

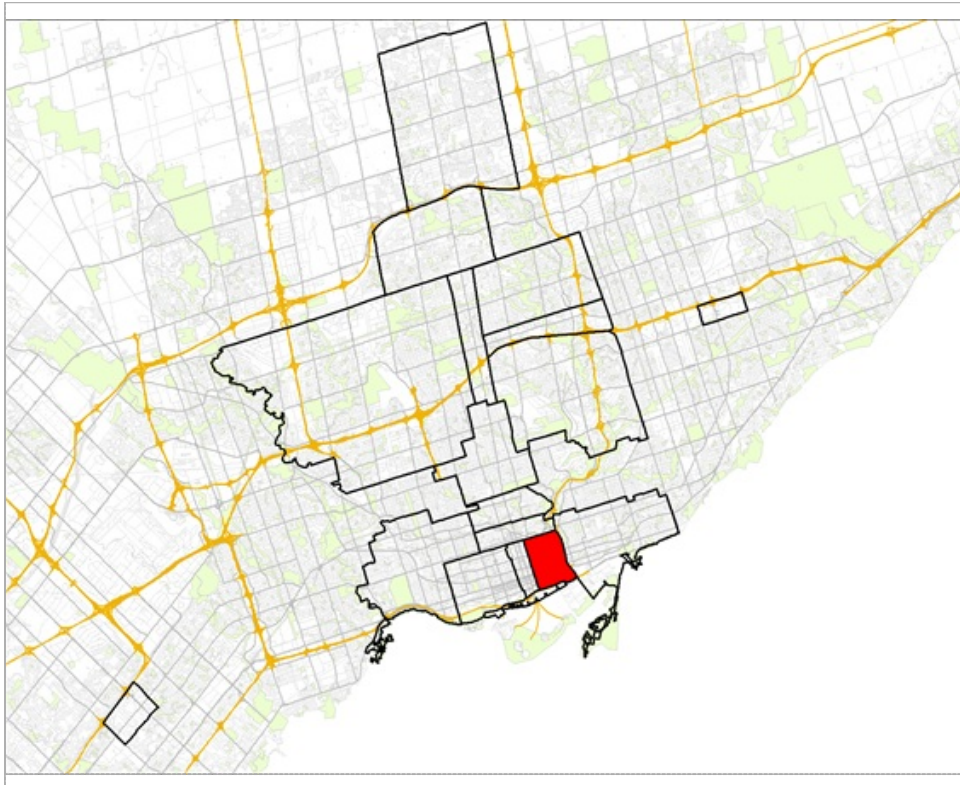


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of April 2024



Downtown East Submarket Report - April 2024



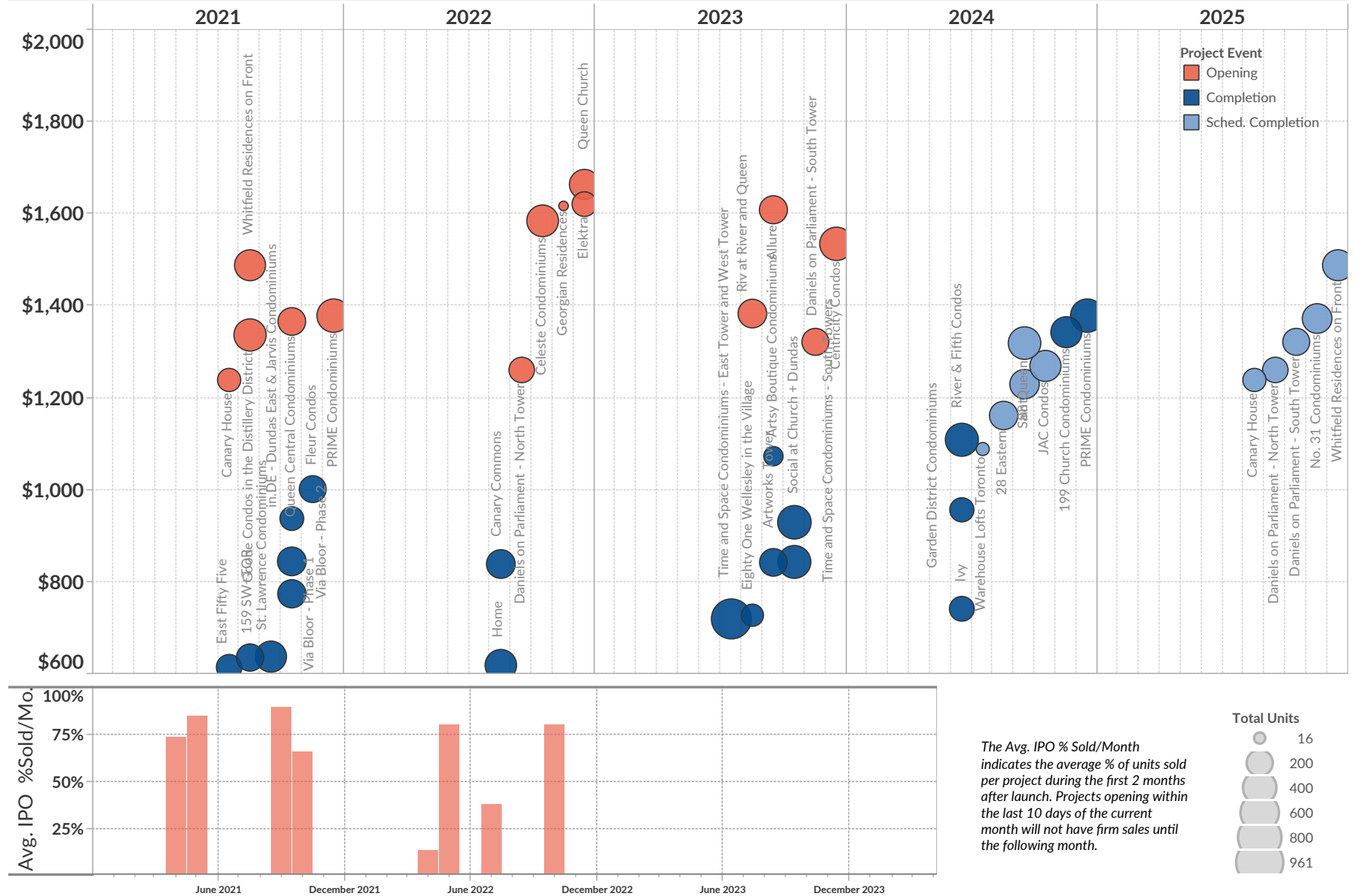
Downtown East		GTA
Distinct count of Site Name	20	353
No. of Units	7,486	90,746
Total Sales	5,951	74,268
Act Inv	1,535	16,478
Avg. \$/sf	\$1,456	\$1,420
Avg. Project \$/SF	\$1,420	\$1,318
Avg. SF	690	794
Avg. \$	\$1,004,278	\$1,127,454
Current Month Sales	8	518

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



Downtown East Submarket Report - April 2024

Recent Project Openings, Completions & Scheduled Completions



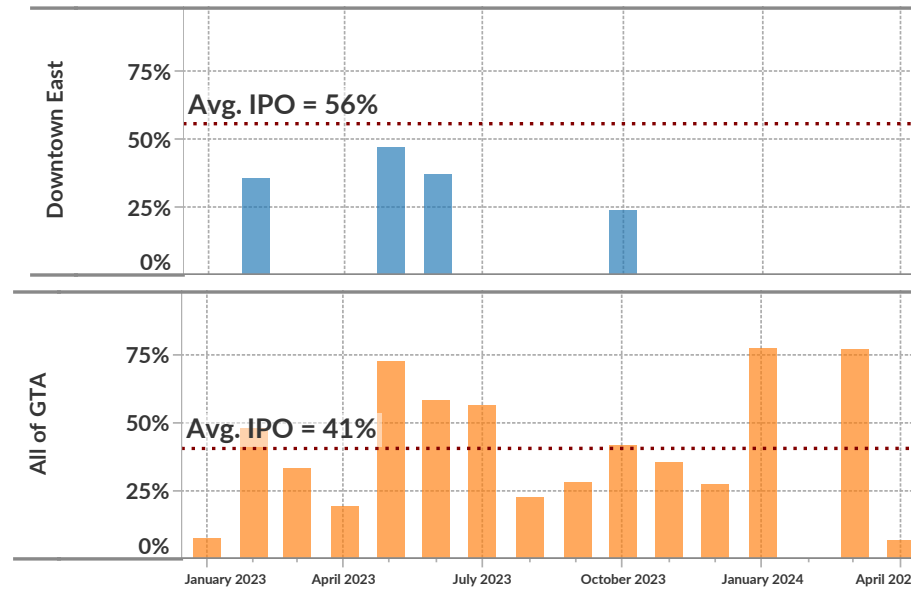
Downtown East Submarket Report - April 2024

Project Data by Unit Type

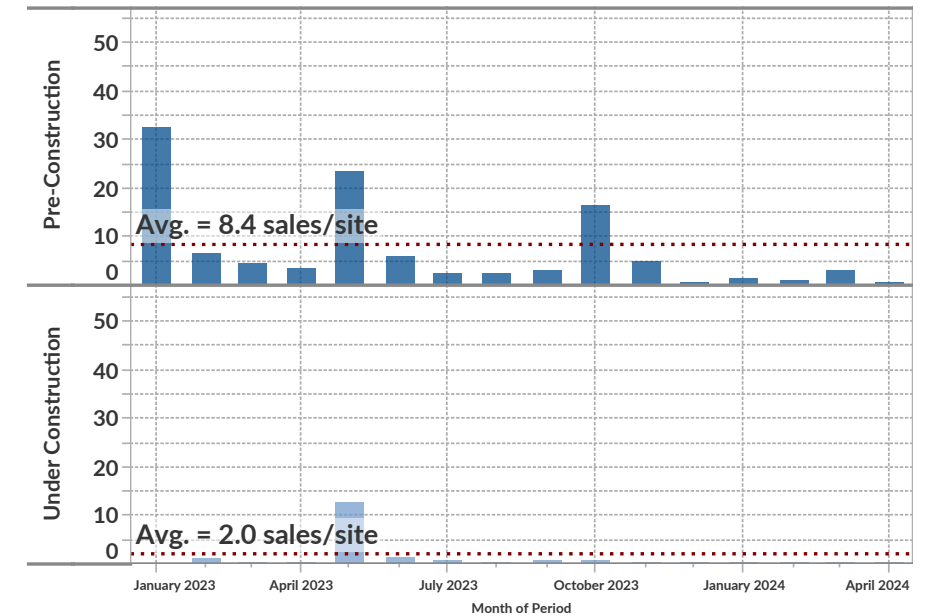
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	710	0	606	104
1 Bedroom	1,960	3	1,743	217
1 Bedroom + Den	1,546	1	1,323	223
2 Bedroom	2,199	4	1,552	647
2 Bedroom + Den	266	0	212	54
3 Bedroom & Up	749	0	477	272
Penthouse	8	0	4	4
Other	23	0	15	8

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,678	267	483	\$464,900	\$781,990
\$1,503	380	602	\$649,990	\$923,990
\$1,617	486	686	\$685,900	\$1,119,000
\$1,447	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)

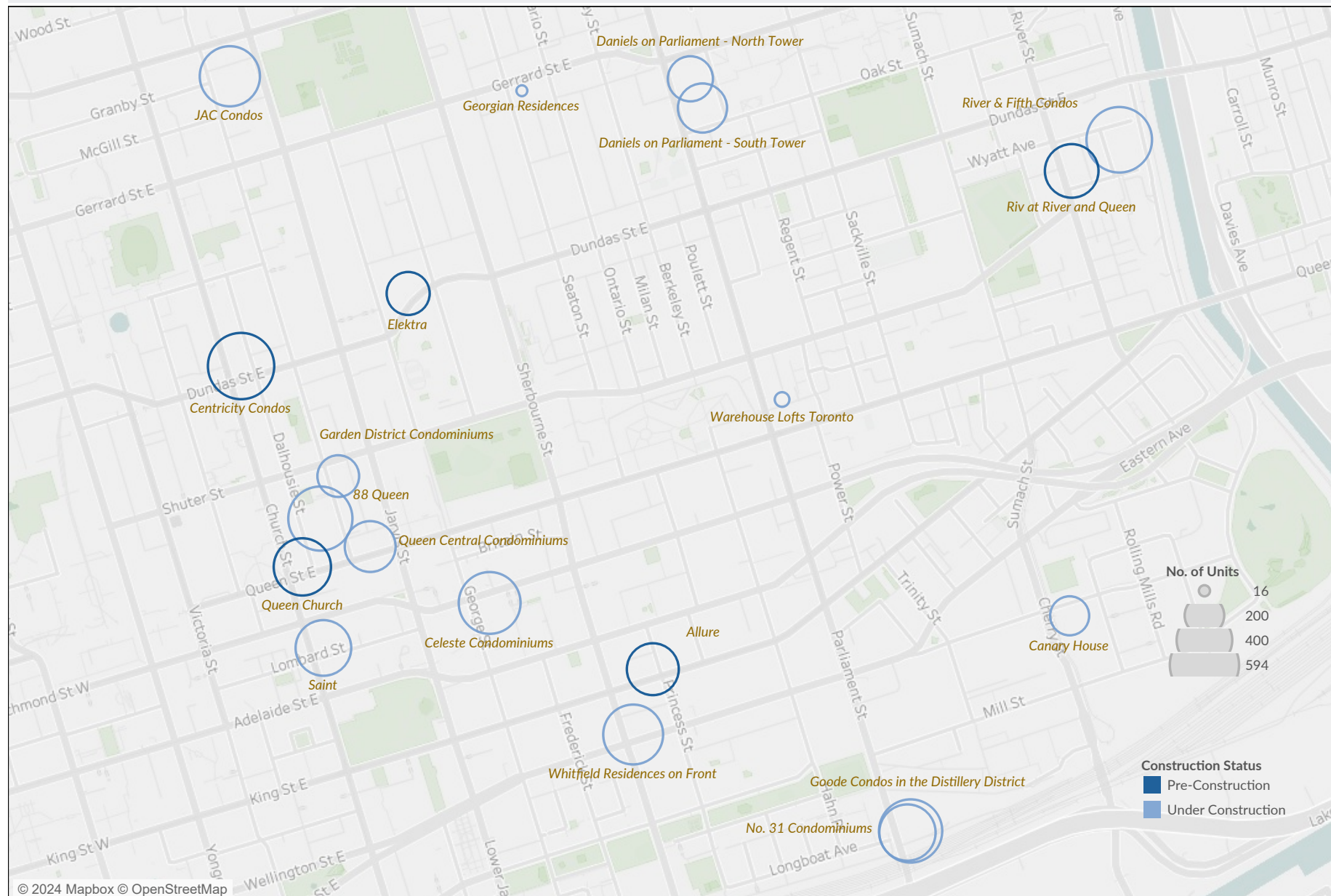


Post Launch Absorption: Downtown East



Downtown East Submarket Report - April 2024

Current Active Projects



Downtown East Submarket Report - April 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 \$/SF
88 Queen - St. Thomas Developments Inc.	Apartment	June 2024	0	0	0	556	\$1,319	\$1,601
Allure - Emblem Developments	Apartment	April 2028	0	8	207	364	\$1,609	\$1,422
Canary House - Kilmer Group and DREAM	Apartment	January 2025	0	1	23	206	\$1,239	\$1,450
Celeste Condominiums - Diamond Corp and Alterra	Apartment	January 2027	3	8	46	516	\$1,585	\$1,199
Centricity Condos - Graywood Developments	Apartment	September 2027	1	13	344	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	2	8	136	326	\$1,322	\$1,236
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	August 2024	0	0	19	489	\$1,270	\$1,174
No. 31 Condominiums - Lanterra Developments	Apartment	April 2025	0	0	76	428	\$1,373	\$1,589
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	2	10	260	388	\$1,383	\$1,375
River & Fifth Condos - Broccolini	Apartment	May 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 - April 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	7	17
Central Waterfront	24	6
Don Mills - York Mills	9	10
Downtown Core	5	6
Downtown East	8	20
Downtown West	162	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	13	5
Mississauga City Centre	4	9
North Toronto	3	17
North Yonge Corridor	2	9
North York East		
North York West	2	9
Not Applicable	227	175
Scarborough City Centre		
Sheppard Corridor	13	9
Thornhill	0	2
Toronto East	0	6
Toronto West	13	19
Yonge - St. Clair	26	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,066	585	\$2,400	1,085	\$2,602,961
2,766	868	\$1,678	881	\$1,478,693
2,401	311	\$1,192	838	\$999,002
3,666	455	\$1,869	782	\$1,462,632
5,951	1,535	\$1,456	690	\$1,004,278
7,391	1,421	\$1,817	868	\$1,578,028
551	14	\$1,644	860	\$1,414,329
1,165	39	\$1,100	1,012	\$1,113,310
4,256	636	\$1,234	658	\$811,624
3,304	354	\$1,578	937	\$1,477,917
2,748	741	\$1,656	697	\$1,154,309
1,074	443	\$1,377	821	\$1,130,591
27,481	7,762	\$1,162	770	\$894,594
1,850	475	\$1,420	812	\$1,153,054
411	28	\$1,361	1,690	\$2,301,250
890	178	\$1,264	647	\$817,465
3,225	416	\$1,267	903	\$1,144,027
1,072	217	\$2,059	912	\$1,876,784



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