

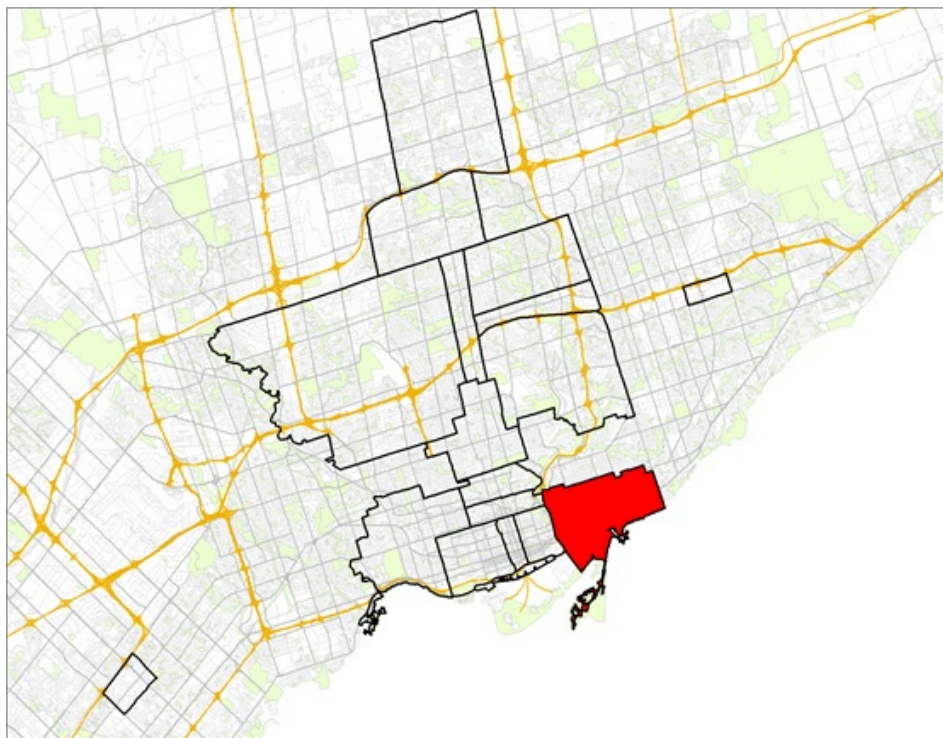


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of February 2024

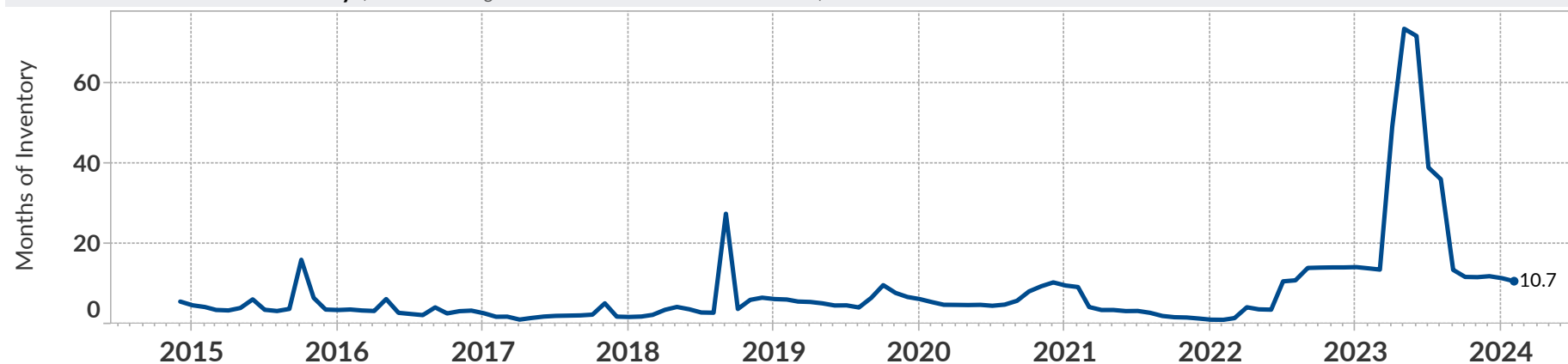


Toronto East Submarket Report - February 2024



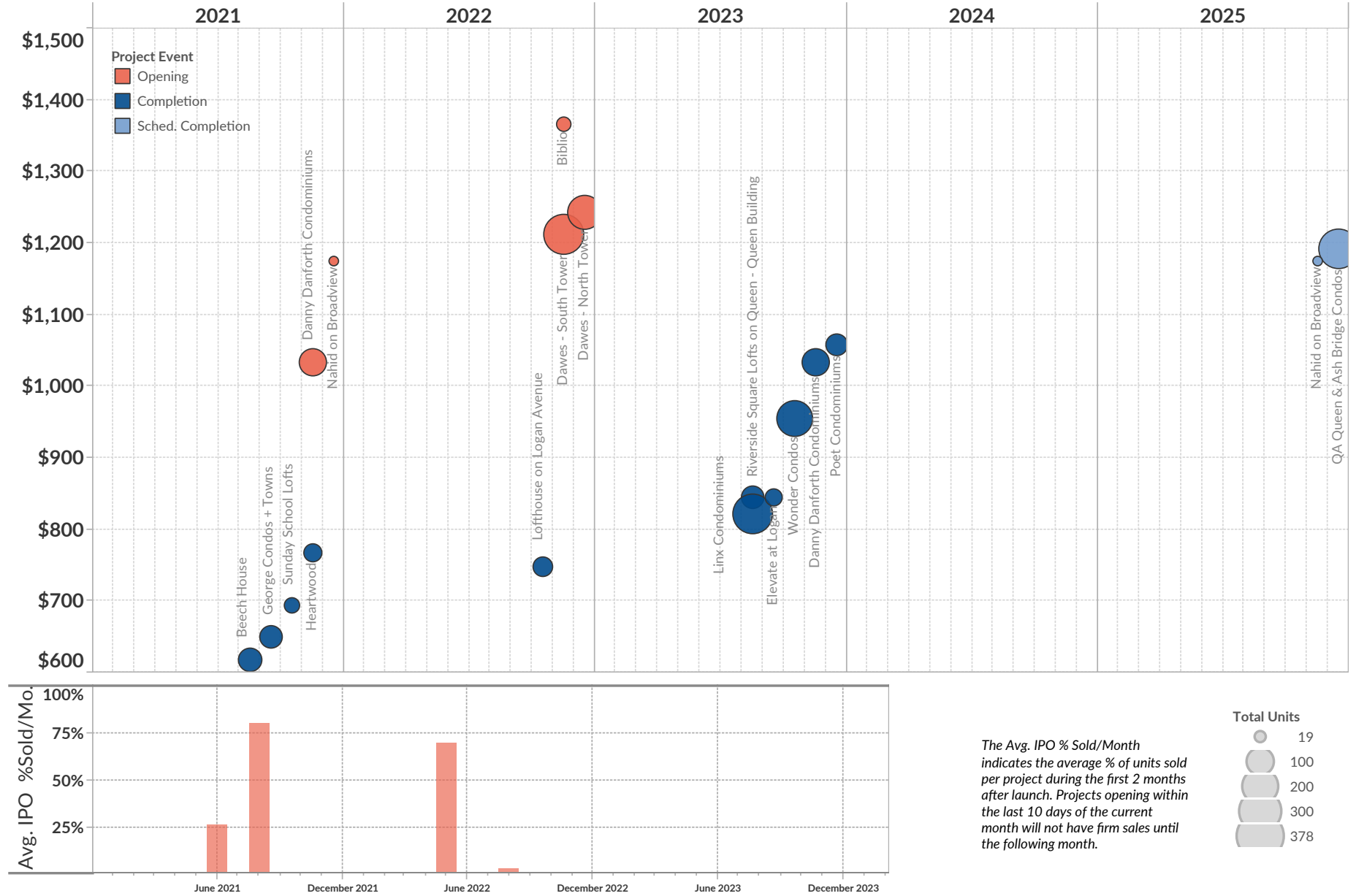
Toronto East		GTA
Distinct count of Site Name	6	380
No. of Units	1,068	97,390
Total Sales	887	80,643
Act Inv	181	16,747
Avg. \$/sf	\$1,263	\$1,402
Avg. Project \$/SF	\$1,269	\$1,303
Avg. SF	645	792
Avg. \$	\$814,792	\$1,110,173
No Measure Value	9	379

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



Toronto East Submarket Report - February 2024

Recent Project Openings, Completions & Scheduled Completions



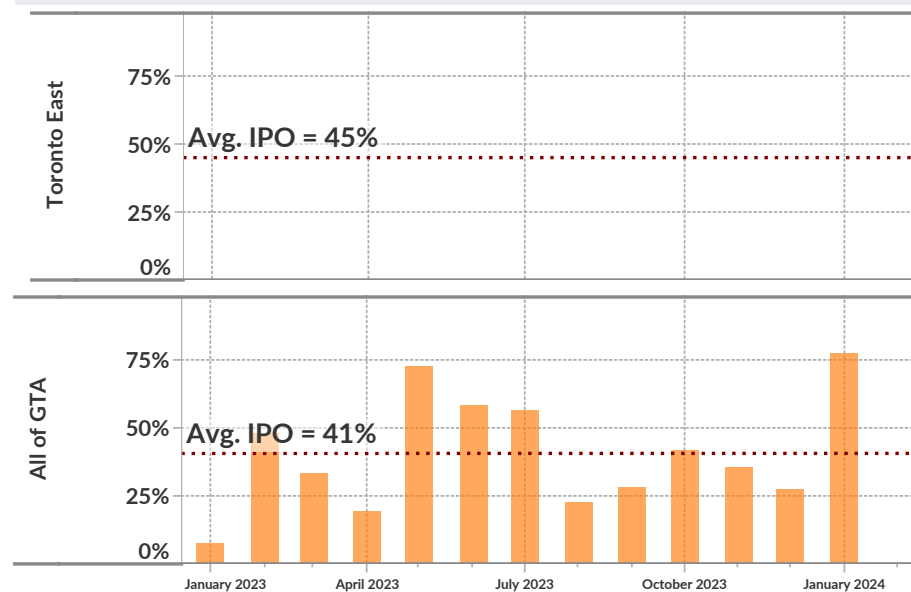
Toronto East Submarket Report - February 2024

Project Data by Unit Type

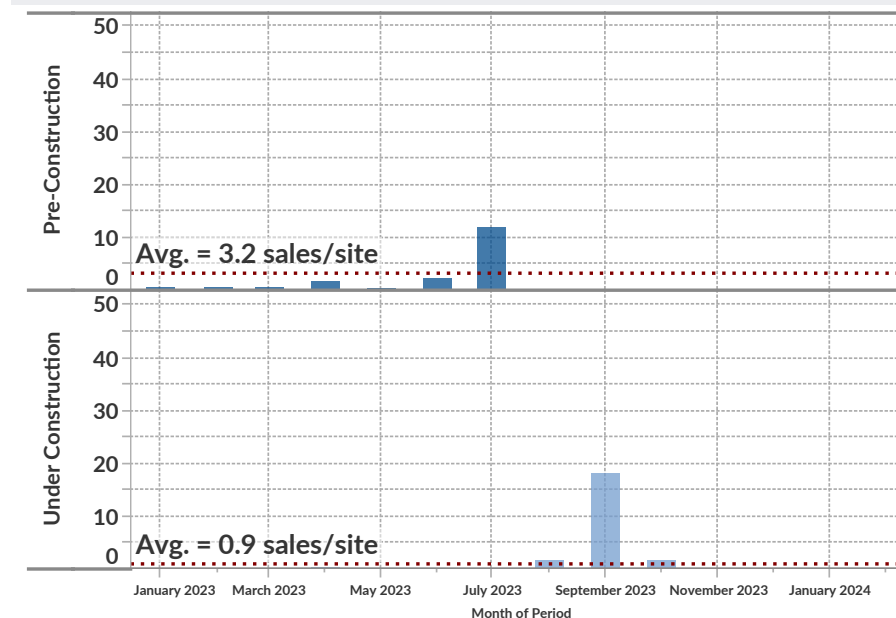
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	446	0	384	62
1 Bedroom + Den	137	0	98	39
2 Bedroom	299	0	246	53
2 Bedroom + Den	76	0	76	0
3 Bedroom & Up	90	0	64	26
Penthouse	2	0	2	0
Other	1	0	0	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,309	437	720	\$579,990	\$999,900
\$1,228	515	590	\$626,990	\$950,990
\$1,279	536	970	\$672,990	\$1,499,900
\$1,217	1,003	1,509	\$1,195,990	\$2,399,900
\$1,307	1,148	1,148	\$1,499,900	\$1,499,900

IPO Launch Performance (first 2 months)

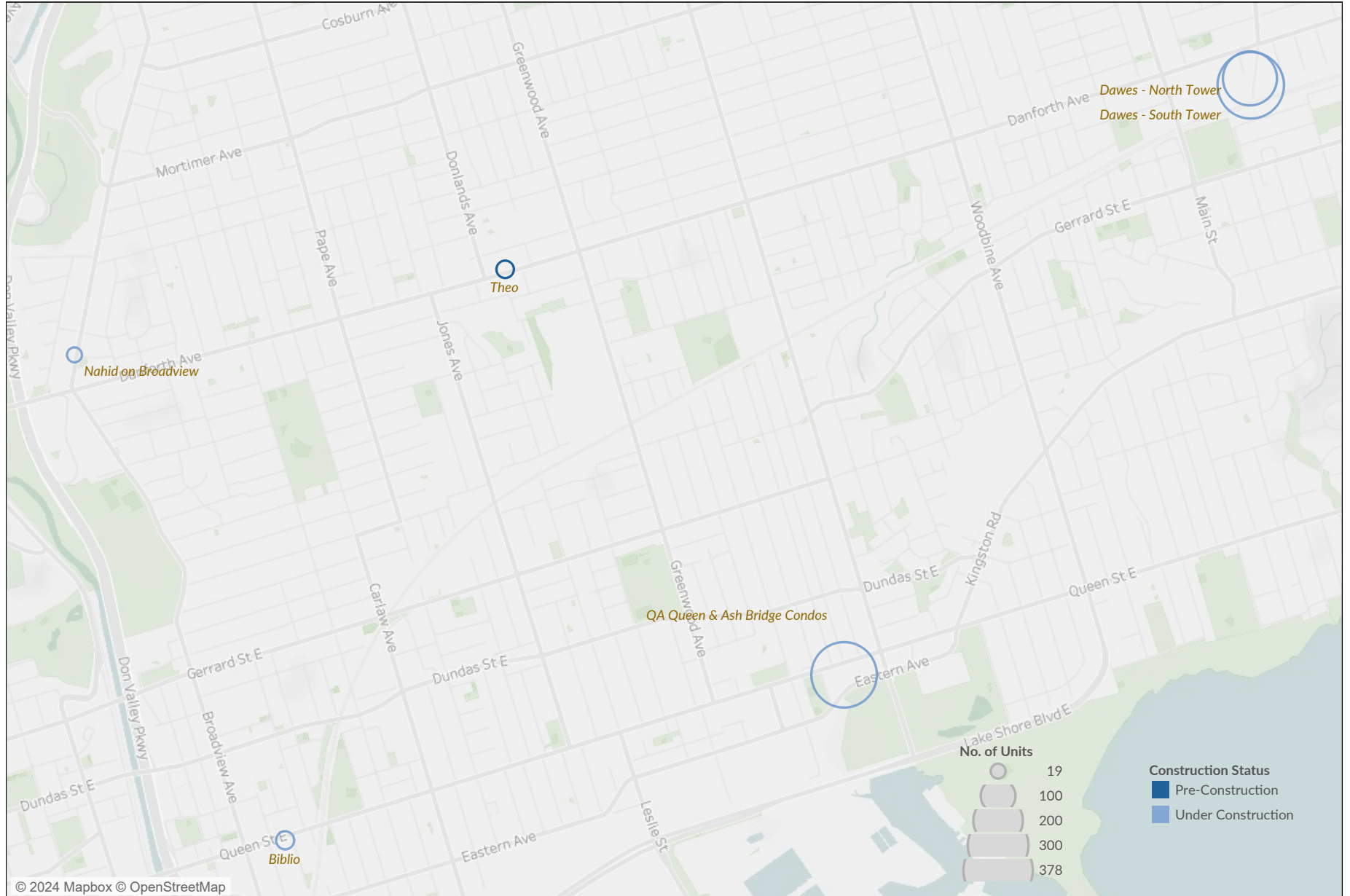


Post Launch Absorption: Toronto East



Toronto East Submarket Report - February 2024

Current Active Projects



Toronto East Submarket Report - February 2024

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
Biblio - NVSBLE Development Inc.	Apartment	April 2026	0	0	7	28	\$1,366	\$1,364
Dawes - North Tower - BAZ Group of Companies	Apartment	February 2026	0	0	124	250	\$1,243	\$1,216
Dawes - South Tower - BAZ Group of Companies	Apartment	February 2026	0	0	36	378	\$1,212	\$1,285
Nahid on Broadview - Nahid Corp.	Apartment	June 2025	0	0	0	19	\$1,175	\$1,223
QA Queen & Ash Bridge Condos - Context Developments and..	Apartment	November 2025	0	0	14	367	\$1,192	\$1,512
Theo - Condoman Developments	Apartment	May 2026	0	0	0	26	\$0	\$1,014

Toronto East Submarket Report - February 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	35	17
Central Waterfront	4	7
Don Mills - York Mills	0	13
Downtown Core	3	6
Downtown East	10	20
Downtown West	6	25
Etobicoke Waterfront	3	1
Highway7 - Yonge	0	5
Mississauga City Centre	6	9
North Toronto	2	18
North Yonge Corridor	9	9
North York East		
North York West	0	10
Not Applicable	251	192
Scarborough City Centre		
Sheppard Corridor	31	12
Thornhill	0	2
Toronto East	9	6
Toronto West	6	20
Yonge - St. Clair	4	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,446	577	\$2,387	1,071	\$2,556,762
2,979	895	\$1,653	964	\$1,593,022
3,237	303	\$1,178	858	\$1,011,319
3,658	463	\$1,878	780	\$1,464,300
5,925	1,561	\$1,445	696	\$1,005,677
7,942	832	\$1,694	983	\$1,665,259
551	14	\$1,644	860	\$1,414,329
913	278	\$1,020	709	\$722,745
4,243	623	\$1,241	631	\$782,322
3,522	368	\$1,579	930	\$1,467,442
2,745	744	\$1,656	696	\$1,153,097
1,118	447	\$1,366	827	\$1,130,437
31,167	7,879	\$1,176	770	\$905,938
2,596	445	\$1,432	828	\$1,185,204
411	28	\$1,367	1,690	\$2,310,536
887	181	\$1,263	645	\$814,792
3,262	449	\$1,277	909	\$1,161,589
1,041	660	\$1,806	623	\$1,124,676



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