

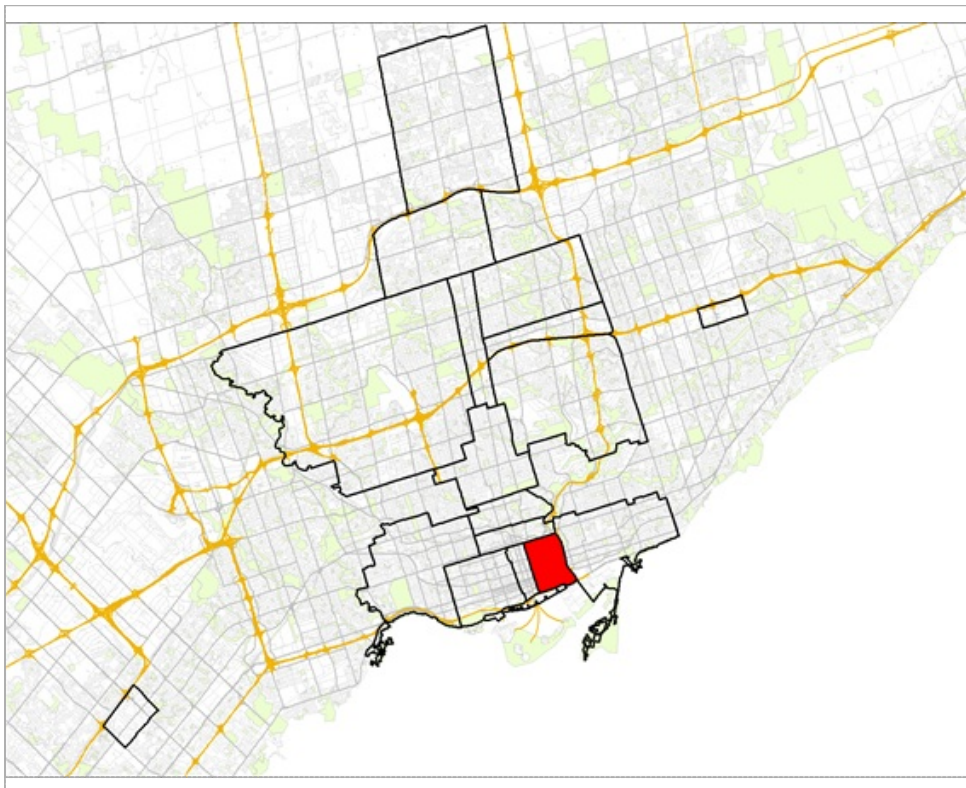


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of October 2024

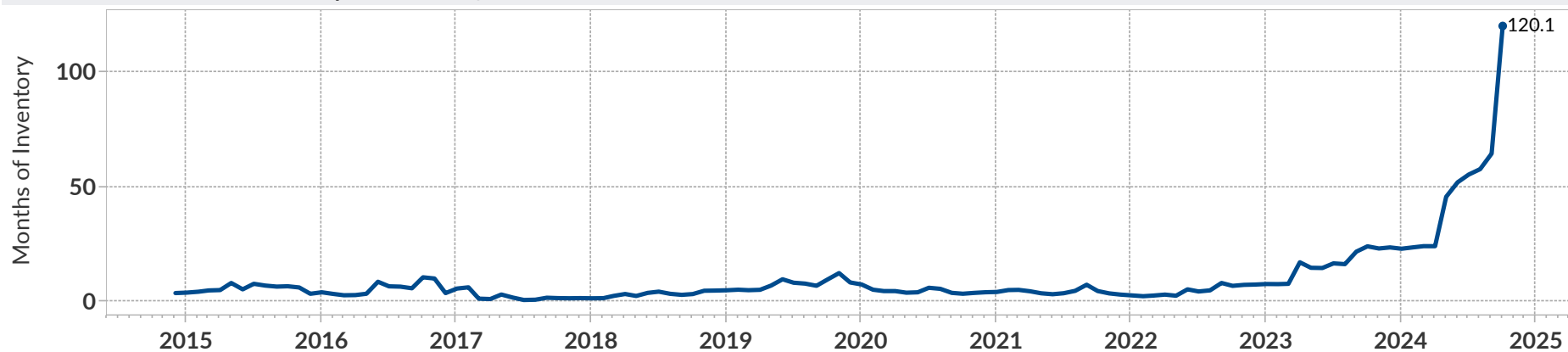


Downtown East Submarket Report - October 2024



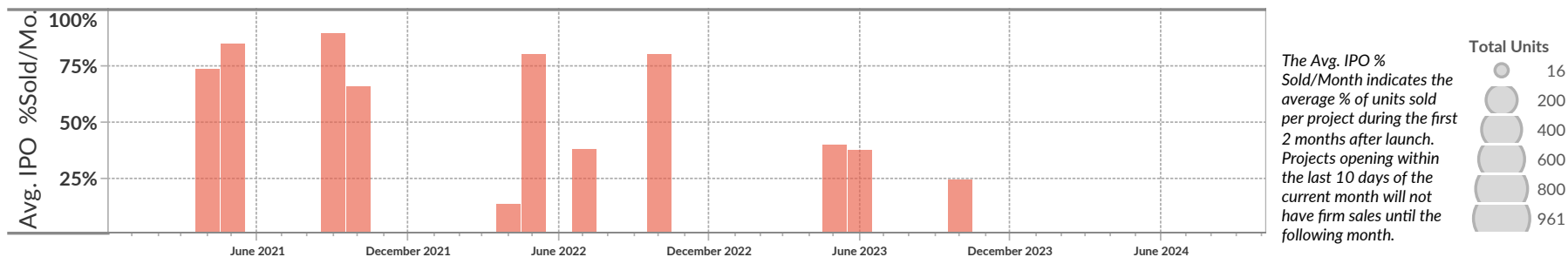
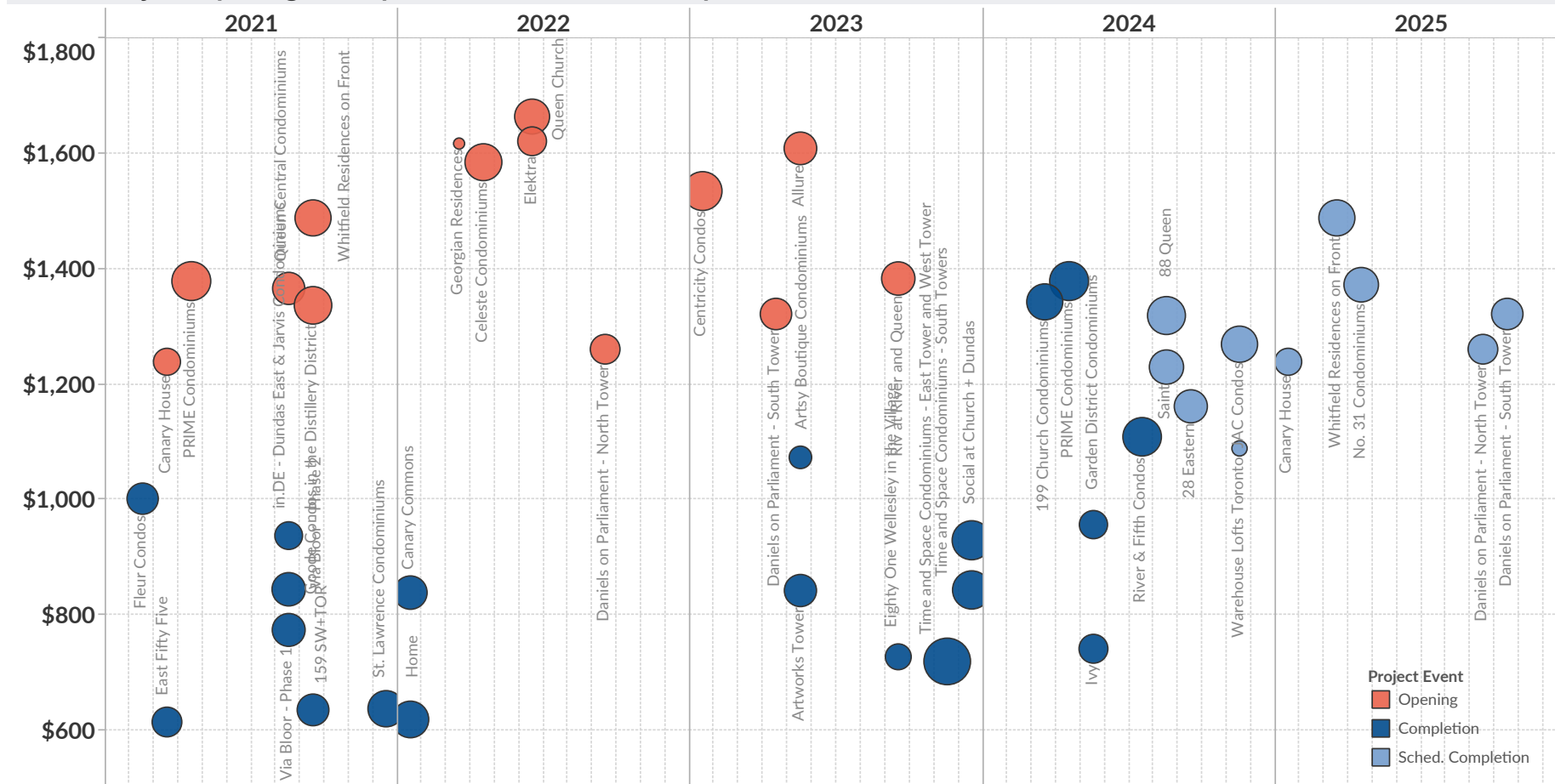
Downtown East		GTA
Distinct count of Site Name	18	338
No. of Units	6,474	87,750
Total Sales	5,303	70,068
Act Inv	1,171	17,682
Avg. \$/sf	\$1,419	\$1,393
Avg. Project \$/SF	\$1,394	\$1,309
Avg. SF	717	776
Avg. \$	\$1,017,908	\$1,081,599
Current Month Sales	7	210

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



Downtown East Submarket Report - October 2024

Recent Project Openings, Completions & Scheduled Completions



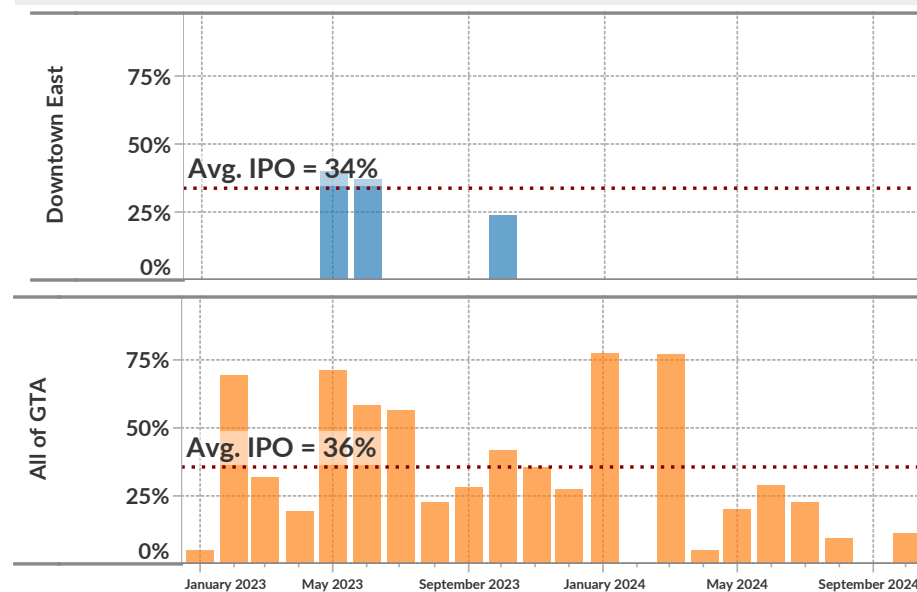
Downtown East Submarket Report - October 2024

Project Data by Unit Type

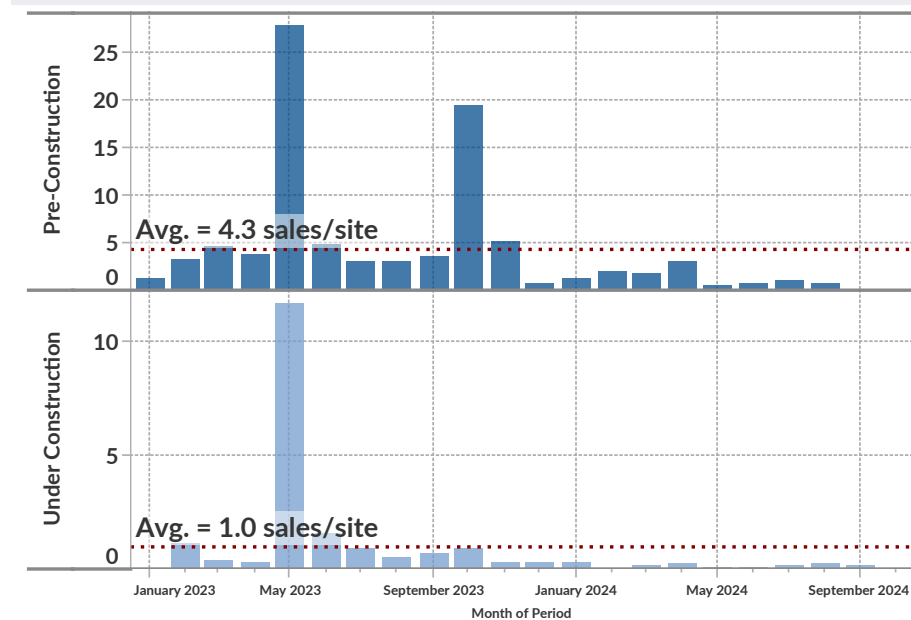
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	658	1	557	101
1 Bedroom	1,685	0	1,547	138
1 Bedroom + Den	1,250	1	1,105	145
2 Bedroom	1,943	4	1,411	532
2 Bedroom + Den	233	0	206	27
3 Bedroom & Up	649	1	438	211
Penthouse	8	0	4	4
Other	23	0	15	8

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,674	267	483	\$446,990	\$775,000
\$1,407	437	602	\$570,990	\$923,990
\$1,594	486	686	\$659,990	\$1,119,000
\$1,405	609	1,674	\$763,990	\$1,969,900
\$1,378	792	1,149	\$797,990	\$1,458,900
\$1,354	701	2,111	\$880,990	\$1,648,900
\$1,598	1,038	1,424	\$1,399,990	\$2,309,000
\$1,134	1,280	1,640	\$1,379,990	\$1,941,900

IPO Launch Performance (first 2 months)

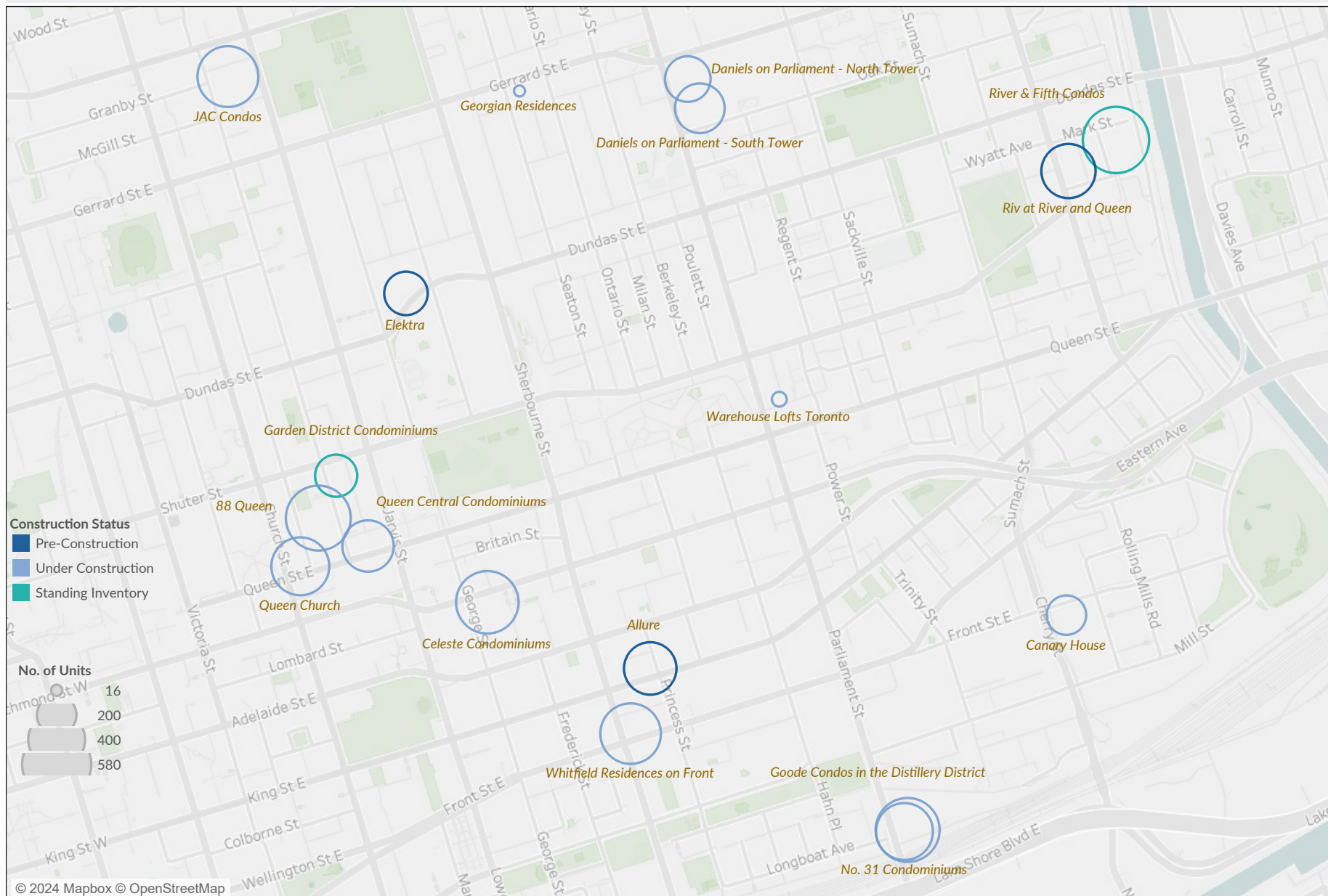


Post Launch Absorption: Downtown East



Downtown East Submarket Report - October 2024

Current Active Projects



Downtown East Submarket Report - October 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	December 2024	0	0	0	556	\$1,319	\$1,601
Allure - Emblem Developments	Apartment	April 2028	2	10	205	364	\$1,609	\$1,453
Canary House - Kilmer Group and DREAM	Apartment	January 2026	0	3	21	206	\$1,239	\$1,474
Celeste Condominiums - Diamond Corp and Alterra	Apartment	January 2027	2	14	40	516	\$1,585	\$1,175
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	September 2025	0	1	21	275	\$1,261	\$1,197
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	October 2025	1	1	165	326	\$1,322	\$1,233
Elektra - Menkes and Core Development Group	Apartment	December 2027	0	2	96	250	\$1,621	\$1,625
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May 2024	0	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	\$1,349
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	December 2024	0	0	19	489	\$1,270	\$1,116
No. 31 Condominiums - Lanterra Developments	Apartment	April 2027	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	1	20	153	443	\$1,664	\$1,657
Riv at River and Queen - Broccolini	Apartment	November 2027	1	18	252	388	\$1,383	\$1,375
River & Fifth Condos - Broccolini	Apartment	July 2024	0	2	19	580	\$1,109	\$1,162
Warehouse Lofts Toronto - Sher Corporation and Downing Str..	Apartment	March 2025	0	0	3	29	\$1,089	\$1,237
Whitfield Residences on Front - Menkes and Core Developme..	Apartment	March 2025	0	1	69	484	\$1,488	\$1,489

Downtown East Submarket Report - October 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	15
Central Waterfront	12	6
Don Mills - York Mills	2	8
Downtown Core	3	6
Downtown East	7	18
Downtown West	33	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	10
North Toronto	3	15
North Yonge Corridor	5	9
North York East		
North York West	12	10
Not Applicable	115	170
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	0	2
Toronto East	1	6
Toronto West	8	18
Yonge - St. Clair	2	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,941	539	\$2,419	1,102	\$2,667,085
2,792	842	\$1,697	891	\$1,512,683
1,796	283	\$1,221	791	\$966,161
3,674	447	\$1,866	787	\$1,467,683
5,303	1,171	\$1,419	717	\$1,017,908
7,510	1,211	\$1,865	959	\$1,788,630
552	13	\$1,640	854	\$1,400,746
881	211	\$1,069	798	\$852,767
4,786	663	\$1,218	669	\$814,845
2,560	310	\$1,576	939	\$1,480,579
2,703	786	\$1,636	672	\$1,099,752
1,173	728	\$1,287	751	\$966,116
26,088	9,122	\$1,159	728	\$843,365
1,878	532	\$1,383	816	\$1,127,719
414	25	\$1,361	1,683	\$2,289,400
900	172	\$1,262	657	\$829,501
3,020	462	\$1,238	923	\$1,142,788
1,097	165	\$2,122	984	\$2,088,813



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