

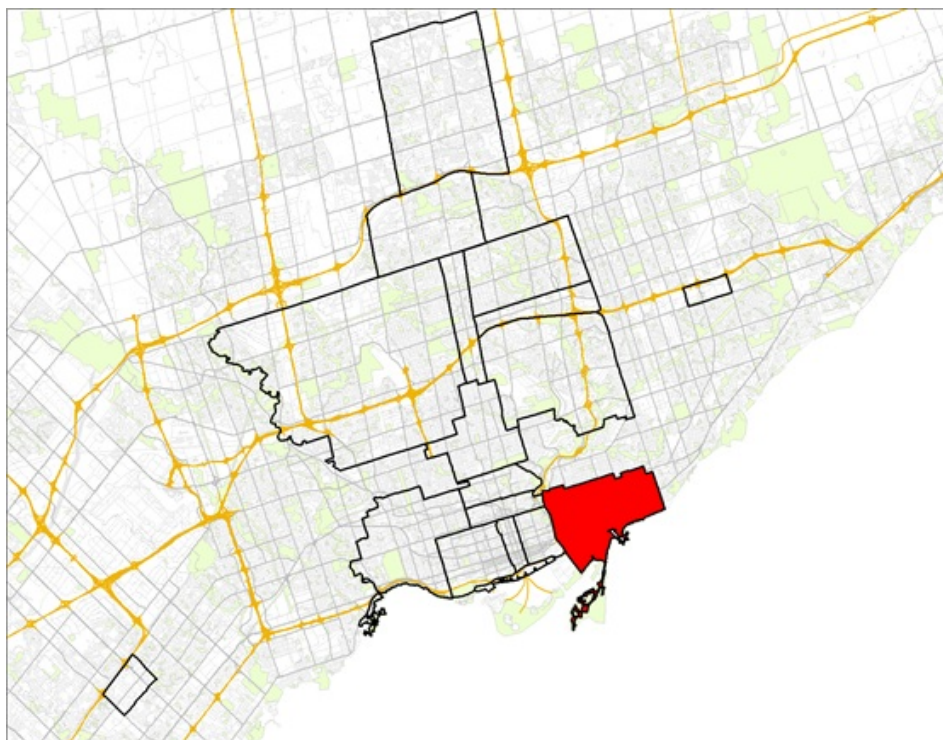


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of April 2023



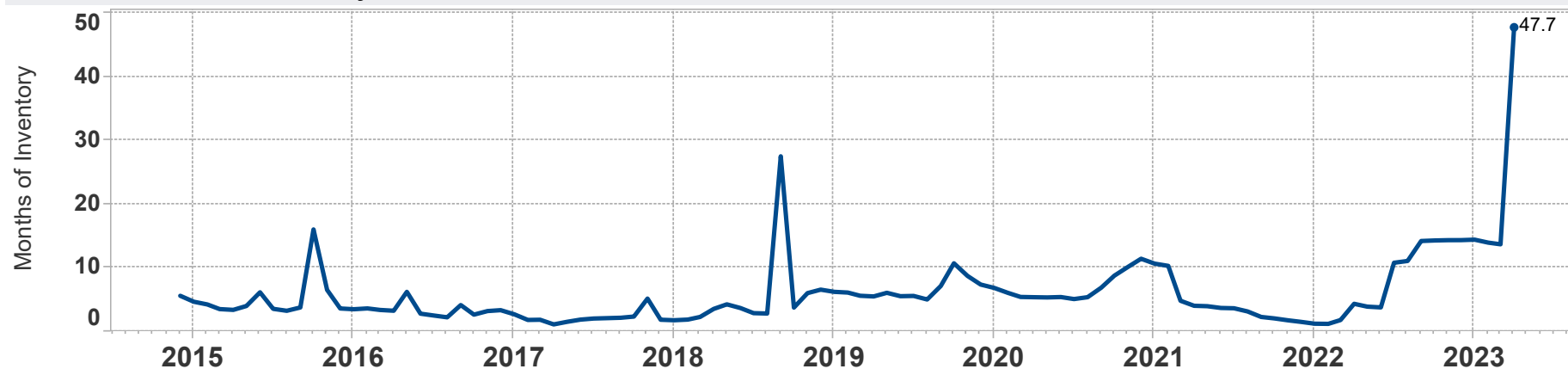
Toronto East Submarket Report - April 2023



Toronto East		GTA
Distinct count of Site Name	10	359
No. of Units	1,811	93,231
Total Sales	1,433	79,643
Act Inv	378	13,588
Avg. wt. \$/sf	\$1,266	\$1,425
Avg. Project \$/SF	\$1,244	\$1,300
Avg. SF	700	820
Avg. \$	\$885,707	\$1,168,483
Current Month Sales (incl. active & sold out)	8	1,327

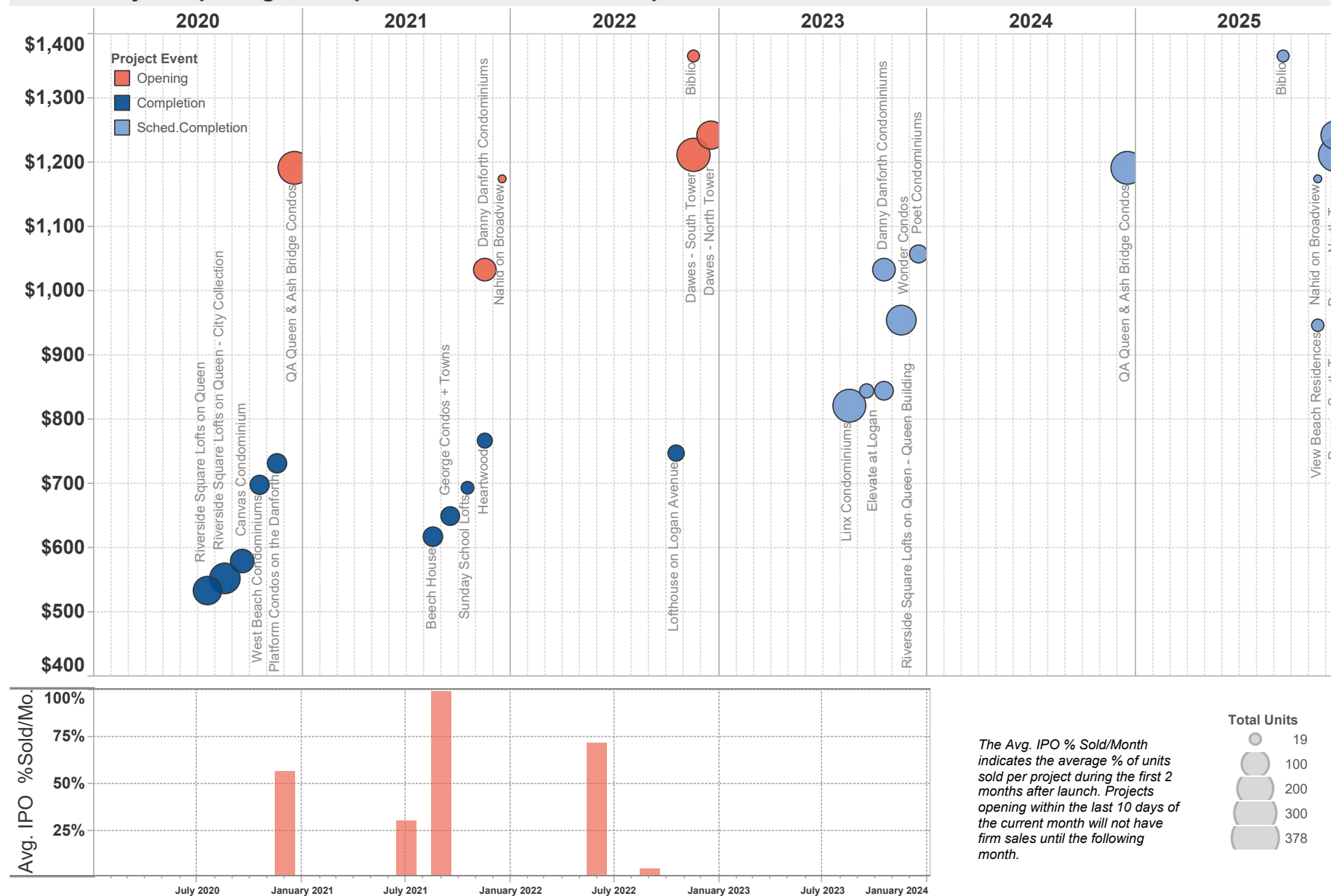
Development Applications		
Toronto East		City of Toronto
Count of Address	31	765
Total Units	12,760	424,430
Min. Density	1.0	0.0
Max. Density	20.4	61.9
Avg. Density	5.3	7.9

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



Toronto East Submarket Report - April 2023

Recent Project Openings, Completions & Scheduled Completions



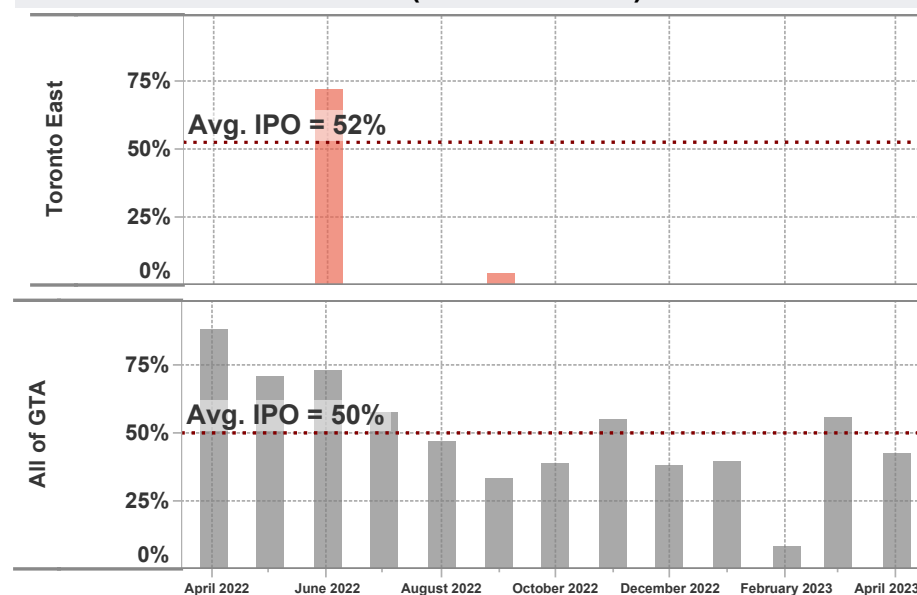
Toronto East Submarket Report - April 2023

Project Data by Unit Type

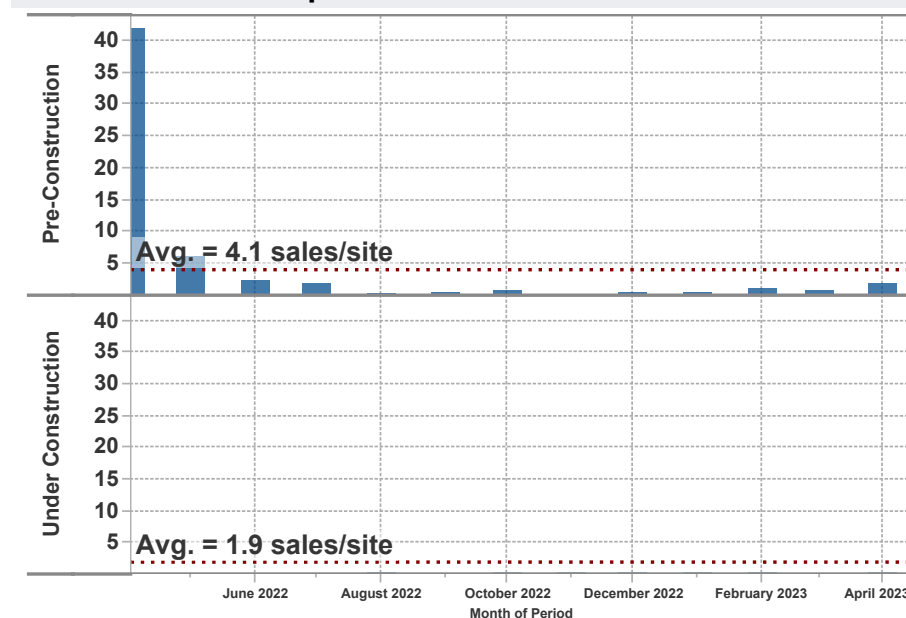
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	607	2	497	110
1 Bedroom + Den	329	0	250	79
2 Bedroom	502	5	366	136
2 Bedroom + Den	129	0	121	8
3 Bedroom & Up	181	1	140	41
Penthouse	4	0	3	1
Other	42	0	39	3

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,340	437	720	\$593,990	\$999,900
\$1,229	515	737	\$695,990	\$949,000
\$1,283	588	990	\$791,990	\$1,499,900
\$1,083	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)

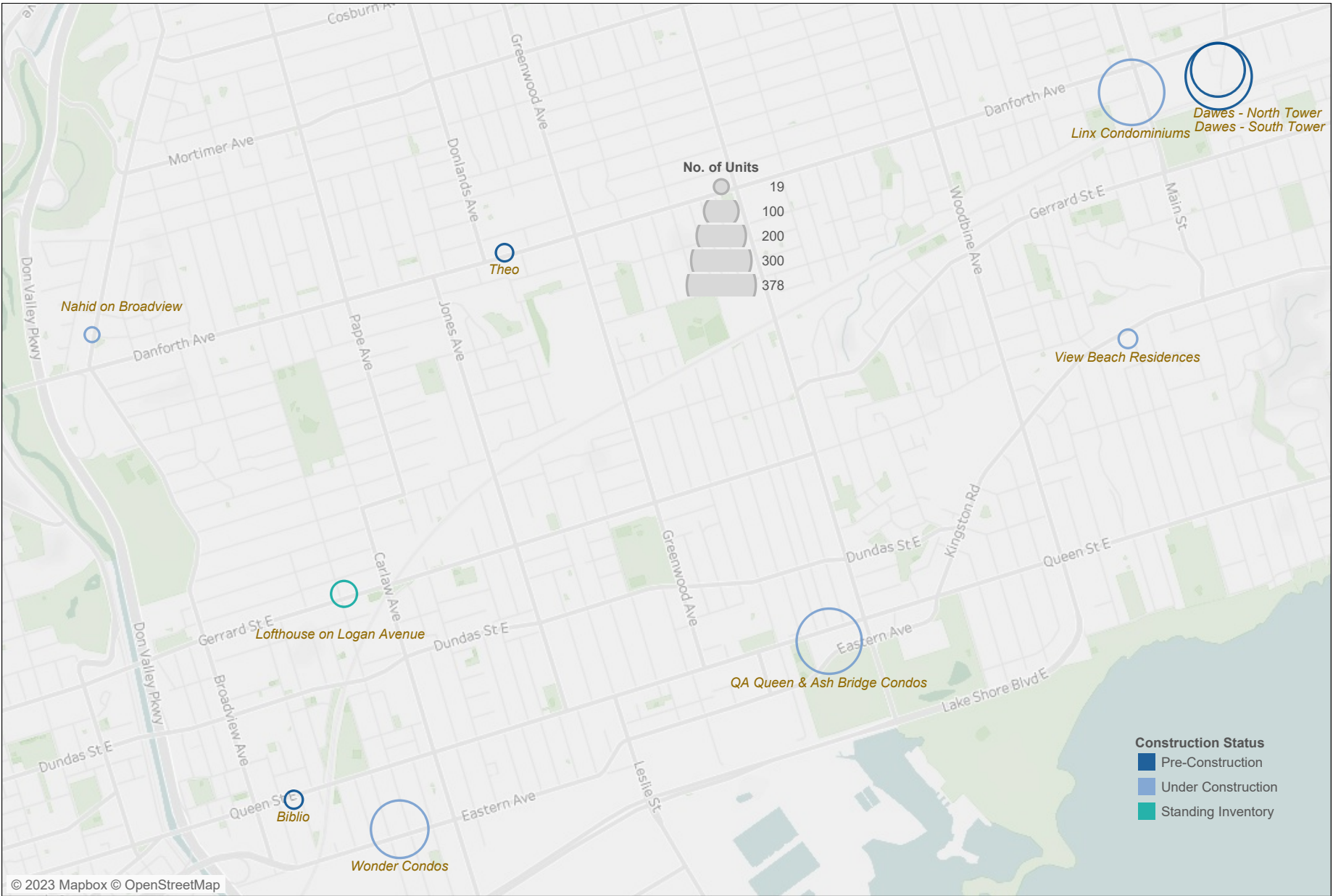


Post Launch Absorption: Toronto East



Toronto East Submarket Report - April 2023

Current Active Projects



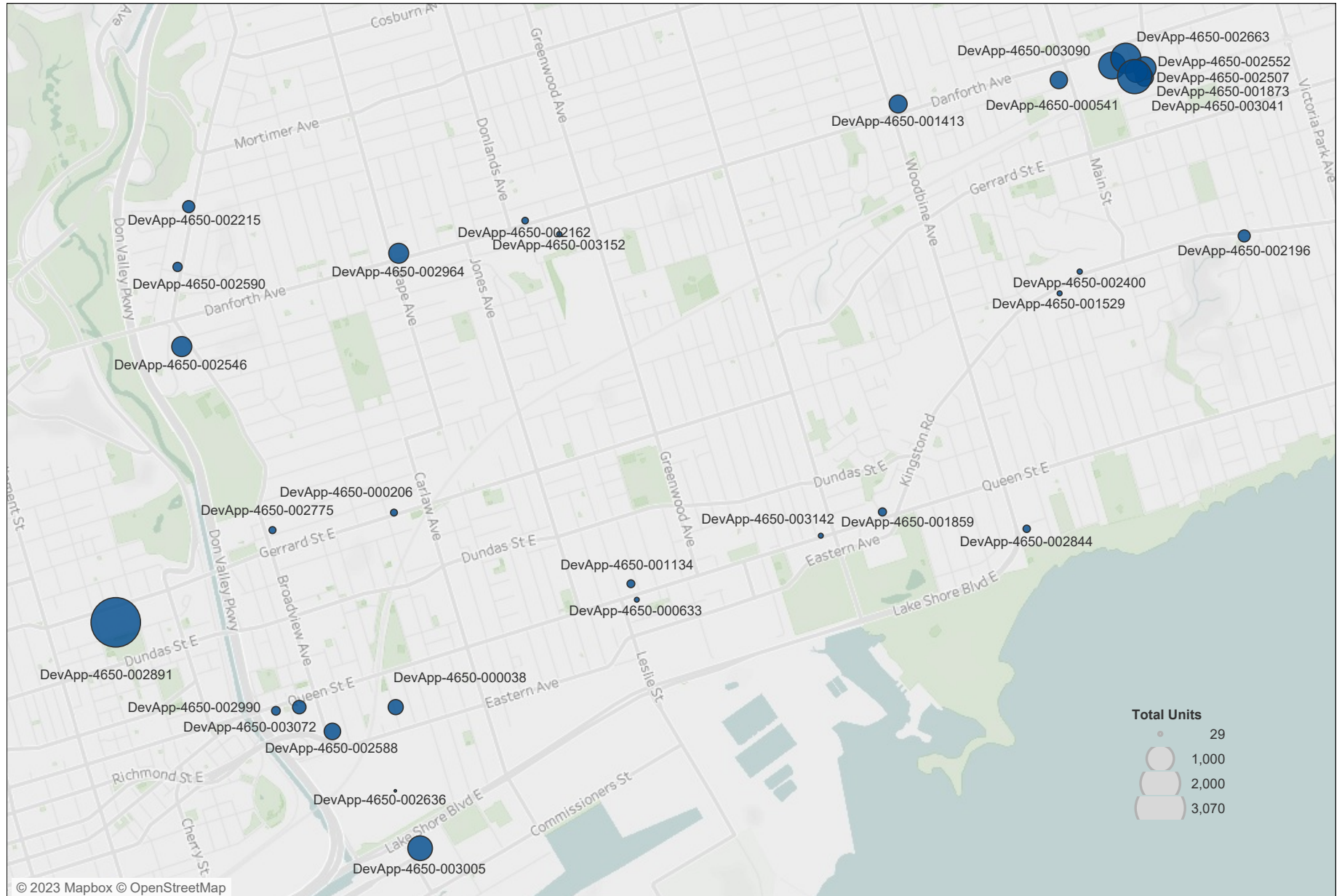
Toronto East Submarket Report - April 2023

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..
Biblio - NVSBLE Development Inc.	Apartment	May 2025	0	0	7	28	\$1,366	\$1,364
Dawes - North Tower - Marlin Spring	Apartment	September 2025	2	2	231	250	\$1,243	\$1,249
Dawes - South Tower - Marlin Spring	Apartment	September 2025	5	13	91	378	\$1,212	\$1,275
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	December 2023	1	1	8	369	\$822	\$1,164
Lofthouse on Logan Avenue - GRID Developments	Apartment	August 2022	0	2	8	58	\$748	\$1,204
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 - April 2023

Current Development Applications



Toronto East Submarket Report - April 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 - 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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