

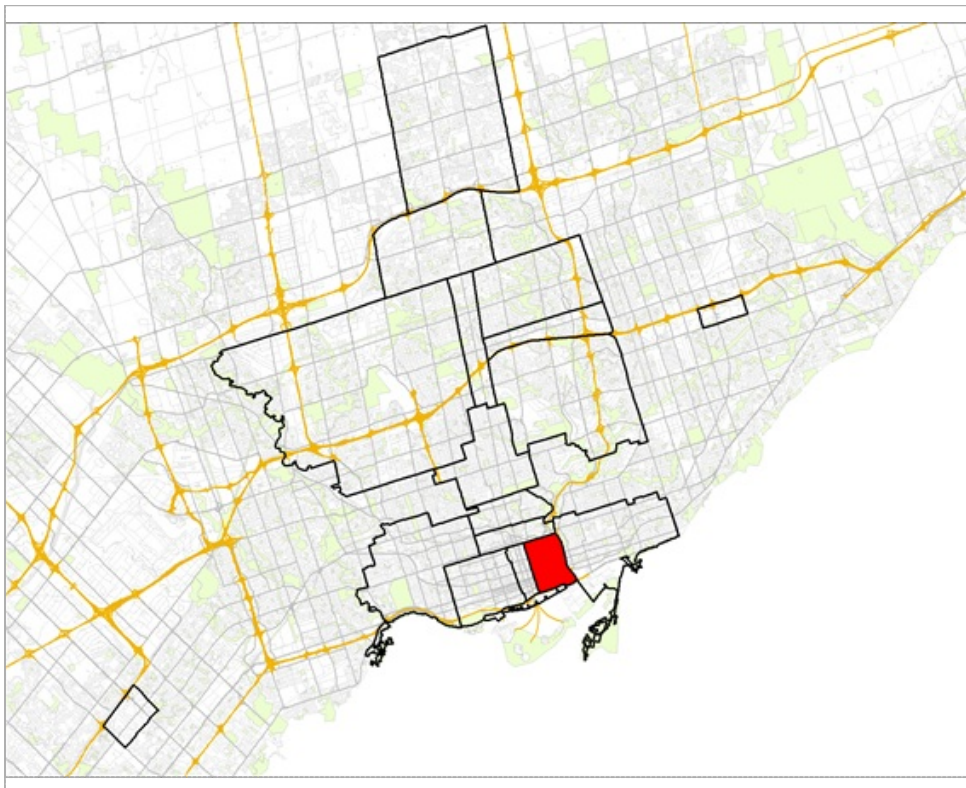


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of January 2025

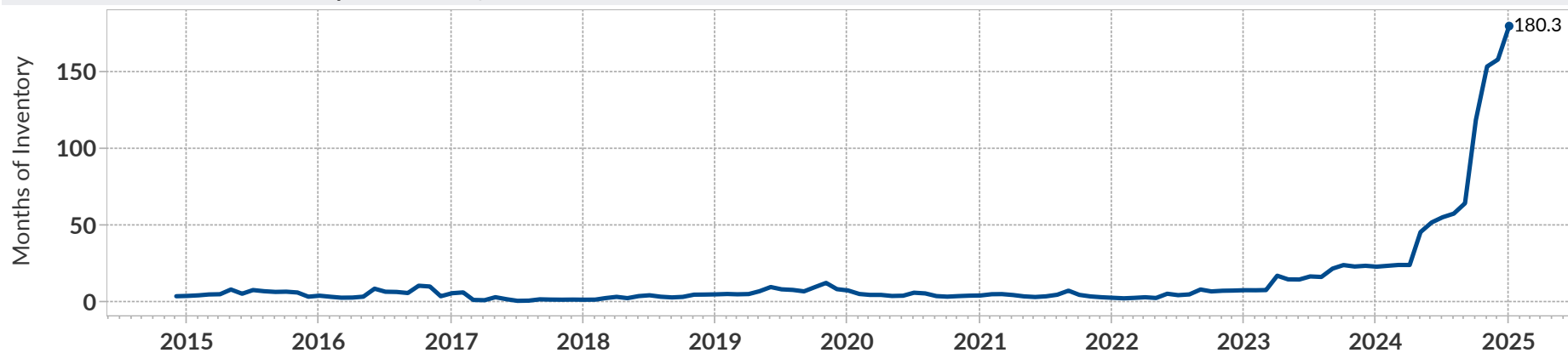


Downtown East Submarket Report - January 2025



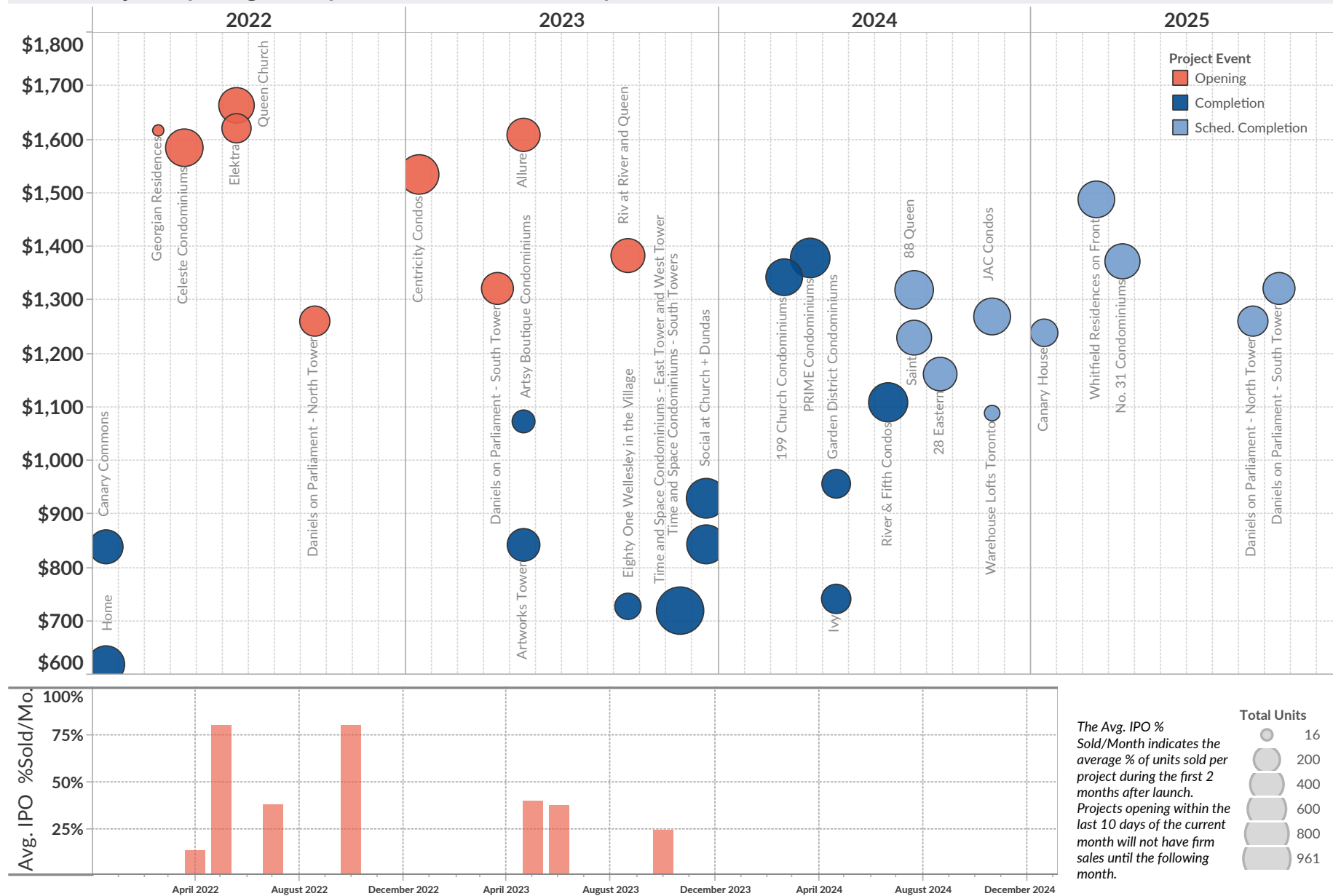
Downtown East		GTA
Distinct count of Site Name	18	335
No. of Units	6,474	86,474
Total Sales	5,317	69,568
Act Inv	1,157	16,906
Avg. \$/sf		\$1,425
Avg. Project \$/SF		\$1,413
Avg. SF		710
Avg. \$		\$1,012,109
Current Month Sales		5
		101

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



Downtown East Submarket Report - January 2025

Recent Project Openings, Completions & Scheduled Completions



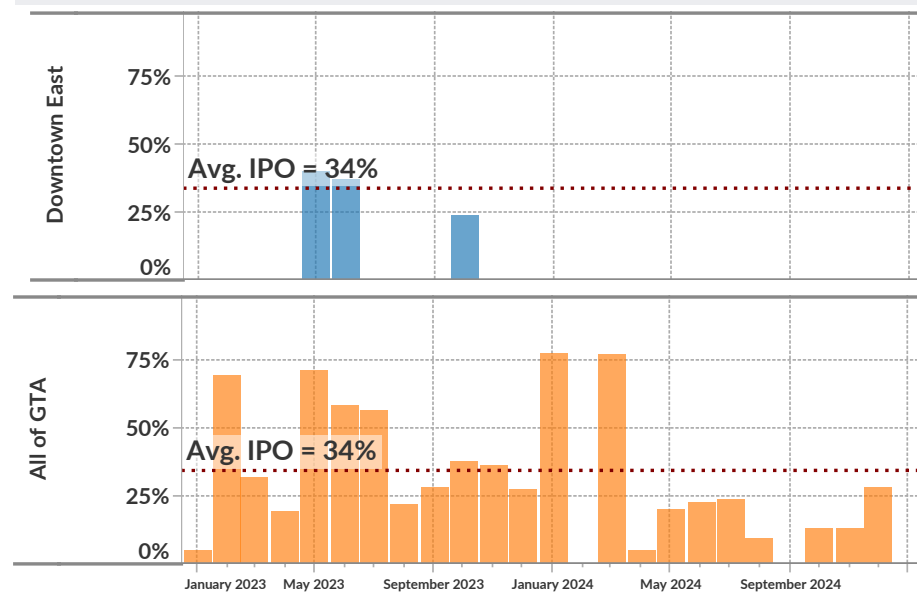
Downtown East Submarket Report - January 2025

Project Data by Unit Type

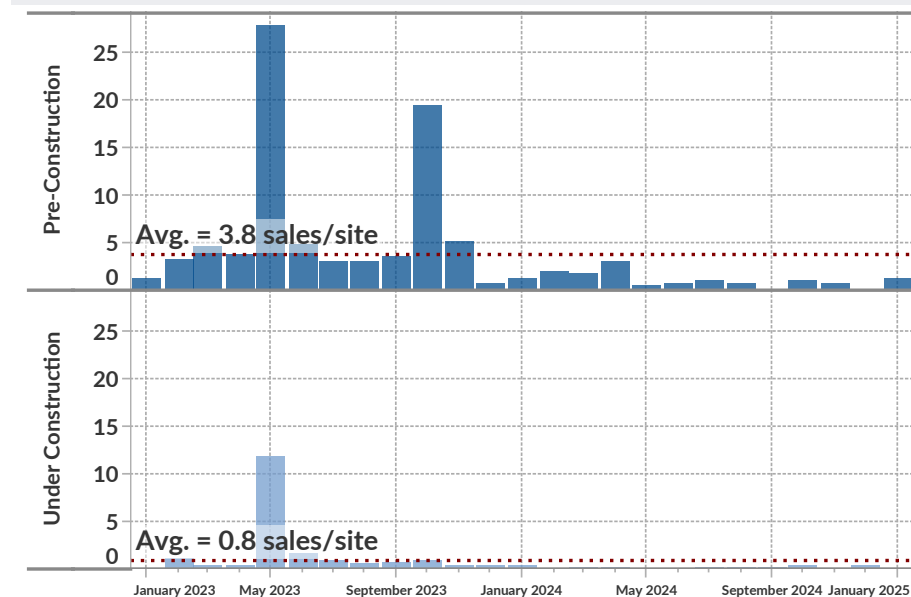
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	658	4	563	95
1 Bedroom	1,685	0	1,549	136
1 Bedroom + Den	1,250	1	1,106	144
2 Bedroom	1,943	0	1,416	527
2 Bedroom + Den	233	0	206	27
3 Bedroom & Up	649	0	438	211
Penthouse	8	0	4	4
Other	23	0	15	8

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,682	267	483	\$446,990	\$831,990
\$1,388	437	602	\$570,990	\$923,990
\$1,591	486	686	\$659,990	\$1,119,000
\$1,388	609	1,674	\$742,900	\$1,969,900
\$1,372	792	1,149	\$797,990	\$1,458,900
\$1,422	804	1,201	\$880,990	\$1,648,900
\$1,598	1,038	1,424	\$1,399,990	\$2,309,000
\$1,116	1,280	1,640	\$1,379,990	\$1,891,900

IPO Launch Performance (first 2 months)

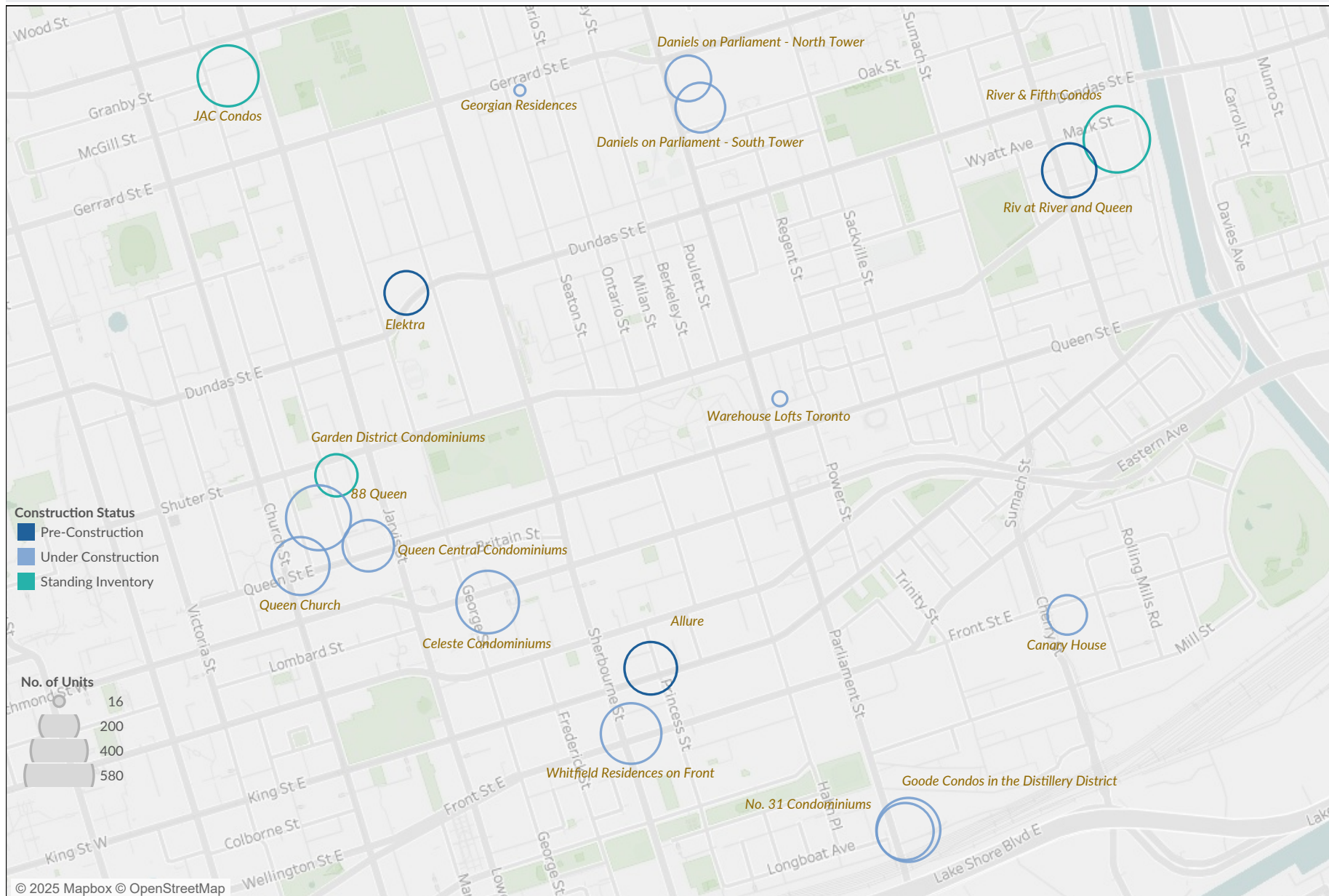


Post Launch Absorption: Downtown East



Downtown East Submarket Report - January 2025

Current Active Projects



Downtown East Submarket Report - January 2025

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 \$/SF
88 Queen - St. Thomas Developments Inc.	Apartment	February 2025	0	0	0	556	\$1,319	\$1,601
Allure - Emblem Developments	Apartment	April 2028	4	4	200	364	\$1,609	\$1,450
Canary House - Kilmer Group and DREAM	Apartment	March 2026	0	0	21	206	\$1,239	\$1,474
Celeste Condominiums - Diamond Corp and Alterra	Apartment	January 2027	0	0	40	516	\$1,585	\$1,576
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	September 2025	0	0	21	275	\$1,261	\$1,144
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	October 2025	0	0	165	326	\$1,322	\$1,174
Elektra - Menkes and Core Development Group	Apartment	December 2027	0	0	96	250	\$1,621	\$1,625
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May 2024	0	0	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	\$1,423
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	0	0	146	443	\$1,664	\$1,657
Riv at River and Queen - Broccolini	Apartment	November 2027	0	0	251	388	\$1,383	\$1,375
River & Fifth Condos - Broccolini	Apartment	July 2024	0	0	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 2026	1	1	68	484	\$1,488	\$1,488

Downtown East Submarket Report - January 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	4	15
Central Waterfront	8	4
Don Mills - York Mills	0	8
Downtown Core	0	6
Downtown East	5	18
Downtown West	15	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	2	4
Mississauga City Centre	1	10
North Toronto	2	16
North Yonge Corridor	0	9
North York East		
North York West	1	10
Not Applicable	50	169
Scarborough City Centre		
Sheppard Corridor	3	9
Thornhill	0	2
Toronto East	0	6
Toronto West	10	18
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,965	515	\$2,486	1,107	\$2,752,763
1,818	823	\$1,697	902	\$1,531,085
1,797	282	\$1,221	791	\$966,545
3,675	446	\$1,866	784	\$1,462,216
5,317	1,157	\$1,425	710	\$1,012,109
7,121	1,267	\$1,861	927	\$1,724,439
553	12	\$1,649	782	\$1,289,608
889	203	\$1,055	799	\$842,676
4,798	651	\$1,231	662	\$815,241
2,551	348	\$1,581	957	\$1,513,598
2,716	788	\$1,618	679	\$1,099,491
1,196	631	\$1,322	761	\$1,006,390
26,815	8,578	\$1,162	732	\$851,235
1,901	402	\$1,413	808	\$1,141,978
416	27	\$1,553	1,661	\$2,580,278
901	171	\$1,262	657	\$829,004
3,039	443	\$1,214	925	\$1,122,811
1,100	162	\$2,117	987	\$2,088,585



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