

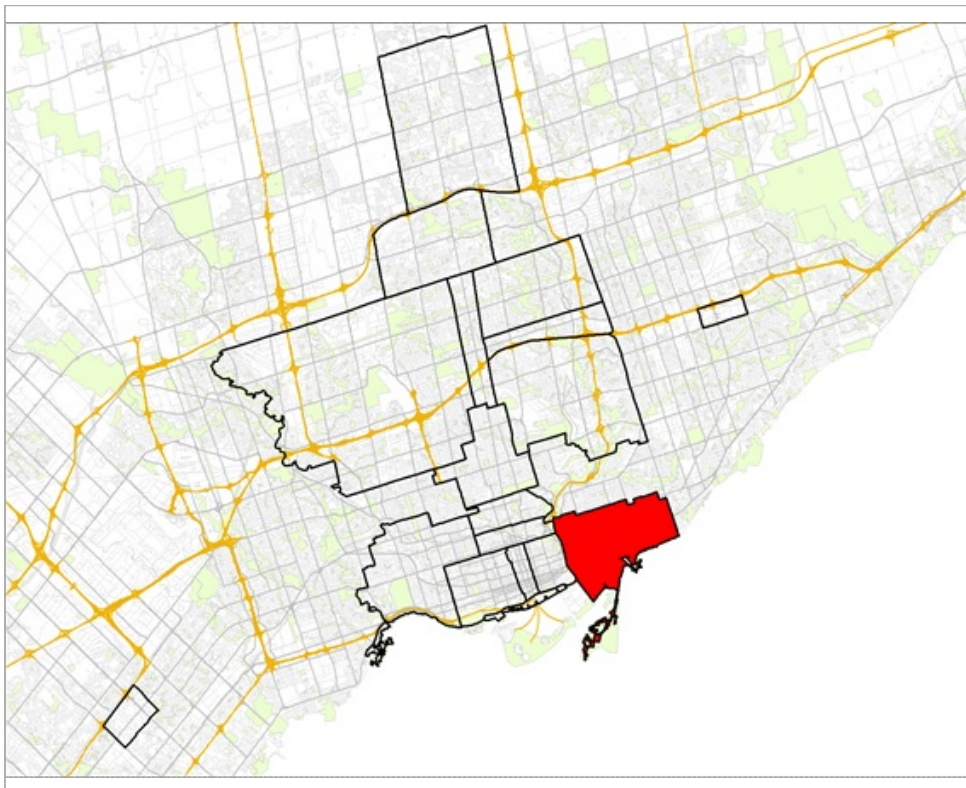


Greater Toronto Area | Toronto East New Homes High Rise Submarket Report

Data as of May 2024

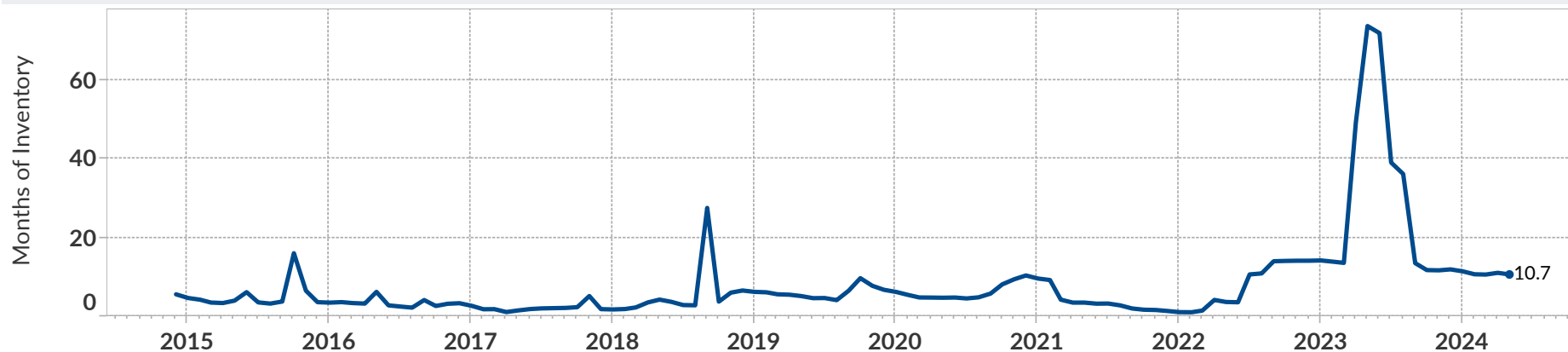


Toronto East Submarket Report - May 2024



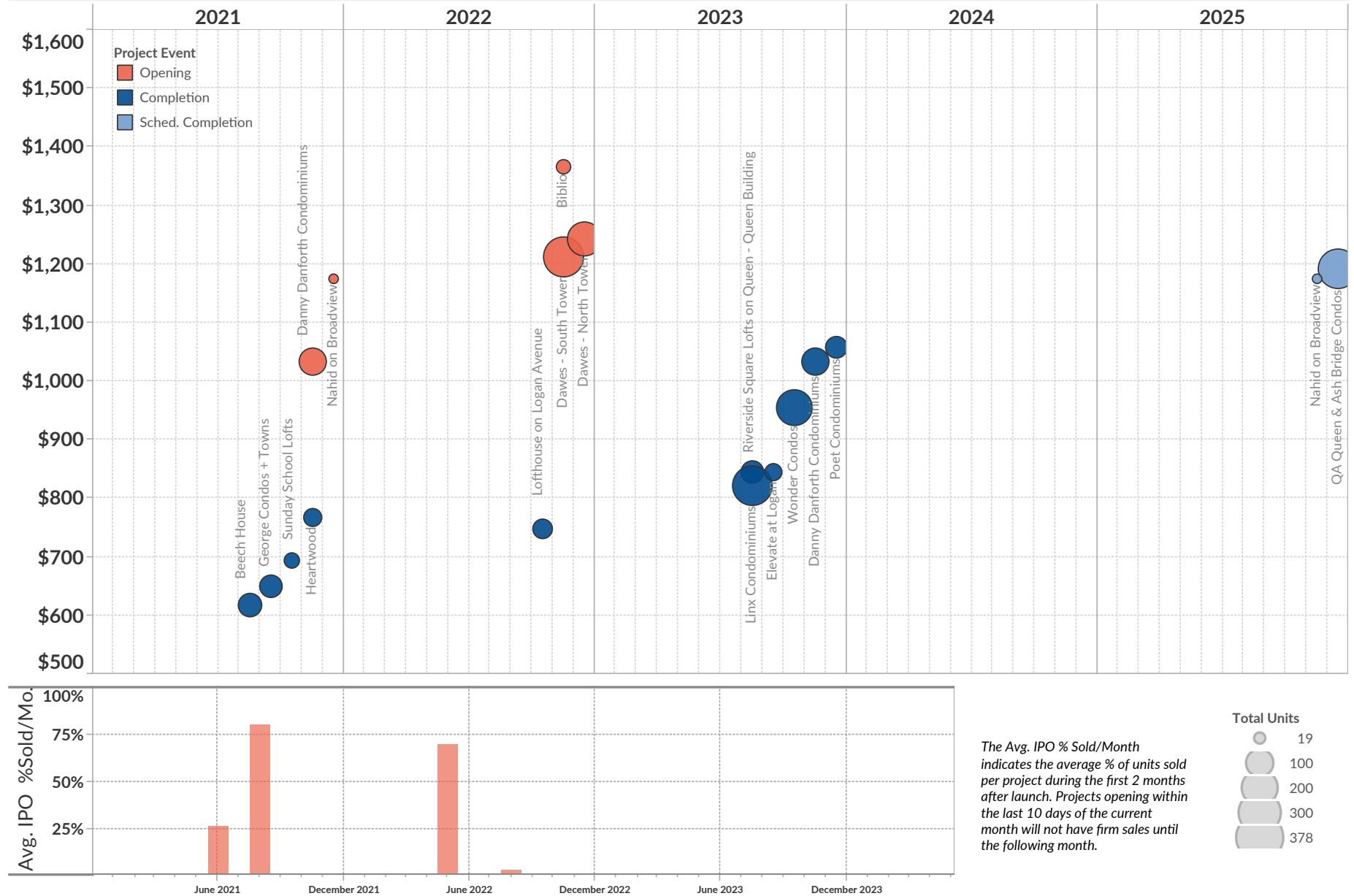
Toronto East		GTA
Distinct count of Site Name	6	354
No. of Units	1,068	91,110
Total Sales	894	74,265
Act Inv	174	16,845
Avg. \$/sf		\$1,415
Avg. Project \$/SF		\$1,318
Avg. SF		786
Avg. \$		\$1,113,220
Current Month Sales		539

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



Toronto East Submarket Report - May 2024

Recent Project Openings, Completions & Scheduled Completions



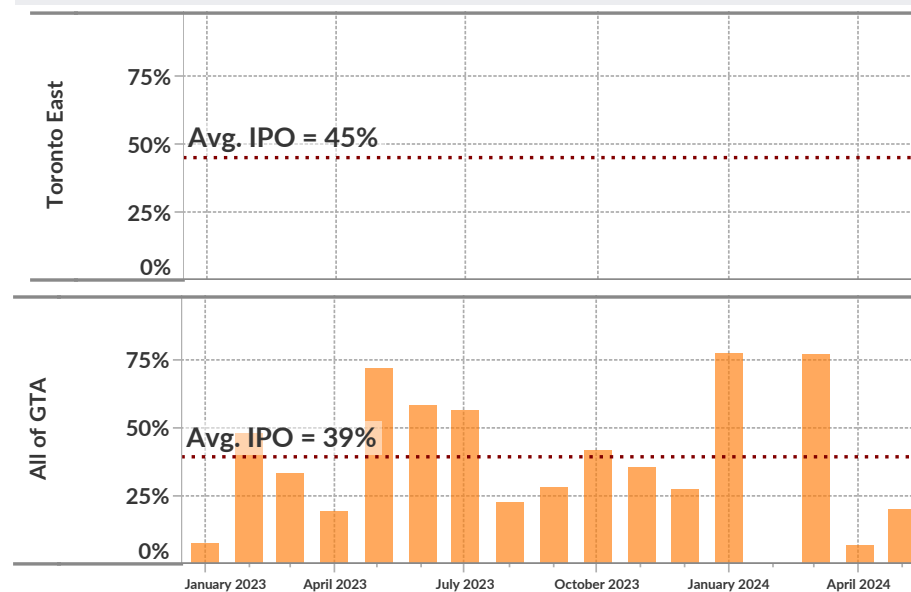
Toronto East Submarket Report - May 2024

Project Data by Unit Type

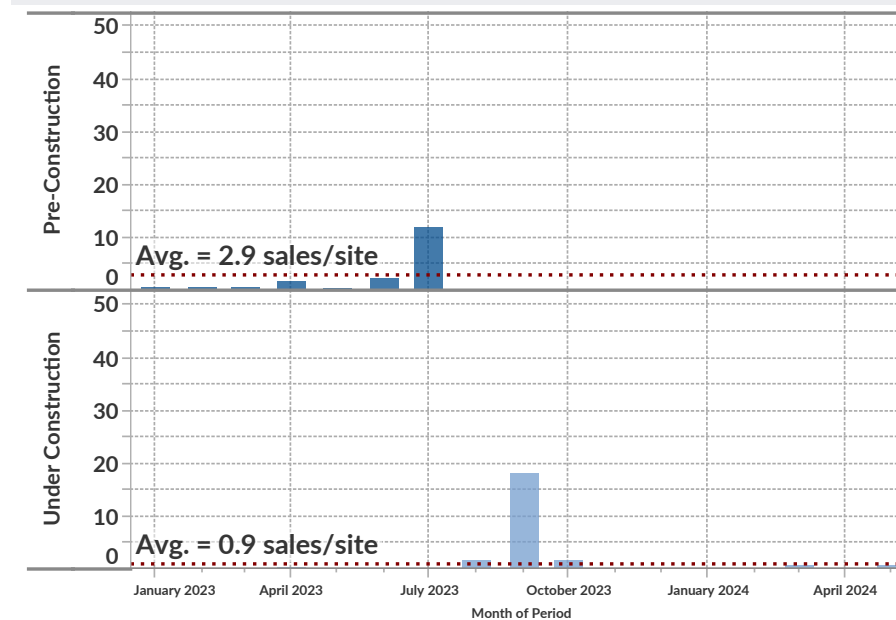
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	446	2	388	58
1 Bedroom + Den	137	0	98	39
2 Bedroom	299	0	247	52
2 Bedroom + Den	76	0	76	0
3 Bedroom & Up	90	2	66	24
Penthouse	2	0	2	0
Other	1	0	0	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,338	437	720	\$580,990	\$999,900
\$1,216	515	590	\$626,990	\$715,990
\$1,265	536	970	\$672,990	\$1,499,900
\$1,192	1,036	1,509	\$1,115,990	\$2,399,900
\$1,307	1,148	1,148	\$1,499,900	\$1,499,900

IPO Launch Performance (first 2 months)

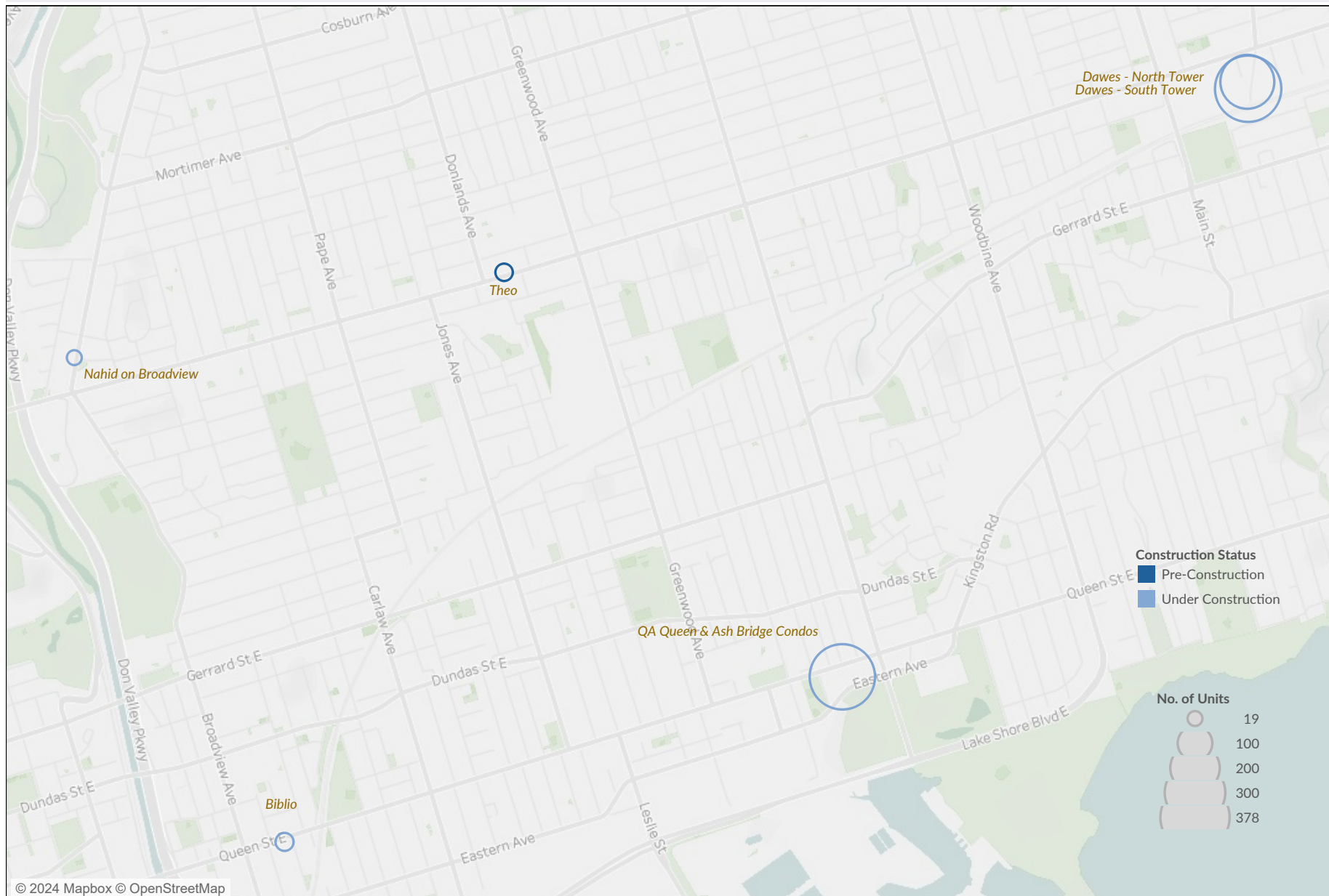


Post Launch Absorption: Toronto East



Toronto East Submarket Report - May 2024

Current Active Projects



Toronto East Submarket Report - May 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 \$/SF
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	4	120	250	\$1,243	\$1,216
Dawes - South Tower - BAZ Group of Companies	Apartment	February 2026	2	3	33	378	\$1,212	\$1,257
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	October 2026	0	0	0	26	\$0	\$1,014

Toronto East Submarket Report - May 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 5	• 17
Central Waterfront	• 6	• 6
Don Mills - York Mills	• 5	• 10
Downtown Core	• 2	• 6
Downtown East	• 4	• 20
Downtown West	• 43	• 25
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 5
Mississauga City Centre	• 4	• 9
North Toronto	• 3	• 17
North Yonge Corridor	• 3	• 9
North York East		
North York West	• 0	• 9
Not Applicable	• 440	• 176
Scarborough City Centre		
Sheppard Corridor	• 7	• 9
Thornhill	• 0	• 2
Toronto East	• 4	• 6
Toronto West	• 12	• 19
Yonge - St. Clair	• 0	• 8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 4,071	• 580	• \$2,402	• 1,088	• \$2,613,901
• 2,772	• 862	• \$1,678	• 883	• \$1,482,243
• 2,406	• 306	• \$1,191	• 836	• \$996,455
• 3,668	• 453	• \$1,869	• 783	• \$1,463,030
• 5,965	• 1,521	• \$1,451	• 691	• \$1,002,578
• 7,435	• 1,377	• \$1,814	• 869	• \$1,575,612
• 552	• 13	• \$1,640	• 854	• \$1,400,746
• 1,165	• 39	• \$1,100	• 1,012	• \$1,113,310
• 4,262	• 630	• \$1,234	• 660	• \$813,660
• 3,307	• 351	• \$1,579	• 931	• \$1,469,531
• 2,751	• 738	• \$1,657	• 697	• \$1,154,212
• 1,074	• 443	• \$1,377	• 821	• \$1,130,591
• 27,367	• 8,240	• \$1,166	• 756	• \$881,655
• 1,857	• 468	• \$1,422	• 813	• \$1,155,526
• 411	• 28	• \$1,361	• 1,690	• \$2,301,250
• 894	• 174	• \$1,259	• 648	• \$815,407
• 3,236	• 405	• \$1,268	• 904	• \$1,146,005
• 1,072	• 217	• \$2,051	• 912	• \$1,869,410



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