

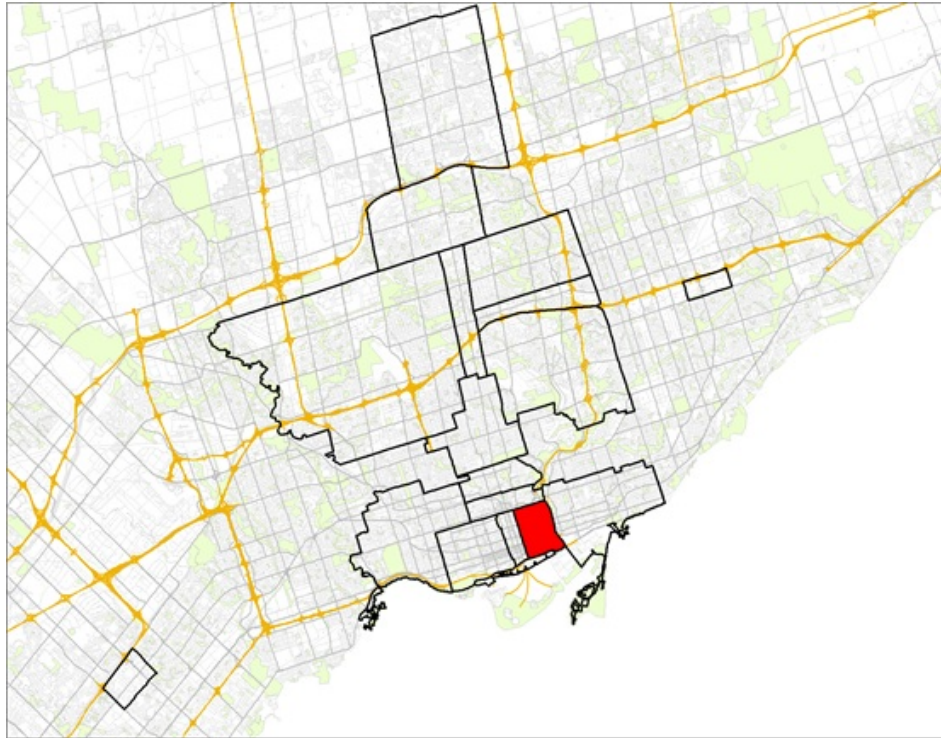


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of January 2024

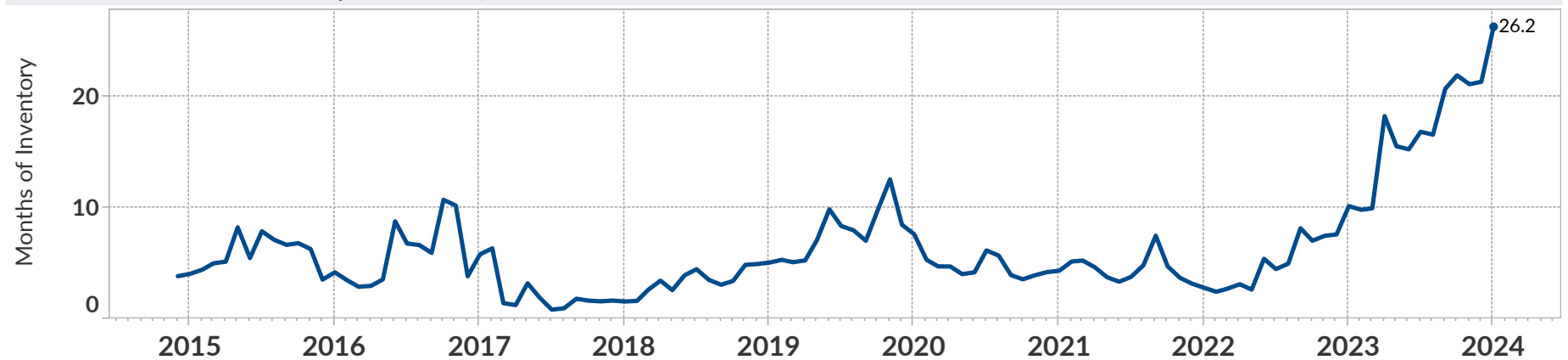


Downtown East Submarket Report - January 2024



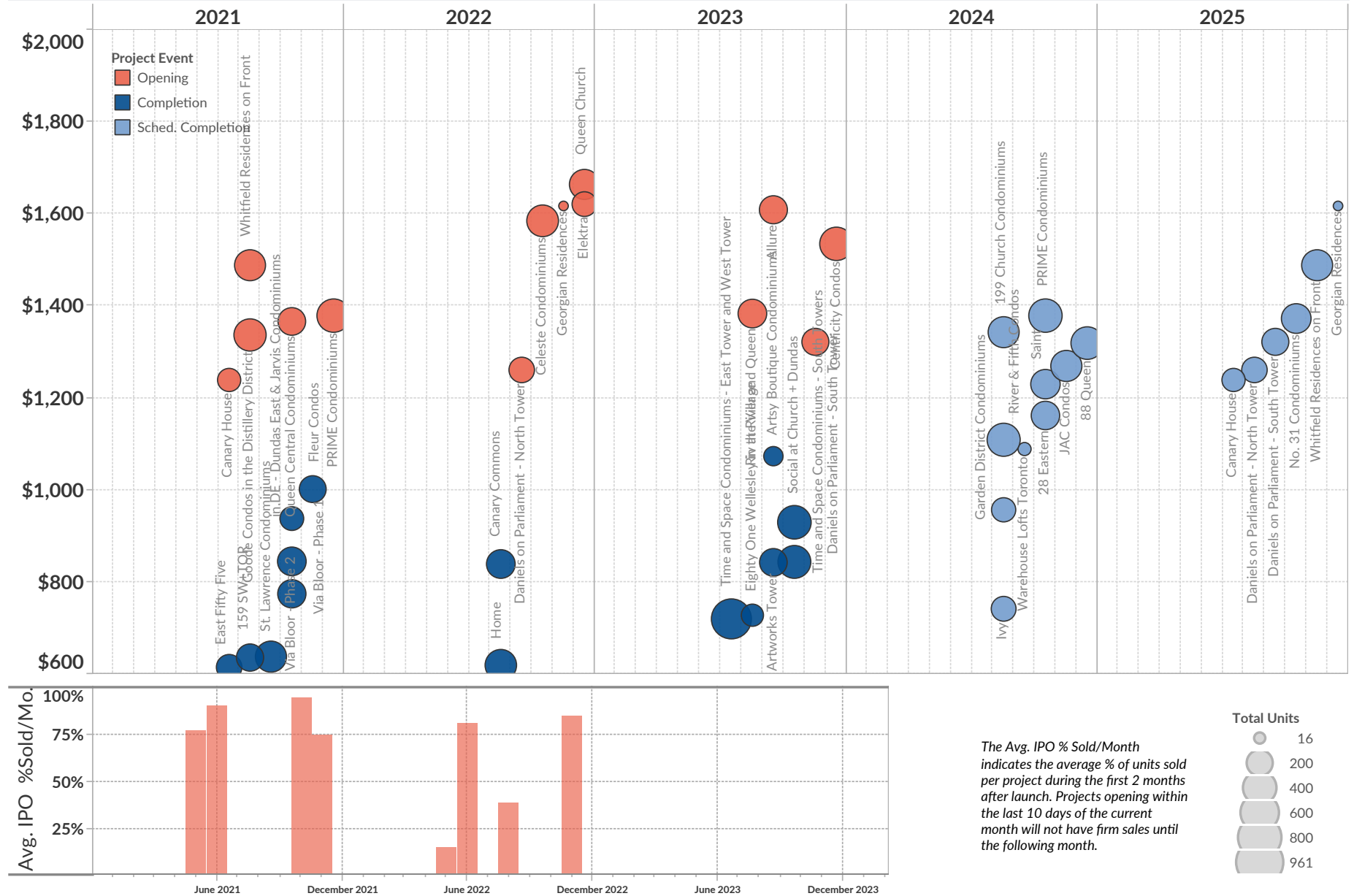
Downtown East		GTA
Distinct count of Site Name	20	387
No. of Units	7,486	97,879
Total Sales	5,920	81,202
Act Inv	1,566	16,677
Avg. wt. \$/sf	\$1,483	\$1,412
Avg. Project \$/SF	\$1,433	\$1,301
Avg. SF	696	790
Avg. \$	\$1,031,248	\$1,115,800
Current Month Sales (incl. active & sold out)	20	233

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



Downtown East Submarket Report - January 2024

Recent Project Openings, Completions & Scheduled Completions



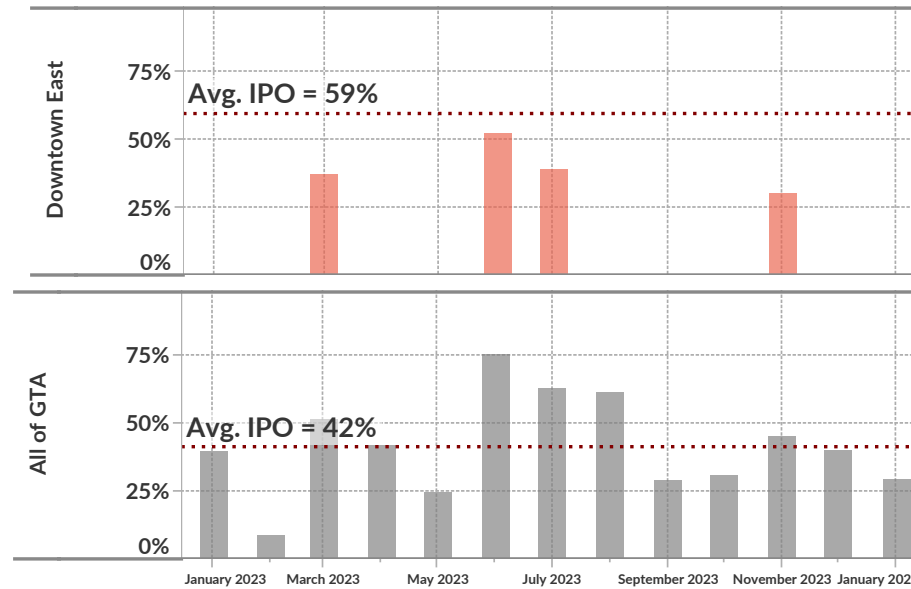
Downtown East Submarket Report - January 2024

Project Data by Unit Type

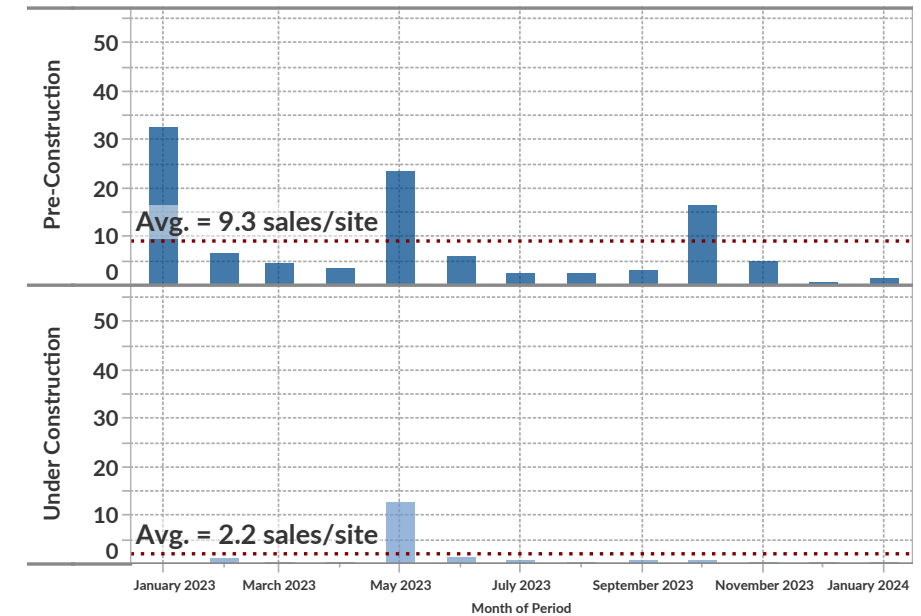
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	710	0	606	104
1 Bedroom	1,960	6	1,730	230
1 Bedroom + Den	1,546	0	1,316	230
2 Bedroom	2,199	6	1,542	657
2 Bedroom + Den	266	0	212	54
3 Bedroom & Up	749	2	476	273
Penthouse	8	0	4	4
Other	23	0	15	8

*				
Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,675	267	483	\$479,990	\$775,000
\$1,520	413	596	\$649,990	\$943,990
\$1,595	486	686	\$685,900	\$1,119,000
\$1,494	609	1,674	\$779,990	\$1,969,900
\$1,446	720	1,149	\$1,049,900	\$1,458,900
\$1,384	701	2,111	\$1,061,990	\$1,859,900
\$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)

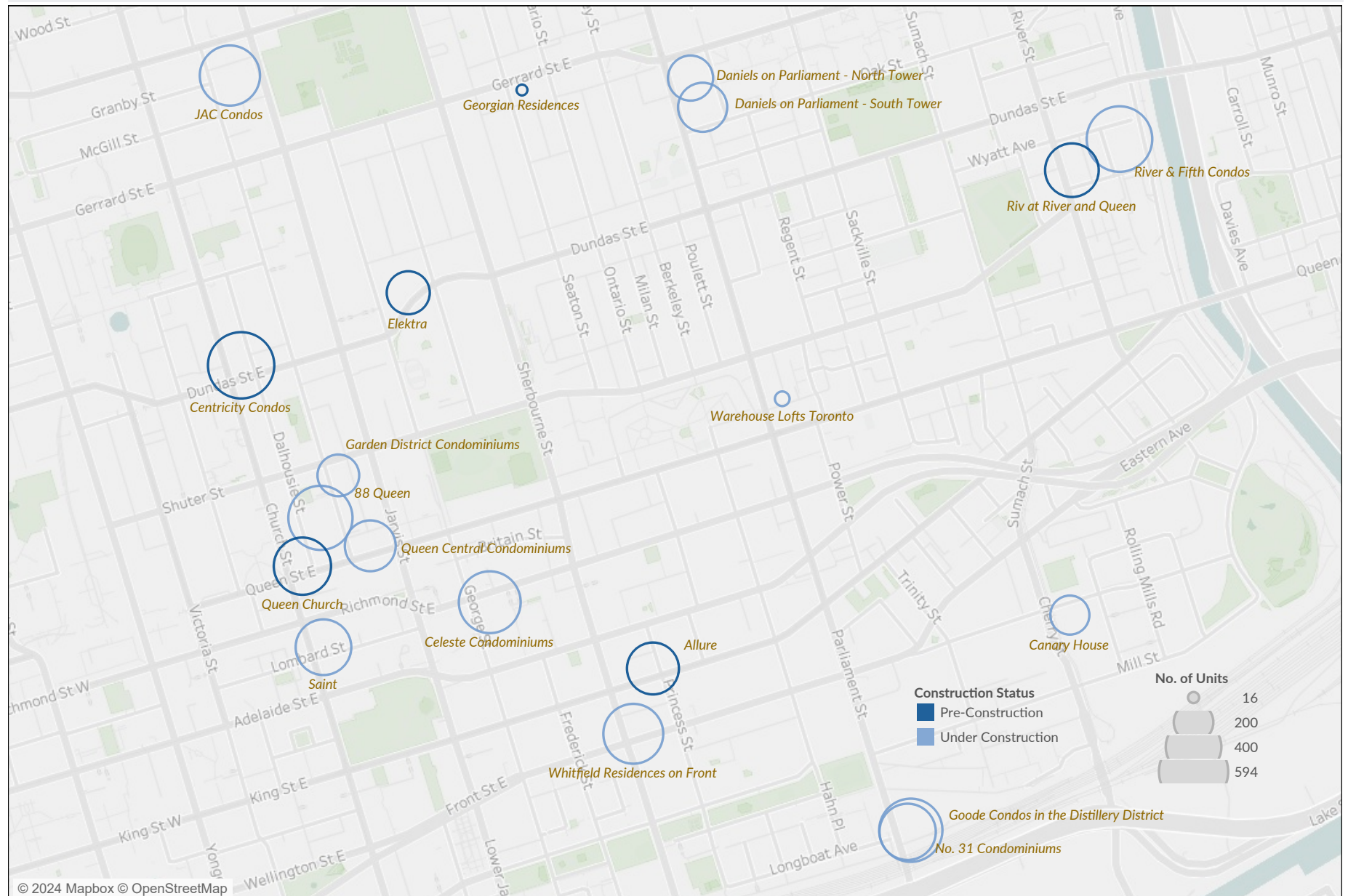


Post Launch Absorption: Downtown East



Downtown East Submarket Report - January 2024

Current Active Projects



Downtown East Submarket Report - January 2024

Current Active Project List

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 Foot
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	0	0	0	556	\$1,319	\$1,601
Allure - Emblem Developments	Apartment	April 2028	1	1	214	364	\$1,609	\$1,620
Canary House - Kilmer Group and DREAM	Apartment	January 2025	0	0	24	206	\$1,239	\$1,460
Celeste Condominiums - Diamond Corp and Alterra	Apartment	January 2027	4	4	50	516	\$1,585	\$1,224
Centricity Condos - Graywood Developments	Apartment	September 2027	2	2	355	594	\$1,535	\$1,518
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	September 2025	0	0	22	275	\$1,261	\$1,251
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	October 2025	2	2	142	326	\$1,322	\$1,306
Elektra - Menkes and Core Development Group	Apartment	January 2027	0	0	98	250	\$1,621	\$1,625
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	March 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 2026	0	0	14	540	\$1,337	\$1,421
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	0	75	428	\$1,373	\$1,588
Queen Central Condominiums - Parallax Development Corpor..	Apartment	February 2026	0	0	0	349	\$1,366	\$1,284
Queen Church - Tridel and Bazis International Inc.	Apartment	June 2027	2	2	169	443	\$1,664	\$1,654
Riv at River and Queen - Broccolini	Apartment	November 2027	3	3	267	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 Str..	Apartment	November 2024	0	0	3	29	\$1,089	\$1,237
Whitfield Residences on Front - Menkes and Core Developme..	Apartment	March 2025	0	0	70	484	\$1,488	\$1,490

Downtown East Submarket Report - January 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	17
Central Waterfront	6	7
Don Mills - York Mills	2	13
Downtown Core	2	6
Downtown East	20	20
Downtown West	12	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	7	9
North Toronto	11	18
North Yonge Corridor	12	9
North York East		
North York West	0	10
Not Applicable	119	196
Scarborough City Centre		
Sheppard Corridor	17	13
Thornhill	0	2
Toronto East	7	9
Toronto West	10	20
Yonge - St. Clair	5	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$
4,411	582	\$2,387	1,067	\$2,547,183
2,976	898	\$1,700	892	\$1,516,226
3,234	306	\$1,179	855	\$1,007,688
3,655	466	\$1,878	778	\$1,462,157
5,920	1,566	\$1,483	696	\$1,031,248
7,938	836	\$1,692	985	\$1,667,384
548	17	\$1,643	849	\$1,395,518
918	15	\$1,110	849	\$942,000
4,237	629	\$1,241	629	\$780,886
3,524	364	\$1,579	937	\$1,479,273
2,733	756	\$1,652	697	\$1,151,473
1,118	447	\$1,375	827	\$1,137,476
31,371	7,913	\$1,177	772	\$908,981
2,589	534	\$1,402	796	\$1,115,799
411	28	\$1,367	1,690	\$2,310,536
1,323	204	\$1,258	708	\$891,022
3,259	452	\$1,286	912	\$1,172,522
1,037	664	\$1,800	632	\$1,137,687



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