

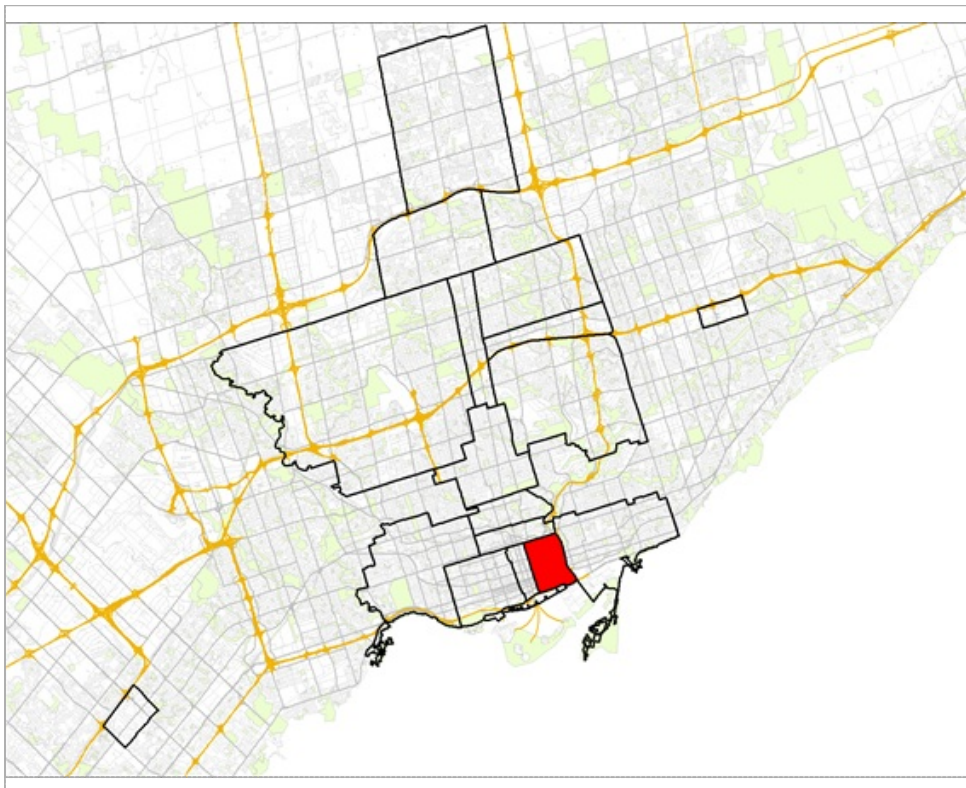


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of December 2025

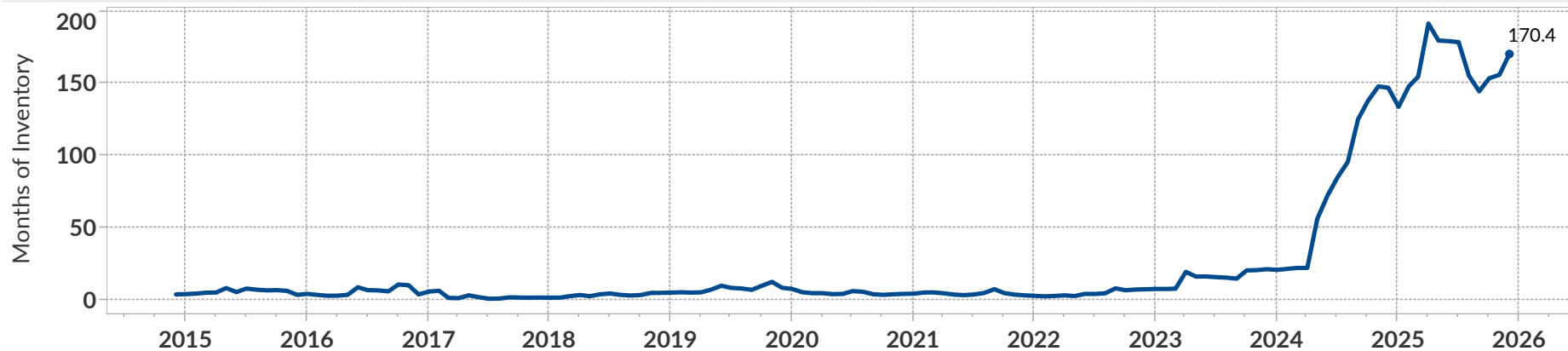


Downtown East Submarket Report - December 2025



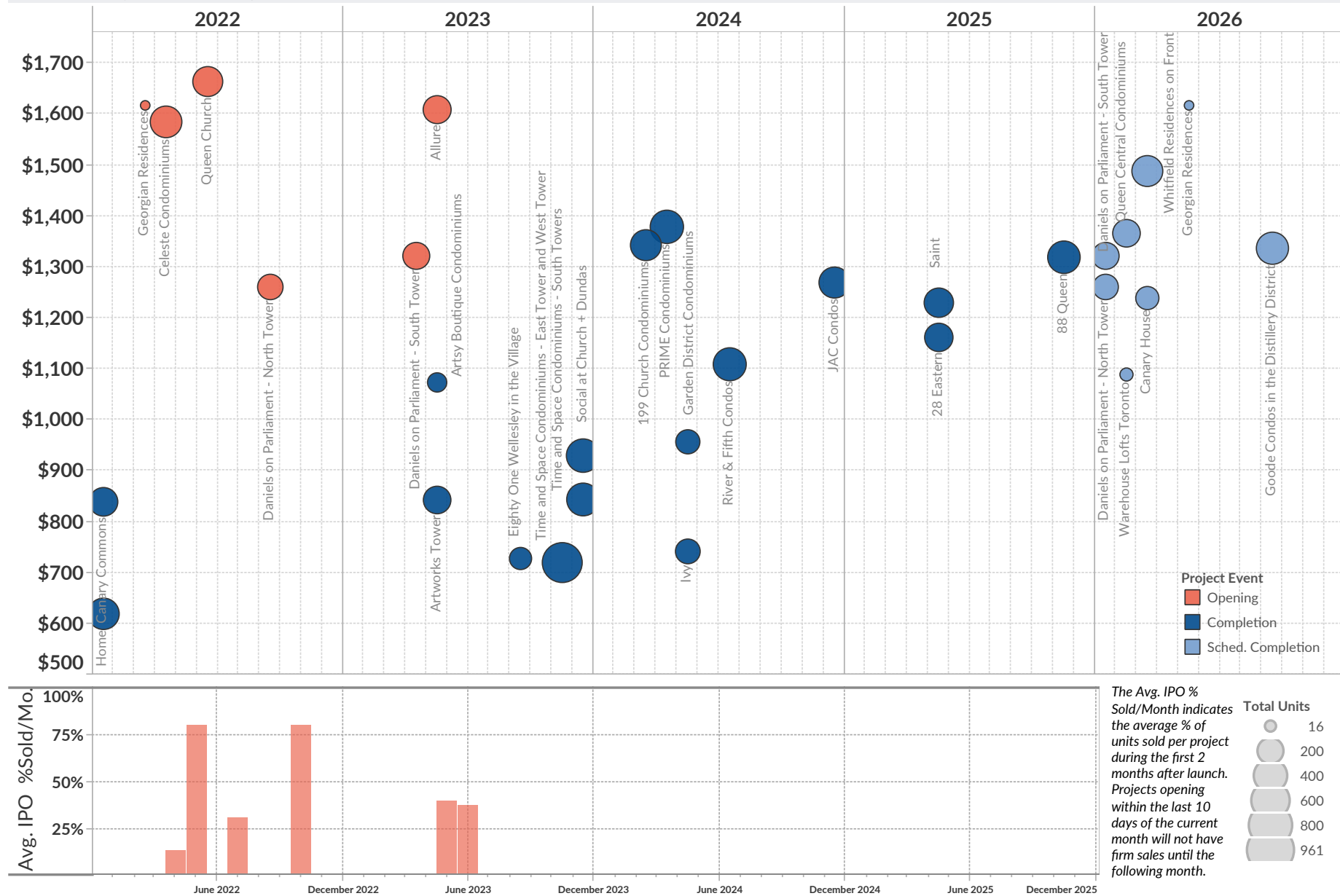
Downtown East		GTA
Distinct count of Site Name	15	317
No. of Units	5,256	81,546
Total Sales	4,489	66,431
Act Inv	767	15,115
Avg. \$/sf		\$1,364
Avg. Project \$/SF		\$1,389
Avg. SF		753
Avg. \$		\$1,026,137
Current Month Sales		0
		87

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



Downtown East Submarket Report - December 2025

Recent Project Openings, Completions & Scheduled Completions



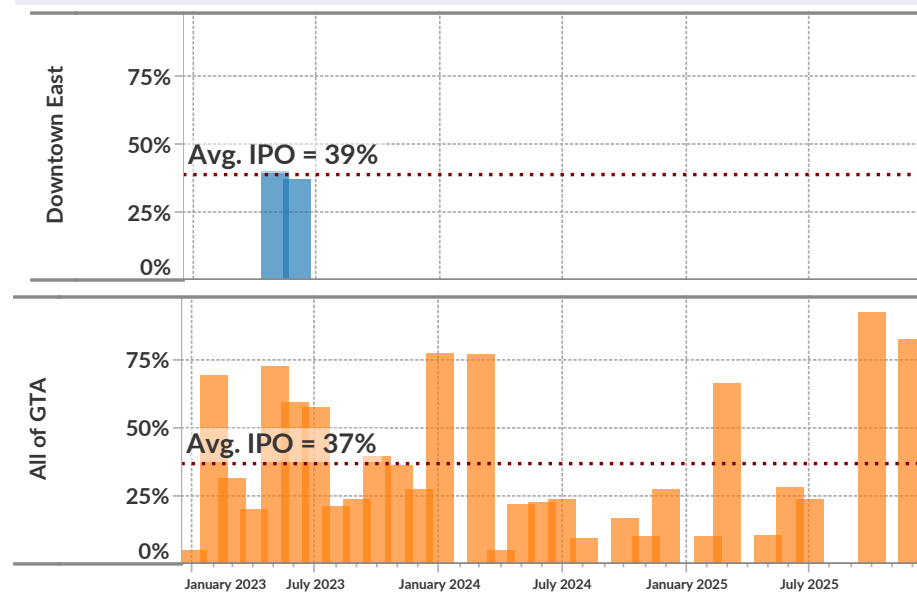
Downtown East Submarket Report - December 2025

Project Data by Unit Type

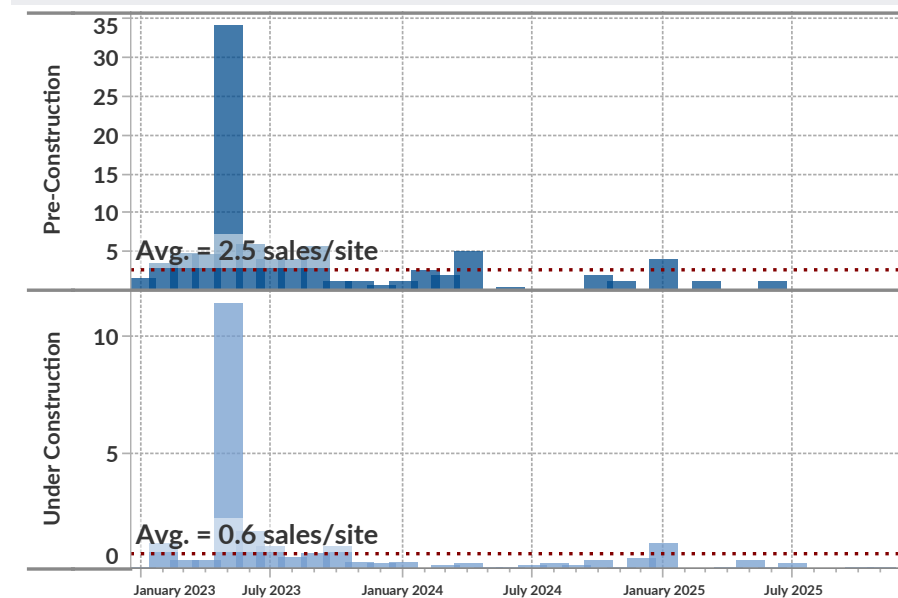
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	561	0	527	34
1 Bedroom	1,371	0	1,286	85
1 Bedroom + Den	917	0	831	86
2 Bedroom	1,619	0	1,257	362
2 Bedroom + Den	196	0	171	25
3 Bedroom & Up	553	0	391	162
Penthouse	2	0	0	2
Other	23	0	15	8

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,742	267	483	\$477,900	\$831,990
\$1,352	437	602	\$499,000	\$923,990
\$1,616	486	686	\$735,900	\$1,119,000
\$1,301	609	1,674	\$699,900	\$1,969,900
\$1,384	803	1,149	\$849,990	\$1,458,900
\$1,383	804	1,204	\$784,990	\$1,779,900
\$1,869	1,120	1,215	\$2,056,000	\$2,309,000
\$1,047	1,310	1,640	\$1,265,990	\$1,891,900

IPO Launch Performance (first 2 months)

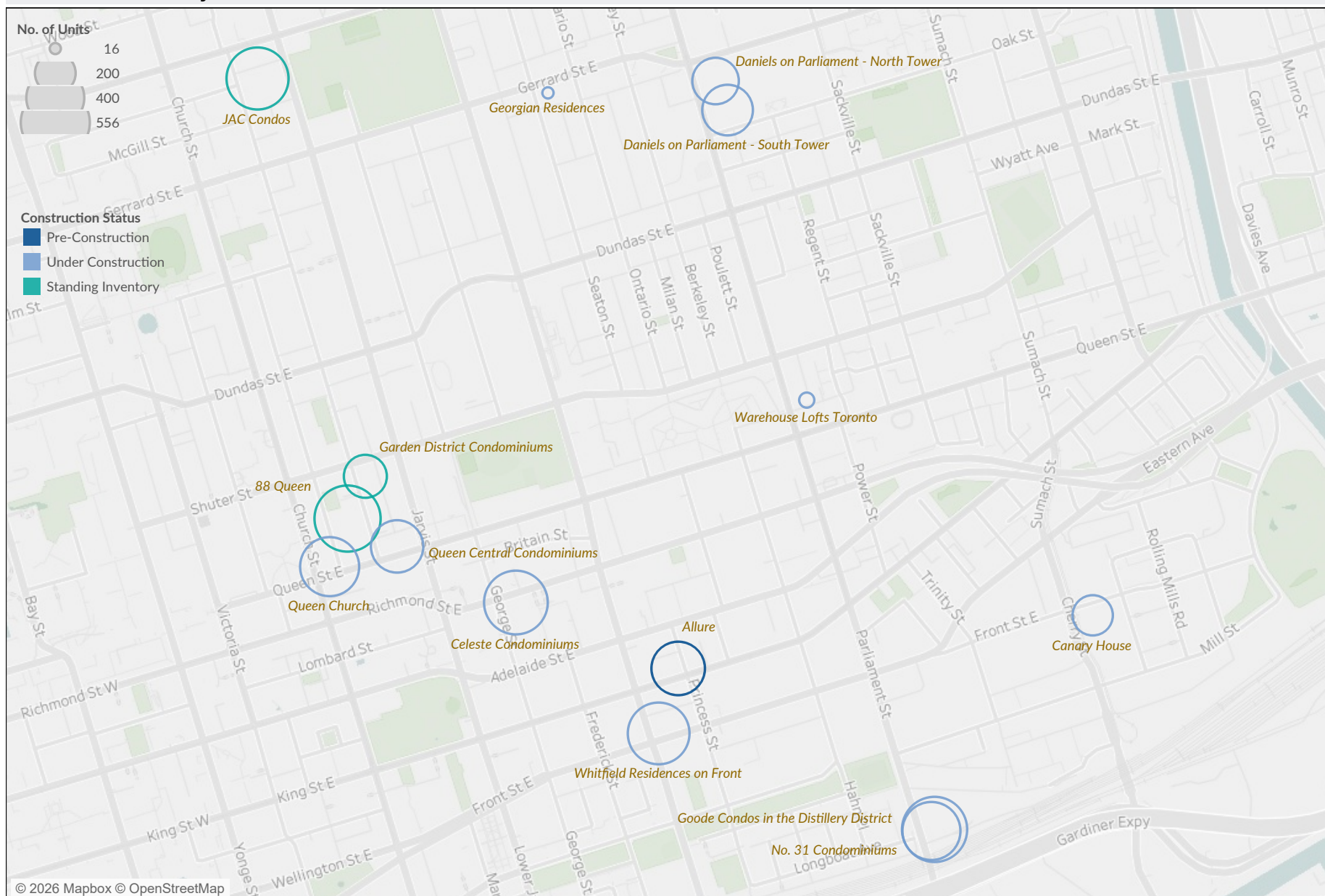


Post Launch Absorption: Downtown East



Downtown East Submarket Report - December 2025

Current Active Projects



Downtown East Submarket Report - December 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	November 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	3	37	516	\$1,585	\$1,576
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	January 2026	0	1	21	275	\$1,261	\$1,144
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	January 2026	0	4	161	326	\$1,322	\$1,174
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	4	15	489	\$1,270	\$936
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	February 2026	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 - December 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	0	16
Central Waterfront	0	4
Don Mills - York Mills	1	10
Downtown Core	0	6
Downtown East	0	15
Downtown West	4	19
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	0	9
North Toronto	1	14
North Yonge Corridor	0	8
North York East		
North York West	2	9
Not Applicable	67	165
Scarborough City Centre		
Sheppard Corridor	3	8
Thornhill	0	2
Toronto East	0	5
Toronto West	9	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,006	419	\$2,348	996	\$2,337,249
1,838	916	\$1,642	905	\$1,485,872
1,828	260	\$1,420	910	\$1,292,699
3,687	435	\$1,865	785	\$1,464,664
4,489	767	\$1,364	753	\$1,026,137
5,947	965	\$1,881	943	\$1,774,088
559	6	\$1,636	782	\$1,278,733
894	198	\$1,056	798	\$842,726
4,579	630	\$1,223	661	\$807,827
2,379	306	\$1,597	911	\$1,453,690
2,350	712	\$1,624	687	\$1,115,830
1,133	535	\$1,305	763	\$994,947
26,827	7,975	\$1,125	754	\$848,370
1,925	338	\$1,328	837	\$1,112,190
419	24	\$1,550	1,708	\$2,647,813
888	158	\$1,251	667	\$833,914
2,609	319	\$1,308	842	\$1,100,855
1,074	152	\$2,168	1,301	\$2,819,861



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