

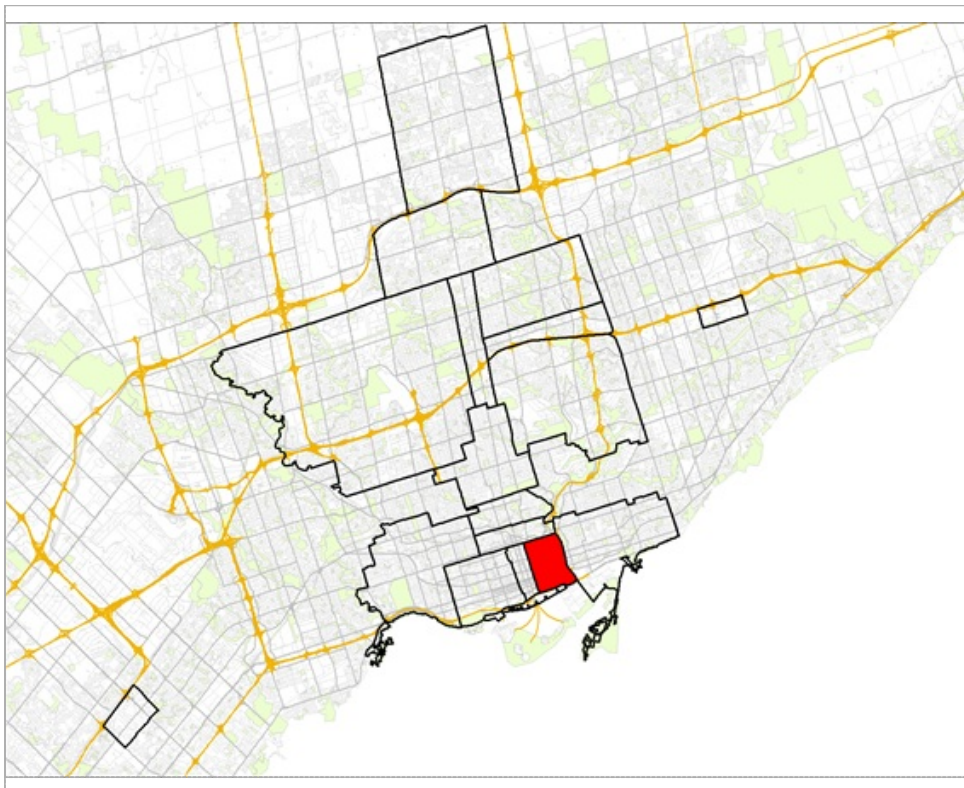


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of June 2025

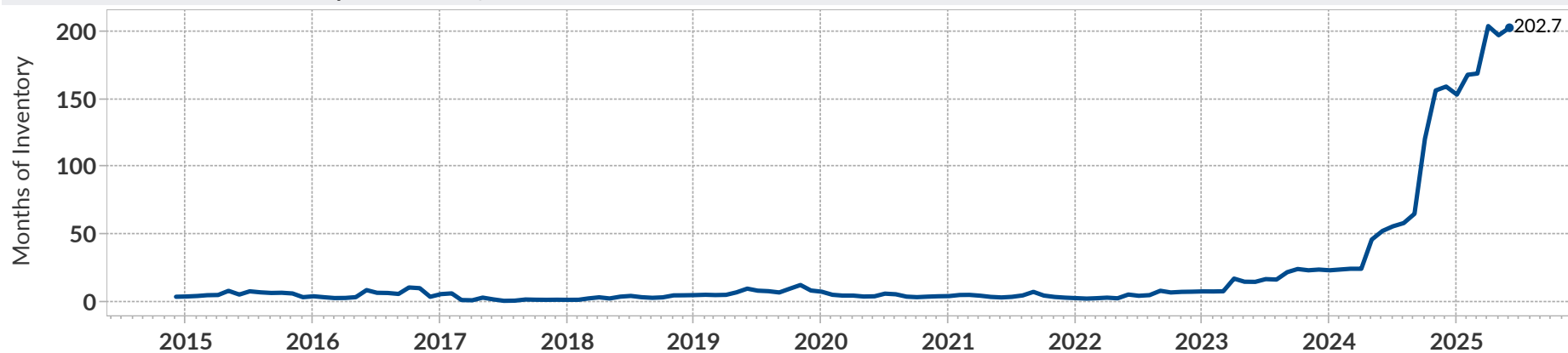


Downtown East Submarket Report - June 2025



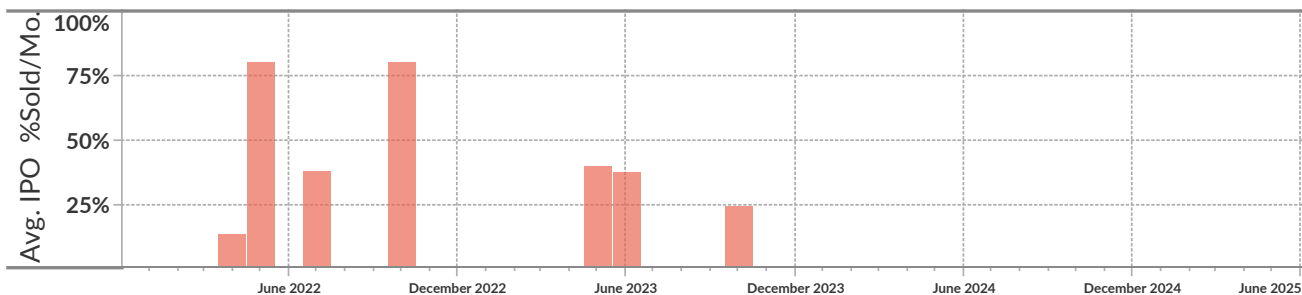
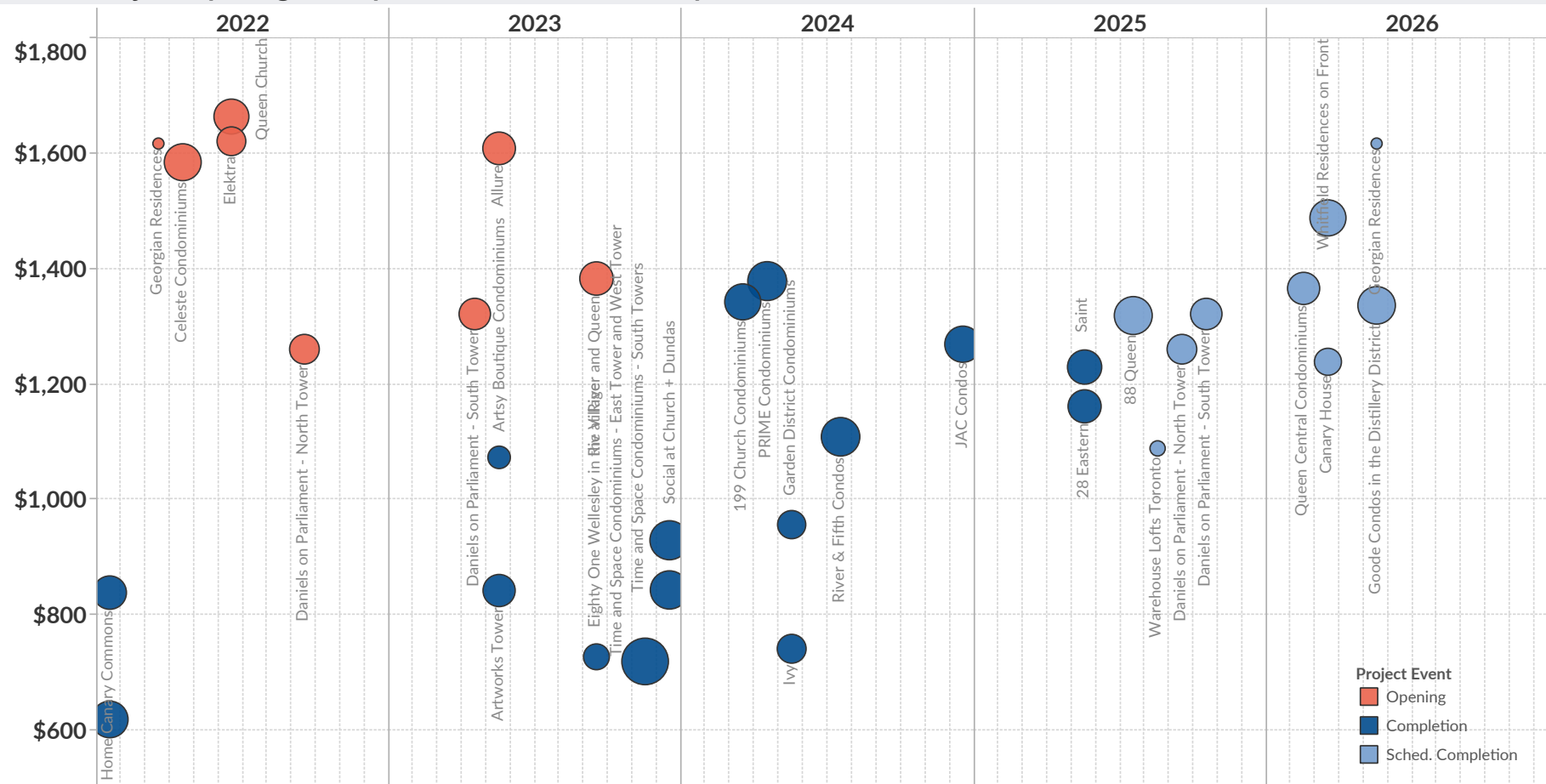
Downtown East		GTA
Distinct count of Site Name	18	329
No. of Units	6,474	84,228
Total Sales	5,342	67,532
Act Inv	1,132	16,696
Avg. \$/sf		\$1,385
Avg. Project \$/SF		\$1,310
Avg. SF		783
Avg. \$		\$1,084,408
Current Month Sales		217

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

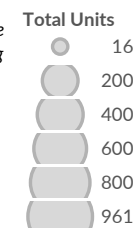


Downtown East Submarket Report - June 2025

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



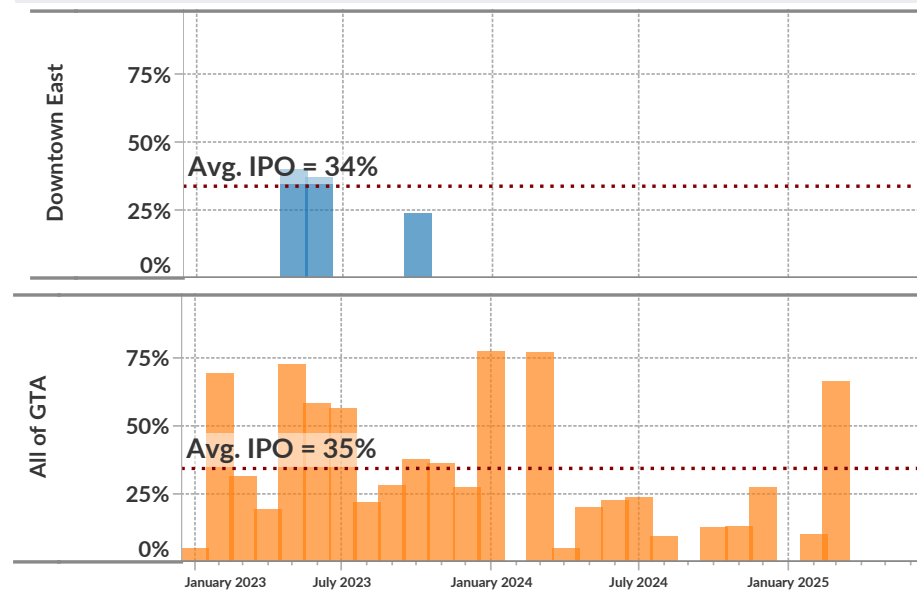
Downtown East Submarket Report - June 2025

Project Data by Unit Type

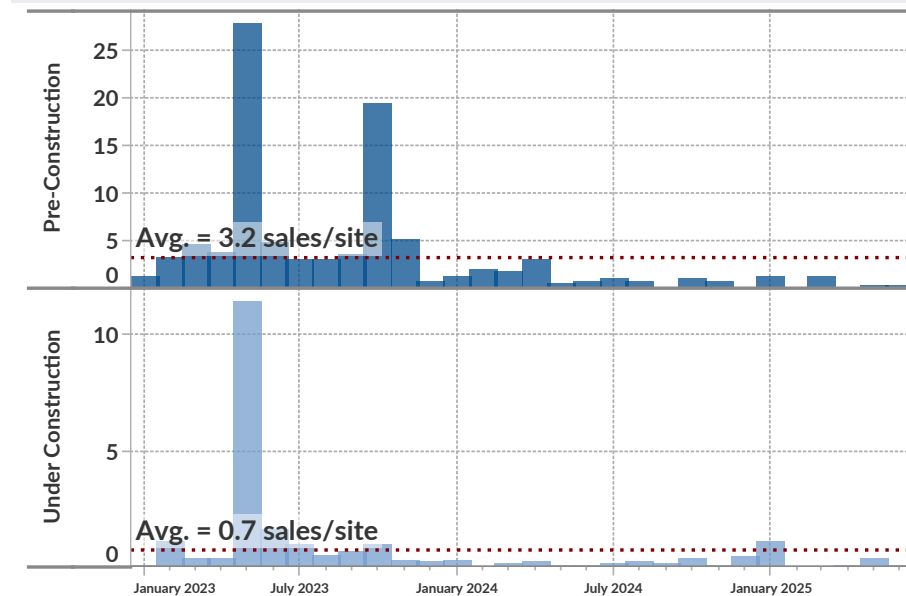
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	658	0	564	94
1 Bedroom	1,685	0	1,553	132
1 Bedroom + Den	1,250	0	1,110	140
2 Bedroom	1,943	2	1,432	511
2 Bedroom + Den	233	0	205	28
3 Bedroom & Up	649	0	438	211
Penthouse	8	0	3	5
Other	23	0	15	8

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,659	267	483	\$404,990	\$831,990
\$1,372	435	602	\$496,990	\$923,990
\$1,577	486	686	\$554,990	\$1,119,000
\$1,317	609	1,674	\$649,990	\$1,969,900
\$1,350	782	1,149	\$697,990	\$1,458,900
\$1,365	804	1,201	\$789,990	\$1,648,900
\$1,378	1,120	1,424	\$1,179,990	\$2,309,000
\$1,116	1,280	1,640	\$1,379,990	\$1,891,900

IPO Launch Performance (first 2 months)

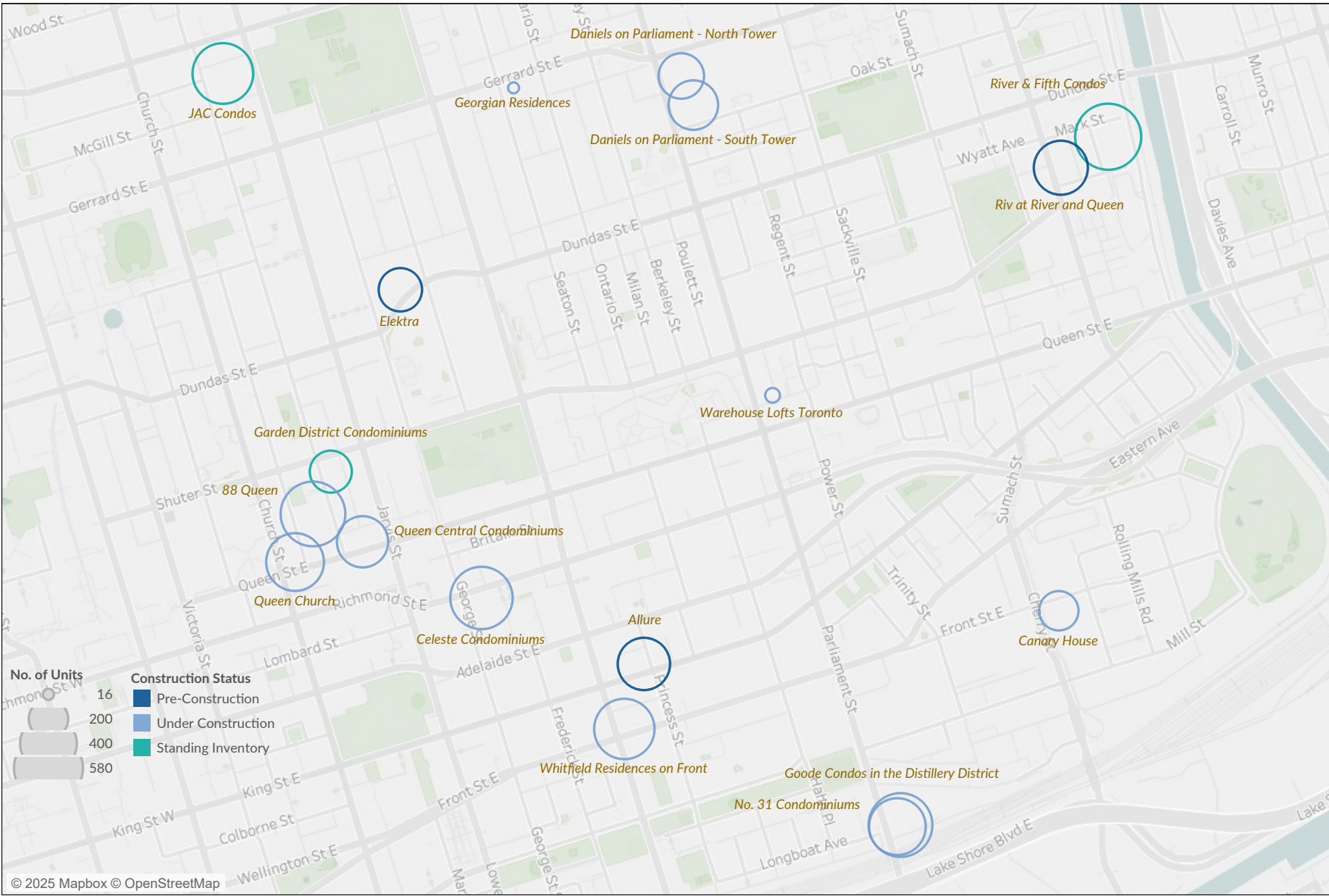


Post Launch Absorption: Downtown East



Downtown East Submarket Report - June 2025

Current Active Projects



Downtown East Submarket Report - June 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	July 2025	0	0	0	556	\$1,319	\$1,601
Allure - Emblem Developments	Apartment	June 2029	1	6	198	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	2	38	516	\$1,585	\$1,574
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	September 2025	0	0	22	275	\$1,261	\$1,144
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	October 2025	0	2	163	326	\$1,322	\$1,174
Elektra - Menkes and Core Development Group	Apartment	October 2028	0	1	95	250	\$1,621	\$1,522
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May 2024	0	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	\$1,118
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	1	14	132	443	\$1,664	\$1,661
Riv at River and Queen - Broccolini	Apartment	February 2028	0	3	248	388	\$1,383	\$1,375
River & Fifth Condos - Broccolini	Apartment	July 2024	0	4	16	580	\$1,109	\$980
Warehouse Lofts Toronto - Sher Corporation and Downing Str..	Apartment	August 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 - June 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	9	16
Central Waterfront	0	4
Don Mills - York Mills	4	9
Downtown Core	1	6
Downtown East	2	18
Downtown West	4	21
Etobicoke Waterfront	1	1
Highway7 - Yonge	2	4
Mississauga City Centre	2	9
North Toronto	11	16
North Yonge Corridor	0	7
North York East		
North York West	1	10
Not Applicable	162	168
Scarborough City Centre		
Sheppard Corridor	2	9
Thornhill	0	2
Toronto East	10	6
Toronto West	6	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,996	429	\$2,348	997	\$2,342,020
1,832	922	\$1,642	903	\$1,483,222
1,804	282	\$1,599	1,013	\$1,619,338
3,682	439	\$1,866	788	\$1,470,493
5,342	1,132	\$1,372	713	\$978,634
6,290	1,181	\$1,880	936	\$1,759,620
555	10	\$1,649	759	\$1,250,725
891	201	\$1,055	799	\$842,895
4,578	631	\$1,221	661	\$807,456
2,571	328	\$1,587	938	\$1,489,540
1,965	776	\$1,632	672	\$1,097,489
1,209	618	\$1,329	763	\$1,013,372
26,856	8,677	\$1,143	743	\$848,808
1,915	411	\$1,393	812	\$1,130,303
417	26	\$1,550	1,673	\$2,593,365
915	157	\$1,243	668	\$830,915
2,606	322	\$1,339	851	\$1,139,248
1,108	154	\$2,155	1,240	\$2,672,197



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&OE.

© 2023 Altus Group Limited. All rights reserved.