

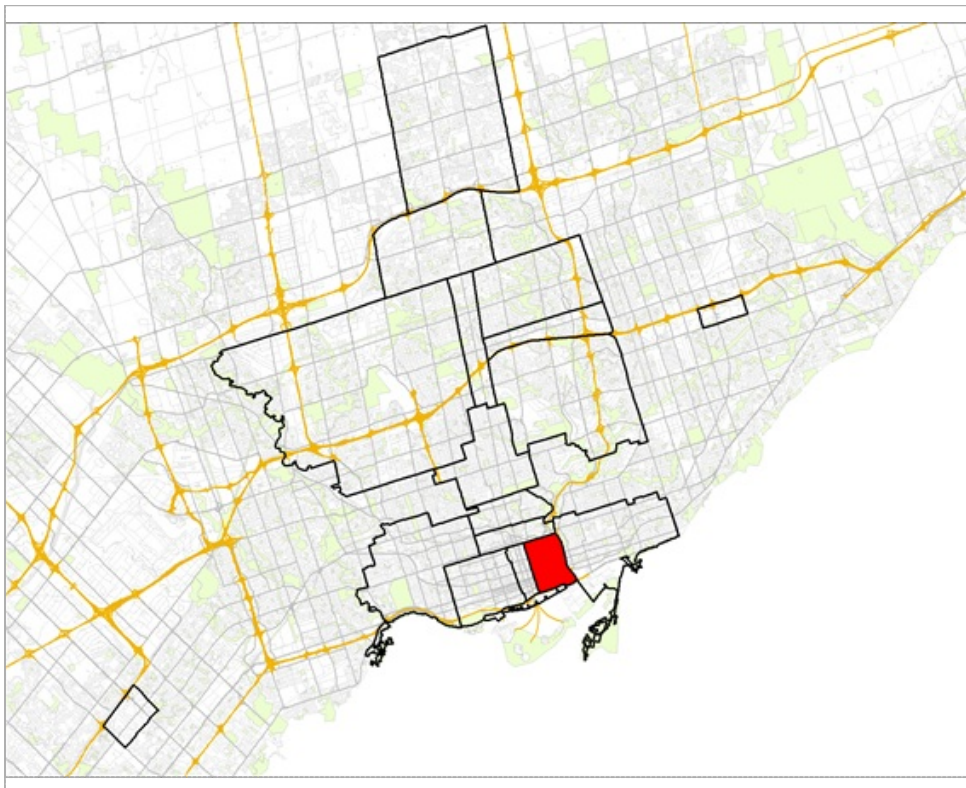


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of December 2024

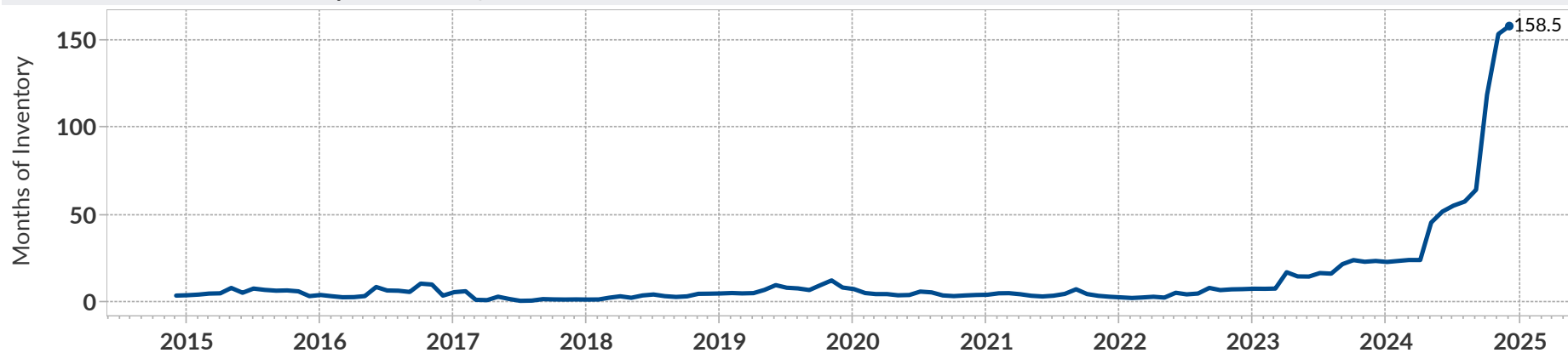


Downtown East Submarket Report - December 2024



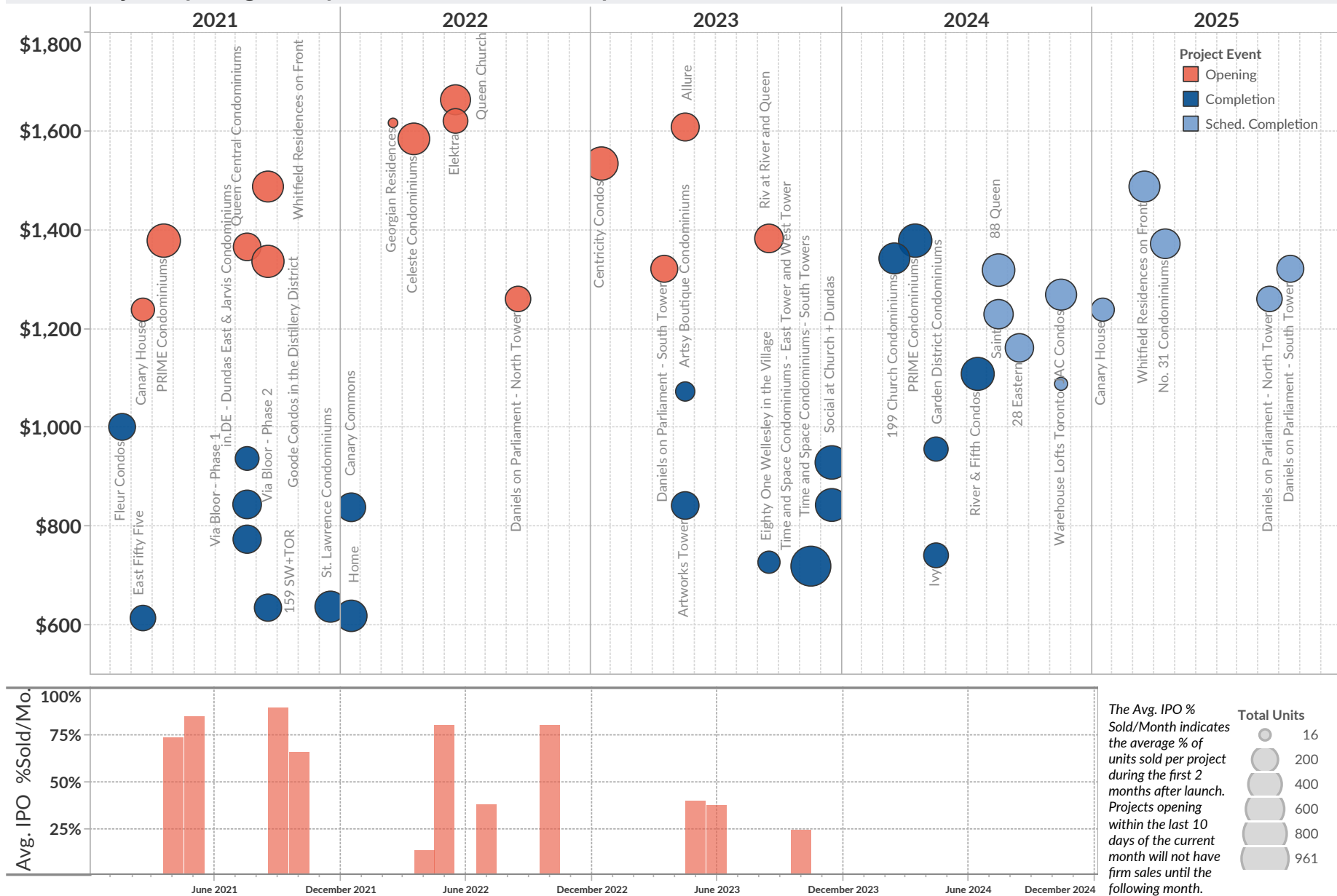
Downtown East		GTA
Distinct count of Site Name	18	335
No. of Units	6,474	86,795
Total Sales	5,312	69,828
Act Inv	1,162	16,967
Avg. \$/sf	\$1,420	\$1,406
Avg. Project \$/SF	\$1,397	\$1,309
Avg. SF	718	779
Avg. \$	\$1,019,602	\$1,095,629
Current Month Sales	5	150

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



Downtown East Submarket Report - December 2024

Recent Project Openings, Completions & Scheduled Completions



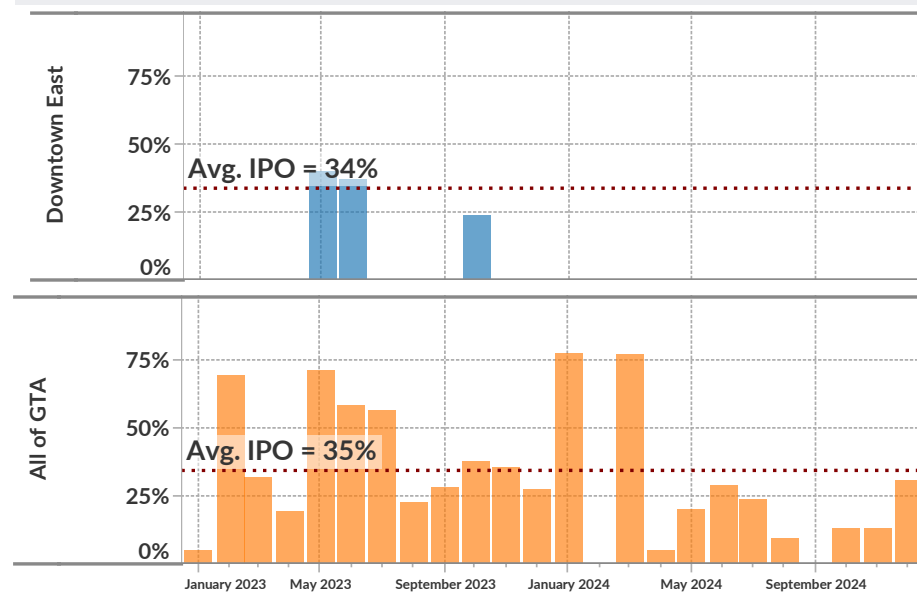
Downtown East Submarket Report - December 2024

Project Data by Unit Type

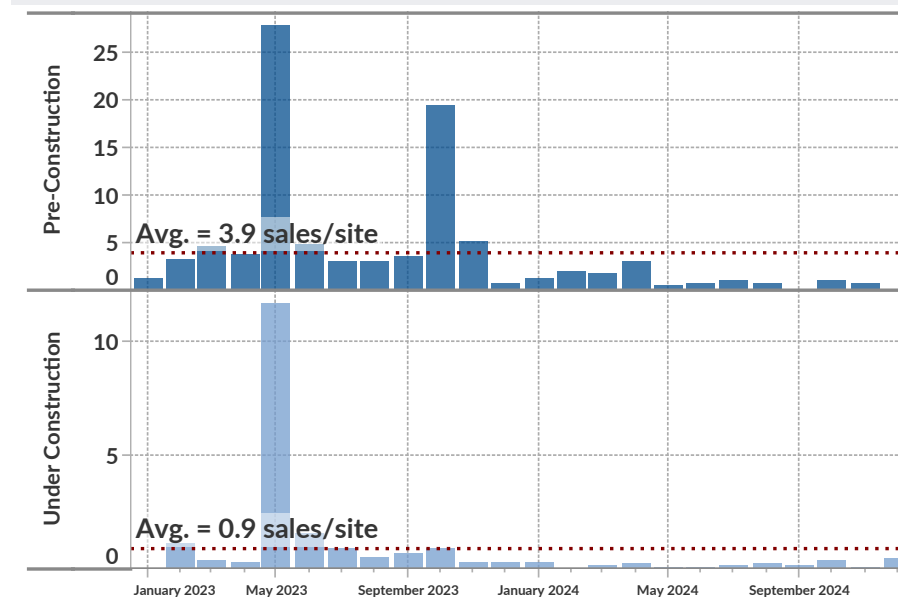
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	658	0	559	99
1 Bedroom	1,685	0	1,548	137
1 Bedroom + Den	1,250	0	1,106	144
2 Bedroom	1,943	5	1,416	527
2 Bedroom + Den	233	0	206	27
3 Bedroom & Up	649	0	438	211
Penthouse	8	0	4	4
Other	23	0	15	8

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,696	267	483	\$446,990	\$831,990
\$1,407	437	602	\$570,990	\$923,990
\$1,593	486	686	\$649,900	\$1,119,000
\$1,403	609	1,674	\$763,990	\$1,969,900
\$1,378	792	1,149	\$797,990	\$1,458,900
\$1,357	701	2,111	\$880,990	\$1,859,900
\$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)

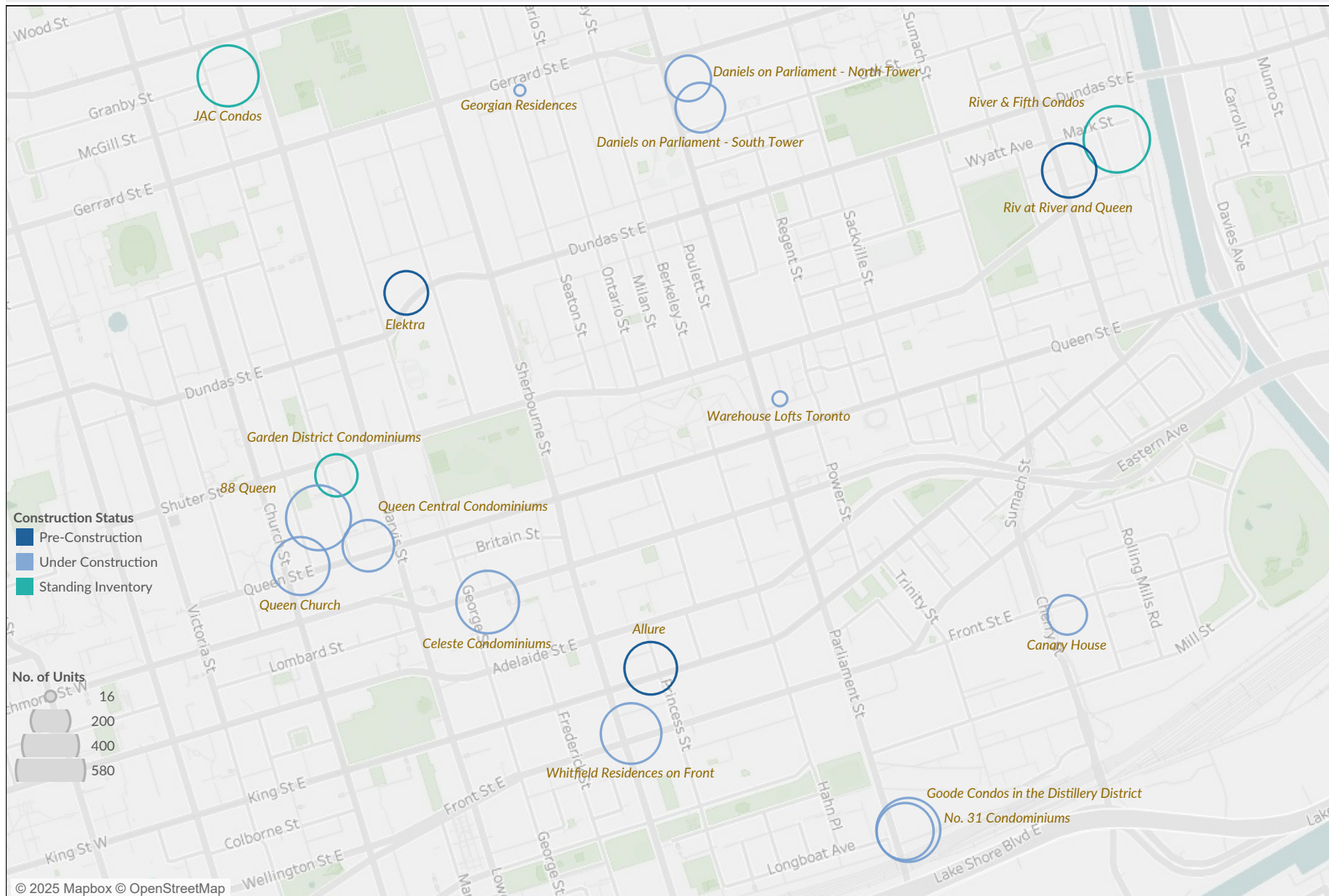


Post Launch Absorption: Downtown East



Downtown East Submarket Report - December 2024

Current Active Projects



Downtown East Submarket Report - December 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 Sq Foot
88 Queen - St. Thomas Developments Inc.	Apartment	February 2025	0	0	0	556	\$1,319	\$1,601
Allure - Emblem Developments	Apartment	April 2028	0	11	204	364	\$1,609	\$1,458
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	0	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	0	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	\$1,424
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	December 2024	0	0	19	489	\$1,270	\$1,088
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	5	27	146	443	\$1,664	\$1,657
Riv at River and Queen - Broccolini	Apartment	November 2027	0	19	251	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	June 2025	0	1	69	484	\$1,488	\$1,489

Downtown East Submarket Report - December 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	. 0	● 15
Central Waterfront	. 0	● 4
Don Mills - York Mills	● 1	● 8
Downtown Core	● 1	● 6
Downtown East	● 5	● 18
Downtown West	● 15	● 24
Etobicoke Waterfront	● 1	● 1
Highway7 - Yonge	● 1	● 4
Mississauga City Centre	● 4	● 10
North Toronto	. 0	● 15
North Yonge Corridor	● 17	● 9
North York East		
North York West	. 0	● 10
Not Applicable	● 85	● 169
Scarborough City Centre		
Sheppard Corridor	● 16	● 9
Thornhill	. 0	● 2
Toronto East	● 1	● 6
Toronto West	● 2	● 18
Yonge - St. Clair	● 1	● 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
● 2,943	● 537	● \$2,419	● 1,098	● \$2,655,658
● 1,802	● 839	● \$1,697	● 893	● \$1,515,112
● 1,797	● 282	● \$1,221	● 791	● \$966,545
● 3,675	● 446	● \$1,866	● 784	● \$1,462,216
● 5,312	● 1,162	● \$1,420	● 718	● \$1,019,602
● 7,446	● 1,275	● \$1,862	● 931	● \$1,732,613
● 553	● 12	● \$1,649	● 782	● \$1,289,608
● 884	● 208	● \$1,069	● 799	● \$853,756
● 4,792	● 657	● \$1,239	● 659	● \$815,997
● 2,549	● 321	● \$1,583	● 958	● \$1,515,814
● 2,716	● 773	● \$1,634	● 674	● \$1,101,621
● 1,195	● 632	● \$1,322	● 761	● \$1,005,801
● 26,823	● 8,602	● \$1,165	● 733	● \$853,574
● 1,898	● 405	● \$1,413	● 809	● \$1,142,370
● 416	● 27	● \$1,553	● 1,661	● \$2,580,278
● 902	● 170	● \$1,261	● 655	● \$826,204
● 3,025	● 457	● \$1,239	● 924	● \$1,145,298
● 1,100	● 162	● \$2,117	● 987	● \$2,088,585



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