

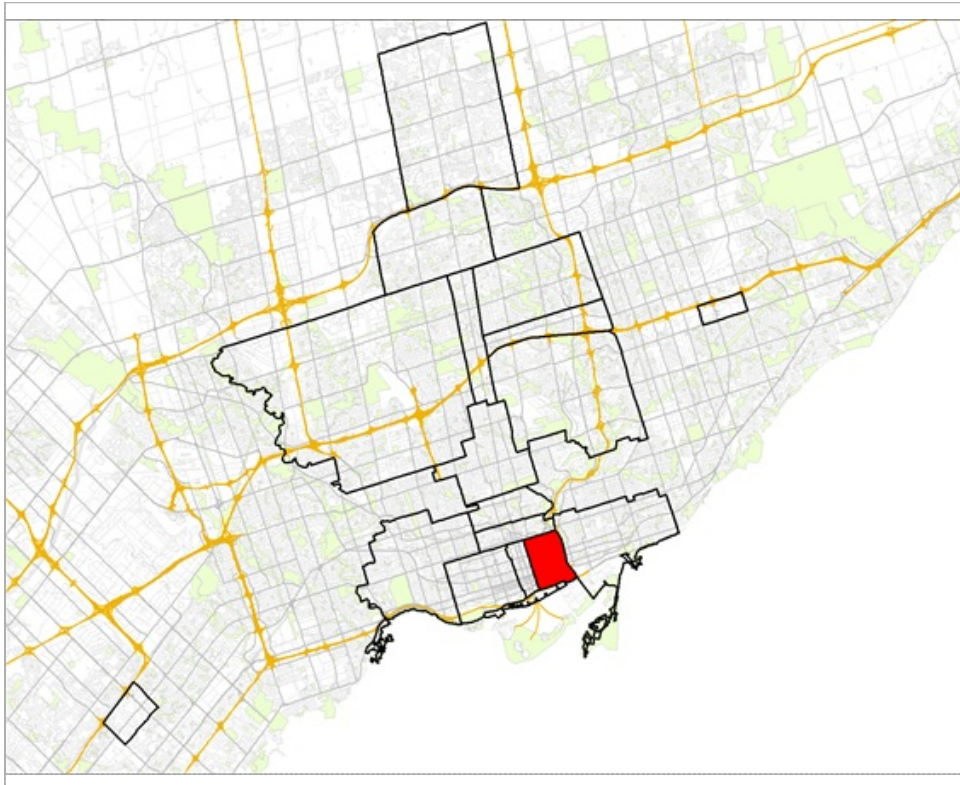


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of August 2025

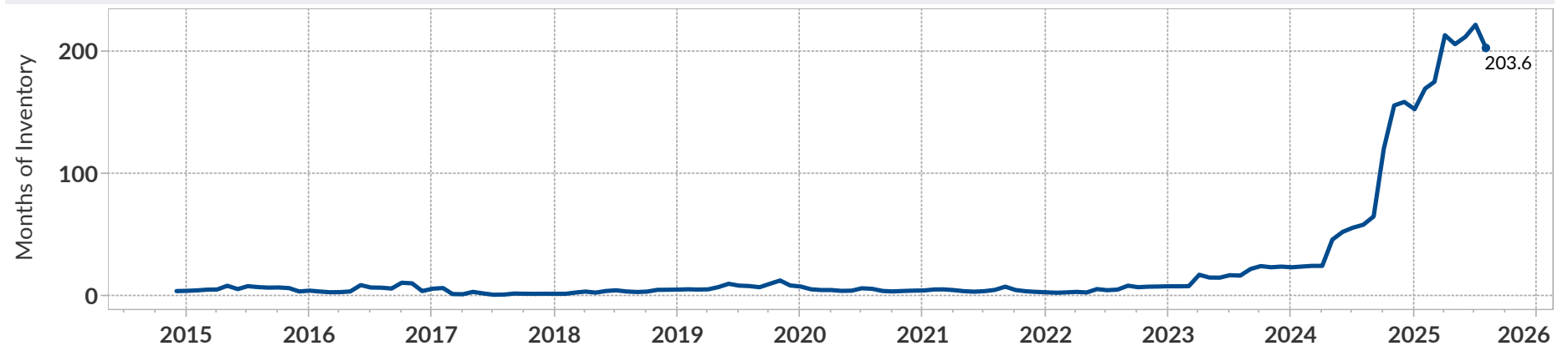


Downtown East Submarket Report - August 2025



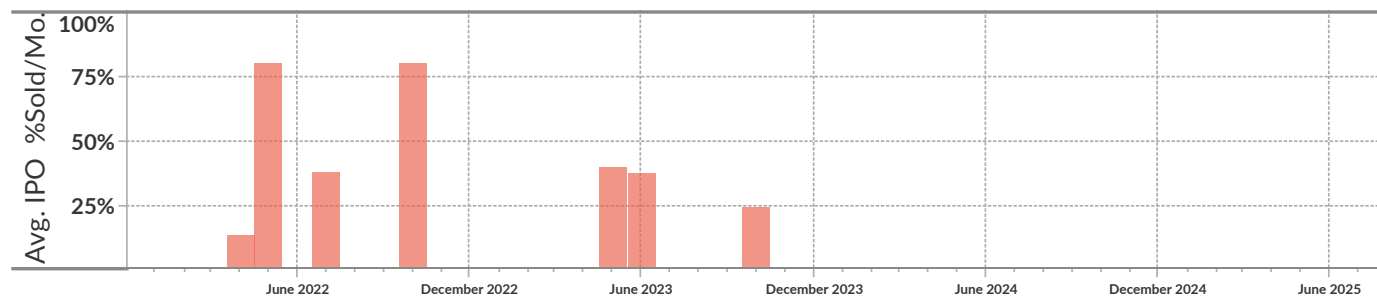
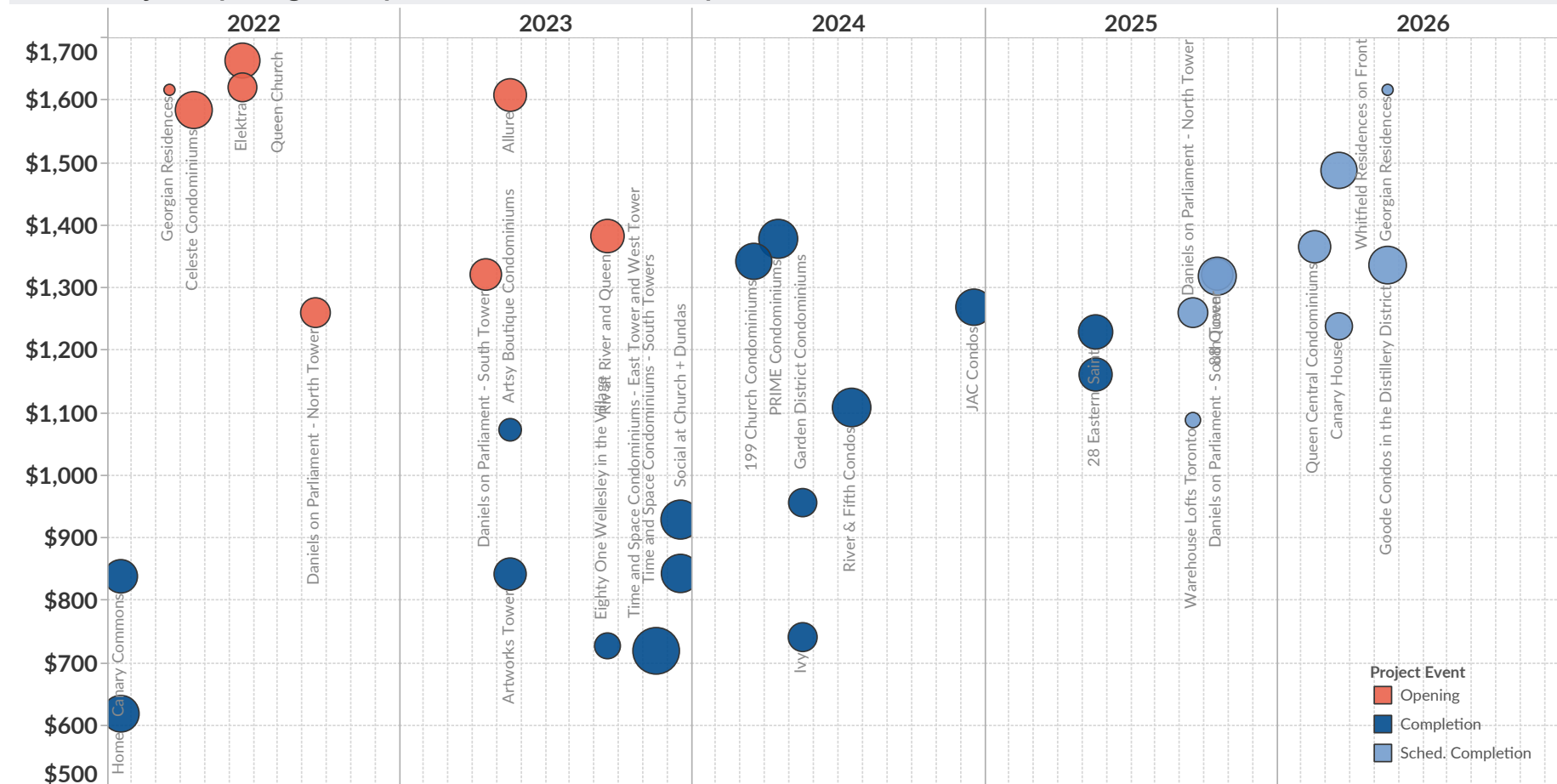
Downtown East		GTA
Distinct count of Site Name	18	330
No. of Units	6,474	84,491
Total Sales	5,354	68,044
Act Inv	1,120	16,447
Avg. \$/sf	\$1,377	\$1,385
Avg. Project \$/SF	\$1,375	\$1,305
Avg. SF	712	787
Avg. \$	\$981,350	\$1,090,094
Current Month Sales	12	118

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

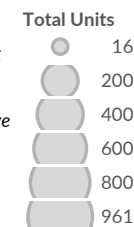


Downtown East Submarket Report - August 2025

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.



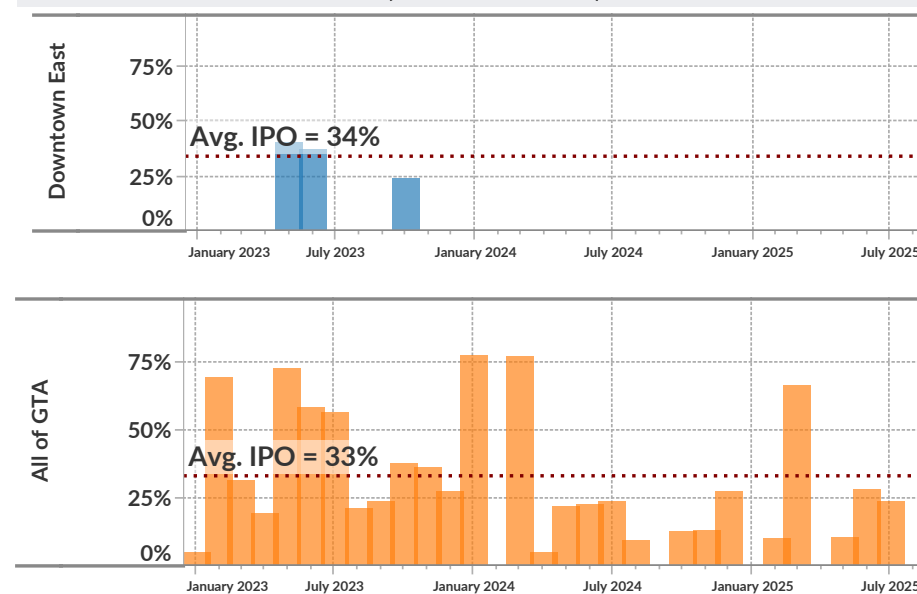
Downtown East Submarket Report - August 2025

Project Data by Unit Type

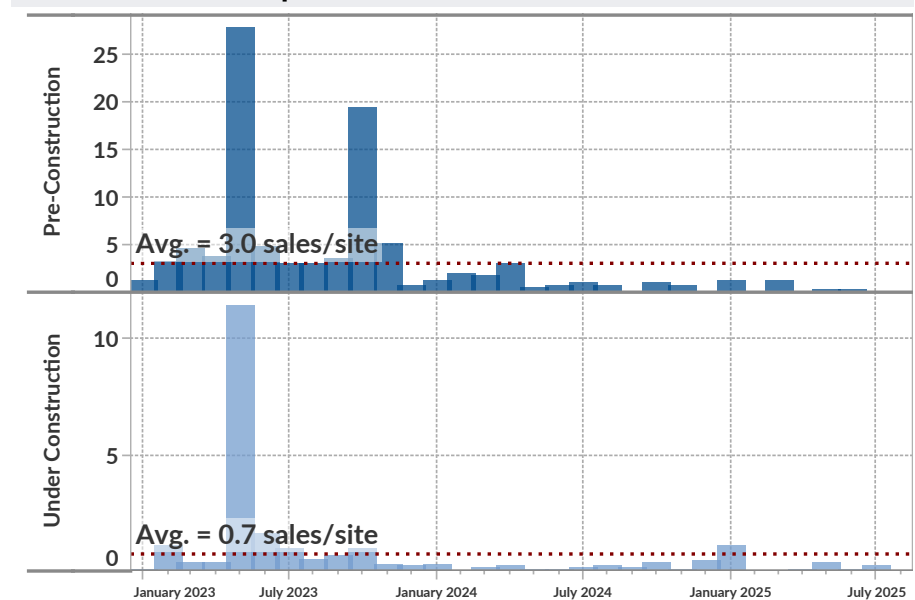
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	658	1	565	93
1 Bedroom	1,685	1	1,554	131
1 Bedroom + Den	1,250	2	1,113	137
2 Bedroom	1,943	2	1,433	510
2 Bedroom + Den	233	3	208	25
3 Bedroom & Up	649	1	439	210
Penthouse	8	2	6	2
Other	23	0	15	8

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,664	267	483	\$477,900	\$831,990
\$1,374	435	602	\$458,990	\$923,990
\$1,587	486	686	\$735,900	\$1,119,000
\$1,317	609	1,674	\$599,990	\$1,969,900
\$1,398	803	1,149	\$1,043,900	\$1,458,900
\$1,374	804	1,201	\$789,990	\$1,779,900
\$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)

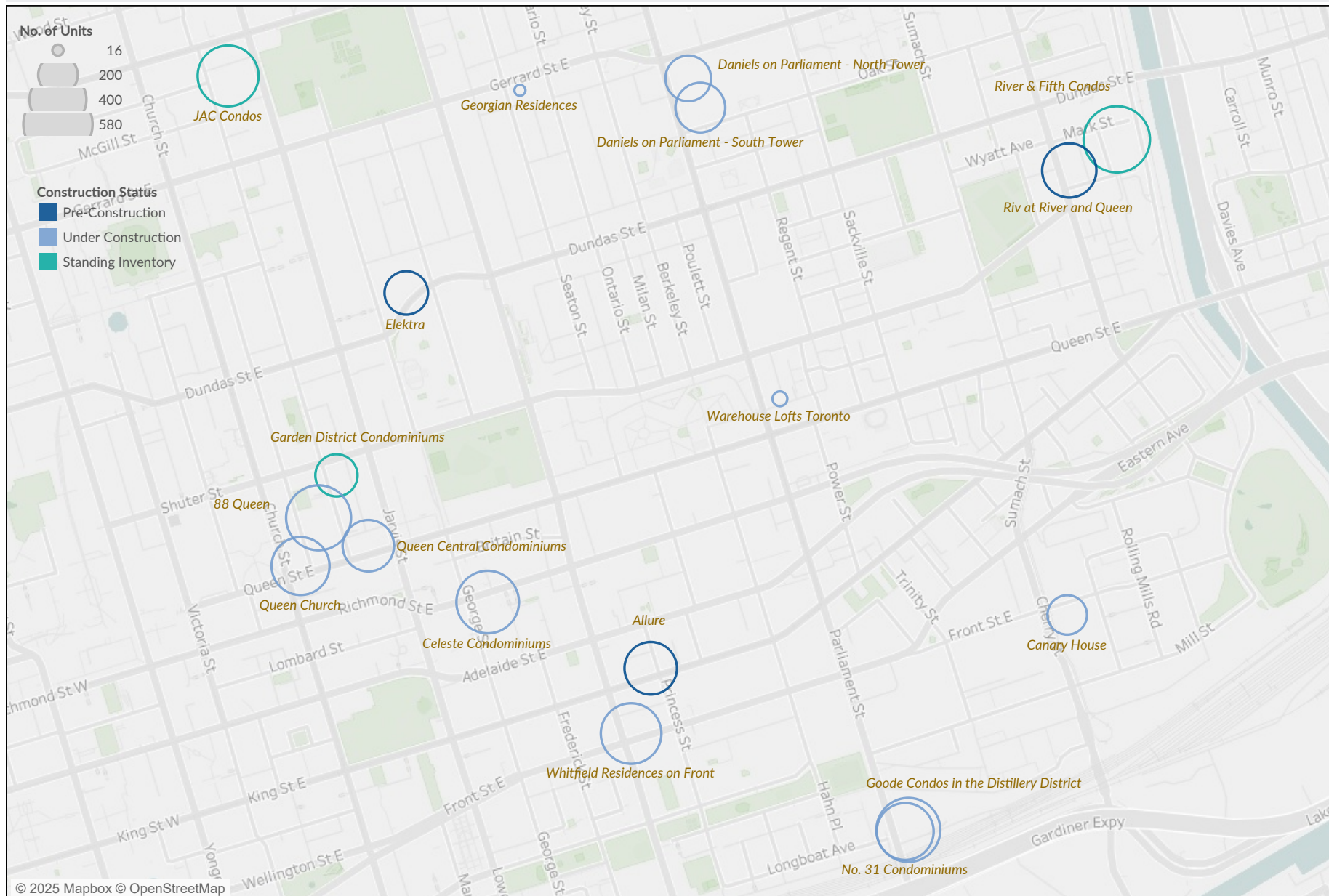


Post Launch Absorption: Downtown East



Downtown East Submarket Report - August 2025

Current Active Projects



Downtown East Submarket Report - August 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	October 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	1	20	206	\$1,239	\$1,466
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	1	21	275	\$1,261	\$1,144
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	October 2025	0	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	0	18	235	\$957	\$1,149
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	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	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	12	16	4	580	\$1,109	\$852
Warehouse Lofts Toronto - Sher Corporation and Downing Str..	Apartment	September 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 - August 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	16
Central Waterfront	0	4
Don Mills - York Mills	1	9
Downtown Core	2	6
Downtown East	12	18
Downtown West	6	21
Etobicoke Waterfront	2	1
Highway7 - Yonge	2	4
Mississauga City Centre	3	9
North Toronto	1	16
North Yonge Corridor	0	8
North York East		
North York West	3	10
Not Applicable	77	169
Scarborough City Centre		
Sheppard Corridor	3	9
Thornhill	1	2
Toronto East	0	5
Toronto West	3	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,000	425	\$2,349	999	\$2,347,350
1,833	921	\$1,642	903	\$1,483,572
1,806	280	\$1,593	1,005	\$1,601,440
3,684	437	\$1,867	789	\$1,472,037
5,354	1,120	\$1,377	712	\$981,350
6,340	1,131	\$1,876	958	\$1,797,659
557	8	\$1,642	827	\$1,357,056
894	198	\$1,056	798	\$842,726
4,573	636	\$1,222	662	\$808,725
2,573	326	\$1,588	938	\$1,488,856
2,352	749	\$1,625	679	\$1,103,015
1,213	608	\$1,328	759	\$1,008,283
26,943	8,525	\$1,145	748	\$855,541
1,919	407	\$1,398	814	\$1,138,459
418	25	\$1,547	1,686	\$2,607,500
880	166	\$1,256	663	\$833,110
2,594	334	\$1,334	847	\$1,130,155
1,111	151	\$2,155	1,241	\$2,674,955



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