

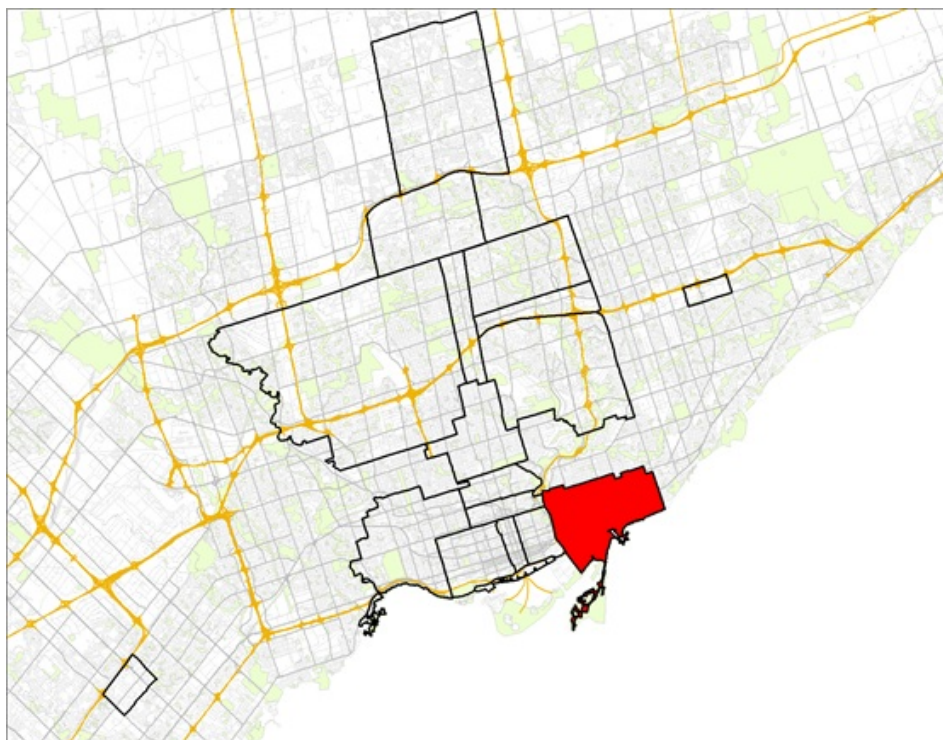


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of June 2022



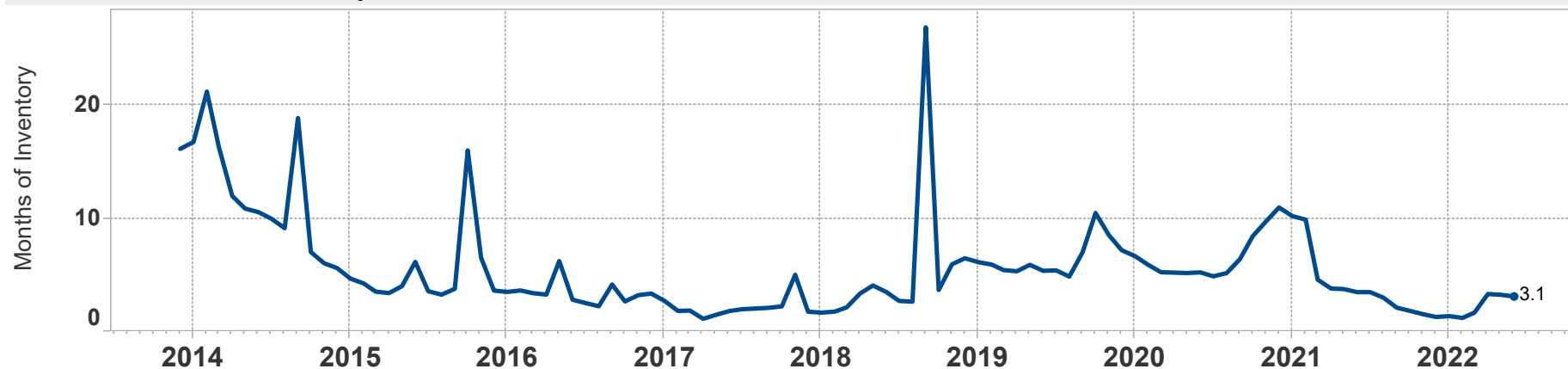
Toronto East Submarket Report - June 2022



Toronto East		GTA
Distinct count of Site Name	11	329
No. of Units	1,727	85,434
Total Sales	1,571	75,717
Act Inv	156	9,717
Avg. \$/sf	\$1,224	\$1,483
Avg. Project \$/SF	\$1,253	\$1,274
Avg. SF	849	865
Avg. \$	\$1,039,096	\$1,282,383
Current Month Sales (incl. active & sold out)	9	1,519

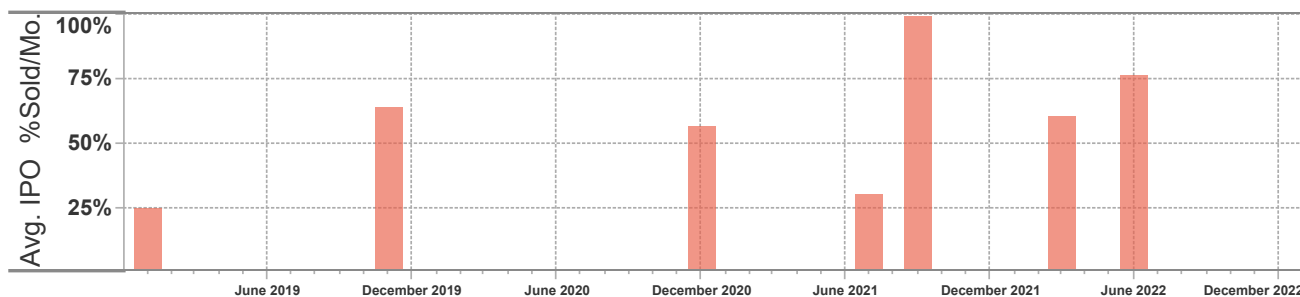
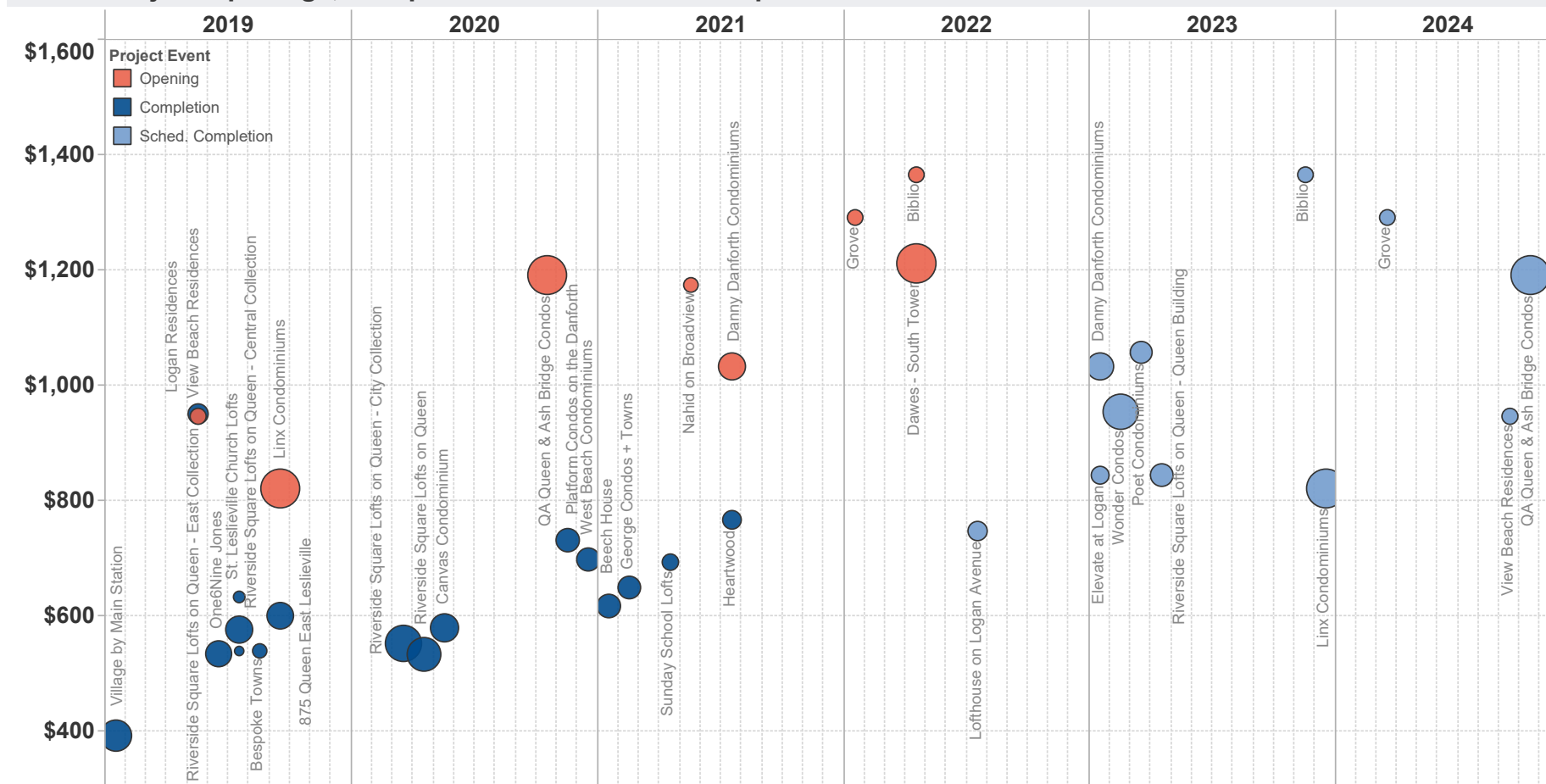
Development Applications		
Toronto East		City of Toronto
Count of Address	24	689
Total Units	9,720	373,016
Min. Density	1.0	0.0
Max. Density	13.4	61.7
Avg. Density	4.5	7.3

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

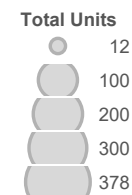


Toronto East Submarket Report - June 2022

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



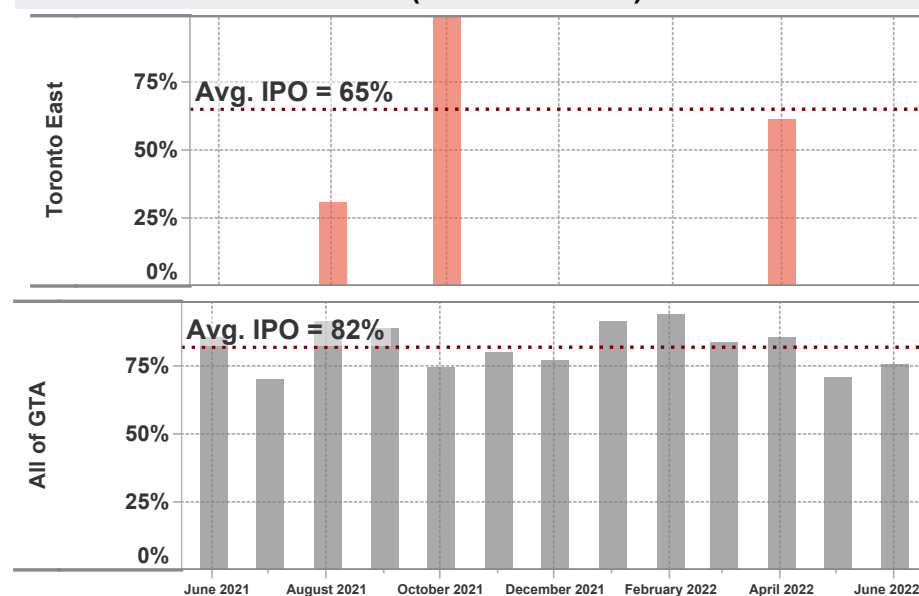
Toronto East Submarket Report - June 2022

Project Data by Unit Type

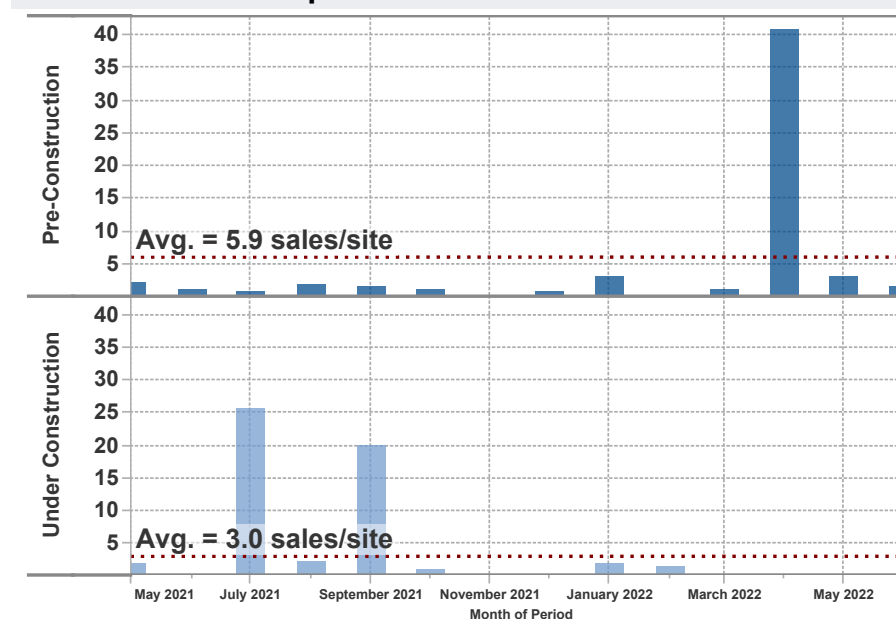
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	18	0	17	1
1 Bedroom	595	0	561	34
1 Bedroom + Den	328	0	313	15
2 Bedroom	435	7	411	24
2 Bedroom + Den	145	0	106	39
3 Bedroom & Up	160	0	121	39
Penthouse	4	0	3	1
Other	42	2	39	3

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,364	469	720	\$625,000	\$999,900
\$1,264	562	724	\$675,000	\$978,800
\$1,300	588	1,163	\$825,000	\$1,449,900
\$1,188	775	1,982	\$925,000	\$1,982,000
\$1,114	946	1,987	\$1,000,000	\$2,999,900
\$1,923	2,600	2,600	\$5,000,000	\$5,000,000
\$1,144	1,148	1,637	\$1,499,900	\$1,800,000

IPO Launch Performance (first 2 months)

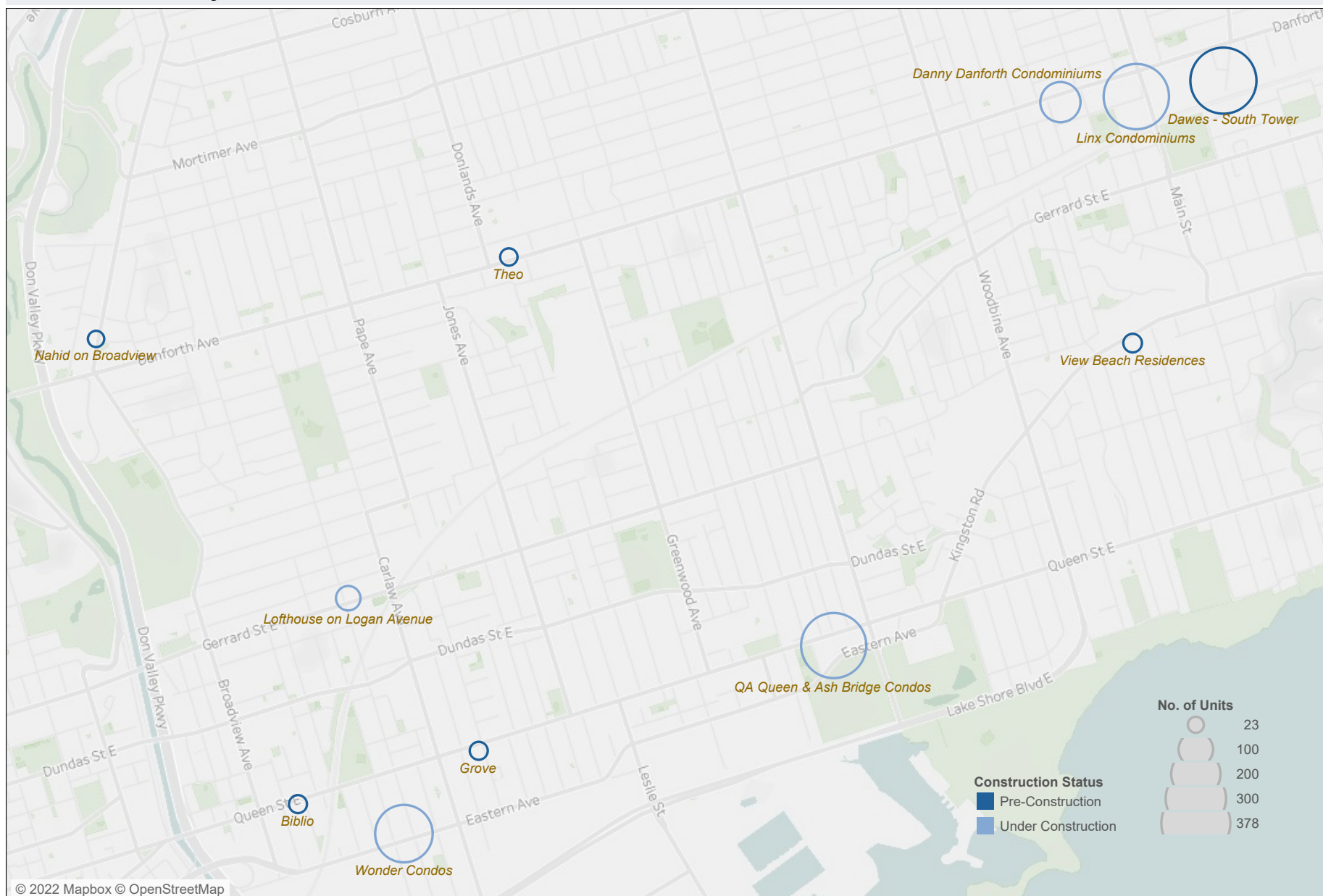


Post Launch Absorption: Toronto East



Toronto East Submarket Report - June 2022

Current Active Projects



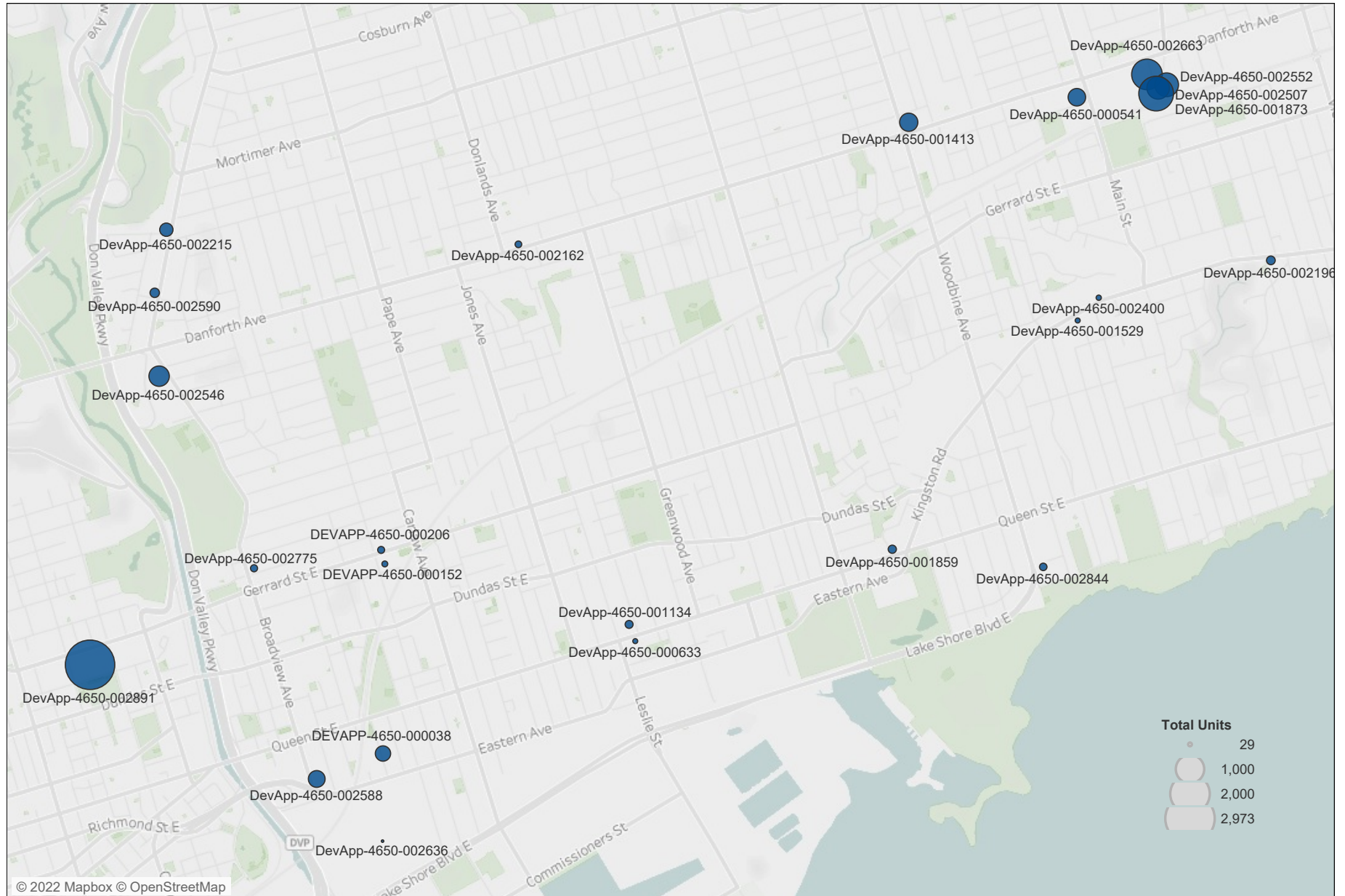
Toronto East Submarket Report - June 2022

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	0	21	7	28	\$1,366	\$1,364
Danny Danforth Condominiums - Gala Developments	Apartment	January 2023	0	2	2	140	\$1,034	\$1,360
Dawes - South Tower - Marlin Spring	Apartment	September 2025	6	288	90	378	\$1,212	\$1,148
Grove - Presidential Group	Apartment	March 2024	0	17	11	28	\$1,292	\$1,301
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	December 2023	0	0	9	369	\$822	\$1,164
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	3	5	23	\$1,175	\$1,248
QA Queen & Ash Bridge Condos - Context Developments an..	Apartment	October 2024	0	0	15	367	\$1,192	\$1,460
Theo - Condoman Developments	Apartment	June 2024	0	0	0	26	\$0	\$1,014
View Beach Residences - Condoman Developments	Apartment	September 2024	3	4	7	30	\$947	\$1,261
Wonder Condos - Graywood Developments and Alterra	Apartment	February 2023	0	0	10	286	\$955	\$1,282

Toronto East Submarket Report - June 2022

Current Development Applications



Toronto East Submarket Report - June 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	4.3	107
DevApp-4650-002636	21 Don Valley Parkway	8.2	
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
DevApp-4650-002891	325 Gerrard Street East	4.9	2,973

Toronto East Submarket Report - June 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	0	18	5,030	283	\$2,596	1,463	\$3,799,146	14,868
Central Waterfront	0	9	4,160	544	\$1,617	1,124	\$1,817,044	13,435
Don Mills - York Mills	5	14	3,838	173	\$1,130	1,129	\$1,276,555	16,234
Downtown Core	58	9	5,090	347	\$1,940	919	\$1,781,764	25,772
Downtown East	145	19	6,047	1,217	\$1,551	656	\$1,016,607	21,095
Downtown West	107	25	7,434	1,327	\$1,748	879	\$1,535,799	19,927
Etobicoke Waterfront	4	1	530	1	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	1	5	1,200	24	\$1,111	1,310	\$1,454,833	17,726
Mississauga City Centre	64	8	3,323	133	\$1,242	708	\$878,899	206
North Toronto	5	18	3,738	308	\$1,541	1,060	\$1,633,099	28,806
North Yonge Corridor	1	6	1,782	71	\$1,567	931	\$1,458,562	112,168
North York East	0	1	497	0	.	.	.	18,119
North York West	9	7	828	180	\$1,447	1,345	\$1,944,902	13,740
Not Applicable	898	137	23,285	3,918	\$1,185	777	\$920,096	9,720
Scarborough City Centre								20,848
Sheppard Corridor	23	11	2,209	296	\$1,415	831	\$1,175,761	27,591
Thornhill	9	2	410	29	\$1,367	1,700	\$2,323,017	4,530
Toronto East	9	11	1,571	156	\$1,224	849	\$1,039,096	
Toronto West	180	21	3,927	622	\$1,314	850	\$1,117,609	
Yonge - St. Clair	1	7	818	88	\$2,100	1,562	\$3,279,167	

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