

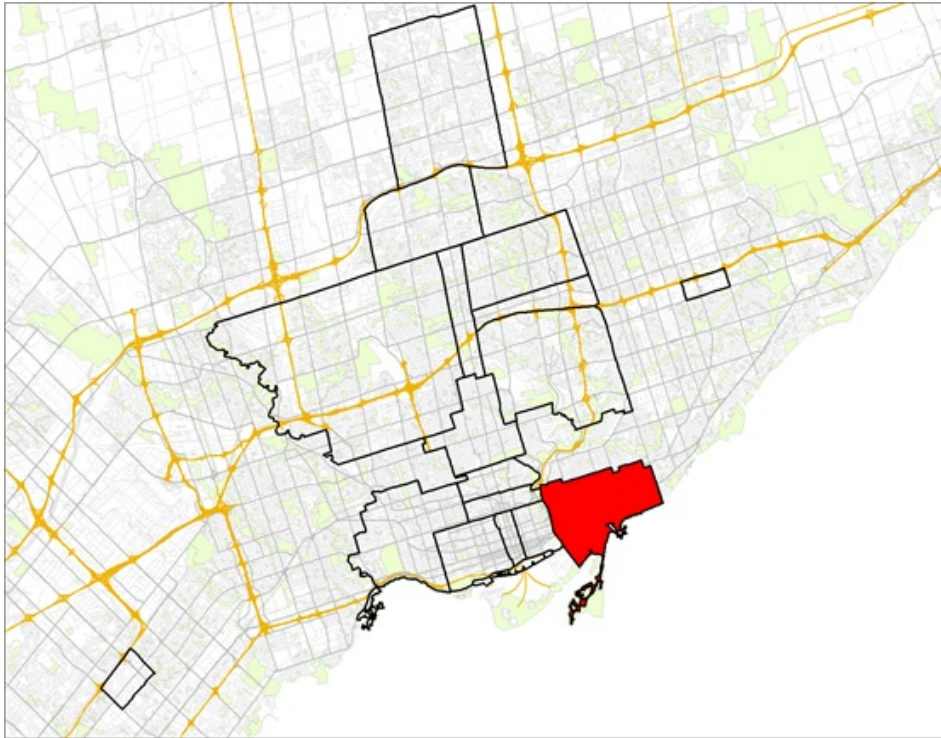


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of January 2024

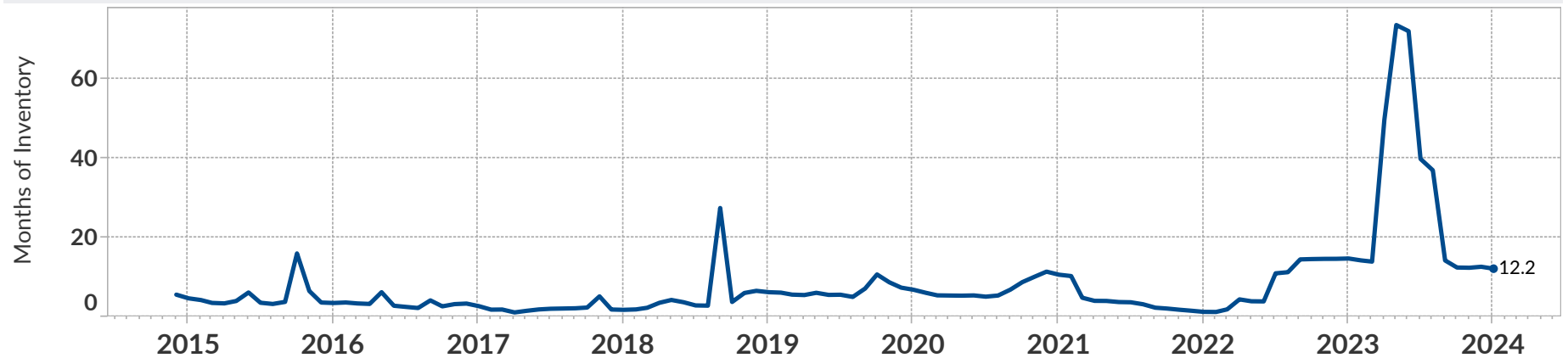


Toronto East Submarket Report - January 2024



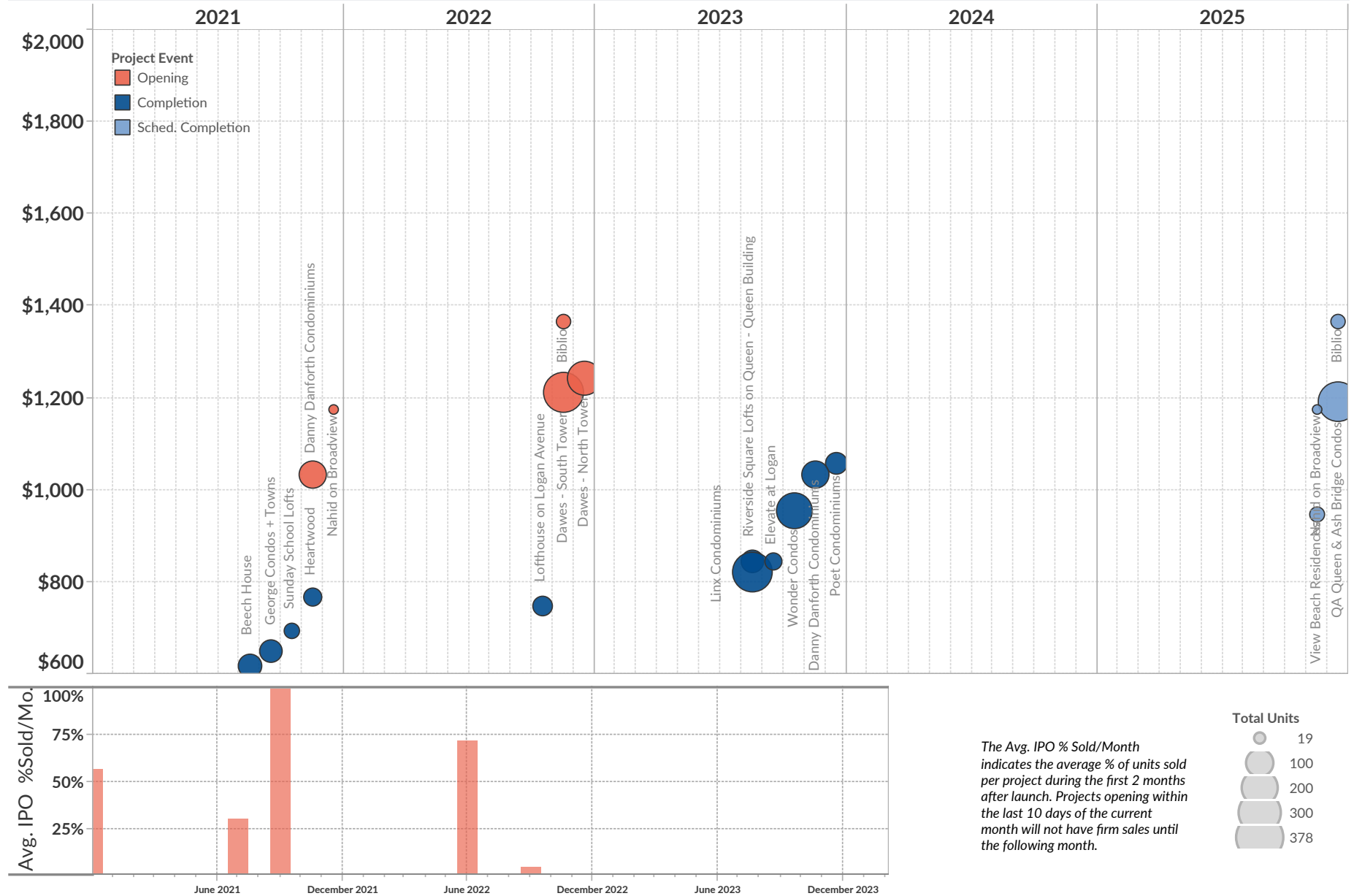
Toronto East		GTA
Distinct count of Site Name	9	387
No. of Units	1,527	97,879
Total Sales	1,323	81,202
Act Inv	204	16,677
Avg. wt. \$/sf	\$1,258	\$1,412
Avg. Project \$/SF	\$1,252	\$1,301
Avg. SF	708	790
Avg. \$	\$891,022	\$1,115,800
Current Month Sales (incl. active & sold out)	7	233

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



Toronto East Submarket Report - January 2024

Recent Project Openings, Completions & Scheduled Completions



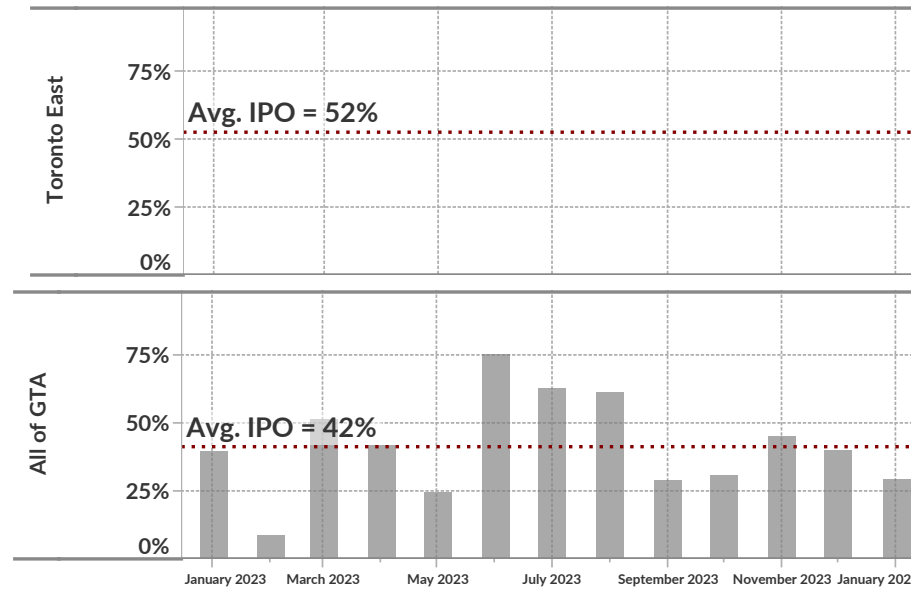
Toronto East Submarket Report - January 2024

Project Data by Unit Type

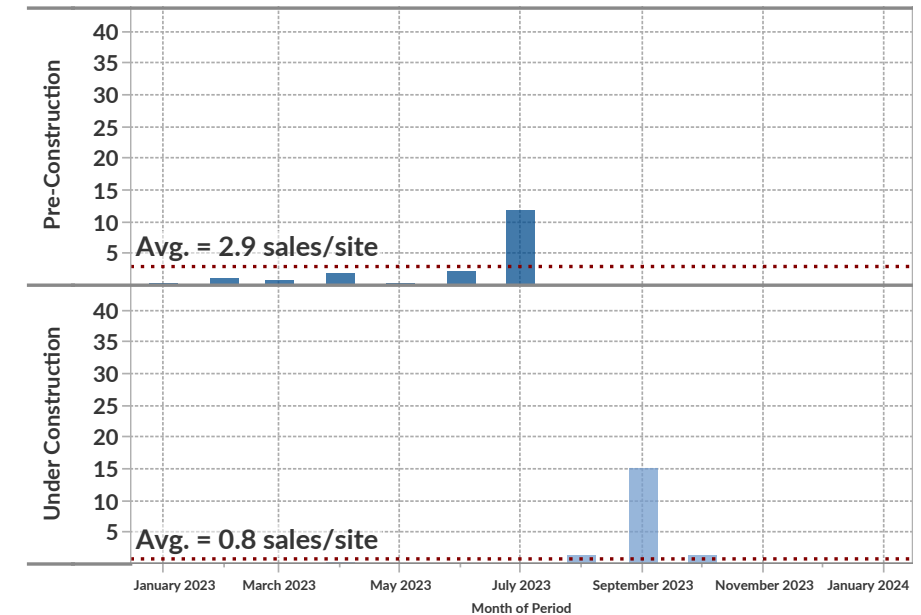
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	568	0	506	62
1 Bedroom + Den	251	0	209	42
2 Bedroom	437	3	382	55
2 Bedroom + Den	91	0	83	8
3 Bedroom & Up	150	4	119	31
Penthouse	4	0	3	1
Other	9	0	4	5

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,309	437	720	\$579,990	\$999,900
\$1,239	515	737	\$626,990	\$950,990
\$1,274	536	990	\$672,990	\$1,499,900
\$1,143	1,034	1,129	\$1,173,000	\$1,300,000
\$1,209	1,003	1,509	\$1,195,990	\$2,399,900
\$1,932	2,588	2,588	\$5,000,000	\$5,000,000
\$1,148	1,148	1,908	\$1,499,900	\$2,182,000

IPO Launch Performance (first 2 months)

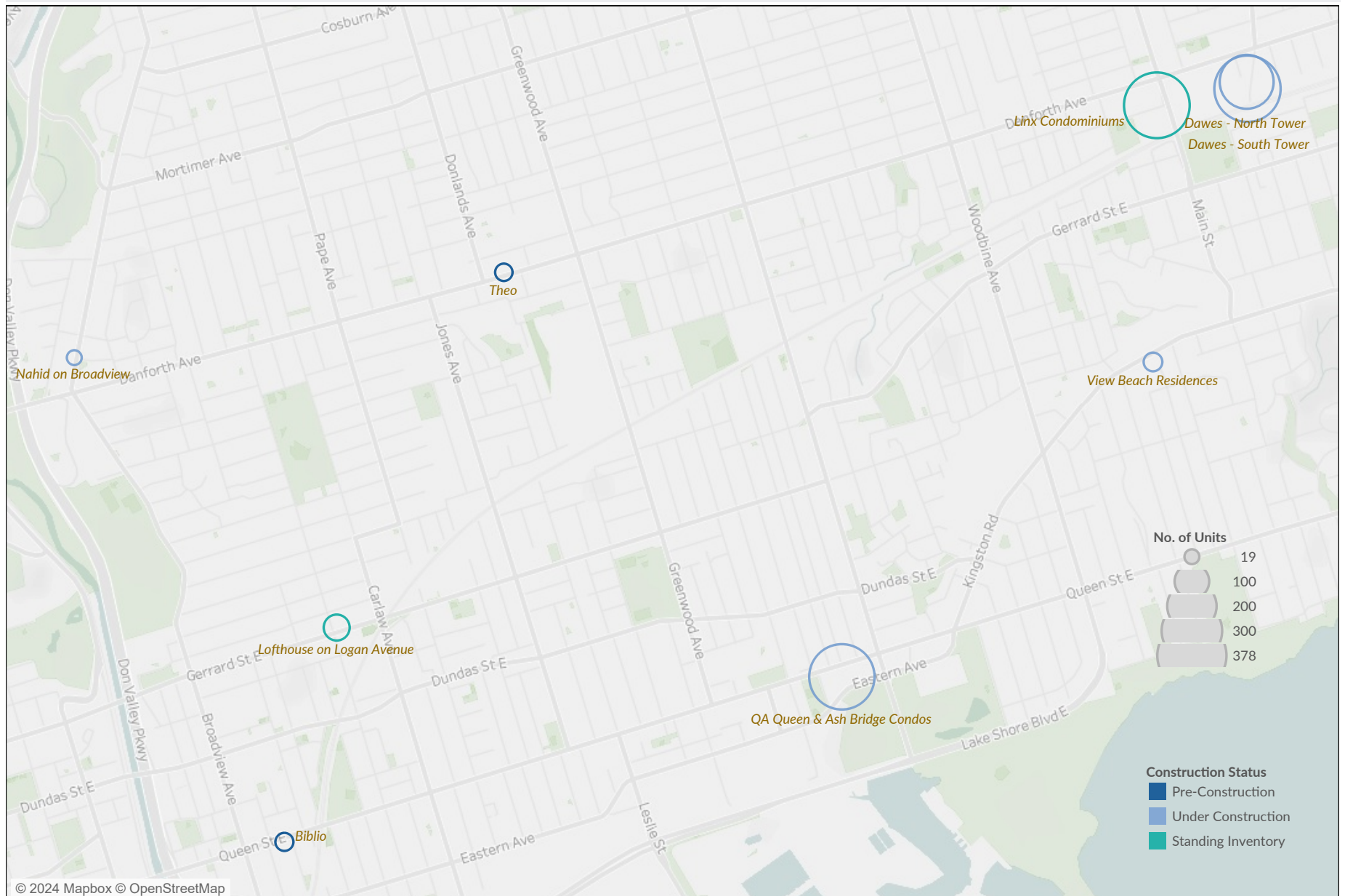


Post Launch Absorption: Toronto East



Toronto East Submarket Report - January 2024

Current Active Projects



Toronto East Submarket Report - January 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	November 2025	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
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	December 2023	4	4	6	371	\$822	\$1,203
Lofthouse on Logan Avenue - GRID Developments	Apartment	August 2022	3	3	3	58	\$748	\$1,206
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	December 2025	0	0	0	26	\$0	\$1,014
View Beach Residences - Condoman Developments	Apartment	June 2025	0	0	14	30	\$947	\$1,242

Toronto 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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