

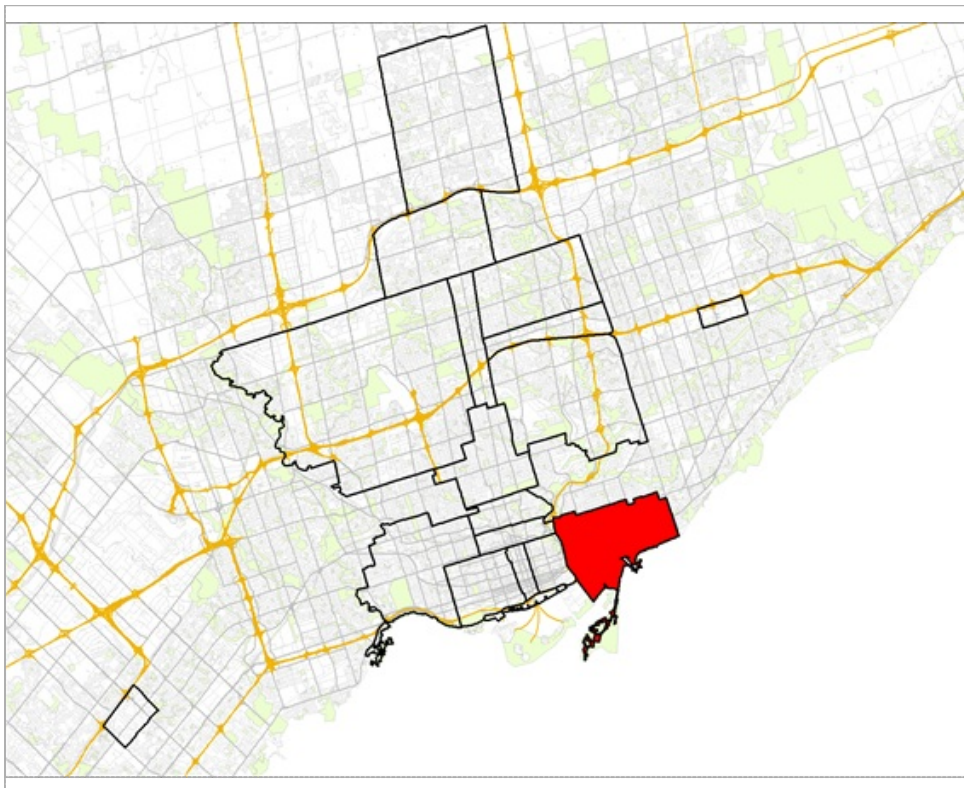


Greater Toronto Area | Toronto East New Homes High Rise Submarket Report

Data as of February 2025

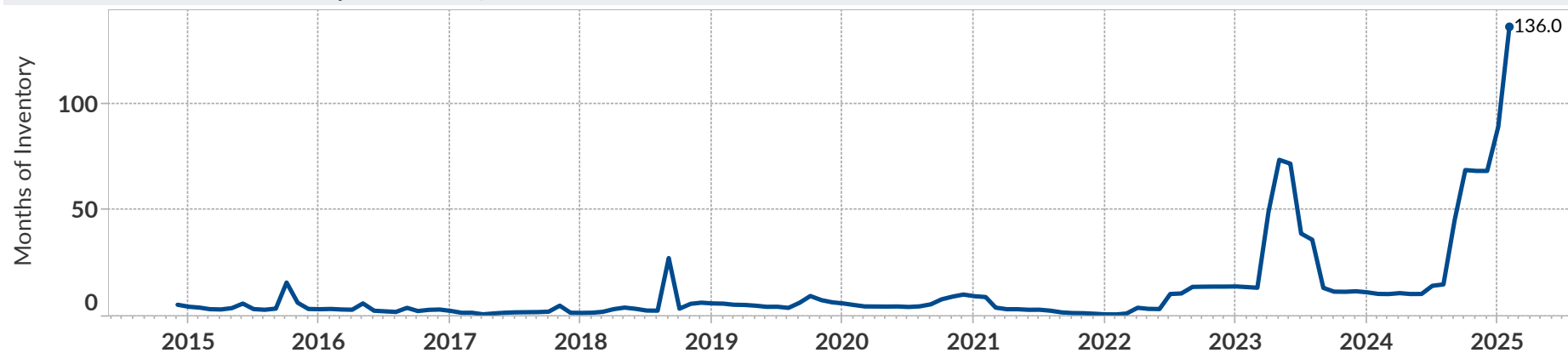


Toronto East Submarket Report - February 2025



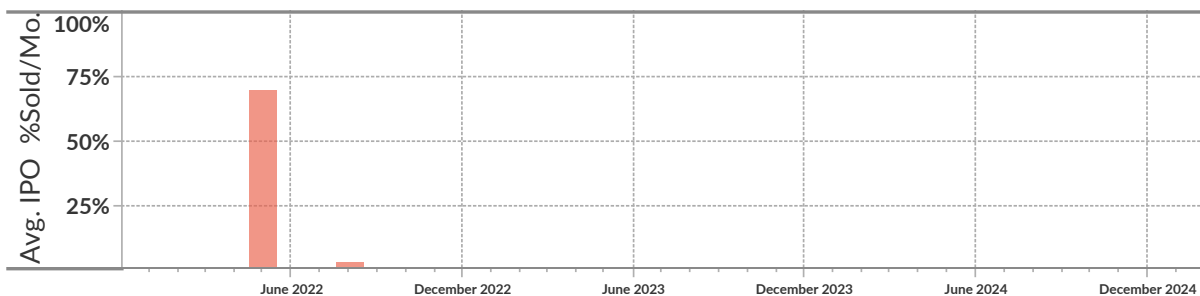
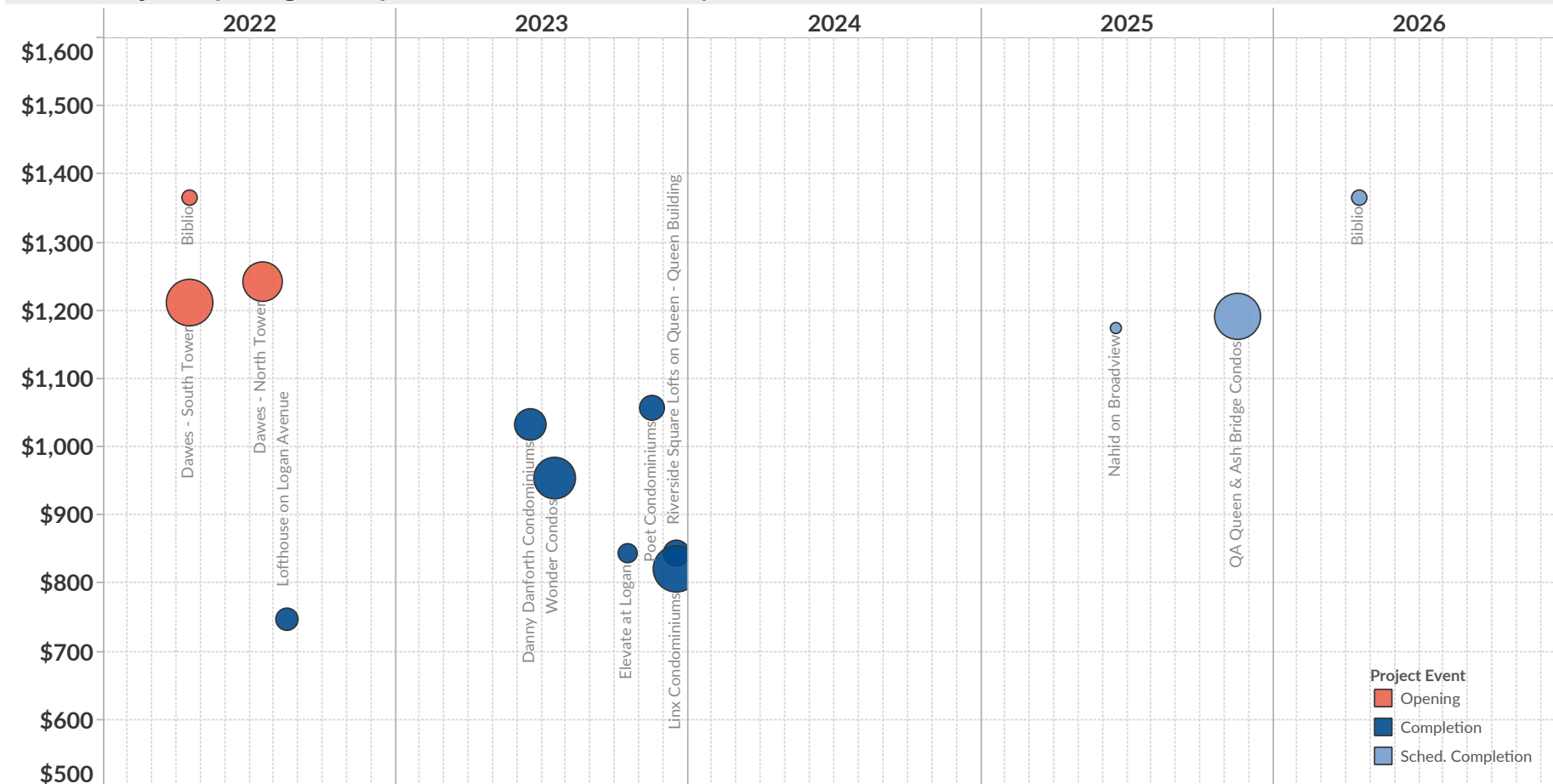
Toronto East		GTA
Distinct count of Site Name	6	337
No. of Units	1,072	86,773
Total Sales	902	69,778
Act Inv	170	16,995
Avg. \$/sf		\$1,404
Avg. Project \$/SF		\$1,313
Avg. SF		779
Avg. \$		\$1,093,395
Current Month Sales		152

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

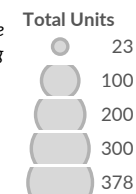


Toronto East Submarket Report - February 2025

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



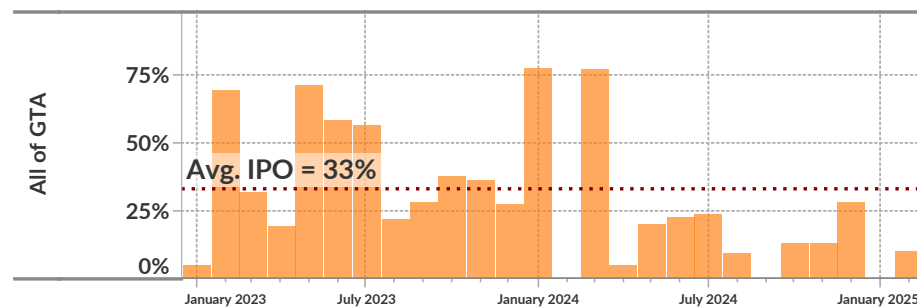
Toronto East Submarket Report - February 2025

Project Data by Unit Type

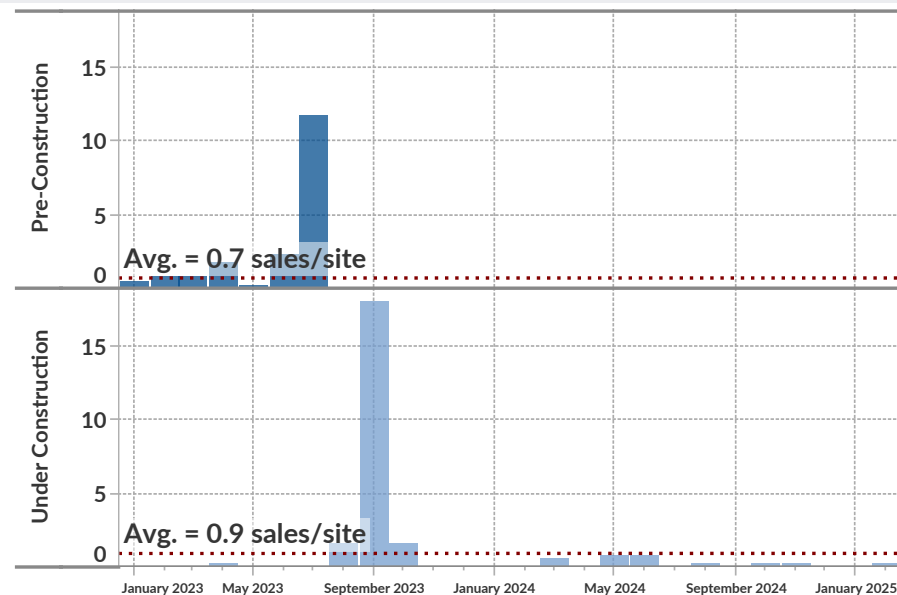
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	446	1	391	55
1 Bedroom + Den	137	0	100	37
2 Bedroom	302	0	250	52
2 Bedroom + Den	76	0	76	0
3 Bedroom & Up	91	0	66	25
Penthouse	2	0	2	0
Other	1	0	0	1

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,328	437	720	\$580,990	\$999,900
\$1,216	515	590	\$626,990	\$715,990
\$1,271	536	970	\$672,990	\$1,499,900
\$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)

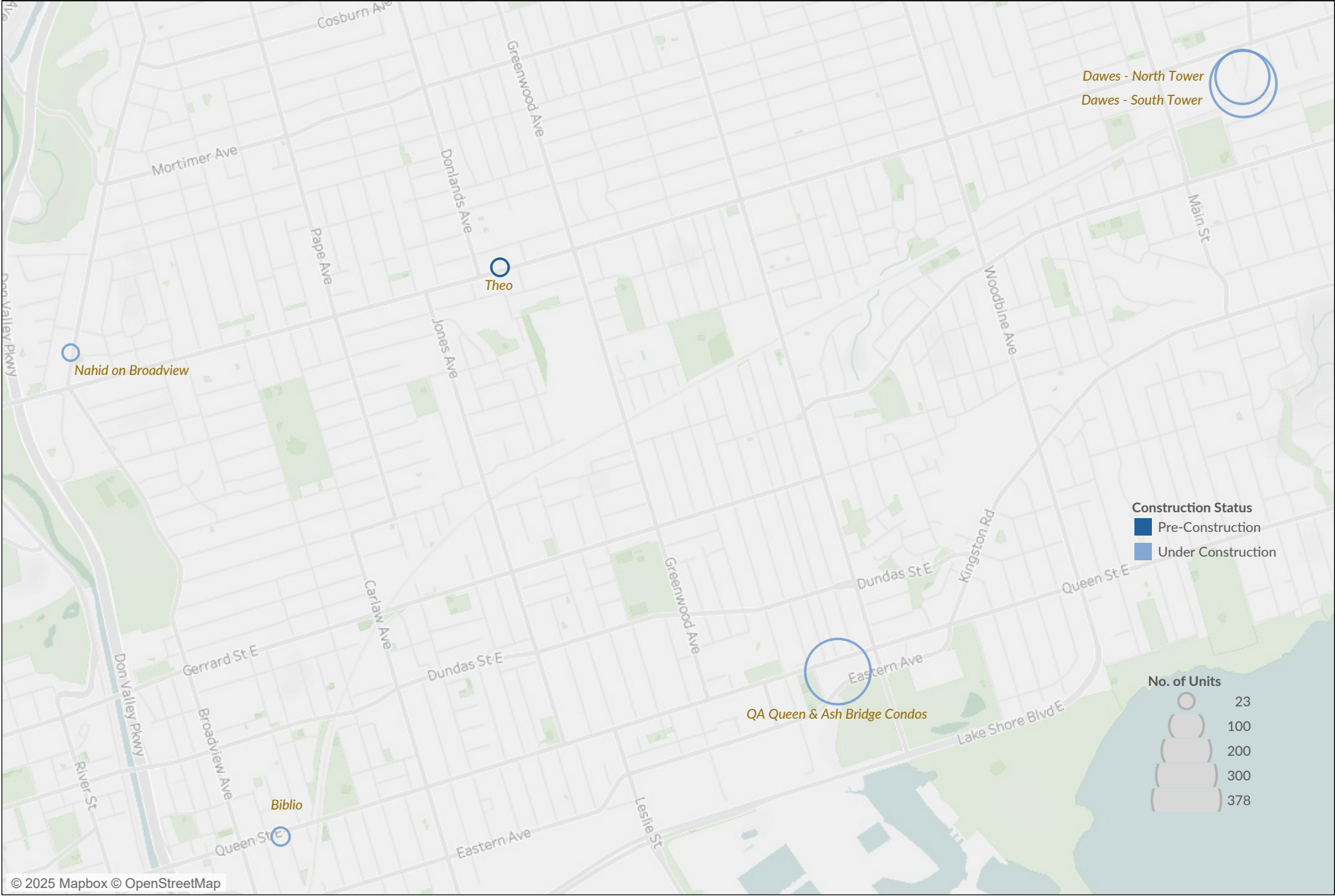


Post Launch Absorption: Toronto East



Toronto East Submarket Report - February 2025

Current Active Projects



Toronto East Submarket Report - February 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
Biblio - NVSBLE Development Inc.	Apartment	April 2026	0	0	7	28	\$1,366	\$1,364
Dawes - North Tower - Marlin Spring Developments	Apartment	February 2027	0	0	116	250	\$1,243	\$1,216
Dawes - South Tower - Marlin Spring Developments	Apartment	February 2027	1	1	30	378	\$1,212	\$1,238
Nahid on Broadview - Nahid Corp.	Apartment	June 2025	0	0	3	23	\$1,175	\$1,355
QA Queen & Ash Bridge Condos - Context Developments and..	Apartment	November 2025	0	0	14	367	\$1,192	\$1,512
Theo - Condoman Developments	Apartment	January 2027	0	0	0	26	\$0	\$1,014

Toronto East Submarket Report - February 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 3	• 15
Central Waterfront	• 2	• 4
Don Mills - York Mills	• 0	• 8
Downtown Core	• 2	• 6
Downtown East	• 3	• 18
Downtown West	• 13	• 23
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 0	• 4
Mississauga City Centre	• 1	• 10
North Toronto	• 4	• 16
North Yonge Corridor	• 3	• 9
North York East		
North York West	• 3	• 10
Not Applicable	• 106	• 171
Scarborough City Centre		
Sheppard Corridor	• 3	• 9
Thornhill	• 0	• 2
Toronto East	• 1	• 6
Toronto West	• 6	• 18
Yonge - St. Clair	• 2	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,970	• 510	• \$2,490	• 1,110	• \$2,763,736
• 1,821	• 820	• \$1,709	• 896	• \$1,531,229
• 1,797	• 282	• \$1,221	• 791	• \$966,545
• 3,677	• 444	• \$1,866	• 785	• \$1,464,427
• 5,330	• 1,144	• \$1,422	• 710	• \$1,010,262
• 7,142	• 1,246	• \$1,867	• 930	• \$1,737,522
• 553	• 12	• \$1,649	• 782	• \$1,289,608
• 889	• 203	• \$1,055	• 799	• \$842,676
• 4,799	• 650	• \$1,230	• 662	• \$814,614
• 2,561	• 338	• \$1,599	• 932	• \$1,490,740
• 2,720	• 784	• \$1,620	• 677	• \$1,097,777
• 1,200	• 627	• \$1,323	• 764	• \$1,010,069
• 26,935	• 8,734	• \$1,159	• 730	• \$846,290
• 1,913	• 413	• \$1,395	• 810	• \$1,129,161
• 416	• 27	• \$1,553	• 1,661	• \$2,580,278
• 902	• 170	• \$1,258	• 660	• \$829,998
• 3,047	• 435	• \$1,220	• 930	• \$1,135,614
• 1,106	• 156	• \$2,152	• 1,232	• \$2,650,066



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