

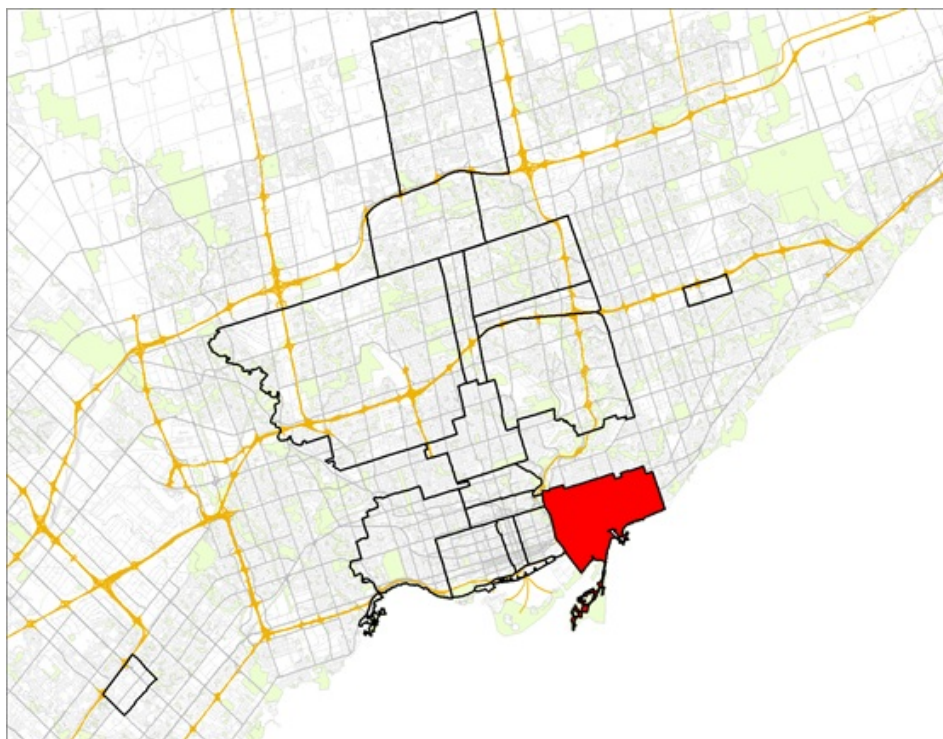


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of September 2023



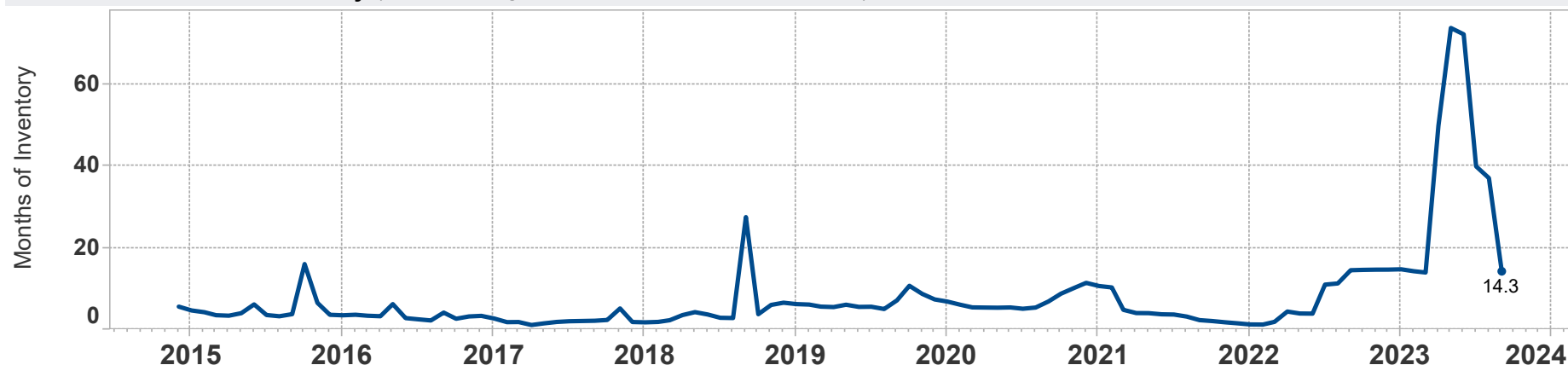
Toronto East Submarket Report - September 2023



Toronto East		GTA
Distinct count of Site Name	10	390
No. of Units	1,811	99,243
Total Sales	1,584	82,881
Act Inv	227	16,362
Avg. wt. \$/sf	\$1,256	\$1,400
Avg. Project \$/SF	\$1,241	\$1,289
Avg. SF	730	786
Avg. \$	\$916,542	\$1,100,373
Current Month Sales (incl. active & sold out)	91	1,290

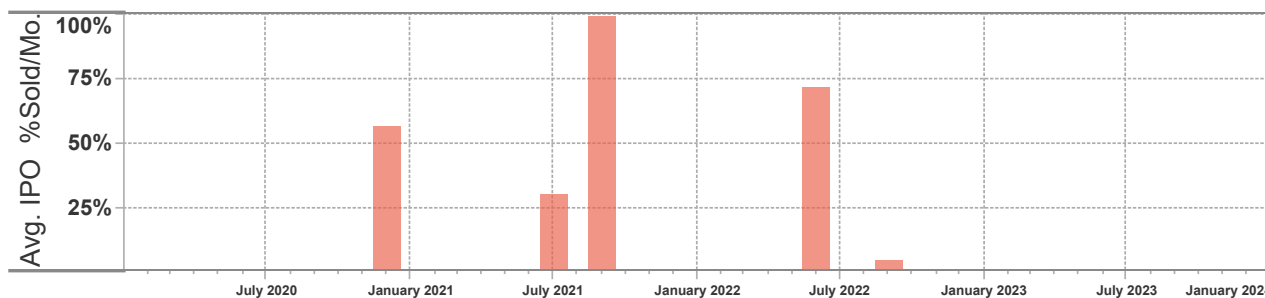
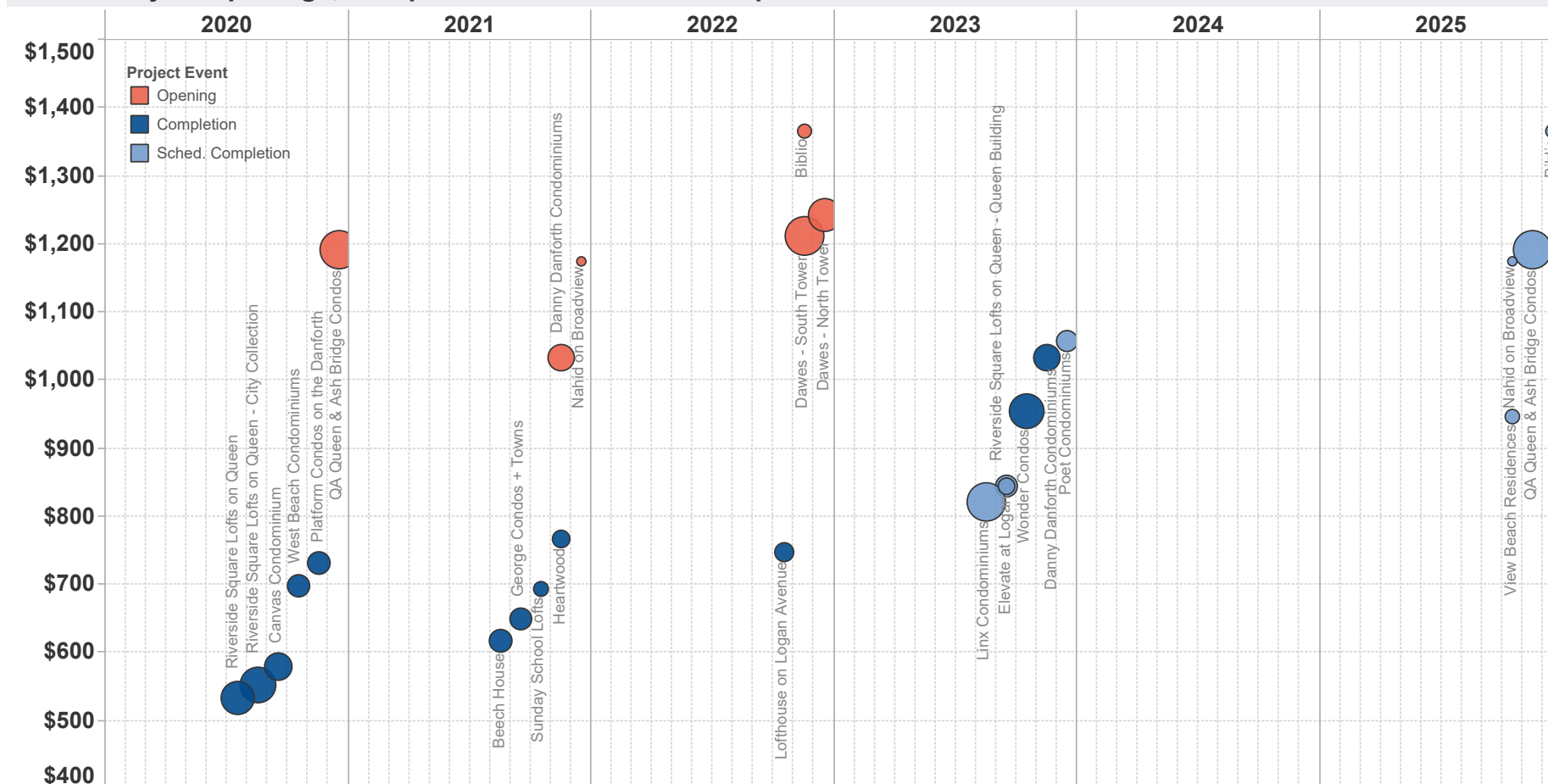
Development Applications		
Toronto East		City of Toronto
Count of Address	33	792
Total Units	13,202	462,470
Min. Density	1.0	0.0
Max. Density	20.4	61.7
Avg. Density	5.4	8.1

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

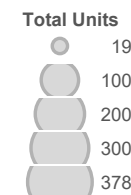


Toronto East Submarket Report - September 2023

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



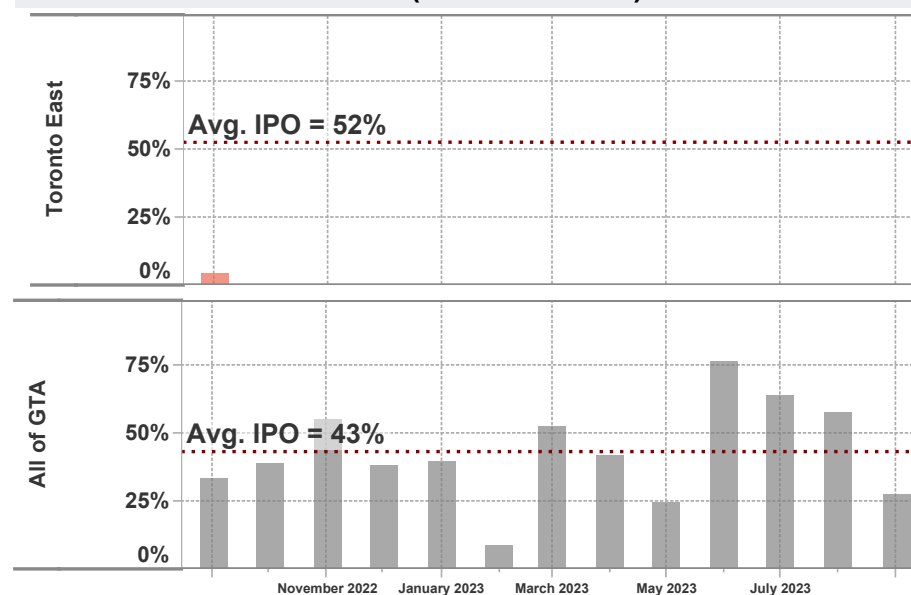
Toronto East Submarket Report - September 2023

Project Data by Unit Type

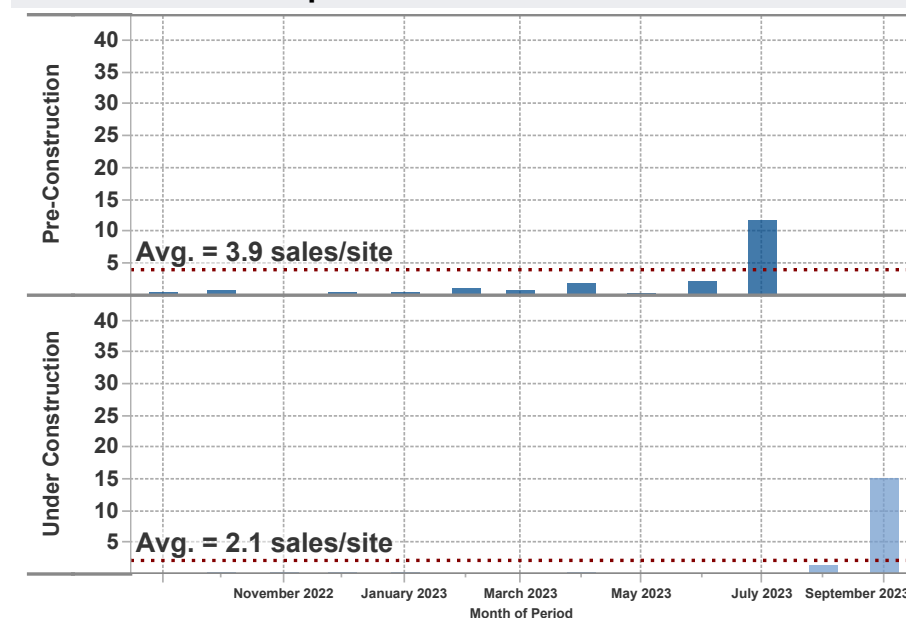
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	607	18	544	63
1 Bedroom + Den	329	27	288	41
2 Bedroom	500	44	431	69
2 Bedroom + Den	131	0	121	10
3 Bedroom & Up	181	2	144	37
Penthouse	4	0	3	1
Other	42	0	36	6

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,310	437	720	\$579,990	\$999,900
\$1,229	515	737	\$626,990	\$950,990
\$1,278	536	990	\$672,990	\$1,499,900
\$1,181	906	1,145	\$1,173,000	\$1,489,900
\$1,210	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)

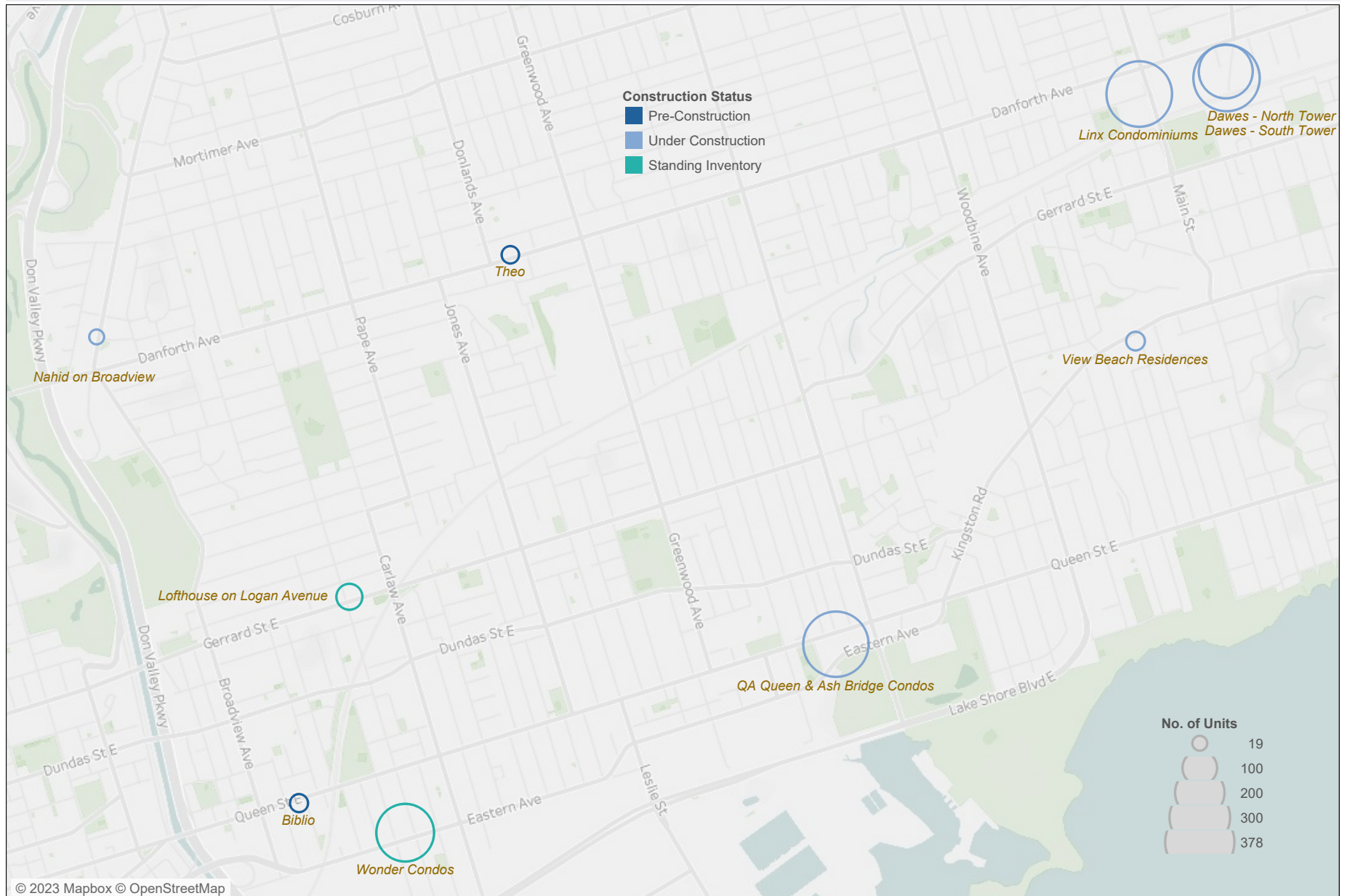


Post Launch Absorption: Toronto East



Toronto East Submarket Report - September 2023

Current Active Projects



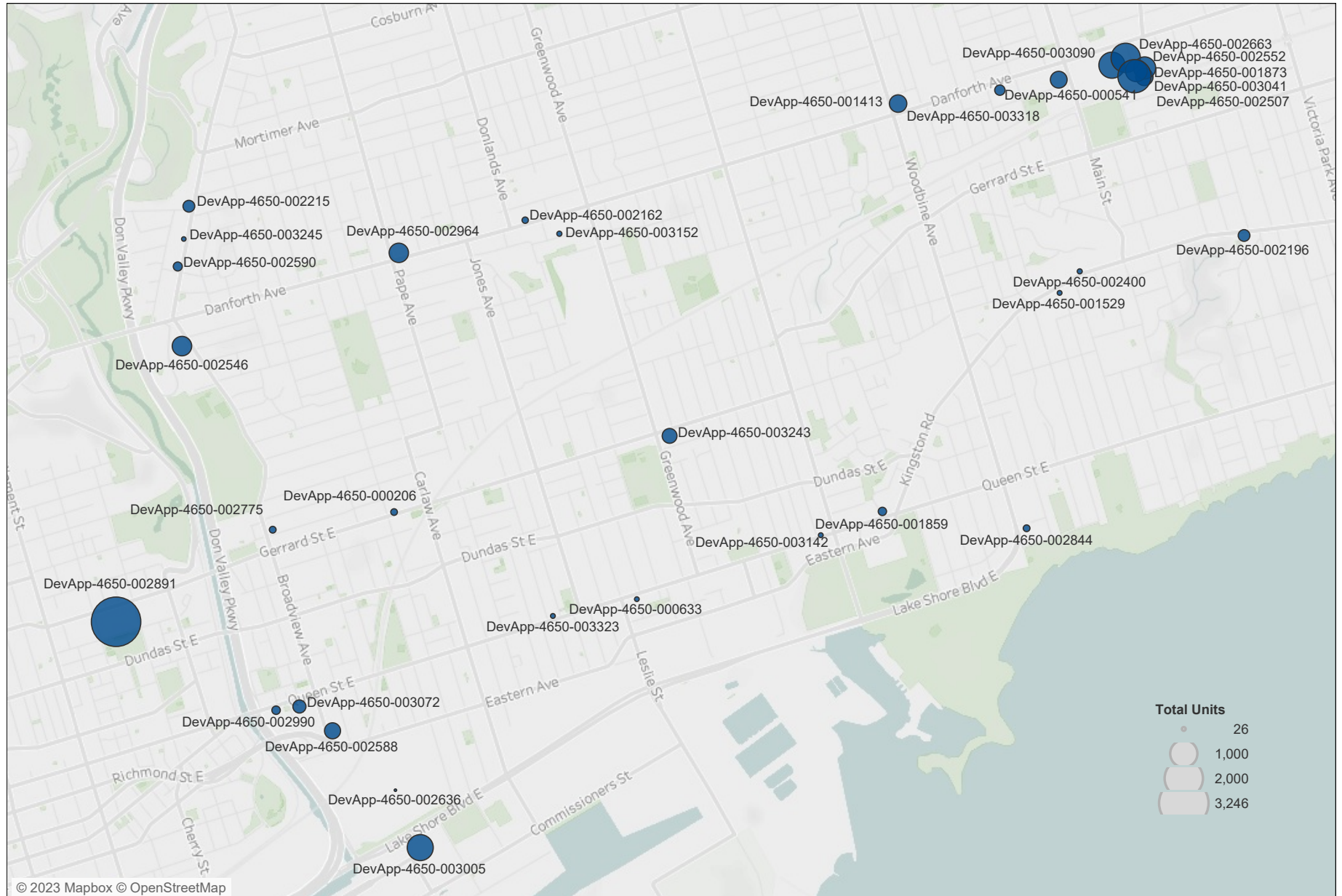
Toronto East Submarket Report - September 2023

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	75	108	125	250	\$1,243	\$1,216
Dawes - South Tower - Marlin Spring	Apartment	February 2026	15	62	42	378	\$1,212	\$1,286
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	1	3	7	58	\$748	\$1,209
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 - September 2023

Current Development Applications



Toronto East Submarket Report - September 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 - September 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	 130	 17	 4,374	 645	 \$2,364	 993	 \$2,347,311	 16,534
Central Waterfront	 0	 6	 2,544	 484	 \$1,710	 1,130	 \$1,932,586	 17,168
Don Mills - York Mills	 5	 13	 3,531	 100	 \$1,141	 1,173	 \$1,338,302	 27,949
Downtown Core	 5	 8	 4,820	 518	 \$1,872	 760	 \$1,421,931	 31,614
Downtown East	 14	 21	 6,232	 1,757	 \$1,495	 668	 \$998,899	 25,506
Downtown West	 130	 24	 7,798	 832	 \$1,776	 1,019	 \$1,809,473	 17,279
Etobicoke Waterfront	 1	 1	 546	 19	 \$1,647	 811	 \$1,335,505	 8,698
Highway7 - Yonge	 0	 4	 899	 34	 \$1,117	 1,140	 \$1,273,121	 26,252
Mississauga City Centre	 0	 9	 3,961	 934	 \$1,244	 578	 \$718,713	 25,804
North Toronto	 1	 18	 3,519	 368	 \$1,565	 930	 \$1,455,739	 305
North Yonge Corridor	 14	 8	 2,650	 590	 \$1,563	 672	 \$1,049,549	 32,858
North York East	 0	 1	 497	 0	 .	 .	 .	 143,616
North York West	 38	 10	 1,093	 484	 \$1,385	 854	 \$1,183,788	 24,358
Not Applicable	 809	 198	 31,367	 8,474	 \$1,167	 757	 \$883,833	 14,963
Scarborough City Centre								 13,202
Sheppard Corridor	 36	 11	 2,361	 244	 \$1,404	 836	 \$1,174,095	 30,647
Thornhill	 0	 2	 411	 28	 \$1,367	 1,690	 \$2,310,536	 5,717
Toronto East	 91	 10	 1,584	 227	 \$1,256	 730	 \$916,542	
Toronto West	 15	 22	 3,819	 378	 \$1,386	 879	 \$1,218,272	
Yonge - St. Clair	 1	 7	 875	 246	 \$1,917	 951	 \$1,823,364	



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