

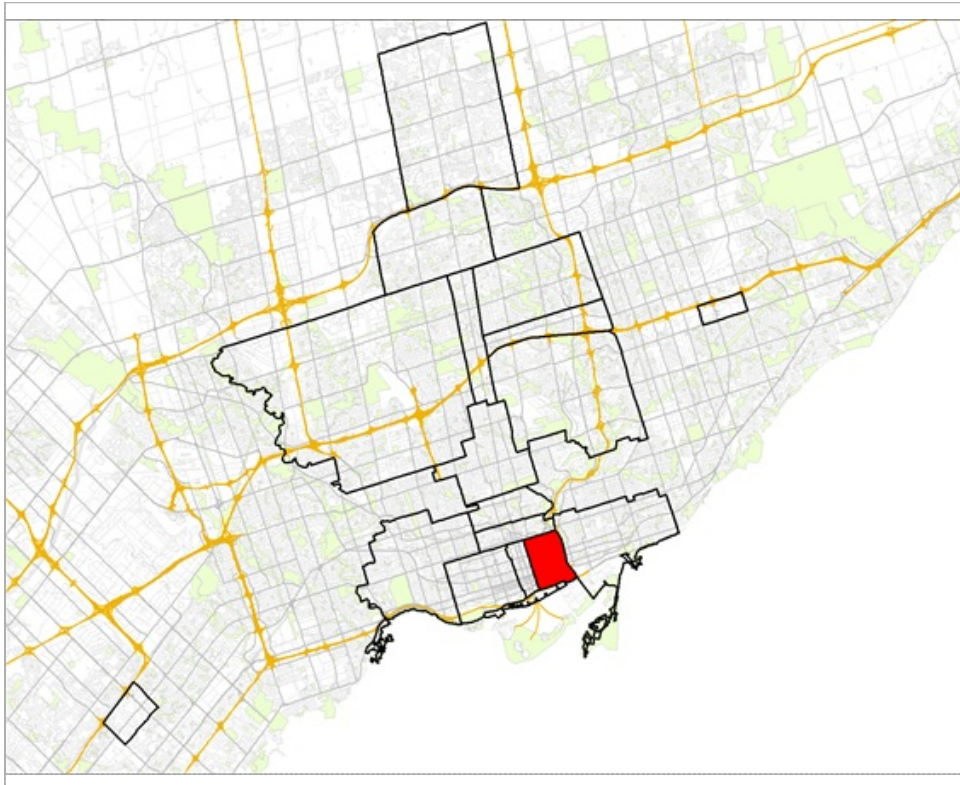


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of March 2025

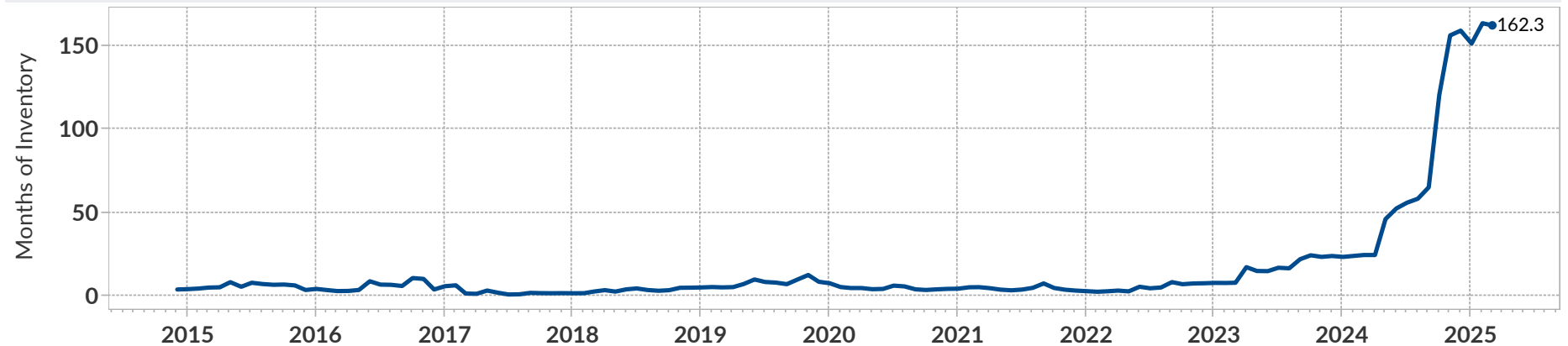


Downtown East Submarket Report - March 2025



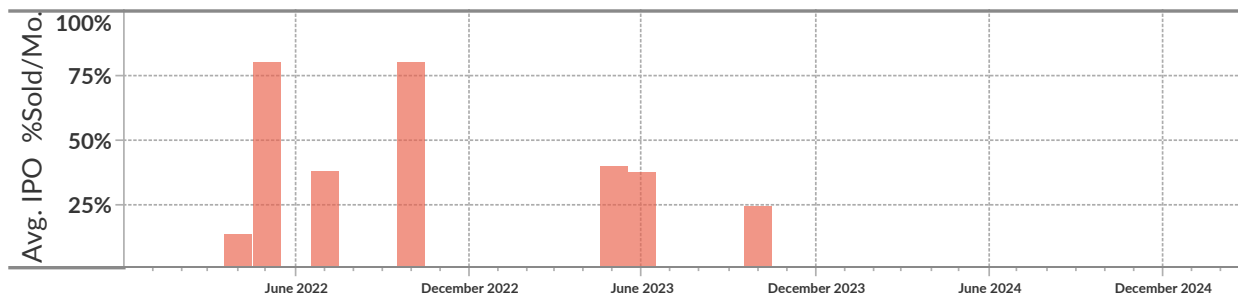
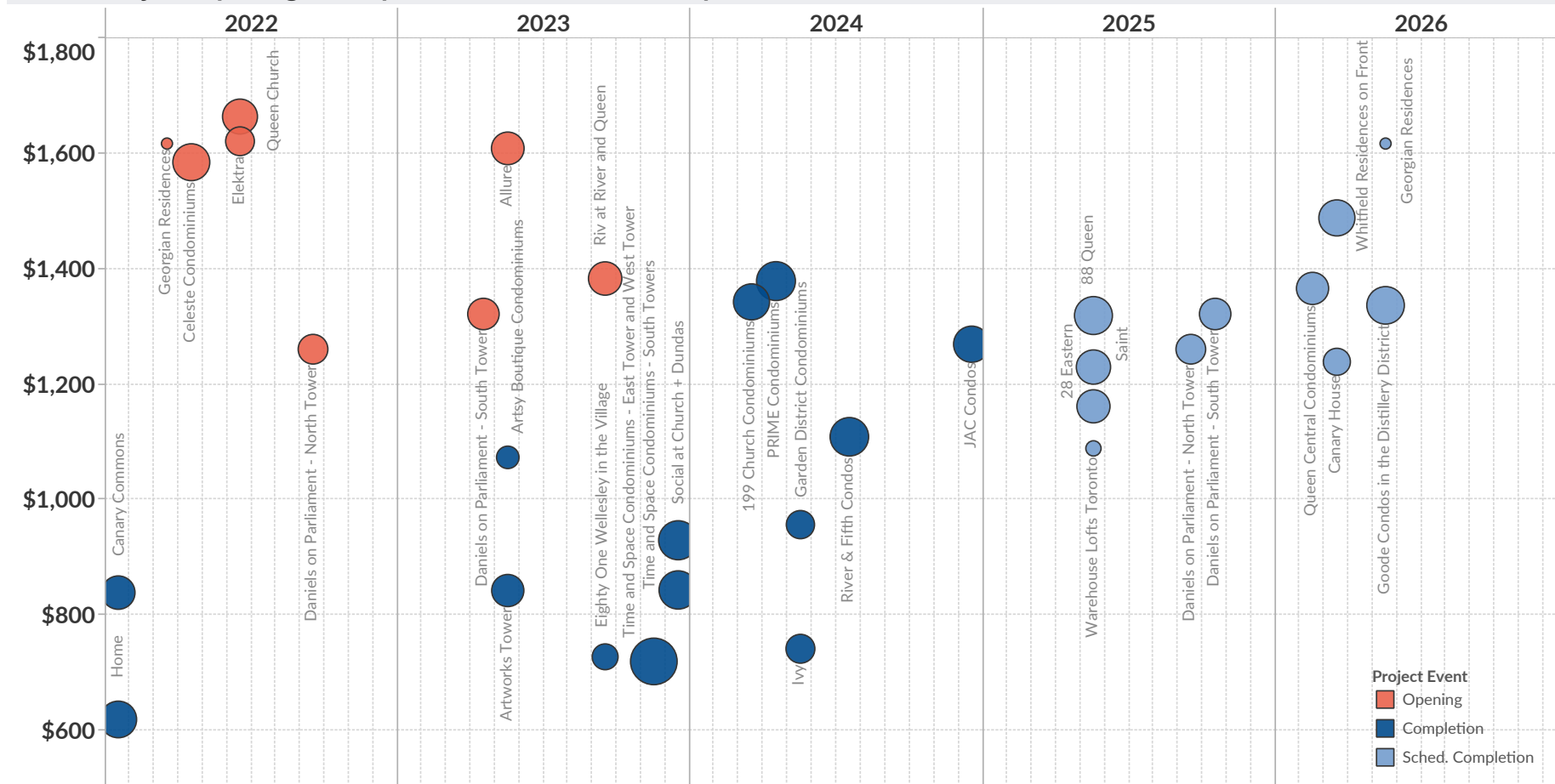
Downtown East		GTA
Distinct count of Site Name	18	334
No. of Units	6,474	85,947
Total Sales	5,338	69,144
Act Inv	1,136	16,803
Avg. \$/sf	\$1,369	\$1,401
Avg. Project \$/SF	\$1,373	\$1,311
Avg. SF	711	780
Avg. \$	\$973,636	\$1,092,679
Current Month Sales	9	160

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

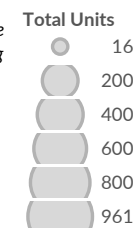


Downtown East Submarket Report - March 2025

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.



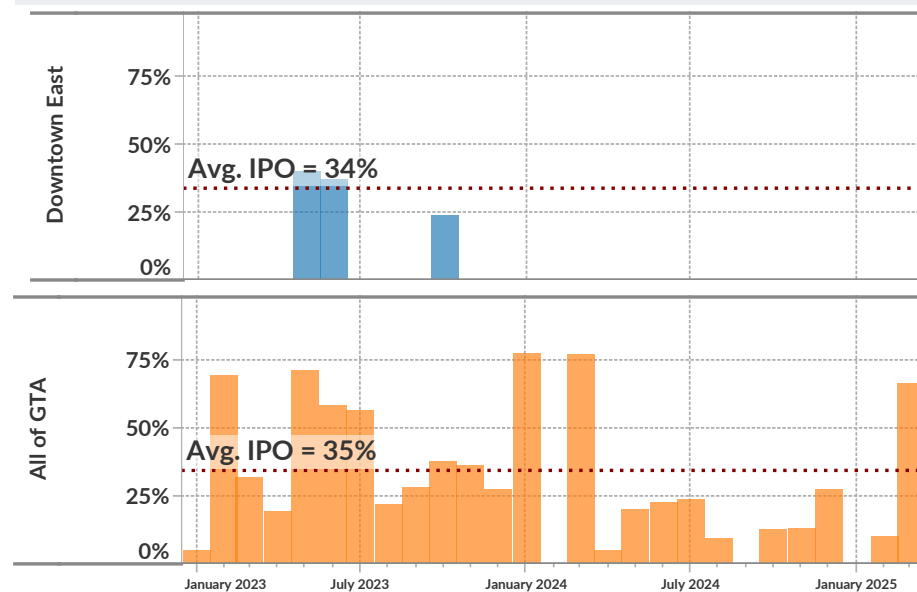
Downtown East Submarket Report - March 2025

Project Data by Unit Type

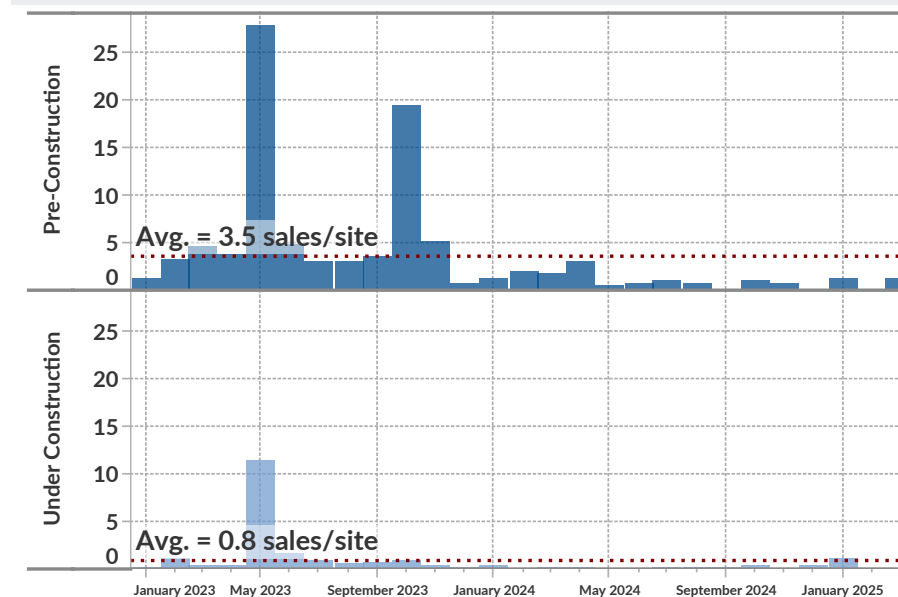
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	658	1	564	94
1 Bedroom	1,685	2	1,551	134
1 Bedroom + Den	1,250	2	1,109	141
2 Bedroom	1,943	3	1,428	515
2 Bedroom + Den	233	0	205	28
3 Bedroom & Up	649	0	438	211
Penthouse	8	0	6	2
Other	23	0	15	8

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,659	267	483	\$404,990	\$831,990
\$1,370	435	602	\$496,990	\$923,990
\$1,577	486	686	\$554,990	\$1,119,000
\$1,309	609	1,674	\$649,990	\$1,969,900
\$1,350	782	1,149	\$697,990	\$1,458,900
\$1,362	804	1,201	\$789,990	\$1,648,900
\$1,869	1,120	1,215	\$2,056,000	\$2,309,000
\$1,116	1,280	1,640	\$1,379,990	\$1,891,900

IPO Launch Performance (first 2 months)

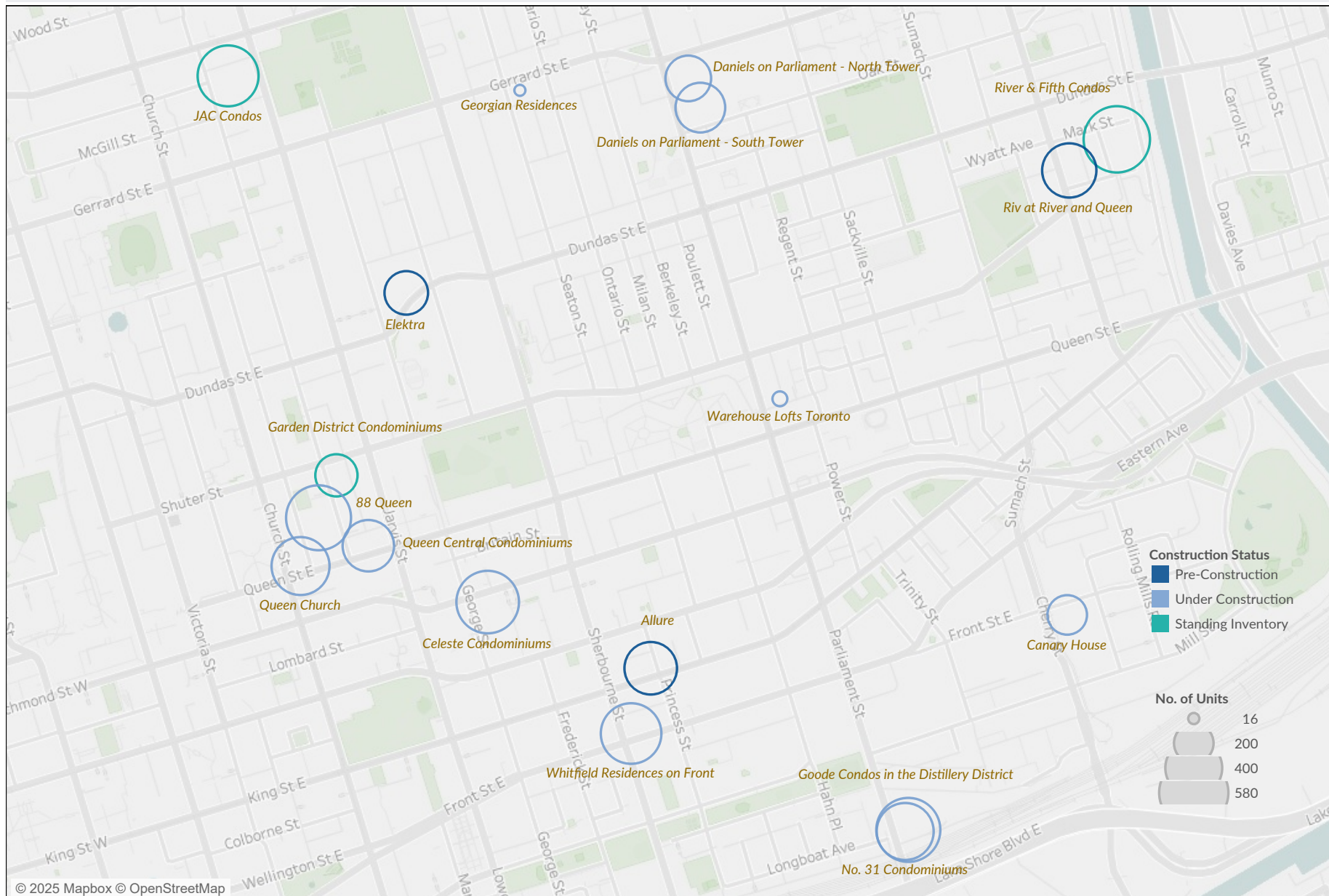


Post Launch Absorption: Downtown East



Downtown East Submarket Report - March 2025

Current Active Projects



Downtown East Submarket Report - March 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	May 2025	0	0	0	556	\$1,319	\$1,601
Allure - Emblem Developments	Apartment	June 2029	1	5	199	364	\$1,609	\$1,218
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	1	1	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	October 2028	1	1	95	250	\$1,621	\$1,522
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May 2024	2	3	15	235	\$957	\$1,172
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	\$1,407
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	80	428	\$1,373	\$1,590
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	12	134	443	\$1,664	\$1,660
Riv at River and Queen - Broccolini	Apartment	November 2027	2	2	249	388	\$1,383	\$1,374
River & Fifth Condos - Broccolini	Apartment	July 2024	2	6	13	580	\$1,109	\$937
Warehouse Lofts Toronto - Sher Corporation and Downing Str..	Apartment	May 2025	0	0	3	29	\$1,089	\$1,237
Whitfield Residences on Front - Menkes and Core Developme..	Apartment	March 2026	0	1	68	484	\$1,488	\$1,488

Downtown East Submarket Report - March 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	8	15
Central Waterfront	2	4
Don Mills - York Mills	0	8
Downtown Core	2	6
Downtown East	9	18
Downtown West	6	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	2	10
North Toronto	4	16
North Yonge Corridor	3	9
North York East		
North York West	3	10
Not Applicable	109	170
Scarborough City Centre		
Sheppard Corridor	2	9
Thornhill	0	2
Toronto East	1	6
Toronto West	8	16
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,978	502	\$2,487	1,111	\$2,762,801
1,823	818	\$1,698	908	\$1,541,892
1,797	282	\$1,221	791	\$966,545
3,679	442	\$1,866	786	\$1,466,658
5,338	1,136	\$1,369	711	\$973,636
7,133	1,255	\$1,865	926	\$1,727,951
553	12	\$1,649	782	\$1,289,608
889	203	\$1,055	799	\$842,676
4,801	648	\$1,227	663	\$813,191
2,558	341	\$1,593	939	\$1,495,930
2,723	781	\$1,621	677	\$1,097,116
1,203	624	\$1,325	763	\$1,010,661
26,739	8,671	\$1,152	737	\$848,497
1,915	411	\$1,396	809	\$1,130,235
416	27	\$1,553	1,661	\$2,580,278
903	169	\$1,259	661	\$831,439
2,589	326	\$1,350	858	\$1,158,951
1,107	155	\$2,153	1,236	\$2,661,060



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