

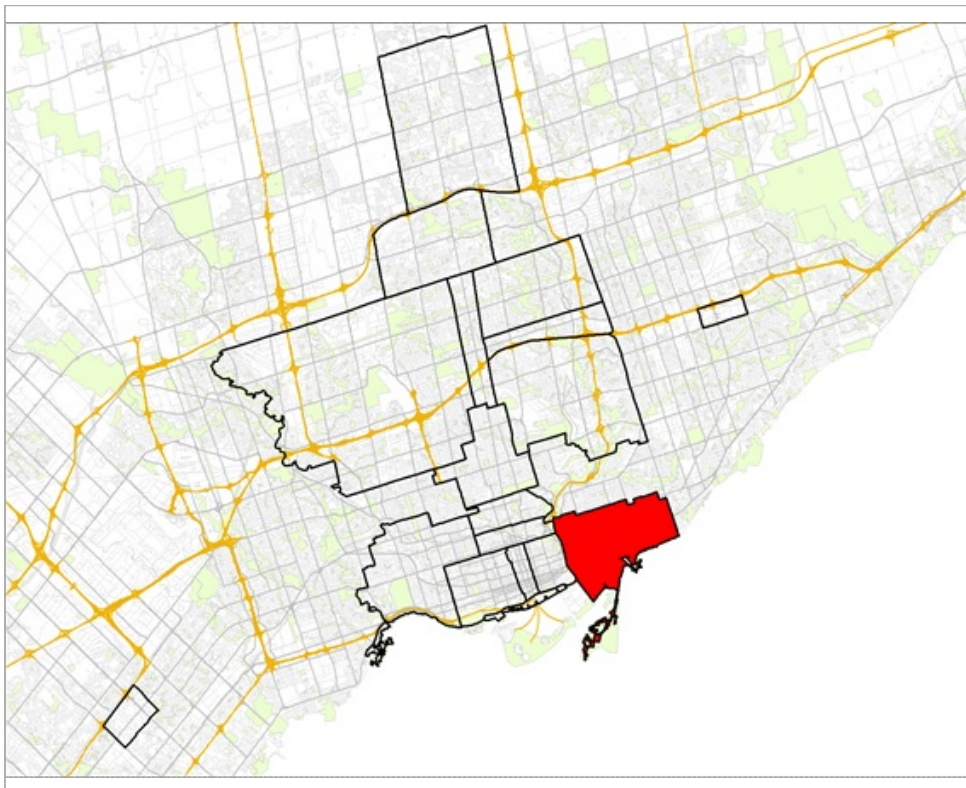


Greater Toronto Area | Toronto East New Homes High Rise Submarket Report

Data as of July 2024

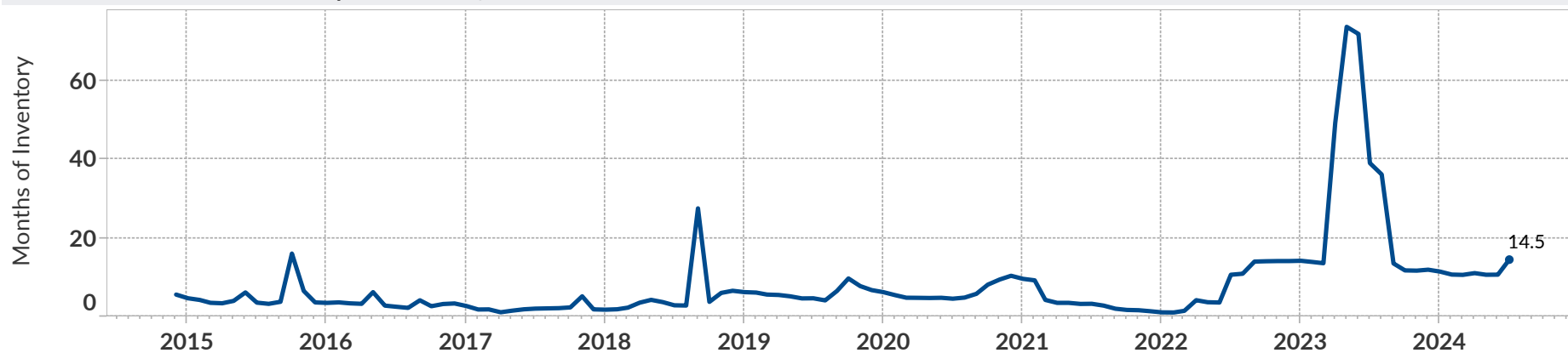


Toronto East Submarket Report - July 2024



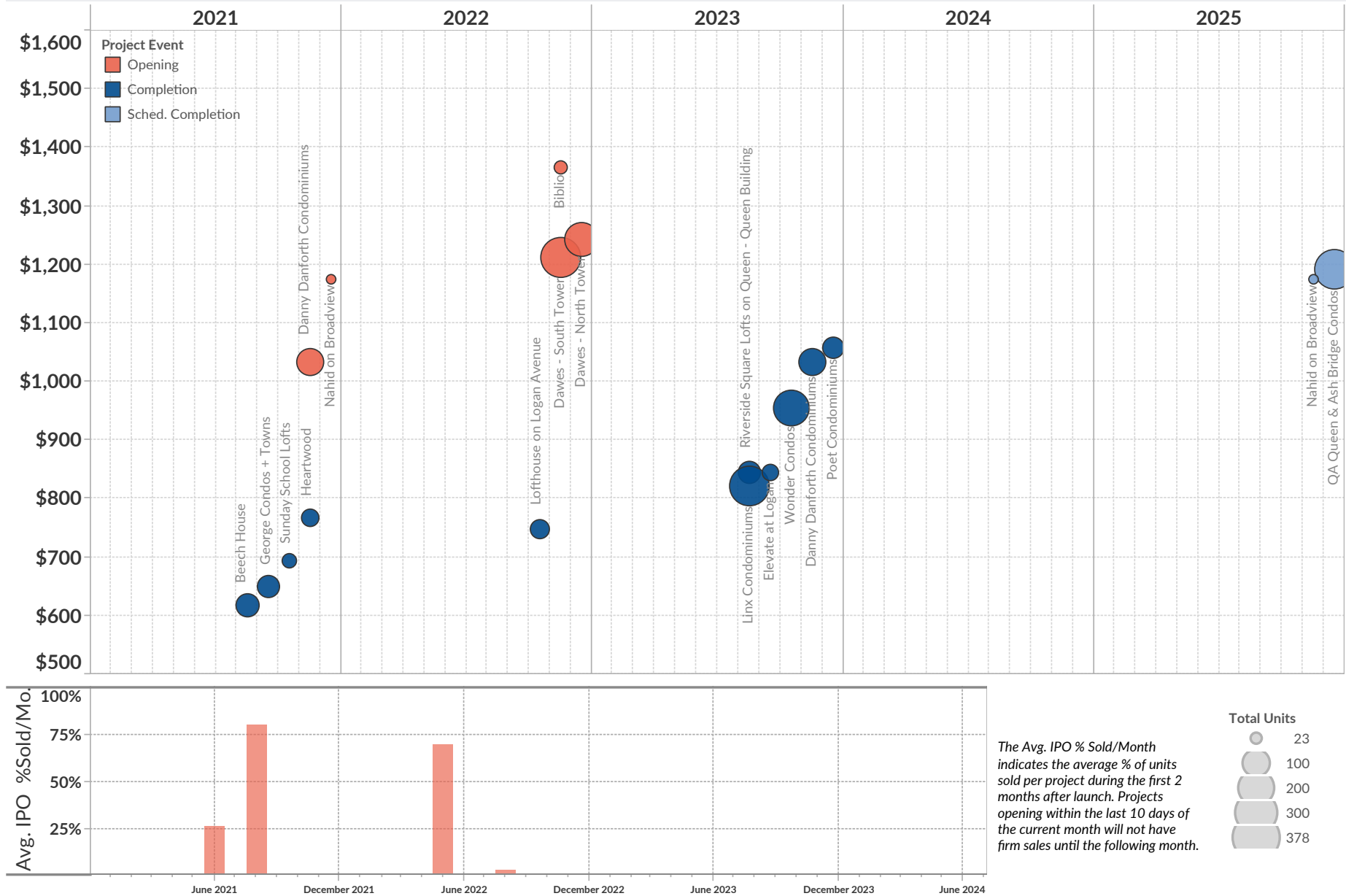
Toronto East		GTA
Distinct count of Site Name	6	353
No. of Units	1,072	91,585
Total Sales	898	74,140
Act Inv	174	17,445
Avg. \$/sf		\$1,403
Avg. Project \$/SF		\$1,312
Avg. SF		777
Avg. \$		\$1,090,371
Current Month Sales		287

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



Toronto East Submarket Report - July 2024

Recent Project Openings, Completions & Scheduled Completions



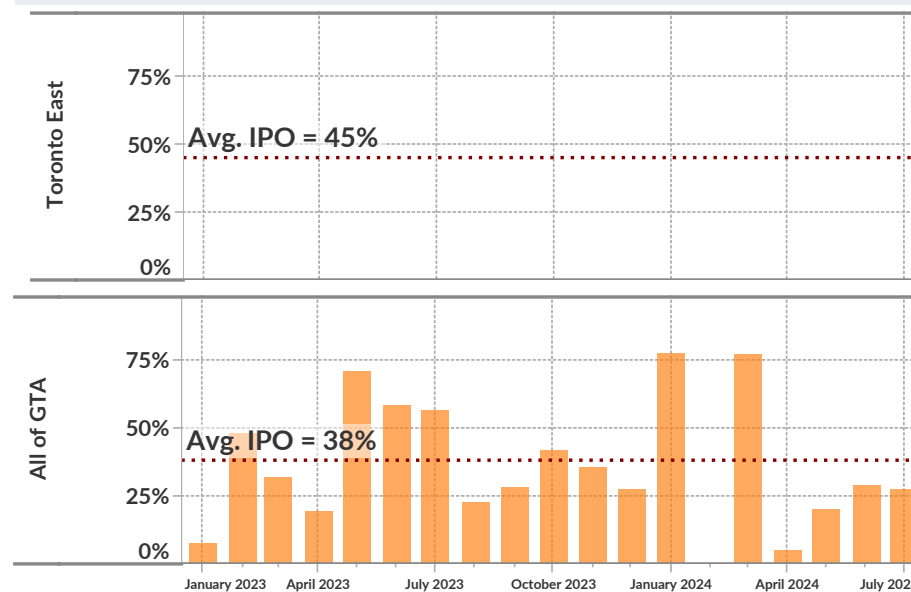
Toronto East Submarket Report - July 2024

Project Data by Unit Type

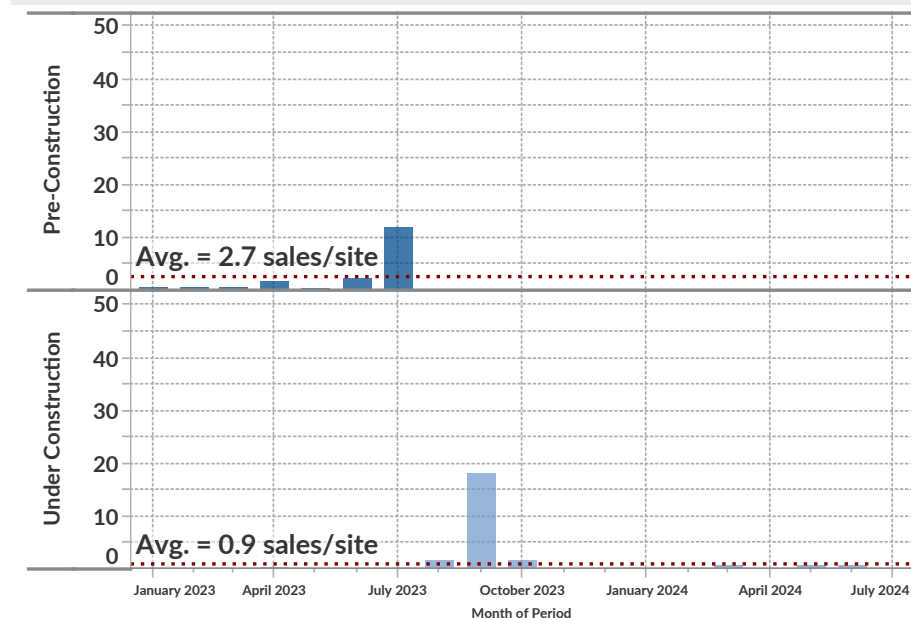
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	446	0	388	58
1 Bedroom + Den	137	0	100	37
2 Bedroom	302	0	249	53
2 Bedroom + Den	76	0	76	0
3 Bedroom & Up	91	0	66	25
Penthouse	2	0	2	0
Other	1	0	0	1

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
\$1,276	536	1,163	\$672,990	\$1,632,900
\$1,198	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)

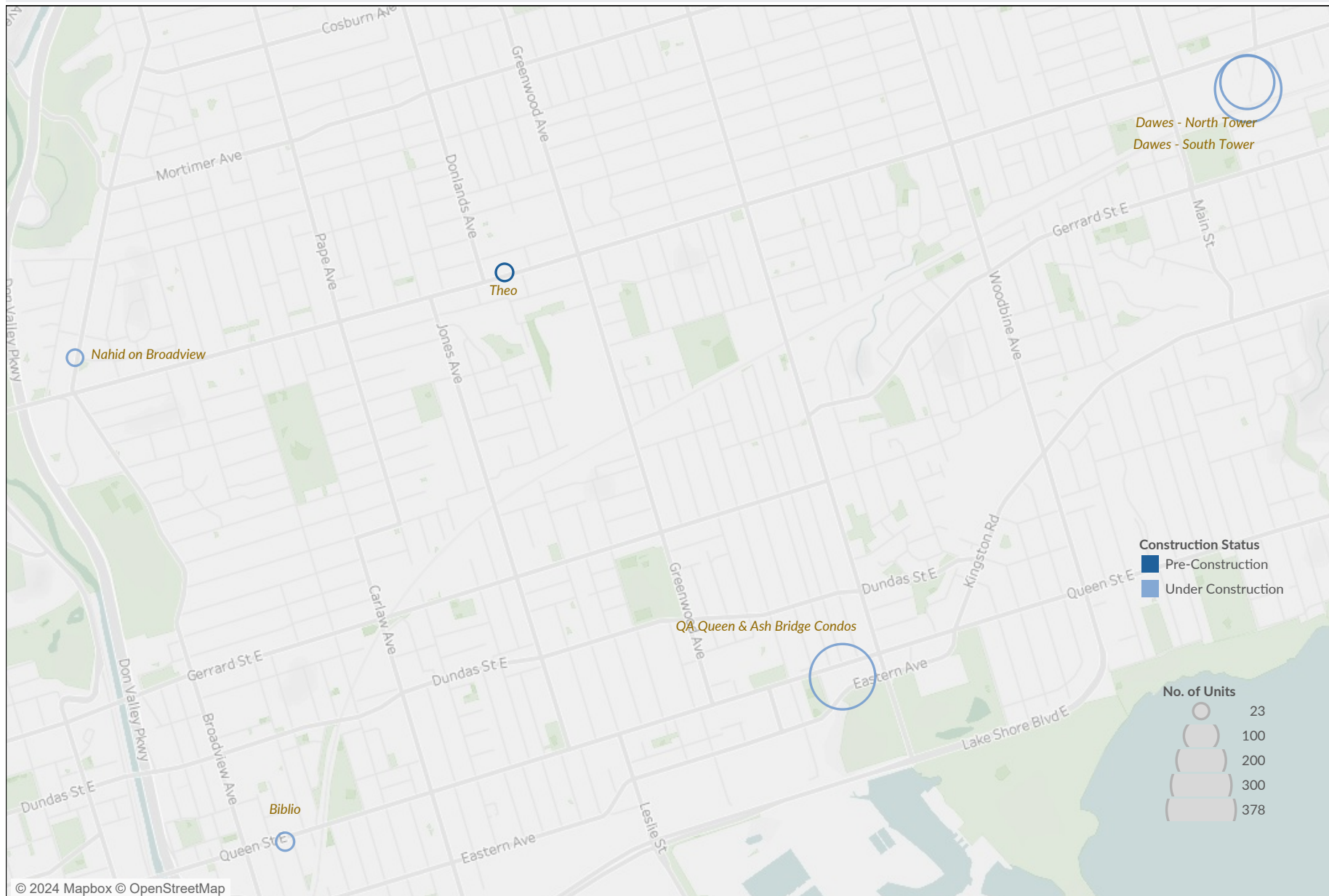


Post Launch Absorption: Toronto East



Toronto East Submarket Report - July 2024

Current Active Projects



Toronto 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
Biblio - NVSBLE Development Inc.	Apartment	April 2026	0	0	7	28	\$1,366	\$1,364
Dawes - North Tower - Marlin Spring Developments	Apartment	February 2026	0	6	118	250	\$1,243	\$1,216
Dawes - South Tower - Marlin Spring Developments	Apartment	February 2026	0	5	31	378	\$1,212	\$1,258
Nahid on Broadview - Nahid Corp.	Apartment	June 2025	0	0	4	23	\$1,175	\$1,373
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 - 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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