

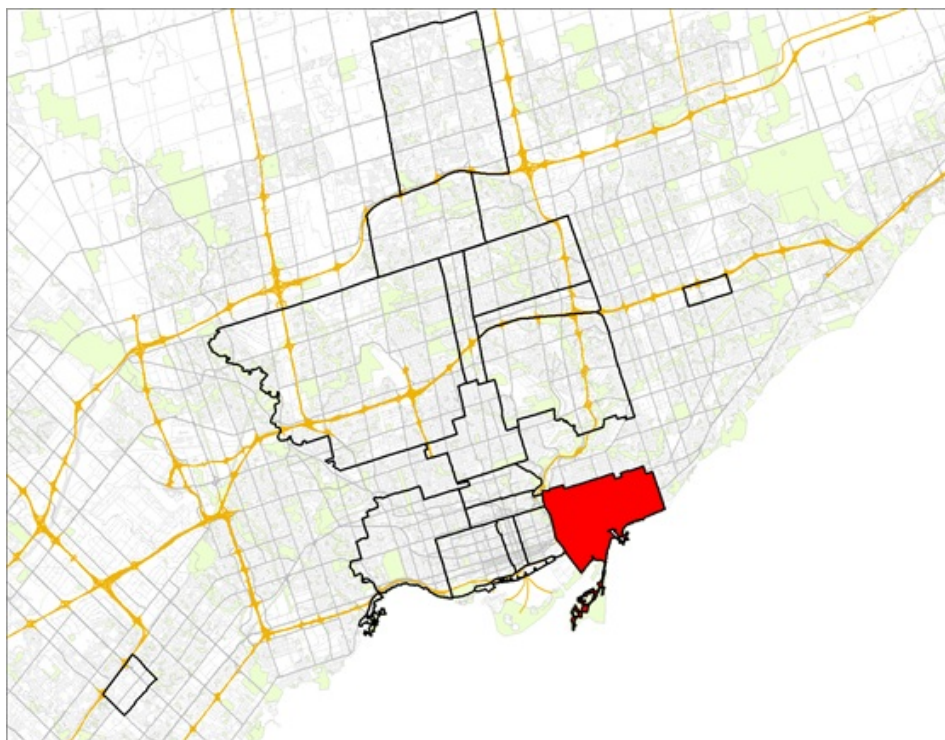


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of August 2023



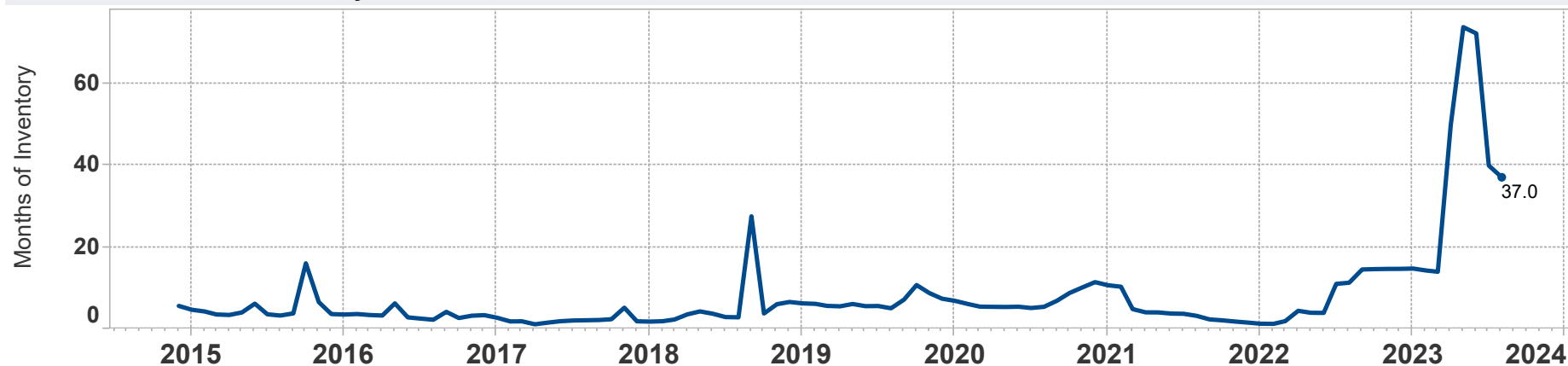
Toronto East Submarket Report - August 2023



Toronto East		GTA
Distinct count of Site Name	10	385
No. of Units	1,811	96,568
Total Sales	1,493	82,326
Act Inv	318	14,242
Avg. wt. \$/sf	\$1,249	\$1,408
Avg. Project \$/SF	\$1,240	\$1,286
Avg. SF	707	821
Avg. \$	\$882,844	\$1,156,529
Current Month Sales (incl. active & sold out)	8	443

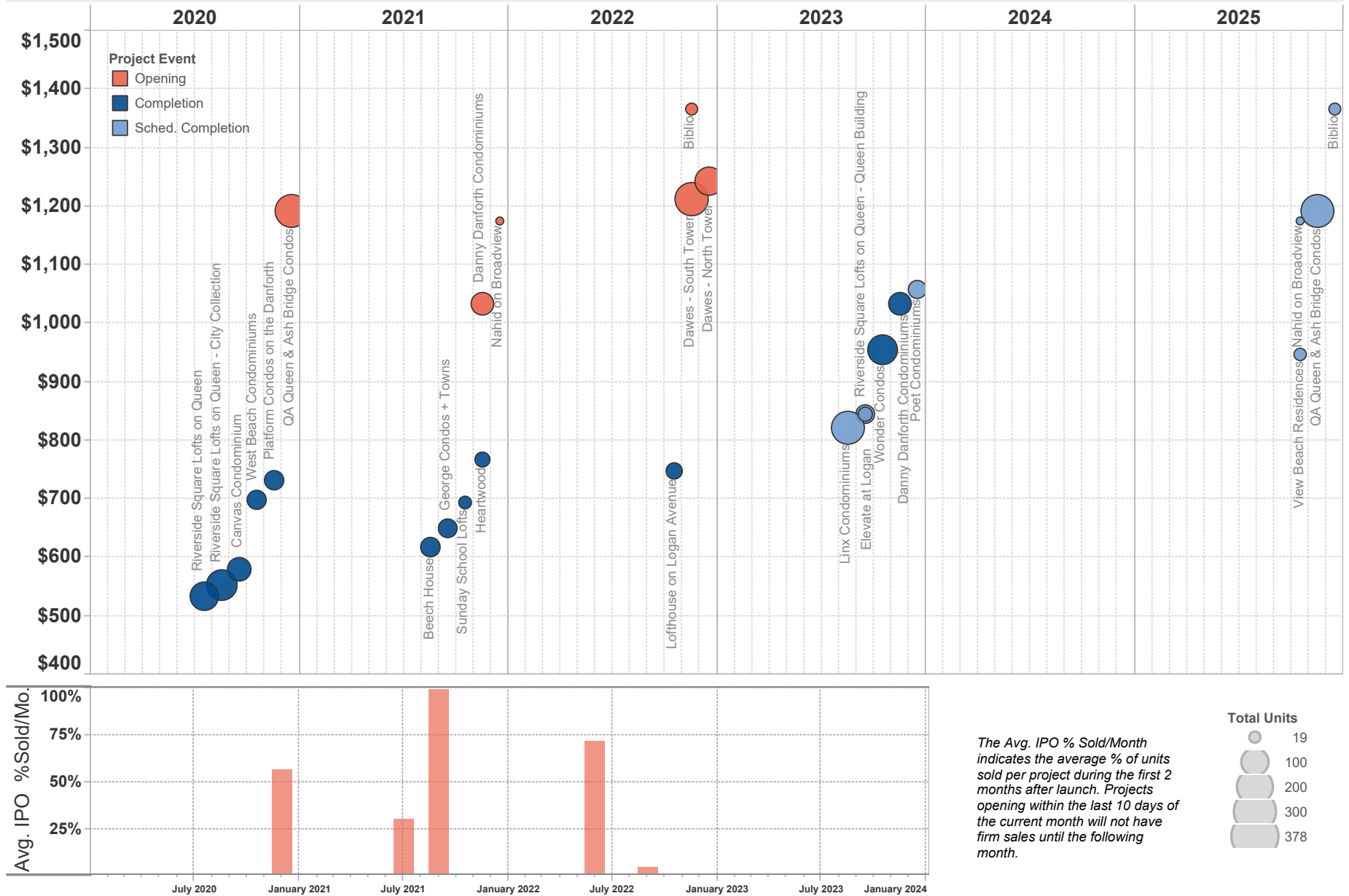
Development Applications		
Toronto East		City of Toronto
Count of Address	33	794
Total Units	13,202	462,476
Min. Density	1.0	0.0
Max. Density	20.4	61.7
Avg. Density	5.4	8.1

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



Toronto East Submarket Report - August 2023

Recent Project Openings, Completions & Scheduled Completions



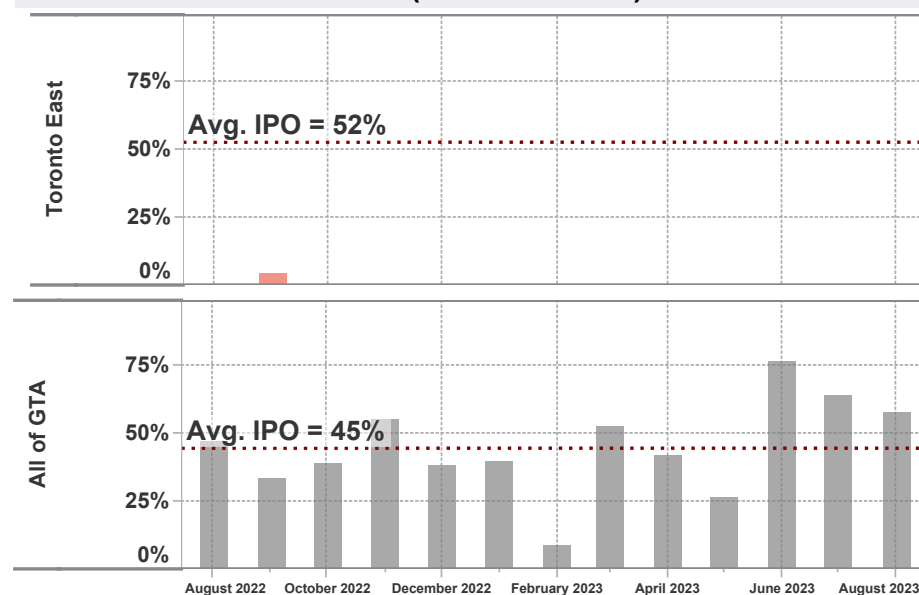
Toronto East Submarket Report - August 2023

Project Data by Unit Type

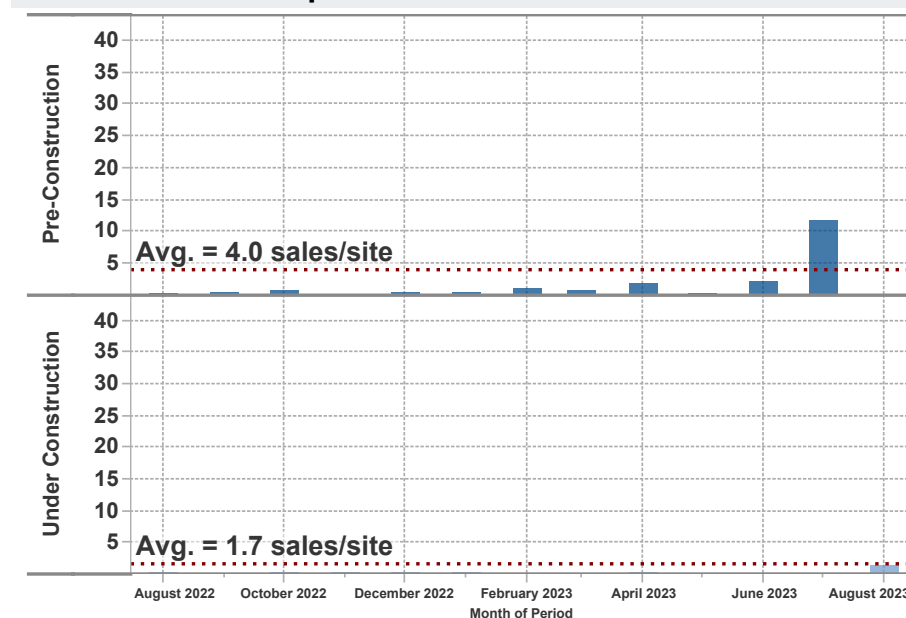
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	607	2	526	81
1 Bedroom + Den	329	2	261	68
2 Bedroom	500	4	387	113
2 Bedroom + Den	131	0	121	10
3 Bedroom & Up	181	0	142	39
Penthouse	4	0	3	1
Other	42	0	36	6

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,300	437	720	\$583,990	\$999,900
\$1,204	515	737	\$626,990	\$950,990
\$1,266	588	990	\$726,990	\$1,499,900
\$1,181	906	1,145	\$1,173,000	\$1,489,900
\$1,209	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)

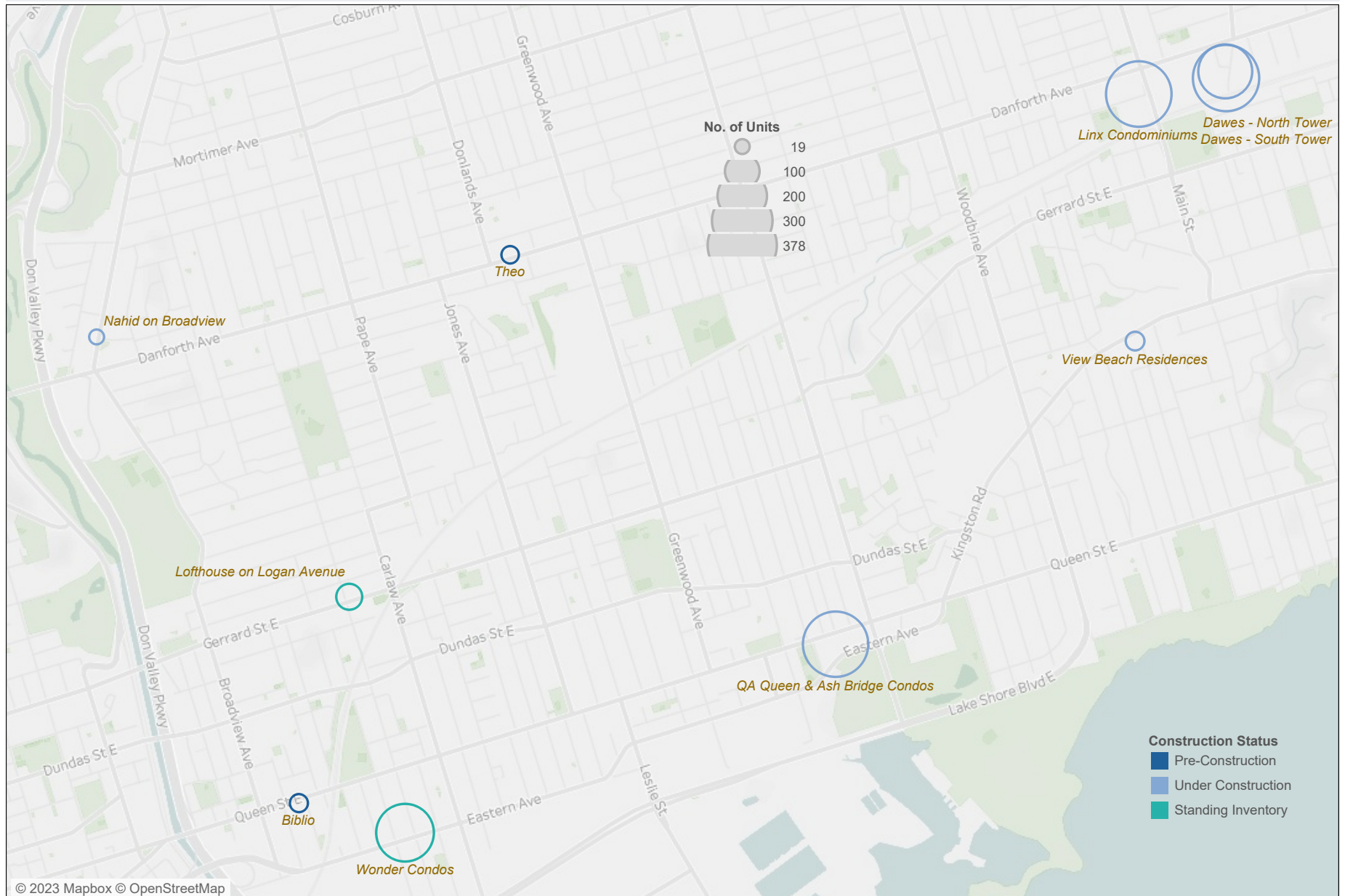


Post Launch Absorption: Toronto East



Toronto East Submarket Report - August 2023

Current Active Projects



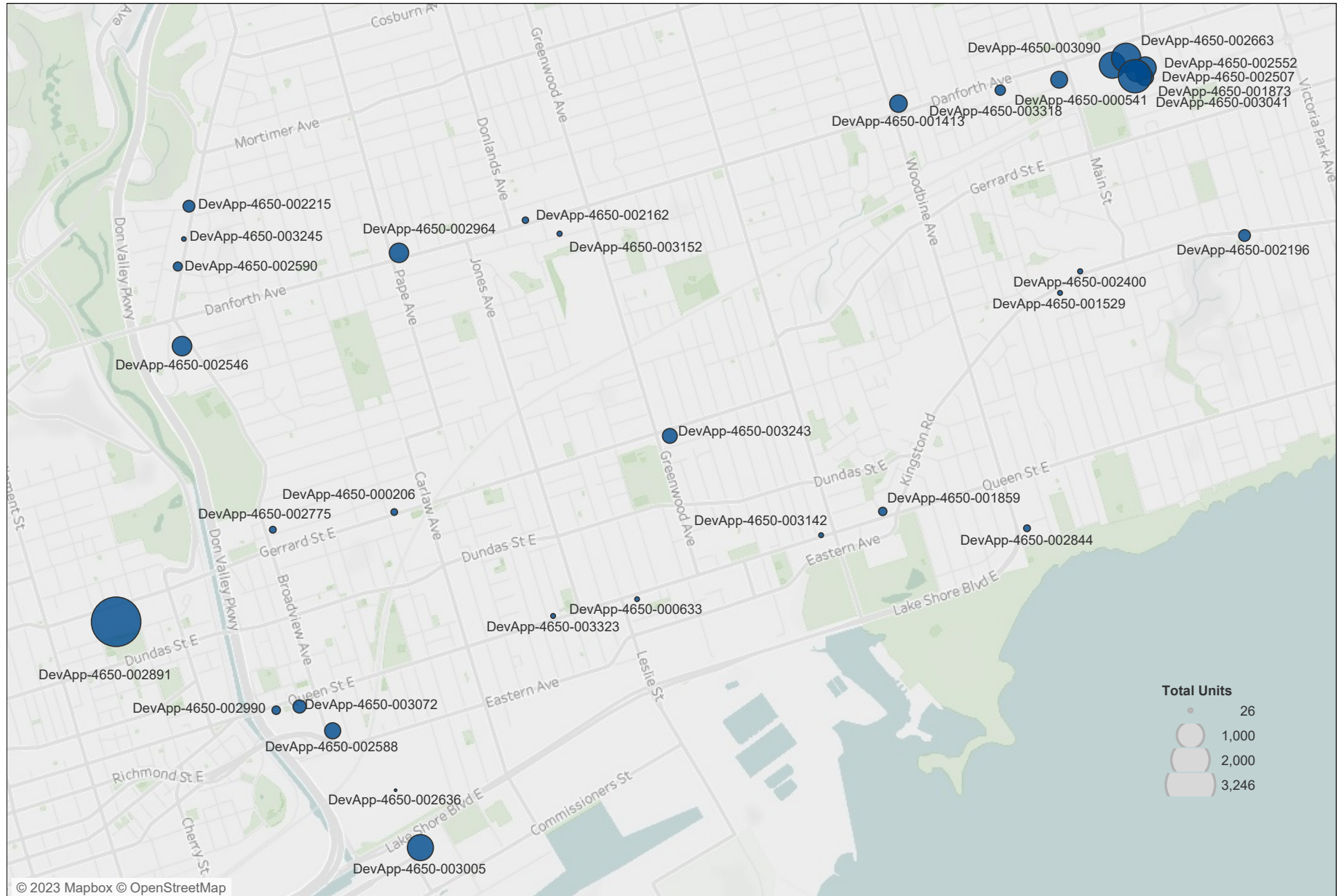
Toronto East Submarket Report - August 2023

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	8	33	200	250	\$1,243	\$1,216
Dawes - South Tower - Marlin Spring	Apartment	February 2026	0	47	57	378	\$1,212	\$1,288
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 - August 2023

Current Development Applications



Toronto East Submarket Report - August 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
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-4650-001413	985 Woodbine Avenue	4.9	402
DevApp-4650-001529	507-511 Kingston Road	1.0	30
DevApp-4650-001859	1684 Queen Street East	3.3	91
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	2.7	60
DevApp-4650-002891	325 Gerrard Street East	5.3	3,246
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	7.5	899
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
DevApp-4650-003243	1291 Gerrard Street East	5.7	289
DevApp-4650-003245	882 Broadview Avenue	3.2	26
DevApp-4650-003318	2359 Danforth Avenue	5.3	140
DevApp-4650-003323	1134 Queen Street East	4.3	30

Toronto East Submarket Report - August 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	11	16	4,247	470	\$2,512	1,108	\$2,783,935	16,439
Central Waterfront	3	6	2,544	484	\$1,710	1,130	\$1,932,586	17,168
Don Mills - York Mills	1	14	3,850	104	\$1,138	1,170	\$1,331,442	28,216
Downtown Core	3	8	4,815	523	\$1,877	760	\$1,427,423	31,600
Downtown East	18	20	6,218	1,383	\$1,513	694	\$1,050,669	25,705
Downtown West	4	23	7,668	746	\$1,789	1,056	\$1,888,873	17,279
Etobicoke Waterfront	1	1	545	20	\$1,647	811	\$1,335,505	9,281
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	25,237
Mississauga City Centre	5	8	3,961	109	\$1,244	769	\$957,260	26,058
North Toronto	14	18	3,520	367	\$1,560	924	\$1,441,857	305
North Yonge Corridor	9	8	2,636	604	\$1,558	673	\$1,048,874	32,789
North York East	0	1	497	0	.	.	.	143,340
North York West	22	11	1,113	586	\$1,331	867	\$1,154,406	24,358
Not Applicable	288	194	30,613	7,545	\$1,168	779	\$909,976	14,963
Scarborough City Centre								13,202
Sheppard Corridor	0	12	2,619	280	\$1,407	830	\$1,168,501	30,819
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,717
Toronto East	8	10	1,493	318	\$1,249	707	\$882,844	
Toronto West	53	22	3,803	394	\$1,384	879	\$1,216,180	
Yonge - St. Clair	3	7	874	247	\$1,910	957	\$1,827,520	



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