

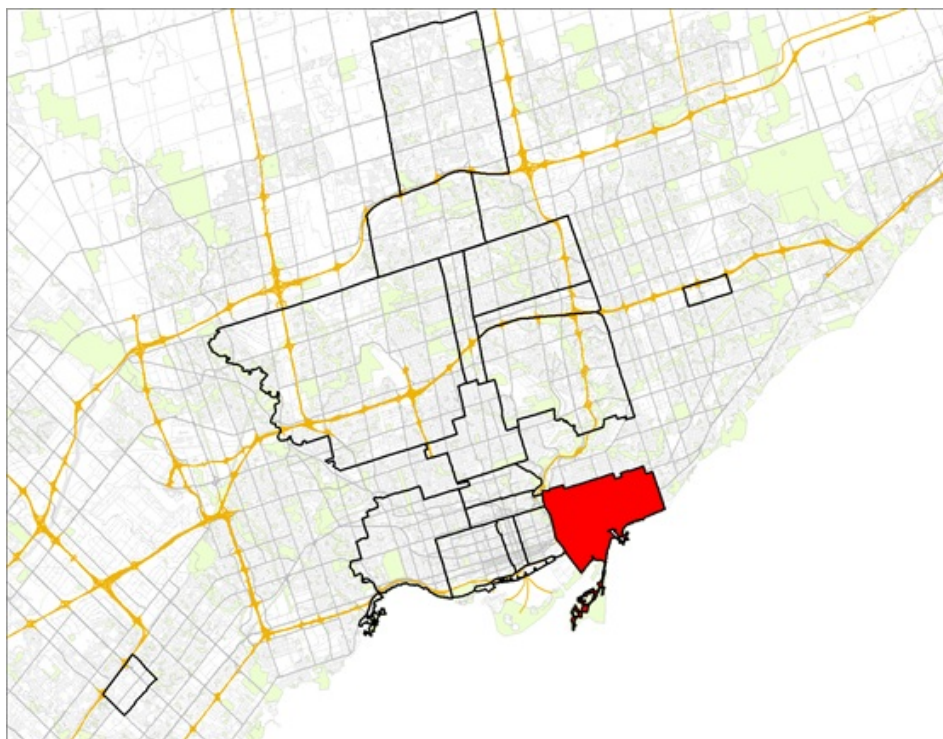


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of July 2023



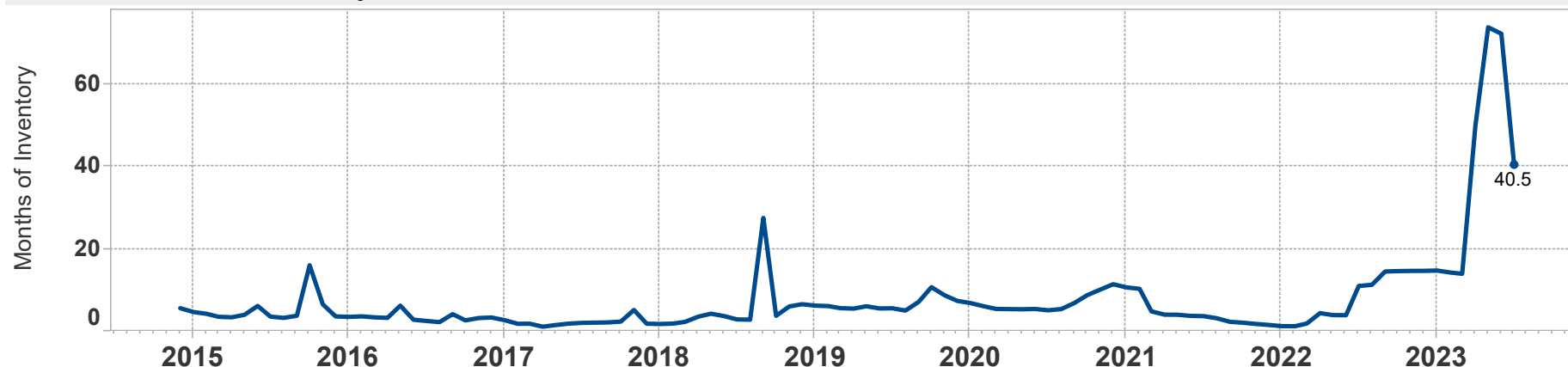
Toronto East Submarket Report - July 2023



Toronto East		GTA
Distinct count of Site Name	10	382
No. of Units	1,811	96,539
Total Sales	1,484	81,924
Act Inv	327	14,615
Avg. wt. \$/sf	\$1,238	\$1,412
Avg. Project \$/SF	\$1,234	\$1,287
Avg. SF	692	817
Avg. \$	\$856,591	\$1,152,829
Current Month Sales (incl. active & sold out)	46	828

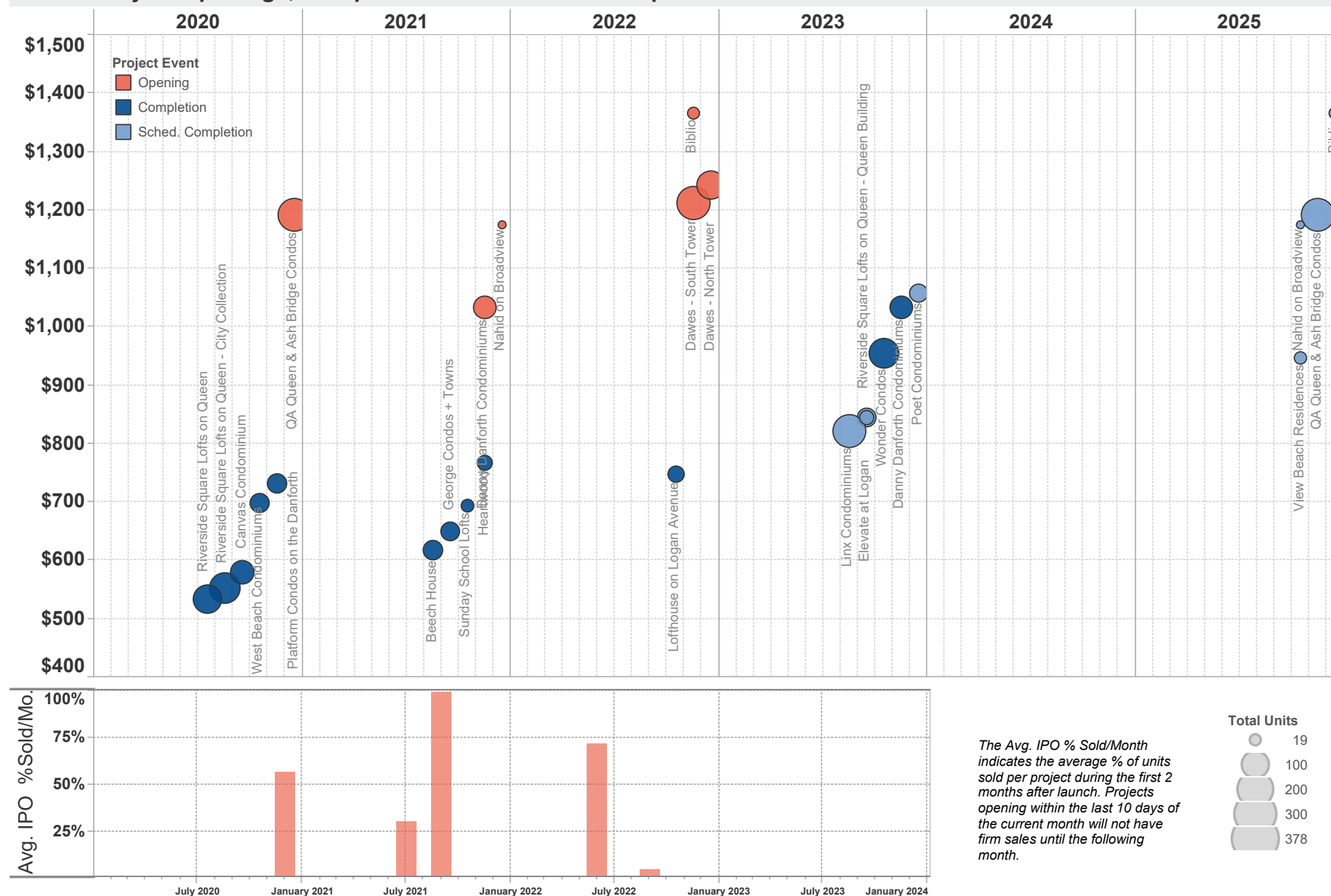
Development Applications		
Toronto East		City of Toronto
Count of Address	31	765
Total Units	12,760	424,430
Min. Density	1.0	0.0
Max. Density	20.4	61.9
Avg. Density	5.3	7.9

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



Toronto East Submarket Report - July 2023

Recent Project Openings, Completions & Scheduled Completions



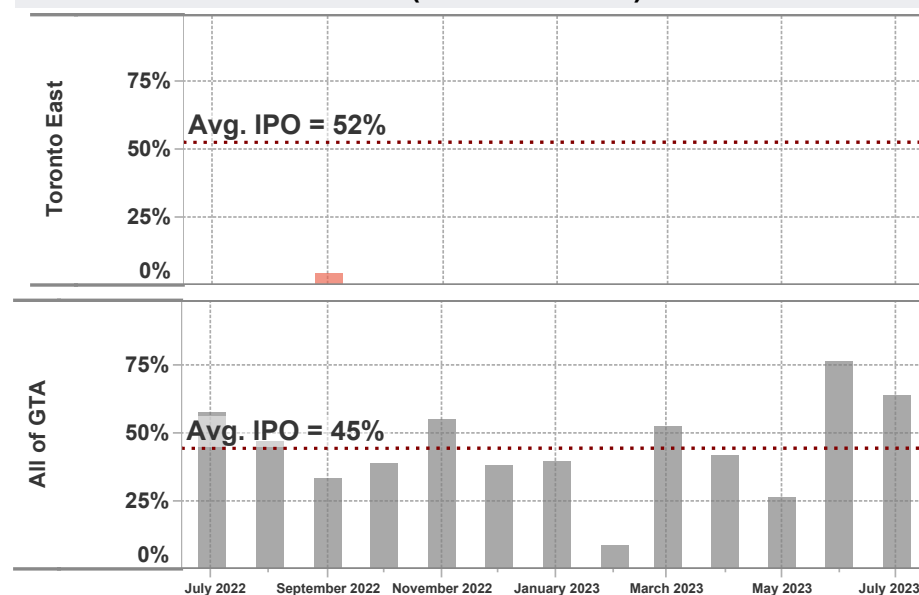
Toronto East Submarket Report - July 2023

Project Data by Unit Type

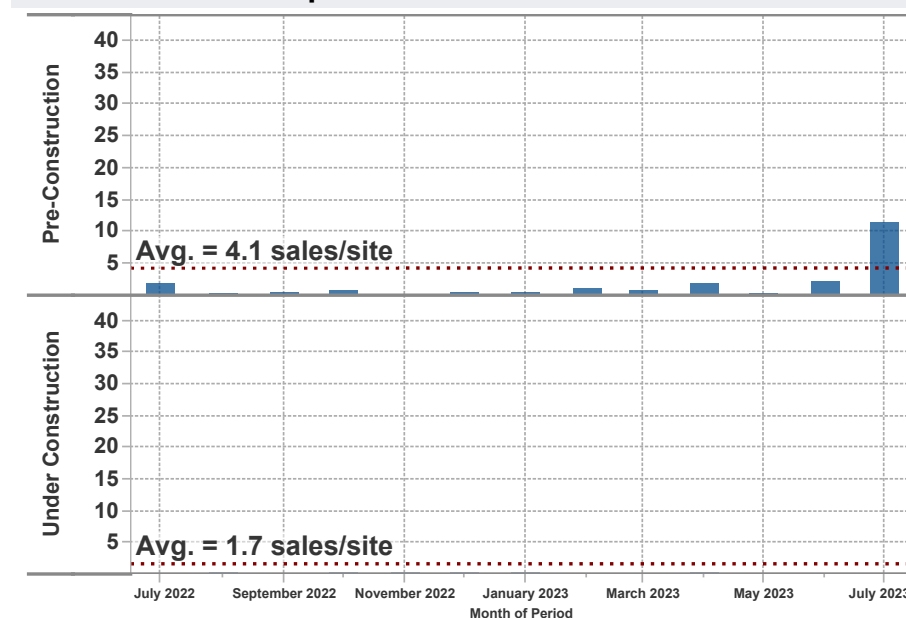
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	607	20	523	84
1 Bedroom + Den	329	5	259	70
2 Bedroom	500	19	383	117
2 Bedroom + Den	131	0	121	10
3 Bedroom & Up	181	2	142	39
Penthouse	4	0	3	1
Other	42	0	36	6

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,293	437	720	\$579,990	\$999,900
\$1,224	515	737	\$626,990	\$950,990
\$1,231	536	990	\$669,990	\$1,499,900
\$1,181	906	1,145	\$1,173,000	\$1,489,900
\$1,206	946	1,987	\$1,195,990	\$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)

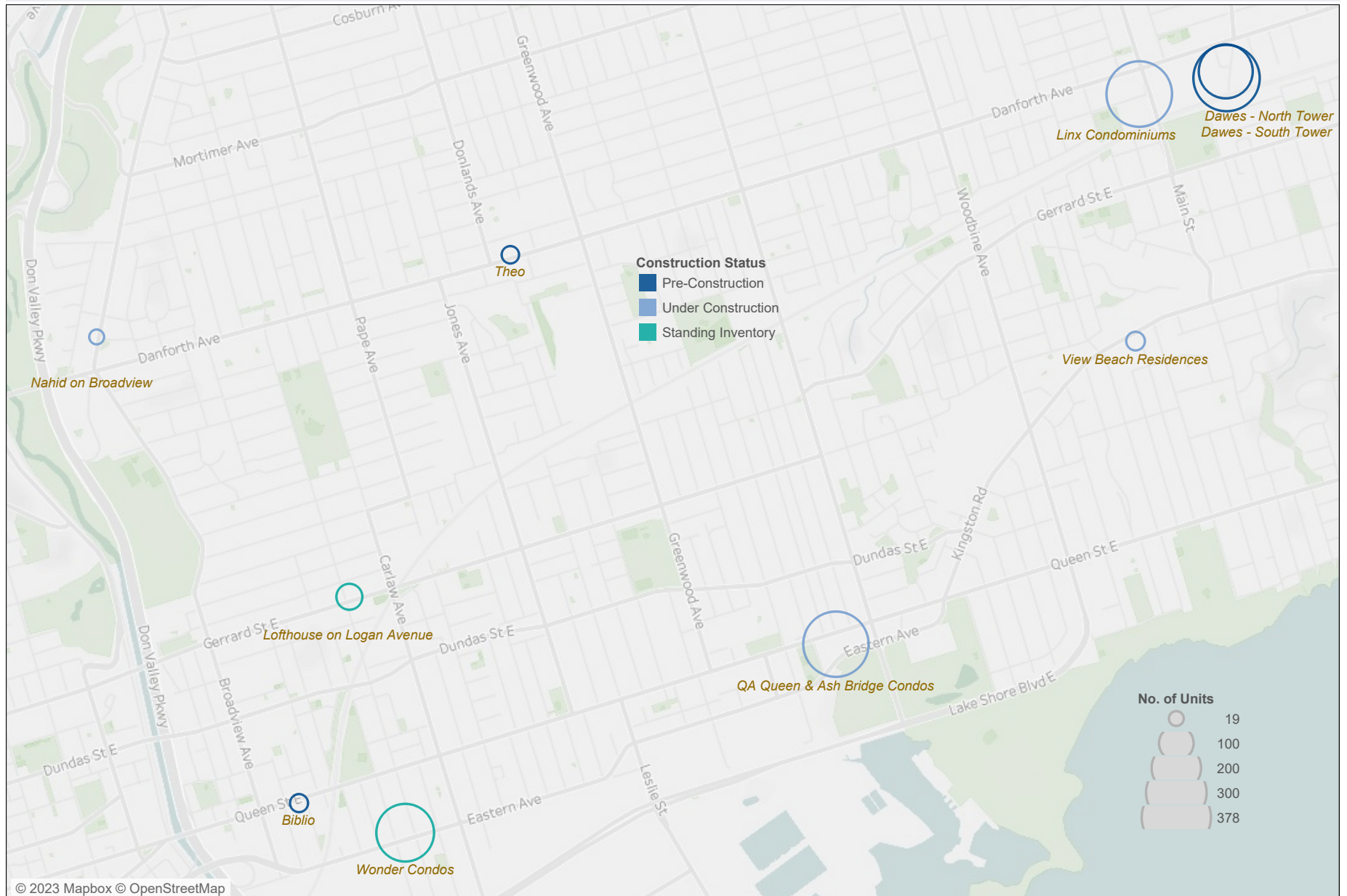


Post Launch Absorption: Toronto East



Toronto East Submarket Report - July 2023

Current Active Projects



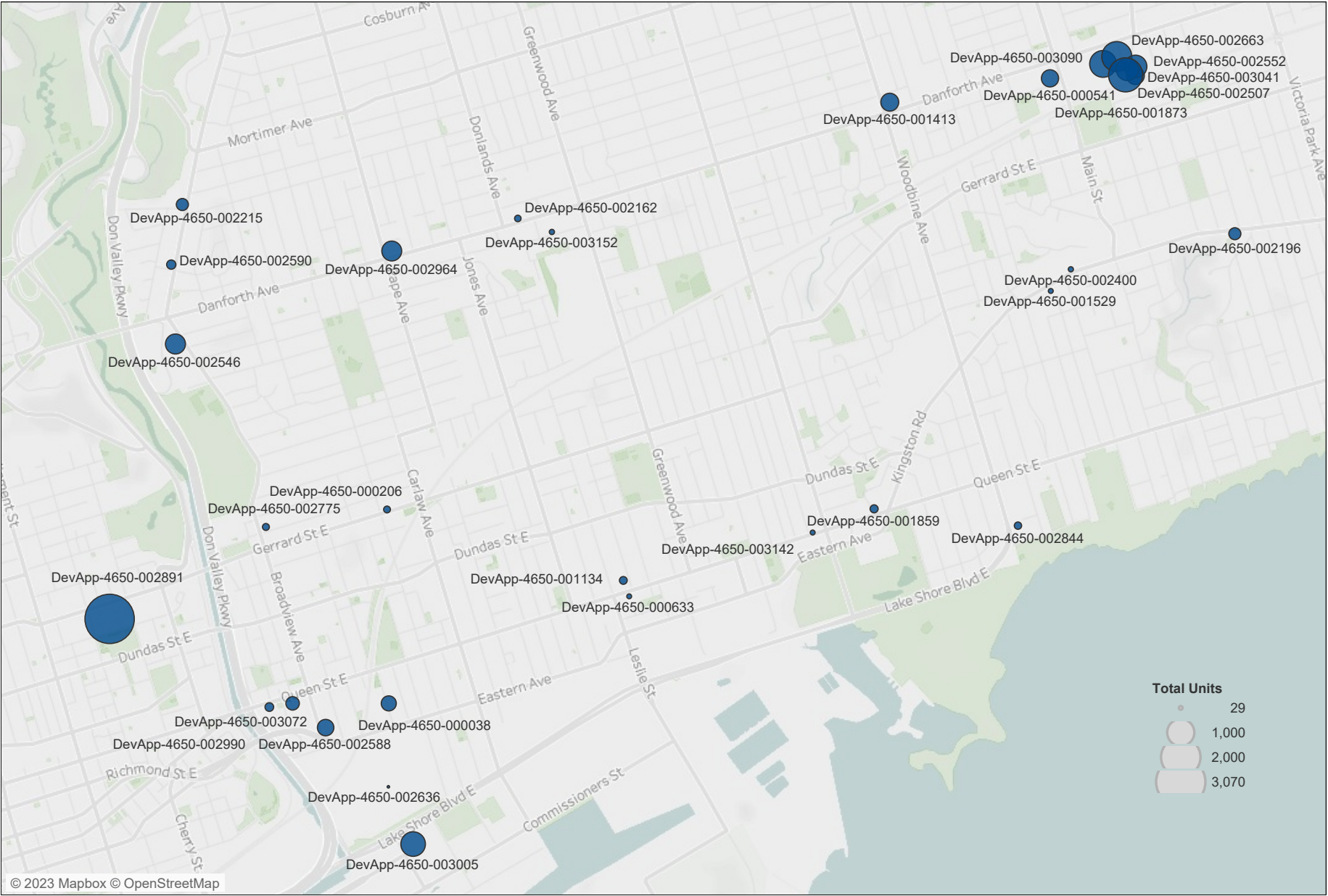
Toronto East Submarket Report - July 2023

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	August 2025	0	0	7	28	\$1,366	\$1,364
Dawes - North Tower - Marlin Spring	Apartment	February 2026	12	24	209	250	\$1,243	\$1,216
Dawes - South Tower - Marlin Spring	Apartment	February 2026	34	47	57	378	\$1,212	\$1,224
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	December 2023	0	1	8	369	\$822	\$1,109
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	October 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 - July 2023

Current Development Applications



Toronto East Submarket Report - July 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 - July 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	● 55	● 16	● 4,236	● 481	● \$2,507	● 1,099	● \$2,755,337	● 17,365
Central Waterfront	● 8	● 6	● 2,542	● 486	● \$1,709	● 1,129	● \$1,929,746	● 12,588
Don Mills - York Mills	● 1	● 14	● 3,849	● 105	● \$1,135	● 1,185	● \$1,345,505	● 26,740
Downtown Core	● 5	● 8	● 4,812	● 526	● \$1,872	● 760	● \$1,423,561	● 30,497
Downtown East	● 22	● 20	● 6,196	● 1,403	● \$1,515	● 694	● \$1,050,578	● 23,178
Downtown West	● 3	● 23	● 7,665	● 749	● \$1,788	● 1,055	● \$1,886,877	● 17,137
Etobicoke Waterfront	● 0	● 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	● 0	● 8	● 3,967	● 103	● \$1,214	● 765	● \$928,966	● 20,807
North Toronto	● 9	● 18	● 3,522	● 343	● \$1,560	● 952	● \$1,484,356	● 238
North Yonge Corridor	● 1	● 8	● 2,627	● 613	● \$1,558	● 671	● \$1,045,486	● 32,887
North York East	● 0	● 1	● 497	● 0	● .	● .	● .	● 129,027
North York West	● 20	● 11	● 1,091	● 608	● \$1,368	● 861	● \$1,178,151	● 20,375
Not Applicable	● 647	● 191	● 30,347	● 7,626	● \$1,172	● 775	● \$907,748	● 14,778
Scarborough City Centre								● 12,760
Sheppard Corridor	● 2	● 12	● 2,619	● 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	● 46	● 10	● 1,484	● 327	● \$1,238	● 692	● \$856,591	
Toronto West	● 7	● 22	● 3,745	● 632	● \$1,356	● 825	● \$1,118,566	
Yonge - St. Clair	● 2	● 7	● 871	● 250	● \$1,929	● 976	● \$1,881,761	



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