

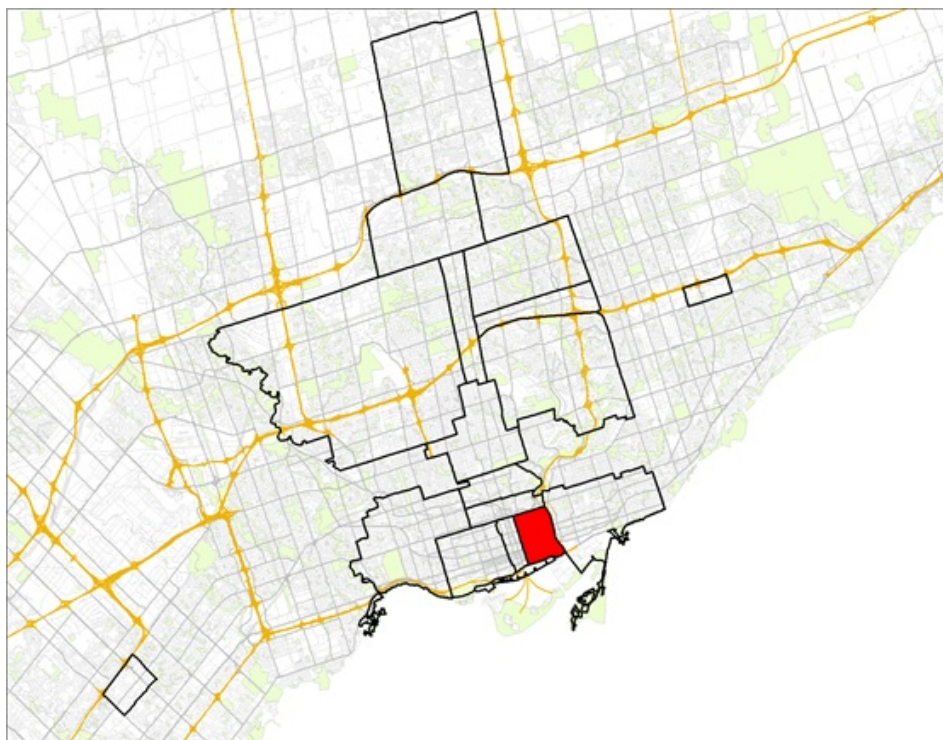


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of September 2022



Downtown East Submarket Report - September 2022



Downtown East		GTA
Distinct count of Site Name	18	334
No. of Units	6,532	86,785
Total Sales	5,444	76,494
Act Inv	1,088	10,291
Avg. \$/sf	\$1,500	\$1,469
Avg. Project \$/SF	\$1,447	\$1,297
Avg. SF	682	851
Avg. \$	\$1,023,402	\$1,249,685
Current Month Sales (incl. active & sold out)	7	289

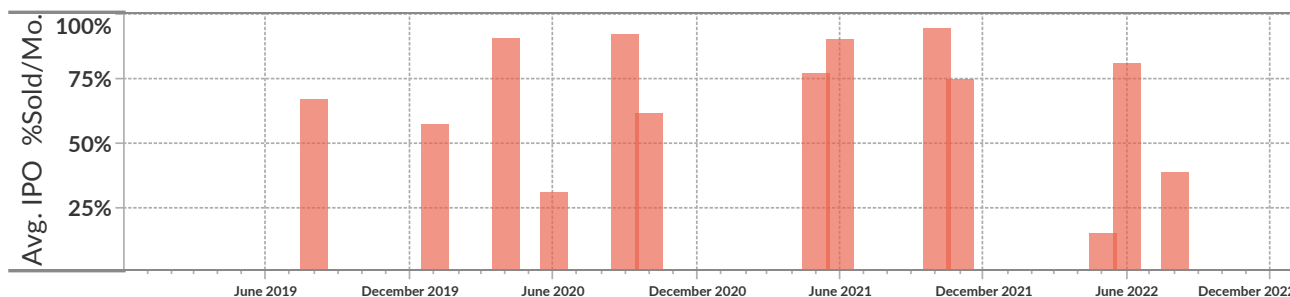
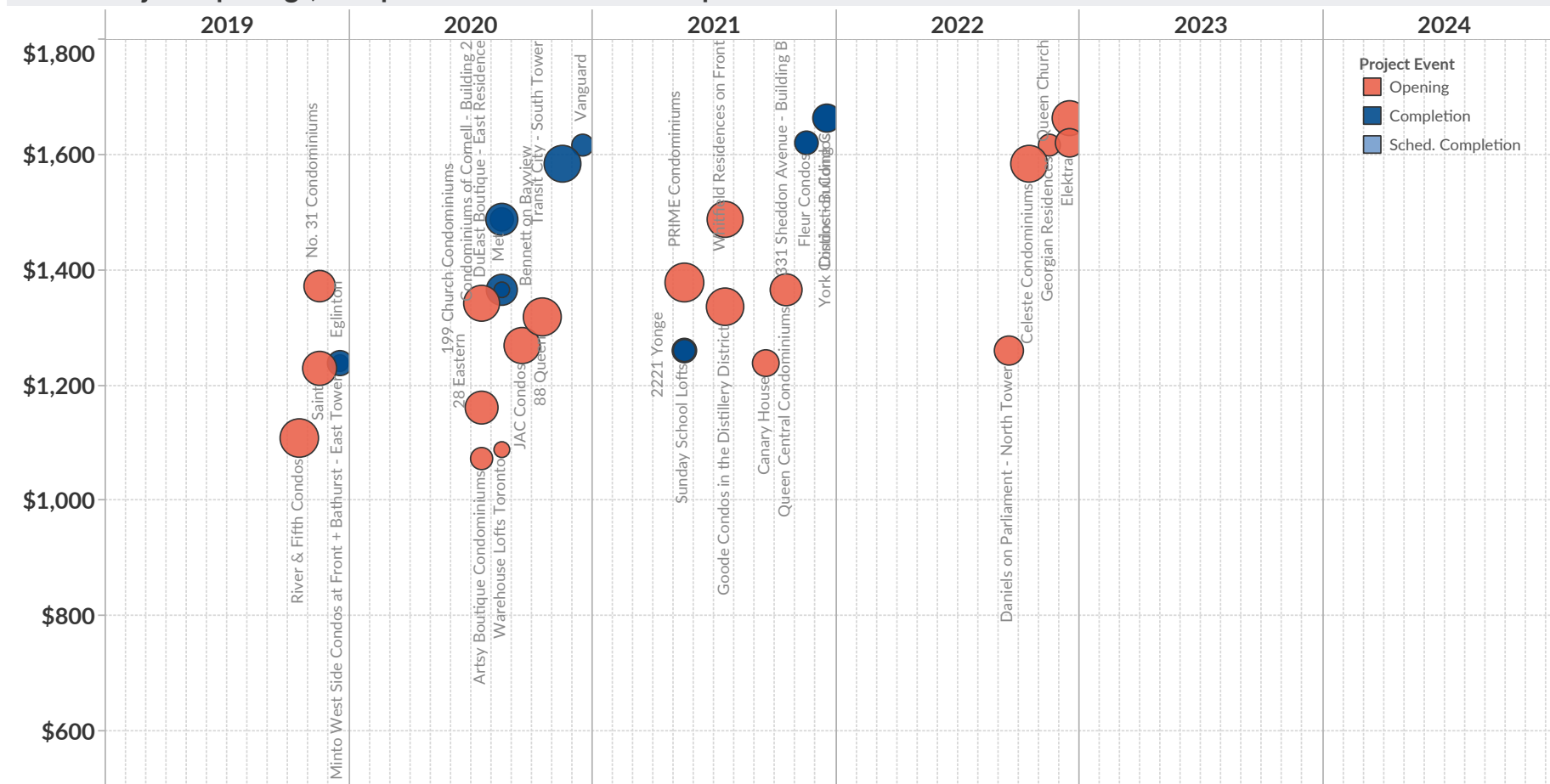
Development Applications		
Downtown East		City of Toronto
Count of Address	53	730
Total Units	19,405	334,129
Min. Density	0.0	0.0
Max. Density	40.0	61.7
Avg. Density	10.4	7.2

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

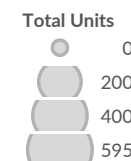


Downtown East Submarket Report - September 2022

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



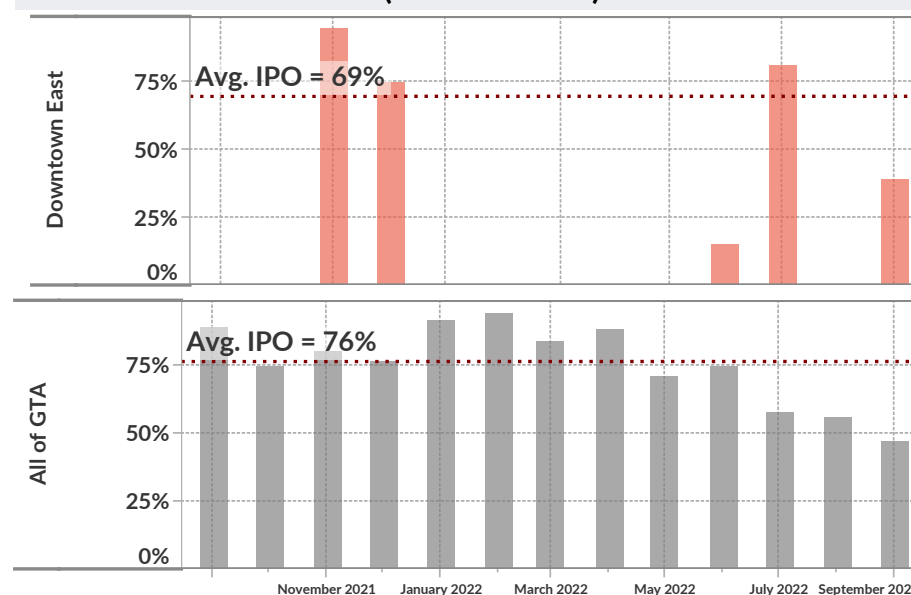
Downtown East Submarket Report - September 2022

Project Data by Unit Type

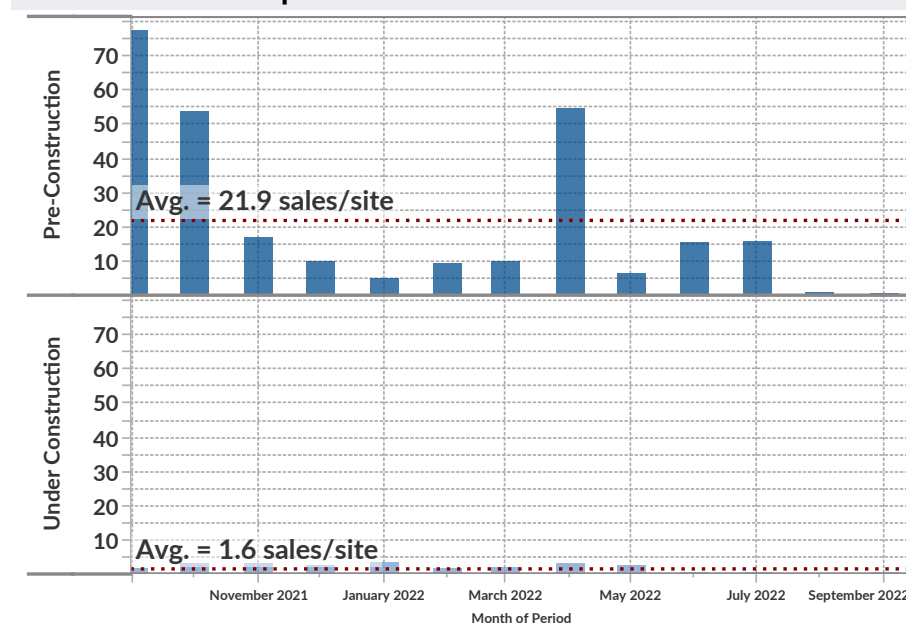
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	593	2	422	171
1 Bedroom	1,663	0	1,574	89
1 Bedroom + Den	1,419	0	1,231	188
2 Bedroom	1,872	4	1,450	422
2 Bedroom + Den	310	0	287	23
3 Bedroom & Up	635	1	463	172
Penthouse	6	0	4	2
Other	9	0	5	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,601	340	420	\$479,990	\$801,000
\$1,508	437	622	\$651,900	\$945,900
\$1,645	486	706	\$766,990	\$1,157,990
\$1,509	607	1,674	\$779,990	\$1,969,900
\$1,350	660	2,125	\$865,900	\$3,170,000
\$1,403	767	1,312	\$1,061,990	\$1,797,990
\$1,663	1,224	1,424	\$2,042,990	\$2,359,990
\$1,134	1,290	1,355	\$1,449,990	\$1,549,990

IPO Launch Performance (first 2 months)

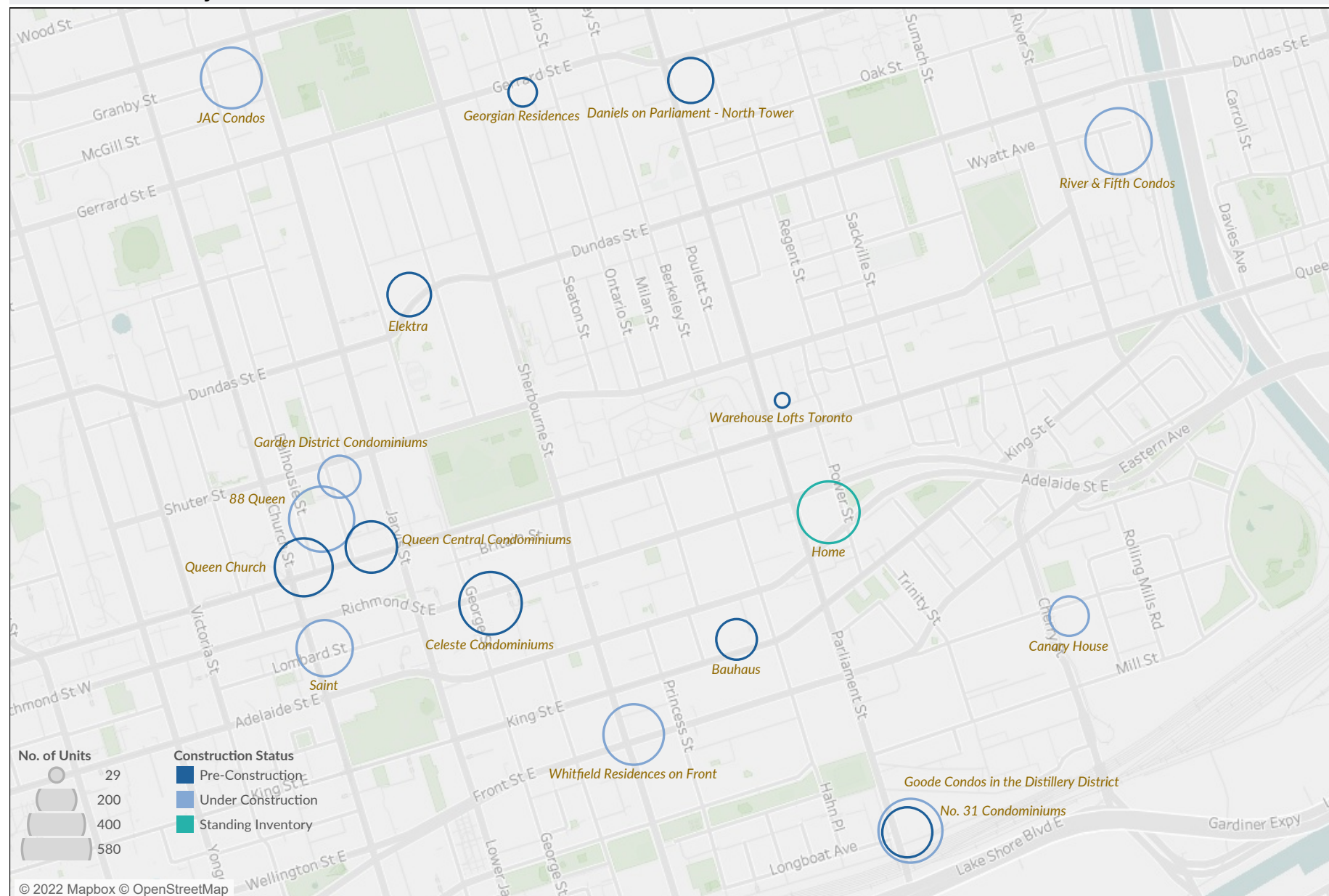


Post Launch Absorption: Downtown East



Downtown East Submarket Report - September 2022

Current Active Projects



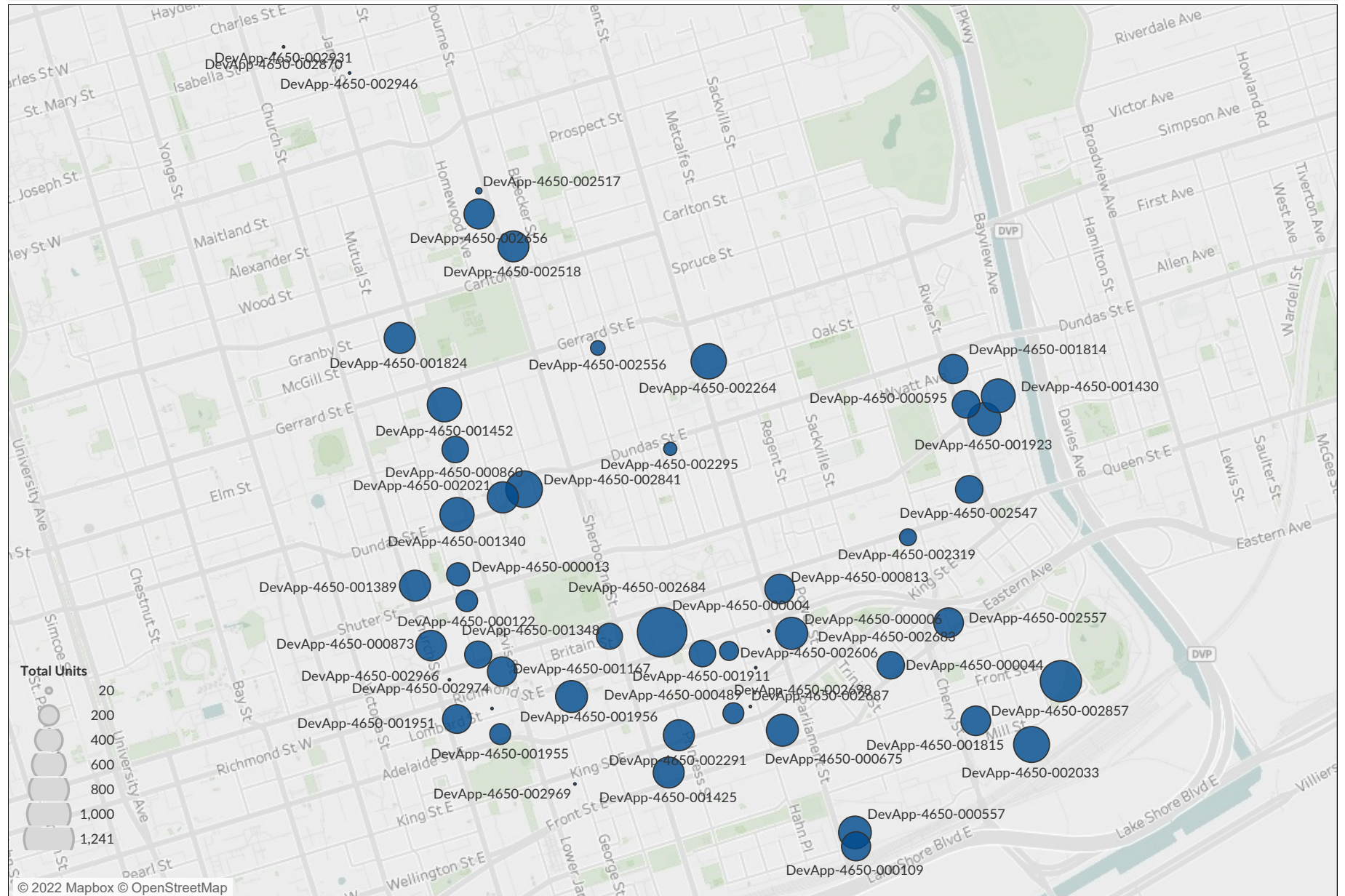
Downtown East Submarket Report - September 2022

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 Foot
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	61	10	218	\$0	\$1,600
Canary House - Kilmer Group and DREAM	Apartment	September 2024	0	6	27	206	\$1,239	\$1,474
Celeste Condominiums - Diamond Corp and Alterra	Apartment	August 2026	4	427	89	516	\$1,585	\$1,596
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	September 2025	0	0	268	268	\$1,261	\$1,261
Elektra - Menkes and Core Development Group	Apartment	May 2027	0	131	119	250	\$1,621	\$1,624
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	November 2023	0	9	19	235	\$957	\$1,322
Georgian Residences - Stafford Homes	Apartment	June 2025	0	16	91	107	\$1,617	\$1,763
Goode Condos in the Distillery District - Graywood Developm..	Apartment	May 2025	3	45	12	540	\$1,337	\$1,310
Home - Great Gulf and Hullmark Developments Limited	Apartment	January 2022	0	15	19	505	\$619	\$1,168
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July 2024	0	18	20	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 Corpor..	Apartment	February 2025	0	0	0	349	\$1,366	\$1,284
Queen Church - Tridel and Bazis International Inc.	Apartment	June 2027	0	140	305	445	\$1,664	\$1,666
River & Fifth Condos - Broccolini	Apartment	March 2024	0	27	14	580	\$1,109	\$1,539
Saint - Minto Developments	Apartment	April 2024	0	18	11	418	\$1,230	\$1,326
Warehouse Lofts Toronto - Sher Corporation and Downing Str..	Apartment	November 2024	0	2	3	29	\$1,089	\$1,237
Whitfield Residences on Front - Menkes and Core Developme..	Apartment	March 2025	0	81	76	484	\$1,488	\$1,495

Downtown East Submarket Report - September 2022

Current Development Applications



Downtown East Submarket Report - September 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	445
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-4650-001814	111 River Street	19.4	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		
DevApp-4650-002684	225 Queen Street East	16.0	340
DevApp-4650-002687	296 King Street East		
DevApp-4650-002698	550 Adelaide Street East		
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		
DevApp-4650-002931	90 Isabella Street		
DevApp-4650-002946	561 Jarvis Street		
DevApp-4650-002966	119 Church Street		
DevApp-4650-002969	185 King Street East		
DevApp-4650-002974	100 Lombard Street		

Downtown East Submarket Report - September 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	16	4,355	261	\$2,616	1,433	\$3,749,268	12,426
Central Waterfront	1	8	3,992	539	\$1,673	1,121	\$1,875,981	13,435
Don Mills - York Mills	1	14	3,838	147	\$1,137	1,086	\$1,234,821	15,097
Downtown Core	27	9	4,612	1,303	\$1,746	699	\$1,220,770	21,814
Downtown East	7	18	5,444	1,088	\$1,500	682	\$1,023,402	19,405
Downtown West	12	25	8,060	704	\$1,693	1,034	\$1,751,106	17,462
Etobicoke Waterfront	0	1	530	1	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	17,314
Mississauga City Centre	5	9	4,271	122	\$1,227	710	\$871,254	17,149
North Toronto	6	19	3,783	511	\$1,549	908	\$1,406,606	206
North Yonge Corridor	0	6	1,784	69	\$1,565	936	\$1,464,762	26,501
North York East	0	1	497	0	.	.	.	100,392
North York West	7	7	843	172	\$1,447	1,378	\$1,994,020	18,119
Not Applicable	203	141	23,929	4,228	\$1,189	784	\$932,716	9,357
Scarborough City Centre								6,726
Sheppard Corridor	3	11	2,211	294	\$1,428	828	\$1,182,116	26,767
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	3,728
Toronto East	0	13	1,852	200	\$1,271	760	\$965,100	
Toronto West	17	23	4,092	513	\$1,341	881	\$1,180,965	
Yonge - St. Clair	0	7	820	86	\$2,103	1,587	\$3,336,941	

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