

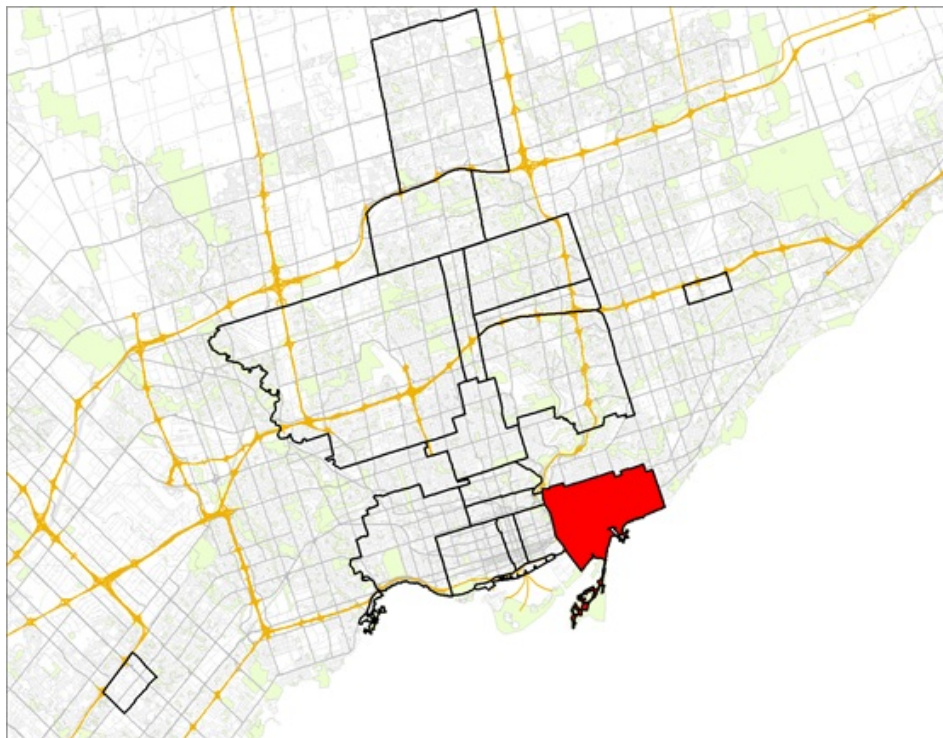


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of December 2022



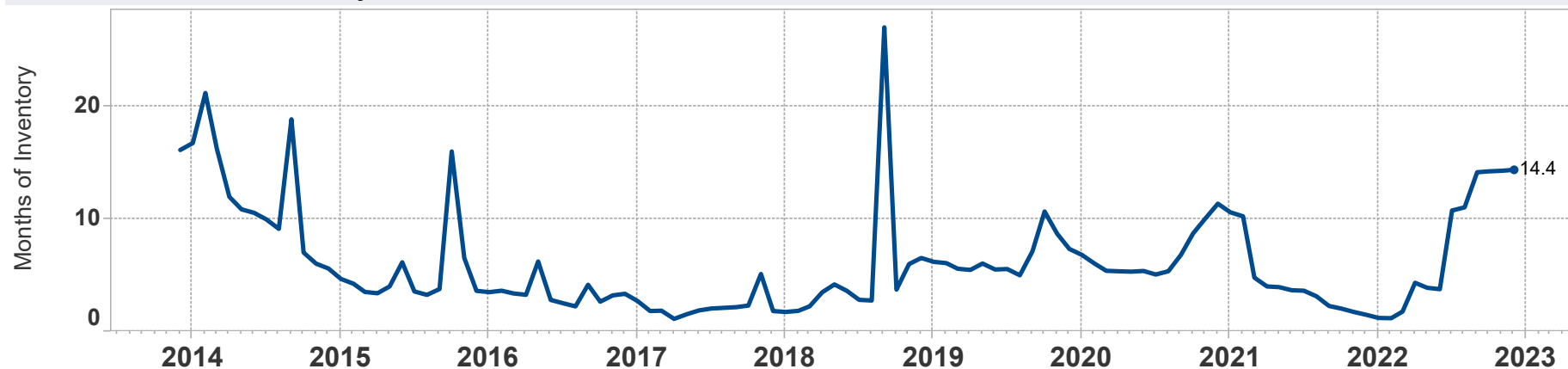
Toronto East Submarket Report - December 2022



Toronto East		GTA
Distinct count of Site Name	12	344
No. of Units	2,027	88,333
Total Sales	1,625	76,743
Act Inv	402	11,590
Avg. wt. \$/sf	\$1,263	\$1,418
Avg. Project \$/SF	\$1,261	\$1,290
Avg. SF	706	853
Avg. \$	\$892,135	\$1,209,903
Current Month Sales (incl. active & sold out)	3	398

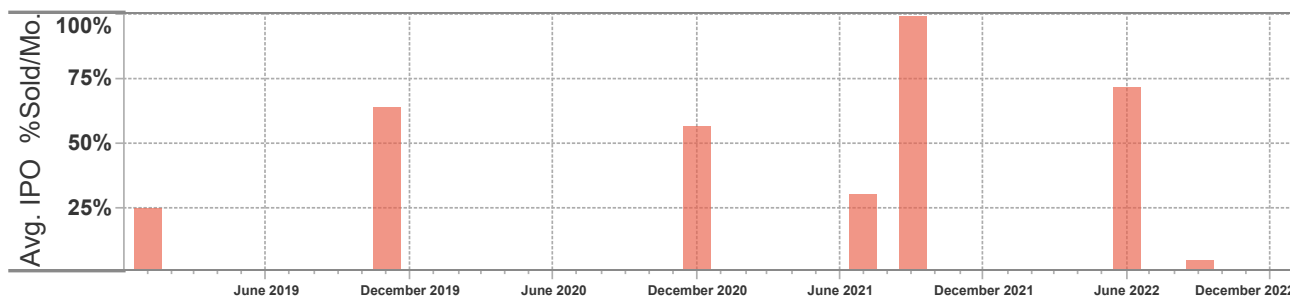
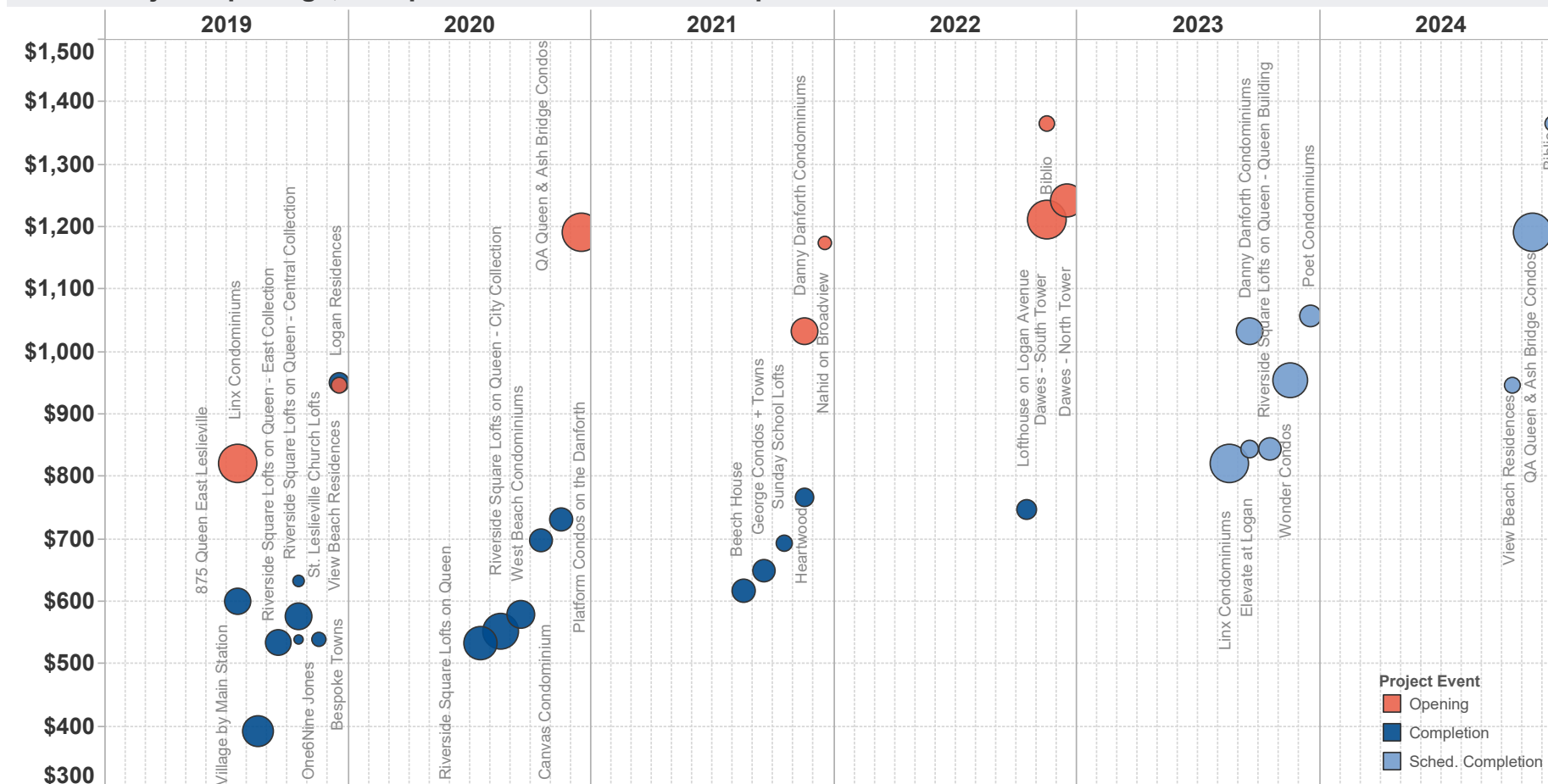
Development Applications		
Toronto East		City of Toronto
Count of Address	29	770
Total Units	16,376	620,781
Min. Density	1.0	0.0
Max. Density	20.4	61.7
Avg. Density	5.4	7.8

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

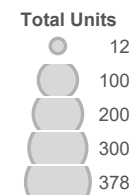


Toronto East Submarket Report - December 2022

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.



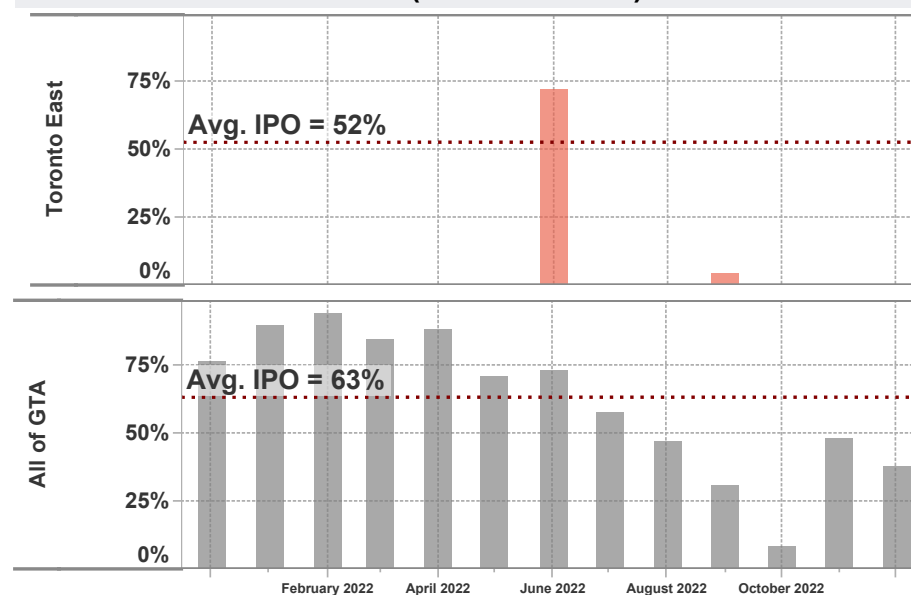
Toronto East Submarket Report - December 2022

Project Data by Unit Type

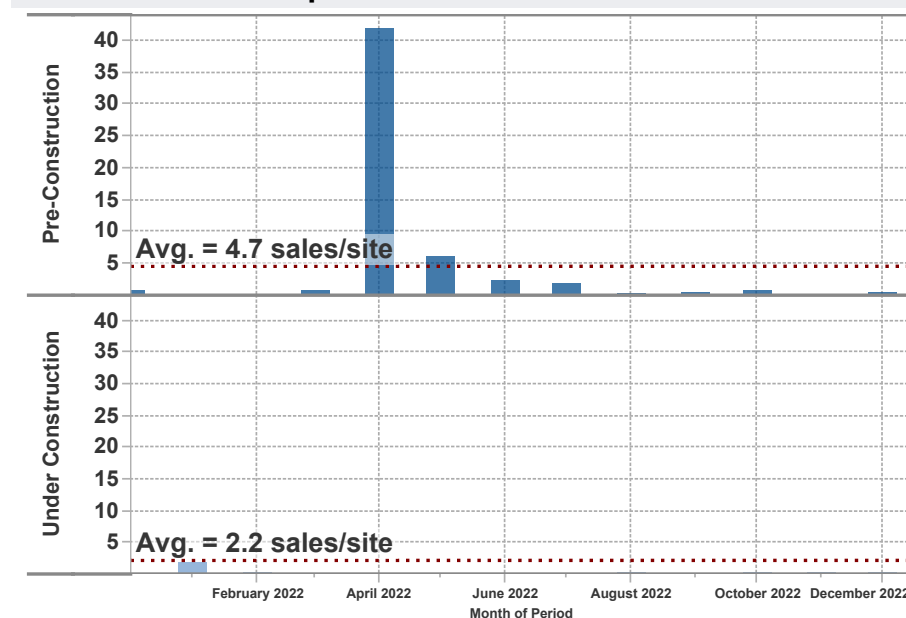
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	21	0	21	0
1 Bedroom	636	1	522	114
1 Bedroom + Den	413	2	330	83
2 Bedroom	558	0	414	144
2 Bedroom + Den	159	0	150	9
3 Bedroom & Up	182	0	134	48
Penthouse	15	0	14	1
Other	43	0	40	3

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,342	437	720	\$590,990	\$999,900
\$1,235	515	999	\$686,990	\$1,269,900
\$1,284	588	990	\$789,990	\$1,269,900
\$1,095	906	1,982	\$1,111,000	\$1,982,000
\$1,176	946	1,987	\$1,014,990	\$2,999,900
\$1,932	2,588	2,588	\$5,000,000	\$5,000,000
\$1,145	1,148	1,632	\$1,499,900	\$1,800,000

IPO Launch Performance (first 2 months)

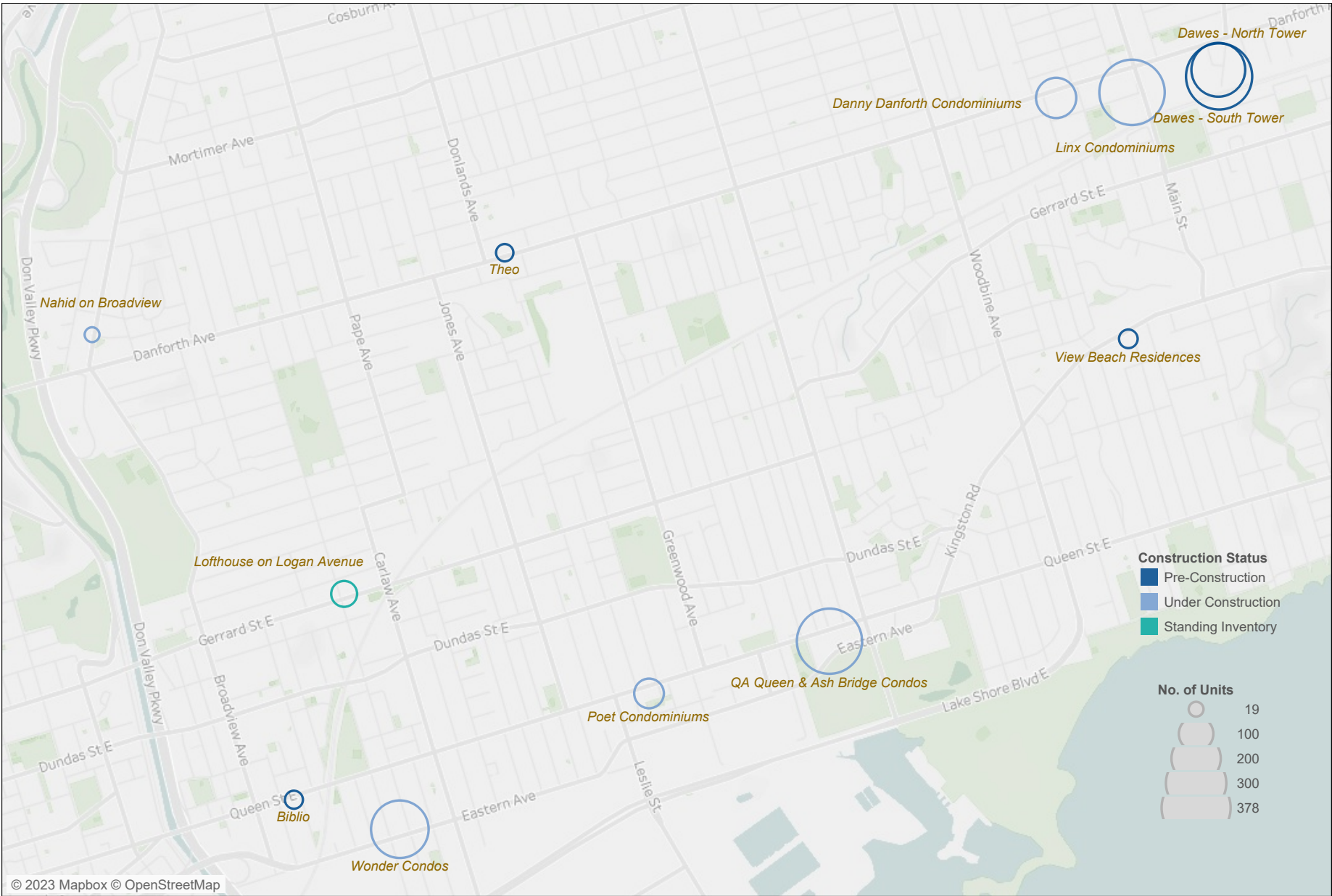


Post Launch Absorption: Toronto East



Toronto East Submarket Report - December 2022

Current Active Projects



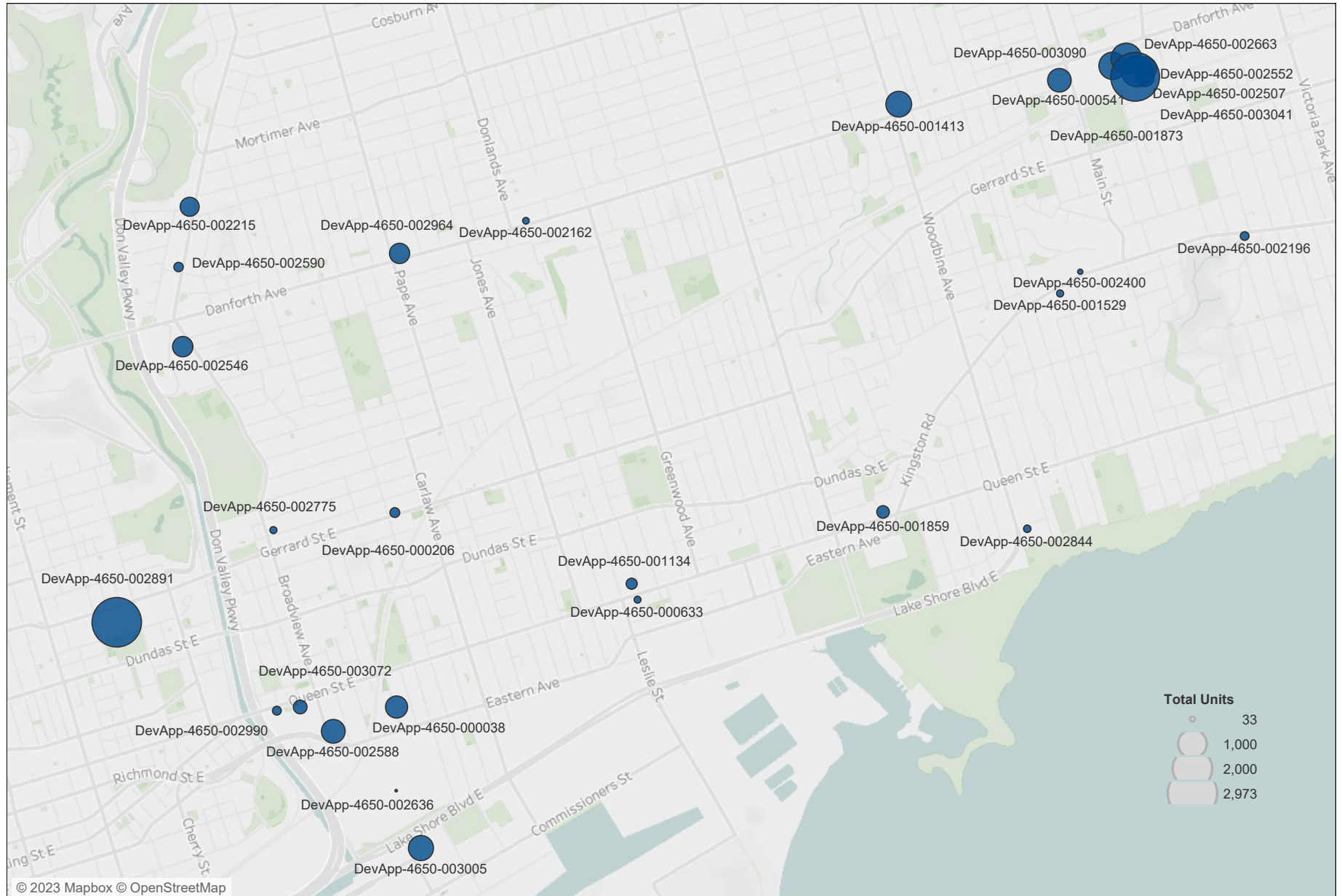
Toronto East Submarket Report - December 2022

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..
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	17	233	250	\$1,243	\$1,249
Dawes - South Tower - Marlin Spring	Apartment	September 2025	0	274	104	378	\$1,212	\$1,283
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	0	1	9	58	\$748	\$1,174
Nahid on Broadview - Nahid Corp.	Apartment	June 2025	0	4	0	19	\$1,175	\$1,223
Poet Condominiums - Fieldgate Homes	Apartment	August 2023	0	9	4	76	\$1,058	\$1,375
QA Queen & Ash Bridge Condos - Context Developments an..	Apartment	October 2024	1	1	14	367	\$1,192	\$1,457
Theo - Condoman Developments	Apartment	June 2024	0	0	0	26	\$0	\$1,014
View Beach Residences - Condoman Developments	Apartment	September 2024	0	4	11	30	\$947	\$1,188
Wonder Condos - Graywood Developments and Alterra	Apartment	February 2023	0	1	9	286	\$955	\$1,282

Toronto East Submarket Report - December 2022

Current Development Applications



Toronto East Submarket Report - December 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000038	462 Eastern Avenue	3.0	593
DevApp-4650-000206	794 - 800 Gerrard Street East	2.5	116
DevApp-4650-000541	276 - 294 Main Street & 144 Stephenson Avenue	3.0	672
DevApp-4650-000633	1249 Queen Street East	2.5	58
DevApp-4650-001134	1285 Queen Street East	2.5	148
DevApp-4650-001413	985 Woodbine Avenue	4.9	804
DevApp-4650-001529	507-511 Kingston Road	1.0	60
DevApp-4650-001859	1684 Queen Street East	3.0	191
DevApp-4650-001873	6 Dawes Road	7.7	2,892
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	437
DevApp-4650-002400	558 - 560 Kingston Road	3.5	33
DevApp-4650-002507	10 Dawes Road	1.0	1,170
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	680
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
DevApp-4650-003041	8 Dawes Road	11.3	399
DevApp-4650-003072	677 Queen Street East	2.6	227
DevApp-4650-003090	2681 Danforth Avenue	6.9	905

Toronto 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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