

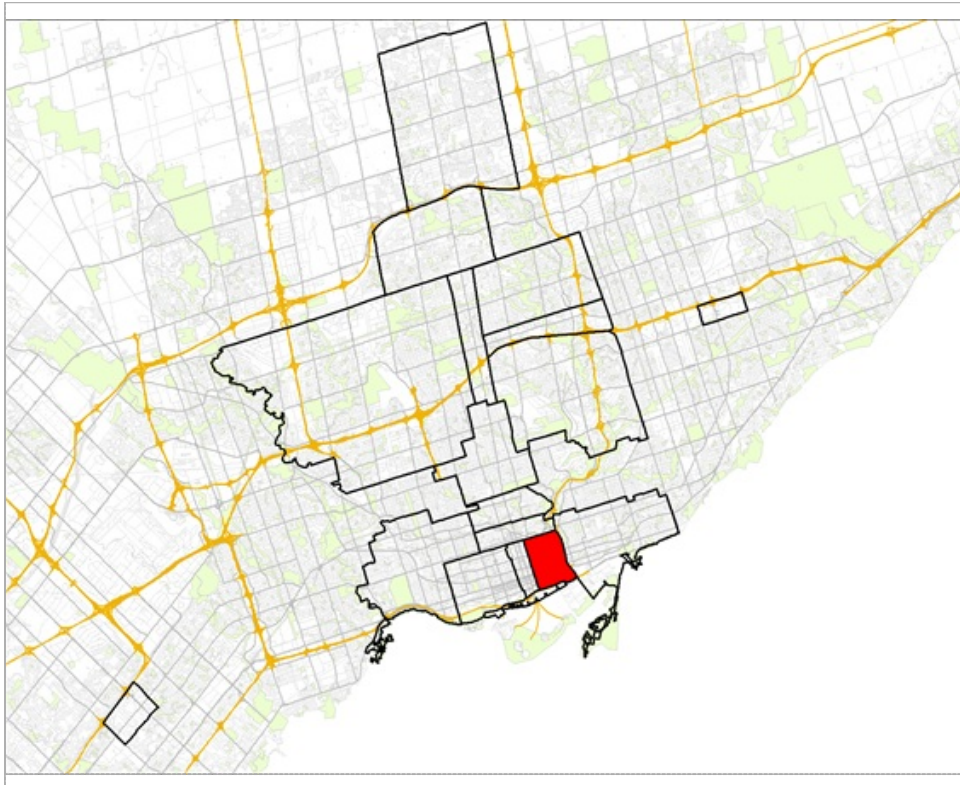


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of March 2024



Downtown East Submarket Report - March 2024



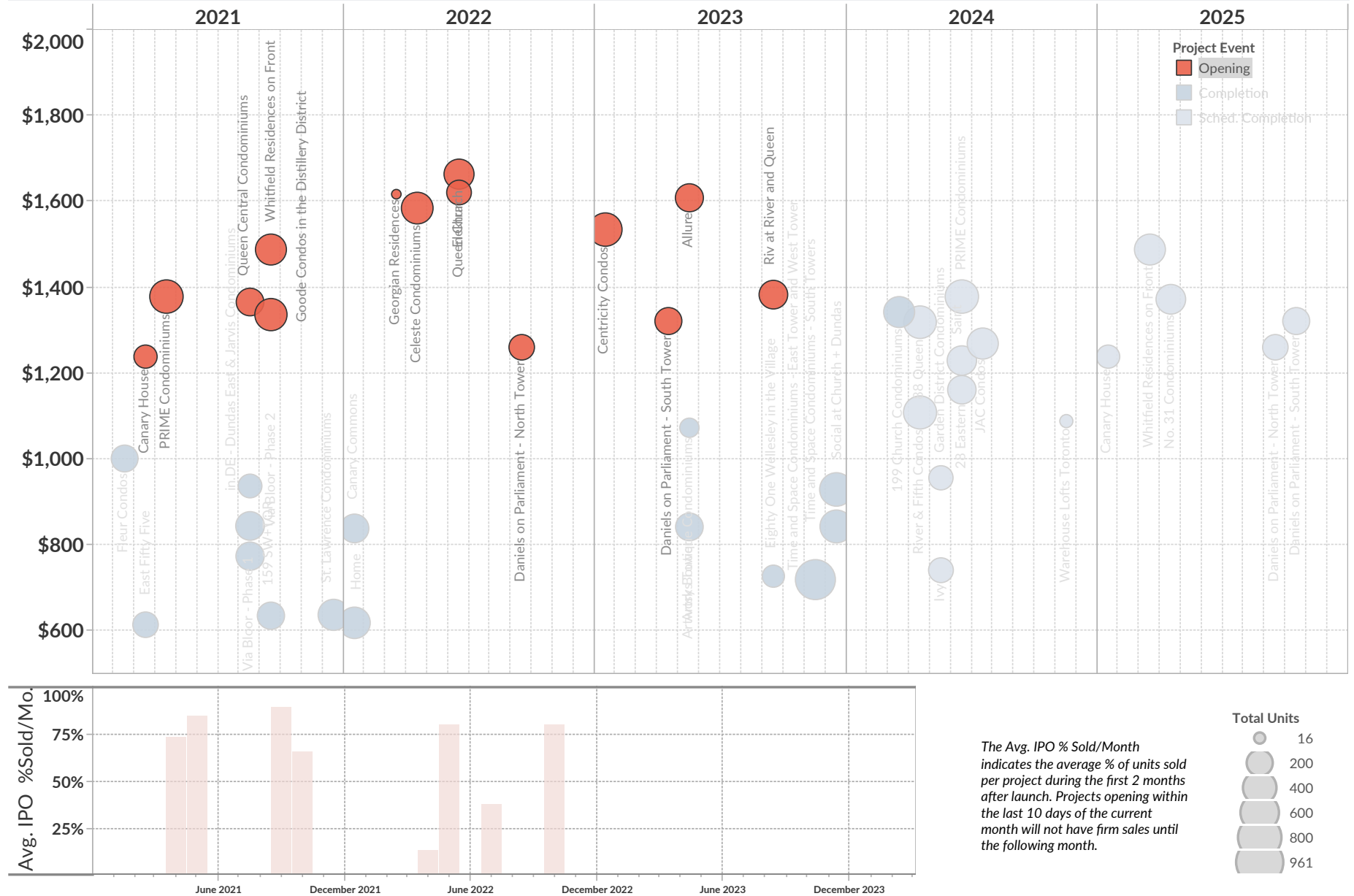
Downtown East		GTA
Distinct count of Site Name	20	352
No. of Units	7,486	90,798
Total Sales	5,944	74,480
Act Inv	1,542	16,318
Avg. \$/sf	\$1,457	\$1,409
Avg. Project \$/SF	\$1,422	\$1,315
Avg. SF	694	793
Avg. \$	\$1,011,230	\$1,117,379
Current Month Sales	18	601

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



Downtown East Submarket Report - March 2024

Recent Project Openings, Completions & Scheduled Completions



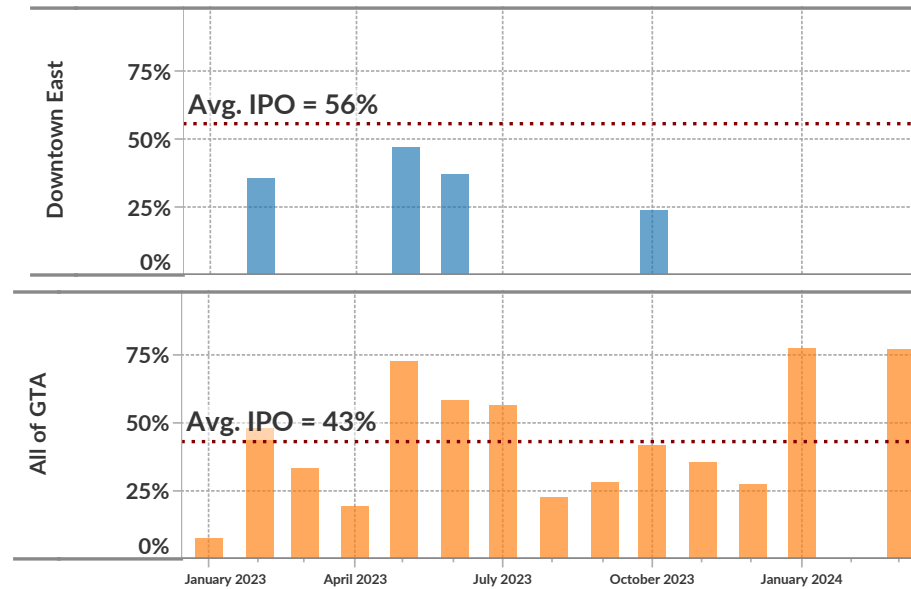
Downtown East Submarket Report - March 2024

Project Data by Unit Type

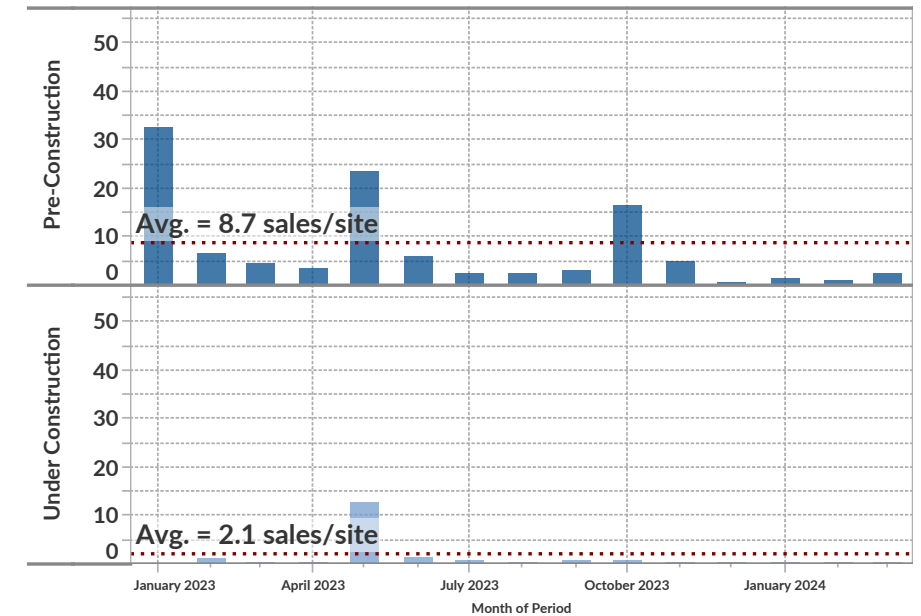
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	710	1	606	104
1 Bedroom	1,960	8	1,740	220
1 Bedroom + Den	1,546	5	1,322	224
2 Bedroom	2,199	4	1,549	650
2 Bedroom + Den	266	0	212	54
3 Bedroom & Up	749	0	477	272
Penthouse	8	0	4	4
Other	23	0	15	8

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,677	267	483	\$456,900	\$780,990
\$1,499	380	602	\$649,990	\$923,990
\$1,617	486	686	\$685,900	\$1,119,000
\$1,451	609	1,674	\$779,990	\$1,969,900
\$1,456	720	1,149	\$1,049,900	\$1,458,900
\$1,359	701	2,111	\$1,051,900	\$1,859,900
\$1,727	1,120	1,424	\$1,960,990	\$2,309,000
\$1,161	1,290	1,640	\$1,449,990	\$1,941,900

IPO Launch Performance (first 2 months)

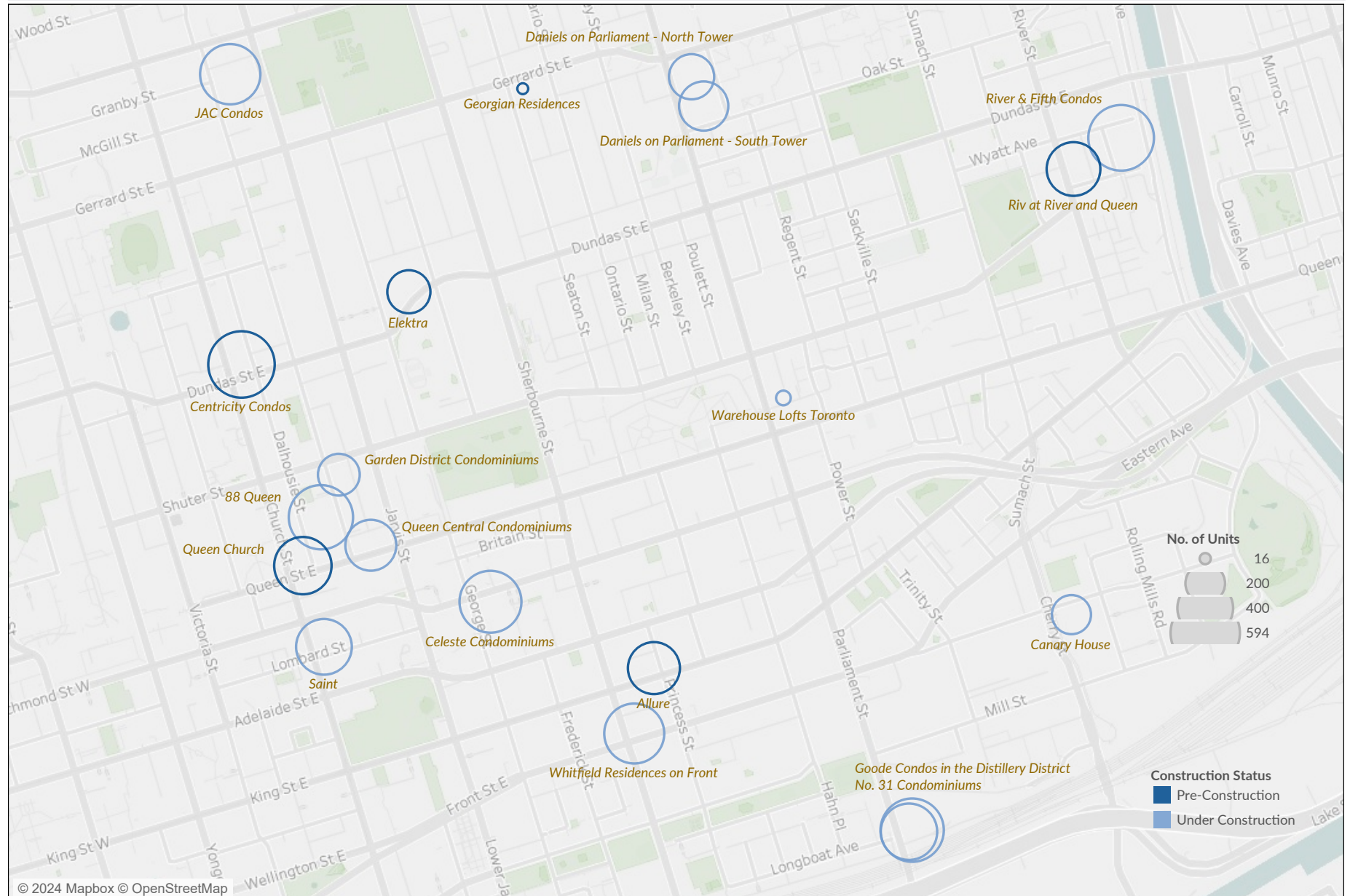


Post Launch Absorption: Downtown East



Downtown East Submarket Report - March 2024

Current Active Projects



Downtown East Submarket Report - March 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	2	8	207	364	\$1,609	\$1,419
Canary House - Kilmer Group and DREAM	Apartment	January 2025	1	1	23	206	\$1,239	\$1,450
Celeste Condominiums - Diamond Corp and Alterra	Apartment	January 2027	1	5	49	516	\$1,585	\$1,218
Centricity Condos - Graywood Developments	Apartment	September 2027	10	12	345	594	\$1,535	\$1,560
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	September 2025	0	0	23	275	\$1,261	\$1,201
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	October 2025	1	6	138	326	\$1,322	\$1,254
Elektra - Menkes and Core Development Group	Apartment	December 2027	0	0	98	250	\$1,621	\$1,625
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May 2024	0	0	19	235	\$957	\$1,321
Georgian Residences - Stafford Homes	Apartment	May 2026	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	\$1,444
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	0	2	169	443	\$1,664	\$1,654
Riv at River and Queen - Broccolini	Apartment	November 2027	3	8	262	388	\$1,383	\$1,376
River & Fifth Condos - Broccolini	Apartment	April 2024	0	0	18	580	\$1,109	\$1,427
Saint - Minto Developments	Apartment	June 2024	0	0	10	418	\$1,230	\$1,347
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 - 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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