tridel	Apartment	August 2021	4	5	6	372	\$775	\$1,080
Via Bloor - Phase 2 - Tridel	Apartment	August 2021	0	2	7	388	\$845	\$1,044
Warehouse Lofts Toronto - Sher Corporation and Downing St..	Apartment	March 2024	0	2	3	29	\$1,089	\$1,237
Whitfield Residences on Front - Menkes and Core Developm..	Apartment	March 2025	38	79	78	484	\$1,488	\$1,495

Downtown East Submarket Report - March 2022

Current Development Applications



Downtown East Submarket Report - March 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DEVAPP-4650-000004	245 Queen Street East	3.0	1,241
DEVAPP-4650-000006	48 Power Street	0.0	520
DEVAPP-4650-000013	59 - 71 Mutual Street	4.0	268
DEVAPP-4650-000044	18 - 32 Eastern Avenue, 2 Sackville Street	3.0	379
DEVAPP-4650-000109	31 Parliament Street	2.0	428
DEVAPP-4650-000122	79 - 85 Shuter Street	4.0	234
DevApp-4650-000489	284 King Street East	15.8	219
DevApp-4650-000557	33 - 37 Parliament Street	2.0	540
DevApp-4650-000595	83 River Street	2.5	388
DevApp-4650-000675	250 Front Street East	9.1	516
DevApp-4650-000813	161 Parliament Street	3.0	453
DevApp-4650-000860	295 Jarvis Street	3.5	351
DevApp-4650-000873	139 Church Street	3.0	469
DevApp-4650-001167	133 Queen Street East	4.0	440
DevApp-4650-001340	202 Jarvis Street	4.0	589
DevApp-4650-001348	90 Queen Street East	4.0	369
DevApp-4650-001389	193 Church Street	3.0	484
DevApp-4650-001425	33 Sherbourne Street	15.6	484
DevApp-4650-001430	5 Defries Street	8.2	580
DevApp-4650-001452	319 - 323 Jarvis Street	3.5	596
DevApp-4650-001525	475 Front Street East	4.3	401
DevApp-4650-001814	111 River Street	19.3	430
DevApp-4650-001815	409 Front Street East	4.2	443
DevApp-4650-001824	308 Jarvis Street	10.1	489
DevApp-4650-001911	75 Ontario Street	19.6	354
DevApp-4650-001923	77 River Street	8.6	558
DevApp-4650-001951	89 Church Street	4.0	418
DevApp-4650-001955	110 Adelaide Street East	19.1	287
DevApp-4650-001956	231 Richmond Street East	10.6	516
DevApp-4650-002021	218 Dundas Street East	12.7	490
DevApp-4650-002033	125R Mill Street	11.3	653
DevApp-4650-002264	365 Parliament Street	5.7	628
DevApp-4650-002291	236 King Street East	17.2	486
DevApp-4650-002295	401 Dundas Street East	5.3	88
DevApp-4650-002319	471 Queen Street East	11.1	143
DevApp-4650-002517	422 Sherbourne Street		
DevApp-4650-002518	383 Sherbourne Street		
DevApp-4650-002547	28 River Street	3.0	380
DevApp-4650-002556	227 Gerrard Street East	1.5	107
DevApp-4650-002557	1 Sumach Street	10.4	443
DevApp-4650-002606	102 Berkeley Street	12.1	181
DevApp-4650-002656	410 Sherbourne Street		
DevApp-4650-002683	130 Parliament Street		
DevApp-4650-002684	225 Queen Street East		
DevApp-4650-002687	296 King Street East		
DevApp-4650-002698	550 Adelaide Street East		
DevApp-4650-002841	239 Dundas Street East		

Downtown East Submarket Report - March 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	18	18	4,991	322	\$2,465	1,532	\$3,775,708	10,382
Central Waterfront	14	9	4,147	561	\$1,614	1,128	\$1,821,027	16,313
Don Mills - York Mills	161	14	3,675	321	\$1,122	955	\$1,071,323	11,228
Downtown Core	1,287	9	4,876	547	\$2,011	887	\$1,783,158	19,254
Downtown East	99	16	5,351	550	\$1,389	822	\$1,141,922	17,043
Downtown West	72	24	7,889	620	\$1,583	1,030	\$1,629,985	17,878
Etobicoke Waterfront	6	1	518	5	\$1,560	486	\$758,000	7,581
Highway7 - Yonge	0	5	1,196	28	\$1,060	1,317	\$1,396,000	5,645
Mississauga City Centre	358	11	6,774	126	\$1,146	920	\$1,054,225	206
North Toronto	49	18	3,714	323	\$1,497	1,088	\$1,629,305	23,718
North Yonge Corridor	34	6	1,772	81	\$1,577	920	\$1,451,141	90,704
North York East	0	1	497	0	.	.	.	1,157
North York West	20	6	544	99	\$1,405	2,026	\$2,846,414	7,354
Not Applicable	1,018	135	24,049	2,603	\$1,081	853	\$922,204	9,298
Scarborough City Centre								13,411
Sheppard Corridor	67	10	1,847	375	\$1,440	766	\$1,102,844	16,850
Thornhill	17	4	1,130	64	\$1,187	1,336	\$1,585,893	3,543
Toronto East	4	8	1,124	42	\$1,273	1,070	\$1,361,873	
Toronto West	44	20	4,020	426	\$1,290	940	\$1,211,723	
Yonge - St. Clair	9	7	779	127	\$2,336	1,838	\$4,293,605	

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