

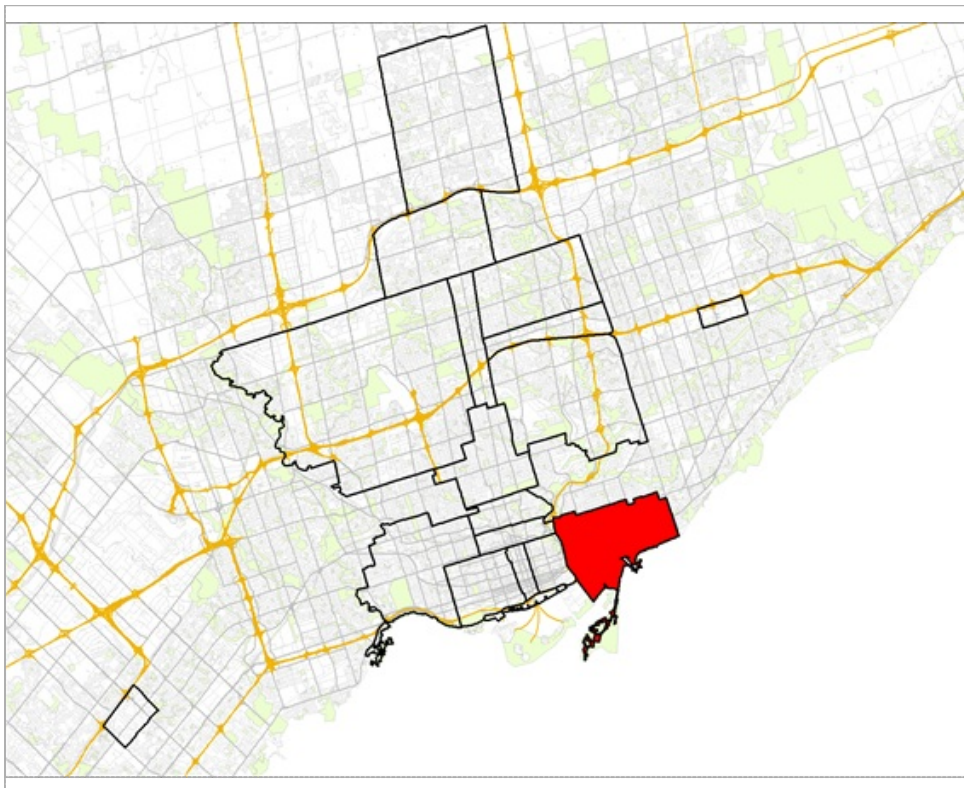


Greater Toronto Area | Toronto East New Homes High Rise Submarket Report

Data as of May 2025

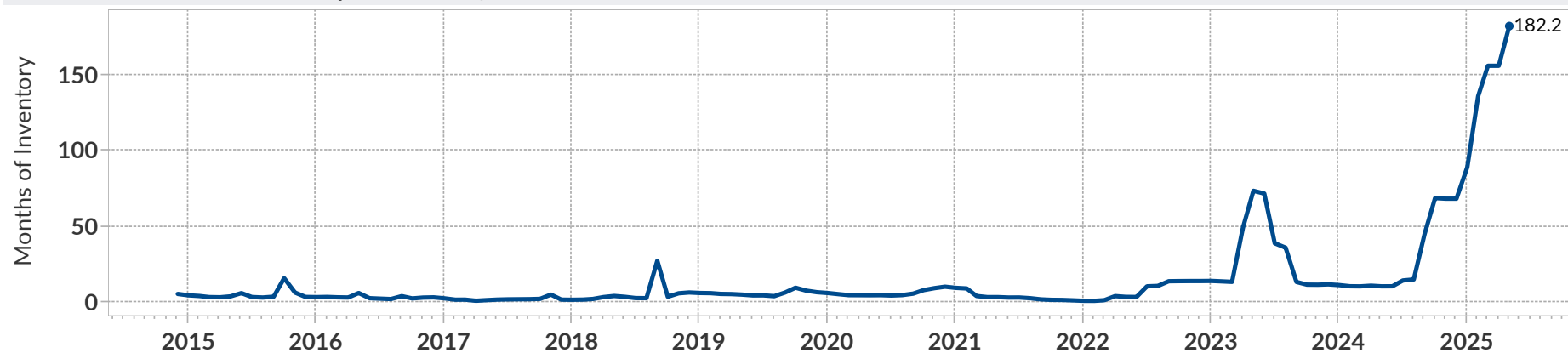


Toronto East Submarket Report - May 2025



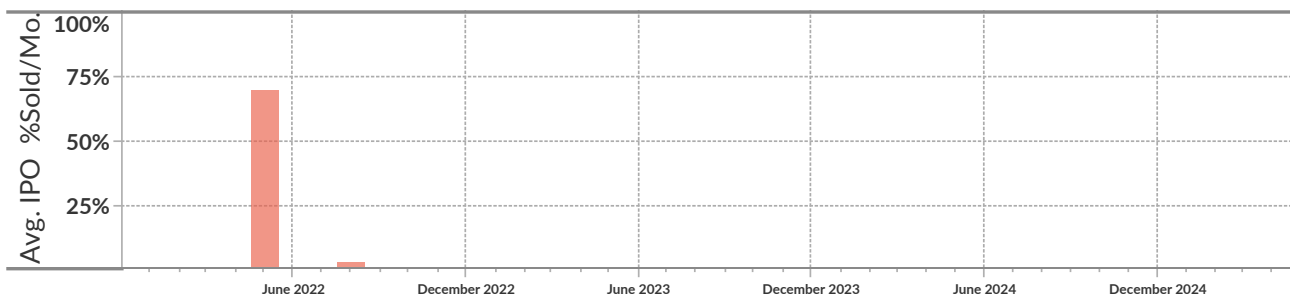
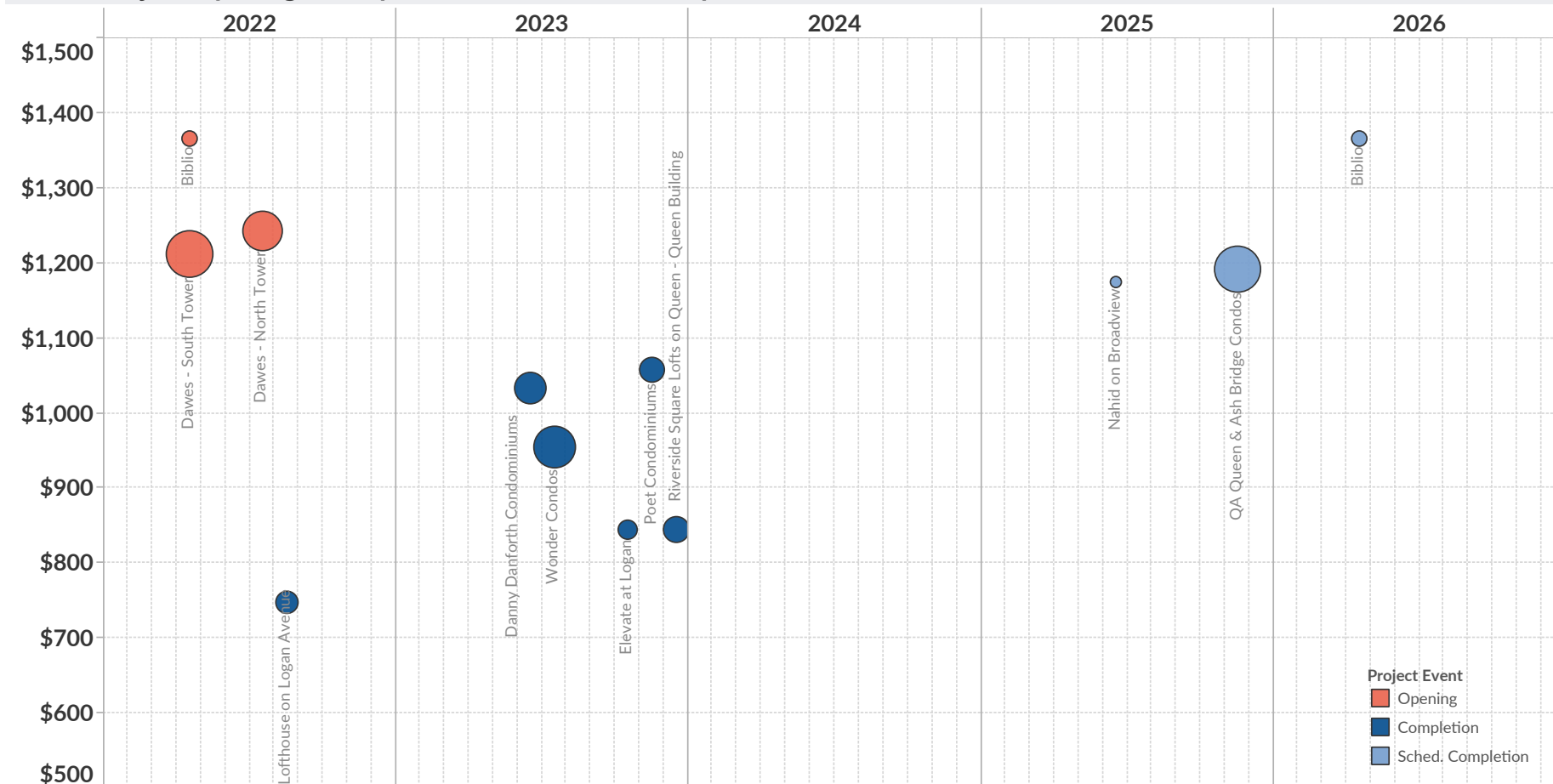
Toronto East		GTA
Distinct count of Site Name	6	329
No. of Units	1,072	84,006
Total Sales	905	67,622
Act Inv	167	16,384
Avg. \$/sf		\$1,388
Avg. Project \$/SF		\$1,310
Avg. SF		780
Avg. \$		\$1,082,883
Current Month Sales		137

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

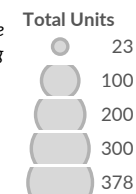


Toronto East Submarket Report - May 2025

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.



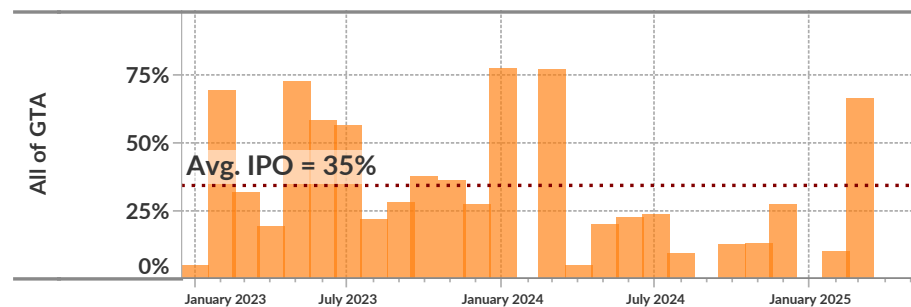
Toronto East Submarket Report - May 2025

Project Data by Unit Type

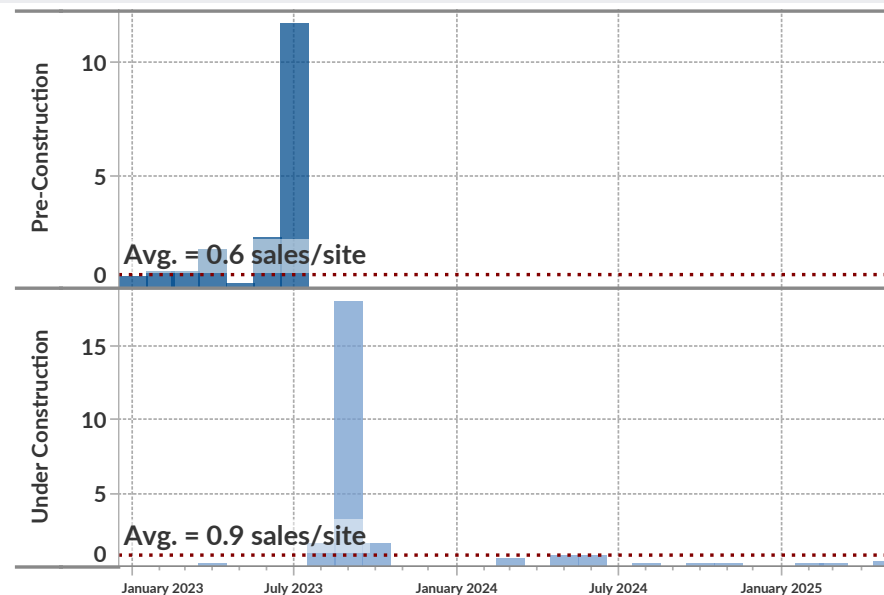
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	446	2	394	52
1 Bedroom + Den	137	0	100	37
2 Bedroom	302	0	250	52
2 Bedroom + Den	76	0	76	0
3 Bedroom & Up	91	0	66	25
Penthouse	2	0	2	0
Other	1	0	0	1

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)

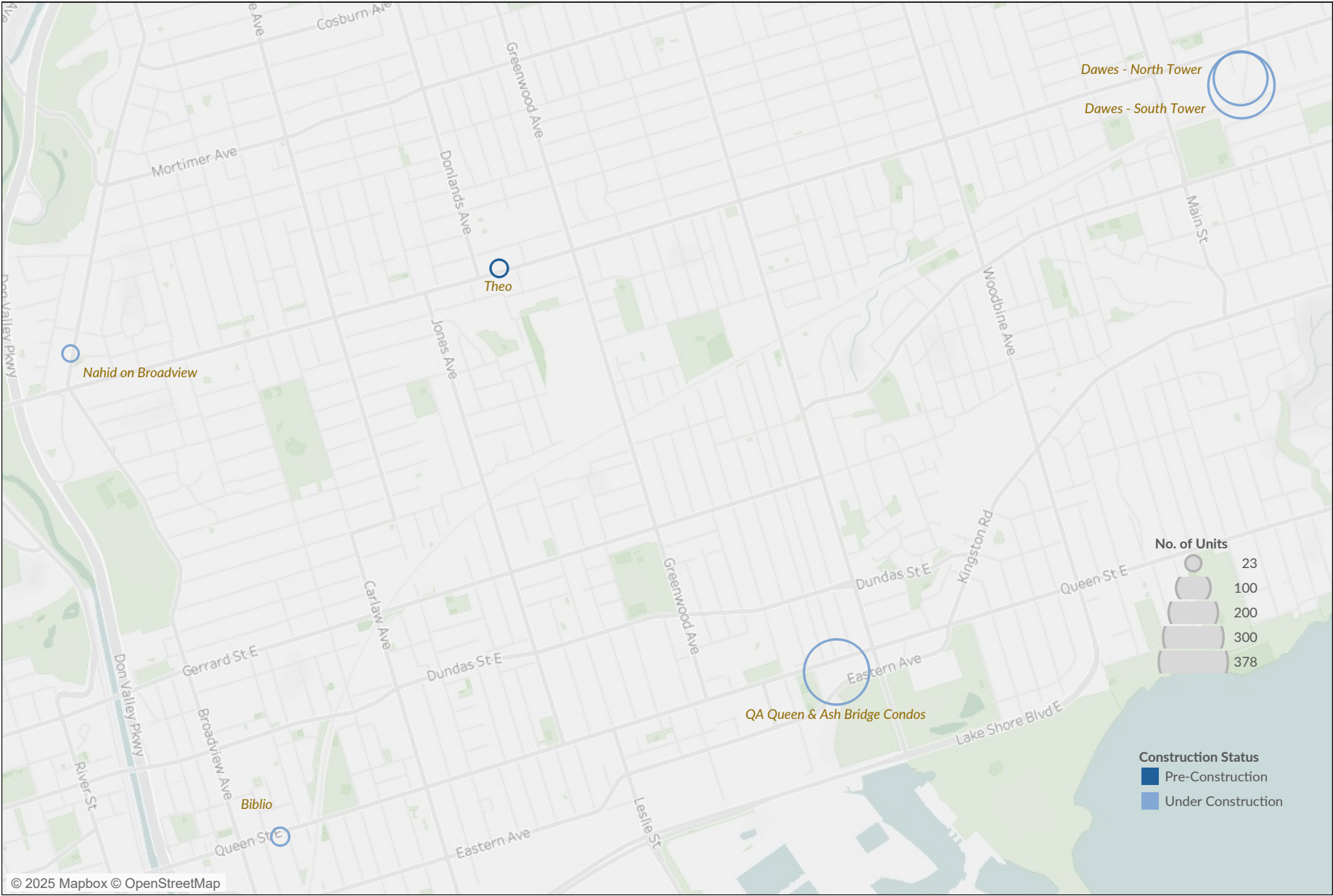


Post Launch Absorption: Toronto East



Toronto East Submarket Report - May 2025

Current Active Projects



Toronto East Submarket Report - May 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	1	2	114	250	\$1,243	\$1,216
Dawes - South Tower - Marlin Spring Developments	Apartment	February 2027	1	2	29	378	\$1,212	\$1,231
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 - May 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	16
Central Waterfront	2	4
Don Mills - York Mills	0	8
Downtown Core	0	6
Downtown East	4	18
Downtown West	3	22
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	0	9
North Toronto	1	16
North Yonge Corridor	0	7
North York East		
North York West	2	10
Not Applicable	111	168
Scarborough City Centre		
Sheppard Corridor	0	9
Thornhill	0	2
Toronto East	2	6
Toronto West	6	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,987	436	\$2,348	999	\$2,347,045
1,832	809	\$1,697	914	\$1,551,898
1,797	233	\$1,308	765	\$1,000,872
3,681	440	\$1,867	787	\$1,468,986
5,339	1,135	\$1,368	713	\$975,664
6,516	1,213	\$1,869	938	\$1,753,501
554	11	\$1,652	770	\$1,271,832
889	203	\$1,055	799	\$842,676
4,576	654	\$1,205	677	\$816,191
2,559	340	\$1,591	942	\$1,498,452
1,965	776	\$1,632	672	\$1,097,489
1,208	619	\$1,328	763	\$1,012,970
26,776	8,431	\$1,152	743	\$855,963
1,913	413	\$1,392	811	\$1,128,514
417	26	\$1,550	1,673	\$2,593,365
905	167	\$1,258	663	\$833,339
2,600	324	\$1,339	846	\$1,132,645
1,108	154	\$2,155	1,240	\$2,672,197



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