

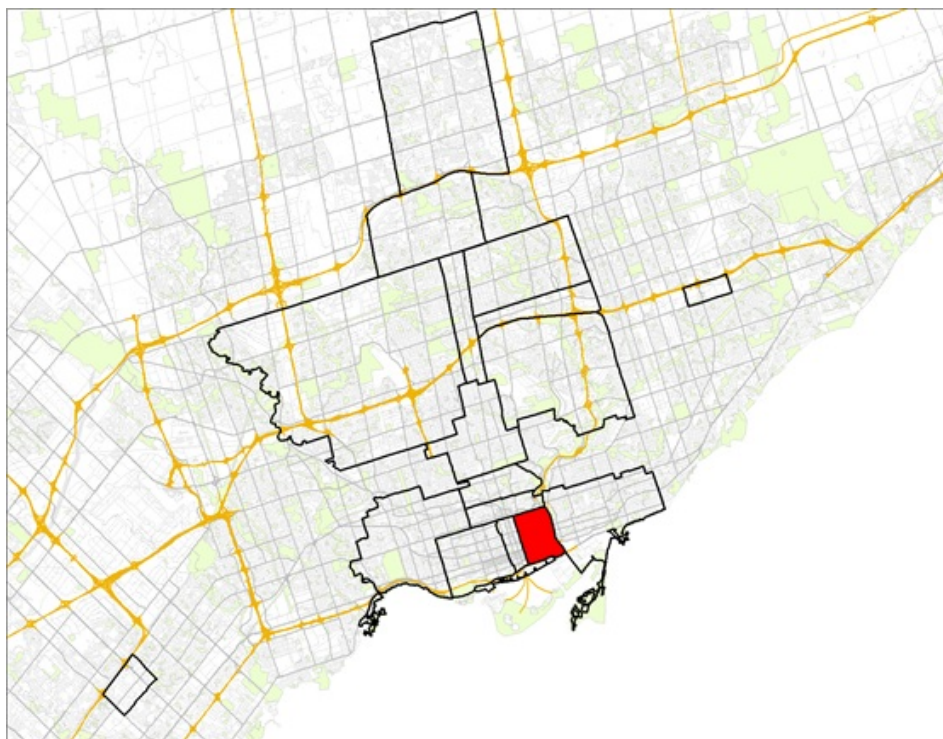


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of December 2022



Downtown East Submarket Report - December 2022



Downtown East		GTA
Distinct count of Site Name	18	344
No. of Units	6,526	88,333
Total Sales	5,720	76,743
Act Inv	806	11,590
Avg. wt. \$/sf	\$1,554	\$1,418
Avg. Project \$/SF	\$1,438	\$1,290
Avg. SF	697	853
Avg. \$	\$1,083,190	\$1,209,903
Current Month Sales (incl. active & sold out)	25	398

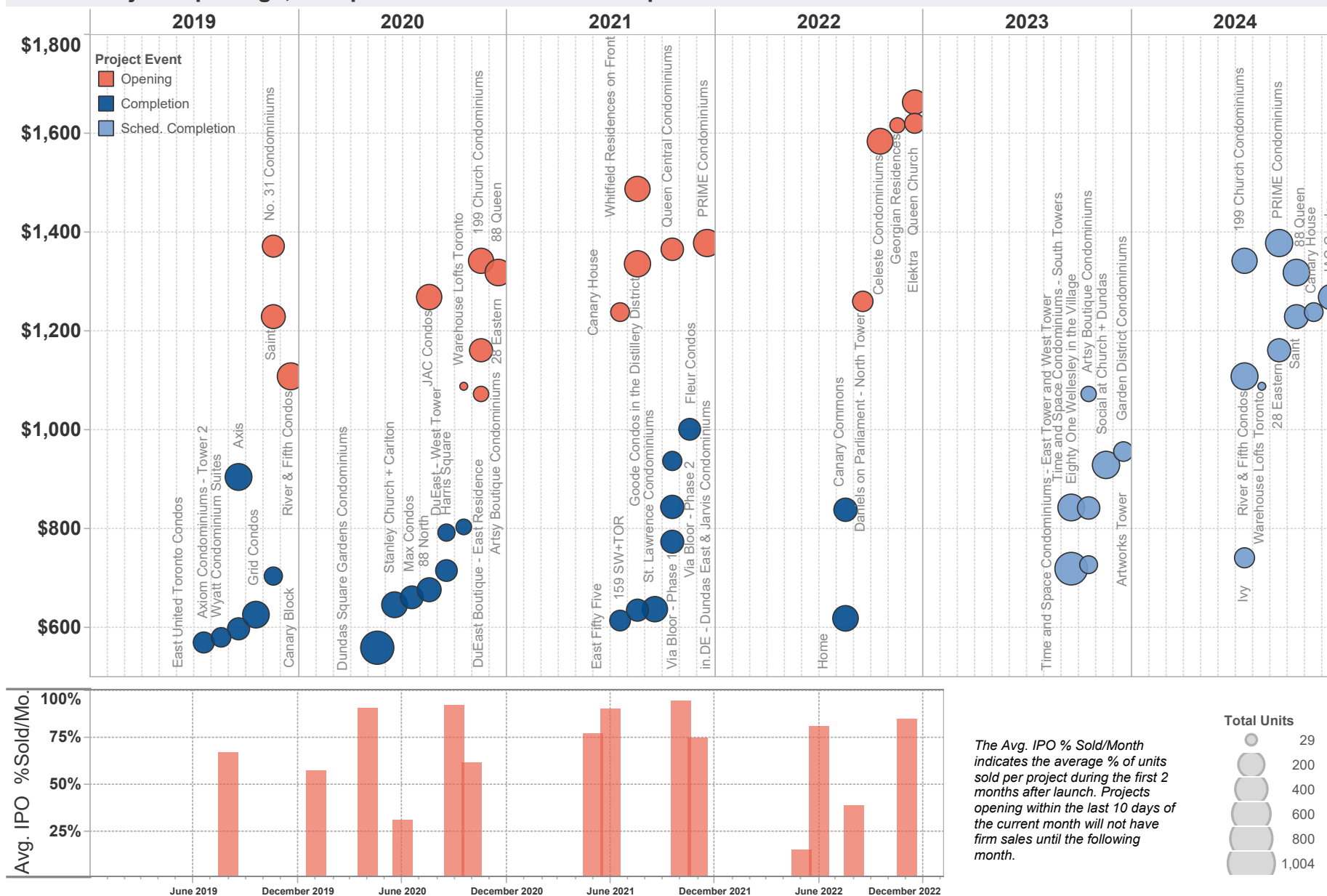
Development Applications		
Downtown East		City of Toronto
Count of Address	55	770
Total Units	39,123	620,781
Min. Density	0.0	0.0
Max. Density	48.9	61.7
Avg. Density	12.2	7.8

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



Downtown East Submarket Report - December 2022

Recent Project Openings, Completions & Scheduled Completions



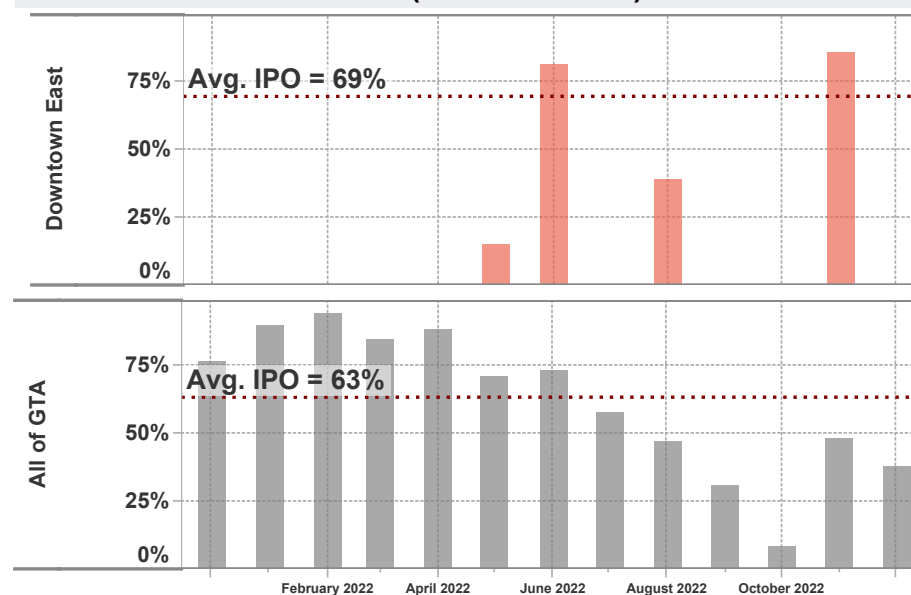
Downtown East Submarket Report - December 2022

Project Data by Unit Type

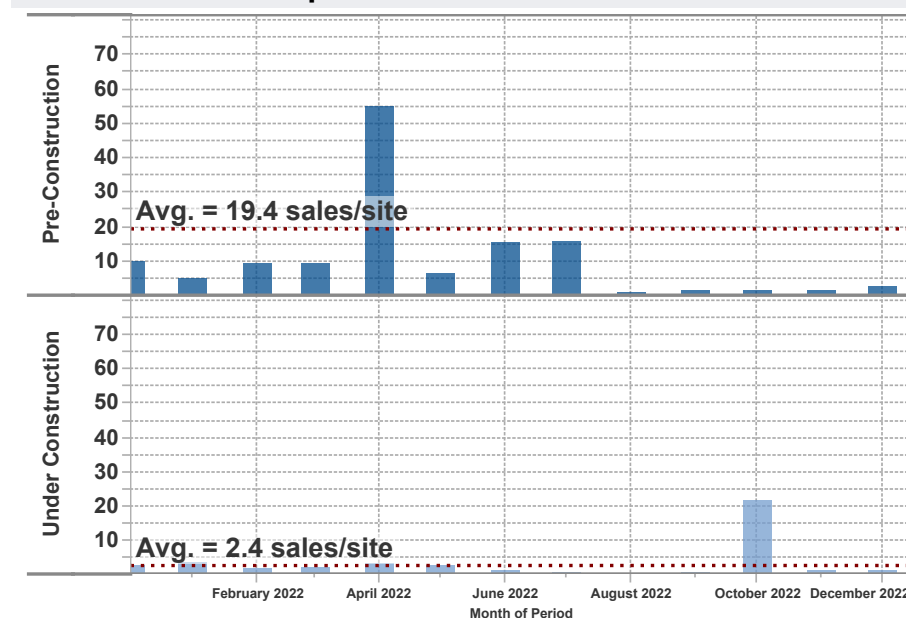
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	593	0	513	80
1 Bedroom	1,662	3	1,603	59
1 Bedroom + Den	1,418	8	1,251	167
2 Bedroom	1,871	10	1,555	316
2 Bedroom + Den	309	0	286	23
3 Bedroom & Up	633	4	485	148
Penthouse	6	0	4	2
Other	9	0	5	4

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,807	340	420	\$479,990	\$801,000
\$1,657	437	622	\$732,990	\$945,900
\$1,645	486	706	\$766,990	\$1,157,990
\$1,595	607	1,674	\$779,990	\$1,969,900
\$1,321	660	1,322	\$865,900	\$2,212,900
\$1,403	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)

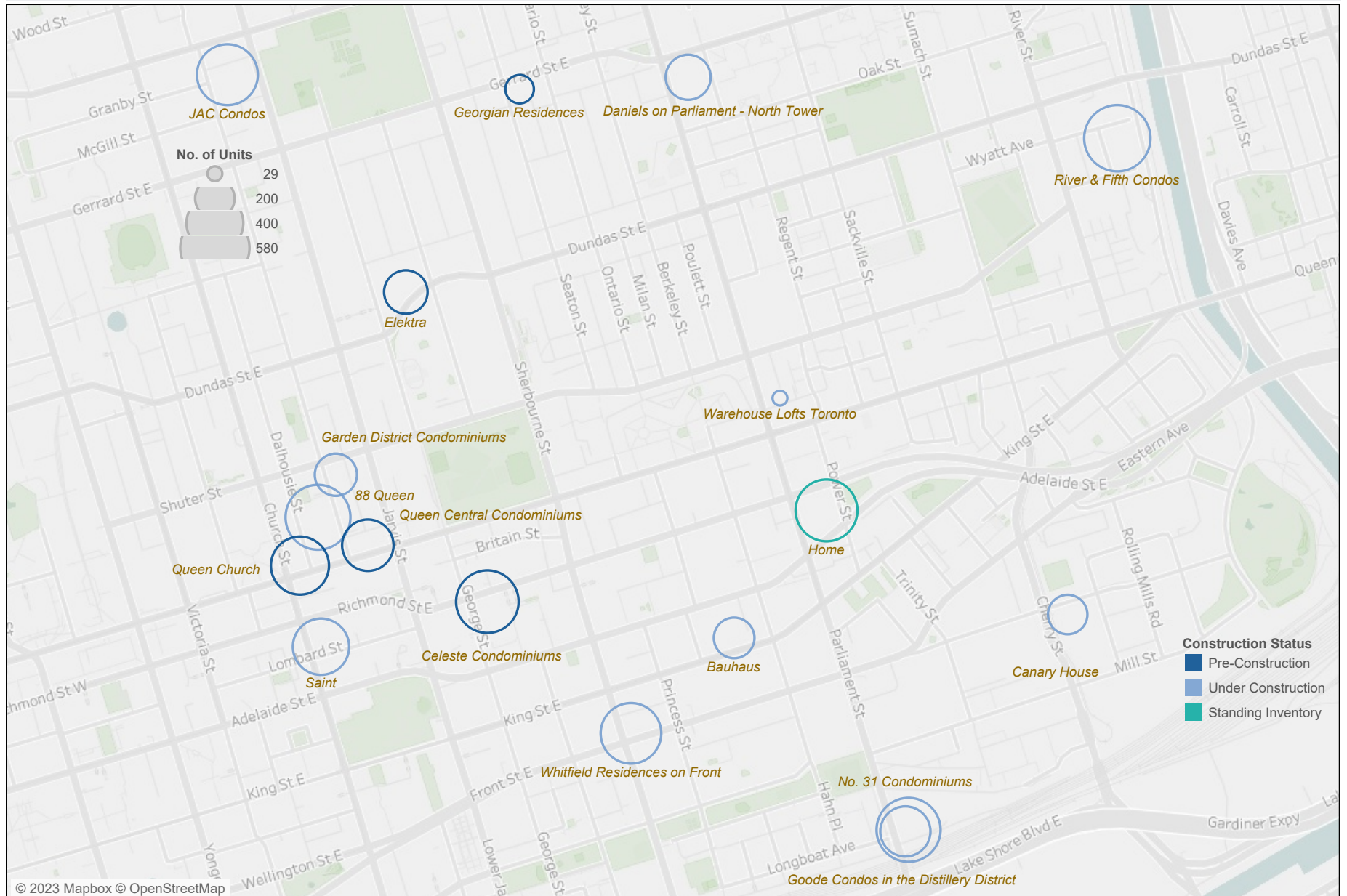


Post Launch Absorption: Downtown East



Downtown East Submarket Report - December 2022

Current Active Projects



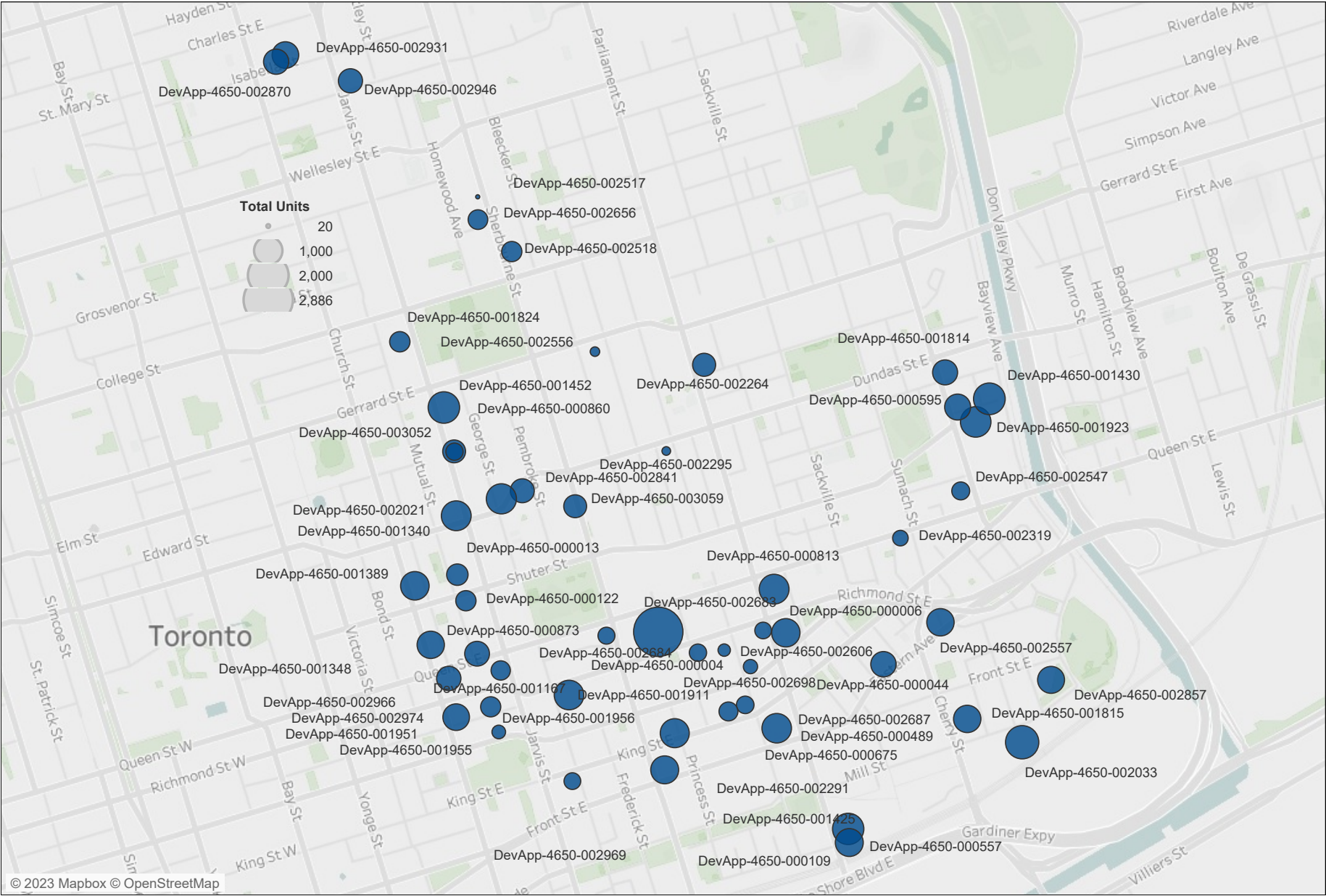
Downtown East Submarket Report - December 2022

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	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	\$1,449
Celeste Condominiums - Diamond Corp and Alterra	Apartment	August 2026	3	430	86	516	\$1,585	\$1,603
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	September 2025	11	239	29	268	\$1,261	\$1,234
Elektra - Menkes and Core Development Group	Apartment	January 2027	2	141	109	250	\$1,621	\$1,625
Garden District Condominiums - Sher Corporation and Hyde ..	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	1	15	18	504	\$619	\$1,060
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 Corpo..	Apartment	February 2026	0	0	0	349	\$1,366	\$1,284
Queen Church - Tridel and Bazis International Inc.	Apartment	June 2027	8	165	280	445	\$1,664	\$1,665
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 St..	Apartment	November 2024	0	2	3	29	\$1,089	\$1,237
Whitfield Residences on Front - Menkes and Core Developm..	Apartment	March 2025	0	81	76	484	\$1,488	\$1,495

Downtown East Submarket Report - December 2022

Current Development Applications



Downtown East Submarket Report - December 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000004	245 Queen Street East	3.0	2,886
DevApp-4650-000006	48 Power Street	0.0	953
DevApp-4650-000013	59 - 71 Mutual Street	4.0	543
DevApp-4650-000044	18 - 32 Eastern Avenue, 2 Sackville Street	3.0	760
DevApp-4650-000109	31 Parliament Street	2.0	923
DevApp-4650-000122	79 - 85 Shuter Street	4.0	485
DevApp-4650-000489	284 King Street East	15.8	424
DevApp-4650-000557	33 - 37 Parliament Street	2.0	1,162
DevApp-4650-000595	83 River Street	2.5	798
DevApp-4650-000675	250 Front Street East	9.1	1,032
DevApp-4650-000813	161 Parliament Street	3.0	1,051
DevApp-4650-000860	295 Jarvis Street	3.5	351
DevApp-4650-000873	139 Church Street	3.0	883
DevApp-4650-001167	133 Queen Street East	4.0	440
DevApp-4650-001340	202 Jarvis Street	4.0	1,053
DevApp-4650-001348	90 Queen Street East	4.0	725
DevApp-4650-001389	193 Church Street	3.0	962
DevApp-4650-001425	33 Sherbourne Street	15.8	923
DevApp-4650-001430	5 Defries Street	8.2	1,190
DevApp-4650-001452	319 - 323 Jarvis Street	3.5	1,175
DevApp-4650-001814	111 River Street	19.4	739
DevApp-4650-001815	409 Front Street East	4.2	886
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	1,105
DevApp-4650-001951	89 Church Street	4.0	837
DevApp-4650-001955	110 Adelaide Street East	14.7	220
DevApp-4650-001956	231 Richmond Street East	10.6	1,036
DevApp-4650-002021	218 Dundas Street East	12.7	1,078
DevApp-4650-002033	125R Mill Street	11.2	1,314
DevApp-4650-002264	365 Parliament Street	5.7	628
DevApp-4650-002291	236 King Street East	17.4	997
DevApp-4650-002295	401 Dundas Street East	5.3	88
DevApp-4650-002319	471 Queen Street East	11.1	286
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	886
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 - December 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	10	17	4,410	295	\$2,548	1,416	\$3,606,558	23,003
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	30,507
Don Mills - York Mills	0	14	3,851	85	\$1,140	1,222	\$1,393,092	37,120
Downtown Core	31	8	4,624	736	\$1,873	747	\$1,398,732	46,479
Downtown East	25	18	5,720	806	\$1,554	697	\$1,083,190	39,123
Downtown West	36	24	7,792	910	\$1,806	984	\$1,776,570	29,509
Etobicoke Waterfront	0	1	537	0	.	.	.	16,727
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	34,227
Mississauga City Centre	0	9	4,282	111	\$1,218	755	\$919,967	25,285
North Toronto	9	18	3,486	369	\$1,552	959	\$1,488,675	206
North Yonge Corridor	15	7	1,999	104	\$1,563	795	\$1,242,253	43,624
North York East	0	1	497	0	.	.	.	184,492
North York West	11	8	906	246	\$1,434	1,160	\$1,662,611	20,364
Not Applicable	227	154	24,824	5,984	\$1,141	791	\$902,136	20,011
Scarborough City Centre								16,376
Sheppard Corridor	4	11	2,225	280	\$1,431	827	\$1,184,161	45,986
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	7,742
Toronto East	3	12	1,625	402	\$1,263	706	\$892,135	
Toronto West	27	23	3,821	652	\$1,339	866	\$1,159,884	
Yonge - St. Clair	0	5	568	79	\$2,183	1,480	\$3,230,906	

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