

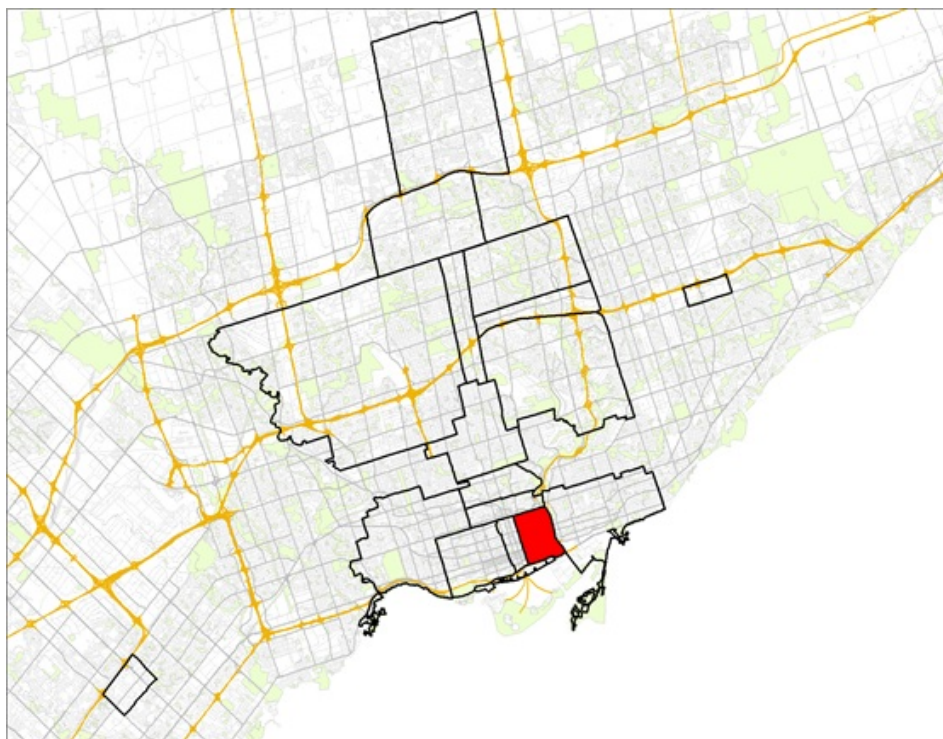


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of May 2022



Downtown East Submarket Report - May 2022



Downtown East		GTA
Distinct count of Site Name	17	315
No. of Units	6,329	82,362
Total Sales	5,902	74,312
Act Inv	427	8,050
Avg. \$/sf	\$1,451	\$1,430
Avg. Project \$/SF	\$1,369	\$1,270
Avg. SF	772	908
Avg. \$	\$1,120,144	\$1,299,422
Current Month Sales (incl. active & sold out)	66	2,058

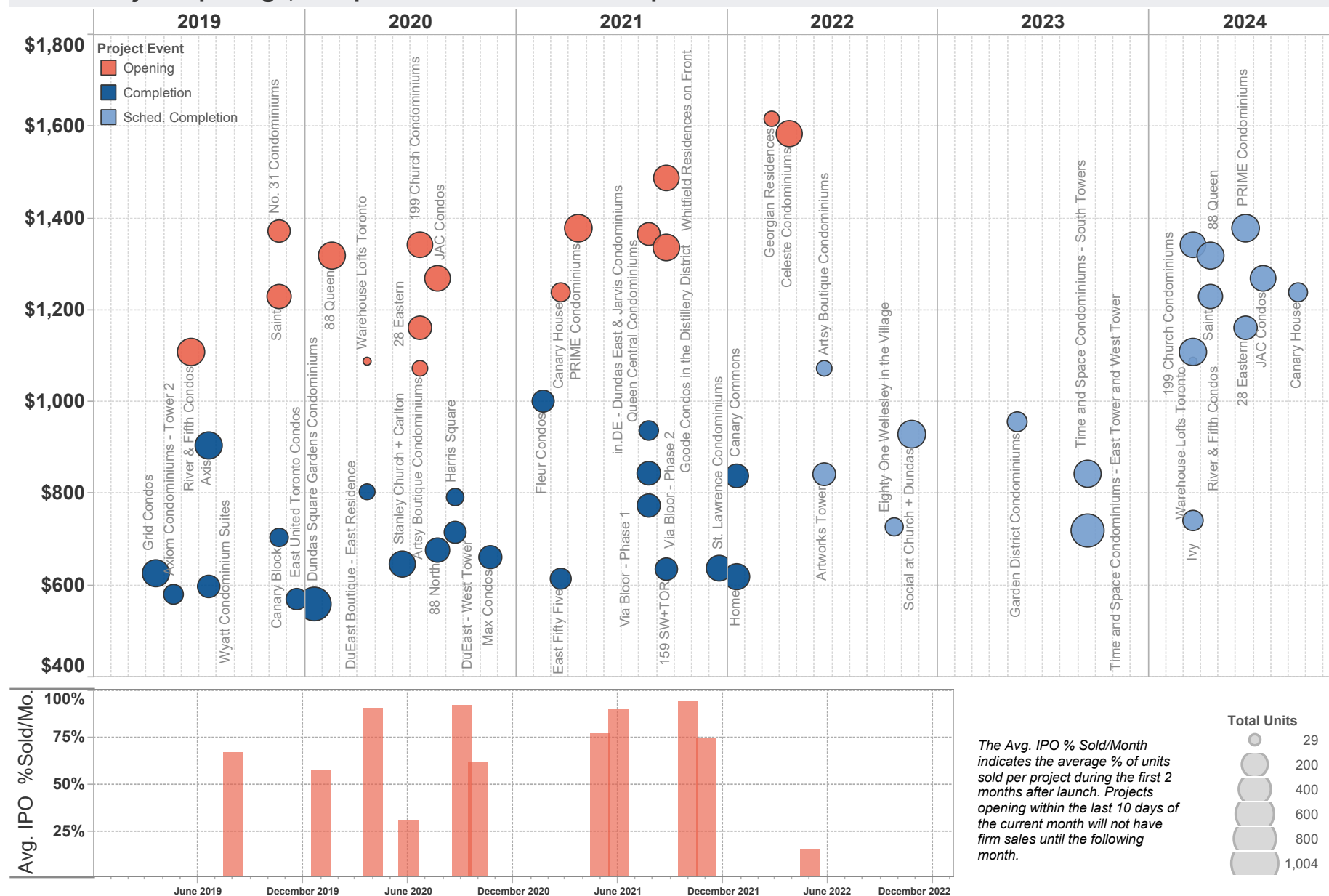
Development Applications		
Downtown East		City of Toronto
Count of Address	49	687
Total Units	21,496	373,850
Min. Density	0.0	0.0
Max. Density	40.0	61.7
Avg. Density	10.7	7.2

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



Downtown East Submarket Report - May 2022

Recent Project Openings, Completions & Scheduled Completions



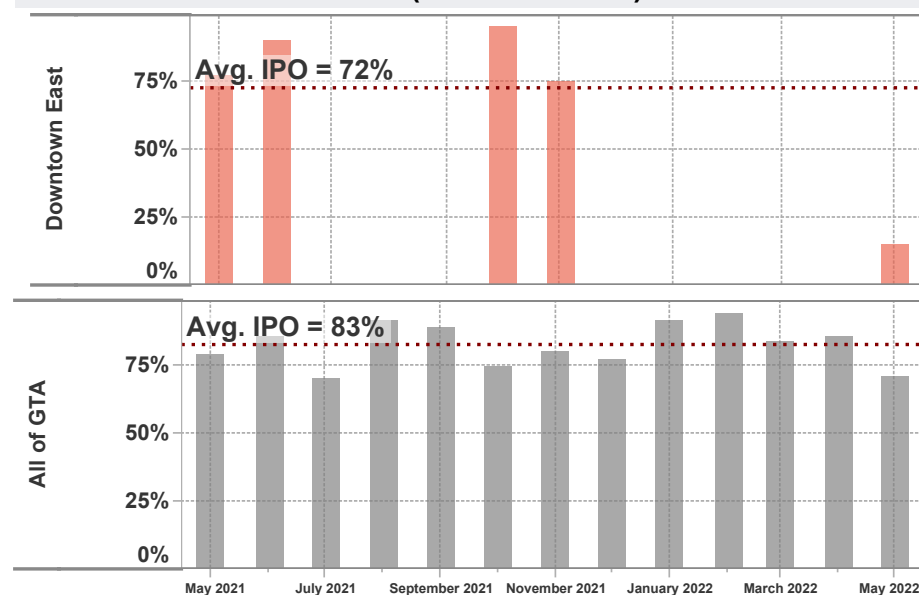
Downtown East Submarket Report - May 2022

Project Data by Unit Type

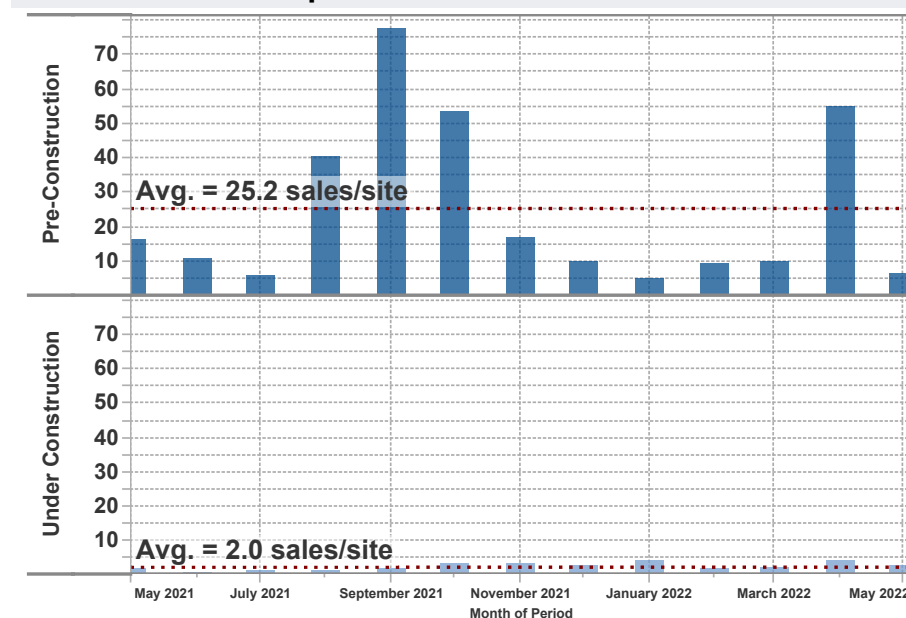
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	432	0	422	10
1 Bedroom	1,697	4	1,653	44
1 Bedroom + Den	1,457	2	1,392	65
2 Bedroom	1,769	46	1,612	157
2 Bedroom + Den	316	8	290	26
3 Bedroom & Up	627	5	515	112
Penthouse	11	1	6	5
Other	9	0	5	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,437	335	408	\$449,990	\$581,900
\$1,667	437	751	\$764,900	\$945,900
\$1,623	486	706	\$766,990	\$1,157,990
\$1,499	628	1,803	\$779,990	\$1,969,900
\$1,334	660	2,125	\$865,900	\$3,170,000
\$1,360	767	1,312	\$1,061,990	\$1,797,990
\$1,276	1,038	3,114	\$1,634,990	\$3,350,000
\$1,134	1,290	1,355	\$1,449,990	\$1,549,990

IPO Launch Performance (first 2 months)

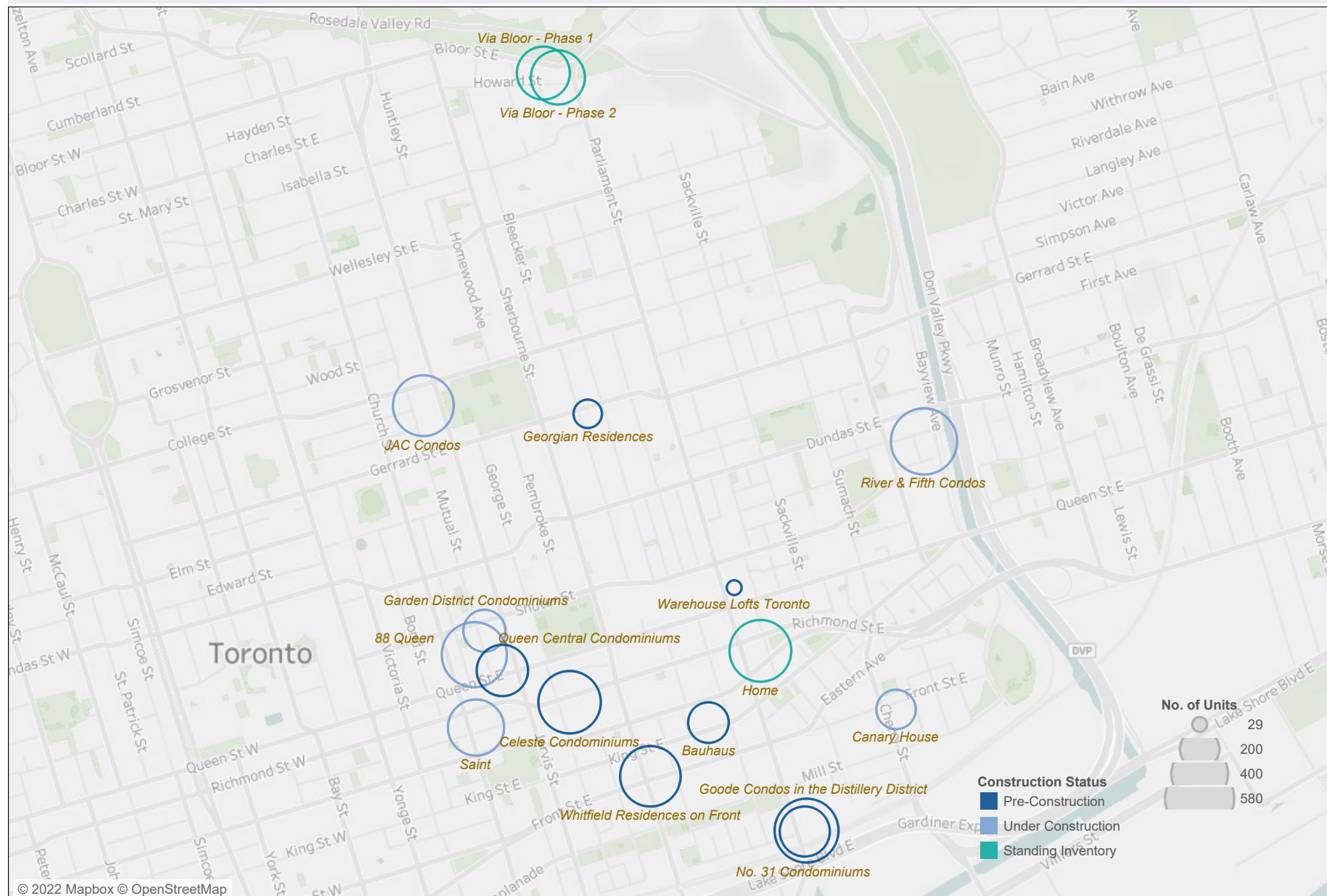


Post Launch Absorption: Downtown East



Downtown East Submarket Report - May 2022

Current Active Projects



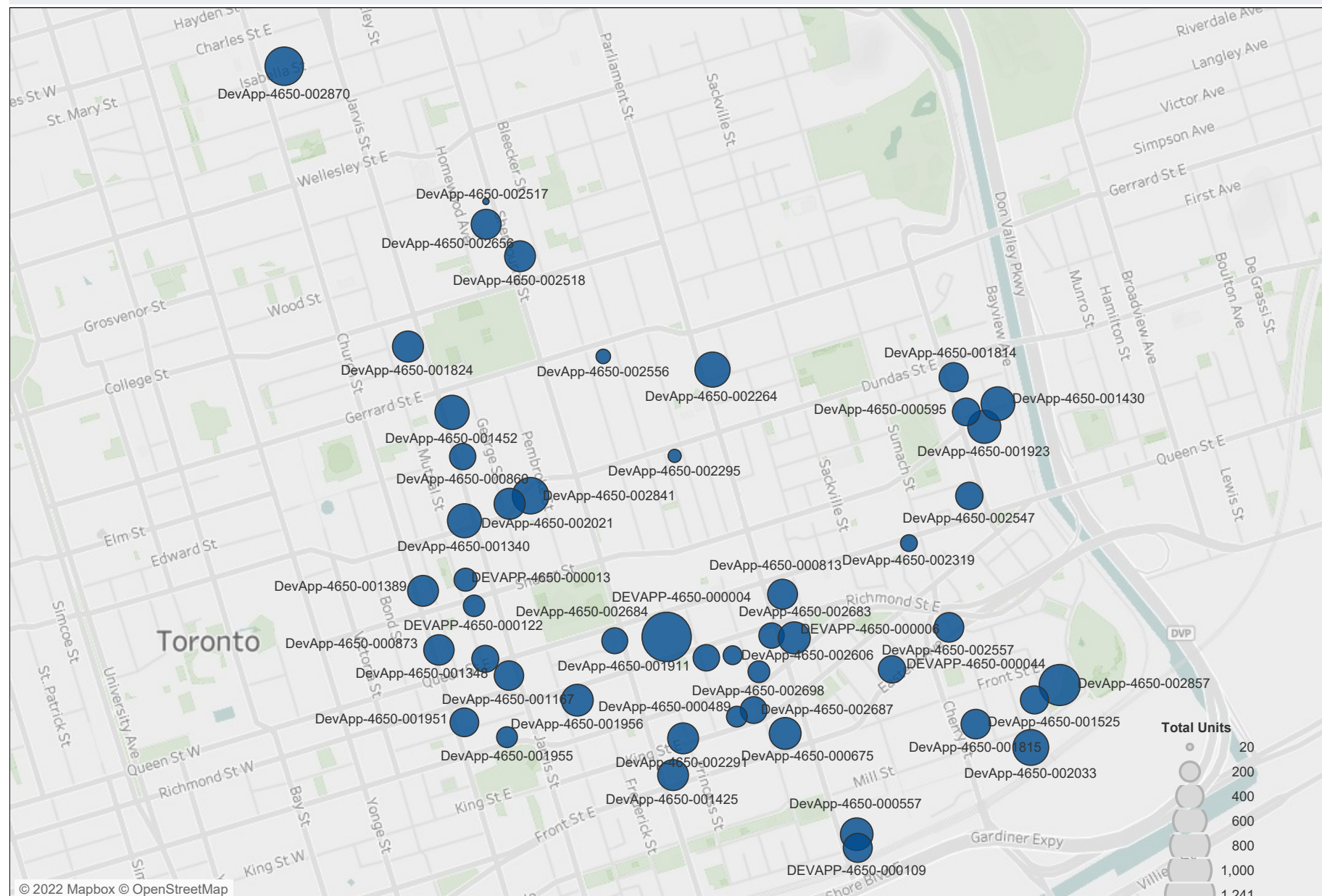
Downtown East Submarket Report - May 2022

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..
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	0	3	5	561	\$1,319	\$1,601
Bauhaus - Lamb Development Corp.	Apartment	February 2025	25	59	12	218	\$0	\$1,626
Canary House - Kilmer Group and DREAM	Apartment	September 2024	5	6	27	206	\$1,239	\$1,474
Celeste Condominiums - Diamond Corp and Alterra	Apartment	August 2026	26	413	103	516	\$1,585	\$1,599
Garden District Condominiums - Sher Corporation and Hyde ..	Apartment	May 2023	0	12	11	235	\$957	\$1,242
Georgian Residences - Stafford Homes	Apartment	June 2025	1	16	91	107	\$1,617	\$1,614
Goode Condos in the Distillery District - Graywood Developm..	Apartment	May 2025	0	39	18	540	\$1,337	\$1,280
Home - Great Gulf and Hullmark Developments Limited	Apartment	January 2022	0	16	18	505	\$619	\$1,169
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July 2024	2	13	25	489	\$1,270	\$1,182
No. 31 Condominiums - Lanterra Developments	Apartment	April 2025	0	39	0	332	\$1,373	\$1,592
Queen Central Condominiums - Parallax Development Corpo..	Apartment	February 2025	0	0	0	349	\$1,366	\$1,284
River & Fifth Condos - Broccolini	Apartment	March 2024	1	29	12	580	\$1,109	\$1,435
Saint - Minto Developments	Apartment	April 2024	6	16	13	418	\$1,230	\$1,318
Via Bloor - Phase 1 - Tridel	Apartment	August 2021	0	7	4	372	\$775	\$1,078
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	0	79	78	484	\$1,488	\$1,495

Downtown East Submarket Report - May 2022

Current Development Applications



Downtown East Submarket Report - May 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	522
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	14.7	220
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	11.2	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	0.9	20
DevApp-4650-002518	383 Sherbourne Street	18.0	483
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	13.3	456
DevApp-4650-002683	130 Parliament Street	25.5	327
DevApp-4650-002684	225 Queen Street East	16.0	340
DevApp-4650-002687	296 King Street East	17.1	364
DevApp-4650-002698	550 Adelaide Street East	9.9	240
DevApp-4650-002841	239 Dundas Street East	40.0	678
DevApp-4650-002857	495 Front Street East	8.5	859
DevApp-4650-002870	88 Isabella Street	21.9	751

Downtown East Submarket Report - May 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	• 12	• 18	• 5,030	• 283	• \$2,584	• 1,463	• \$3,781,888	• 13,750
Central Waterfront	• 4	• 9	• 4,157	• 547	• \$1,615	• 1,129	• \$1,823,523	• 17,435
Don Mills - York Mills	• 35	• 14	• 3,837	• 174	• \$1,122	• 1,134	• \$1,272,475	• 16,547
Downtown Core	• 28	• 9	• 5,032	• 405	• \$2,035	• 938	• \$1,909,854	• 23,883
Downtown East	• 66	• 17	• 5,902	• 427	• \$1,451	• 772	• \$1,120,144	• 21,496
Downtown West	• 2	• 23	• 7,325	• 603	• \$1,595	• 1,034	• \$1,649,032	• 19,449
Etobicoke Waterfront	• 4	• 1	• 526	• 2	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 0	• 5	• 1,199	• 25	• \$1,111	• 1,310	• \$1,455,256	• 20,063
Mississauga City Centre	• 516	• 8	• 3,259	• 197	• \$1,253	• 687	• \$860,873	• 17,735
North Toronto	• 3	• 18	• 3,733	• 313	• \$1,541	• 1,059	• \$1,631,045	• 206
North Yonge Corridor	• 5	• 6	• 1,781	• 72	• \$1,567	• 925	• \$1,450,206	• 28,646
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 112,252
North York West	• 276	• 7	• 819	• 189	• \$1,445	• 1,320	• \$1,906,261	• 18,119
Not Applicable	• 1,013	• 129	• 22,815	• 3,532	• \$1,112	• 790	• \$878,390	• 14,432
Scarborough City Centre								• 9,720
Sheppard Corridor	• 36	• 10	• 1,869	• 279	• \$1,473	• 790	• \$1,164,250	• 27,354
Thornhill	• 12	• 2	• 401	• 38	• \$1,294	• 1,576	• \$2,039,368	• 4,532
Toronto East	• 18	• 11	• 1,564	• 161	• \$1,230	• 837	• \$1,029,329	
Toronto West	• 18	• 20	• 3,749	• 714	• \$1,314	• 821	• \$1,079,215	
Yonge - St. Clair	• 10	• 7	• 817	• 89	• \$2,092	• 1,558	• \$3,259,738	

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.