

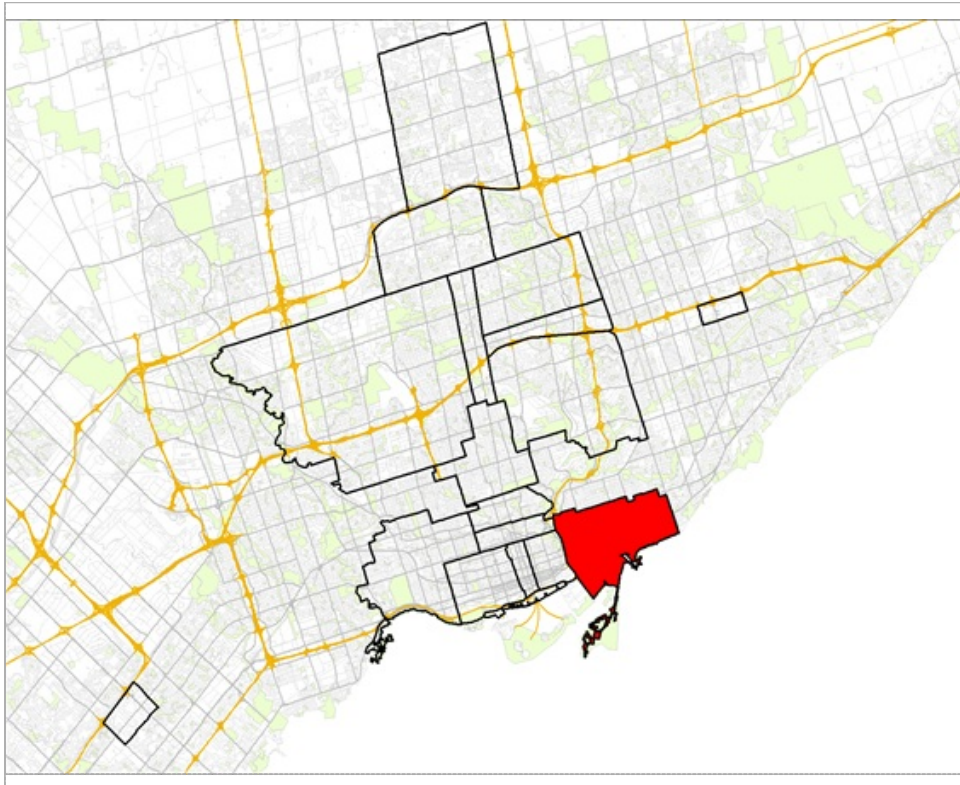


Greater Toronto Area | Toronto East New Homes High Rise Submarket Report

Data as of March 2024

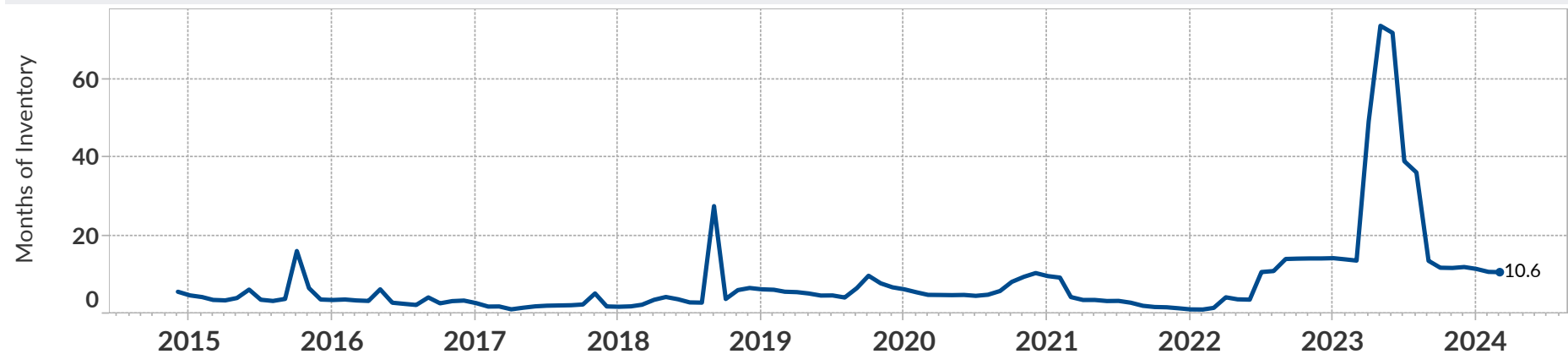


Toronto East Submarket Report - March 2024



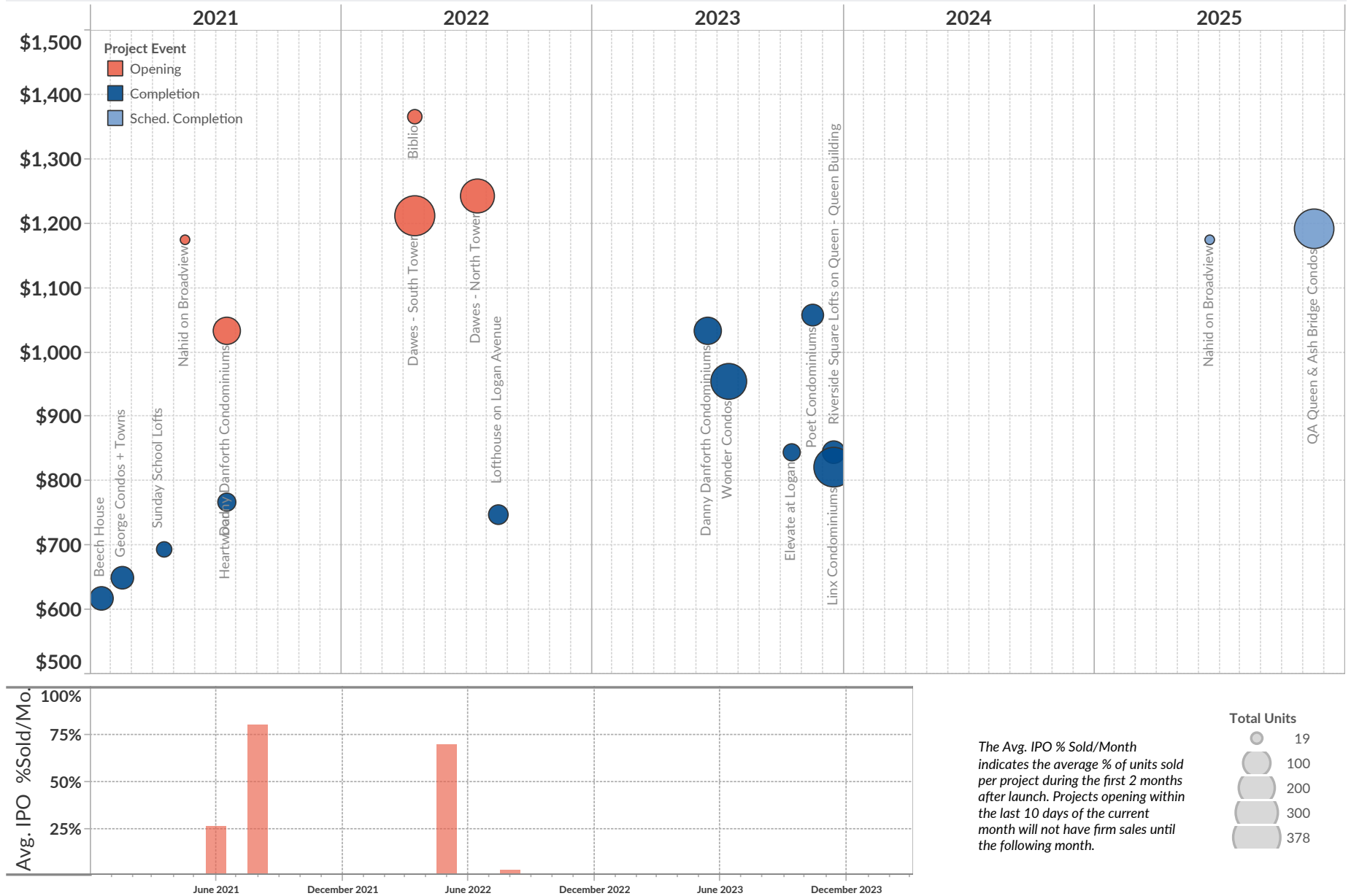
Toronto East		GTA
Distinct count of Site Name	6	352
No. of Units	1,068	90,798
Total Sales	890	74,480
Act Inv	178	16,318
Avg. \$/sf		\$1,409
Avg. Project \$/SF		\$1,315
Avg. SF		793
Avg. \$		\$1,117,379
Current Month Sales		601

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



Toronto East Submarket Report - March 2024

Recent Project Openings, Completions & Scheduled Completions



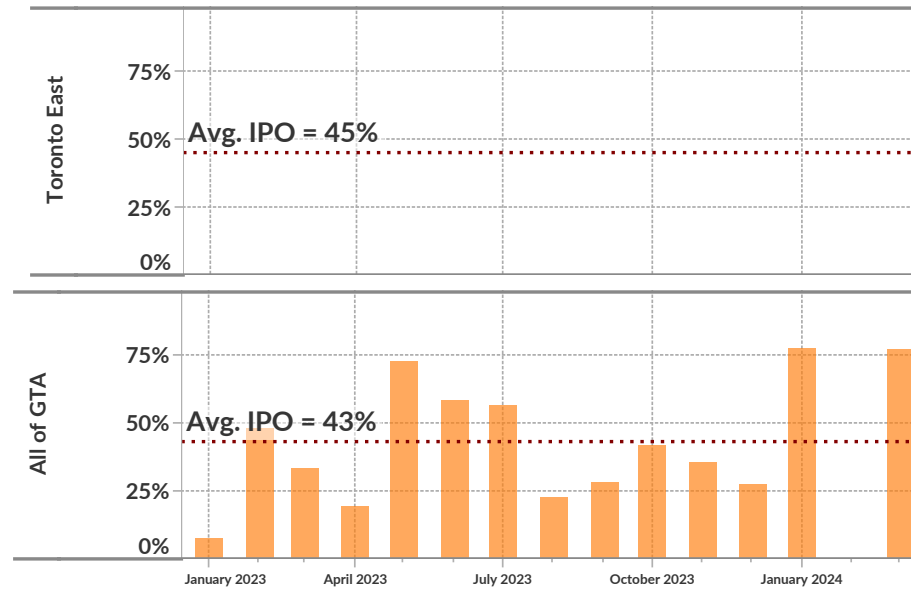
Toronto East Submarket Report - March 2024

Project Data by Unit Type

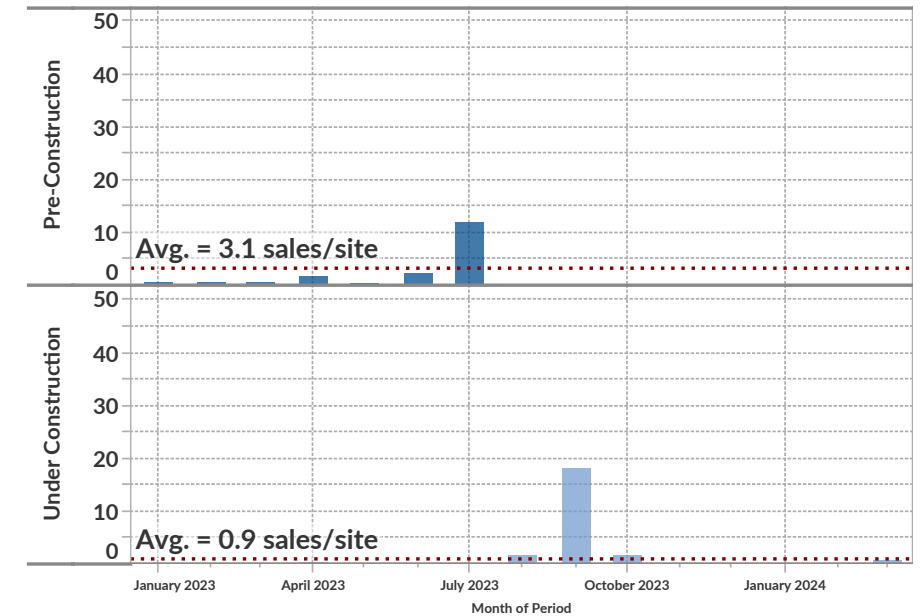
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	446	2	386	60
1 Bedroom + Den	137	0	98	39
2 Bedroom	299	1	247	52
2 Bedroom + Den	76	0	76	0
3 Bedroom & Up	90	0	64	26
Penthouse	2	0	2	0
Other	1	0	0	1

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,312	437	720	\$580,990	\$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)

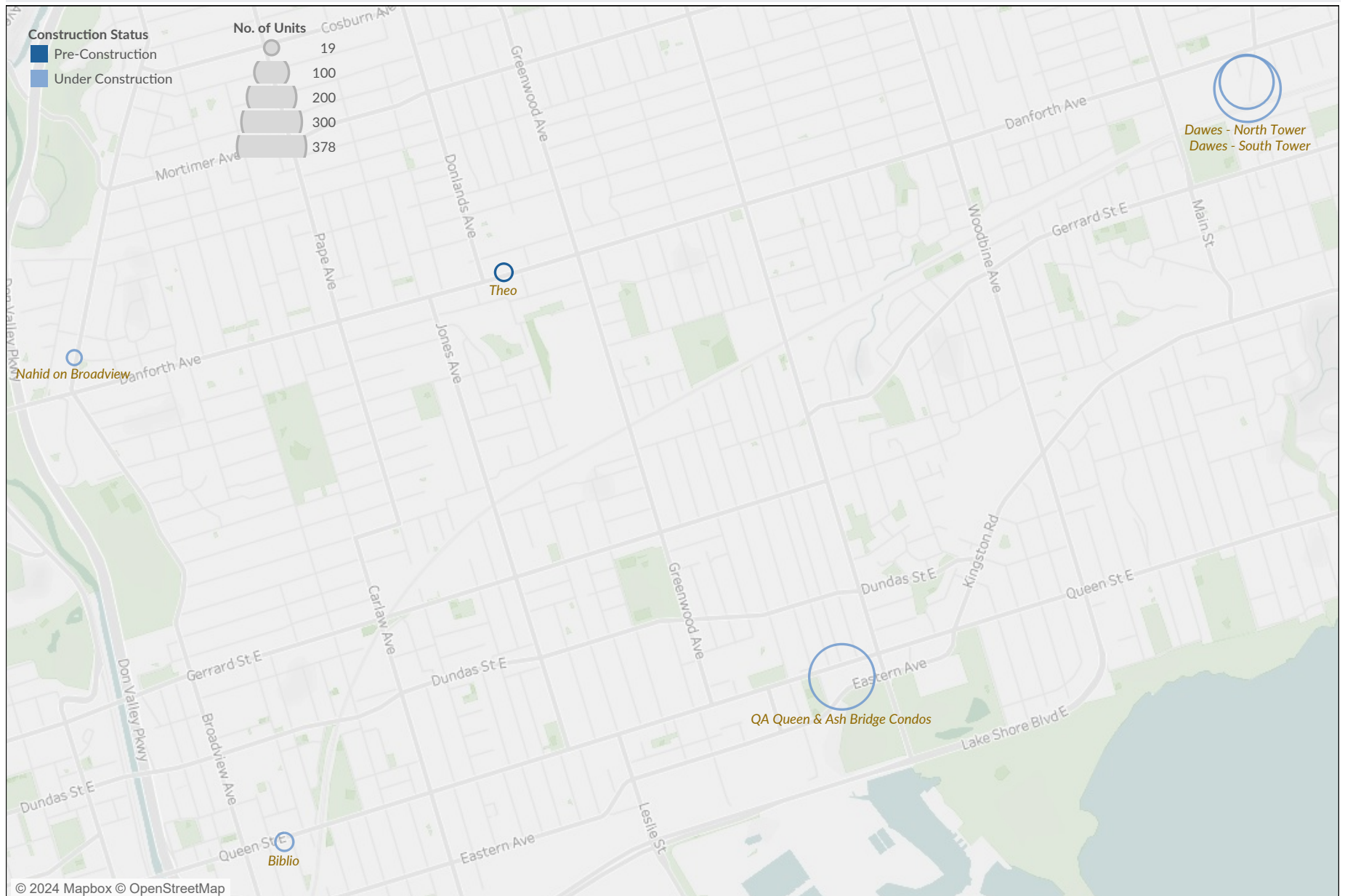


Post Launch Absorption: Toronto East



Toronto East Submarket Report - March 2024

Current Active Projects



Toronto East Submarket Report - March 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	2	2	122	250	\$1,243	\$1,216
Dawes - South Tower - BAZ Group of Companies	Apartment	February 2026	1	1	35	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 - March 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	17
Central Waterfront	2	6
Don Mills - York Mills	0	10
Downtown Core	3	6
Downtown East	18	20
Downtown West	10	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	259	5
Mississauga City Centre	5	9
North Toronto	4	17
North Yonge Corridor	4	9
North York East		
North York West	0	9
Not Applicable	261	176
Scarborough City Centre		
Sheppard Corridor	8	9
Thornhill	0	2
Toronto East	3	6
Toronto West	18	19
Yonge - St. Clair	0	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,059	592	\$2,398	1,082	\$2,594,363
2,745	889	\$1,654	956	\$1,581,428
2,384	277	\$1,196	826	\$988,143
3,661	460	\$1,878	781	\$1,467,515
5,944	1,542	\$1,457	694	\$1,011,230
7,230	798	\$1,700	978	\$1,662,182
551	14	\$1,644	860	\$1,414,329
1,172	32	\$1,073	767	\$822,416
4,252	640	\$1,234	657	\$810,778
3,300	354	\$1,577	937	\$1,477,042
2,746	743	\$1,656	696	\$1,153,080
1,072	445	\$1,375	818	\$1,124,927
27,975	7,747	\$1,176	774	\$909,521
1,835	490	\$1,414	806	\$1,139,593
411	28	\$1,361	1,690	\$2,301,250
890	178	\$1,264	647	\$817,465
3,212	429	\$1,259	903	\$1,137,113
1,041	660	\$1,806	623	\$1,124,676



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