

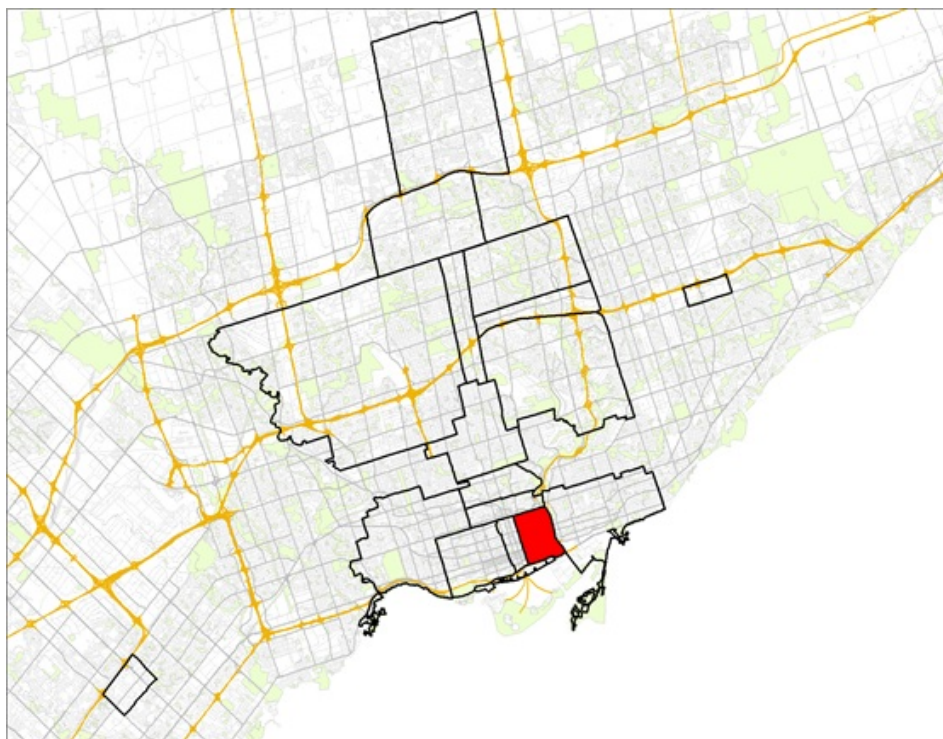


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of November 2023



Downtown East Submarket Report - November 2023



Downtown East		GTA
Distinct count of Site Name	21	396
No. of Units	7,990	100,264
Total Sales	6,385	82,981
Act Inv	1,605	17,283
Avg. wt. \$/sf	\$1,498	\$1,404
Avg. Project \$/SF	\$1,429	\$1,296
Avg. SF	684	785
Avg. \$	\$1,024,665	\$1,102,213
Current Month Sales (incl. active & sold out)	33	1,310

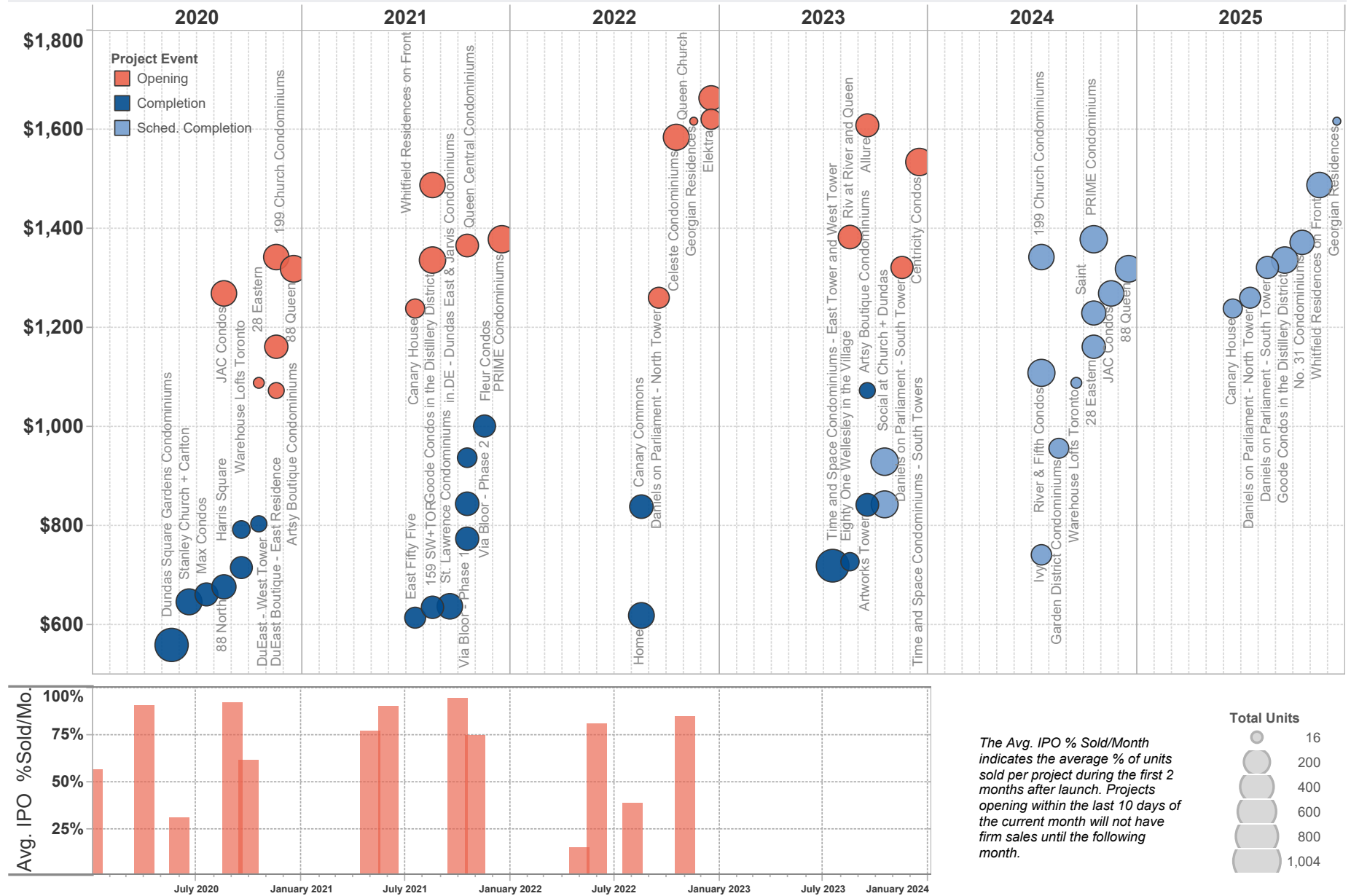
Development Applications		
Downtown East		City of Toronto
Count of Address	54	806
Total Units	25,732	466,957
Min. Density	0.9	0.0
Max. Density	48.9	61.7
Avg. Density	12.9	8.0

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



Downtown East Submarket Report - November 2023

Recent Project Openings, Completions & Scheduled Completions



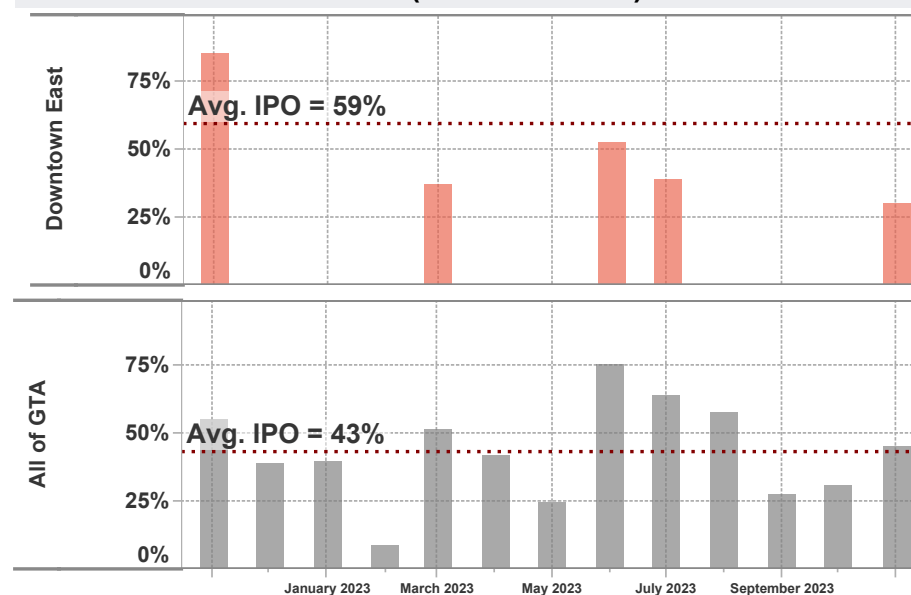
Downtown East Submarket Report - November 2023

Project Data by Unit Type

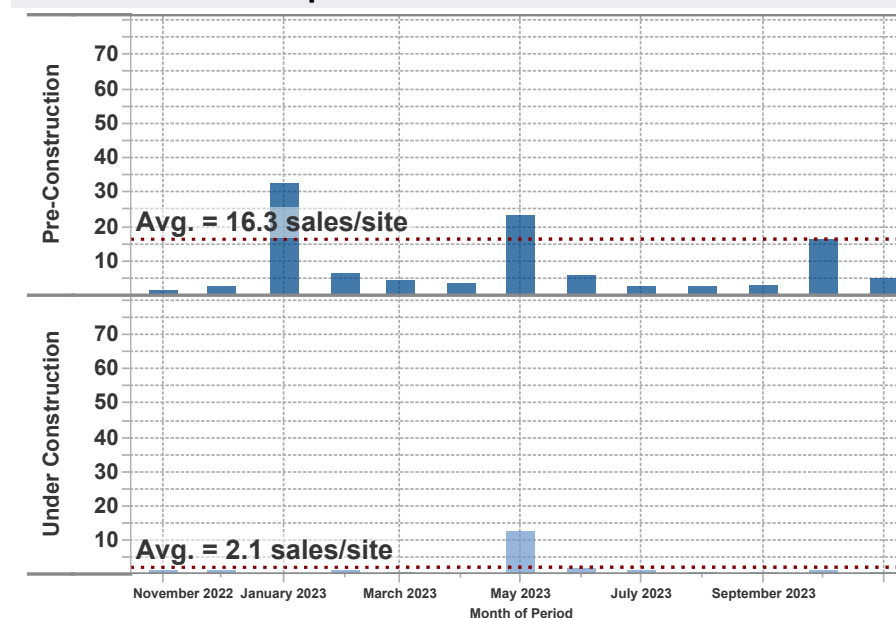
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	710	3	605	105
1 Bedroom	2,037	21	1,796	241
1 Bedroom + Den	1,650	2	1,412	238
2 Bedroom	2,401	7	1,734	667
2 Bedroom + Den	334	0	279	55
3 Bedroom & Up	802	0	521	281
Penthouse	8	0	4	4
Other	23	0	15	8

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,670	328	483	\$479,990	\$775,000
\$1,519	413	602	\$649,990	\$943,990
\$1,597	486	686	\$749,990	\$1,119,000
\$1,503	609	1,674	\$779,990	\$1,969,900
\$1,440	720	1,149	\$881,990	\$1,458,900
\$1,429	804	1,312	\$917,900	\$1,648,900
\$1,727	1,120	1,424	\$1,960,990	\$2,309,000
\$1,179	1,290	1,640	\$1,449,990	\$1,991,900

IPO Launch Performance (first 2 months)

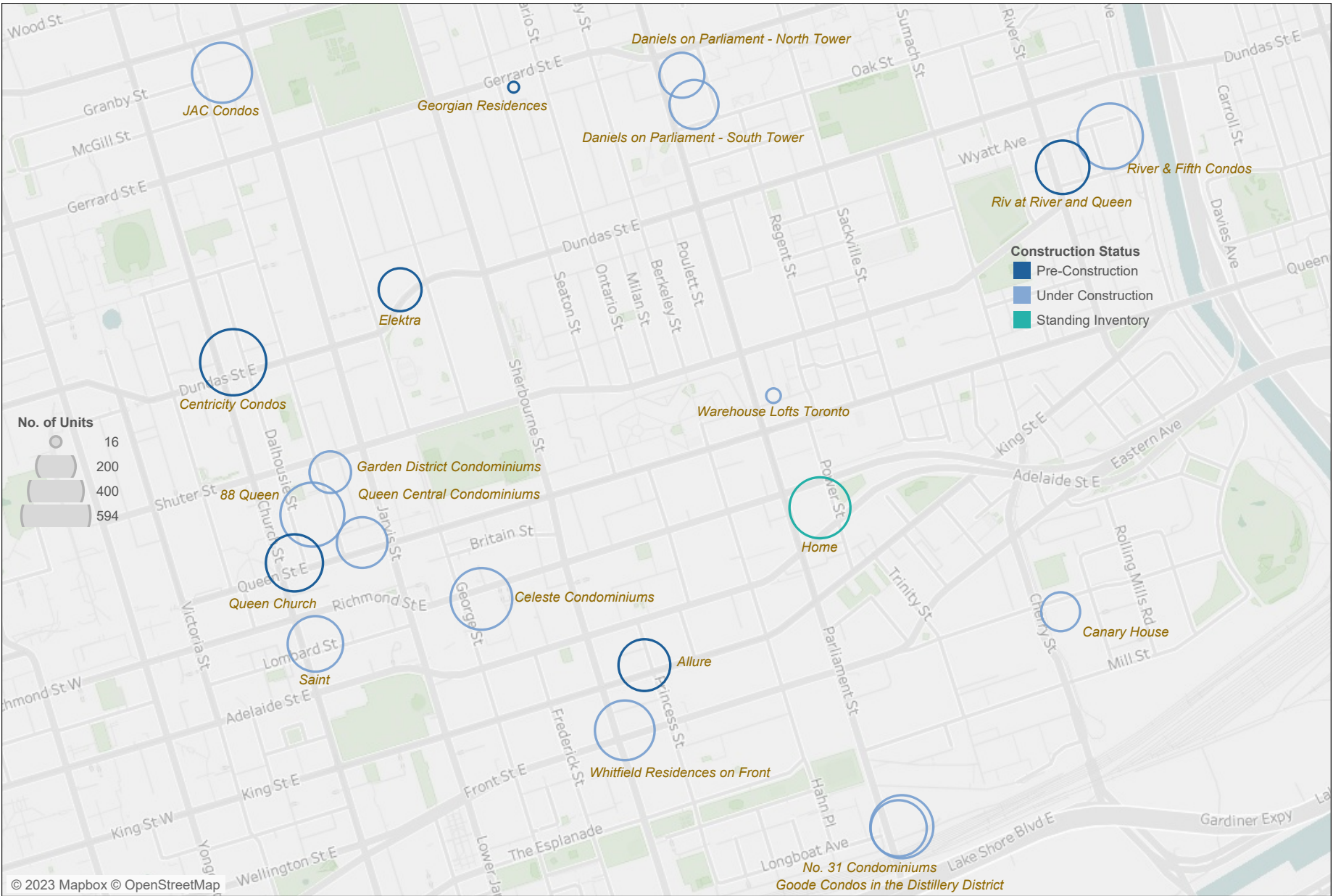


Post Launch Absorption: Downtown East



Downtown East Submarket Report - November 2023

Current Active Projects



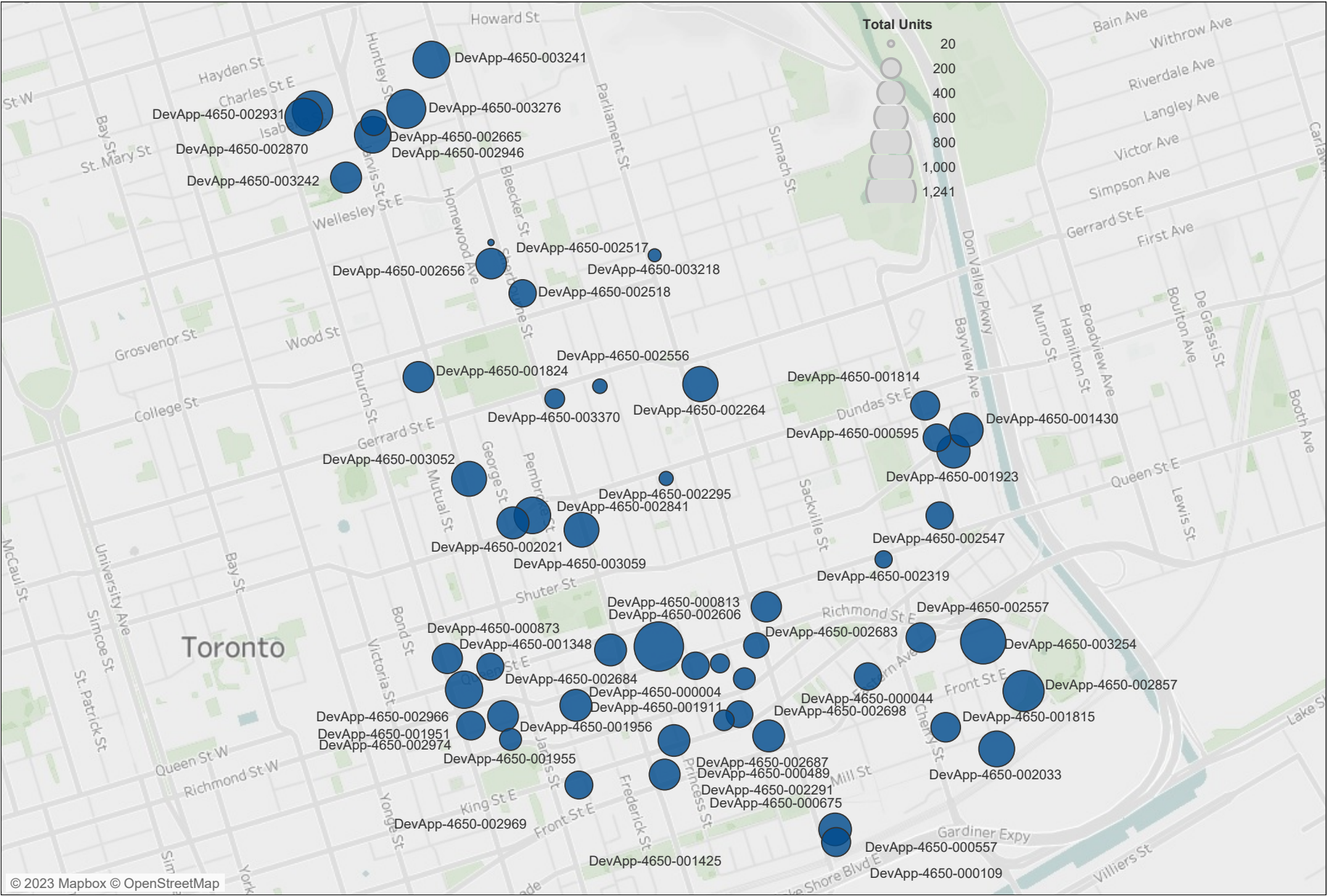
Downtown East Submarket Report - November 2023

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..
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	0	0	0	556	\$1,319	\$1,601
Allure - Emblem Developments	Apartment	September 2027	2	147	217	364	\$1,609	\$1,658
Canary House - Kilmer Group and DREAM	Apartment	January 2025	1	2	24	206	\$1,239	\$1,460
Celeste Condominiums - Diamond Corp and Alterra	Apartment	January 2027	1	32	54	516	\$1,585	\$1,587
Centricity Condos - Graywood Developments	Apartment	September 2027	2	236	358	594	\$1,535	\$1,519
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	September 2025	0	11	26	275	\$1,261	\$1,256
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	October 2025	2	181	145	326	\$1,322	\$1,306
Elektra - Menkes and Core Development Group	Apartment	January 2027	0	8	101	250	\$1,621	\$1,624
Garden District Condominiums - Sher Corporation and Hyde ..	Apartment	January 2024	0	0	19	235	\$957	\$1,321
Georgian Residences - Stafford Homes	Apartment	December 2025	0	0	0	16	\$1,617	\$1,763
Goode Condos in the Distillery District - Graywood Developm..	Apartment	May 2025	0	4	14	540	\$1,337	\$1,320
Home - Great Gulf and Hullmark Developments Limited	Apartment	January 2022	0	13	5	504	\$619	\$1,047
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July 2024	0	0	19	489	\$1,270	\$1,174
No. 31 Condominiums - Lanterra Developments	Apartment	April 2025	0	7	75	428	\$1,373	\$1,588
Queen Central Condominiums - Parallax Development Corpo..	Apartment	February 2026	0	0	0	349	\$1,366	\$1,284
Queen Church - Tridel and Bazis International Inc.	Apartment	June 2027	2	106	172	443	\$1,664	\$1,653
Riv at River and Queen - Broccolini	Apartment	November 2027	23	116	272	388	\$1,383	\$1,376
River & Fifth Condos - Broccolini	Apartment	March 2024	0	0	14	580	\$1,109	\$1,441
Saint - Minto Developments	Apartment	June 2024	0	0	11	418	\$1,230	\$1,309
Warehouse Lofts Toronto - Sher Corporation and Downing St..	Apartment	November 2024	0	0	3	29	\$1,089	\$1,237
Whitfield Residences on Front - Menkes and Core Developm..	Apartment	March 2025	0	0	76	484	\$1,488	\$1,495

Downtown East Submarket Report - November 2023

Current Development Applications



Downtown East Submarket Report - November 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000004	245 Queen Street East	3.0	1,241
DevApp-4650-000044	18 - 32 Eastern Avenue, 2 Sackville Street	3.0	379
DevApp-4650-000109	31 Parliament Street	2.0	428
DevApp-4650-000489	284 King Street East	15.9	216
DevApp-4650-000557	33 - 37 Parliament Street	2.0	540
DevApp-4650-000595	83 River Street	2.5	388
DevApp-4650-000675	250 Front Street East	9.1	516
DevApp-4650-000813	161 Parliament Street	3.0	467
DevApp-4650-000873	139 Church Street	3.0	464
DevApp-4650-001348	90 Queen Street East	4.0	369
DevApp-4650-001425	33 Sherbourne Street	15.8	484
DevApp-4650-001430	5 Defries Street	8.2	580
DevApp-4650-001814	111 River Street	19.4	430
DevApp-4650-001815	409 Front Street East	4.2	443
DevApp-4650-001824	308 Jarvis Street	10.1	489
DevApp-4650-001911	75 Ontario Street	20.9	380
DevApp-4650-001923	77 River Street	8.6	558
DevApp-4650-001951	89 Church Street	4.0	418
DevApp-4650-001955	110 Adelaide Street East	16.1	243
DevApp-4650-001956	231 Richmond Street East	10.5	516
DevApp-4650-002021	218 Dundas Street East	13.0	522
DevApp-4650-002033	125R Mill Street	11.2	653
DevApp-4650-002264	365 Parliament Street	5.8	631
DevApp-4650-002291	236 King Street East	17.4	509
DevApp-4650-002295	401 Dundas Street East	5.3	101
DevApp-4650-002319	471 Queen Street East	11.6	151
DevApp-4650-002517	422 Sherbourne Street	0.9	20
DevApp-4650-002518	383 Sherbourne Street	13.6	378
DevApp-4650-002547	28 River Street	3.0	380
DevApp-4650-002556	227 Gerrard Street East	1.5	107
DevApp-4650-002557	1 Sumach Street	10.4	443
DevApp-4650-002606	102 Berkeley Street	11.7	182
DevApp-4650-002656	410 Sherbourne Street	13.5	473
DevApp-4650-002665	10 Huntley Street	19.2	335
DevApp-4650-002683	130 Parliament Street	25.5	327
DevApp-4650-002684	225 Queen Street East	20.3	516
DevApp-4650-002687	296 King Street East	17.1	364
DevApp-4650-002698	550 Adelaide Street East	9.7	240
DevApp-4650-002841	239 Dundas Street East	40.0	678
DevApp-4650-002857	495 Front Street East	8.5	859
DevApp-4650-002870	88 Isabella Street	21.2	720
DevApp-4650-002931	90 Isabella Street	23.2	831
DevApp-4650-002946	561 Jarvis Street	23.1	680
DevApp-4650-002966	119 Church Street	27.5	708
DevApp-4650-002969	185 King Street East	18.5	394
DevApp-4650-002974	100 Lombard Street	19.2	480
DevApp-4650-003052	295 Jarvis Street	48.9	618
DevApp-4650-003059	214 Sherbourne Street	14.7	616
DevApp-4650-003218	505 Parliament Street	6.0	85
DevApp-4650-003241	576 Sherbourne Street	20.0	688
DevApp-4650-003242	2 Cawthra Square	17.6	488
DevApp-4650-003254	153 Eastern Avenue	8.0	1,038
DevApp-4650-003276	135 Isabella Street	22.0	770
DevApp-4650-003370	307 Sherbourne Street	6.4	198

Downtown East Submarket Report - November 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	5	17	4,392	601	\$2,404	1,042	\$2,505,147	16,205
Central Waterfront	364	7	2,908	966	\$1,704	864	\$1,471,594	17,168
Don Mills - York Mills	7	13	3,228	312	\$1,179	852	\$1,003,895	27,949
Downtown Core	5	7	4,169	475	\$1,877	773	\$1,451,417	30,040
Downtown East	33	21	6,385	1,605	\$1,498	684	\$1,024,665	25,732
Downtown West	116	26	8,024	871	\$1,690	977	\$1,651,666	17,335
Etobicoke Waterfront	0	1	547	18	\$1,644	828	\$1,361,206	3,135
Highway7 - Yonge	0	4	898	35	\$1,090	1,137	\$1,239,200	26,334
Mississauga City Centre	42	9	4,223	643	\$1,240	628	\$778,770	28,180
North Toronto	1	18	3,514	373	\$1,578	937	\$1,478,881	305
North Yonge Corridor	65	9	2,710	777	\$1,551	709	\$1,098,765	37,631
North York East								144,225
North York West	13	10	1,118	447	\$1,371	827	\$1,133,902	26,693
Not Applicable	357	200	31,882	8,204	\$1,173	770	\$902,770	15,600
Scarborough City Centre								13,225
Sheppard Corridor	104	13	2,518	561	\$1,361	766	\$1,043,205	31,263
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,937
Toronto East	1	9	1,316	209	\$1,249	720	\$898,838	
Toronto West	52	22	3,726	469	\$1,276	910	\$1,161,564	
Yonge - St. Clair	145	8	1,012	689	\$1,789	623	\$1,114,910	



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