

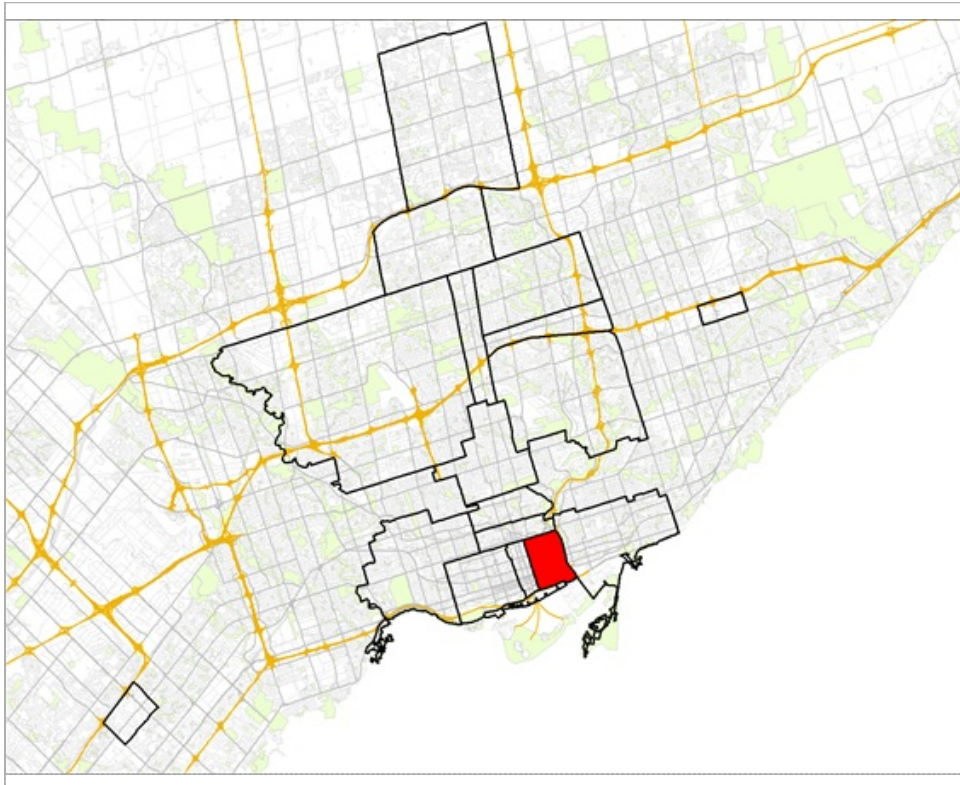


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of June 2024

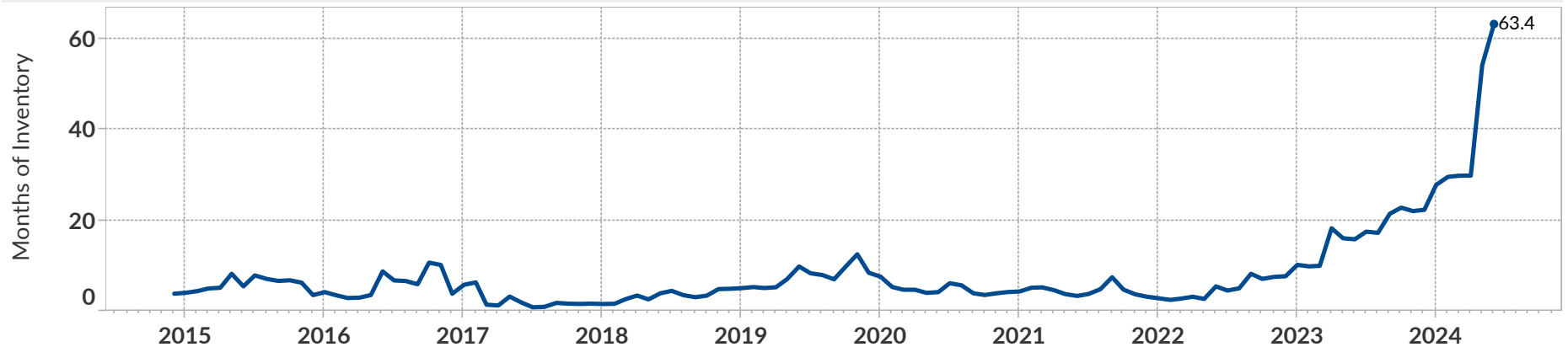


Downtown East Submarket Report - June 2024



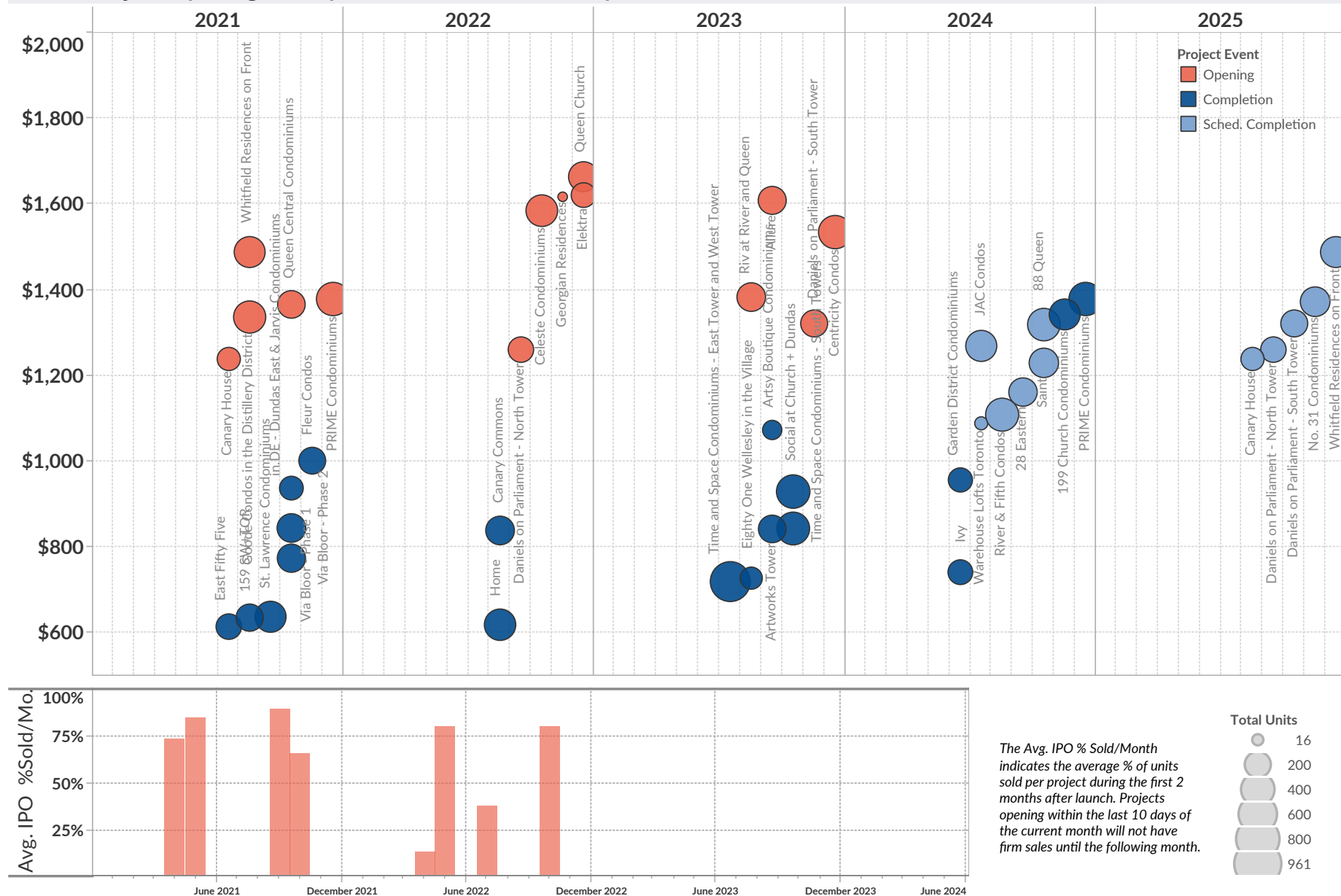
Downtown East		GTA
Distinct count of Site Name	20	352
No. of Units	7,486	91,271
Total Sales	5,939	73,880
Act Inv	1,547	17,391
Avg. \$/sf	\$1,447	\$1,402
Avg. Project \$/SF	\$1,410	\$1,314
Avg. SF	691	778
Avg. \$	\$999,496	\$1,091,457
Current Month Sales	4	732

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



Downtown East Submarket Report - June 2024

Recent Project Openings, Completions & Scheduled Completions



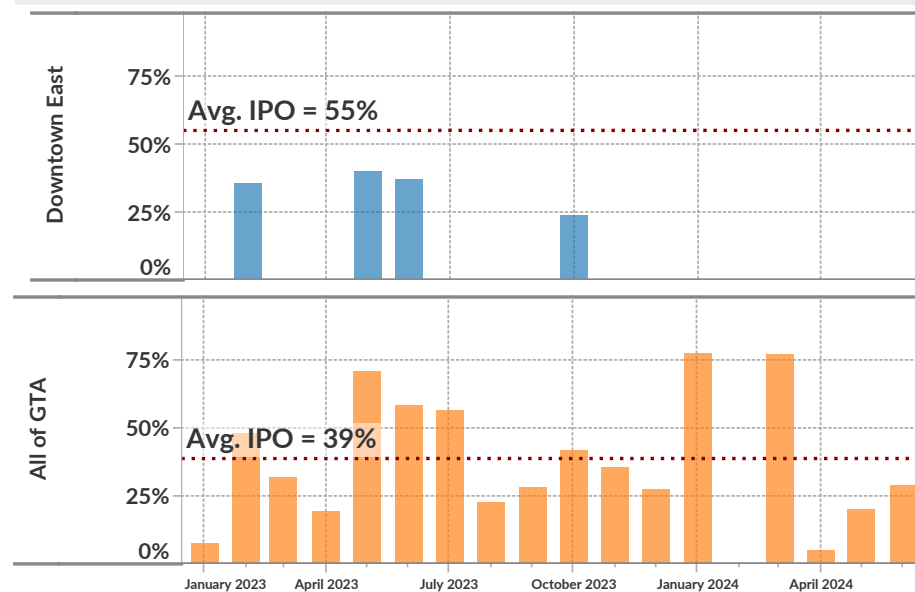
Downtown East Submarket Report - June 2024

Project Data by Unit Type

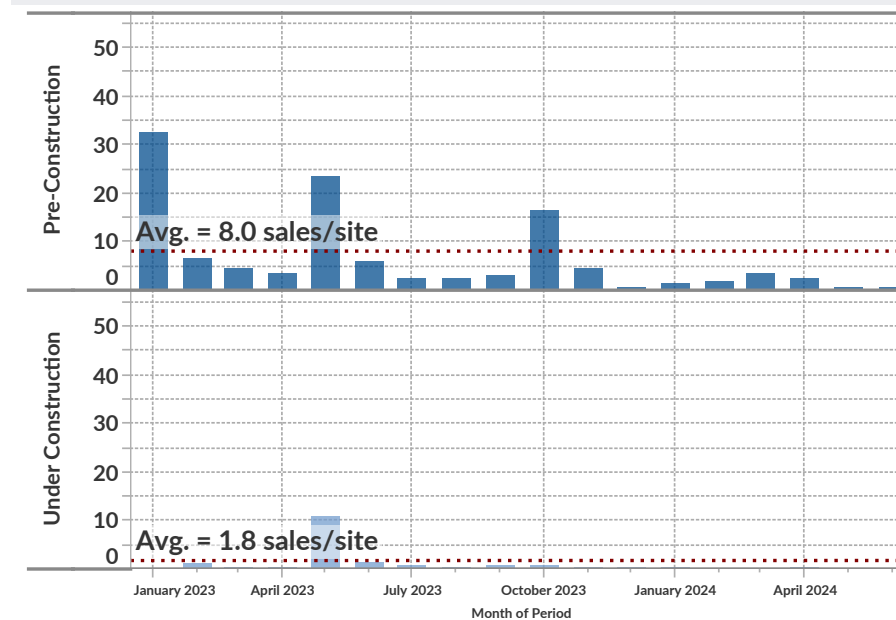
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	710	0	607	103
1 Bedroom	1,960	1	1,744	216
1 Bedroom + Den	1,546	2	1,326	220
2 Bedroom	2,199	1	1,542	657
2 Bedroom + Den	266	0	205	61
3 Bedroom & Up	749	0	477	272
Penthouse	8	0	4	4
Other	23	0	15	8

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,677	267	437	\$464,900	\$781,990
\$1,494	380	602	\$540,990	\$923,990
\$1,616	486	686	\$625,990	\$1,119,000
\$1,435	609	1,674	\$779,990	\$1,969,900
\$1,446	609	1,149	\$792,900	\$1,458,900
\$1,355	701	2,111	\$1,045,900	\$1,859,900
\$1,604	1,120	1,424	\$1,649,990	\$2,309,000
\$1,154	1,145	1,640	\$1,324,900	\$1,941,900

IPO Launch Performance (first 2 months)

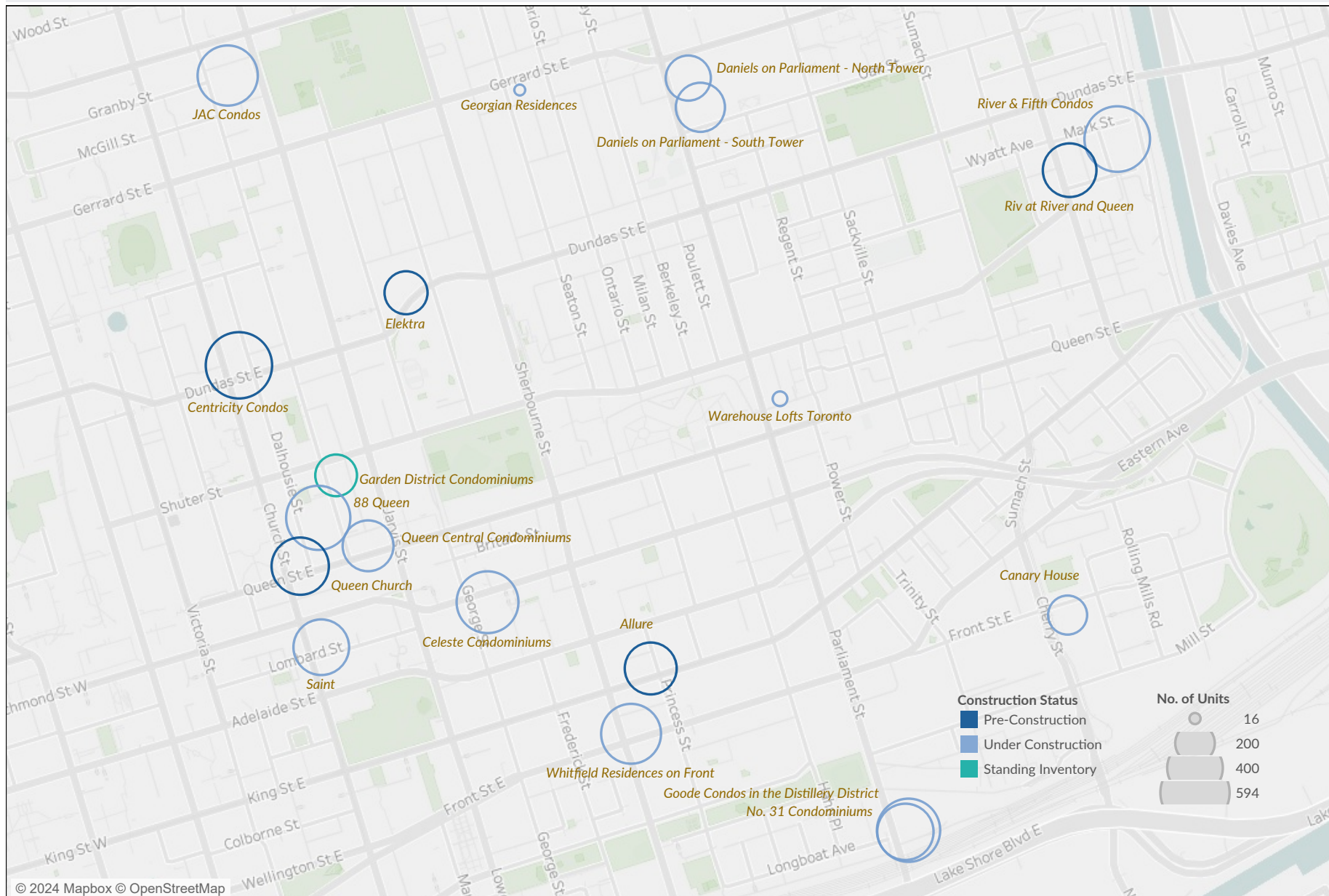


Post Launch Absorption: Downtown East



Downtown East Submarket Report - June 2024

Current Active Projects



Downtown East Submarket Report - June 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 SqFoot
88 Queen - St. Thomas Developments Inc.	Apartment	August 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	2	22	206	\$1,239	\$1,341
Celeste Condominiums - Diamond Corp and Alterra	Apartment	January 2027	0	8	46	516	\$1,585	\$1,199
Centricity Condos - Graywood Developments	Apartment	September 2027	1	15	342	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	0	0	166	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	November 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	1	18	155	443	\$1,664	\$1,656
Riv at River and Queen - Broccolini	Apartment	November 2027	2	14	256	388	\$1,383	\$1,374
River & Fifth Condos - Broccolini	Apartment	July 2024	0	0	21	580	\$1,109	\$1,331
Saint - Minto Developments	Apartment	August 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 - June 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	9	16
Central Waterfront	2	6
Don Mills - York Mills	4	10
Downtown Core	0	6
Downtown East	4	20
Downtown West	59	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	145	6
Mississauga City Centre	6	9
North Toronto	38	16
North Yonge Corridor	0	9
North York East		
North York West	0	9
Not Applicable	447	176
Scarborough City Centre		
Sheppard Corridor	6	9
Thornhill	1	2
Toronto East	4	6
Toronto West	6	19
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,525	571	\$2,409	1,090	\$2,624,621
2,774	860	\$1,686	883	\$1,488,637
2,410	302	\$1,194	831	\$992,342
3,668	453	\$1,869	783	\$1,463,030
5,939	1,547	\$1,447	691	\$999,496
7,531	1,281	\$1,816	868	\$1,575,153
552	13	\$1,640	854	\$1,400,746
1,310	239	\$1,061	793	\$841,454
4,268	624	\$1,234	660	\$813,771
3,036	313	\$1,583	950	\$1,503,615
2,690	799	\$1,648	681	\$1,122,006
1,074	443	\$1,377	821	\$1,130,591
27,640	8,613	\$1,163	744	\$865,932
1,865	460	\$1,429	810	\$1,158,010
412	27	\$1,361	1,703	\$2,317,778
898	170	\$1,259	649	\$816,567
3,242	460	\$1,223	918	\$1,122,685
1,046	216	\$2,061	902	\$1,858,227



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