

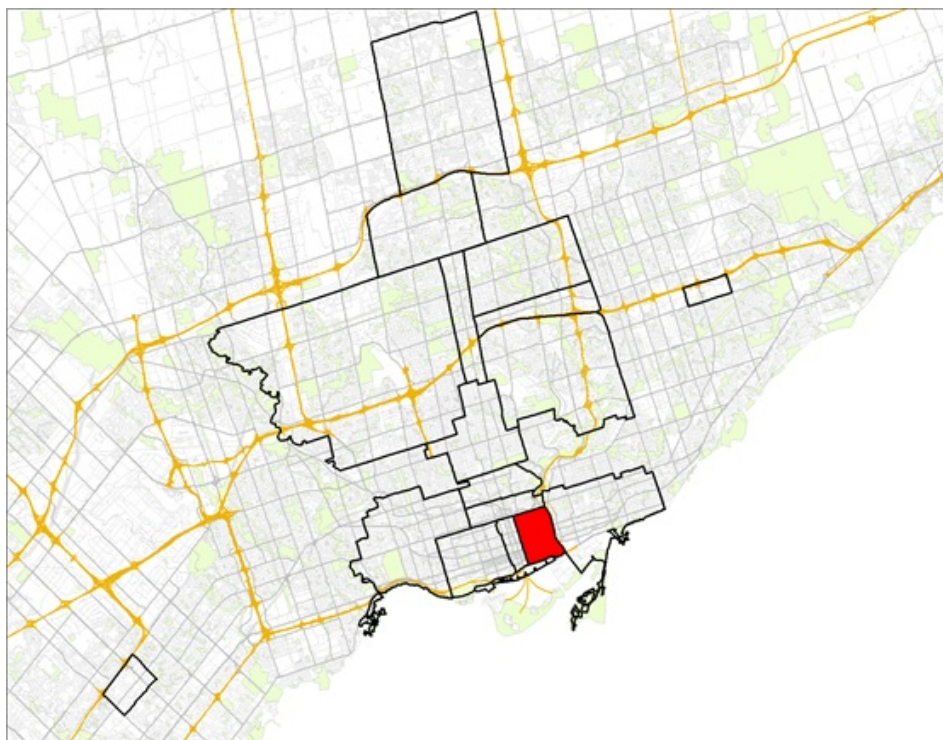


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of November 2022



Downtown East Submarket Report - November 2022



Downtown East		GTA
Distinct count of Site Name	18	345
No. of Units	6,527	88,680
Total Sales	5,686	76,683
Act Inv	841	11,997
Avg. wt. \$/sf	\$1,551	\$1,431
Avg. Project \$/SF	\$1,441	\$1,290
Avg. SF	695	846
Avg. \$	\$1,077,458	\$1,210,702
Current Month Sales (incl. active & sold out)	13	1,053

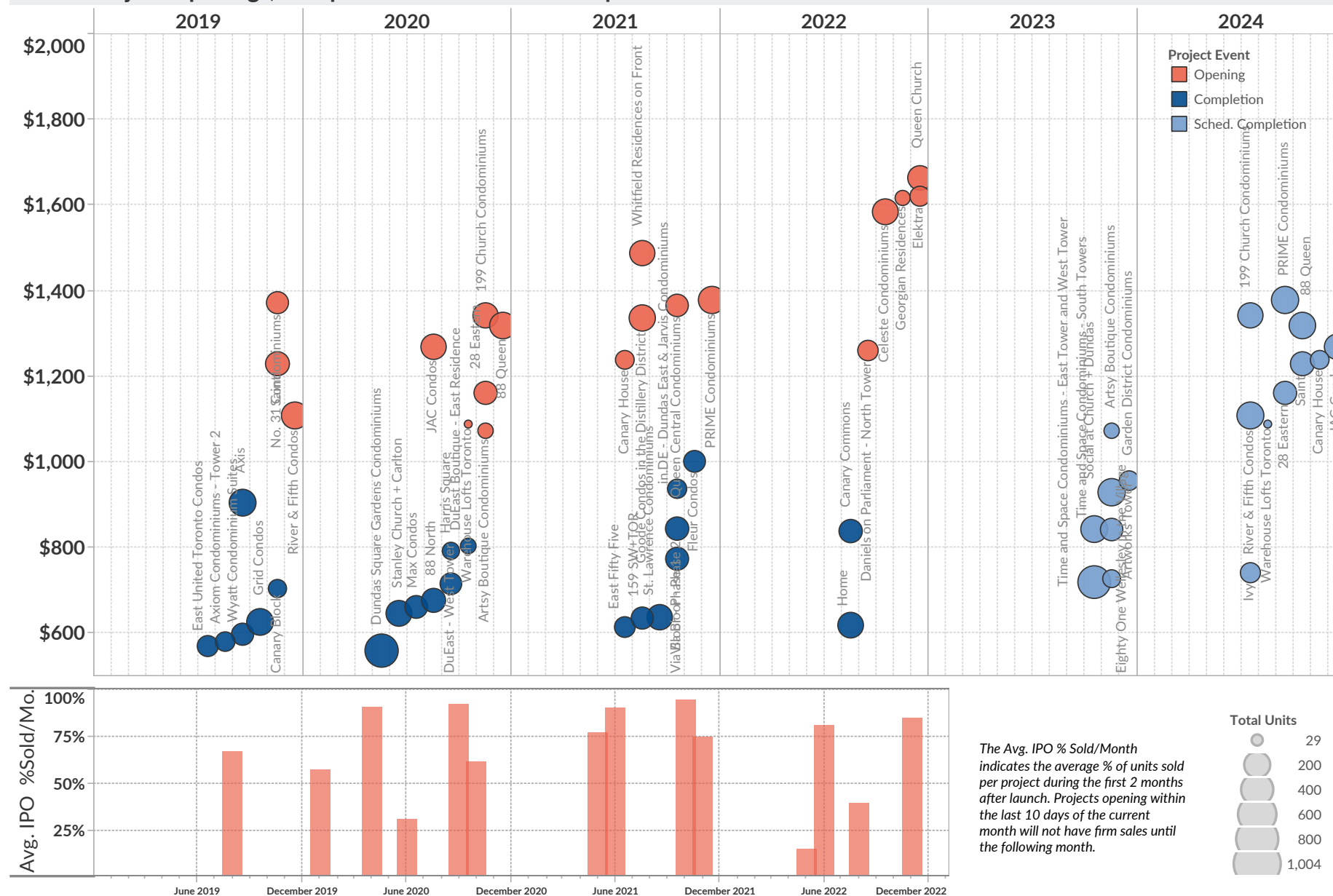
Development Applications		
Downtown East		City of Toronto
Count of Address	55	759
Total Units	25,407	417,669
Min. Density	0.0	0.0
Max. Density	48.9	61.7
Avg. Density	12.2	7.8

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



Downtown East Submarket Report - November 2022

Recent Project Openings, Completions & Scheduled Completions



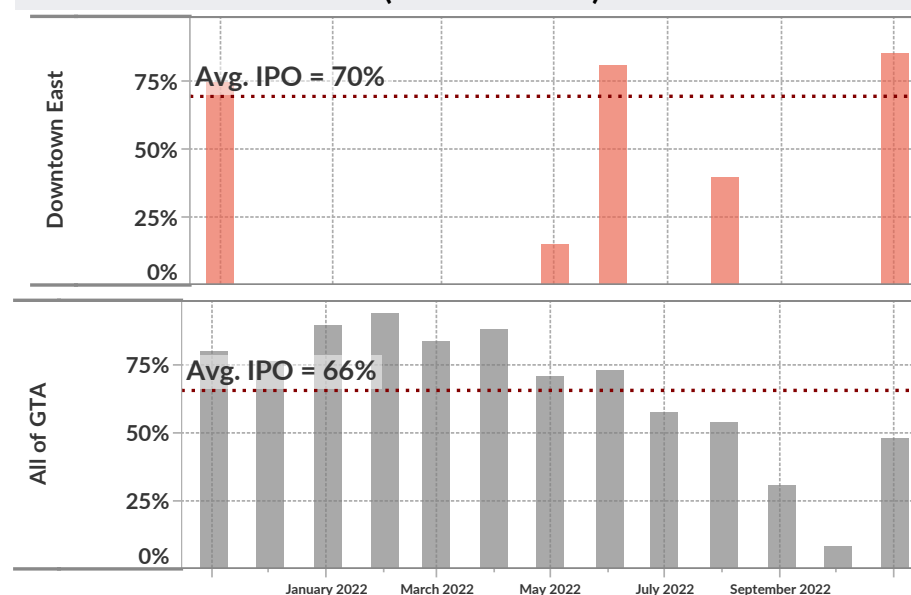
Downtown East Submarket Report - November 2022

Project Data by Unit Type

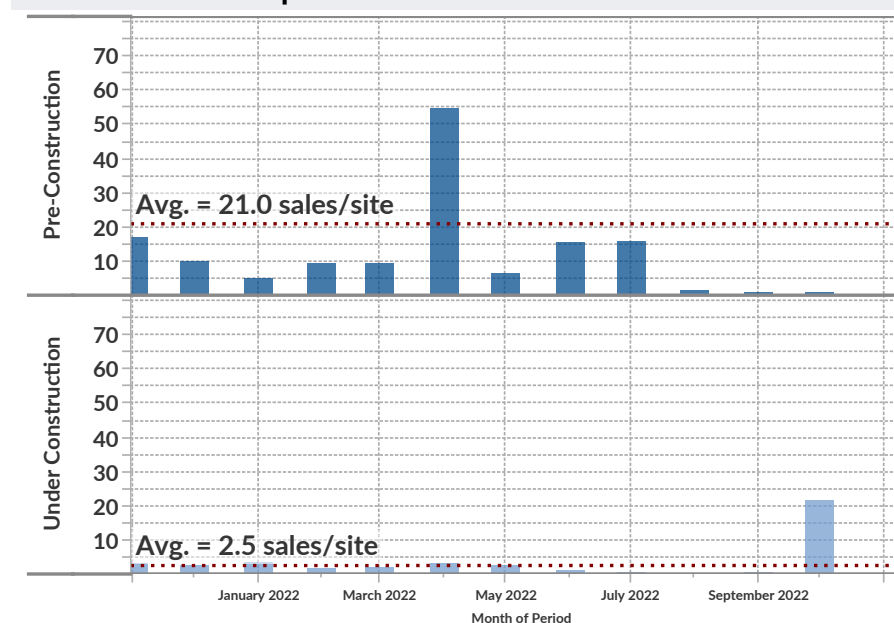
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	593	10	512	81
1 Bedroom	1,662	3	1,600	62
1 Bedroom + Den	1,418	0	1,236	182
2 Bedroom	1,872	0	1,544	328
2 Bedroom + Den	309	0	286	23
3 Bedroom & Up	633	0	481	152
Penthouse	6	0	4	2
Other	9	0	5	4

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,808	340	420	\$479,990	\$801,000
\$1,637	437	622	\$696,990	\$945,900
\$1,645	486	706	\$766,990	\$1,157,990
\$1,590	607	1,674	\$779,990	\$1,969,900
\$1,321	660	1,322	\$865,900	\$2,212,900
\$1,400	804	1,312	\$917,900	\$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)

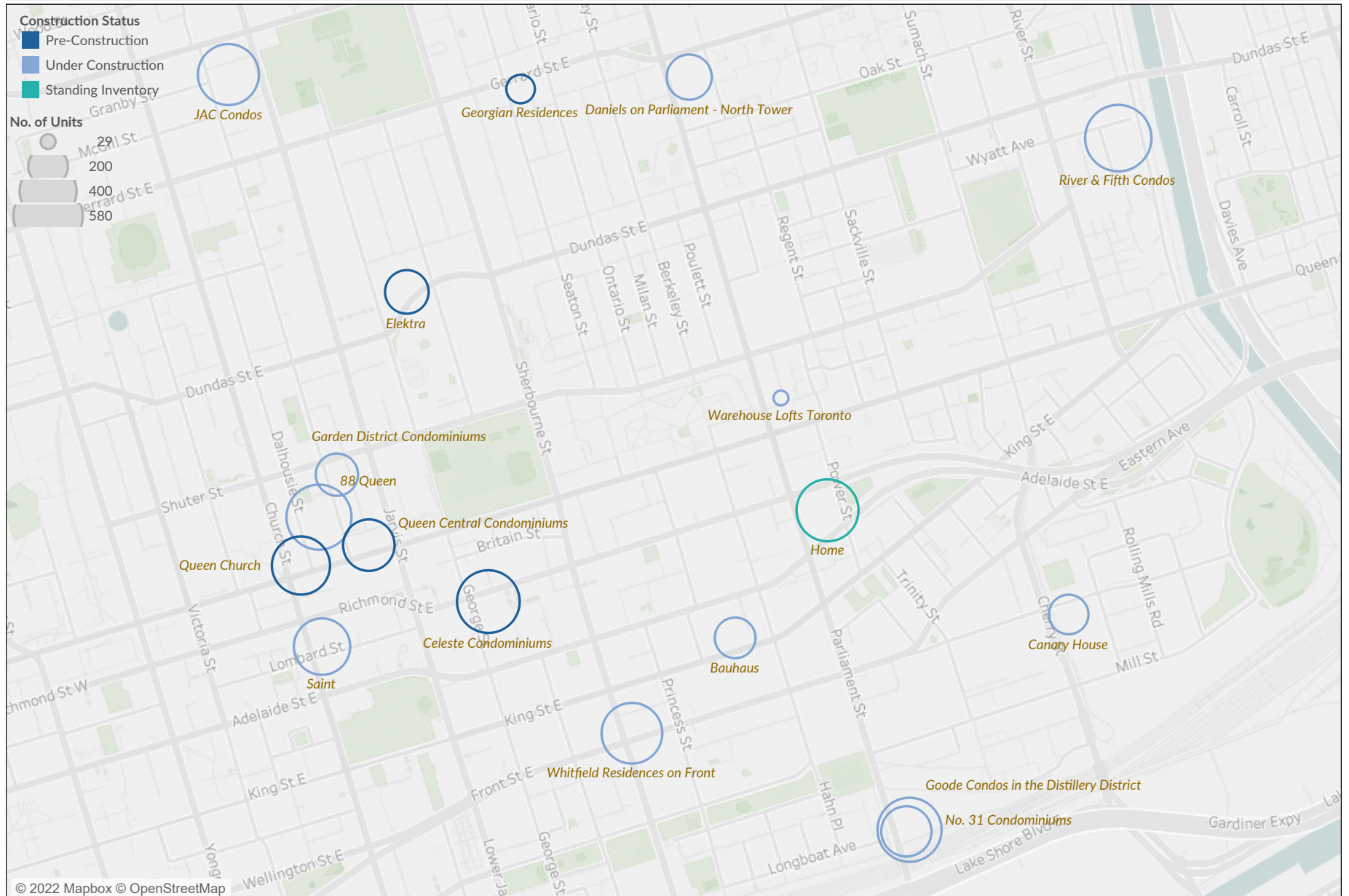


Post Launch Absorption: Downtown East



Downtown East Submarket Report - November 2022

Current Active Projects



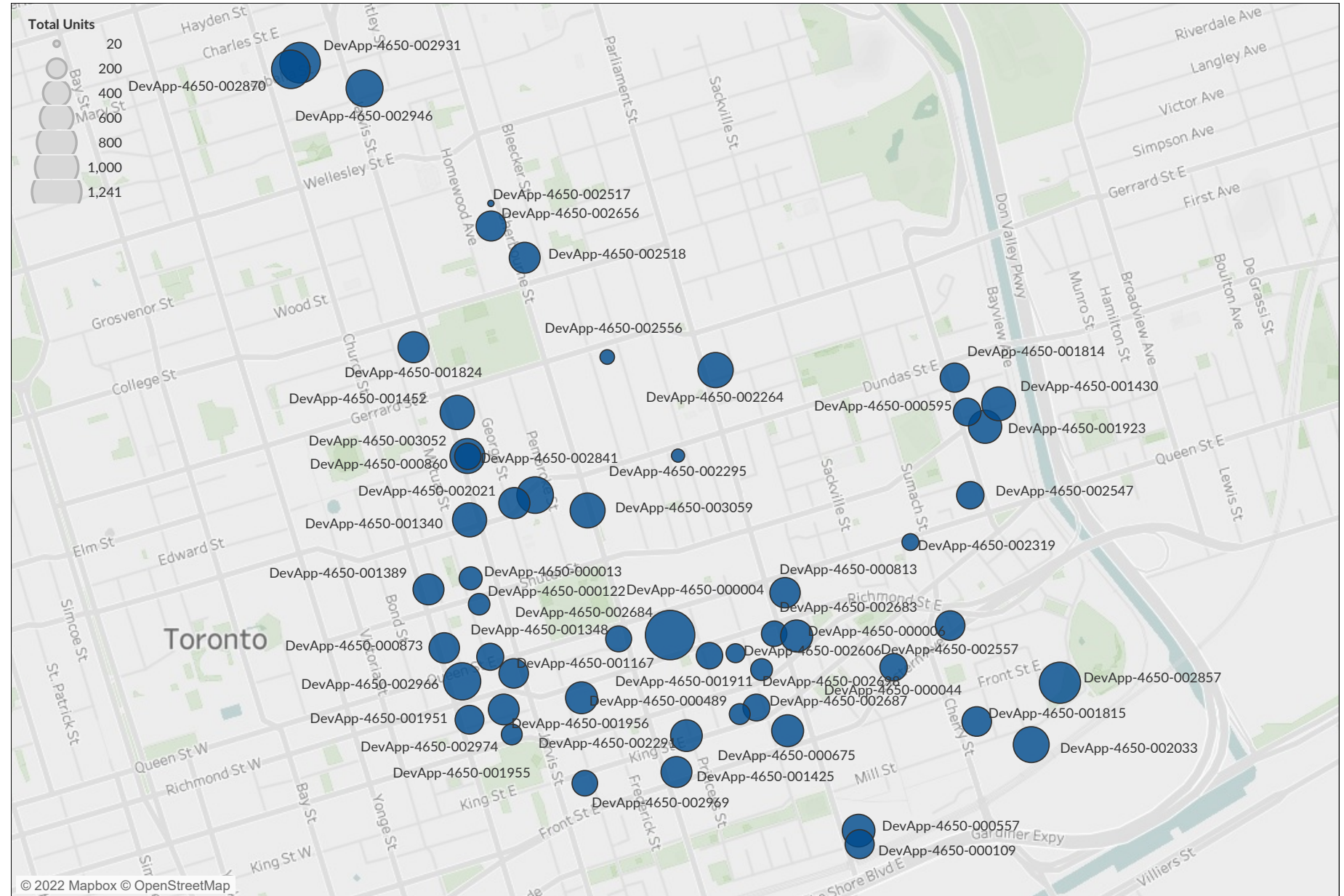
Downtown East Submarket Report - November 2022

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	0	556	\$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	7	26	206	\$1,239	\$1,480
Celeste Condominiums - Diamond Corp and Alterra	Apartment	August 2026	0	427	89	516	\$1,585	\$1,596
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	September 2025	13	228	40	268	\$1,261	\$1,253
Elektra - Menkes and Core Development Group	Apartment	May 2027	0	134	116	250	\$1,621	\$1,625
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	0	43	14	540	\$1,337	\$1,329
Home - Great Gulf and Hullmark Developments Limited	Apartment	January 2022	0	14	20	505	\$619	\$1,063
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	August 2025	0	0	0	349	\$1,366	\$1,284
Queen Church - Tridel and Bazis International Inc.	Apartment	June 2027	0	153	292	445	\$1,664	\$1,664
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	\$1,309
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 - November 2022

Current Development Applications



Downtown East Submarket Report - November 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	467
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	15.8	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	17.4	509
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
DevApp-4650-002931	90 Isabella Street	23.1	837
DevApp-4650-002946	561 Jarvis Street	23.3	690
DevApp-4650-002966	119 Church Street	28.2	701
DevApp-4650-002969	185 King Street East	16.4	330
DevApp-4650-002974	100 Lombard Street	19.2	480
DevApp-4650-003052	295 Jarvis Street	48.9	618
DevApp-4650-003059	214 Sherbourne Street	14.6	619

Downtown East Submarket Report - November 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	• 16	• 17	• 4,374	• 332	• \$2,511	• 1,422	• \$3,571,151	• 16,039
Central Waterfront	• 2	• 8	• 3,994	• 519	• \$1,682	• 1,130	• \$1,900,994	• 13,643
Don Mills - York Mills	• 2	• 14	• 3,842	• 83	• \$1,146	• 1,210	• \$1,387,154	• 24,933
Downtown Core	• 17	• 8	• 4,586	• 774	• \$1,842	• 751	• \$1,383,156	• 28,717
Downtown East	• 13	• 18	• 5,686	• 841	• \$1,551	• 695	• \$1,077,458	• 25,407
Downtown West	• 4	• 24	• 7,795	• 886	• \$1,813	• 987	• \$1,790,127	• 18,911
Etobicoke Waterfront	• 0	• 1	• 533	• 1	• \$1,626	• 466	• \$757,900	• 9,281
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,113	• 1,310	• \$1,457,125	• 23,957
Mississauga City Centre	• 5	• 9	• 4,282	• 111	• \$1,218	• 755	• \$919,967	• 20,775
North Toronto	• 6	• 18	• 3,477	• 378	• \$1,557	• 959	• \$1,493,166	• 206
North Yonge Corridor	• 202	• 7	• 1,985	• 118	• \$1,537	• 775	• \$1,190,863	• 33,243
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 123,527
North York West	• 48	• 8	• 895	• 257	• \$1,432	• 1,160	• \$1,661,056	• 18,119
Not Applicable	• 640	• 154	• 24,941	• 6,194	• \$1,166	• 776	• \$904,759	• 14,847
Scarborough City Centre								• 11,407
Sheppard Corridor	• 6	• 11	• 2,221	• 284	• \$1,432	• 827	• \$1,184,479	• 29,741
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,916
Toronto East	• 1	• 13	• 1,639	• 419	• \$1,264	• 711	• \$898,221	
Toronto West	• 88	• 23	• 3,787	• 668	• \$1,335	• 856	• \$1,143,026	
Yonge - St. Clair	• 3	• 5	• 568	• 79	• \$2,183	• 1,480	• \$3,230,906	

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