

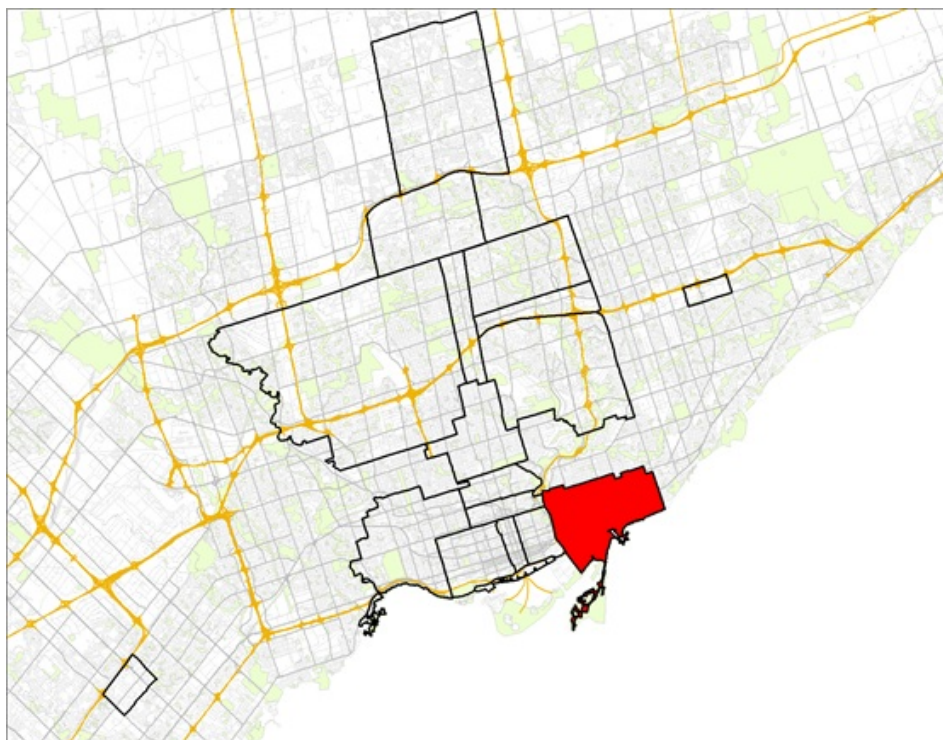


Greater Toronto Area  
Toronto East

New Homes High Rise Submarket Report  
Data as of February 2023



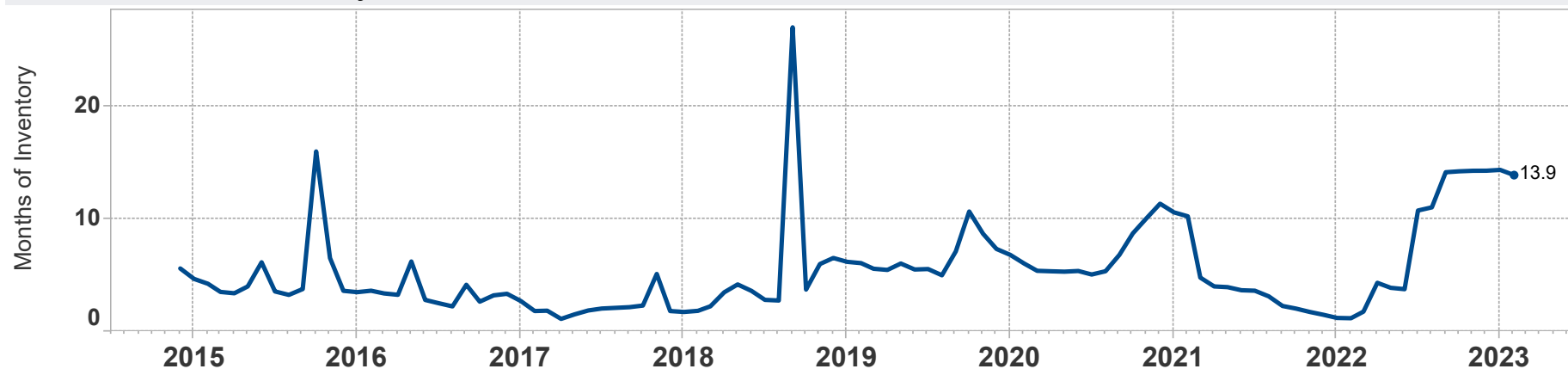
# Toronto East Submarket Report - February 2023



| Toronto East                                  |           | GTA         |
|-----------------------------------------------|-----------|-------------|
| Distinct count of Site Name                   | 10        | 350         |
| No. of Units                                  | 1,811     | 90,342      |
| Total Sales                                   | 1,421     | 77,311      |
| Act Inv                                       | 390       | 13,031      |
| Avg. wt. \$/sf                                | \$1,259   | \$1,432     |
| Avg. Project \$/SF                            | \$1,240   | \$1,289     |
| Avg. SF                                       | 703       | 825         |
| Avg. \$                                       | \$884,290 | \$1,180,936 |
| Current Month Sales (incl. active & sold out) | 7         | 697         |

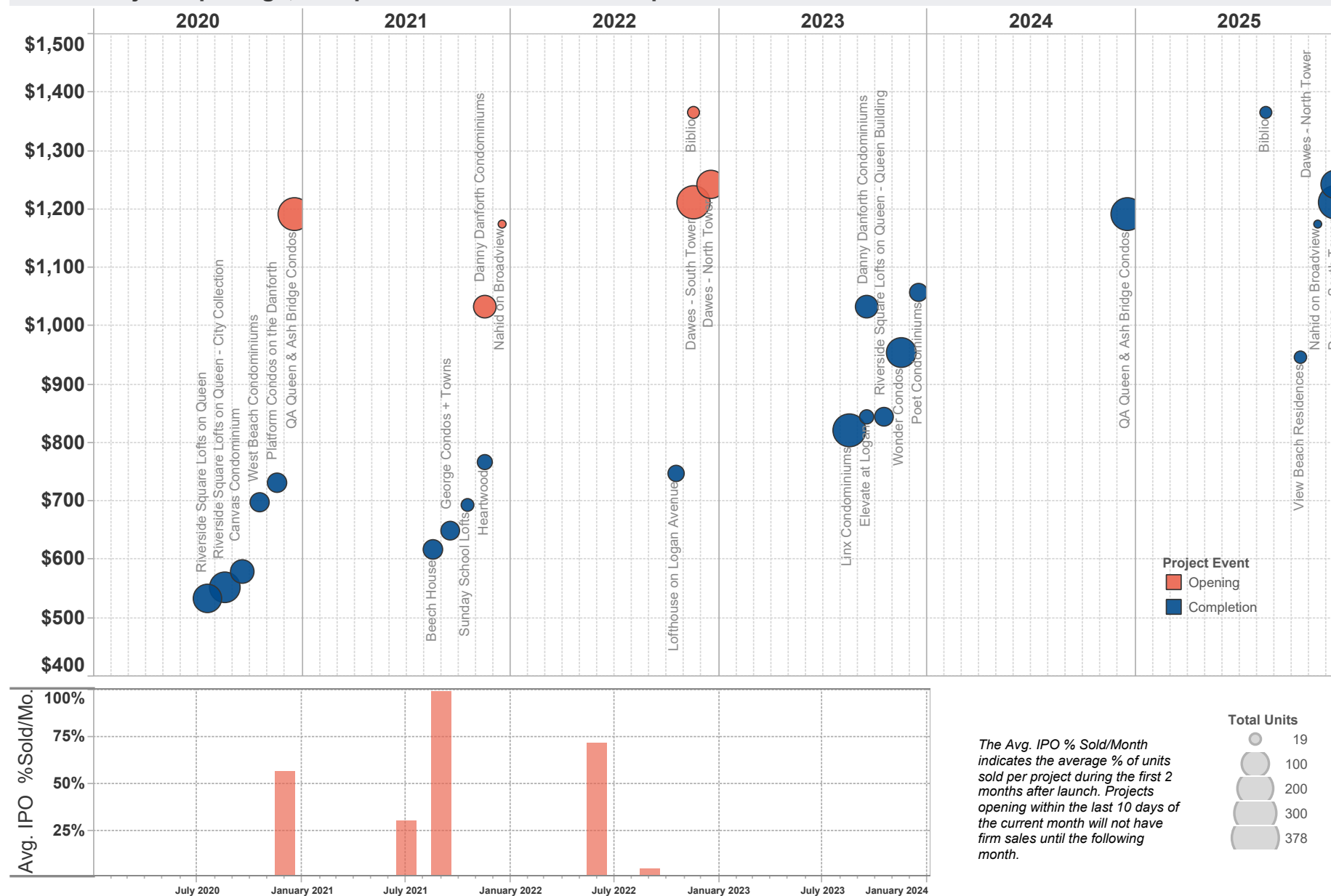
| Development Applications |        |                 |
|--------------------------|--------|-----------------|
| Toronto East             |        | City of Toronto |
| Count of Address         | 31     | 765             |
| Total Units              | 12,760 | 424,430         |
| Min. Density             | 1.0    | 0.0             |
| Max. Density             | 20.4   | 61.9            |
| Avg. Density             | 5.3    | 7.9             |

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



# Toronto East Submarket Report - February 2023

## Recent Project Openings, Completions & Scheduled Completions



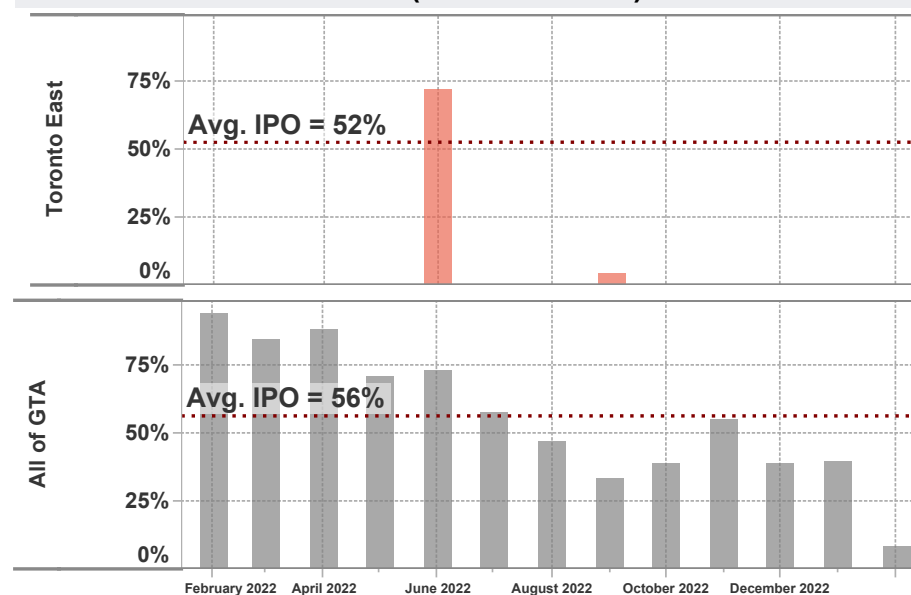
# Toronto East Submarket Report - February 2023

## Project Data by Unit Type

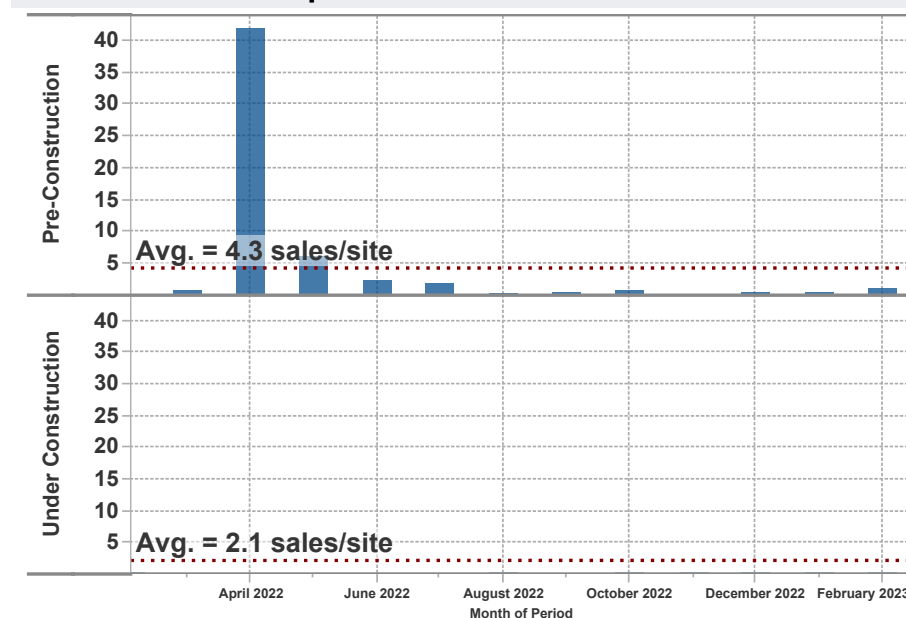
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 17           | 0                   | 17          | 0       |
| 1 Bedroom       | 607          | 2                   | 495         | 112     |
| 1 Bedroom + Den | 329          | 0                   | 248         | 81      |
| 2 Bedroom       | 502          | 1                   | 363         | 139     |
| 2 Bedroom + Den | 129          | 0                   | 120         | 9       |
| 3 Bedroom & Up  | 181          | 2                   | 136         | 45      |
| Penthouse       | 4            | 0                   | 3           | 1       |
| Other           | 42           | 0                   | 39          | 3       |

| Avg. wt. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|----------------|-----------------|------------------|------------------|-------------------|
| \$1,336        | 437             | 720              | \$591,990        | \$999,900         |
| \$1,224        | 515             | 999              | \$686,990        | \$1,269,900       |
| \$1,274        | 588             | 990              | \$789,990        | \$1,269,900       |
| \$1,095        | 906             | 1,982            | \$1,111,000      | \$1,982,000       |
| \$1,184        | 946             | 1,987            | \$1,064,990      | \$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)

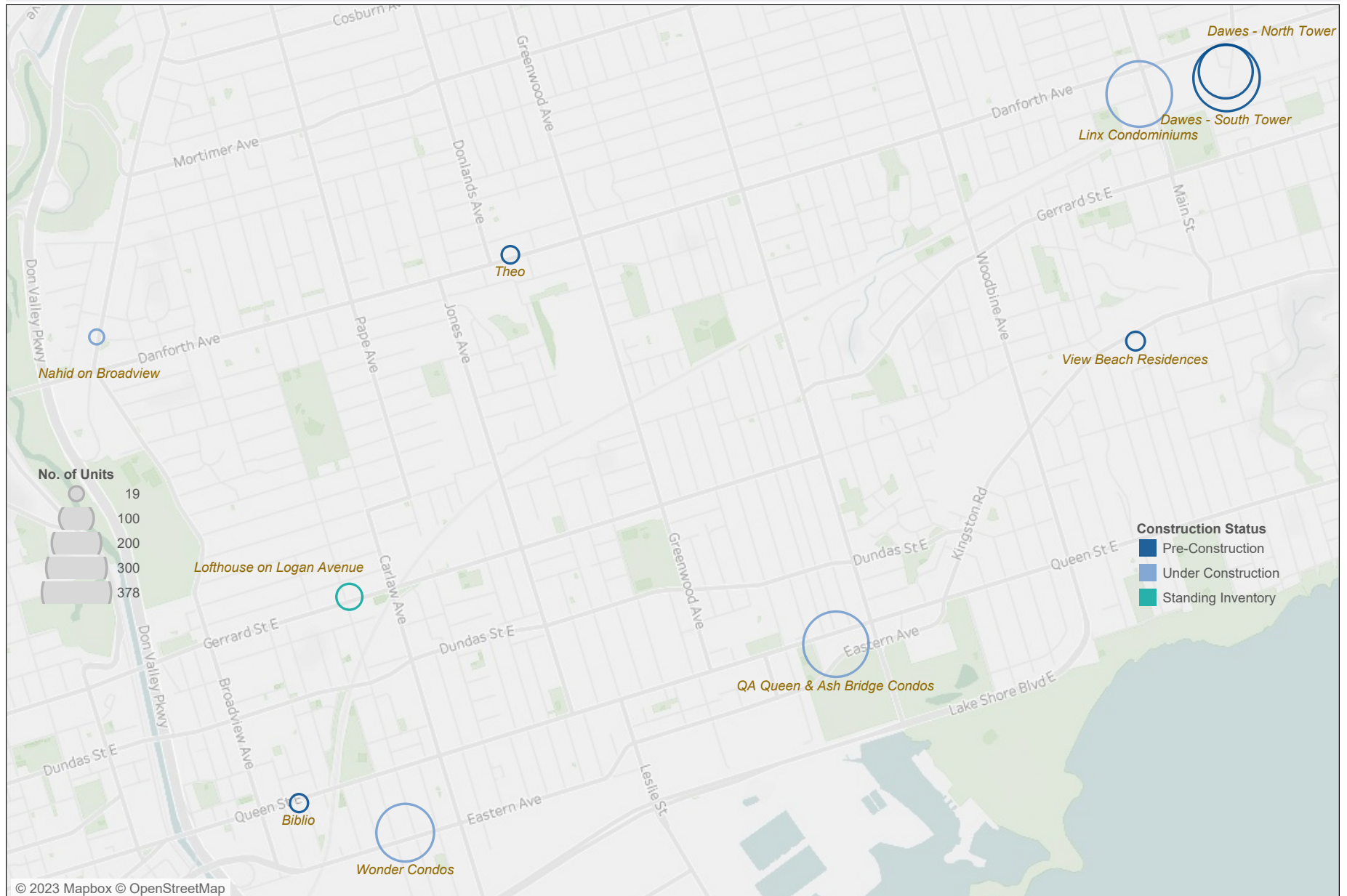


## Post Launch Absorption: Toronto East



# Toronto East Submarket Report - February 2023

## Current Active Projects



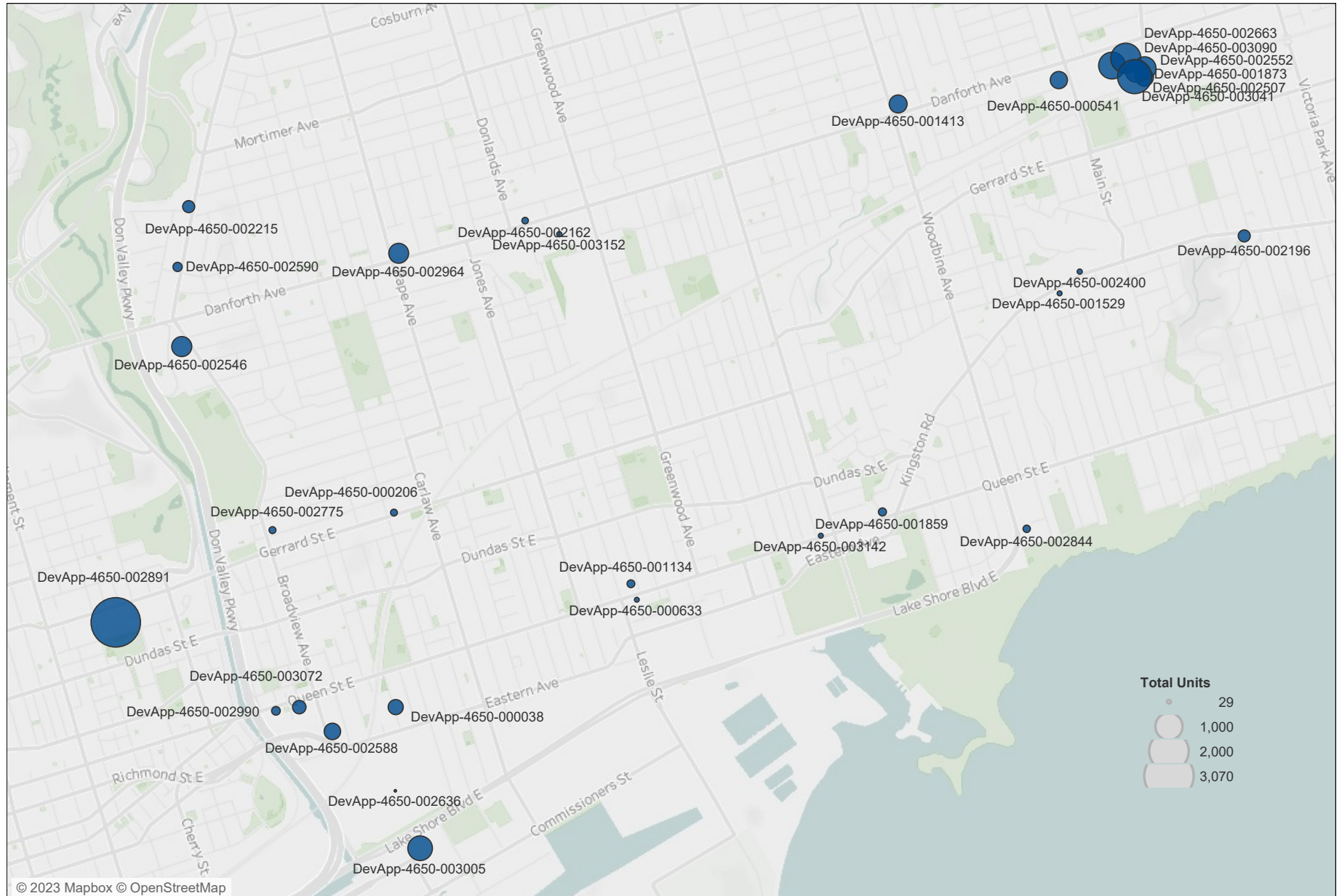
# Toronto East Submarket Report - February 2023

## 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    | May 2025                | 0                   | 0   | 7       | 28           | \$1,366             | \$1,364                        |
| Dawes - North Tower - Marlin Spring                        | Apartment    | September 2025          | 0                   | 0   | 233     | 250          | \$1,243             | \$1,247                        |
| Dawes - South Tower - Marlin Spring                        | Apartment    | September 2025          | 3                   | 5   | 99      | 378          | \$1,212             | \$1,267                        |
| 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                   | 0   | 9       | 58           | \$748               | \$1,174                        |
| Nahid on Broadview - Nahid Corp.                           | Apartment    | June 2025               | 0                   | 0   | 0       | 19           | \$1,175             | \$1,223                        |
| QA Queen & Ash Bridge Condos - Context Developments an..   | Apartment    | October 2024            | 0                   | 0   | 15      | 367          | \$1,192             | \$1,460                        |
| Theo - Condoman Developments                               | Apartment    | August 2025             | 0                   | 0   | 0       | 26           | \$0                 | \$1,014                        |
| View Beach Residences - Condoman Developments              | Apartment    | February 2025           | 2                   | 2   | 9       | 30           | \$947               | \$1,207                        |
| Wonder Condos - Graywood Developments and Alterra          | Apartment    | May 2023                | 0                   | 0   | 9       | 286          | \$955               | \$1,282                        |

# Toronto East Submarket Report - February 2023

## Current Development Applications



# Toronto East Submarket Report - February 2023

## Current Development Application List

| inventorynumber    | Address                                       | Min. Density | Total Units |
|--------------------|-----------------------------------------------|--------------|-------------|
| DevApp-4650-000038 | 462 Eastern Avenue                            | 3.0          | 285         |
| 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          | 182         |
| DevApp-4650-002215 | 954 Broadview Avenue                          | 3.1          | 183         |
| 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                       | 5.0          | 3,070       |
| 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         |
| DevApp-4650-003142 | 1594 Queen Street East                        | 3.9          | 30          |
| DevApp-4650-003152 | 184 Chatham Avenue                            | 2.3          | 34          |

# Toronto East Submarket Report - February 2023

| 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                 | • 17                    | • 4,424                     | • 281   | • \$2,593      | • 1,397 | • \$3,620,660 | • 17,365    |
| Central Waterfront      | • 0                 | • 8                     | • 3,995                     | • 478   | • \$1,709      | • 1,135 | • \$1,939,854 | • 12,588    |
| Don Mills - York Mills  | • 0                 | • 14                    | • 3,850                     | • 86    | • \$1,142      | • 1,217 | • \$1,389,468 | • 26,740    |
| Downtown Core           | • 23                | • 8                     | • 4,704                     | • 659   | • \$1,879      | • 761   | • \$1,429,177 | • 30,497    |
| Downtown East           | • 53                | • 18                    | • 5,777                     | • 1,125 | • \$1,541      | • 684   | • \$1,054,621 | • 23,178    |
| Downtown West           | • 98                | • 22                    | • 7,479                     | • 804   | • \$1,794      | • 1,028 | • \$1,844,752 | • 17,137    |
| Etobicoke Waterfront    | • 3                 | • 1                     | • 540                       | • 25    | • \$1,627      | • 795   | • \$1,293,233 | • 9,281     |
| Highway7 - Yonge        | • 2                 | • 5                     | • 1,295                     | • 38    | • \$1,103      | • 1,123 | • \$1,238,292 | • 23,308    |
| Mississauga City Centre | • 0                 | • 9                     | • 4,282                     | • 111   | • \$1,218      | • 755   | • \$919,967   | • 20,807    |
| North Toronto           | • 0                 | • 18                    | • 3,494                     | • 357   | • \$1,545      | • 946   | • \$1,461,767 | • 238       |
| North Yonge Corridor    | • 263               | • 9                     | • 2,294                     | • 941   | • \$1,693      | • 651   | • \$1,102,189 | • 32,887    |
| North York East         | • 0                 | • 1                     | • 497                       | • 0     | •              | •       | •             | • 129,027   |
| North York West         | • 3                 | • 8                     | • 911                       | • 243   | • \$1,462      | • 1,141 | • \$1,669,227 | • 20,375    |
| Not Applicable          | • 127               | • 157                   | • 24,931                    | • 5,688 | • \$1,141      | • 786   | • \$897,324   | • 14,778    |
| Scarborough City Centre |                     |                         |                             |         |                |         |               | • 12,760    |
| Sheppard Corridor       | • 0                 | • 12                    | • 2,228                     | • 690   | • \$1,301      | • 728   | • \$947,824   | • 29,036    |
| Thornhill               | • 0                 | • 2                     | • 410                       | • 29    | • \$1,367      | • 1,700 | • \$2,323,017 | • 4,428     |
| Toronto East            | • 7                 | • 10                    | • 1,421                     | • 390   | • \$1,259      | • 703   | • \$884,290   |             |
| Toronto West            | • 94                | • 24                    | • 3,926                     | • 818   | • \$1,333      | • 830   | • \$1,105,831 |             |
| Yonge - St. Clair       | • 22                | • 7                     | • 853                       | • 268   | • \$1,907      | • 960   | • \$1,831,612 |             |

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