

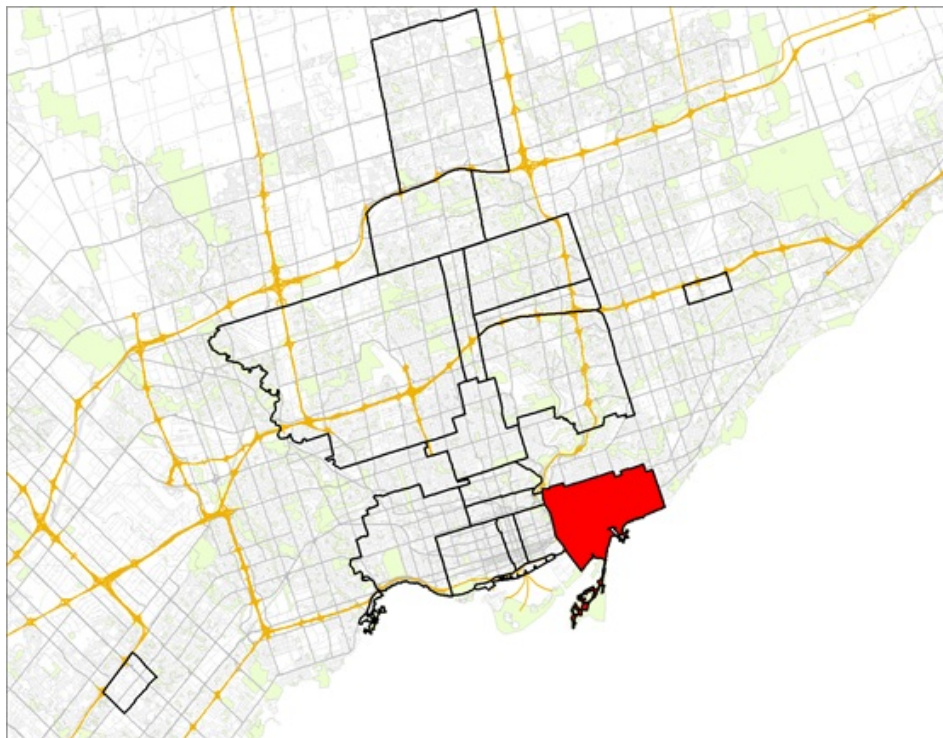


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of March 2023



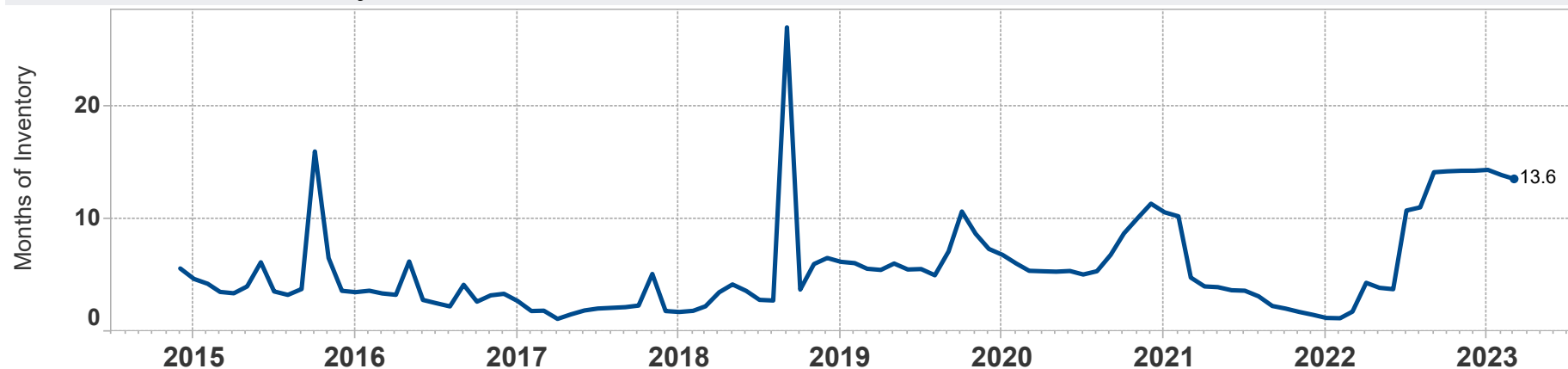
Toronto East Submarket Report - March 2023



Toronto East		GTA
Distinct count of Site Name	10	353
No. of Units	1,811	91,245
Total Sales	1,427	78,358
Act Inv	384	12,887
Avg. wt. \$/sf	\$1,265	\$1,435
Avg. Project \$/SF	\$1,242	\$1,296
Avg. SF	698	827
Avg. \$	\$883,415	\$1,186,819
Current Month Sales (incl. active & sold out)	6	893

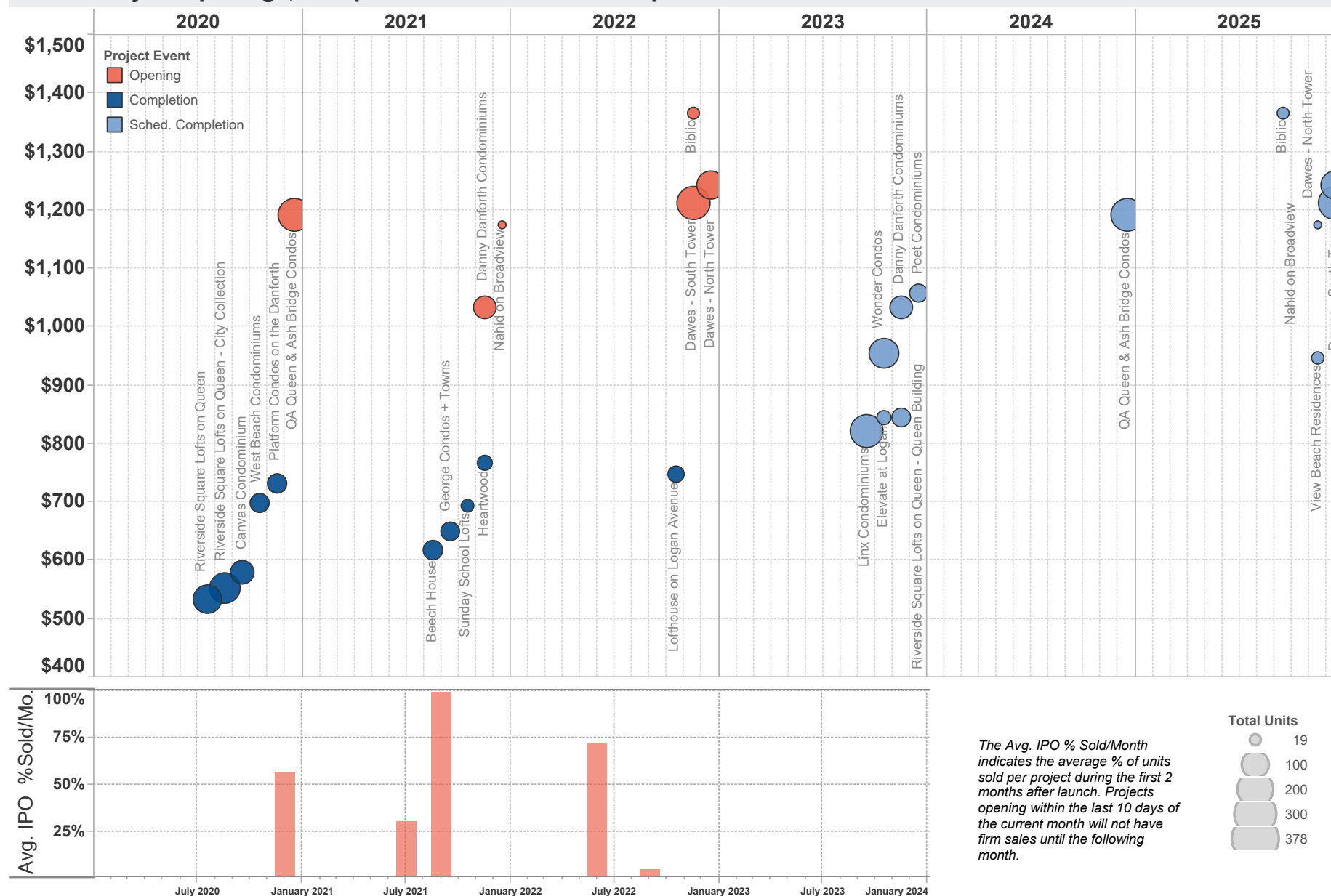
Development Applications		
Toronto East		City of Toronto
Count of Address	31	765
Total Units	12,760	424,430
Min. Density	1.0	0.0
Max. Density	20.4	61.9
Avg. Density	5.3	7.9

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



Toronto East Submarket Report - March 2023

Recent Project Openings, Completions & Scheduled Completions



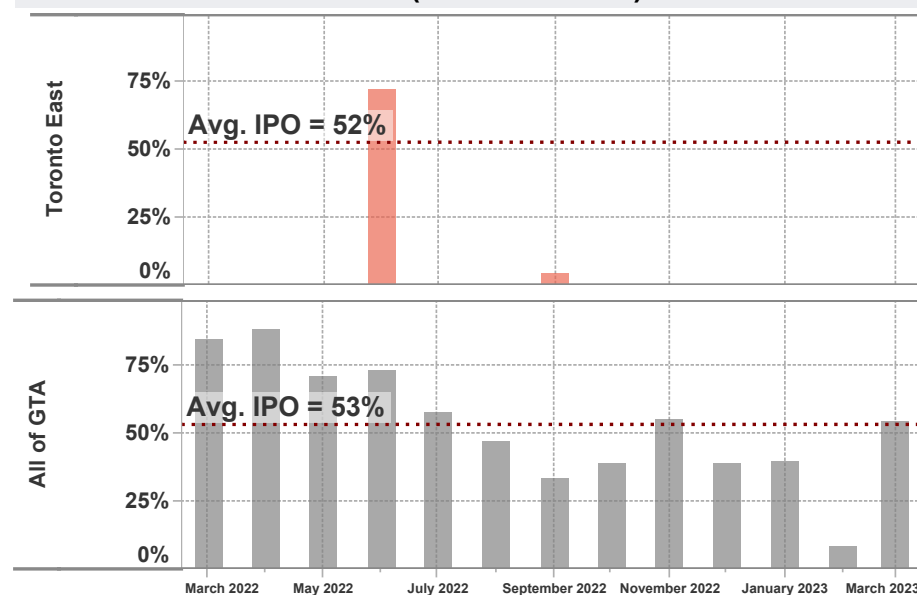
Toronto East Submarket Report - March 2023

Project Data by Unit Type

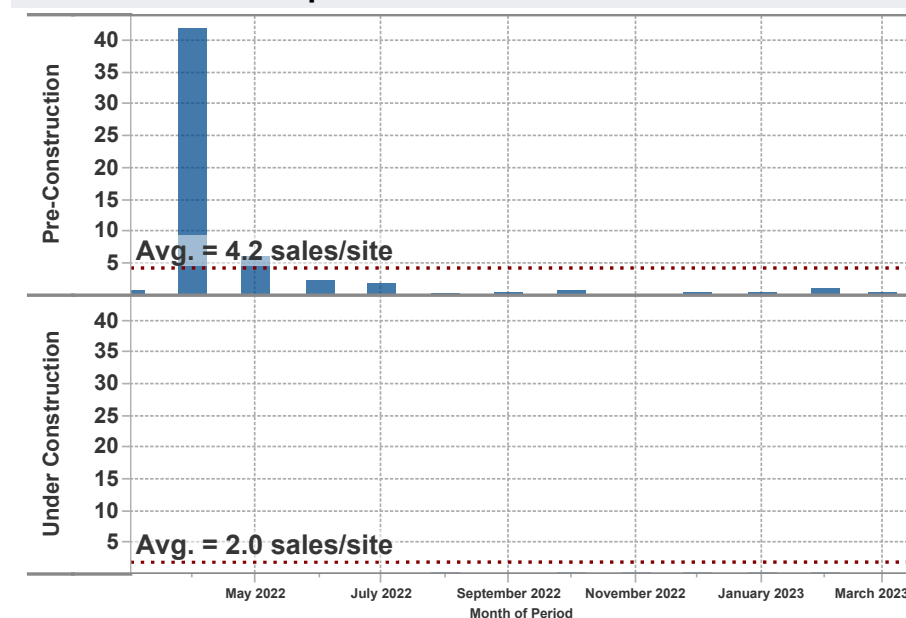
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	607	0	495	112
1 Bedroom + Den	329	2	250	79
2 Bedroom	502	1	362	140
2 Bedroom + Den	129	0	122	7
3 Bedroom & Up	181	3	139	42
Penthouse	4	0	3	1
Other	42	0	39	3

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,339	437	720	\$593,990	\$999,900
\$1,229	515	737	\$695,990	\$949,000
\$1,283	588	990	\$791,990	\$1,499,900
\$1,058	906	1,982	\$1,111,000	\$1,982,000
\$1,190	946	1,987	\$1,066,990	\$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)

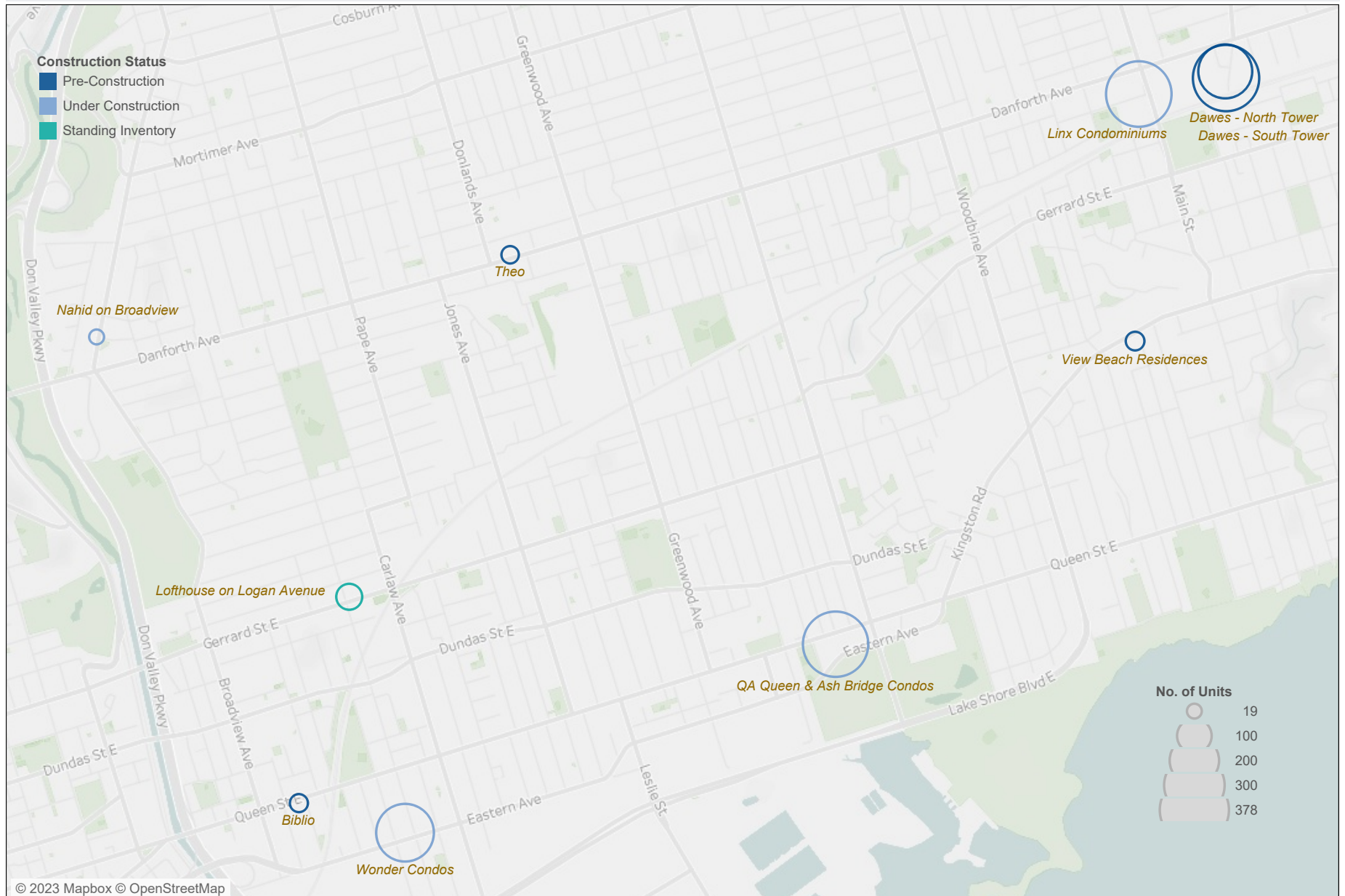


Post Launch Absorption: Toronto East



Toronto East Submarket Report - March 2023

Current Active Projects



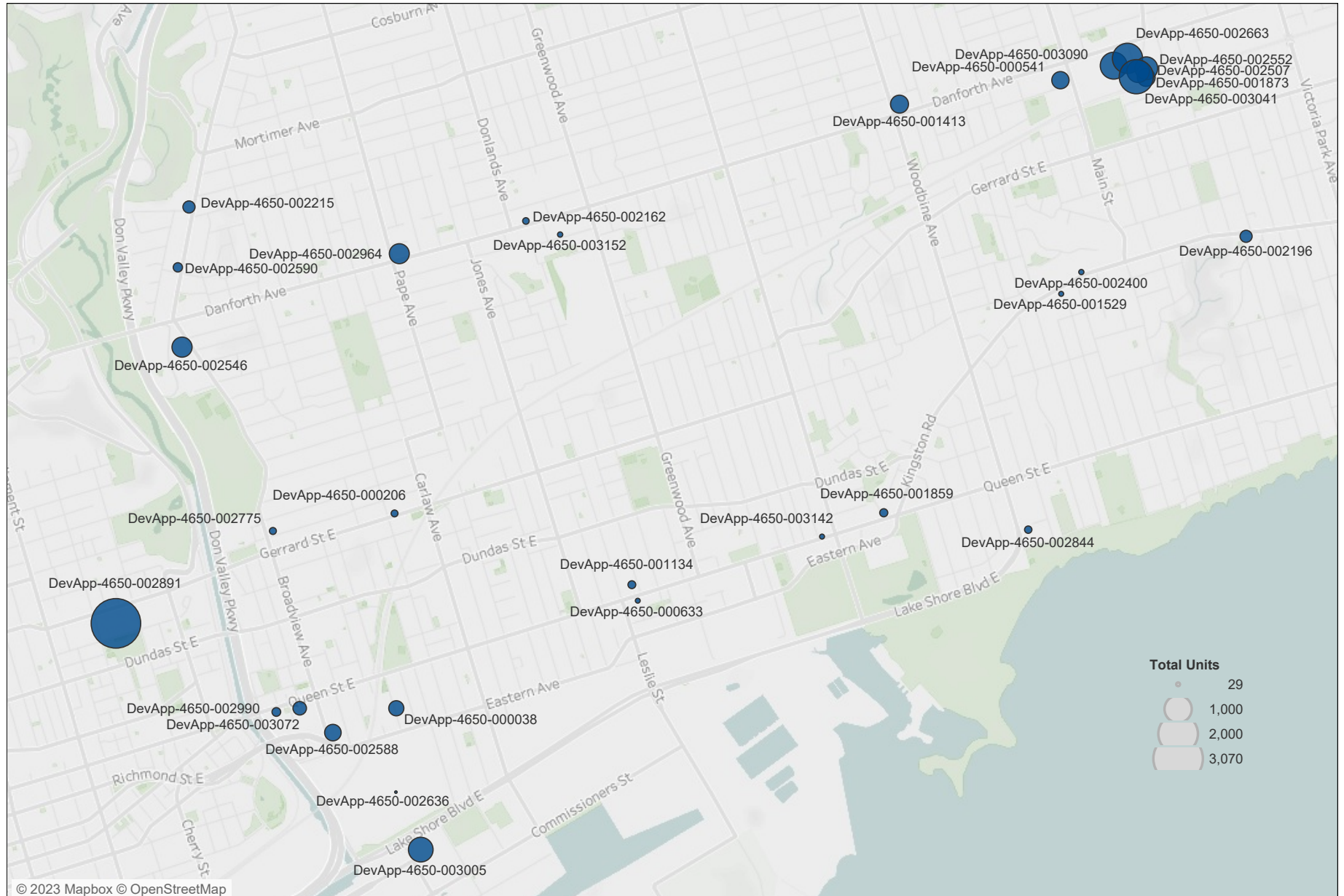
Toronto East Submarket Report - March 2023

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	\$1,250
Dawes - South Tower - Marlin Spring	Apartment	September 2025	3	8	96	378	\$1,212	\$1,275
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	3	3	6	58	\$748	\$1,179
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	June 2025	0	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 - March 2023

Current Development Applications



Toronto East Submarket Report - March 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 - March 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	• 4	• 17	• 4,429	• 276	• \$2,607	• 1,417	• \$3,695,281	• 17,365
Central Waterfront	• 0	• 8	• 3,995	• 478	• \$1,709	• 1,135	• \$1,939,854	• 12,588
Don Mills - York Mills	• 1	• 14	• 3,843	• 104	• \$1,150	• 1,172	• \$1,348,308	• 26,740
Downtown Core	• 53	• 8	• 4,760	• 603	• \$1,923	• 774	• \$1,488,835	• 30,497
Downtown East	• 21	• 18	• 5,800	• 1,102	• \$1,542	• 685	• \$1,056,163	• 23,178
Downtown West	• 13	• 22	• 7,492	• 791	• \$1,792	• 1,034	• \$1,852,583	• 17,137
Etobicoke Waterfront	• 1	• 1	• 541	• 24	• \$1,647	• 811	• \$1,335,378	• 9,281
Highway7 - Yonge	• 1	• 5	• 1,296	• 37	• \$1,104	• 1,130	• \$1,247,370	• 23,308
Mississauga City Centre	• 1	• 8	• 3,961	• 109	• \$1,218	• 760	• \$925,028	• 20,807
North Toronto	• 1	• 18	• 3,495	• 356	• \$1,550	• 945	• \$1,465,373	• 238
North Yonge Corridor	• 114	• 8	• 2,379	• 827	• \$1,555	• 640	• \$994,922	• 32,887
North York East	• 0	• 1	• 497	• 0	•	•	•	• 129,027
North York West	• 51	• 9	• 962	• 431	• \$1,361	• 933	• \$1,270,363	• 20,375
Not Applicable	• 219	• 161	• 25,631	• 5,993	• \$1,177	• 784	• \$922,702	• 14,778
Scarborough City Centre								• 12,760
Sheppard Corridor	• 325	• 12	• 2,555	• 363	• \$1,385	• 797	• \$1,104,701	• 29,036
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,428
Toronto East	• 6	• 10	• 1,427	• 384	• \$1,265	• 698	• \$883,415	
Toronto West	• 71	• 24	• 4,021	• 723	• \$1,342	• 819	• \$1,098,837	
Yonge - St. Clair	• 11	• 7	• 864	• 257	• \$1,887	• 981	• \$1,851,580	

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