

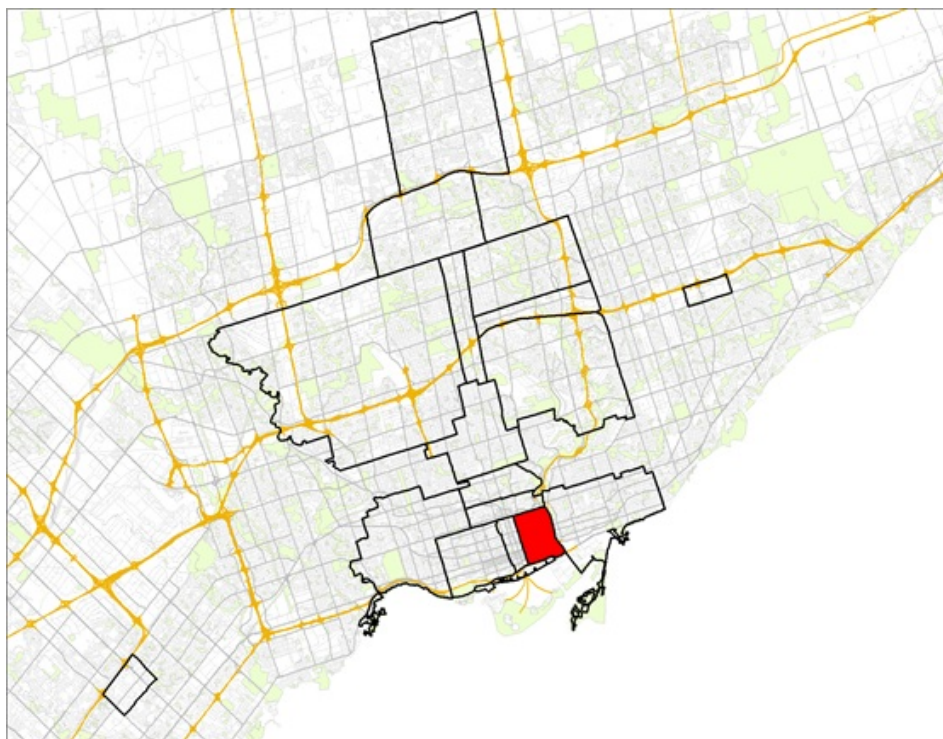


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of April 2023



Downtown East Submarket Report - April 2023



Downtown East		GTA
Distinct count of Site Name	19	359
No. of Units	7,226	93,231
Total Sales	5,829	79,643
Act Inv	1,397	13,588
Avg. wt. \$/sf	\$1,489	\$1,425
Avg. Project \$/SF	\$1,426	\$1,300
Avg. SF	693	820
Avg. \$	\$1,032,395	\$1,168,483
Current Month Sales (incl. active & sold out)	18	1,327

Development Applications		
Downtown East		City of Toronto
Count of Address	51	765
Total Units	23,178	424,430
Min. Density	0.9	0.0
Max. Density	48.9	61.9
Avg. Density	12.7	7.9

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



Downtown East Submarket Report - April 2023

Recent Project Openings, Completions & Scheduled Completions



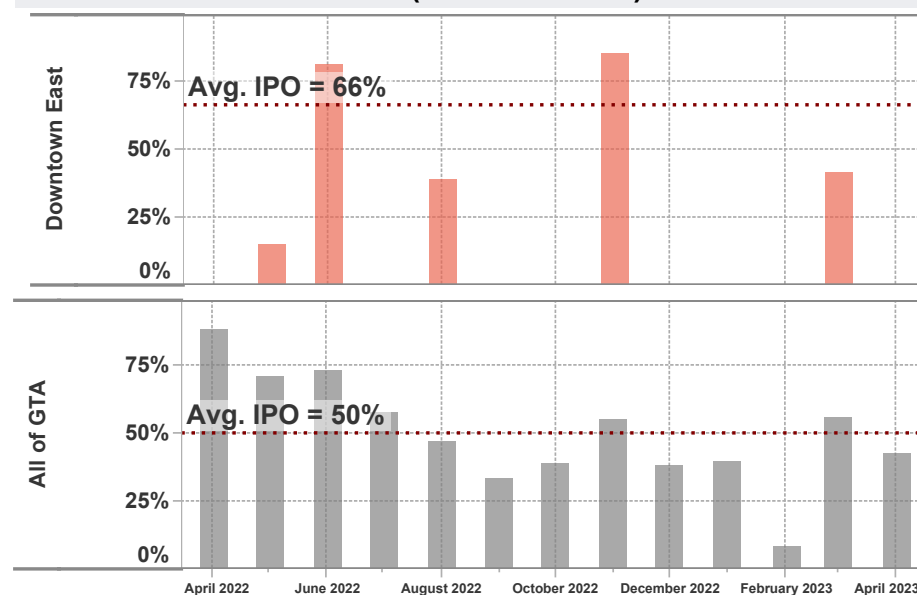
Downtown East Submarket Report - April 2023

Project Data by Unit Type

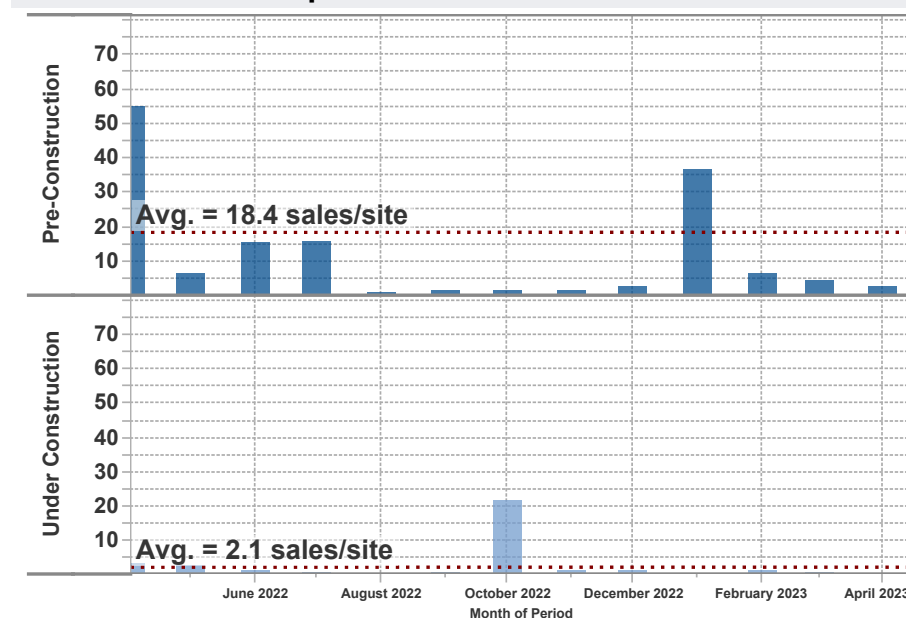
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	602	10	540	62
1 Bedroom	1,825	2	1,586	239
1 Bedroom + Den	1,605	1	1,349	256
2 Bedroom	2,103	2	1,565	538
2 Bedroom + Den	322	1	273	49
3 Bedroom & Up	713	1	488	225
Penthouse	8	0	4	4
Other	23	0	5	18

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,729	340	483	\$479,990	\$775,000
\$1,477	380	596	\$624,990	\$925,990
\$1,596	486	706	\$766,990	\$1,157,990
\$1,512	607	1,674	\$779,990	\$1,969,900
\$1,400	621	1,149	\$881,990	\$1,335,000
\$1,396	804	1,312	\$917,900	\$1,797,990
\$1,760	1,120	1,424	\$2,042,990	\$2,359,990
\$1,225	523	1,640	\$725,900	\$1,991,900

IPO Launch Performance (first 2 months)

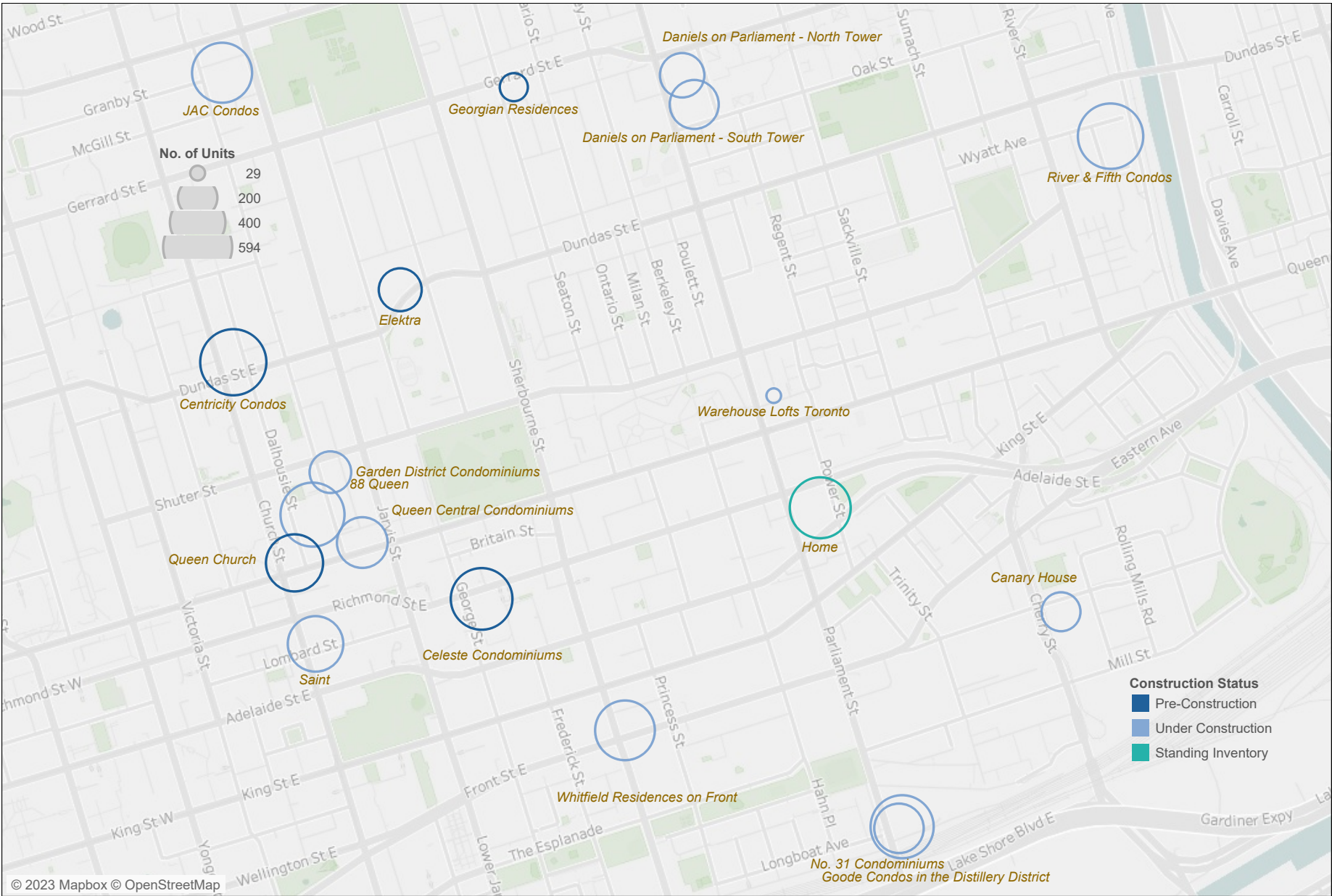


Post Launch Absorption: Downtown East



Downtown East Submarket Report - April 2023

Current Active Projects



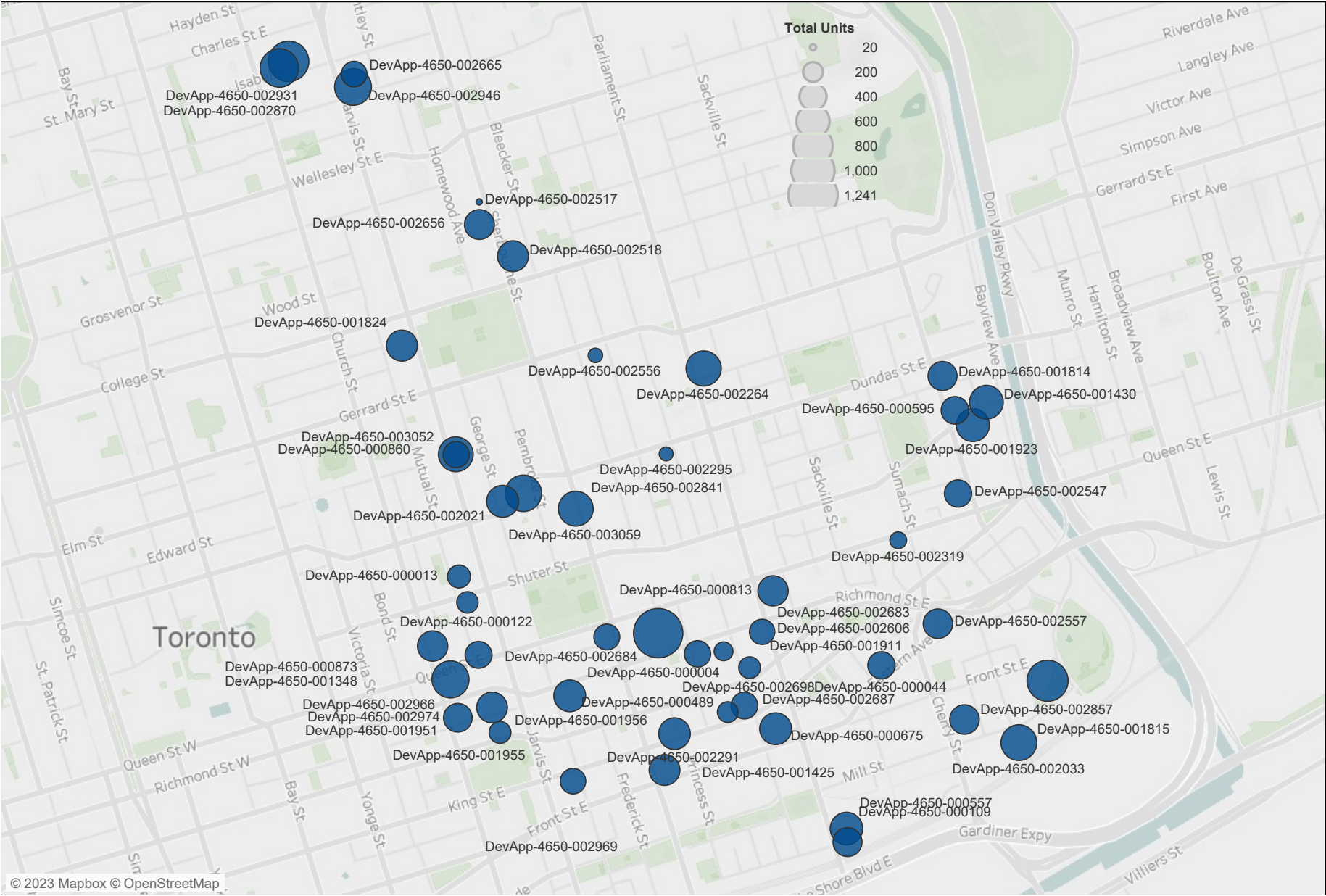
Downtown East Submarket Report - April 2023

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..
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	0	0	0	556	\$1,319	\$1,601
Canary House - Kilmer Group and DREAM	Apartment	September 2024	0	0	26	206	\$1,239	\$1,464
Celeste Condominiums - Diamond Corp and Alterra	Apartment	August 2026	0	7	79	516	\$1,585	\$1,603
Centricity Condos - Graywood Developments	Apartment	September 2027	2	245	349	594	\$1,535	\$1,508
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	September 2025	2	7	23	268	\$1,261	\$1,250
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	October 2025	0	0	326	326	\$1,322	\$1,322
Elektra - Menkes and Core Development Group	Apartment	January 2027	1	7	102	250	\$1,621	\$1,624
Garden District Condominiums - Sher Corporation and Hyde ..	Apartment	November 2023	0	0	19	235	\$957	\$1,321
Georgian Residences - Stafford Homes	Apartment	June 2025	0	0	91	107	\$1,617	\$1,763
Goode Condos in the Distillery District - Graywood Developm..	Apartment	May 2025	0	1	13	540	\$1,337	\$1,321
Home - Great Gulf and Hullmark Developments Limited	Apartment	January 2022	3	8	10	504	\$619	\$1,038
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July 2024	0	0	19	489	\$1,270	\$1,174
No. 31 Condominiums - Lanterra Developments	Apartment	April 2025	0	0	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	10	42	236	443	\$1,664	\$1,655
River & Fifth Condos - Broccolini	Apartment	March 2024	0	0	14	580	\$1,109	\$1,524
Saint - Minto Developments	Apartment	April 2024	0	0	11	418	\$1,230	\$1,309
Warehouse Lofts Toronto - Sher Corporation and Downing St..	Apartment	November 2024	0	0	3	29	\$1,089	\$1,237
Whitfield Residences on Front - Menkes and Core Developm..	Apartment	March 2025	0	0	76	484	\$1,488	\$1,495

Downtown East Submarket Report - April 2023

Current Development Applications



Downtown East Submarket Report - April 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000004	245 Queen Street East	3.0	1,241
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-4650-001348	90 Queen Street East	4.0	369
DevApp-4650-001425	33 Sherbourne Street	15.8	484
DevApp-4650-001430	5 Defries Street	8.2	580
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	16.1	243
DevApp-4650-001956	231 Richmond Street East	10.5	516
DevApp-4650-002021	218 Dundas Street East	13.1	522
DevApp-4650-002033	125R Mill Street	11.2	653
DevApp-4650-002264	365 Parliament Street	5.8	631
DevApp-4650-002291	236 King Street East	17.4	509
DevApp-4650-002295	401 Dundas Street East	5.2	98
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-4650-002665	10 Huntley Street	18.1	334
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	9.7	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 - April 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	185	17	4,613	319	\$2,523	1,314	\$3,315,568	17,365
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	12,588
Don Mills - York Mills	2	14	3,845	102	\$1,151	1,172	\$1,348,276	26,740
Downtown Core	26	8	4,781	584	\$1,931	777	\$1,501,646	30,497
Downtown East	18	19	5,829	1,397	\$1,489	693	\$1,032,395	23,178
Downtown West	98	23	7,590	818	\$1,786	1,019	\$1,820,483	17,137
Etobicoke Waterfront	0	1	541	24	\$1,647	811	\$1,335,378	9,281
Highway7 - Yonge	2	5	1,298	35	\$1,112	1,144	\$1,272,940	23,308
Mississauga City Centre	2	8	3,963	107	\$1,214	762	\$925,620	20,807
North Toronto	32	18	3,519	332	\$1,561	976	\$1,524,340	238
North Yonge Corridor	123	8	2,524	701	\$1,557	659	\$1,026,398	32,887
North York East	0	1	497	0	.	.	.	129,027
North York West	28	9	989	407	\$1,362	946	\$1,288,166	20,375
Not Applicable	741	165	26,309	6,636	\$1,179	770	\$907,825	14,778
Scarborough City Centre								12,760
Sheppard Corridor	36	12	2,592	291	\$1,420	828	\$1,175,431	29,036
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	4,428
Toronto East	8	10	1,433	378	\$1,266	700	\$885,707	
Toronto West	23	24	4,048	696	\$1,341	827	\$1,109,292	
Yonge - St. Clair	3	7	867	254	\$1,937	982	\$1,902,086	

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