

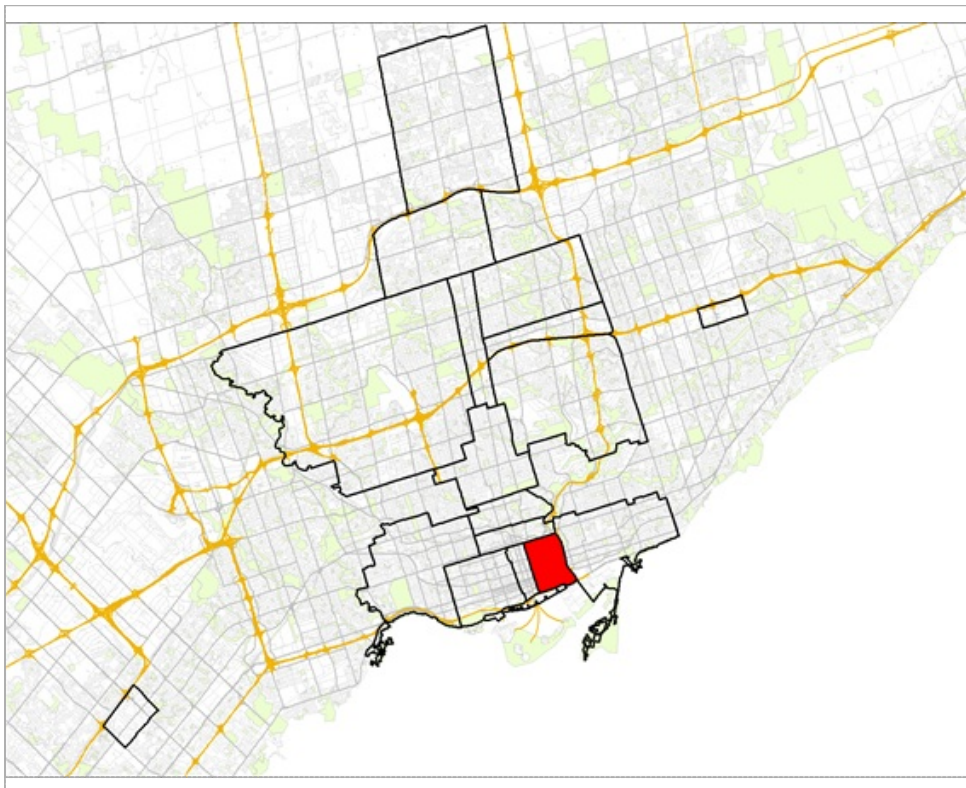


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of August 2024

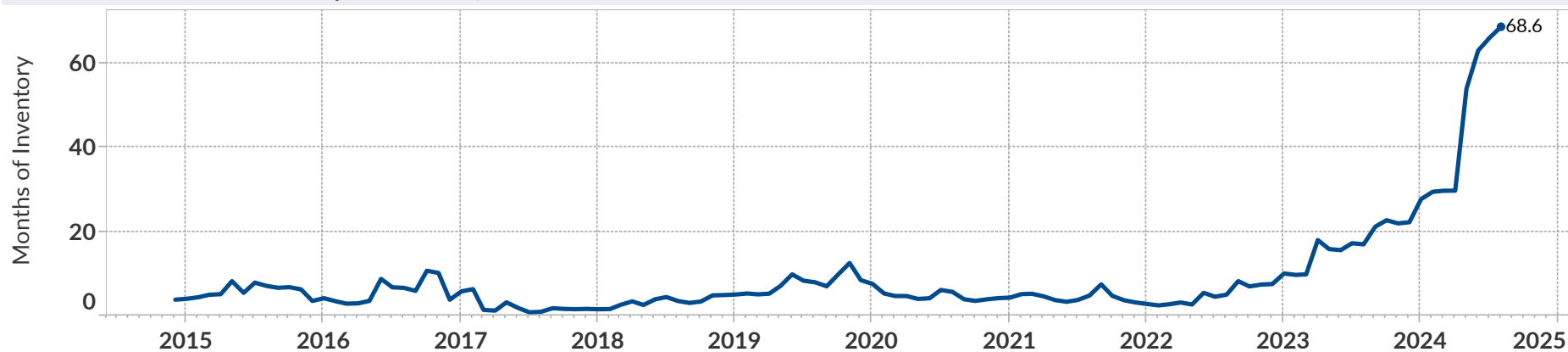


Downtown East Submarket Report - August 2024



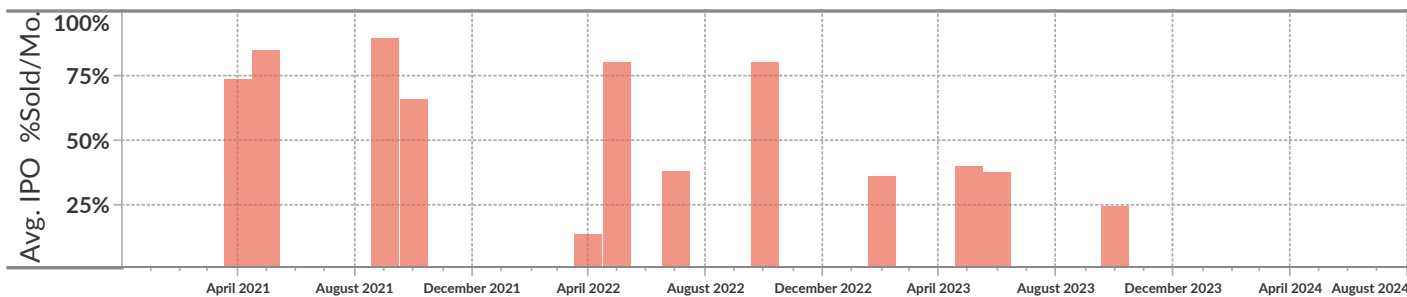
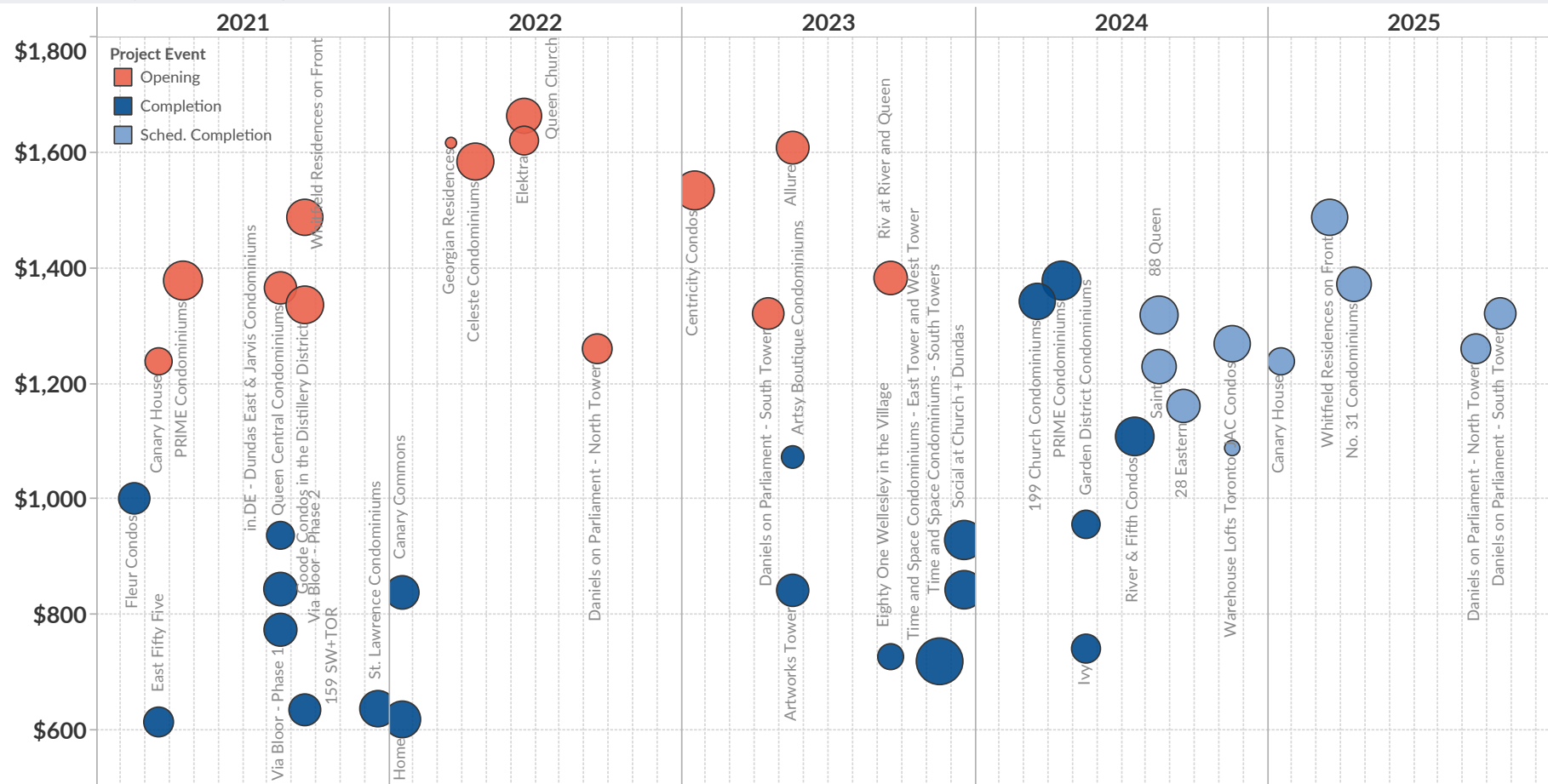
Downtown East		GTA
Distinct count of Site Name	19	345
No. of Units	7,068	89,028
Total Sales	5,547	71,795
Act Inv	1,521	17,233
Avg. \$/sf	\$1,440	\$1,408
Avg. Project \$/SF	\$1,407	\$1,314
Avg. SF	692	781
Avg. \$	\$995,929	\$1,099,571
Current Month Sales	7	235

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

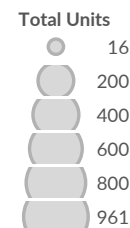


Downtown East Submarket Report - August 2024

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo 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.



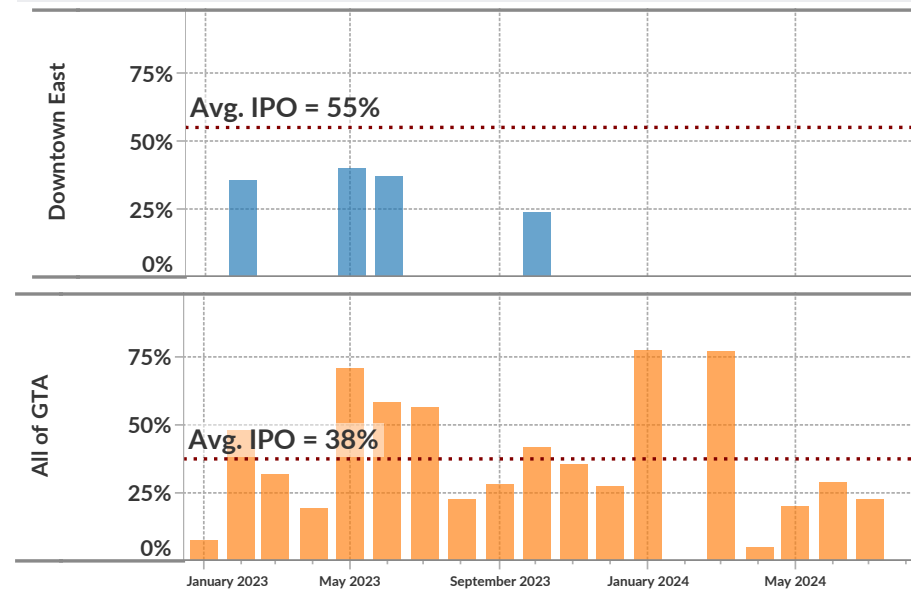
Downtown East Submarket Report - August 2024

Project Data by Unit Type

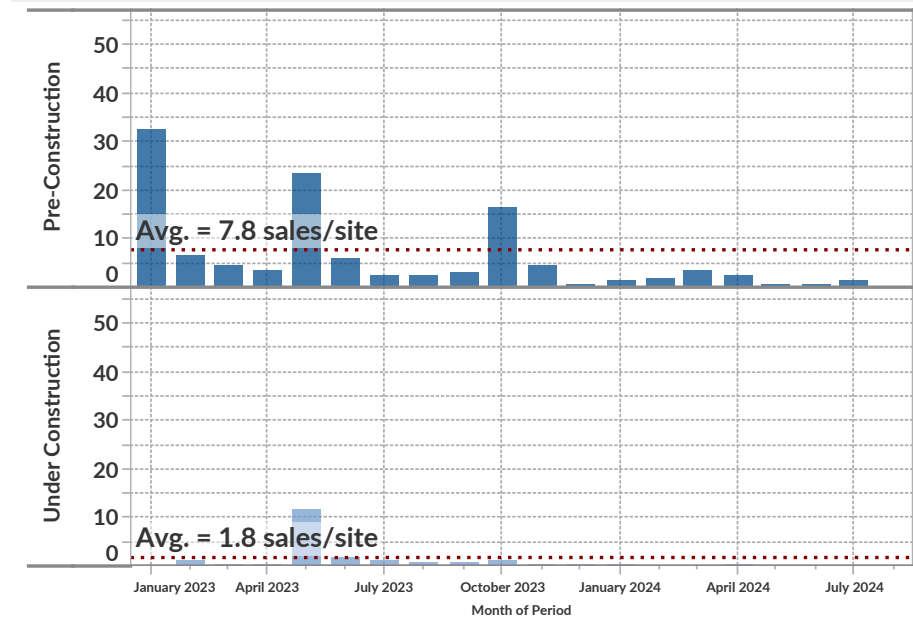
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	662	1	560	102
1 Bedroom	1,874	0	1,663	211
1 Bedroom + Den	1,421	3	1,202	219
2 Bedroom	2,088	1	1,440	648
2 Bedroom + Den	260	0	203	57
3 Bedroom & Up	707	1	440	267
Penthouse	8	0	4	4
Other	23	0	15	8

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,682	267	434	\$446,990	\$781,990
\$1,484	413	602	\$570,990	\$923,990
\$1,581	486	686	\$659,990	\$1,119,000
\$1,431	609	1,674	\$763,990	\$1,969,900
\$1,434	609	1,149	\$792,900	\$1,458,900
\$1,353	701	2,111	\$880,990	\$1,859,900
\$1,598	1,038	1,424	\$1,399,990	\$2,309,000
\$1,154	1,145	1,640	\$1,324,900	\$1,941,900

IPO Launch Performance (first 2 months)

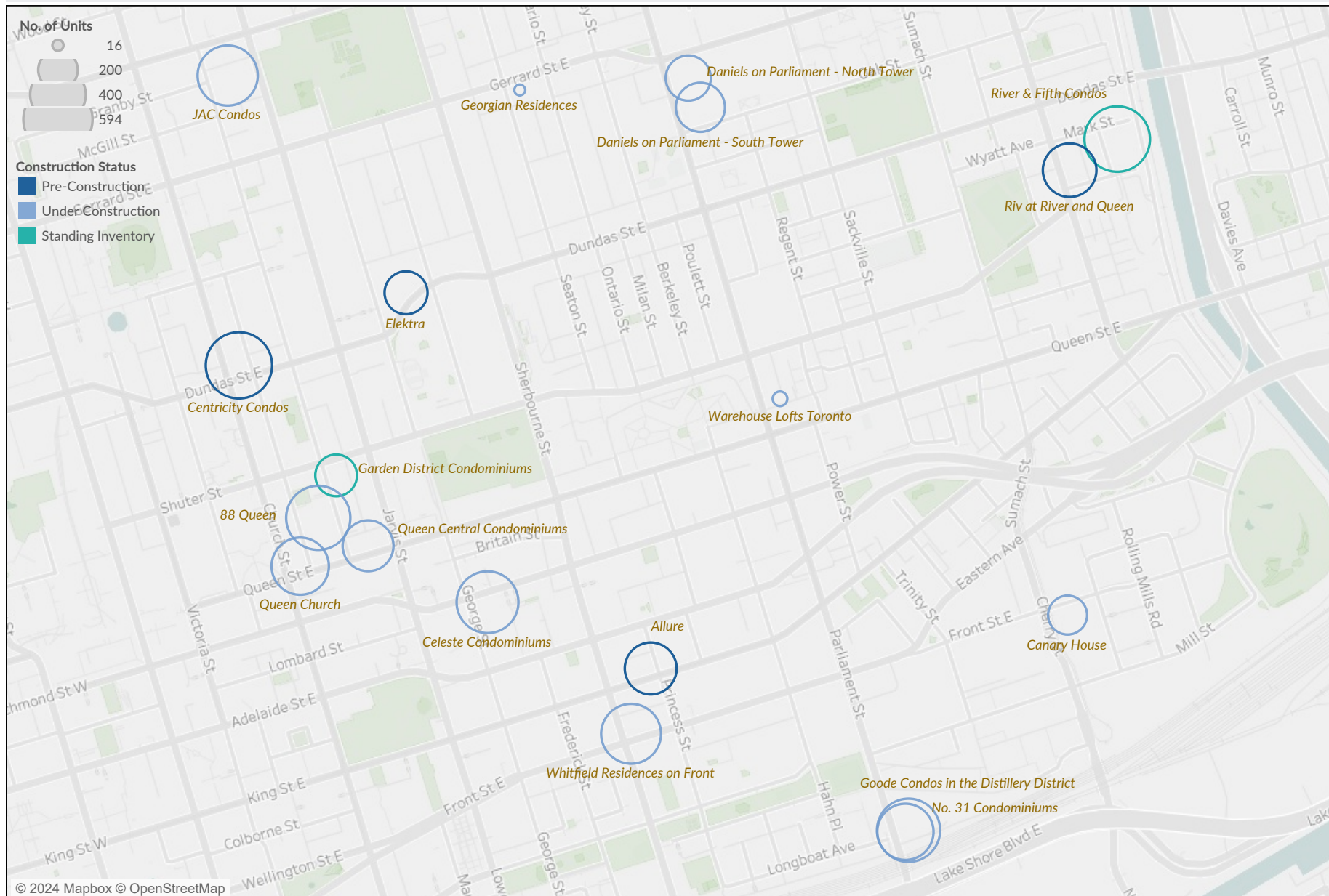


Post Launch Absorption: Downtown East



Downtown East Submarket Report - August 2024

Current Active Projects



Downtown East Submarket Report - August 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	October 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	\$1,466
Celeste Condominiums - Diamond Corp and Alterra	Apartment	January 2027	1	11	43	516	\$1,585	\$1,179
Centricity Condos - Graywood Developments	Apartment	September 2027	0	18	339	594	\$1,535	\$1,524
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	September 2025	1	1	22	275	\$1,261	\$1,198
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	2	2	96	250	\$1,621	\$1,625
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May 2024	1	1	18	235	\$957	\$1,316
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	0	17	253	388	\$1,383	\$1,375
River & Fifth Condos - Broccolini	Apartment	July 2024	1	2	19	580	\$1,109	\$1,162
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	1	1	69	484	\$1,488	\$1,489

Downtown East Submarket Report - August 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	16
Central Waterfront	1	6
Don Mills - York Mills	11	8
Downtown Core	1	6
Downtown East	7	19
Downtown West	10	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	11	5
Mississauga City Centre	2	9
North Toronto	2	15
North Yonge Corridor	4	9
North York East		
North York West	5	9
Not Applicable	114	174
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	1	2
Toronto East	1	6
Toronto West	10	19
Yonge - St. Clair	49	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,546	550	\$2,416	1,095	\$2,644,459
2,777	857	\$1,687	884	\$1,491,025
1,794	285	\$1,214	783	\$950,543
3,670	451	\$1,869	784	\$1,465,270
5,547	1,521	\$1,440	692	\$995,929
7,558	1,254	\$1,839	932	\$1,713,783
552	13	\$1,640	854	\$1,400,746
1,063	219	\$1,064	800	\$851,267
4,267	625	\$1,234	660	\$814,210
2,560	304	\$1,584	956	\$1,514,735
2,697	792	\$1,635	671	\$1,097,839
1,084	433	\$1,368	830	\$1,134,772
27,162	8,625	\$1,168	741	\$865,477
1,870	455	\$1,429	813	\$1,161,522
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,240	484	\$1,225	925	\$1,133,216
1,095	167	\$2,119	979	\$2,075,126



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