

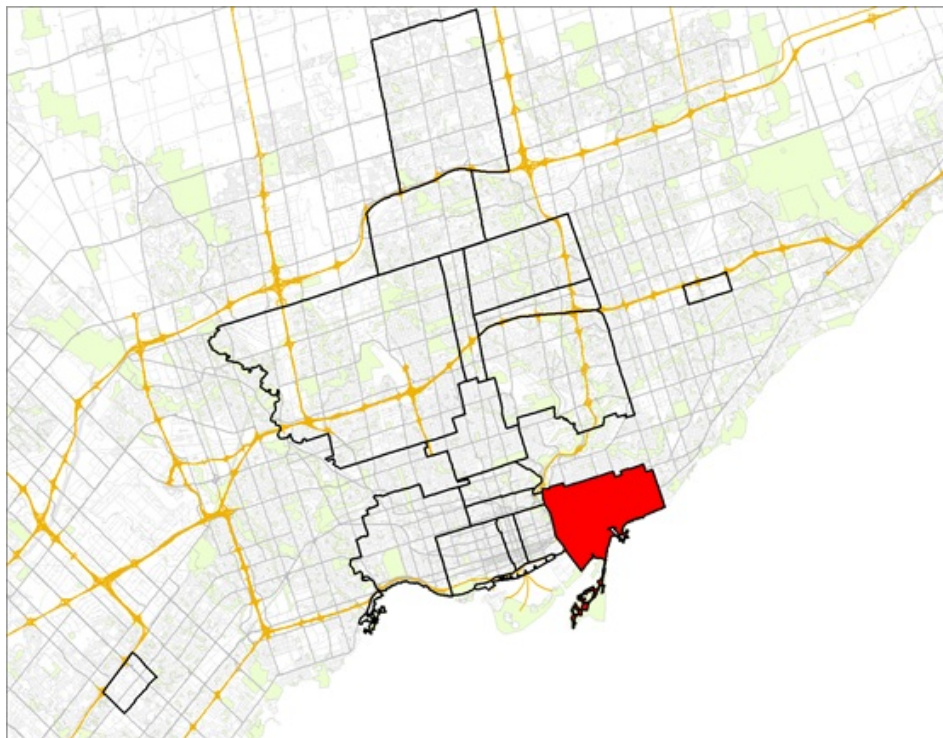


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of June 2023



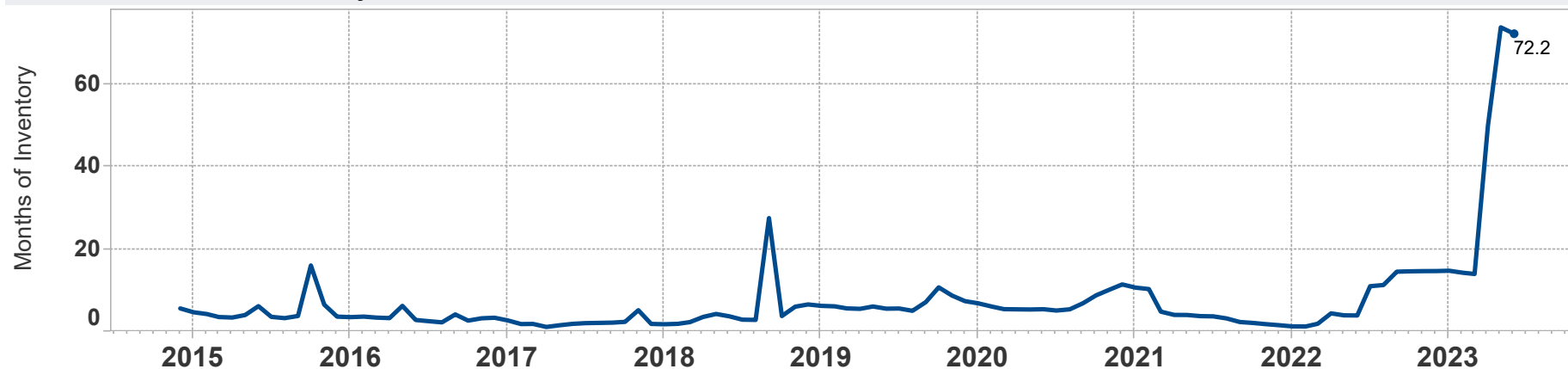
Toronto East Submarket Report - June 2023



Toronto East		GTA
Distinct count of Site Name	10	378
No. of Units	1,811	97,722
Total Sales	1,438	83,199
Act Inv	373	14,523
Avg. wt. \$/sf	\$1,267	\$1,425
Avg. Project \$/SF	\$1,248	\$1,296
Avg. SF	708	812
Avg. \$	\$896,552	\$1,157,082
Current Month Sales (incl. active & sold out)	9	1,957

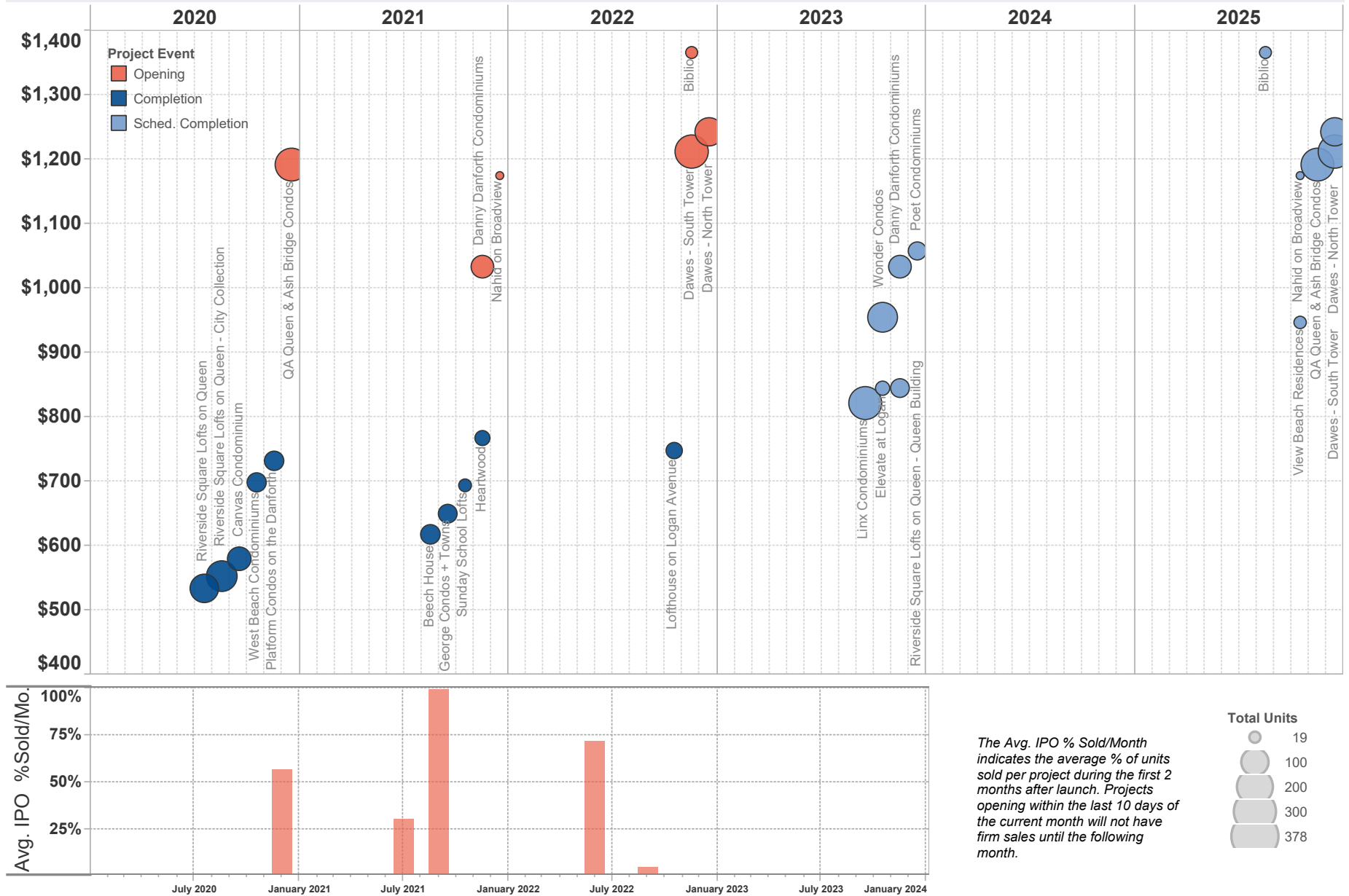
Development Applications		
Toronto East		City of Toronto
Count of Address	31	765
Total Units	12,760	424,430
Min. Density	1.0	0.0
Max. Density	20.4	61.9
Avg. Density	5.3	7.9

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



Toronto East Submarket Report - June 2023

Recent Project Openings, Completions & Scheduled Completions



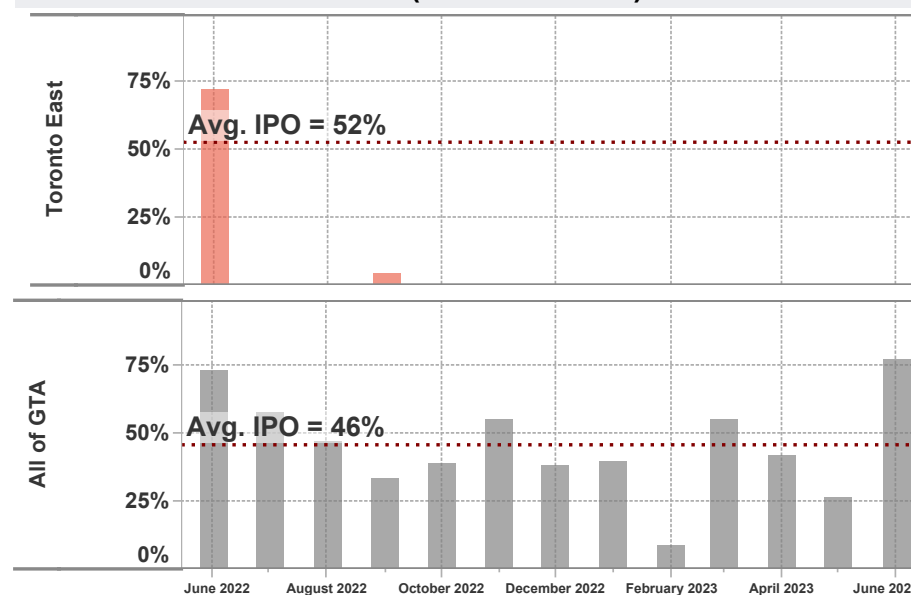
Toronto East Submarket Report - June 2023

Project Data by Unit Type

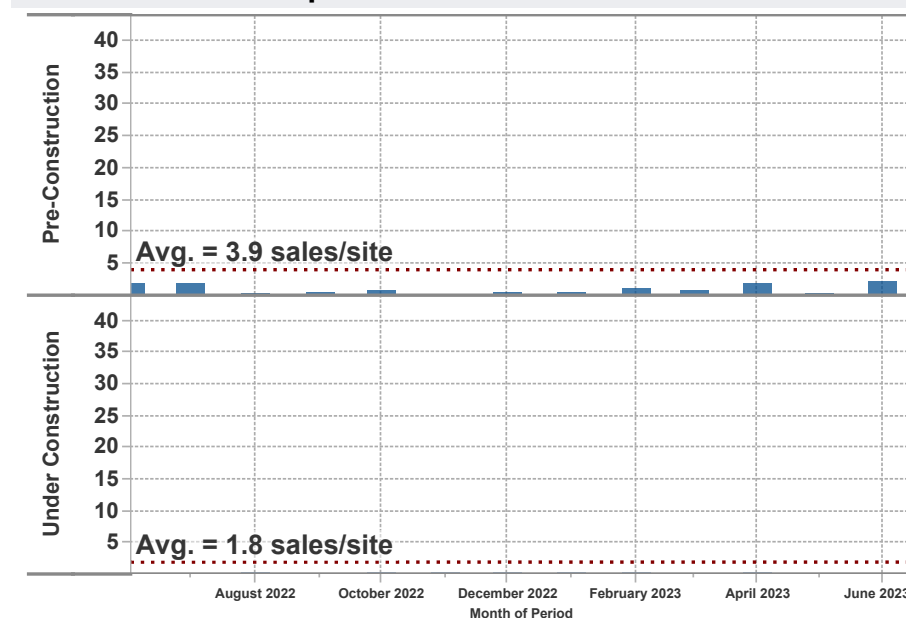
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	607	6	503	104
1 Bedroom + Den	329	3	254	75
2 Bedroom	500	0	364	136
2 Bedroom + Den	131	0	121	10
3 Bedroom & Up	181	0	140	41
Penthouse	4	0	3	1
Other	42	0	36	6

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,342	437	720	\$593,990	\$999,900
\$1,229	515	737	\$695,990	\$949,000
\$1,283	588	990	\$791,990	\$1,499,900
\$1,181	906	1,145	\$1,173,000	\$1,489,900
\$1,191	946	1,987	\$1,066,990	\$2,999,900
\$1,932	2,588	2,588	\$5,000,000	\$5,000,000
\$1,135	1,148	1,908	\$1,499,900	\$2,182,000

IPO Launch Performance (first 2 months)

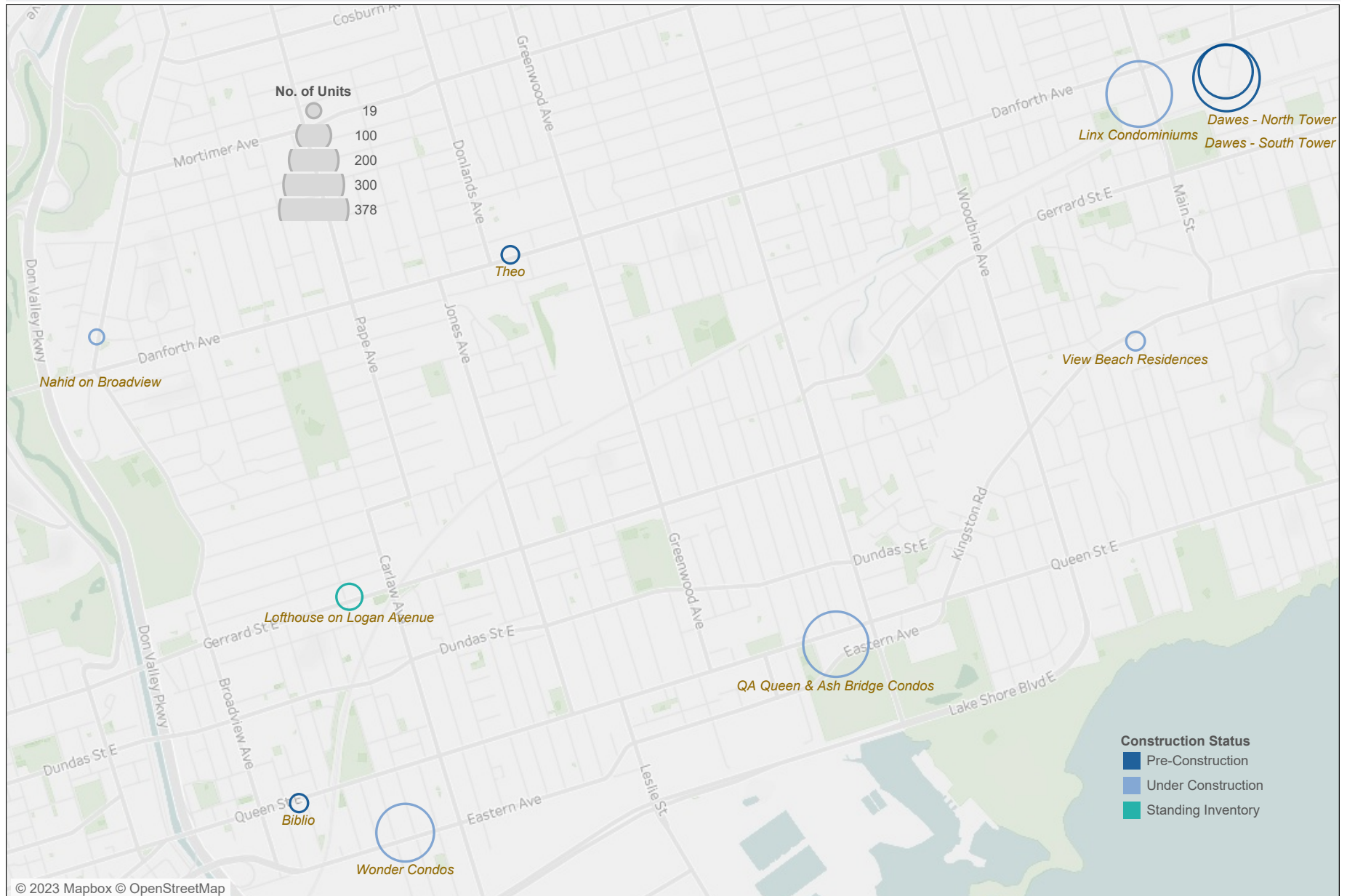


Post Launch Absorption: Toronto East



Toronto East Submarket Report - June 2023

Current Active Projects



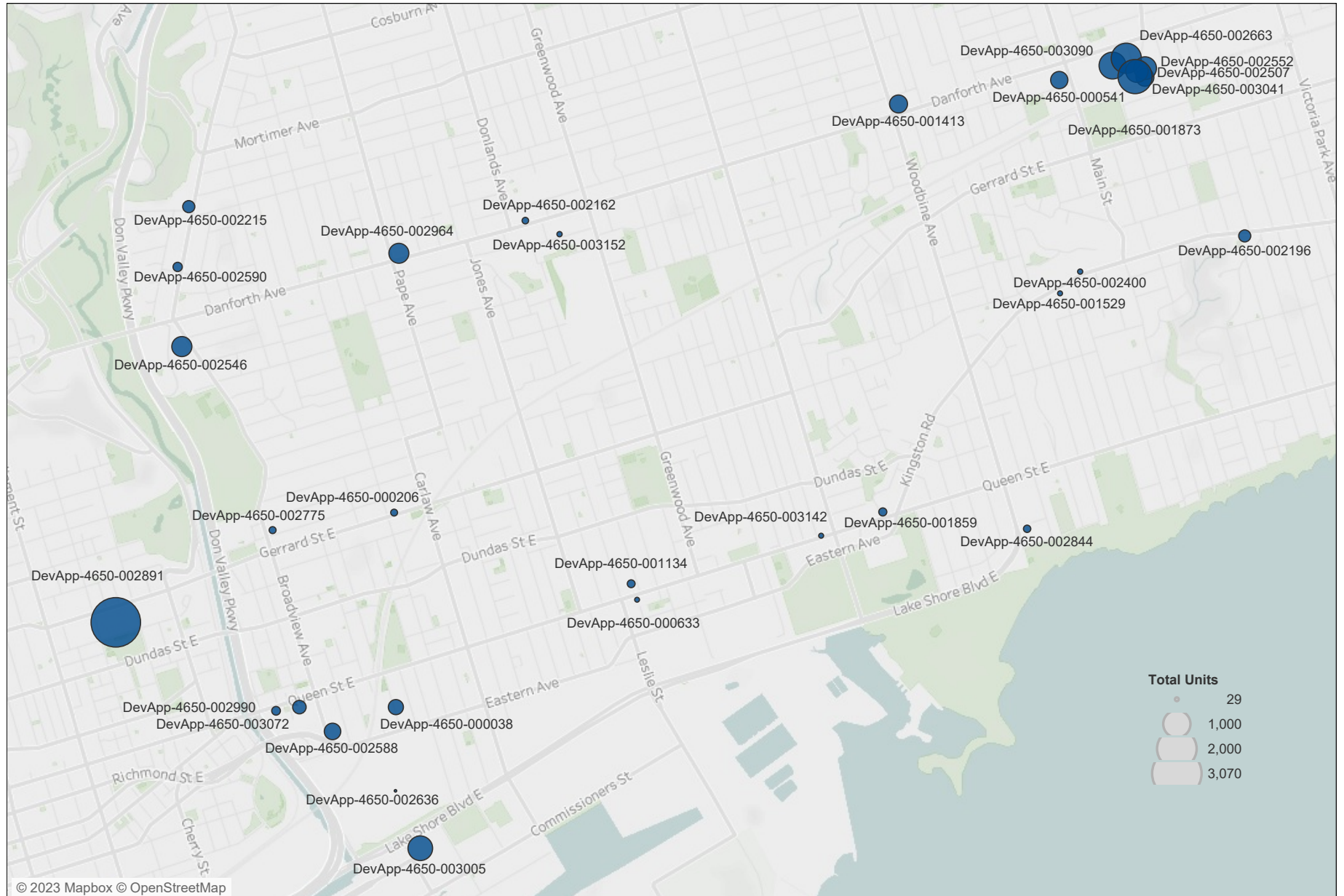
Toronto East Submarket Report - June 2023

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	9	12	221	250	\$1,243	\$1,249
Dawes - South Tower - Marlin Spring	Apartment	September 2025	0	13	91	378	\$1,212	\$1,275
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	December 2023	0	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	November 2025	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	14	30	\$947	\$1,242
Wonder Condos - Graywood Developments and Alterra	Apartment	July 2023	0	0	9	286	\$955	\$1,282

Toronto East Submarket Report - June 2023

Current Development Applications



Toronto East Submarket Report - June 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 - June 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	1	17	4,659	549	\$2,480	1,058	\$2,623,008	17,365
Central Waterfront	1	8	3,997	494	\$1,707	1,125	\$1,920,253	12,588
Don Mills - York Mills	0	14	3,848	106	\$1,137	1,182	\$1,343,895	26,740
Downtown Core	11	8	4,807	531	\$1,869	760	\$1,421,514	30,497
Downtown East	53	20	6,195	1,400	\$1,506	701	\$1,055,105	23,178
Downtown West	6	23	7,662	746	\$1,783	1,053	\$1,876,443	17,137
Etobicoke Waterfront	2	1	544	21	\$1,645	816	\$1,342,988	9,281
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	23,308
Mississauga City Centre	1	8	3,967	103	\$1,214	765	\$928,966	20,807
North Toronto	1	18	3,513	352	\$1,562	955	\$1,492,374	238
North Yonge Corridor	26	8	2,626	614	\$1,558	671	\$1,045,751	32,887
North York East	0	1	497	0	.	.	.	129,027
North York West	62	10	1,072	477	\$1,410	854	\$1,203,555	20,375
Not Applicable	1,750	184	29,764	7,524	\$1,183	765	\$904,288	14,778
Scarborough City Centre								12,760
Sheppard Corridor	12	12	2,617	280	\$1,444	831	\$1,199,983	29,036
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	4,428
Toronto East	9	10	1,438	373	\$1,267	708	\$896,552	
Toronto West	20	23	3,814	639	\$1,357	825	\$1,119,927	
Yonge - St. Clair	2	7	869	252	\$1,946	977	\$1,900,069	



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