

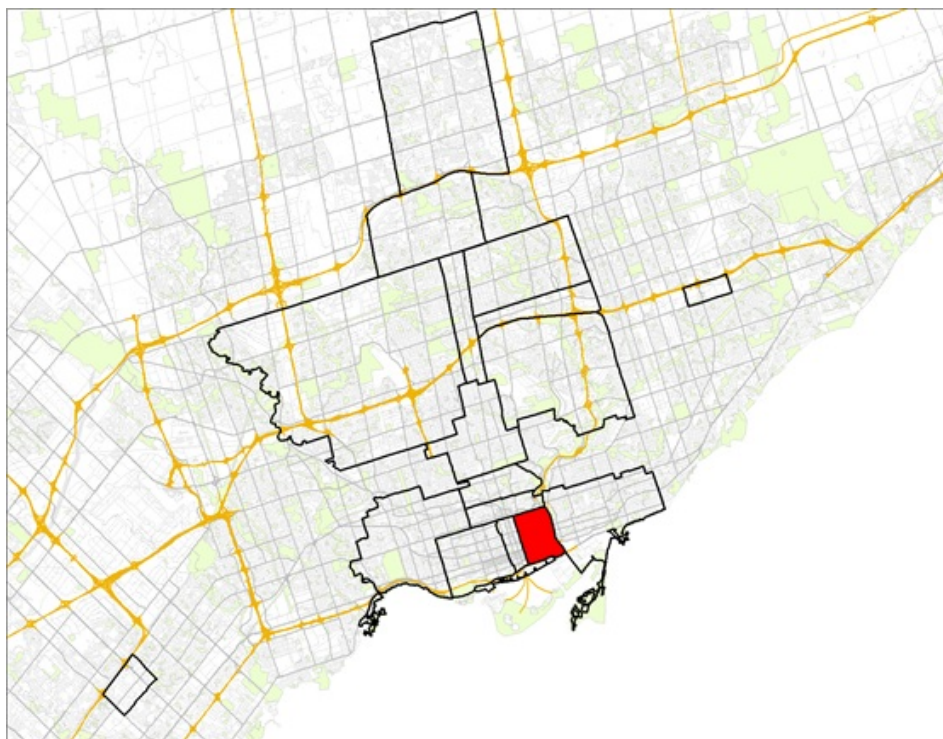


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of May 2023



Downtown East Submarket Report - May 2023



Downtown East		GTA
Distinct count of Site Name	20	370
No. of Units	7,686	94,907
Total Sales	6,144	81,040
Act Inv	1,542	13,867
Avg. wt. \$/sf	\$1,525	\$1,423
Avg. Project \$/SF	\$1,429	\$1,299
Avg. SF	696	818
Avg. \$	\$1,061,669	\$1,163,082
Current Month Sales (incl. active & sold out)	300	1,976

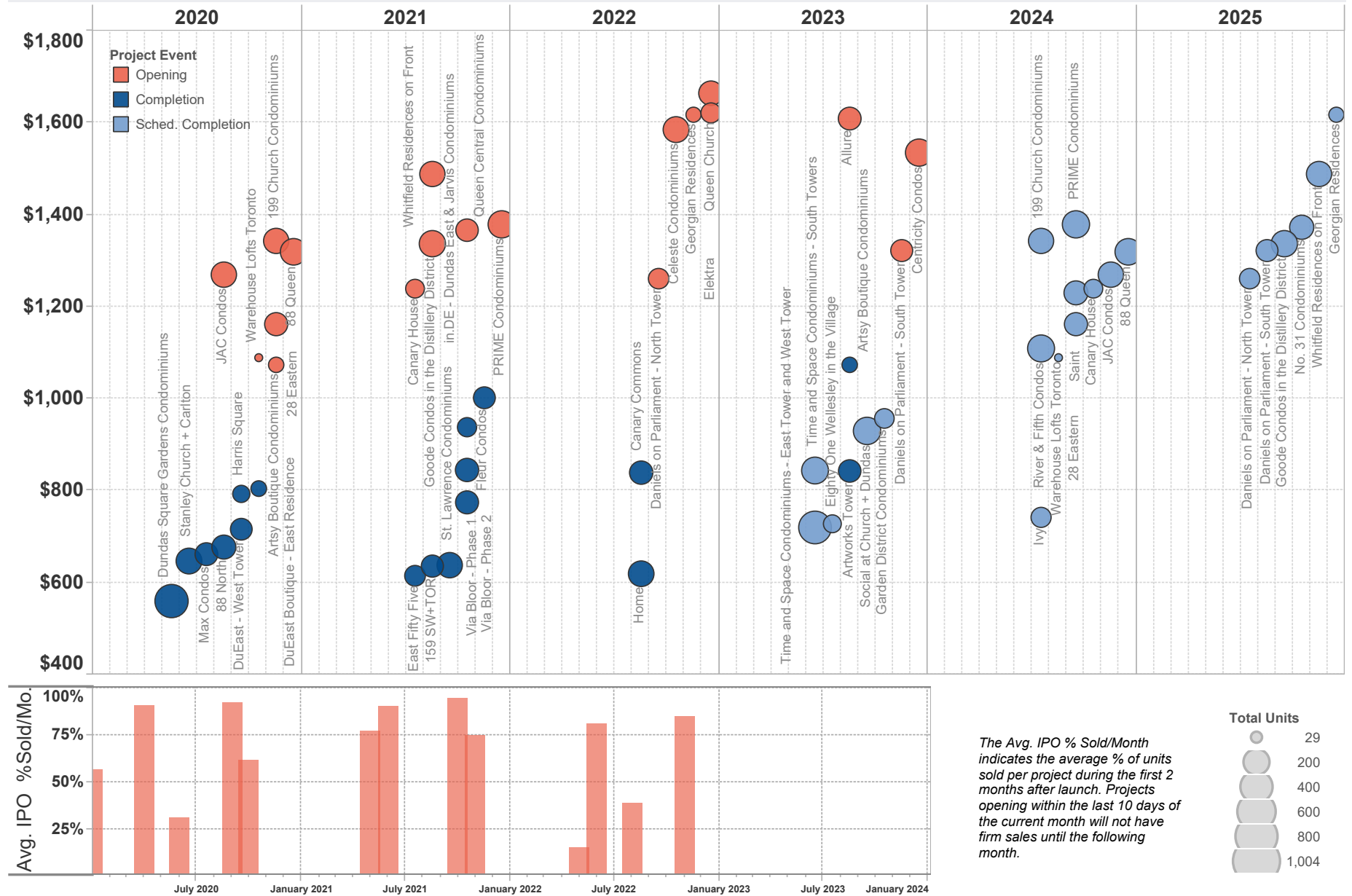
Development Applications		
Downtown East		City of Toronto
Count of Address	51	765
Total Units	23,178	424,430
Min. Density	0.9	0.0
Max. Density	48.9	61.9
Avg. Density	12.7	7.9

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



Downtown East Submarket Report - May 2023

Recent Project Openings, Completions & Scheduled Completions



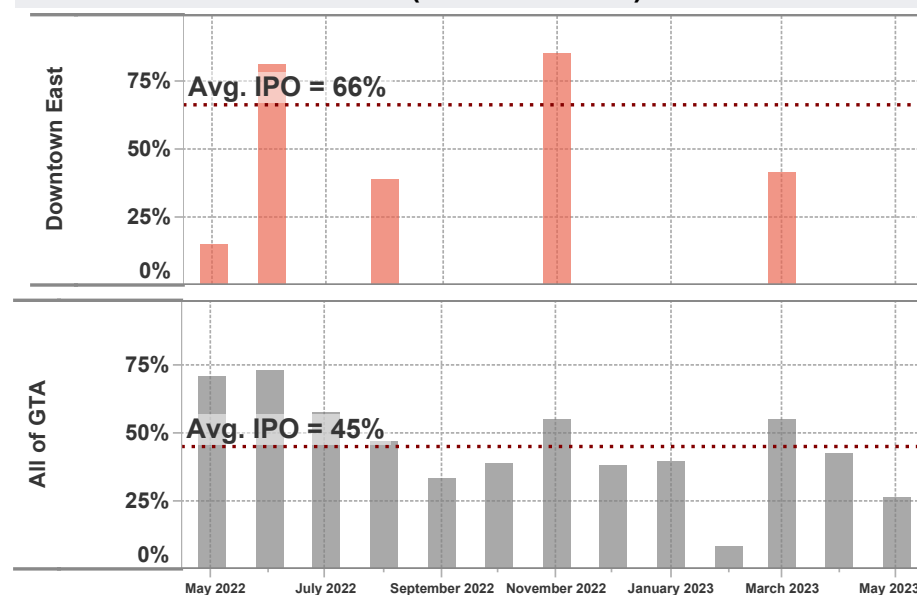
Downtown East Submarket Report - May 2023

Project Data by Unit Type

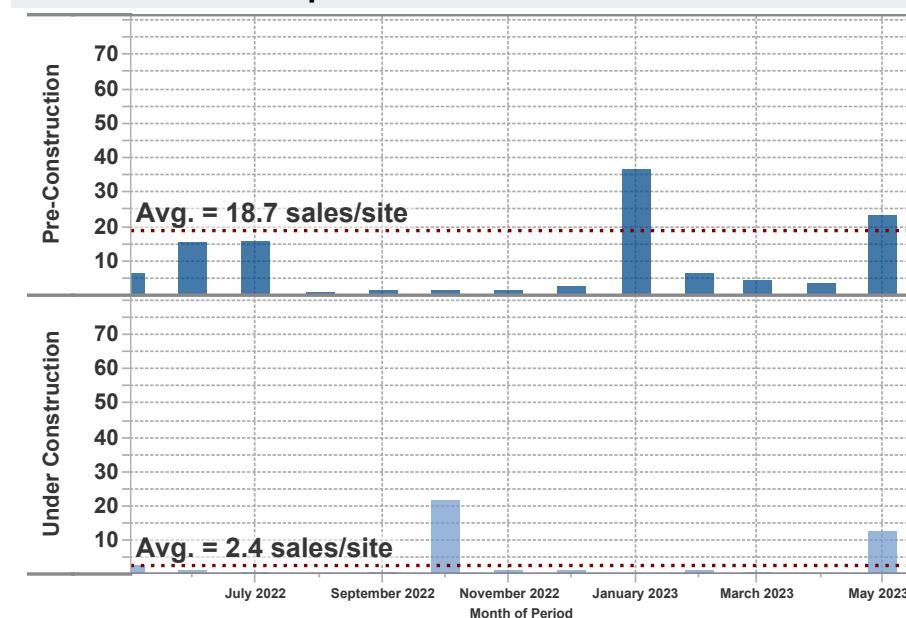
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	652	32	572	80
1 Bedroom	1,904	121	1,709	195
1 Bedroom + Den	1,654	37	1,387	267
2 Bedroom	2,301	73	1,650	651
2 Bedroom + Den	334	5	278	56
3 Bedroom & Up	785	22	510	275
Penthouse	8	0	4	4
Other	23	10	15	8

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,748	340	483	\$479,990	\$775,000
\$1,529	380	596	\$624,990	\$925,990
\$1,615	486	706	\$766,990	\$1,157,990
\$1,540	607	1,674	\$779,990	\$1,969,900
\$1,434	621	1,149	\$881,990	\$1,458,900
\$1,448	804	1,312	\$917,900	\$1,797,990
\$1,727	1,120	1,424	\$1,960,990	\$2,309,000
\$1,180	1,290	1,442	\$1,449,990	\$1,765,900

IPO Launch Performance (first 2 months)

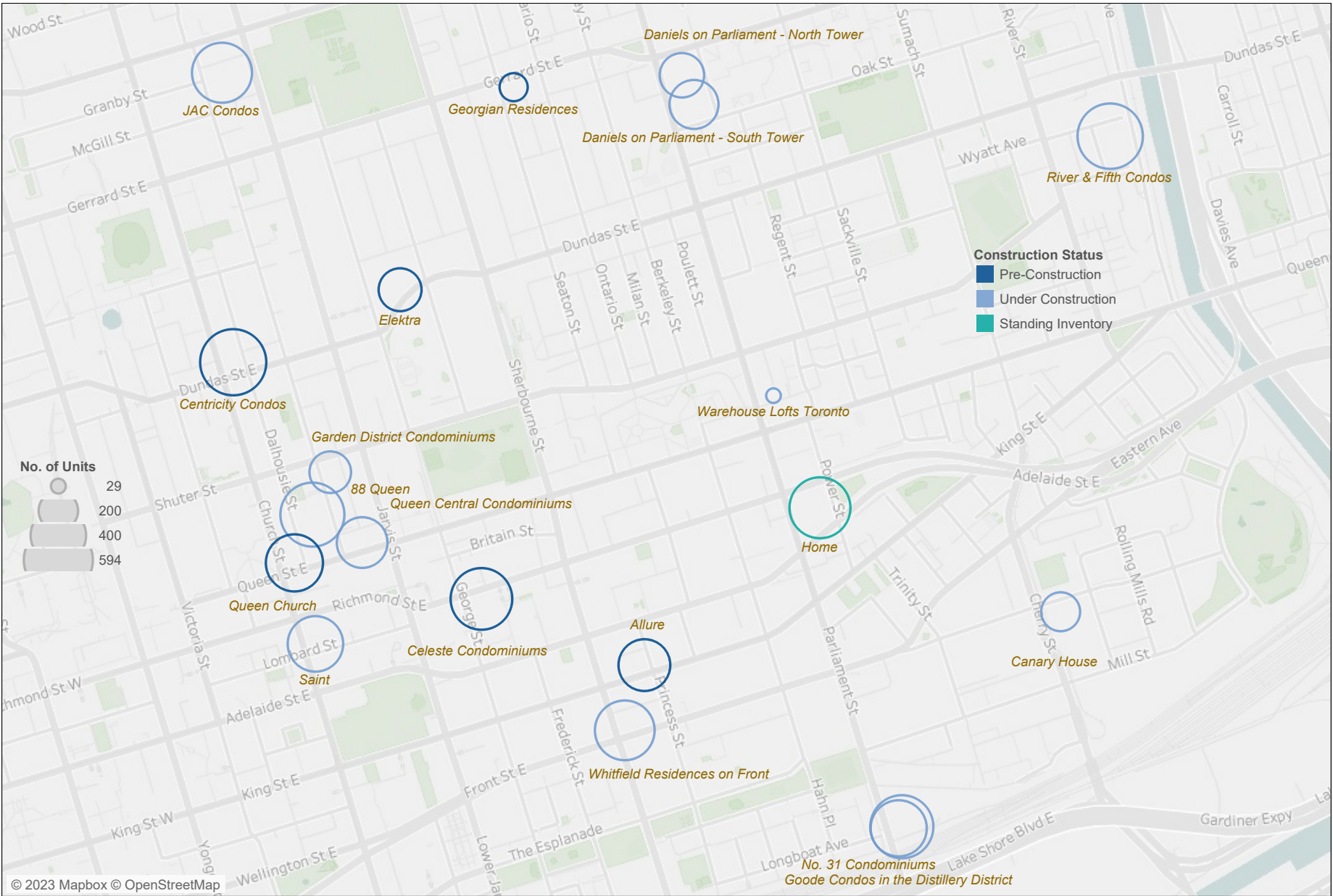


Post Launch Absorption: Downtown East



Downtown East Submarket Report - May 2023

Current Active Projects



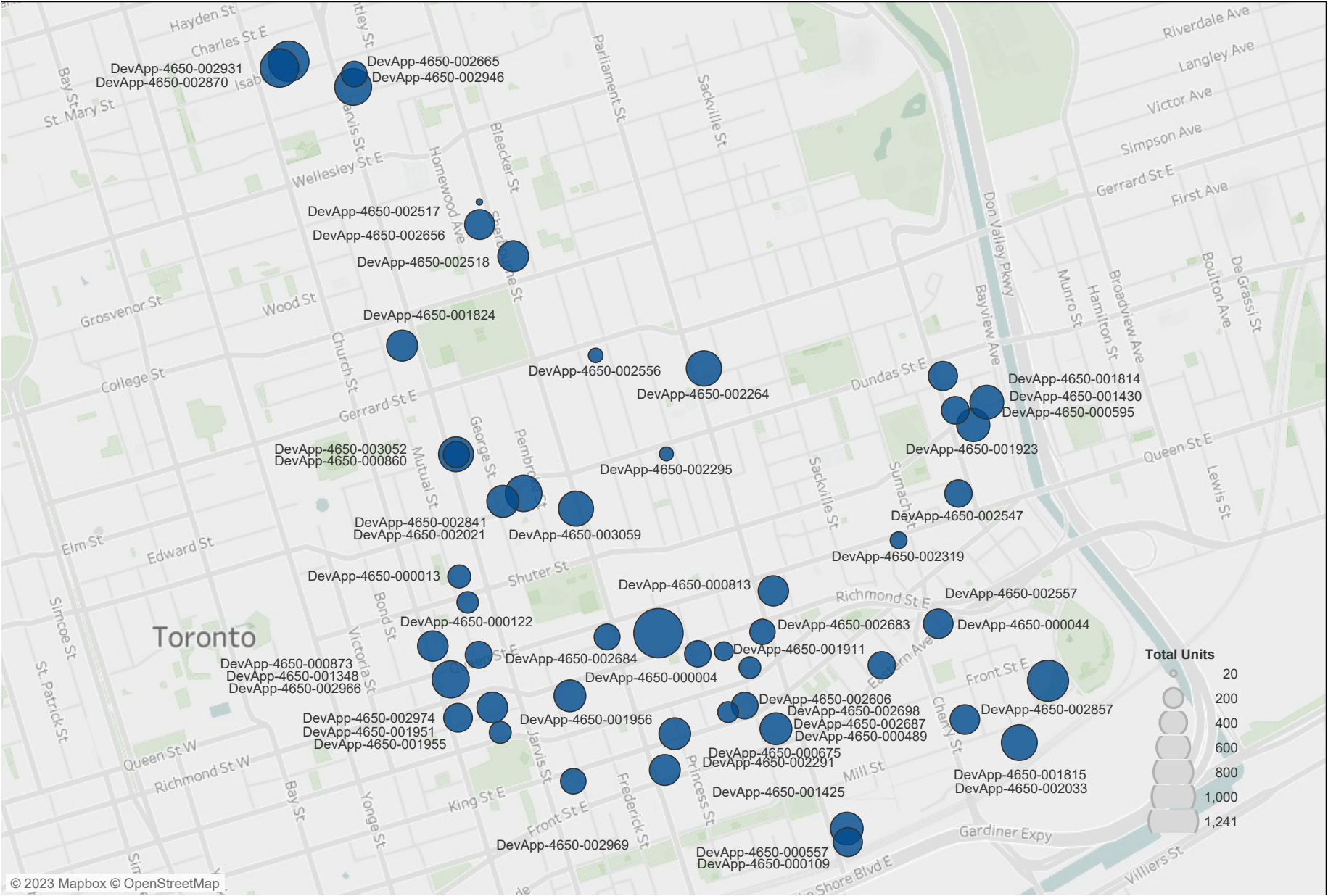
Downtown East Submarket Report - May 2023

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
Allure - Emblem Developments	Apartment	September 2027	120	120	244	364	\$1,609	\$1,614
Canary House - Kilmer Group and DREAM	Apartment	September 2024	0	0	26	206	\$1,239	\$1,465
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	247	347	594	\$1,535	\$1,508
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	September 2025	1	8	22	268	\$1,261	\$1,247
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	October 2025	153	153	173	326	\$1,322	\$1,293
Elektra - Menkes and Core Development Group	Apartment	January 2027	1	8	101	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	0	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	6	6	79	428	\$1,373	\$1,589
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	17	63	215	443	\$1,664	\$1,654
River & Fifth Condos - Broccolini	Apartment	March 2024	0	0	14	580	\$1,109	\$1,441
Saint - Minto Developments	Apartment	June 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 - May 2023

Current Development Applications



Downtown East Submarket Report - May 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 - May 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	• 45	• 17	• 4,658	• 274	• \$2,606	• 1,422	• \$3,706,298	• 17,365
Central Waterfront	• 1	• 8	• 3,996	• 477	• \$1,711	• 1,133	• \$1,938,155	• 12,588
Don Mills - York Mills	• 4	• 14	• 3,850	• 98	• \$1,155	• 1,156	• \$1,335,318	• 26,740
Downtown Core	• 7	• 8	• 4,793	• 542	• \$1,867	• 756	• \$1,411,729	• 30,497
Downtown East	• 300	• 20	• 6,144	• 1,542	• \$1,525	• 696	• \$1,061,669	• 23,178
Downtown West	• 12	• 23	• 7,604	• 804	• \$1,790	• 1,022	• \$1,828,411	• 17,137
Etobicoke Waterfront	• 0	• 1	• 541	• 24	• \$1,647	• 811	• \$1,335,378	• 9,281
Highway7 - Yonge	• 1	• 4	• 899	• 34	• \$1,117	• 1,140	• \$1,273,121	• 23,308
Mississauga City Centre	• 2	• 8	• 3,966	• 104	• \$1,214	• 765	• \$928,368	• 20,807
North Toronto	• 3	• 18	• 3,522	• 329	• \$1,564	• 980	• \$1,532,882	• 238
North Yonge Corridor	• 49	• 8	• 2,572	• 667	• \$1,551	• 668	• \$1,036,253	• 32,887
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 129,027
North York West	• 18	• 10	• 1,010	• 539	• \$1,407	• 833	• \$1,172,262	• 20,375
Not Applicable	• 1,505	• 176	• 27,879	• 6,834	• \$1,177	• 776	• \$913,114	• 14,778
Scarborough City Centre								• 12,760
Sheppard Corridor	• 7	• 12	• 2,603	• 281	• \$1,426	• 825	• \$1,176,540	• 29,036
Thornhill	• 0	• 2	• 411	• 28	• \$1,367	• 1,690	• \$2,310,536	• 4,428
Toronto East	• 1	• 10	• 1,434	• 377	• \$1,266	• 700	• \$886,018	
Toronto West	• 21	• 23	• 3,794	• 659	• \$1,358	• 820	• \$1,113,750	
Yonge - St. Clair	• 0	• 7	• 867	• 254	• \$1,937	• 982	• \$1,902,086	

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