

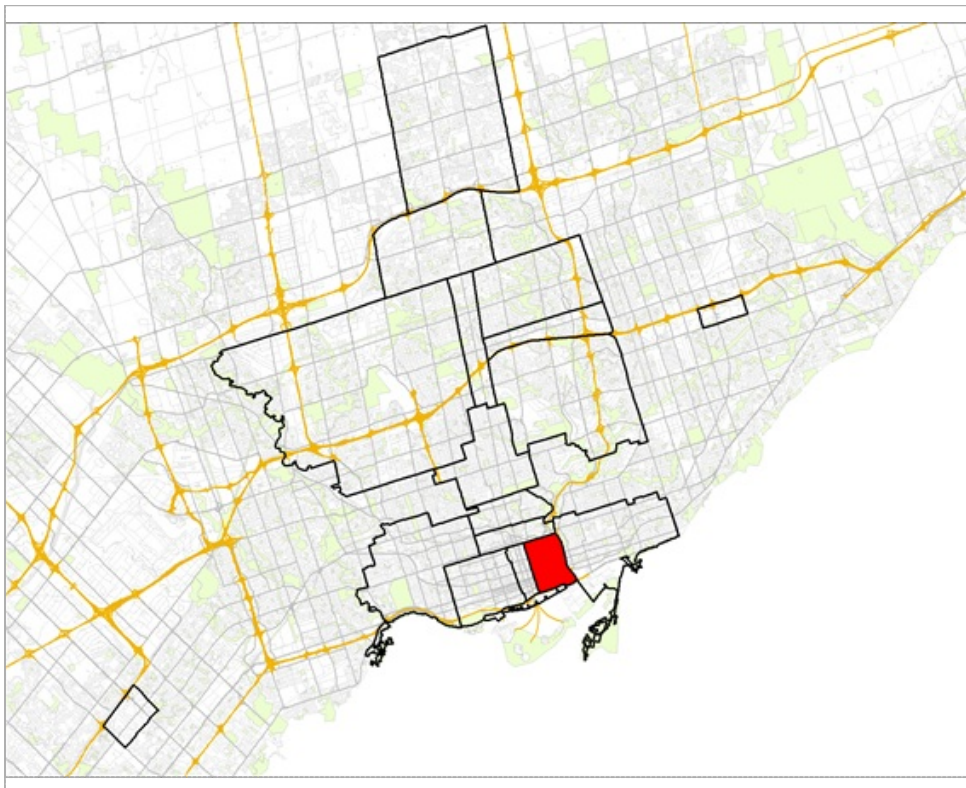


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of July 2025

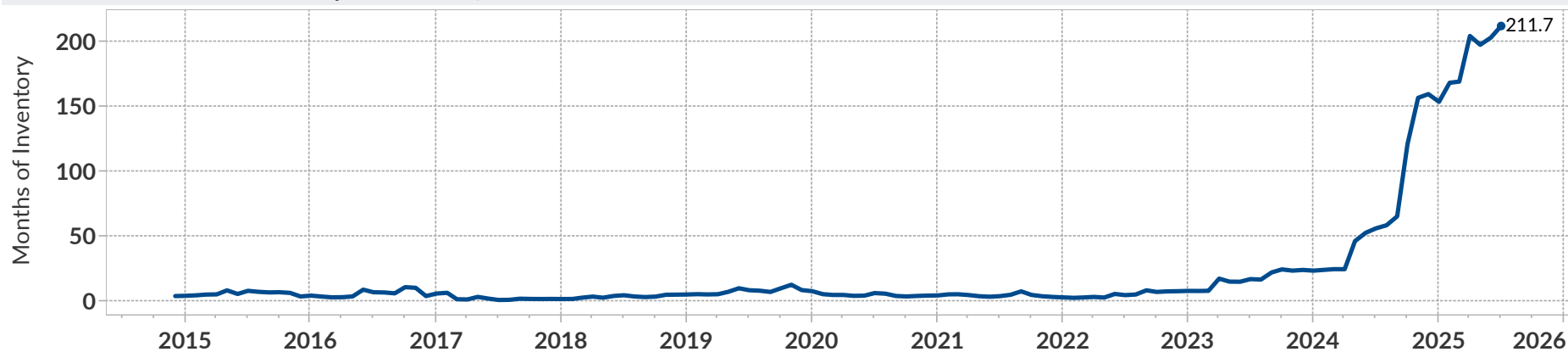


Downtown East Submarket Report - July 2025



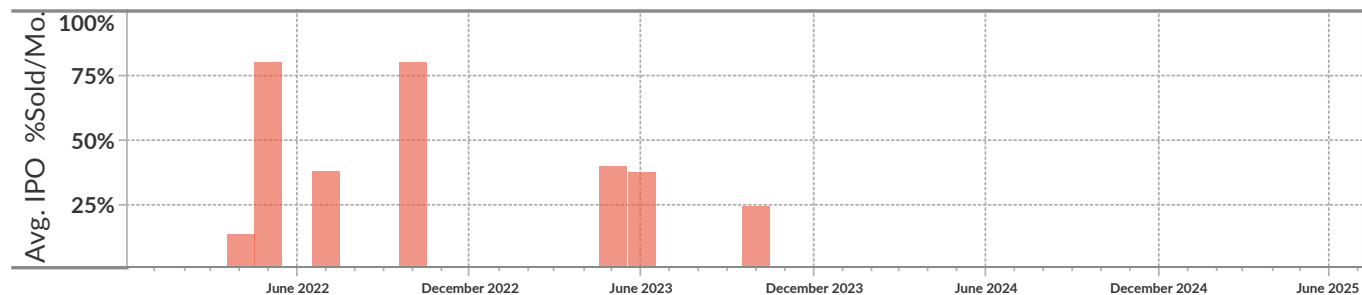
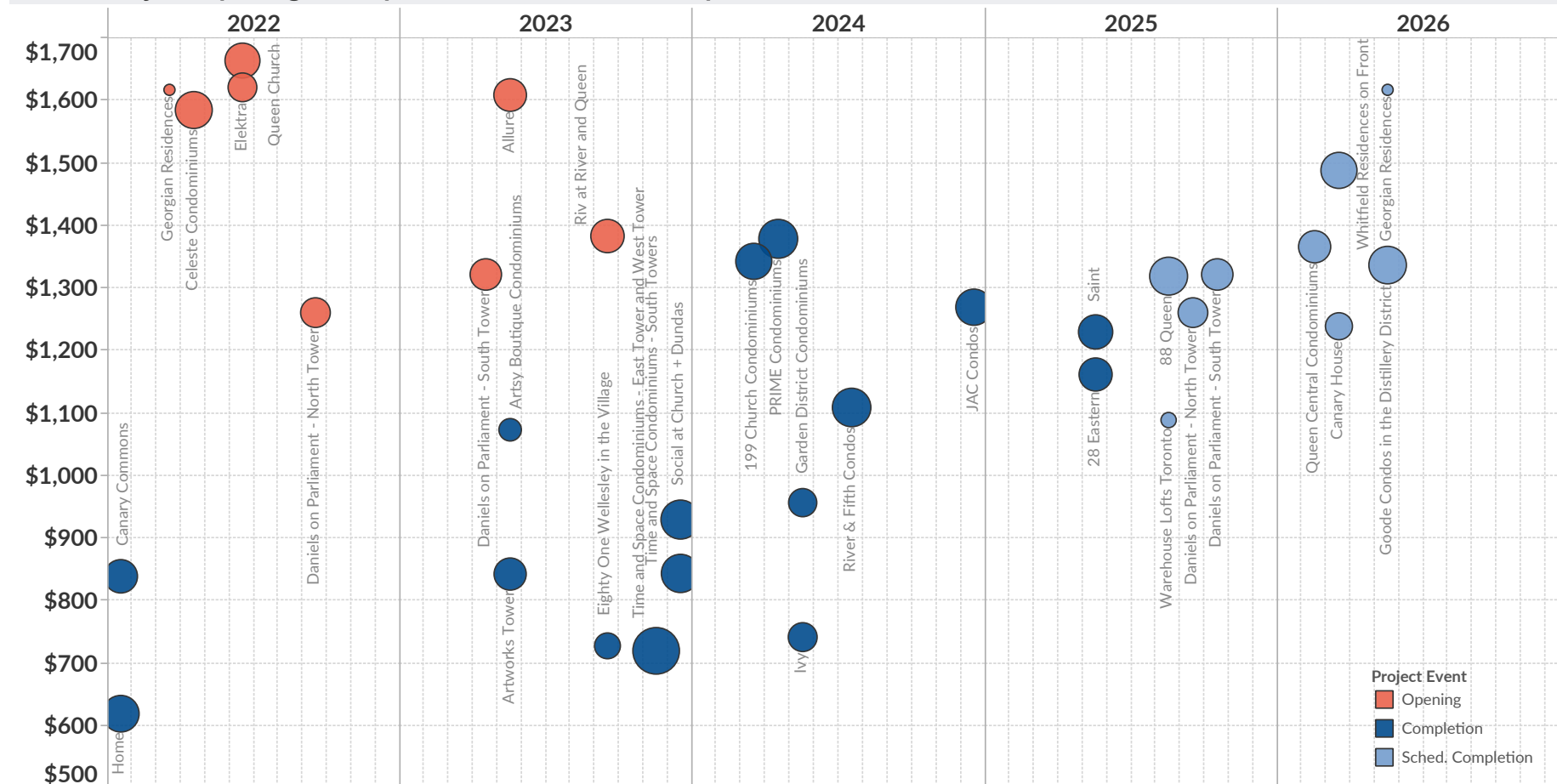
Downtown East		GTA
Distinct count of Site Name	18	330
No. of Units	6,474	84,272
Total Sales	5,345	67,602
Act Inv	1,129	16,670
Avg. \$/sf		\$1,386
Avg. Project \$/SF		\$1,309
Avg. SF		786
Avg. \$		\$1,089,142
Current Month Sales	3	150

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

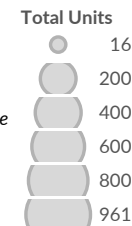


Downtown East Submarket Report - July 2025

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.



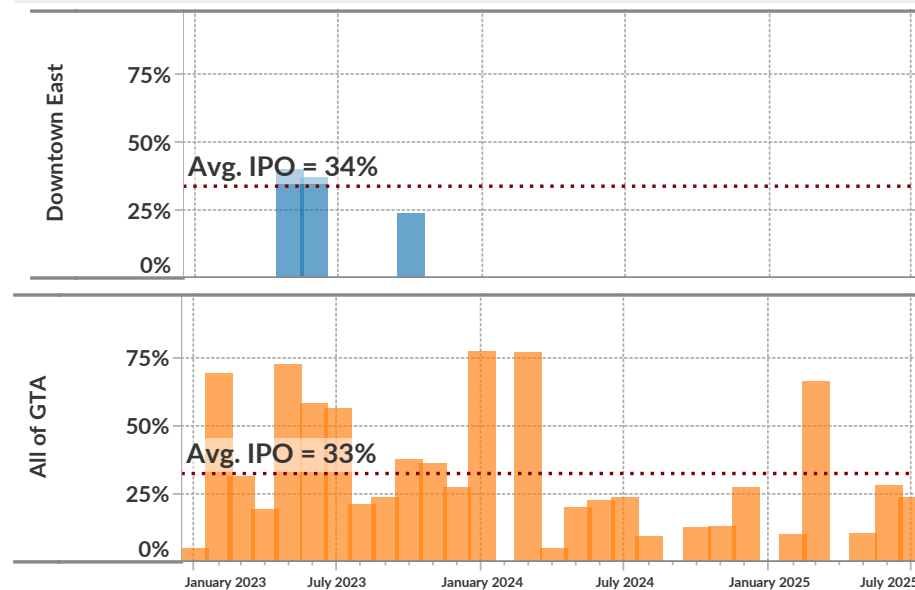
Downtown East Submarket Report - July 2025

Project Data by Unit Type

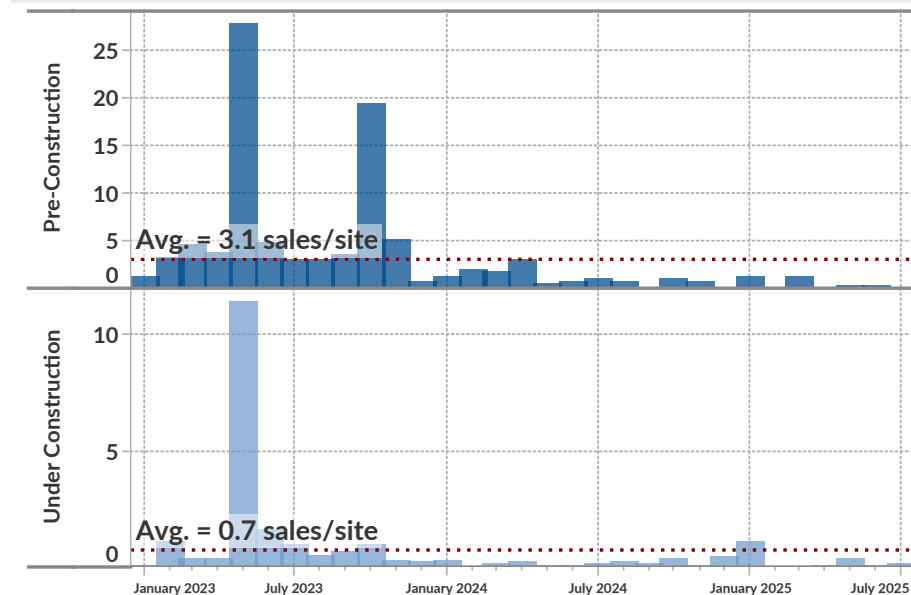
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	658	0	564	94
1 Bedroom	1,685	0	1,553	132
1 Bedroom + Den	1,250	0	1,110	140
2 Bedroom	1,943	2	1,434	509
2 Bedroom + Den	233	0	205	28
3 Bedroom & Up	649	0	438	211
Penthouse	8	0	3	5
Other	23	1	16	7

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,660	267	483	\$404,990	\$831,990
\$1,372	435	602	\$496,990	\$923,990
\$1,579	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
\$1,372	804	1,201	\$789,990	\$1,779,900
\$1,378	1,120	1,424	\$1,179,990	\$2,309,000
\$1,121	1,280	1,640	\$1,379,990	\$1,891,900

IPO Launch Performance (first 2 months)

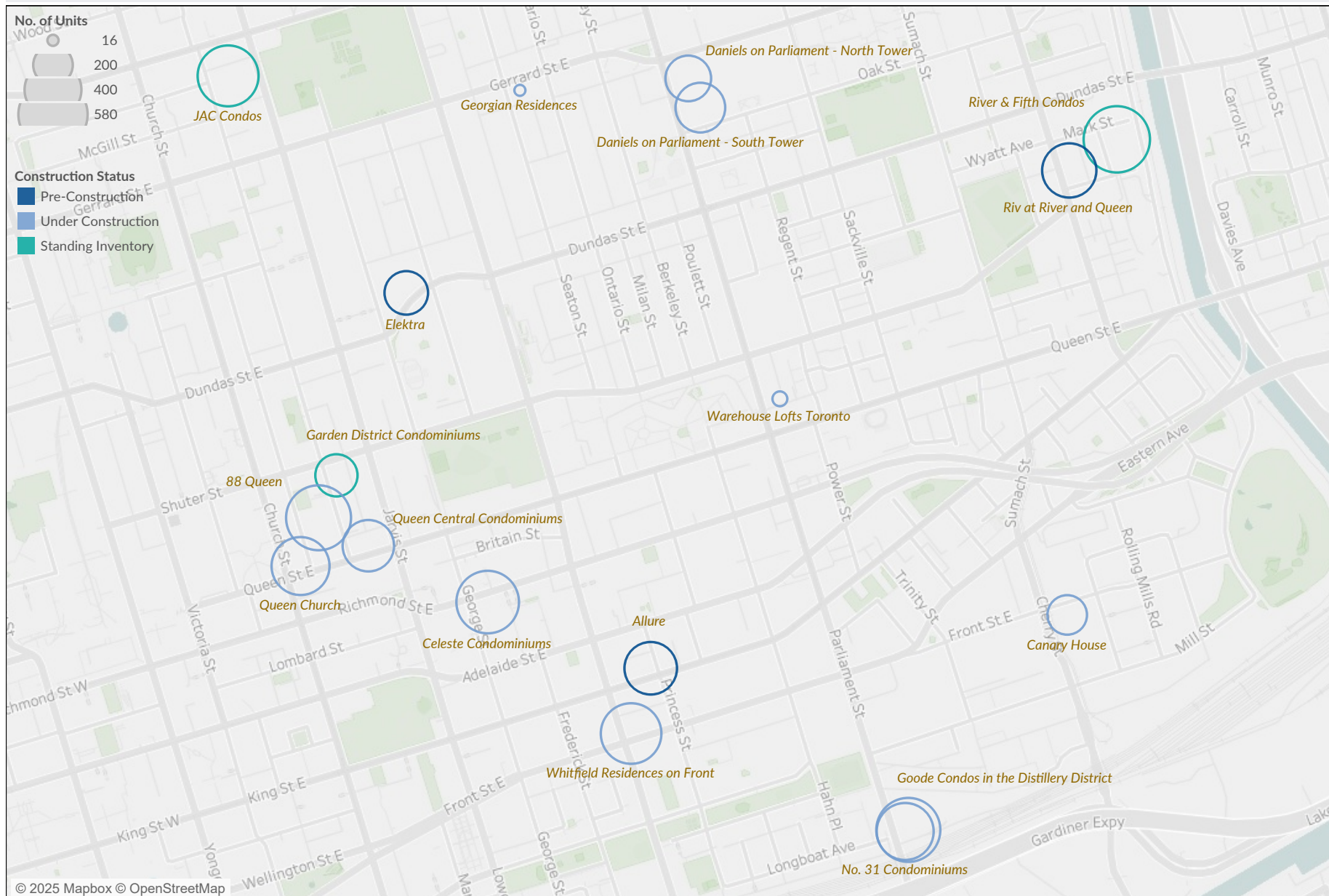


Post Launch Absorption: Downtown East



Downtown East Submarket Report - July 2025

Current Active Projects



Downtown East Submarket Report - July 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	August 2025	0	0	0	556	\$1,319	\$1,601
Allure - Emblem Developments	Apartment	June 2029	0	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	1	1	21	275	\$1,261	\$1,144
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	October 2025	1	3	162	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	\$1,539
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	December 2024	1	1	18	489	\$1,270	\$1,121
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	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 - July 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 16
Central Waterfront	• 1	• 4
Don Mills - York Mills	• 1	• 9
Downtown Core	• 0	• 6
Downtown East	• 3	• 18
Downtown West	• 2	• 21
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 1	• 4
Mississauga City Centre	• 0	• 9
North Toronto	• 1	• 16
North Yonge Corridor	• 2	• 7
North York East		
North York West	• 0	• 10
Not Applicable	• 133	• 169
Scarborough City Centre		
Sheppard Corridor	• 1	• 9
Thornhill	• 1	• 2
Toronto East	• 0	• 6
Toronto West	• 1	• 16
Yonge - St. Clair	• 1	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,998	• 427	• \$2,349	• 996	• \$2,340,517
• 1,833	• 921	• \$1,642	• 903	• \$1,483,572
• 1,805	• 281	• \$1,594	• 1,008	• \$1,606,595
• 3,682	• 439	• \$1,866	• 788	• \$1,470,493
• 5,345	• 1,129	• \$1,375	• 713	• \$979,683
• 6,292	• 1,179	• \$1,880	• 937	• \$1,760,985
• 555	• 10	• \$1,649	• 759	• \$1,250,725
• 892	• 200	• \$1,055	• 800	• \$843,540
• 4,578	• 631	• \$1,221	• 661	• \$807,456
• 2,572	• 327	• \$1,589	• 936	• \$1,488,346
• 1,999	• 742	• \$1,629	• 677	• \$1,102,847
• 1,209	• 612	• \$1,328	• 762	• \$1,011,494
• 26,875	• 8,708	• \$1,150	• 747	• \$859,295
• 1,916	• 410	• \$1,400	• 812	• \$1,136,921
• 418	• 25	• \$1,552	• 1,663	• \$2,581,400
• 915	• 157	• \$1,243	• 668	• \$830,915
• 2,607	• 321	• \$1,339	• 851	• \$1,139,890
• 1,111	• 151	• \$2,155	• 1,241	• \$2,674,955



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