

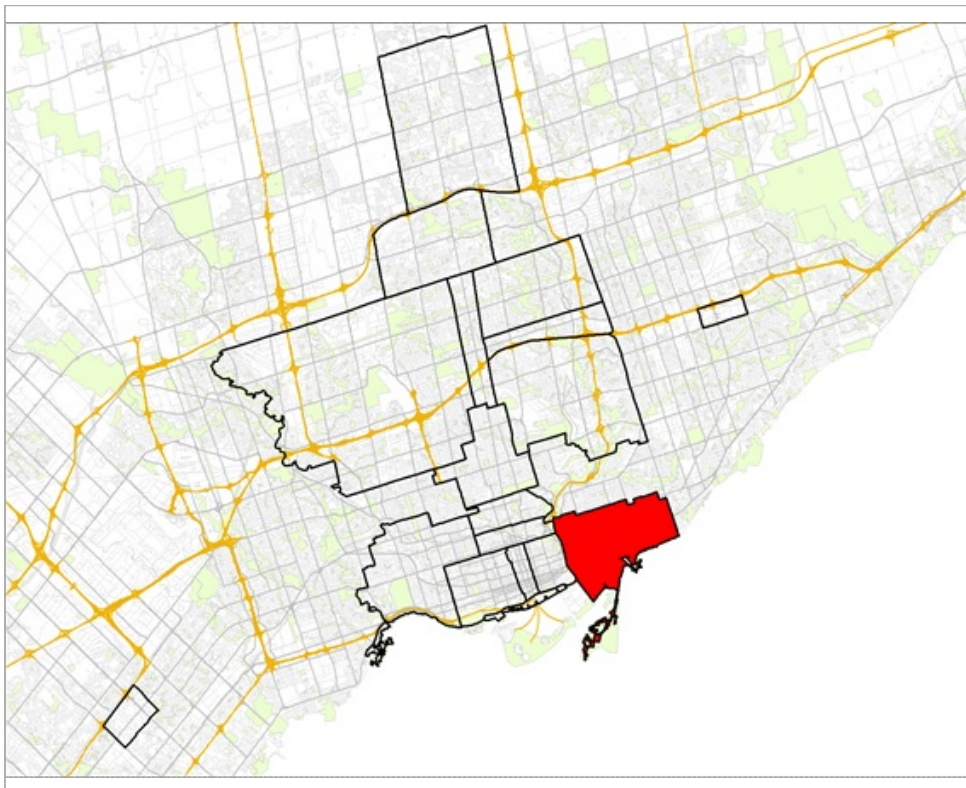


Greater Toronto Area | Toronto East New Homes High Rise Submarket Report

Data as of December 2025

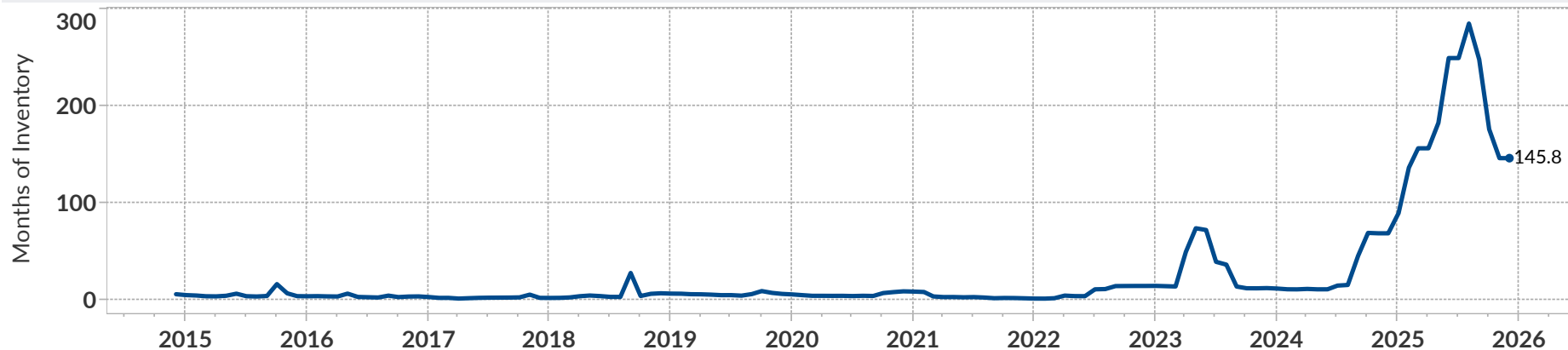


Toronto East Submarket Report - December 2025



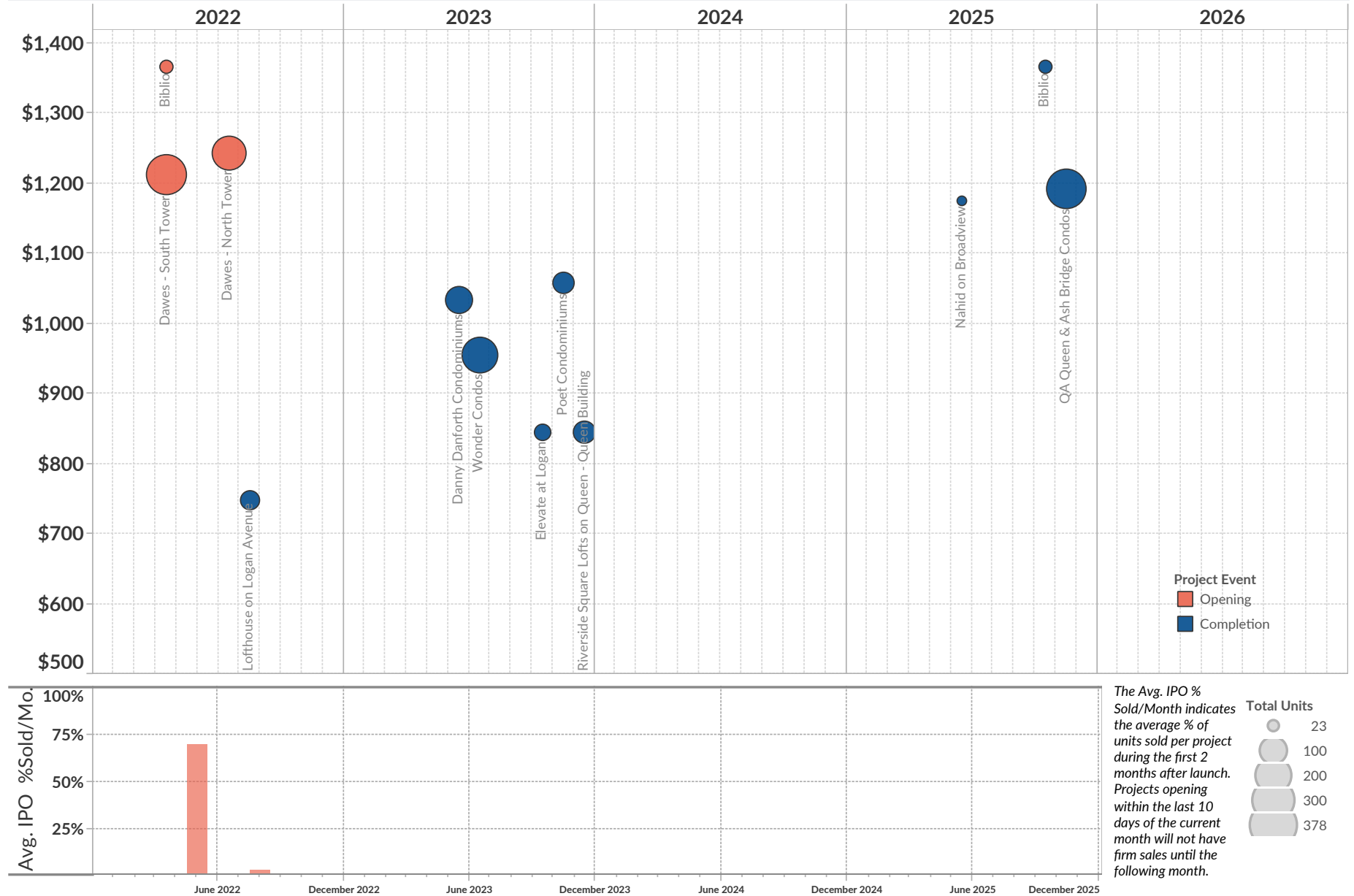
Toronto East		GTA
Distinct count of Site Name	5	317
No. of Units	1,046	81,546
Total Sales	888	66,431
Act Inv	158	15,115
Avg. \$/sf		\$1,368
Avg. Project \$/SF		\$1,286
Avg. SF		792
Avg. \$		\$1,083,198
Current Month Sales		87

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



Toronto East Submarket Report - December 2025

Recent Project Openings, Completions & Scheduled Completions



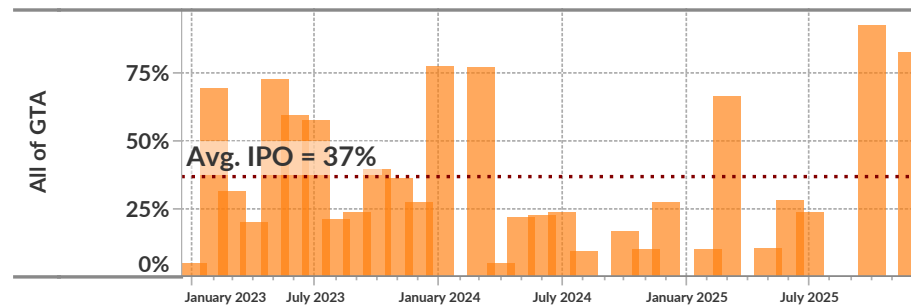
Toronto East Submarket Report - December 2025

Project Data by Unit Type

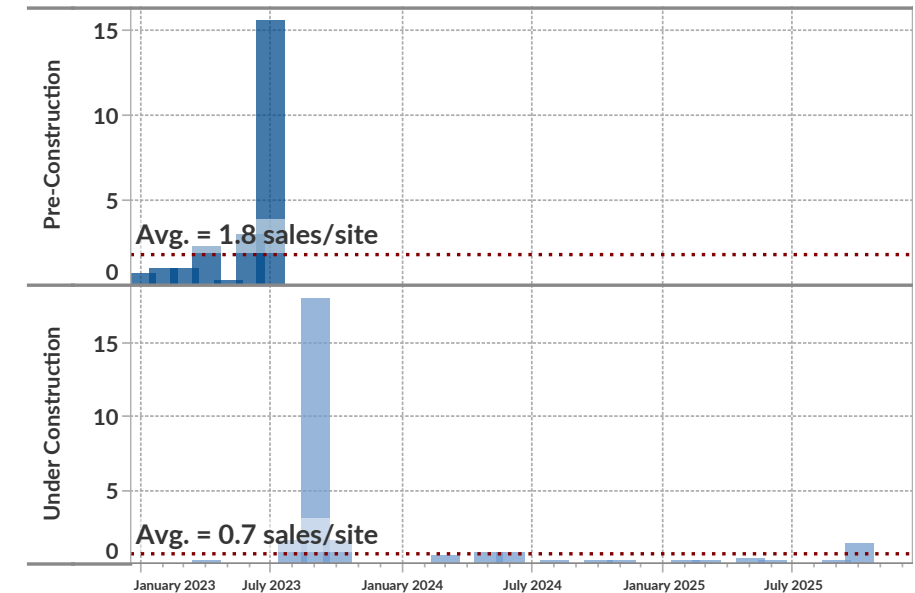
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	17	0	17	0
1 Bedroom	441	0	397	44
1 Bedroom + Den	133	0	96	37
2 Bedroom	290	0	239	51
2 Bedroom + Den	73	0	73	0
3 Bedroom & Up	91	0	66	25
Penthouse				
Other	1	0	0	1

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,289	437	720	\$580,990	\$999,900
\$1,216	515	590	\$626,990	\$715,990
\$1,285	536	970	\$672,990	\$1,499,900
\$1,198	1,036	1,509	\$1,115,990	\$2,399,900
\$1,307	1,148	1,148	\$1,499,900	\$1,499,900

IPO Launch Performance (first 2 months)

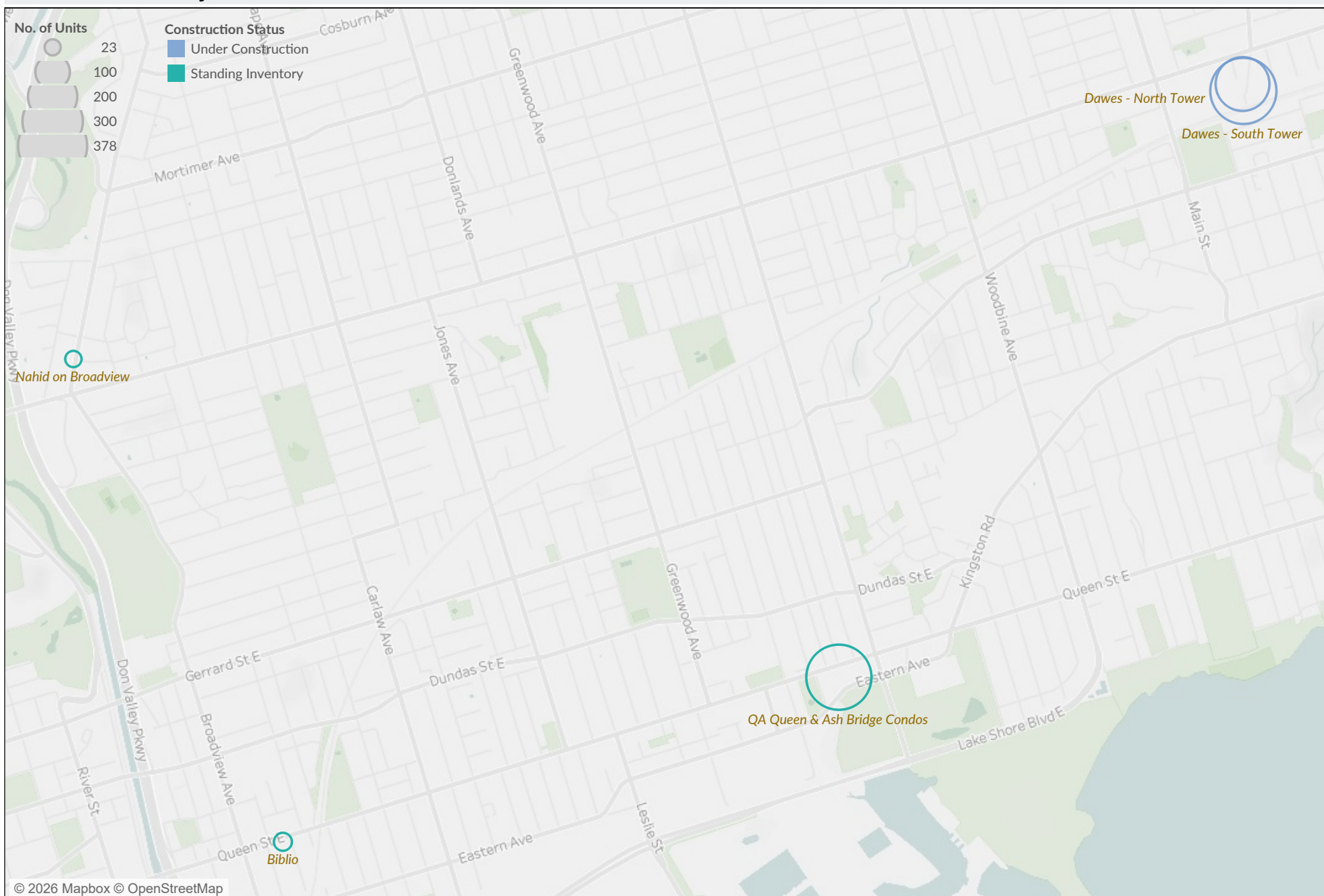


Post Launch Absorption: Toronto East



Toronto East Submarket Report - December 2025

Current Active Projects



Toronto 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
Biblio - NVSBLE Development Inc.	Apartment	October 2025	0	0	7	28	\$1,366	\$1,364
Dawes - North Tower - Marlin Spring Developments	Apartment	February 2027	0	2	114	250	\$1,243	\$1,216
Dawes - South Tower - Marlin Spring Developments	Apartment	February 2027	0	3	28	378	\$1,212	\$1,257
Nahid on Broadview - Nahid Corp.	Apartment	June 2025	0	0	3	23	\$1,175	\$1,355
QA Queen & Ash Bridge Condos - Context Developments and..	Apartment	November 2025	0	8	6	367	\$1,192	\$1,498

Toronto 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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