

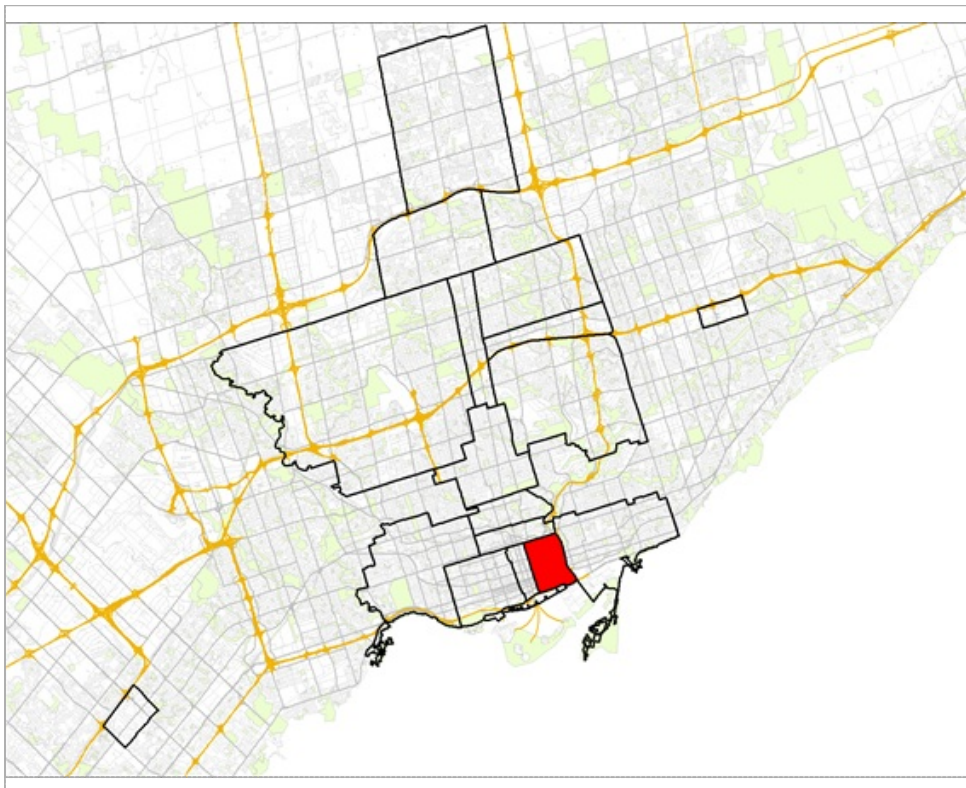


## Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of July 2024

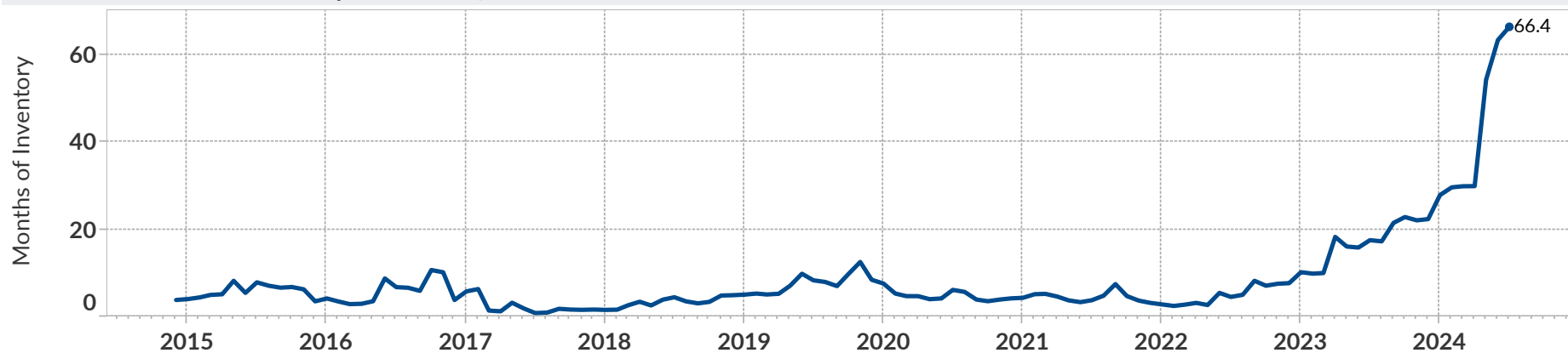


## Downtown East Submarket Report - July 2024



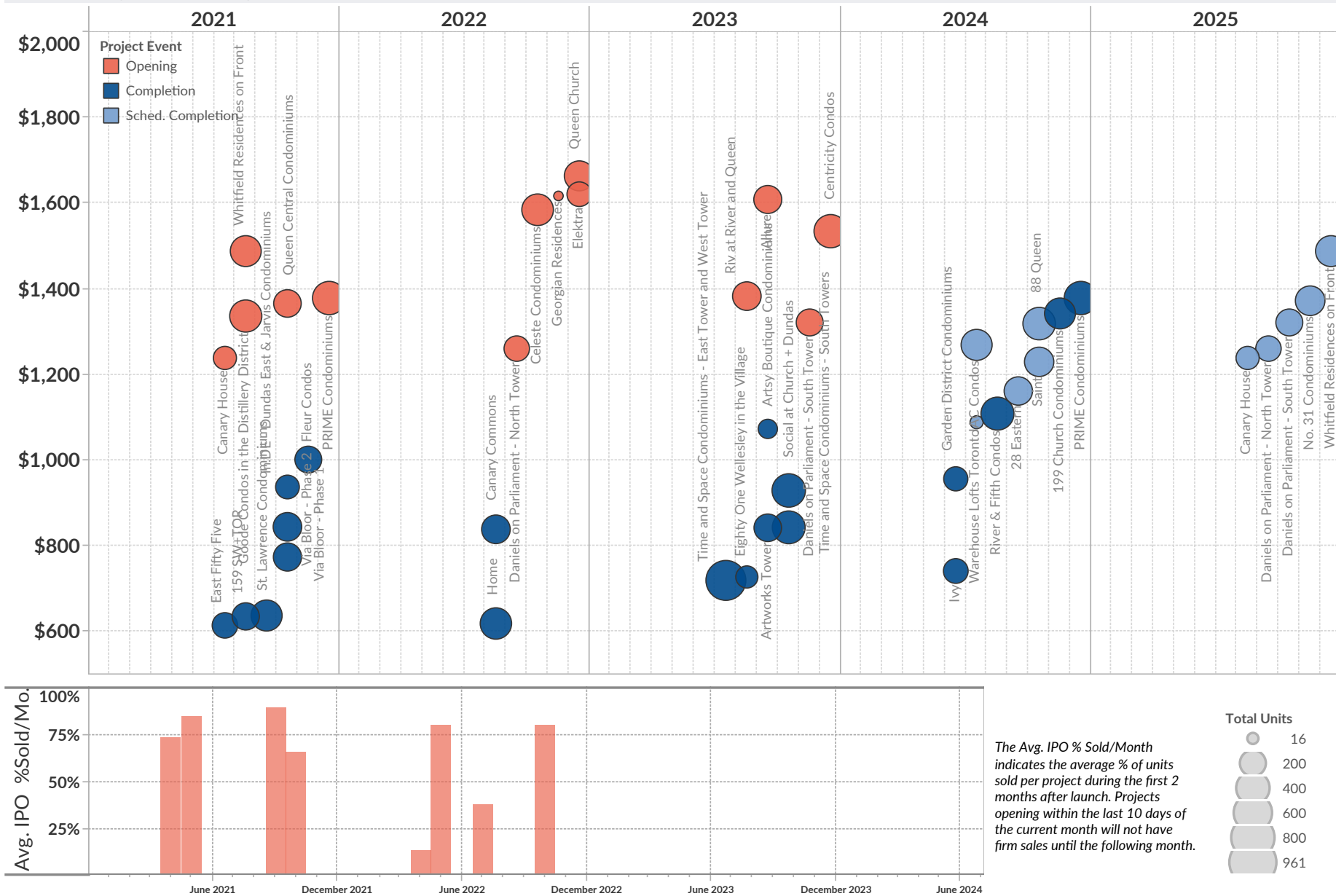
| Downtown East               |       | GTA         |
|-----------------------------|-------|-------------|
| Distinct count of Site Name | 20    | 353         |
| No. of Units                | 7,486 | 91,585      |
| Total Sales                 | 5,948 | 74,140      |
| Act Inv                     | 1,538 | 17,445      |
| Avg. \$/sf                  |       | \$1,403     |
| Avg. Project \$/SF          |       | \$1,312     |
| Avg. SF                     |       | 777         |
| Avg. \$                     |       | \$1,090,371 |
| Current Month Sales         | 9     | 287         |

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



# Downtown East Submarket Report - July 2024

## Recent Project Openings, Completions & Scheduled Completions



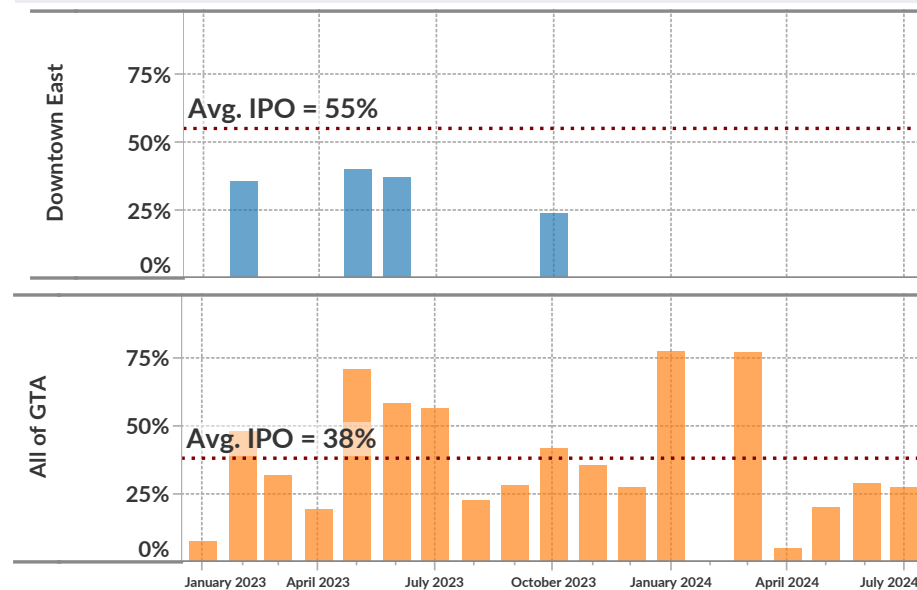
# Downtown East Submarket Report - July 2024

## Project Data by Unit Type

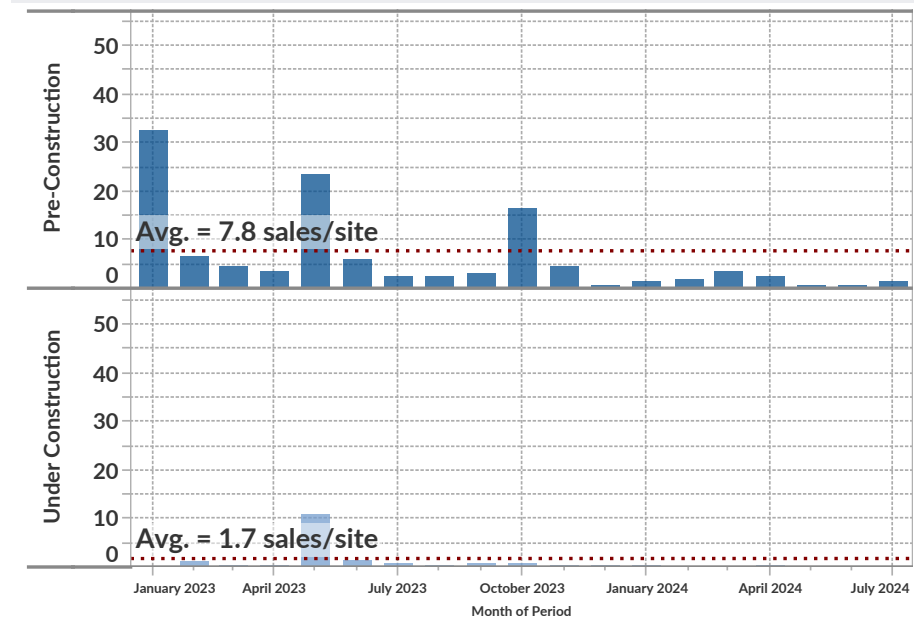
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 710          | 0                   | 607         | 103     |
| 1 Bedroom       | 1,960        | 6                   | 1,750       | 210     |
| 1 Bedroom + Den | 1,546        | 0                   | 1,326       | 220     |
| 2 Bedroom       | 2,199        | 2                   | 1,544       | 655     |
| 2 Bedroom + Den | 266          | 0                   | 205         | 61      |
| 3 Bedroom & Up  | 749          | 1                   | 478         | 271     |
| 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         |
| \$1,480    | 413             | 602              | \$540,990        | \$923,990         |
| \$1,583    | 486             | 686              | \$625,990        | \$1,119,000       |
| \$1,430    | 609             | 1,674            | \$779,990        | \$1,969,900       |
| \$1,443    | 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)

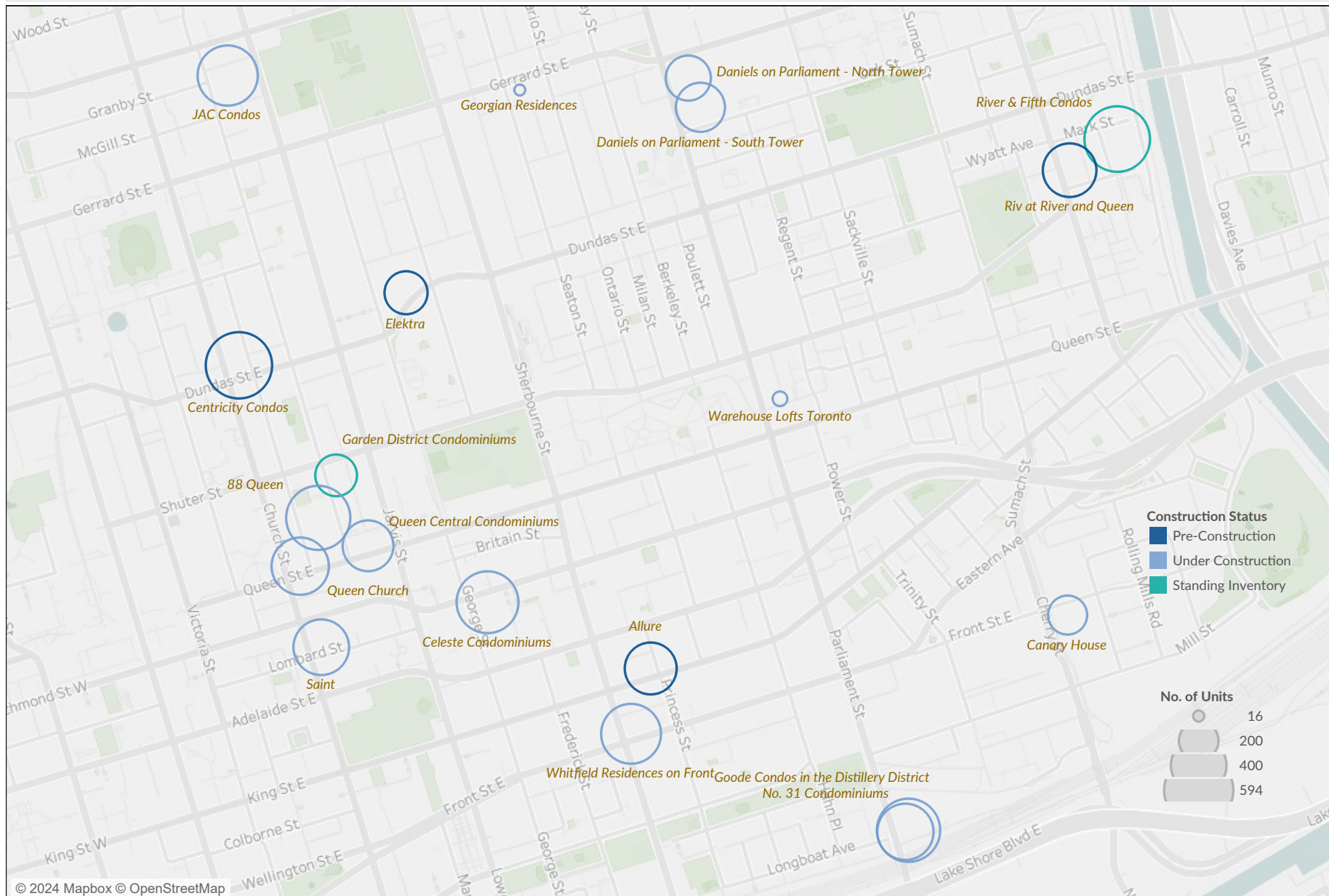


## Post Launch Absorption: Downtown East



# Downtown East Submarket Report - July 2024

## Current Active Projects



## Downtown East Submarket Report - July 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            | 2                   | 10  | 44      | 516          | \$1,585             | \$1,186                       |
| Centricity Condos - Graywood Developments                     | Apartment    | September 2027          | 3                   | 18  | 339     | 594          | \$1,535             | \$1,524                       |
| 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               | 0                   | 18  | 155     | 443          | \$1,664             | \$1,656                       |
| Riv at River and Queen - Broccolini                           | Apartment    | November 2027           | 3                   | 17  | 253     | 388          | \$1,383             | \$1,375                       |
| River & Fifth Condos - Broccolini                             | Apartment    | July 2024               | 1                   | 1   | 20      | 580          | \$1,109             | \$1,326                       |
| 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 - July 2024

### Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | 16                  | 16                          |
| Central Waterfront      | 2                   | 6                           |
| Don Mills - York Mills  | 5                   | 10                          |
| Downtown Core           | 2                   | 6                           |
| Downtown East           | 9                   | 20                          |
| Downtown West           | 22                  | 25                          |
| Etobicoke Waterfront    | 0                   | 1                           |
| Highway7 - Yonge        | 14                  | 6                           |
| Mississauga City Centre | 2                   | 9                           |
| North Toronto           | 0                   | 16                          |
| North Yonge Corridor    | 2                   | 9                           |
| North York East         |                     |                             |
| North York West         | 5                   | 9                           |
| Not Applicable          | 202                 | 177                         |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | 4                   | 9                           |
| Thornhill               | 0                   | 2                           |
| Toronto East            | 0                   | 6                           |
| Toronto West            | 2                   | 19                          |
| Yonge - St. Clair       | 0                   | 7                           |

### Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$     |
|-------------|---------|------------|---------|-------------|
| 3,541       | 555     | \$2,408    | 1,092   | \$2,628,717 |
| 2,776       | 858     | \$1,686    | 884     | \$1,490,227 |
| 2,415       | 304     | \$1,195    | 829     | \$990,246   |
| 3,670       | 451     | \$1,869    | 784     | \$1,465,210 |
| 5,948       | 1,538   | \$1,440    | 694     | \$998,656   |
| 7,555       | 1,257   | \$1,818    | 872     | \$1,584,962 |
| 552         | 13      | \$1,640    | 854     | \$1,400,746 |
| 1,324       | 234     | \$1,063    | 797     | \$847,099   |
| 4,265       | 627     | \$1,234    | 660     | \$814,171   |
| 3,036       | 313     | \$1,583    | 950     | \$1,503,615 |
| 2,692       | 797     | \$1,649    | 680     | \$1,121,700 |
|             |         |            |         |             |
| 1,079       | 438     | \$1,376    | 824     | \$1,133,661 |
| 27,832      | 8,693   | \$1,168    | 740     | \$864,881   |
|             |         |            |         |             |
| 1,869       | 456     | \$1,429    | 812     | \$1,160,510 |
| 412         | 27      | \$1,361    | 1,703   | \$2,317,778 |
| 898         | 174     | \$1,263    | 658     | \$831,684   |
| 3,230       | 494     | \$1,223    | 923     | \$1,128,721 |
| 1,046       | 216     | \$2,061    | 902     | \$1,858,227 |



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