

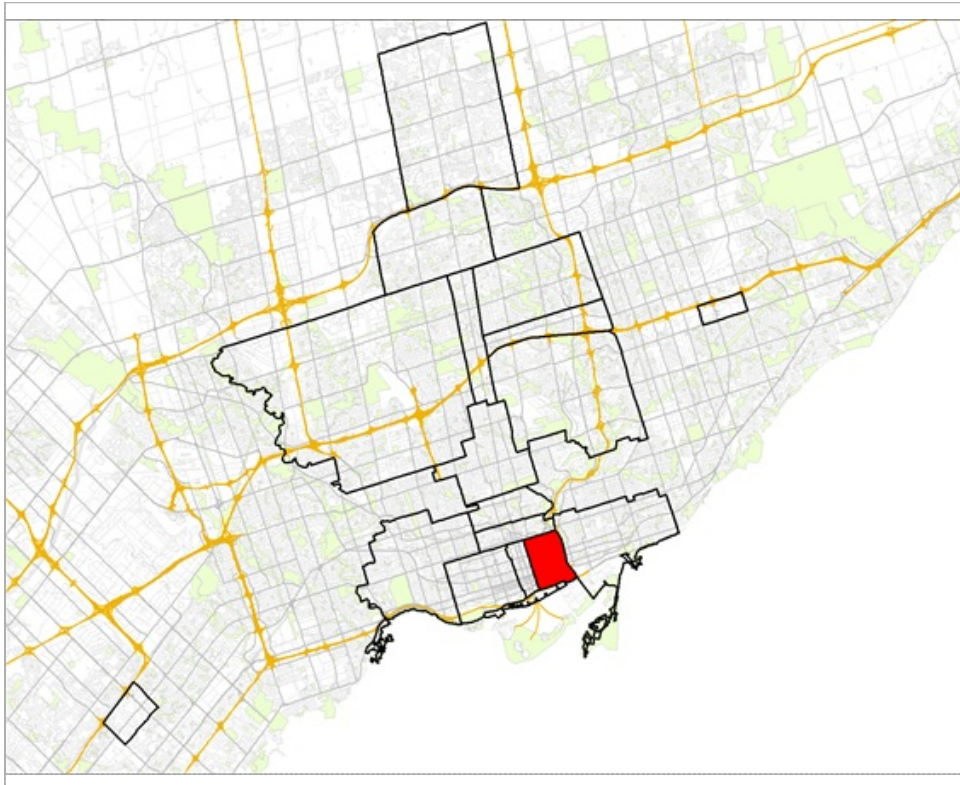


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of September 2025

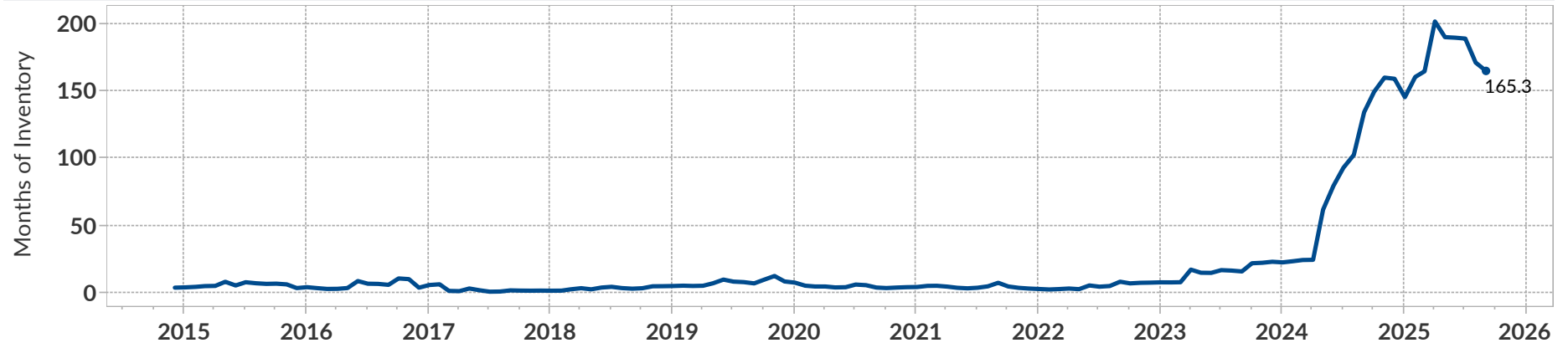


Downtown East Submarket Report - September 2025



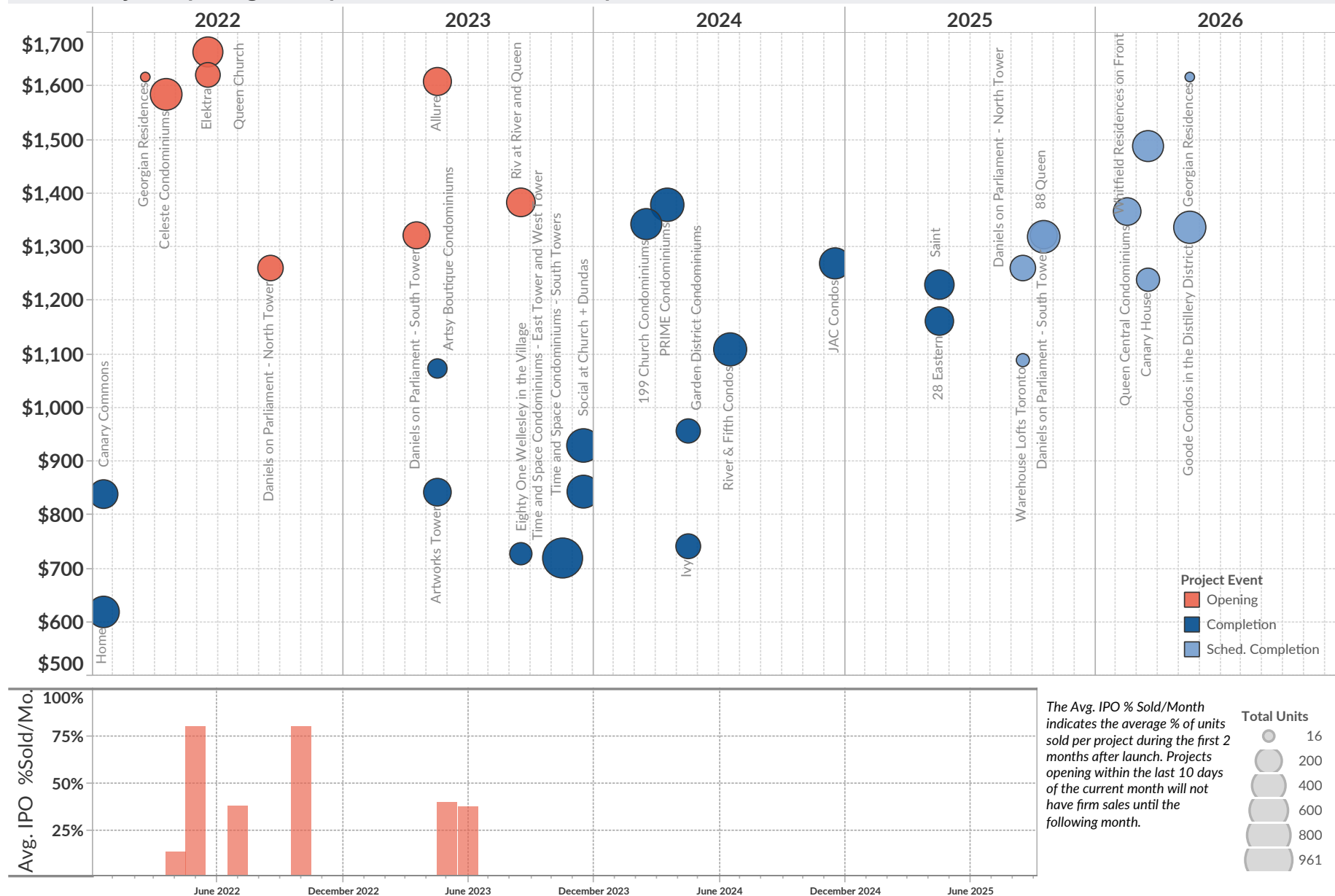
Downtown East		GTA
Distinct count of Site Name	16	326
No. of Units	5,506	83,117
Total Sales	4,638	67,242
Act Inv	868	15,875
Avg. \$/sf	\$1,381	\$1,378
Avg. Project \$/SF	\$1,408	\$1,298
Avg. SF	738	793
Avg. \$	\$1,018,833	\$1,092,524
Current Month Sales	4	155

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



Downtown East Submarket Report - September 2025

Recent Project Openings, Completions & Scheduled Completions



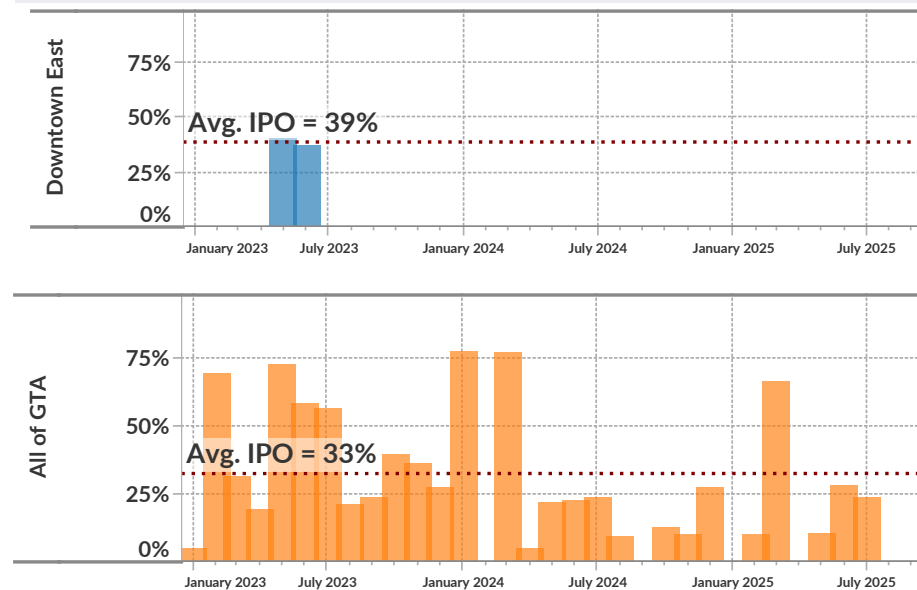
Downtown East Submarket Report - September 2025

Project Data by Unit Type

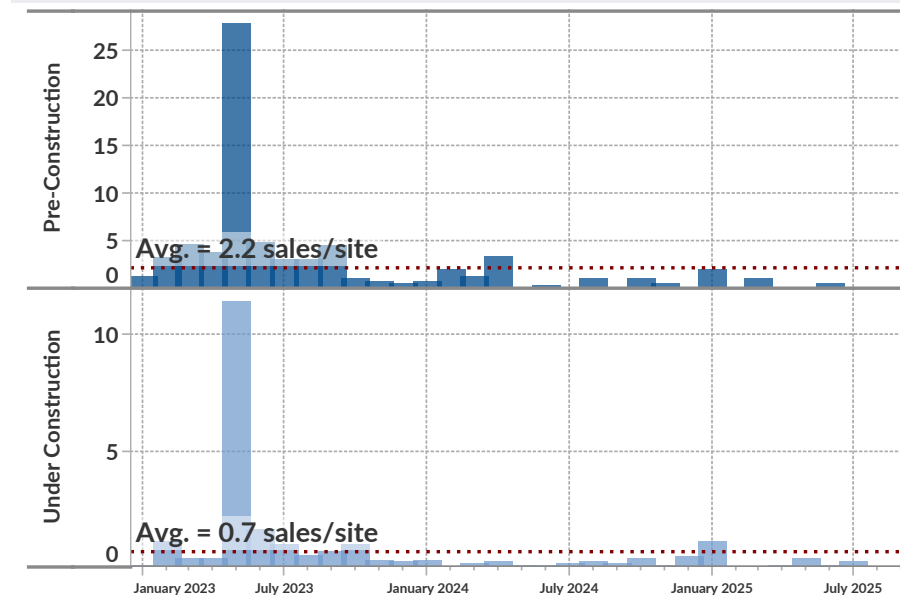
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	581	0	528	53
1 Bedroom	1,421	0	1,330	91
1 Bedroom + Den	1,029	0	913	116
2 Bedroom	1,665	0	1,276	389
2 Bedroom + Den	196	0	171	25
3 Bedroom & Up	575	0	394	181
Penthouse	2	0	0	2
Other	23	0	15	8

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,747	267	483	\$477,900	\$831,990
\$1,364	435	602	\$499,000	\$923,990
\$1,600	486	686	\$735,900	\$1,119,000
\$1,309	609	1,674	\$699,900	\$1,969,900
\$1,398	803	1,149	\$1,043,900	\$1,458,900
\$1,392	804	1,201	\$1,001,900	\$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)

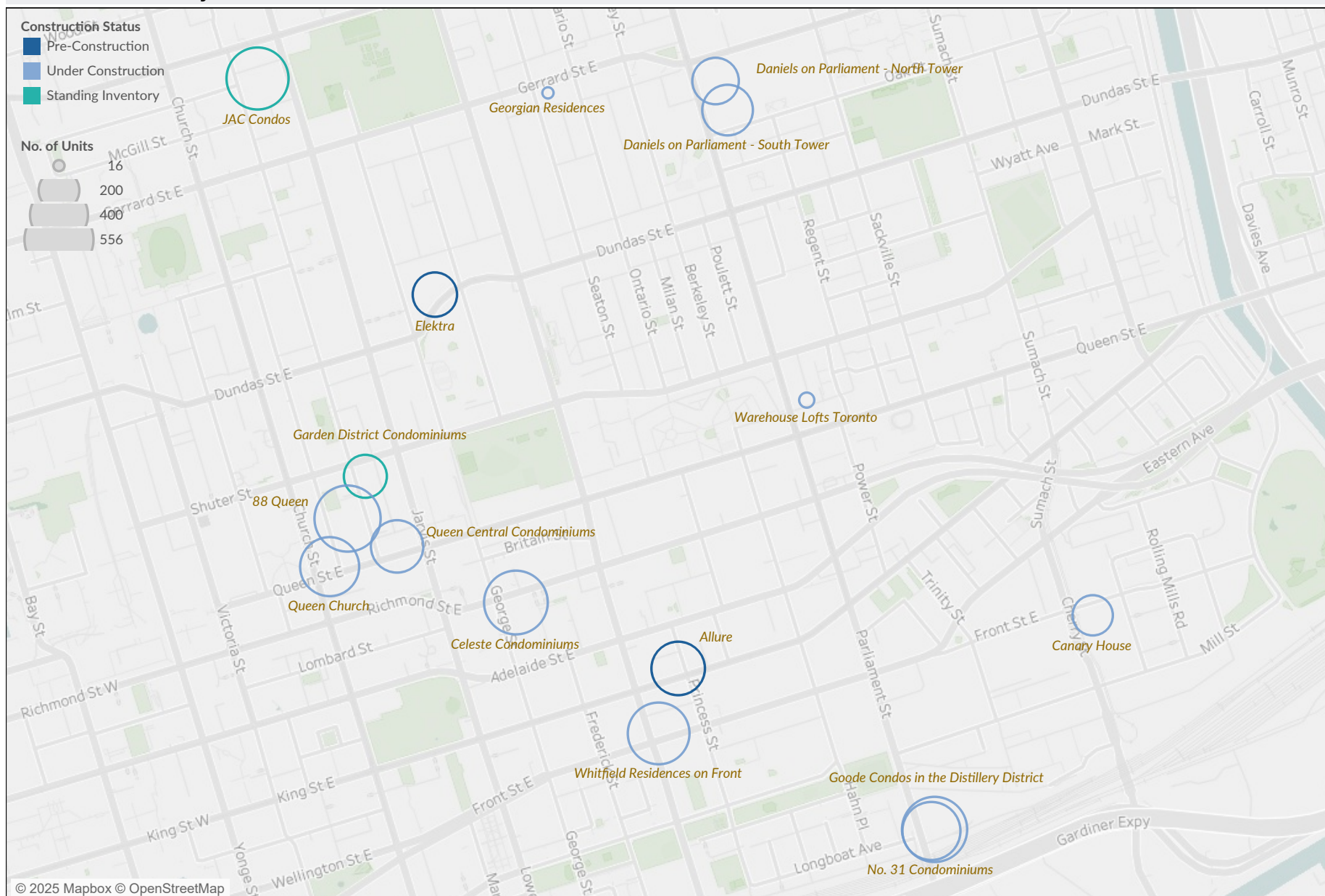


Post Launch Absorption: Downtown East



Downtown East Submarket Report - September 2025

Current Active Projects



Downtown East Submarket Report - September 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	November 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	September 2026	0	0	14	540	\$1,337	\$1,542
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
Warehouse Lofts Toronto - Sher Corporation and Downing Str..	Apartment	October 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 - September 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	16
Central Waterfront	2	4
Don Mills - York Mills	1	9
Downtown Core	1	6
Downtown East	4	16
Downtown West	8	21
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	3	9
North Toronto	1	15
North Yonge Corridor	1	8
North York East		
North York West	6	10
Not Applicable	115	168
Scarborough City Centre		
Sheppard Corridor	2	9
Thornhill	0	2
Toronto East	1	5
Toronto West	9	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,001	424	\$2,349	999	\$2,347,350
1,836	918	\$1,642	904	\$1,484,508
1,807	279	\$1,593	1,006	\$1,603,304
3,685	436	\$1,867	788	\$1,471,778
4,638	868	\$1,381	738	\$1,018,833
6,365	1,106	\$1,875	960	\$1,799,774
557	8	\$1,642	827	\$1,357,056
894	198	\$1,056	798	\$842,726
4,576	633	\$1,223	661	\$808,511
2,547	316	\$1,574	911	\$1,433,064
2,353	710	\$1,628	685	\$1,115,786
1,219	602	\$1,327	757	\$1,004,799
26,827	8,360	\$1,130	752	\$849,709
1,928	347	\$1,362	833	\$1,134,324
418	25	\$1,547	1,686	\$2,607,500
881	165	\$1,261	663	\$835,765
2,603	325	\$1,325	839	\$1,112,538
1,107	155	\$2,157	1,295	\$2,792,973



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