

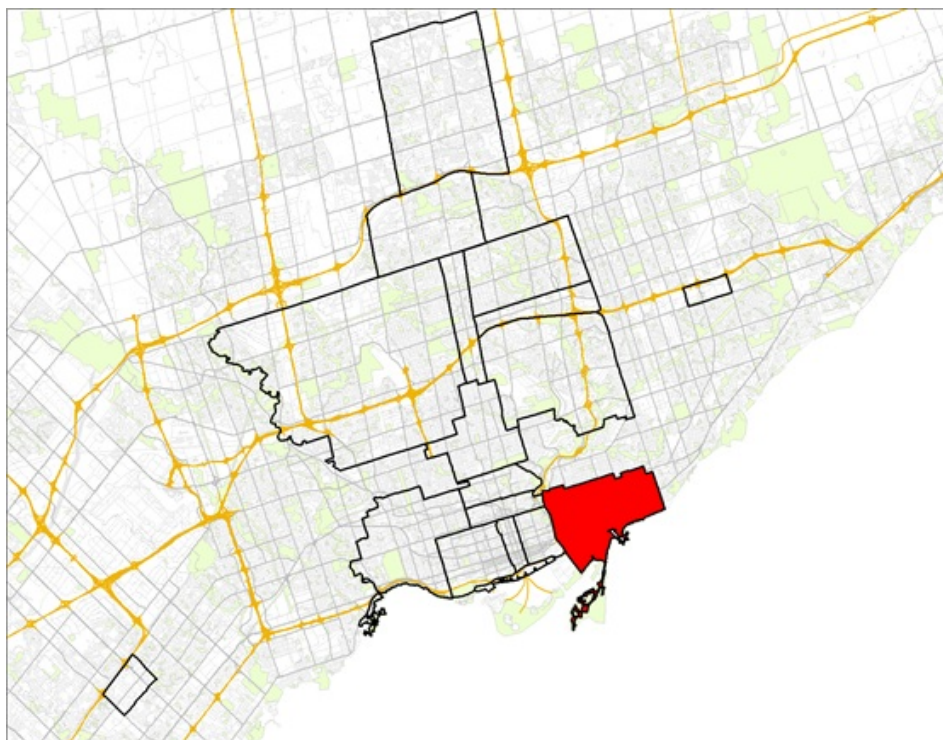


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of April 2022



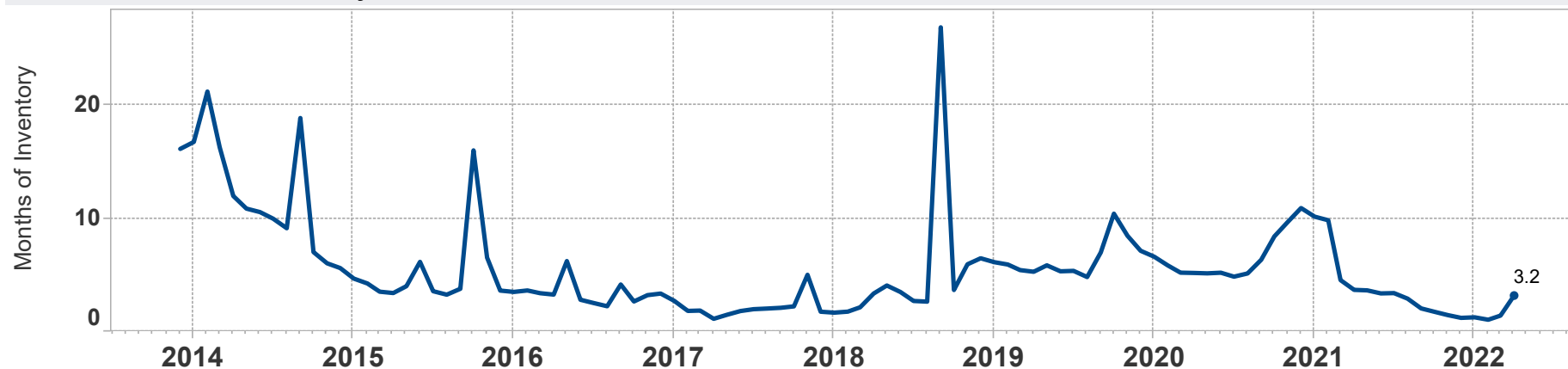
Toronto East Submarket Report - April 2022



Toronto East		GTA
Distinct count of Site Name	10	318
No. of Units	1,572	83,143
Total Sales	1,410	75,207
Act Inv	162	7,936
Avg. \$/sf	\$1,214	\$1,450
Avg. Project \$/SF	\$1,246	\$1,256
Avg. SF	798	921
Avg. \$	\$968,240	\$1,335,007
Current Month Sales (incl. active & sold out)	285	3,074

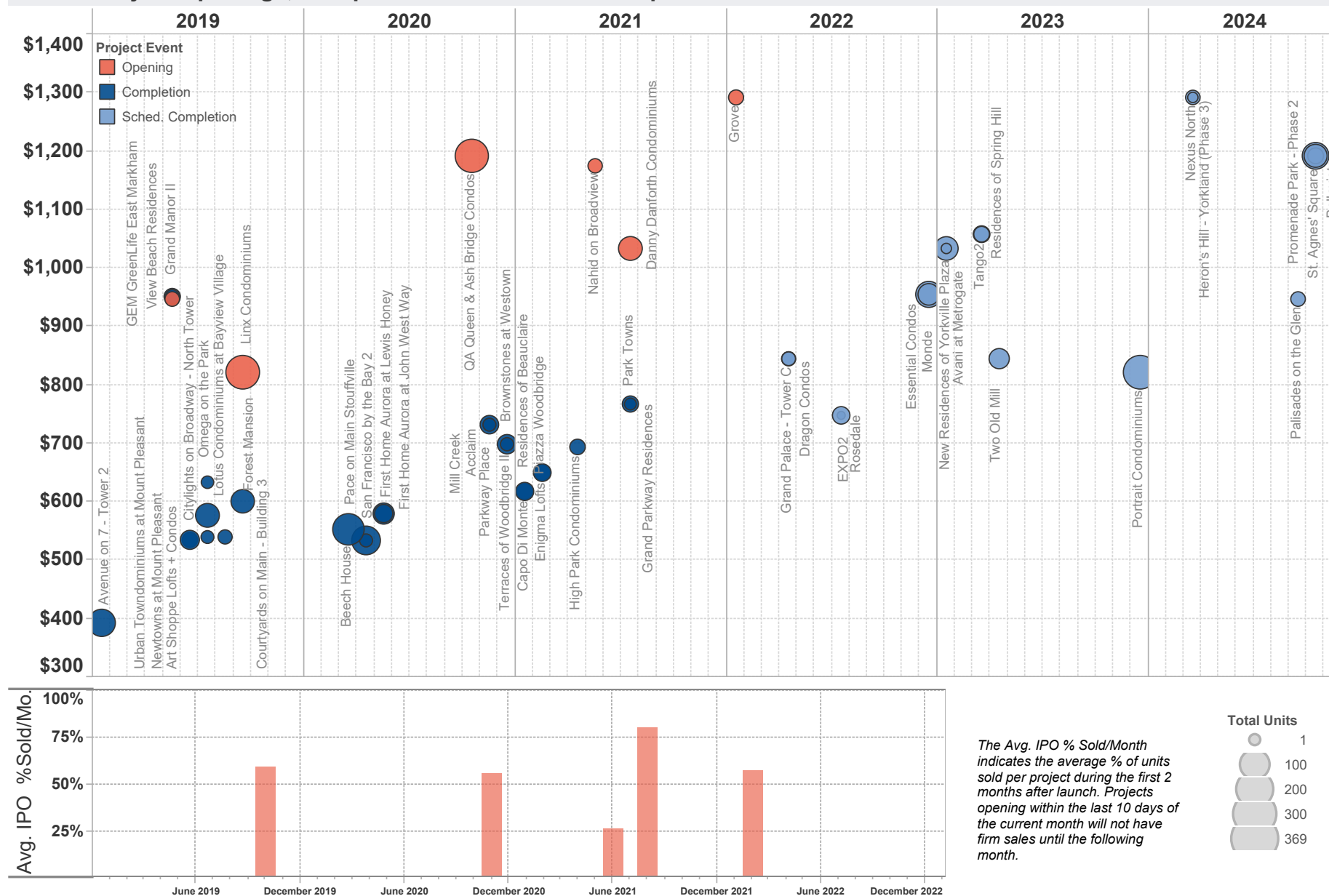
Development Applications		
Toronto East		City of Toronto
Count of Address	23	678
Total Units	11,047	376,440
Min. Density	1.0	0.0
Max. Density	13.4	620.0
Avg. Density	4.5	7.9

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



Toronto East Submarket Report - April 2022

Recent Project Openings, Completions & Scheduled Completions



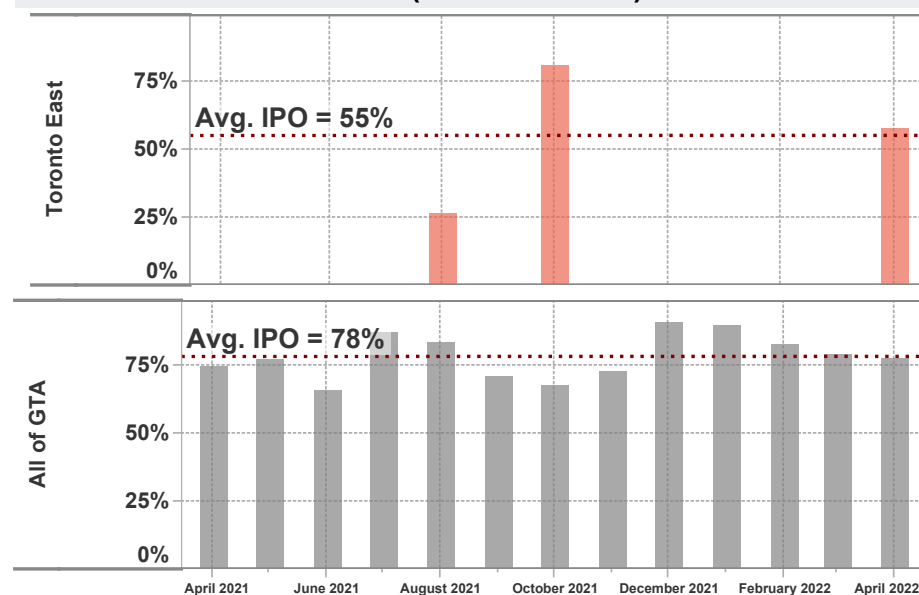
Toronto East Submarket Report - April 2022

Project Data by Unit Type

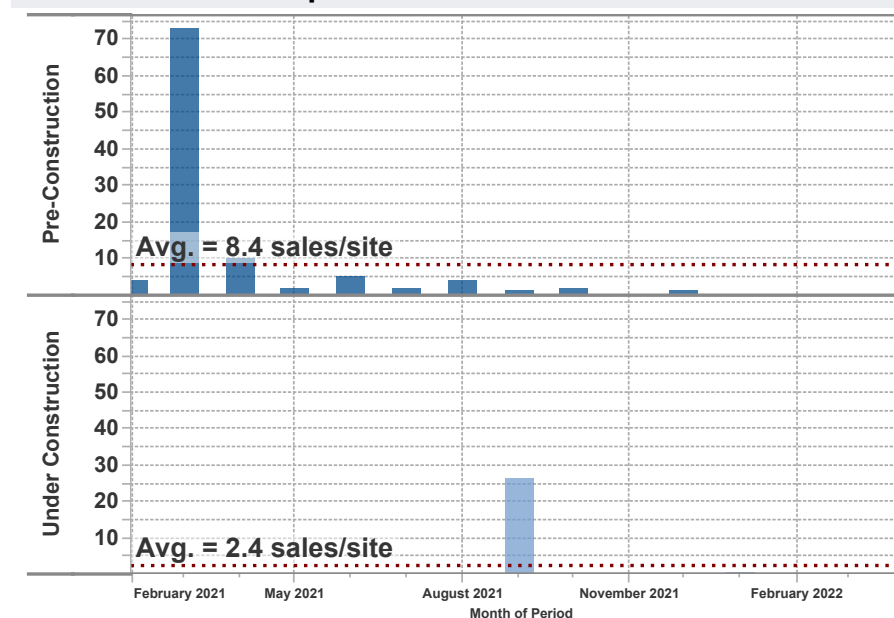
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	14	8	13	1
1 Bedroom	560	174	518	42
1 Bedroom + Den	255	17	242	13
2 Bedroom	406	36	376	30
2 Bedroom + Den	133	36	97	36
3 Bedroom & Up	160	14	122	38
Penthouse	4	0	4	0
Other	40	0	38	2

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,285	469	720	\$625,000	\$999,900
\$1,250	562	724	\$675,000	\$975,800
\$1,296	588	1,163	\$825,000	\$1,449,900
\$1,221	775	1,148	\$925,000	\$1,440,900
\$1,123	946	1,987	\$1,000,000	\$2,999,900
\$1,135	1,377	1,412	\$1,499,900	\$1,665,000

IPO Launch Performance (first 2 months)

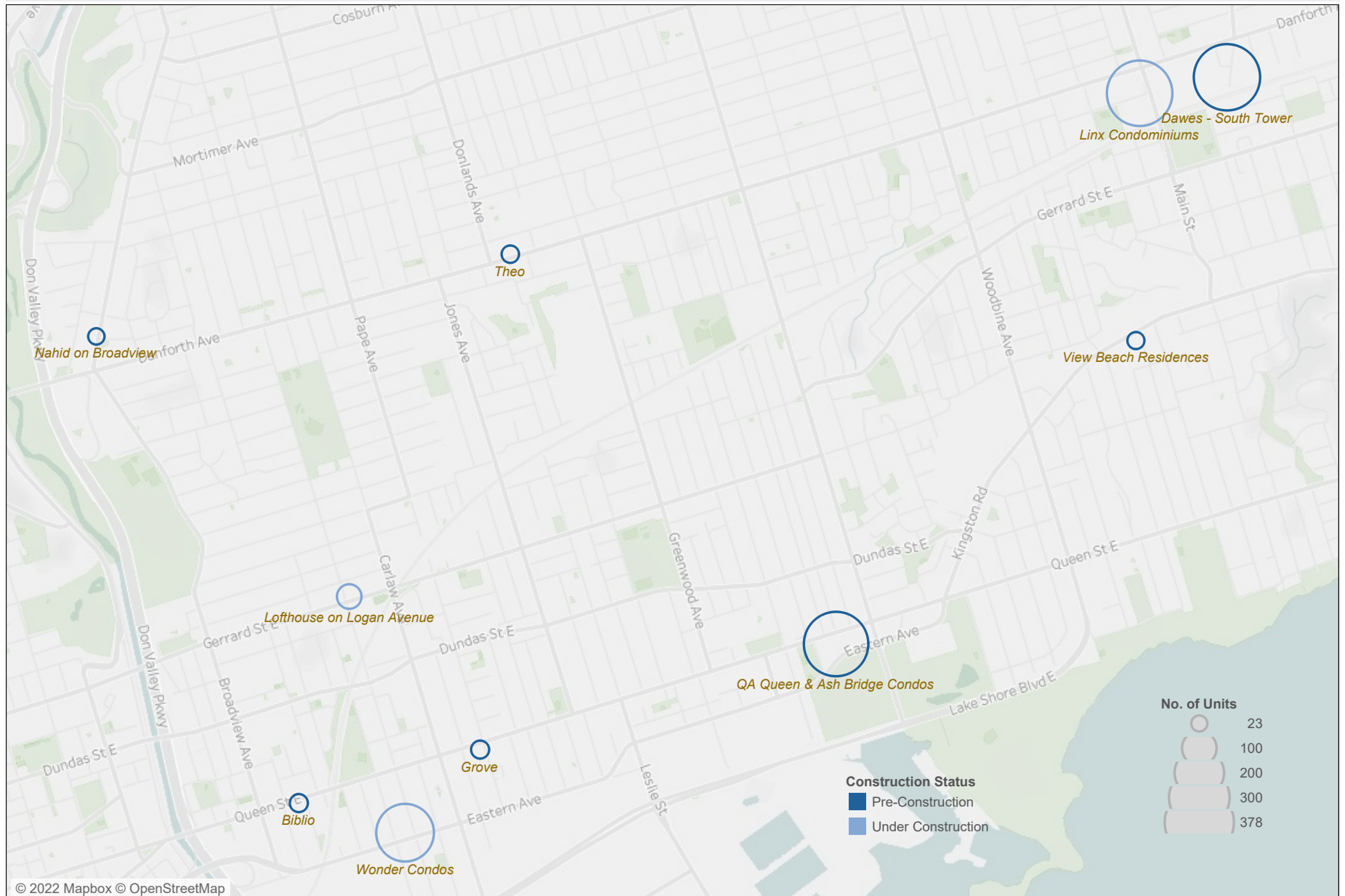


Post Launch Absorption: Toronto East



Toronto East Submarket Report - April 2022

Current Active Projects



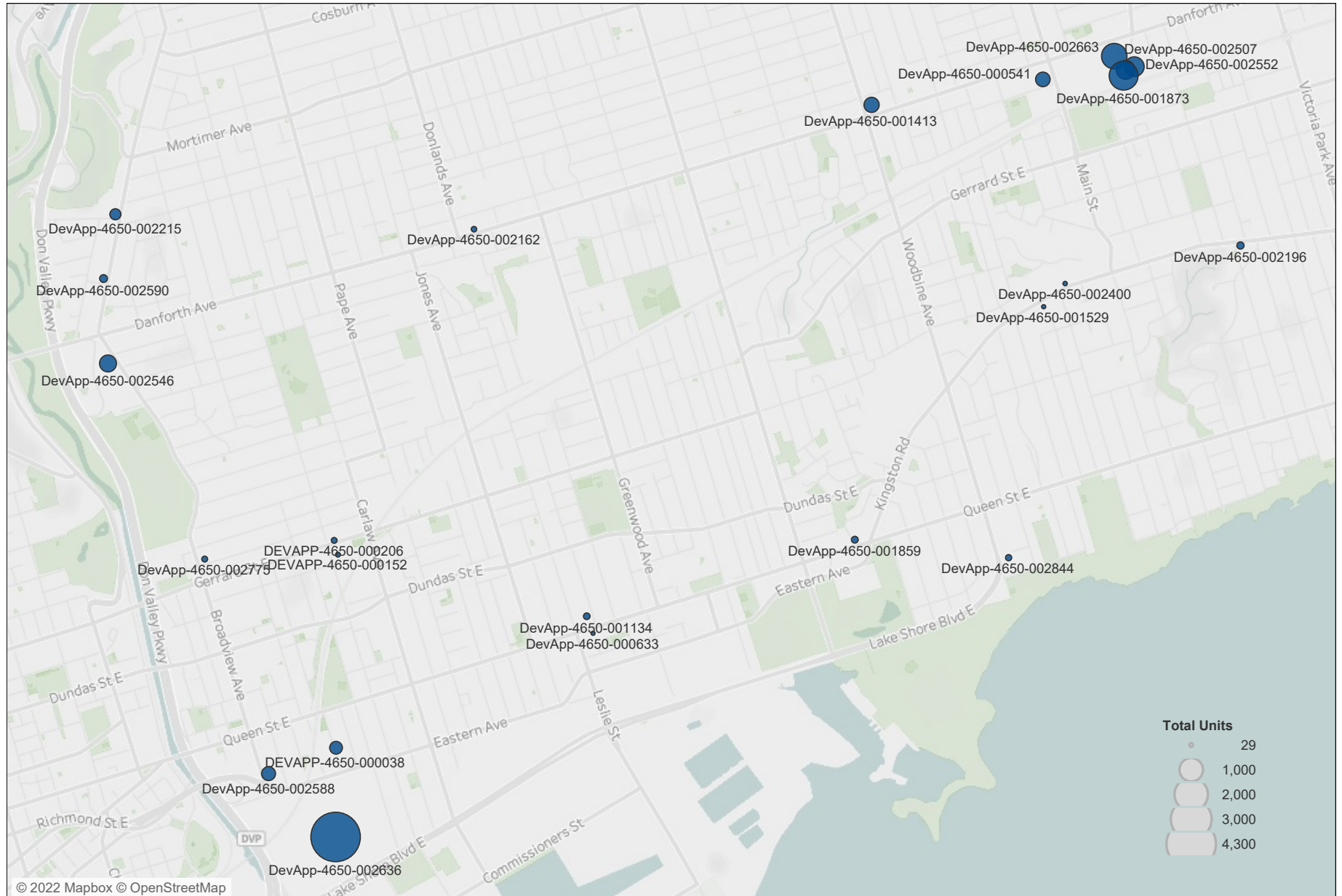
Toronto East Submarket Report - April 2022

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..
Biblio - NVSBLE Development Inc.	Apartment	November 2023	21	21	7	28	\$1,366	\$1,364
Dawes - South Tower - Marlin Spring	Apartment	September 2025	264	264	114	378	\$1,212	\$1,169
Grove - Presidential Group	Apartment	March 2024	0	18	10	28	\$1,292	\$1,301
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	December 2023	0	0	9	369	\$822	\$1,155
Lofthouse on Logan Avenue - GRID Developments	Apartment	July 2022	0	0	0	52	\$748	\$1,178
Nahid on Broadview - Nahid Corp.	Apartment	June 2025	0	2	6	23	\$1,175	\$1,254
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	2	2	25	\$947	\$1,306
Wonder Condos - Graywood Developments and Alterra	Apartment	December 2022	0	0	9	286	\$955	\$1,319

Toronto East Submarket Report - April 2022

Current Development Applications



Toronto East Submarket Report - April 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DEVAPP-4650-000038	462 Eastern Avenue	3.0	285
DEVAPP-4650-000152	485 Logan Avenue	2.2	41
DEVAPP-4650-000206	794 - 800 Gerrard Street East	2.5	58
DevApp-4650-000541	276 - 294 Main Street & 144 Stephenson Avenue	3.0	371
DevApp-4650-000633	1249 Queen Street East	2.5	29
DevApp-4650-001134	1285 Queen Street East	2.5	76
DevApp-4650-001413	985 Woodbine Avenue	4.9	402
DevApp-4650-001529	507 - 511 Kingston Road	1.0	30
DevApp-4650-001859	1684 Queen Street East	3.0	81
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	3.1	214
DevApp-4650-002400	558 - 560 Kingston Road	3.5	33
DevApp-4650-002507	10 Dawes Road	1.0	616
DevApp-4650-002546	682 Broadview Avenue	3.1	503
DevApp-4650-002552	9 Dawes Road	9.5	684
DevApp-4650-002588	21 Broadview Avenue	5.7	340
DevApp-4650-002590	840 Broadview Avenue	4.9	107
DevApp-4650-002636	21 Don Valley Parkway	8.2	4,300
DevApp-4650-002663	2721 Danforth Avenue	13.4	1,139
DevApp-4650-002775	415 Broadview Avenue	2.8	60
DevApp-4650-002844	73 Woodbine Avenue	2.6	67

Toronto East Submarket Report - April 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	• 25	• 18	• 5,018	• 295	• \$2,546	• 1,467	• \$3,734,949	• 13,720
Central Waterfront	• 6	• 9	• 4,153	• 551	• \$1,615	• 1,128	• \$1,821,772	• 17,005
Don Mills - York Mills	• 134	• 14	• 3,802	• 209	• \$1,117	• 1,076	• \$1,201,845	• 16,547
Downtown Core	• 63	• 9	• 4,937	• 500	• \$2,044	• 913	• \$1,866,757	• 23,837
Downtown East	• 425	• 17	• 5,794	• 623	• \$1,453	• 776	• \$1,128,195	• 21,563
Downtown West	• 14	• 23	• 7,322	• 606	• \$1,584	• 1,032	• \$1,634,266	• 19,692
Etobicoke Waterfront	• 4	• 1	• 522	• 3	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 3	• 5	• 1,199	• 25	• \$1,100	• 1,310	• \$1,440,856	• 17,735
Mississauga City Centre	• 32	• 9	• 4,306	• 470	• \$1,224	• 663	• \$811,116	• 206
North Toronto	• 17	• 18	• 3,729	• 310	• \$1,547	• 1,061	• \$1,641,329	• 28,648
North Yonge Corridor	• 4	• 6	• 1,776	• 77	• \$1,597	• 910	• \$1,452,551	• 116,845
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 18,119
North York West	• 2	• 7	• 546	• 491	• \$1,330	• 892	• \$1,186,578	• 14,304
Not Applicable	• 1,709	• 133	• 23,427	• 2,747	• \$1,120	• 836	• \$935,809	• 11,047
Scarborough City Centre								• 19,673
Sheppard Corridor	• 290	• 10	• 1,841	• 311	• \$1,444	• 792	• \$1,143,585	• 24,576
Thornhill	• 14	• 2	• 389	• 50	• \$1,237	• 1,441	• \$1,781,878	• 4,692
Toronto East	• 285	• 10	• 1,410	• 162	• \$1,214	• 798	• \$968,240	
Toronto West	• 19	• 19	• 3,732	• 407	• \$1,297	• 946	• \$1,226,903	
Yonge - St. Clair	• 28	• 7	• 807	• 99	• \$2,053	• 1,540	• \$3,161,457	

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