

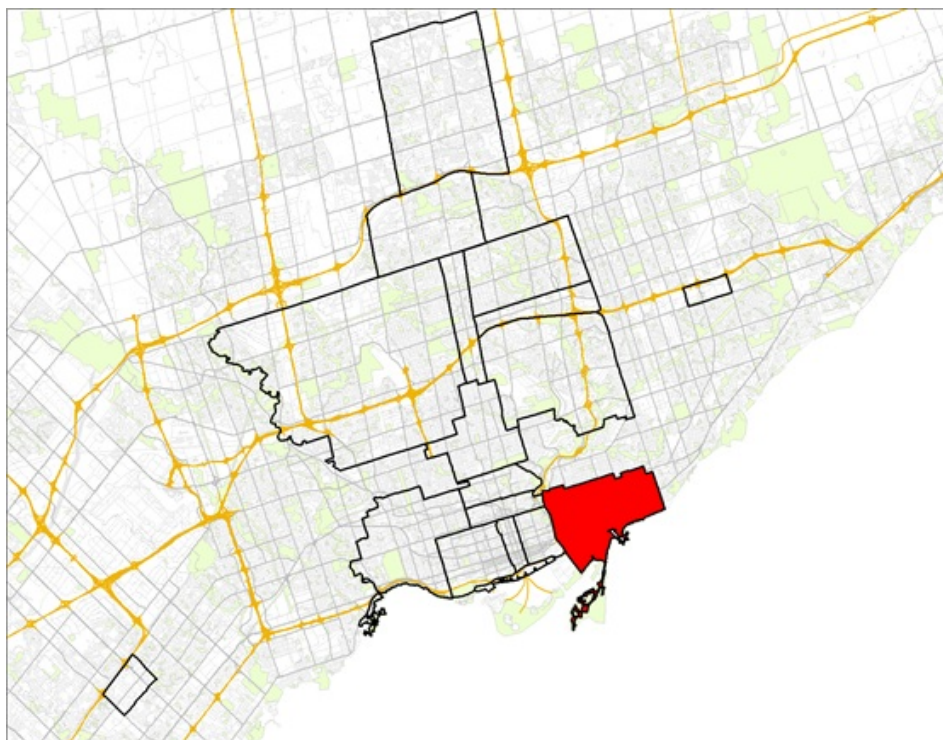


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of October 2023



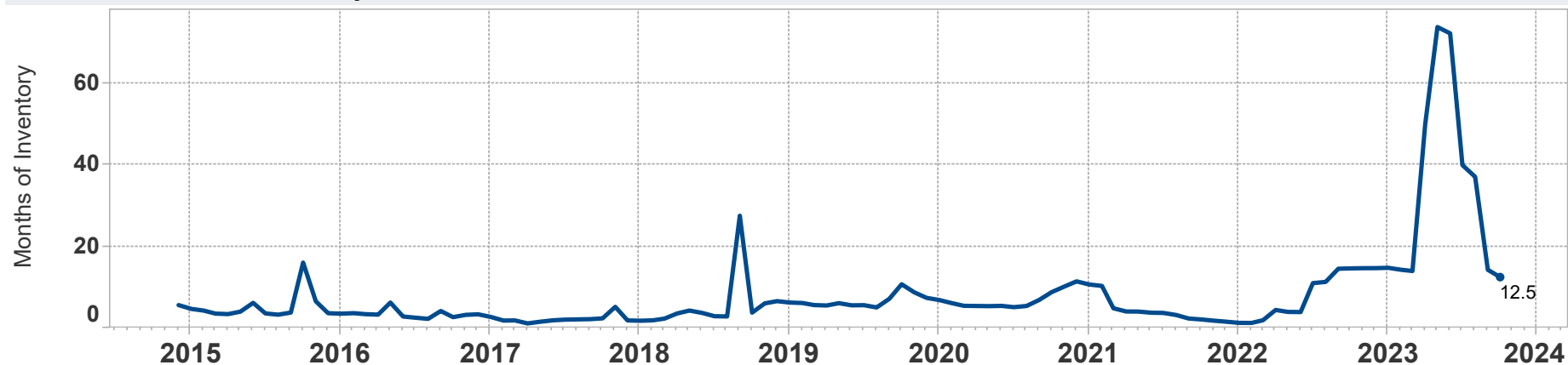
Toronto East Submarket Report - October 2023



Toronto East		GTA
Distinct count of Site Name	9	395
No. of Units	1,525	99,939
Total Sales	1,315	82,009
Act Inv	210	17,930
Avg. wt. \$/sf	\$1,249	\$1,406
Avg. Project \$/SF	\$1,242	\$1,292
Avg. SF	722	771
Avg. \$	\$901,652	\$1,084,633
Current Month Sales (incl. active & sold out)	17	1,304

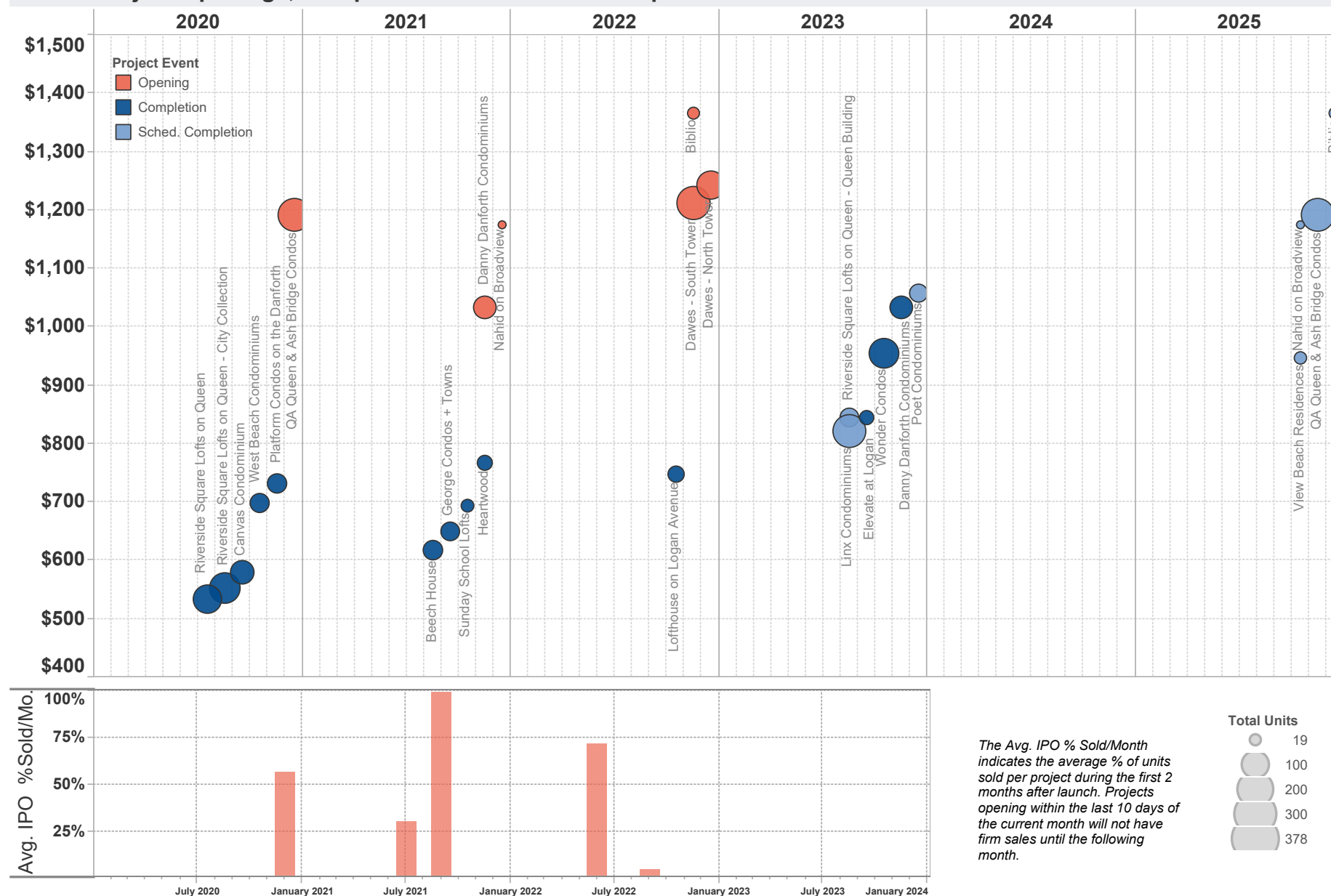
Development Applications		
Toronto East		City of Toronto
Count of Address	33	798
Total Units	13,225	464,779
Min. Density	1.0	0.0
Max. Density	20.4	61.7
Avg. Density	5.4	8.1

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



Toronto East Submarket Report - October 2023

Recent Project Openings, Completions & Scheduled Completions



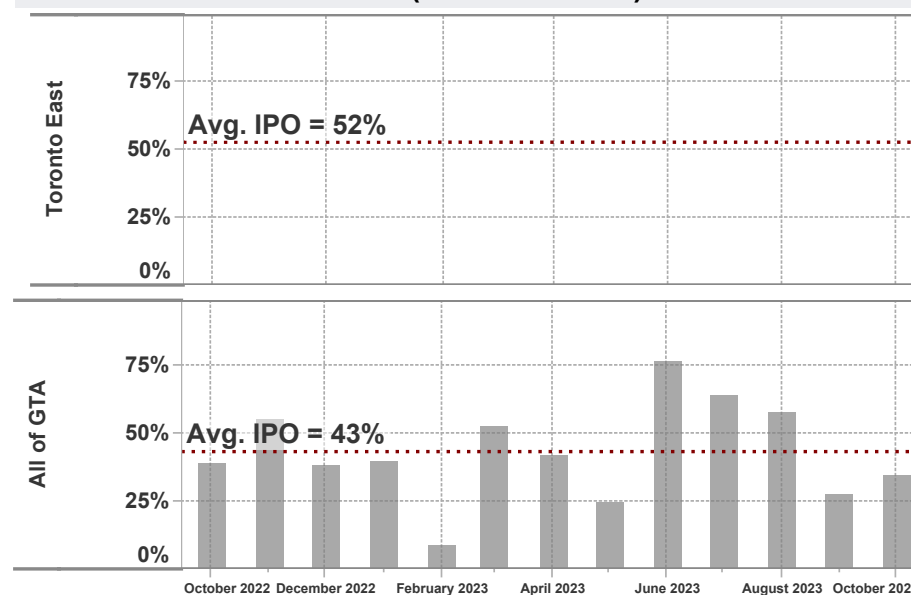
Toronto East Submarket Report - October 2023

Project Data by Unit Type

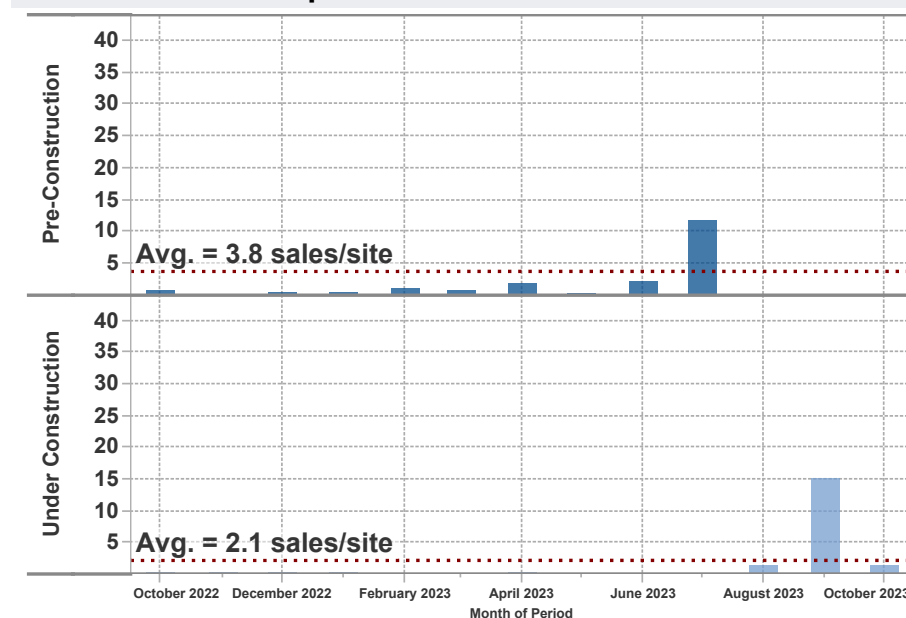
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	568	0	506	62
1 Bedroom + Den	249	1	209	40
2 Bedroom	437	6	379	58
2 Bedroom + Den	91	0	82	9
3 Bedroom & Up	150	1	115	35
Penthouse	4	0	3	1
Other	9	0	4	5

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,309	437	720	\$579,990	\$999,900
\$1,230	515	737	\$626,990	\$950,990
\$1,267	536	990	\$672,990	\$1,499,900
\$1,162	1,034	1,145	\$1,173,000	\$1,489,900
\$1,190	1,003	1,509	\$1,195,990	\$2,399,900
\$1,932	2,588	2,588	\$5,000,000	\$5,000,000
\$1,148	1,148	1,908	\$1,499,900	\$2,182,000

IPO Launch Performance (first 2 months)

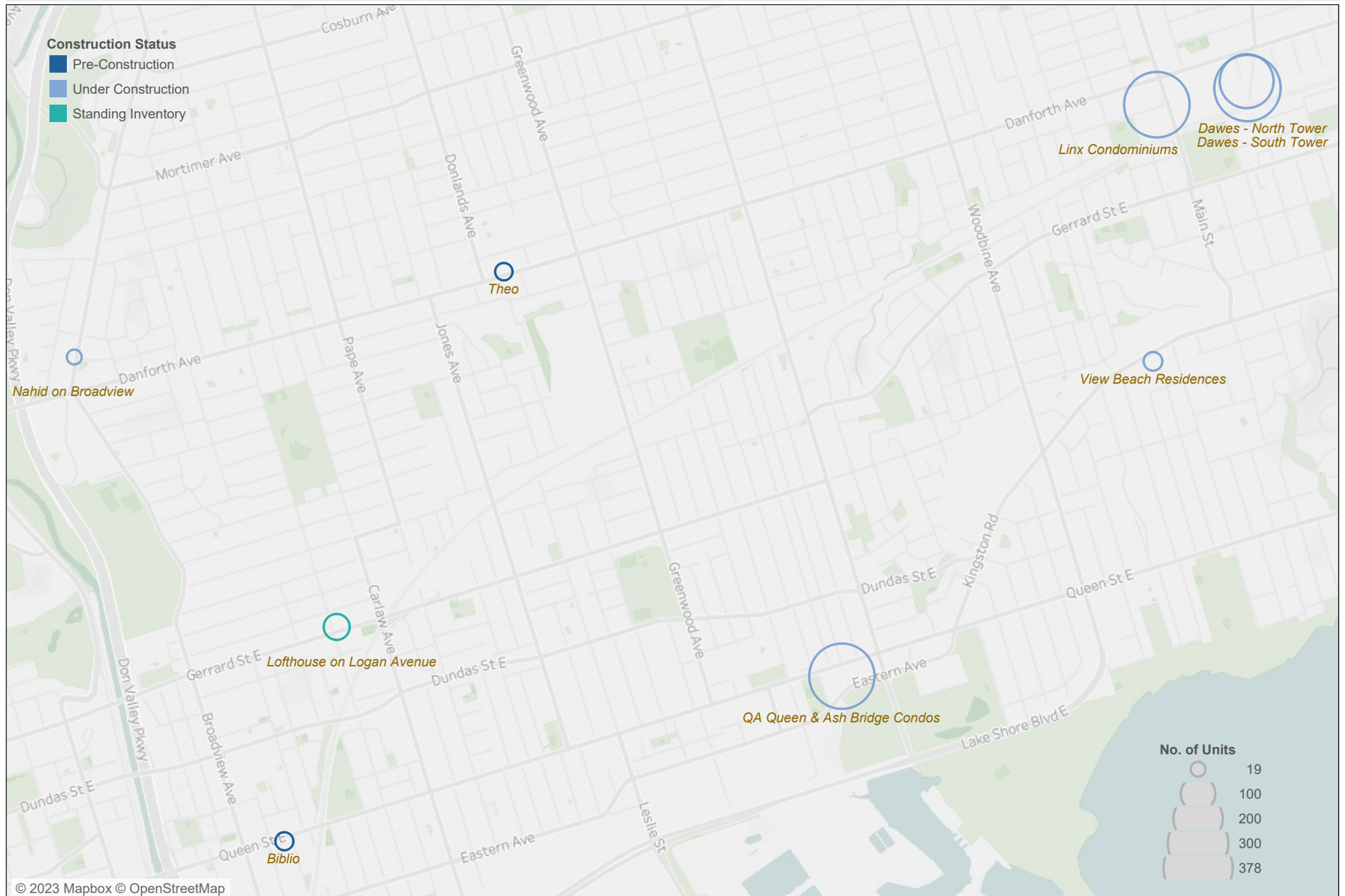


Post Launch Absorption: Toronto East



Toronto East Submarket Report - October 2023

Current Active Projects



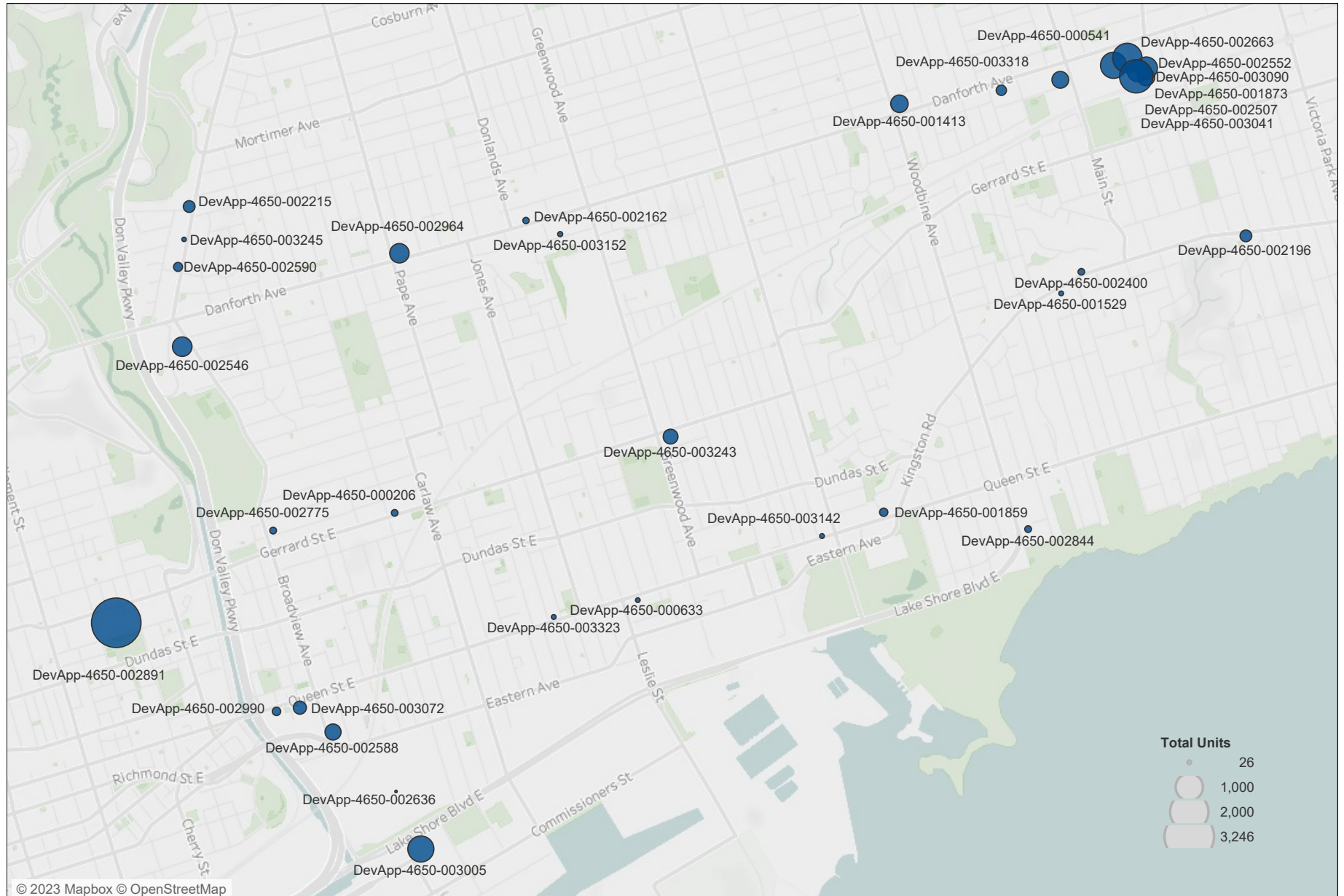
Toronto East Submarket Report - October 2023

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 - BAZ Group of Companies	Apartment	February 2026	1	109	124	250	\$1,243	\$1,216
Dawes - South Tower - BAZ Group of Companies	Apartment	February 2026	6	68	36	378	\$1,212	\$1,285
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	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	1	1	14	367	\$1,192	\$1,512
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

Toronto East Submarket Report - October 2023

Current Development Applications



Toronto East Submarket Report - October 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	2.8	182
DevApp-4650-002400	558-560 Kingston Road	2.9	57
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 - October 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	● 36	● 17	● 4,396	● 623	● \$2,398	● 1,040	● \$2,494,961	● 17,259
Central Waterfront	● 0	● 7	● 2,544	● 1,330	● \$1,702	● 772	● \$1,313,568	● 17,168
Don Mills - York Mills	● 5	● 13	● 3,222	● 280	● \$1,174	● 855	● \$1,003,447	● 27,949
Downtown Core	● 33	● 7	● 4,164	● 480	● \$1,876	● 771	● \$1,446,416	● 30,787
Downtown East	● 108	● 21	● 6,352	● 1,637	● \$1,496	● 681	● \$1,018,238	● 25,508
Downtown West	● 99	● 26	● 7,932	● 963	● \$1,662	● 945	● \$1,571,343	● 17,335
Etobicoke Waterfront	● 1	● 1	● 547	● 18	● \$1,644	● 828	● \$1,361,206	● 3,135
Highway7 - Yonge	● 0	● 4	● 899	● 34	● \$1,112	● 1,145	● \$1,272,782	● 26,249
Mississauga City Centre	● 220	● 9	● 4,181	● 714	● \$1,242	● 608	● \$754,753	● 26,772
North Toronto	● 2	● 18	● 3,521	● 366	● \$1,565	● 933	● \$1,459,080	● 305
North Yonge Corridor	● 1	● 9	● 2,651	● 640	● \$1,557	● 674	● \$1,050,004	● 37,608
North York East								● 142,877
North York West	● 9	● 10	● 1,102	● 462	● \$1,386	● 857	● \$1,188,302	● 26,693
Not Applicable	● 757	● 200	● 31,817	● 8,342	● \$1,176	● 765	● \$899,729	● 14,960
Scarborough City Centre								● 13,225
Sheppard Corridor	● 9	● 12	● 2,415	● 456	● \$1,287	● 728	● \$936,687	● 31,232
Thornhill	● 0	● 2	● 411	● 28	● \$1,367	● 1,690	● \$2,310,536	● 5,717
Toronto East	● 17	● 9	● 1,315	● 210	● \$1,249	● 722	● \$901,652	
Toronto West	● 7	● 22	● 3,673	● 513	● \$1,257	● 899	● \$1,130,130	
Yonge - St. Clair	● 0	● 8	● 867	● 834	● \$1,759	● 589	● \$1,035,600	



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