

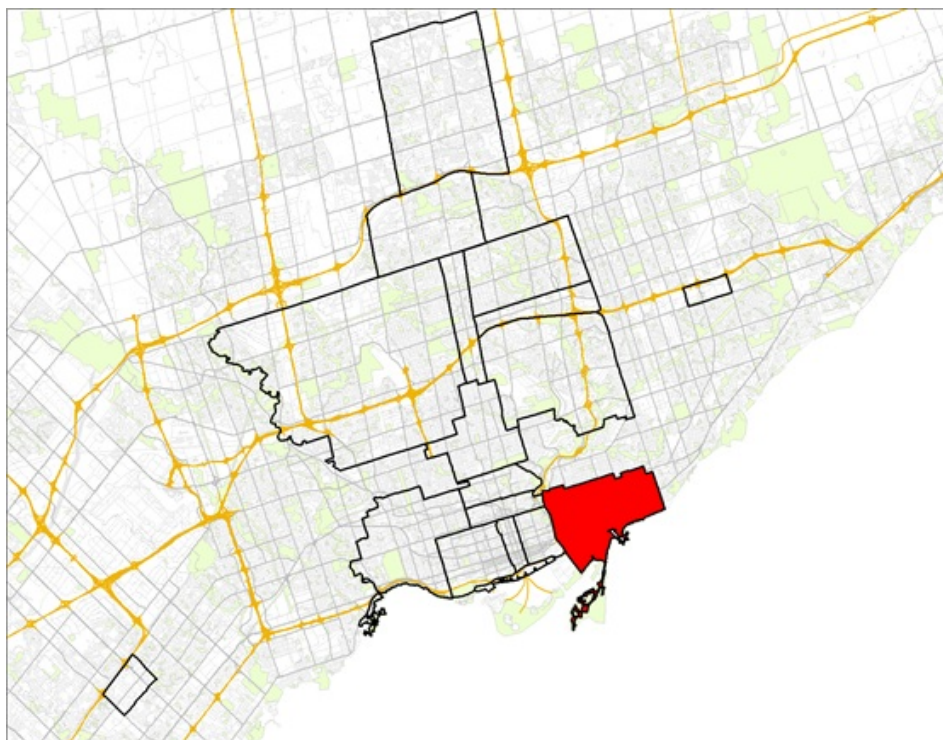


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of October 2022



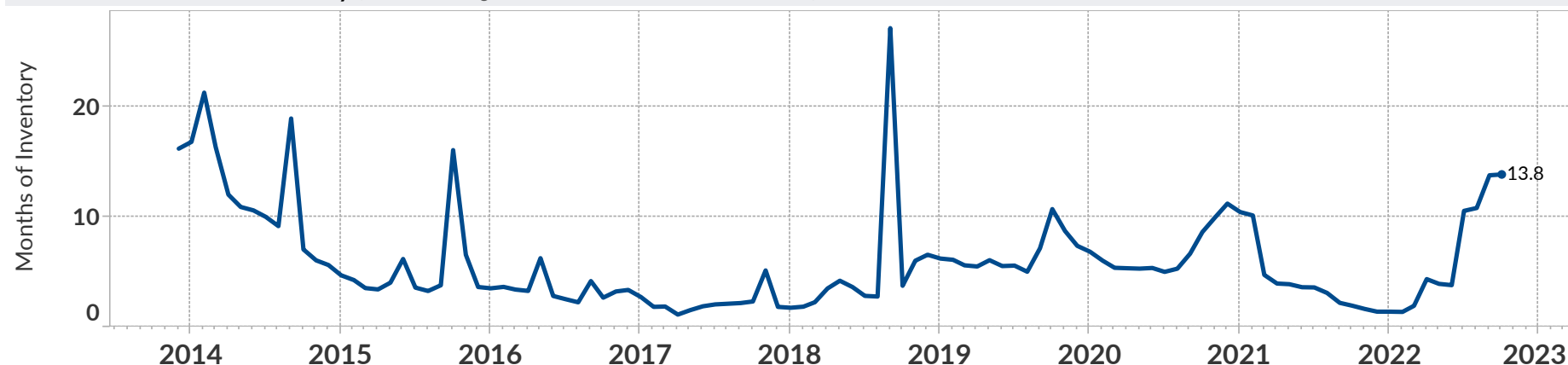
Toronto East Submarket Report - October 2022



Toronto East		GTA
Distinct count of Site Name	13	334
No. of Units	2,058	86,938
Total Sales	1,642	76,165
Act Inv	416	10,773
Avg. wt. \$/sf	\$1,265	\$1,440
Avg. Project \$/SF	\$1,262	\$1,297
Avg. SF	703	856
Avg. \$	\$889,562	\$1,232,344
Current Month Sales (incl. active & sold out)	6	1,601

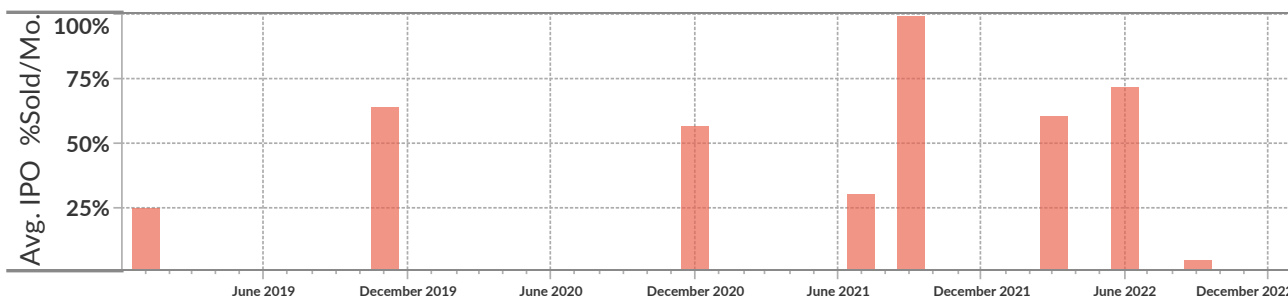
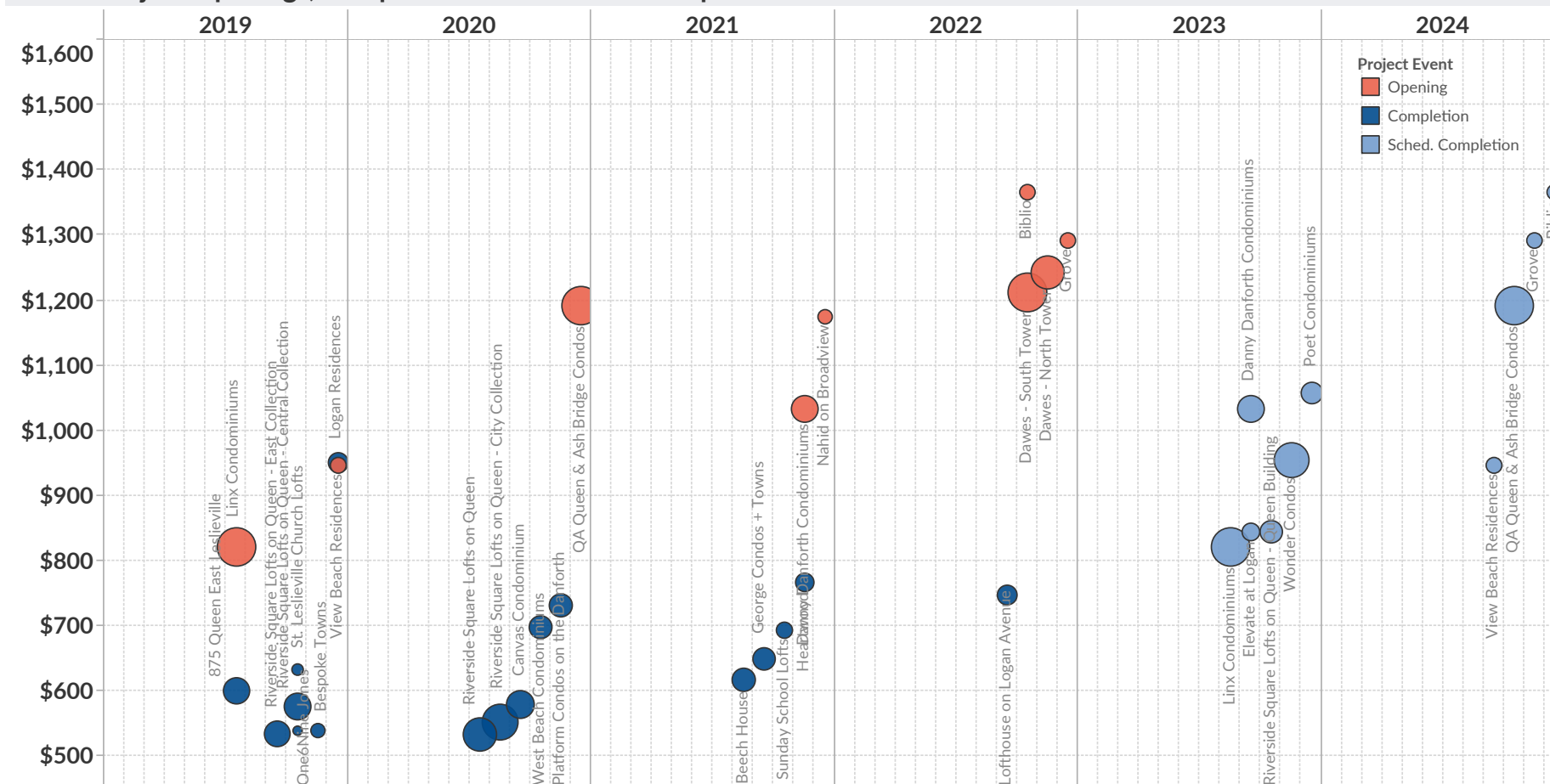
Development Applications		
Toronto East		City of Toronto
Count of Address	27	743
Total Units	11,049	409,580
Min. Density	1.0	0.0
Max. Density	20.4	61.7
Avg. Density	5.1	7.7

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

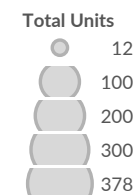


Toronto East Submarket Report - October 2022

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.



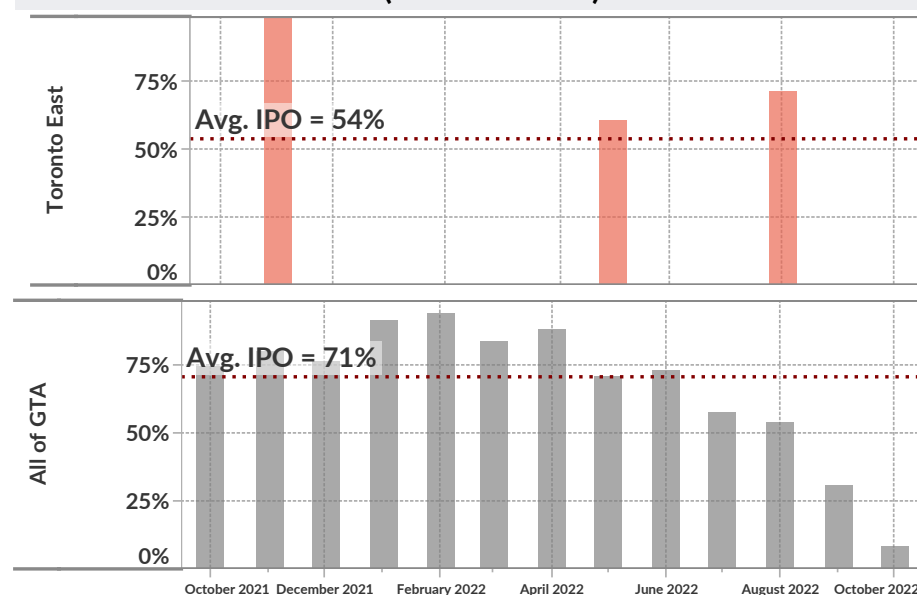
Toronto East Submarket Report - October 2022

Project Data by Unit Type

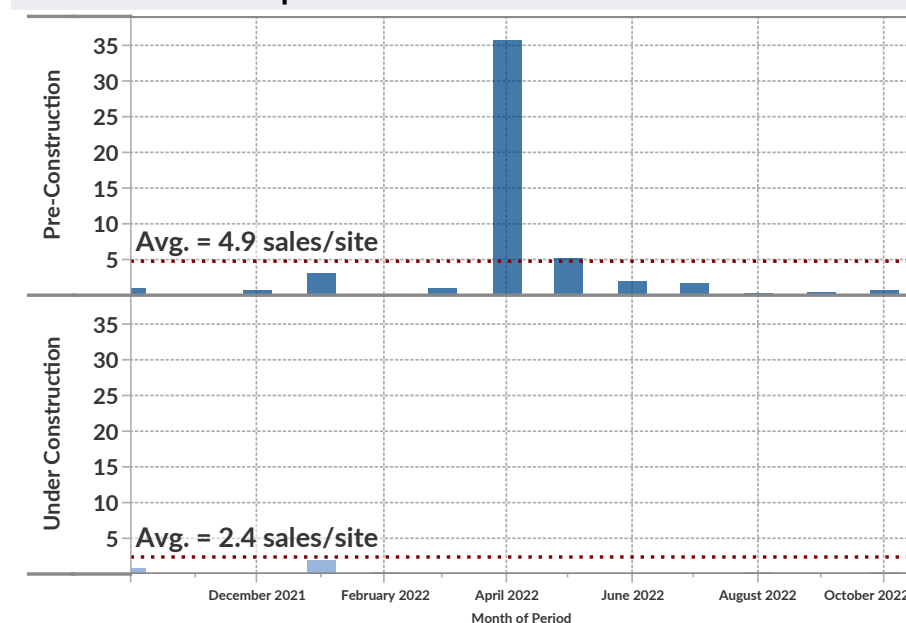
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	21	0	21	0
1 Bedroom	640	0	523	117
1 Bedroom + Den	425	1	333	92
2 Bedroom	566	4	418	148
2 Bedroom + Den	165	0	158	7
3 Bedroom & Up	183	1	135	48
Penthouse	15	0	14	1
Other	43	0	40	3

*				
Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,344	437	720	\$590,990	\$999,900
\$1,240	515	999	\$686,990	\$1,269,900
\$1,273	588	1,163	\$789,990	\$1,449,900
\$1,126	906	1,982	\$1,137,400	\$1,982,000
\$1,188	946	1,987	\$1,014,990	\$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)

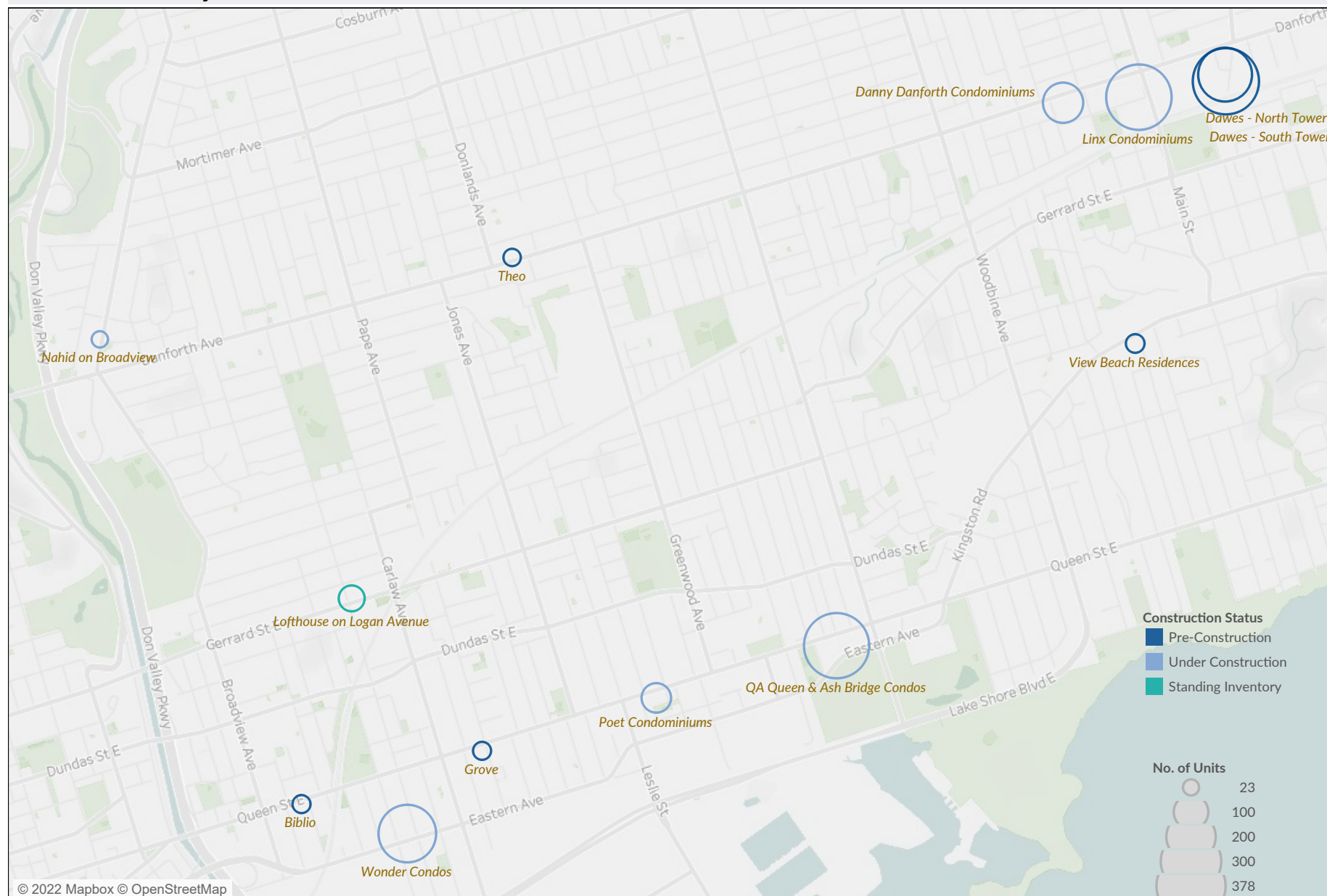


Post Launch Absorption: Toronto East



Toronto East Submarket Report - October 2022

Current Active Projects



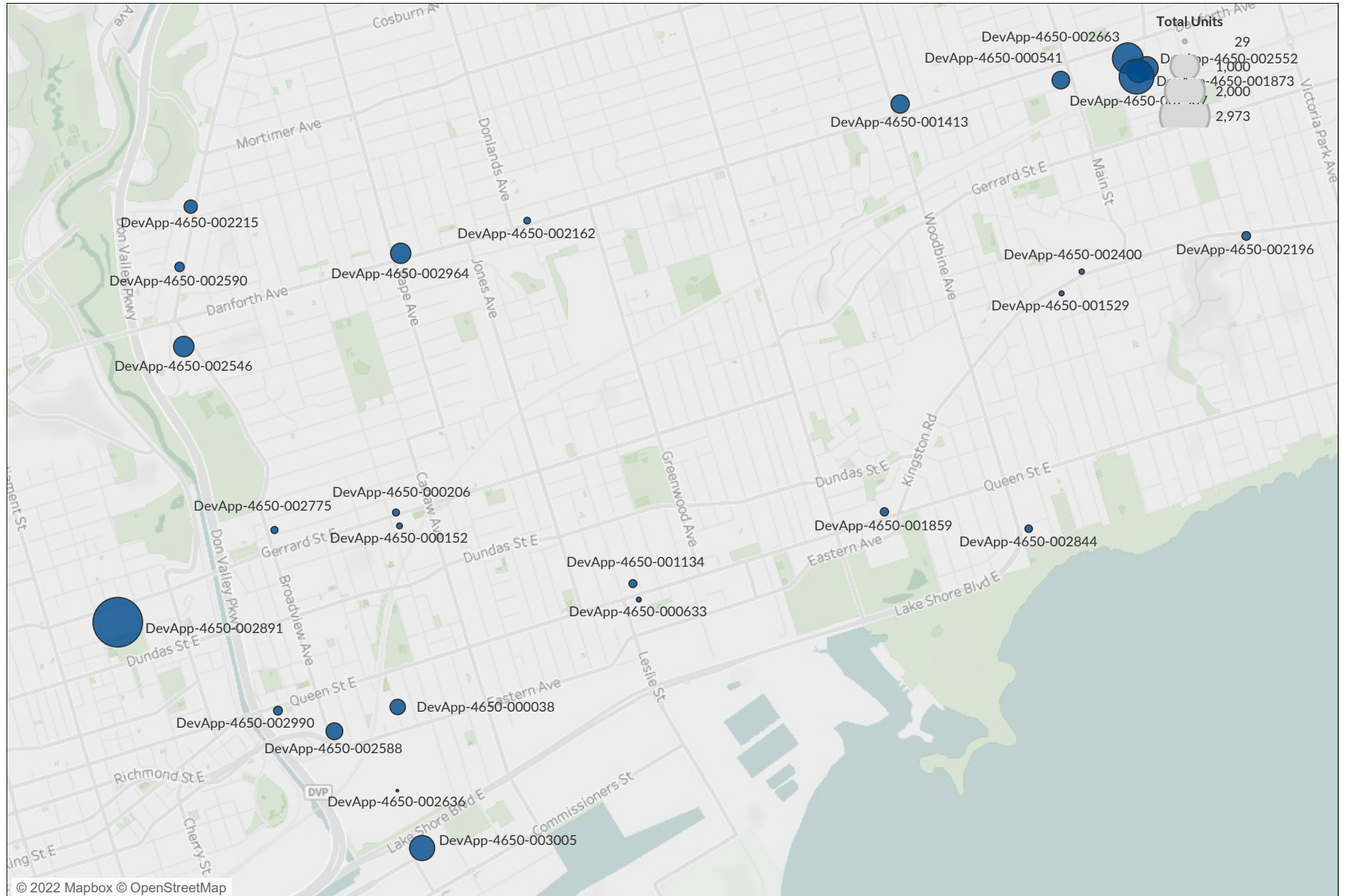
Toronto East Submarket Report - October 2022

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
Biblio - NVSBLE Development Inc.	Apartment	November 2024	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 - North Tower - Marlin Spring	Apartment	September 2025	2	13	237	250	\$1,243	\$1,241
Dawes - South Tower - Marlin Spring	Apartment	September 2025	2	276	102	378	\$1,212	\$1,283
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	August 2022	1	1	9	58	\$748	\$1,057
Nahid on Broadview - Nahid Corp.	Apartment	June 2025	0	3	5	23	\$1,175	\$1,248
Poet Condominiums - Fieldgate Homes	Apartment	August 2023	0	9	3	75	\$1,058	\$1,375
QA Queen & Ash Bridge Condos - Context Developments and..	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	0	4	7	30	\$947	\$1,261
Wonder Condos - Graywood Developments and Alterra	Apartment	February 2023	1	1	9	286	\$955	\$1,282

Toronto East Submarket Report - October 2022

Current Development Applications



Toronto East Submarket Report - October 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	631
DevApp-4650-002546	682 Broadview Avenue	3.1	503
DevApp-4650-002552	9 Dawes Road	9.2	648
DevApp-4650-002588	21 Broadview Avenue	6.4	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
DevApp-4650-002964	654-658 Danforth Avenue	20.4	496
DevApp-4650-002990	641 Queen Street East	6.4	94
DevApp-4650-003005	685 Lake Shore Boulevard East	6.7	760

Toronto East Submarket Report - October 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 2	• 16	• 4,357	• 259	• \$2,613	• 1,416	• \$3,699,923	• 15,096
Central Waterfront	• 0	• 8	• 3,992	• 539	• \$1,673	• 1,121	• \$1,875,981	• 13,453
Don Mills - York Mills	• 0	• 14	• 3,839	• 128	• \$1,144	• 1,069	• \$1,223,339	• 24,363
Downtown Core	• 511	• 8	• 4,565	• 795	• \$1,830	• 761	• \$1,392,849	• 28,345
Downtown East	• 218	• 18	• 5,668	• 859	• \$1,546	• 691	• \$1,068,685	• 24,148
Downtown West	• 118	• 24	• 7,895	• 792	• \$1,790	• 1,033	• \$1,848,507	• 19,836
Etobicoke Waterfront	• 3	• 1	• 533	• 1	• \$1,626	• 466	• \$757,900	• 8,825
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,113	• 1,310	• \$1,457,125	• 23,090
Mississauga City Centre	• 11	• 9	• 4,282	• 111	• \$1,225	• 726	• \$889,325	• 20,542
North Toronto	• 127	• 19	• 3,911	• 384	• \$1,554	• 961	• \$1,494,313	• 206
North Yonge Corridor	• 0	• 6	• 1,783	• 70	• \$1,567	• 936	• \$1,467,200	• 32,996
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 121,041
North York West	• 5	• 7	• 847	• 168	• \$1,449	• 1,349	• \$1,954,180	• 18,119
Not Applicable	• 518	• 144	• 24,246	• 5,075	• \$1,161	• 786	• \$911,928	• 13,817
Scarborough City Centre								• 11,049
Sheppard Corridor	• 4	• 11	• 2,215	• 290	• \$1,434	• 824	• \$1,181,669	• 29,738
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,916
Toronto East	• 6	• 13	• 1,642	• 416	• \$1,265	• 703	• \$889,562	
Toronto West	• 74	• 23	• 3,704	• 751	• \$1,328	• 835	• \$1,108,970	
Yonge - St. Clair	• 4	• 6	• 608	• 82	• \$2,209	• 1,525	• \$3,369,932	

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