

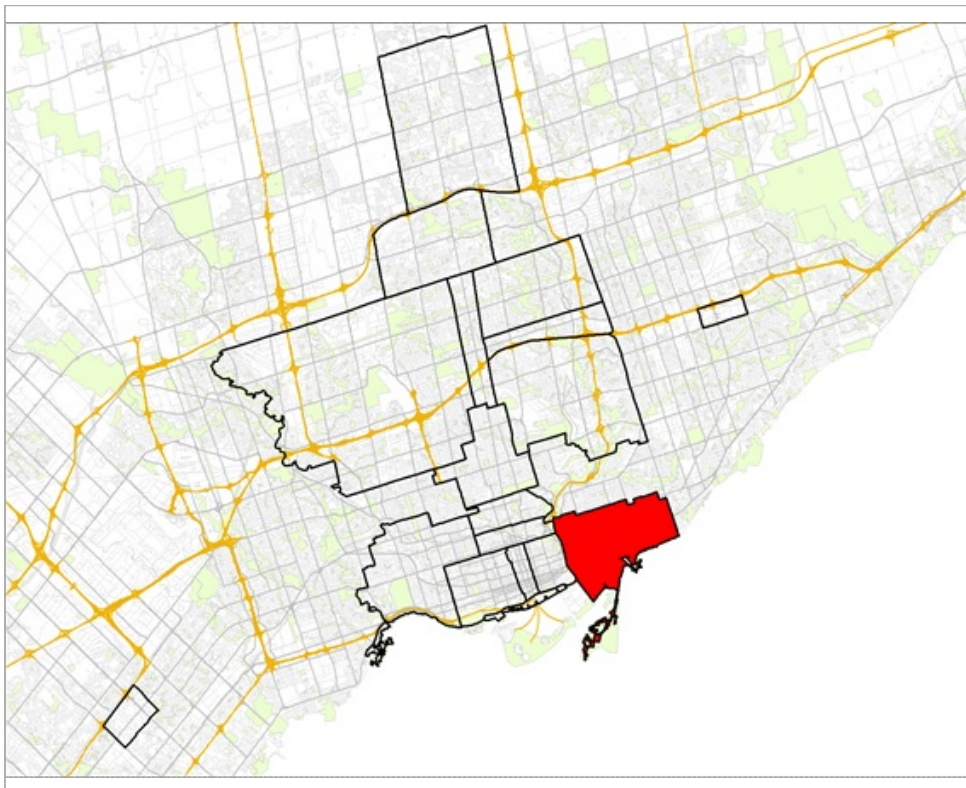


Greater Toronto Area | Toronto East New Homes High Rise Submarket Report

Data as of June 2024

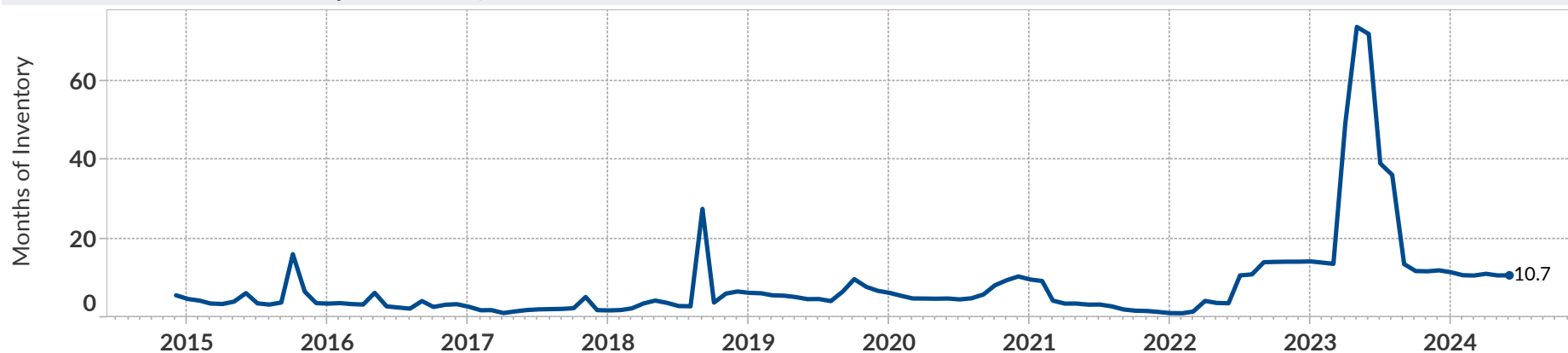


Toronto East Submarket Report - June 2024



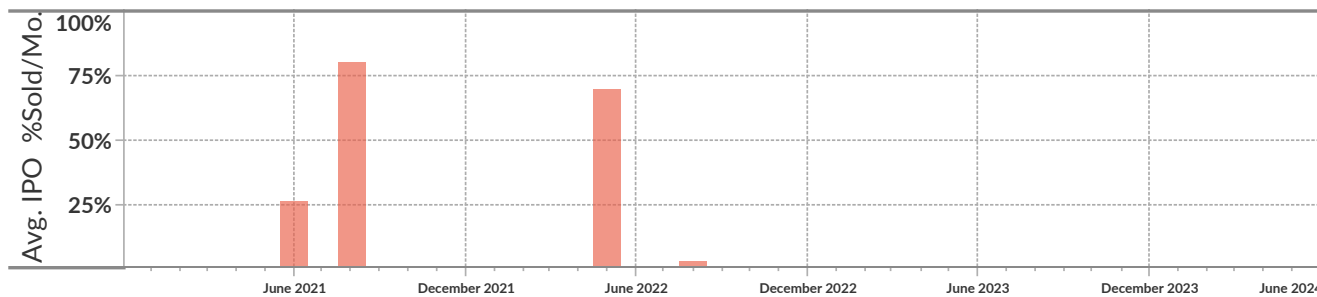
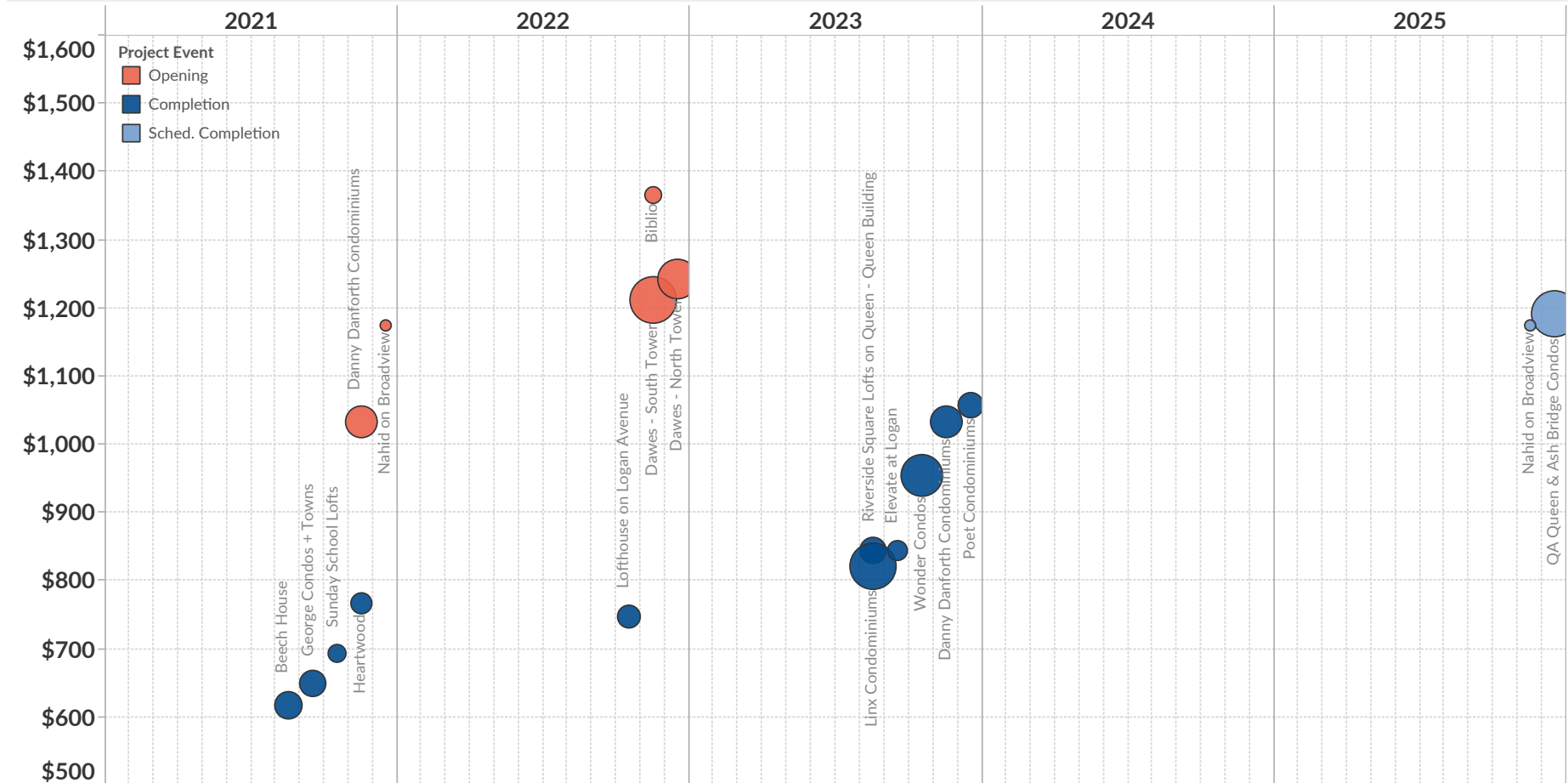
Toronto East		GTA
Distinct count of Site Name	6	352
No. of Units	1,068	91,271
Total Sales	898	73,880
Act Inv	170	17,391
Avg. \$/sf		\$1,402
Avg. Project \$/SF		\$1,314
Avg. SF		778
Avg. \$		\$1,091,457
Current Month Sales		732

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

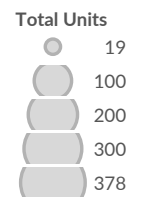


Toronto East Submarket Report - June 2024

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



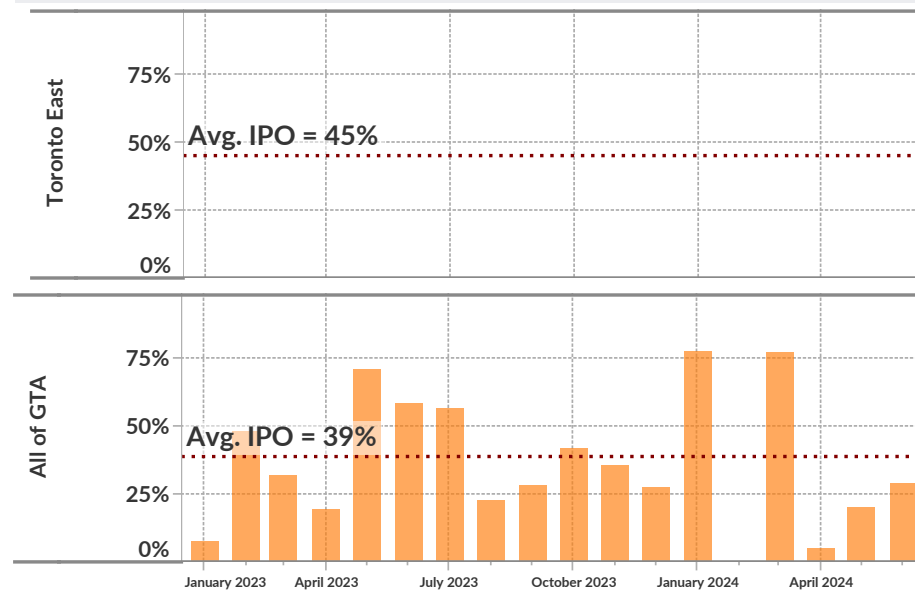
Toronto East Submarket Report - June 2024

Project Data by Unit Type

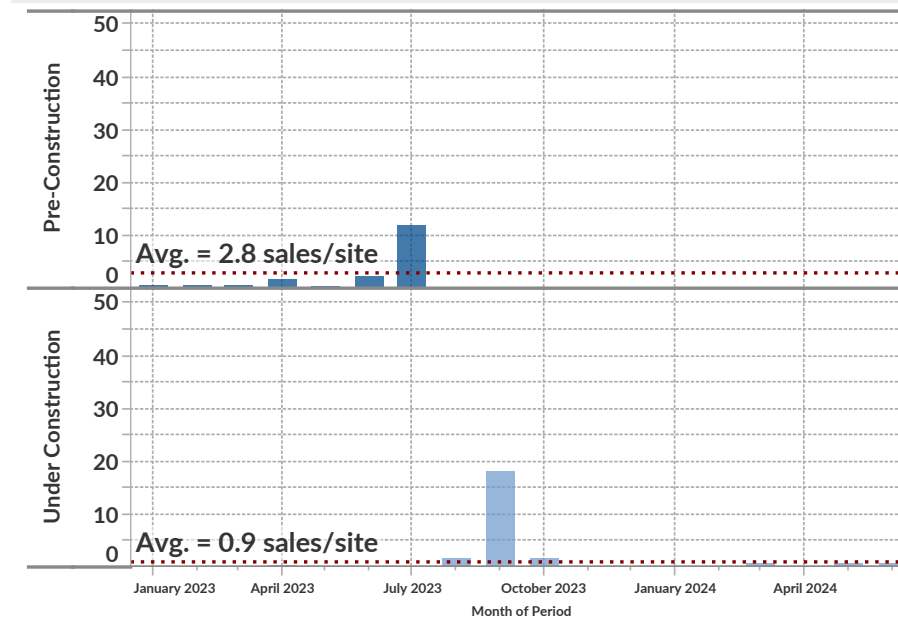
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	446	0	388	58
1 Bedroom + Den	137	2	100	37
2 Bedroom	299	2	249	50
2 Bedroom + Den	76	0	76	0
3 Bedroom & Up	90	0	66	24
Penthouse	2	0	2	0
Other	1	0	0	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,338	437	720	\$579,990	\$999,900
\$1,216	515	590	\$626,990	\$715,990
\$1,266	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)

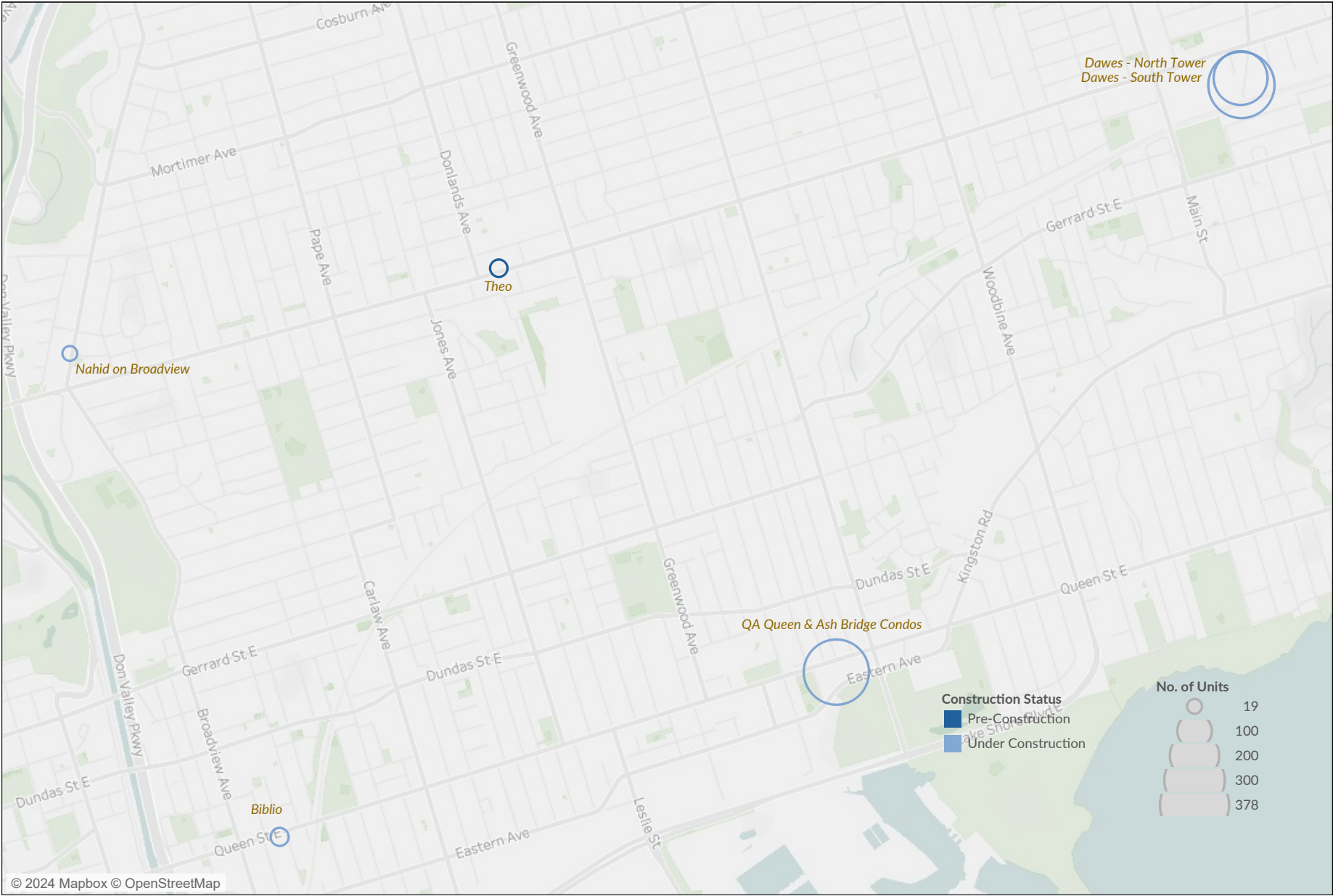


Post Launch Absorption: Toronto East



Toronto East Submarket Report - June 2024

Current Active Projects



Toronto 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
Biblio - NVSBLE Development Inc.	Apartment	April 2026	0	0	7	28	\$1,366	\$1,364
Dawes - North Tower - Marlin Spring Developments	Apartment	February 2026	2	6	118	250	\$1,243	\$1,216
Dawes - South Tower - Marlin Spring Developments	Apartment	February 2026	2	5	31	378	\$1,212	\$1,258
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 - 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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