

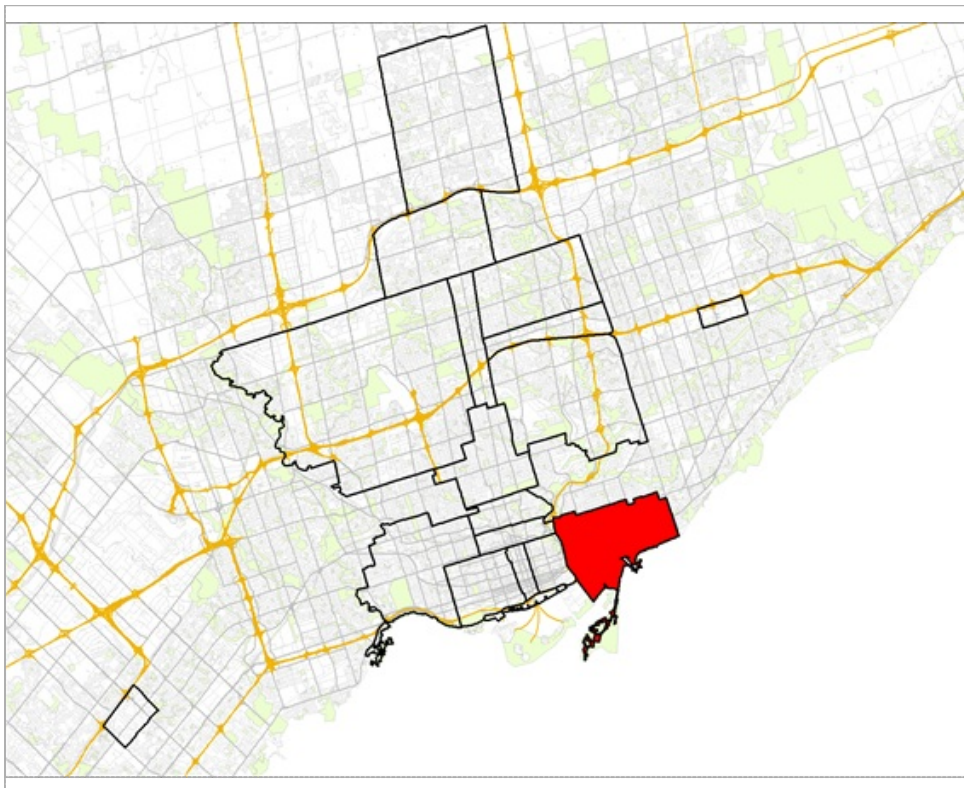


Greater Toronto Area | Toronto East New Homes High Rise Submarket Report

Data as of August 2024

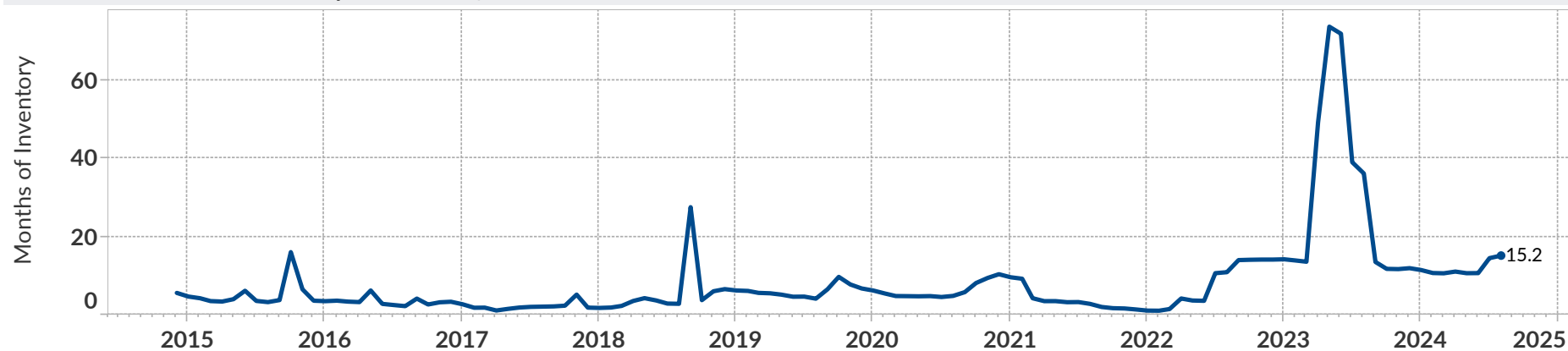


Toronto East Submarket Report - August 2024



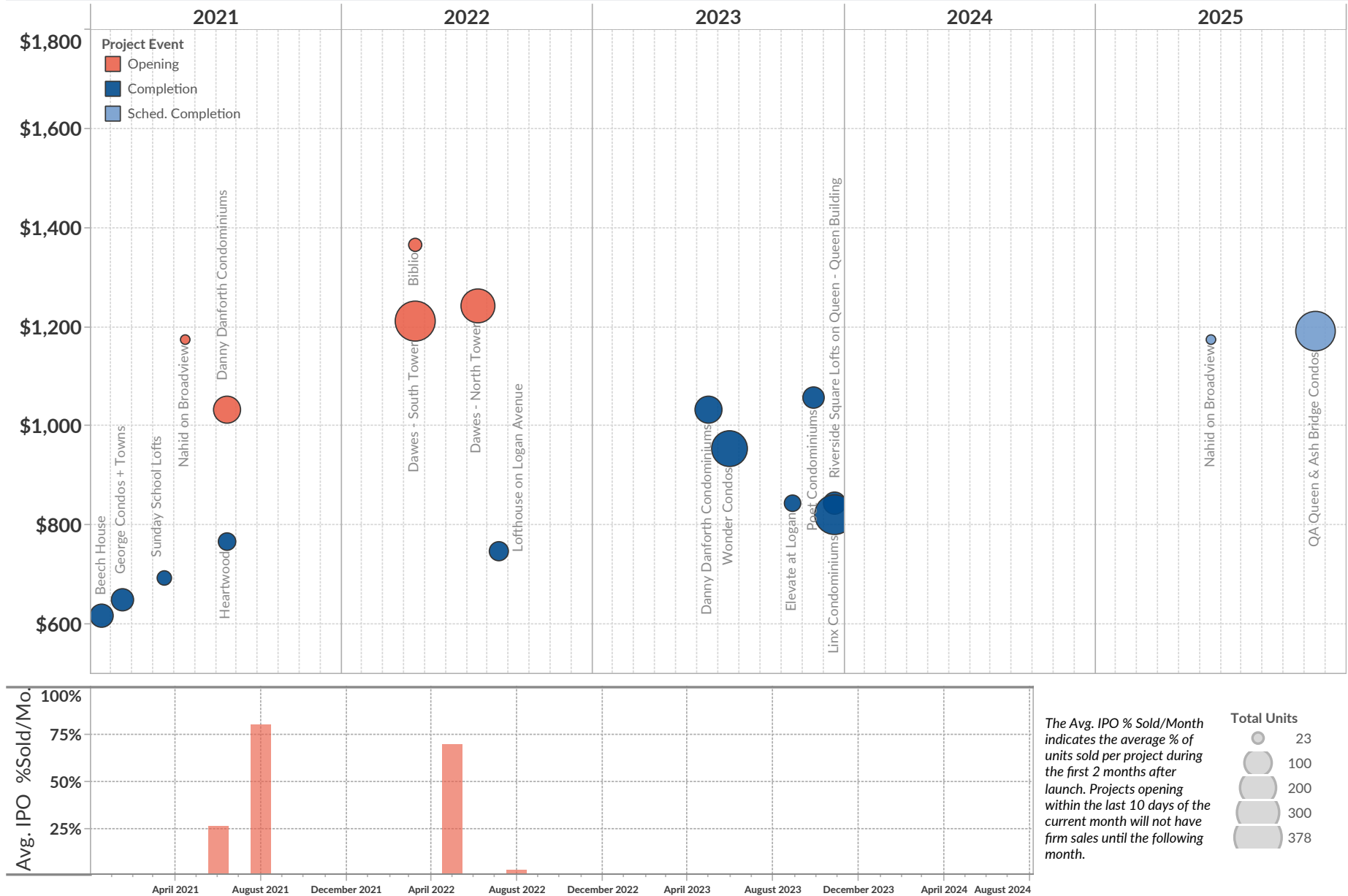
Toronto East		GTA
Distinct count of Site Name	6	345
No. of Units	1,072	89,028
Total Sales	899	71,795
Act Inv	173	17,233
Avg. \$/sf		\$1,408
Avg. Project \$/SF		\$1,314
Avg. SF		781
Avg. \$		\$1,099,571
Current Month Sales		235

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



Toronto East Submarket Report - August 2024

Recent Project Openings, Completions & Scheduled Completions



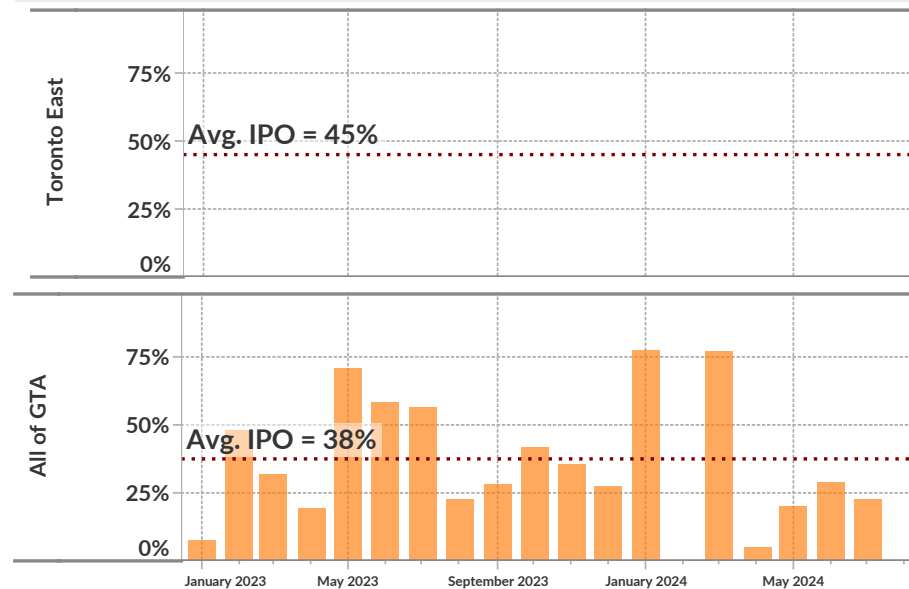
Toronto East Submarket Report - August 2024

Project Data by Unit Type

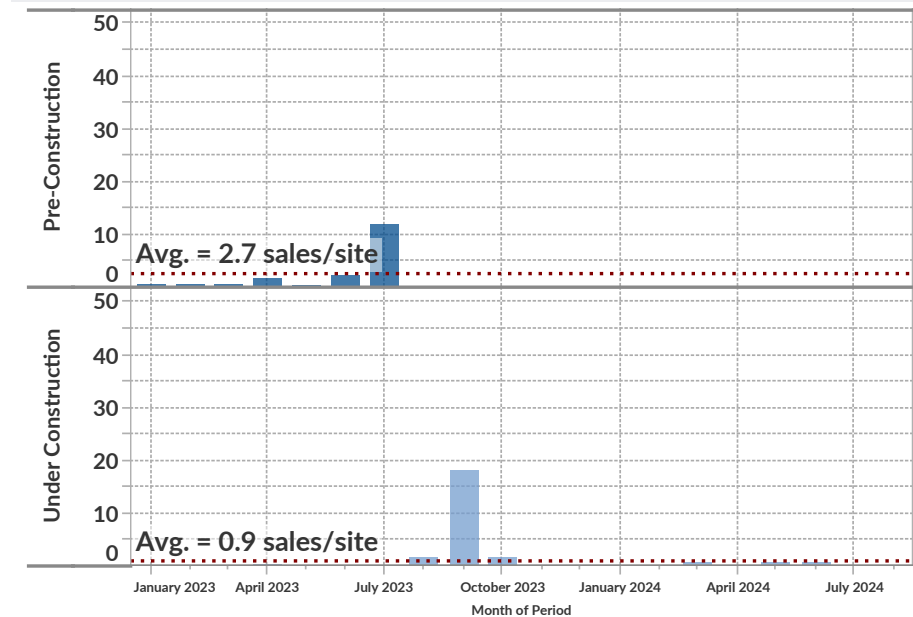
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	446	1	389	57
1 Bedroom + Den	137	0	100	37
2 Bedroom	302	0	249	53
2 Bedroom + Den	76	0	76	0
3 Bedroom & Up	91	0	66	25
Penthouse	2	0	2	0
Other	1	0	0	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,340	437	720	\$580,990	\$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)

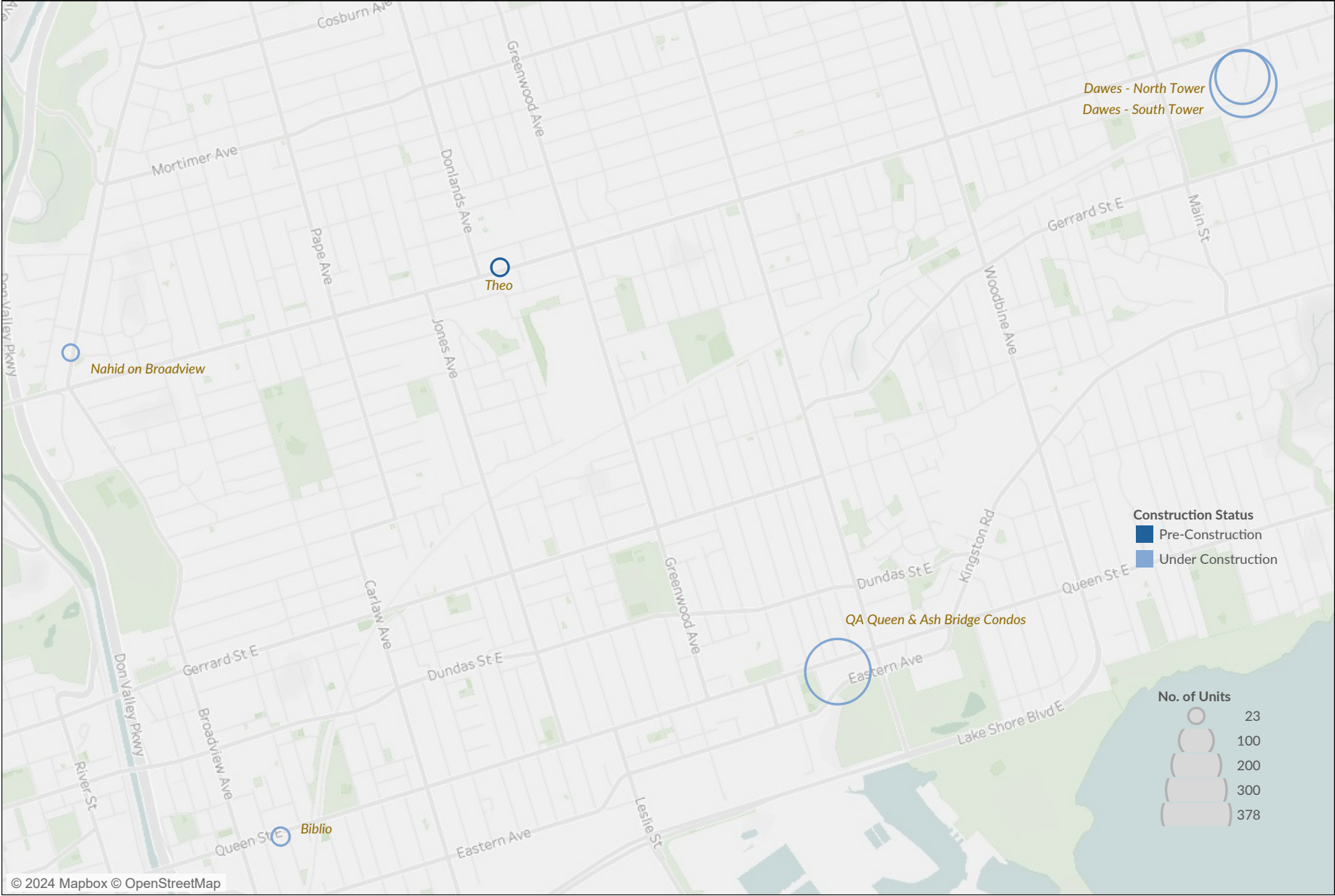


Post Launch Absorption: Toronto East



Toronto East Submarket Report - August 2024

Current Active Projects



Toronto 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
Biblio - NVSBLE Development Inc.	Apartment	April 2026	0	0	7	28	\$1,366	\$1,364
Dawes - North Tower - Marlin Spring Developments	Apartment	February 2026	1	7	117	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 - 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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