

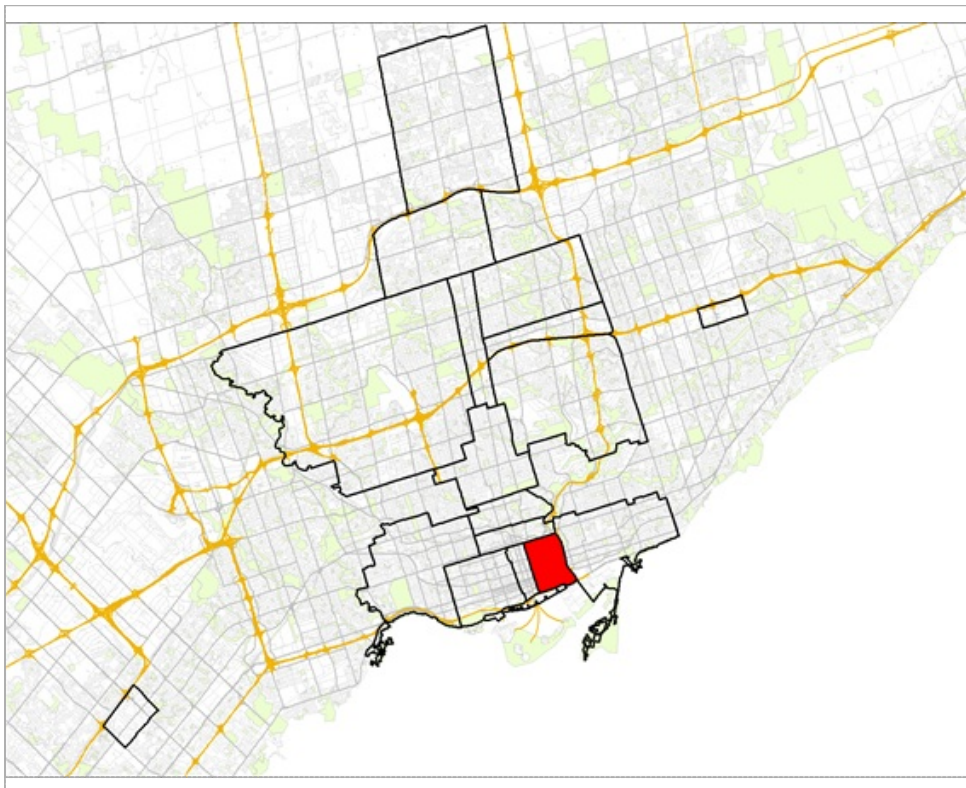


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of January 2026

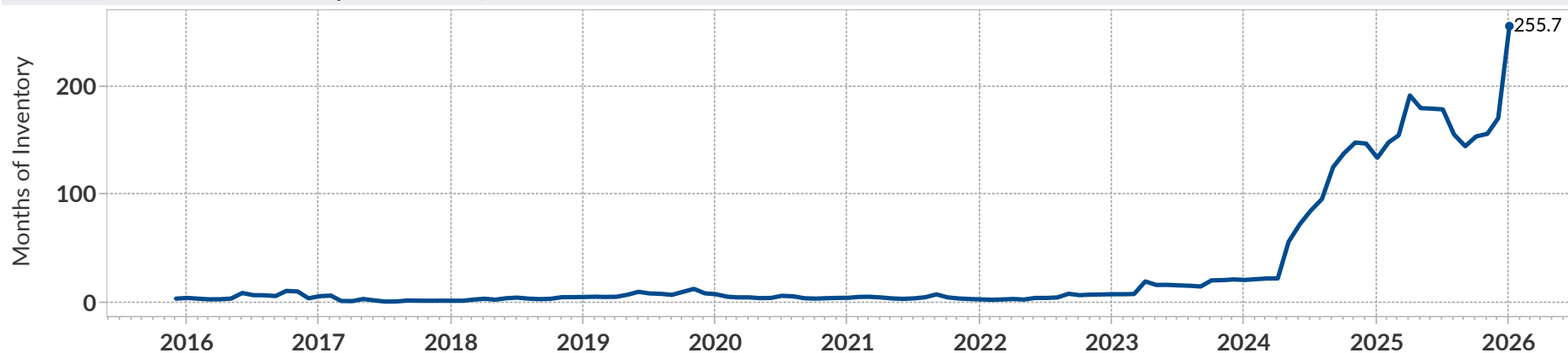


Downtown East Submarket Report - January 2026



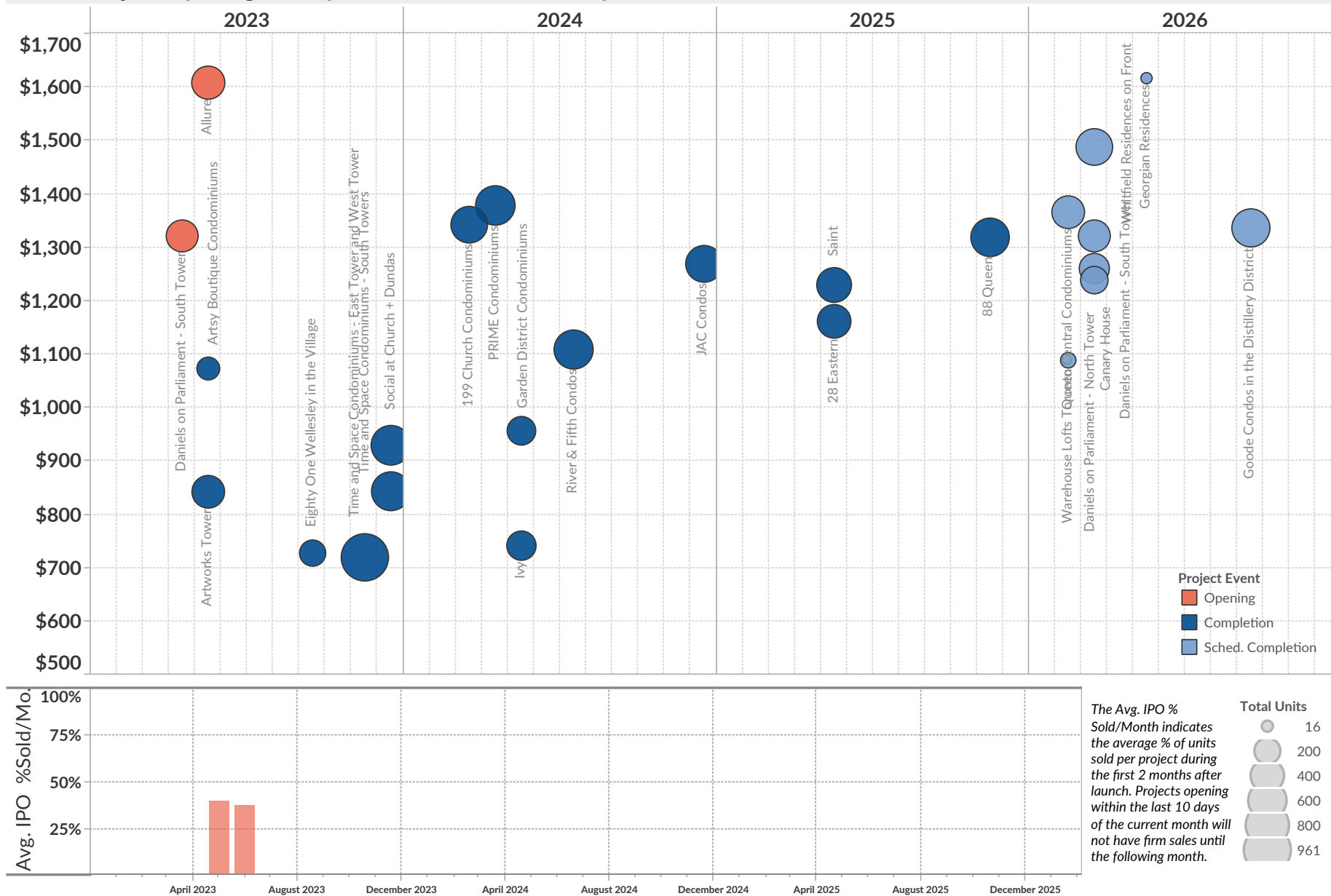
Downtown East		GTA
Distinct count of Site Name	15	311
No. of Units	5,256	80,562
Total Sales	4,489	65,831
Act Inv	767	14,731
Avg. \$/sf		\$1,364
Avg. Project \$/SF		\$1,389
Avg. SF		753
Avg. \$		\$1,026,137
Current Month Sales		0
		85

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



Downtown East Submarket Report - January 2026

Recent Project Openings, Completions & Scheduled Completions



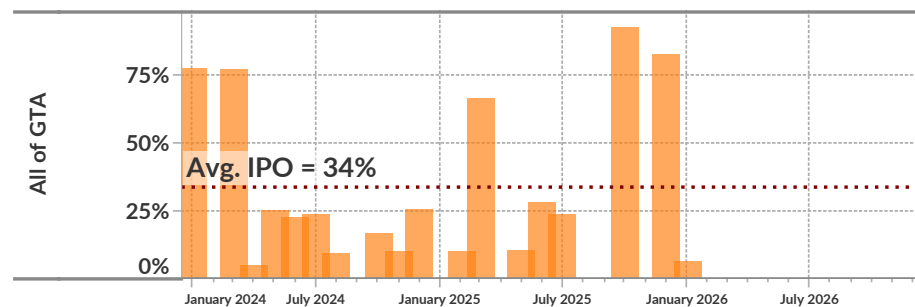
Downtown East Submarket Report - January 2026

Project Data by Unit Type

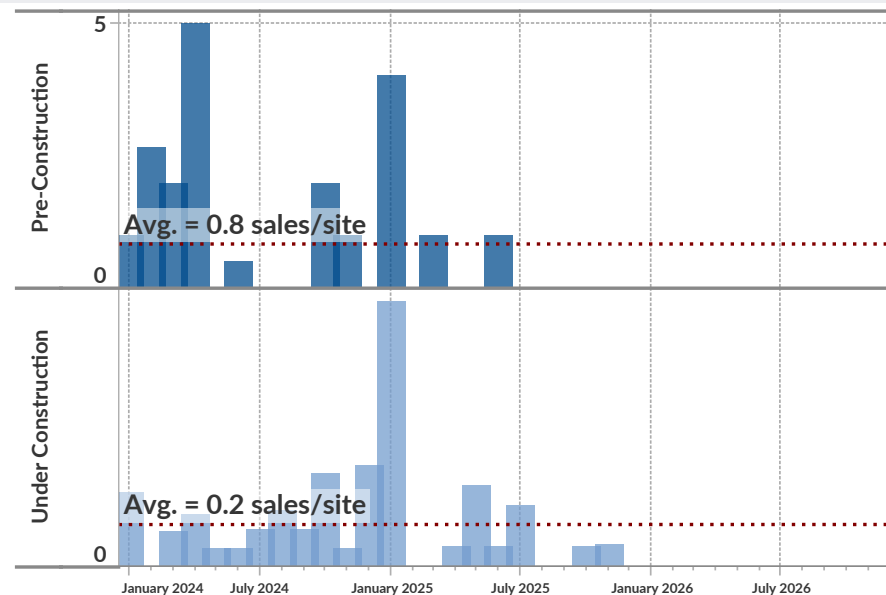
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	561	0	527	34
1 Bedroom	1,371	0	1,286	85
1 Bedroom + Den	917	0	831	86
2 Bedroom	1,619	0	1,257	362
2 Bedroom + Den	196	0	171	25
3 Bedroom & Up	553	0	391	162
Penthouse	2	0	0	2
Other	23	0	15	8

*				
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)

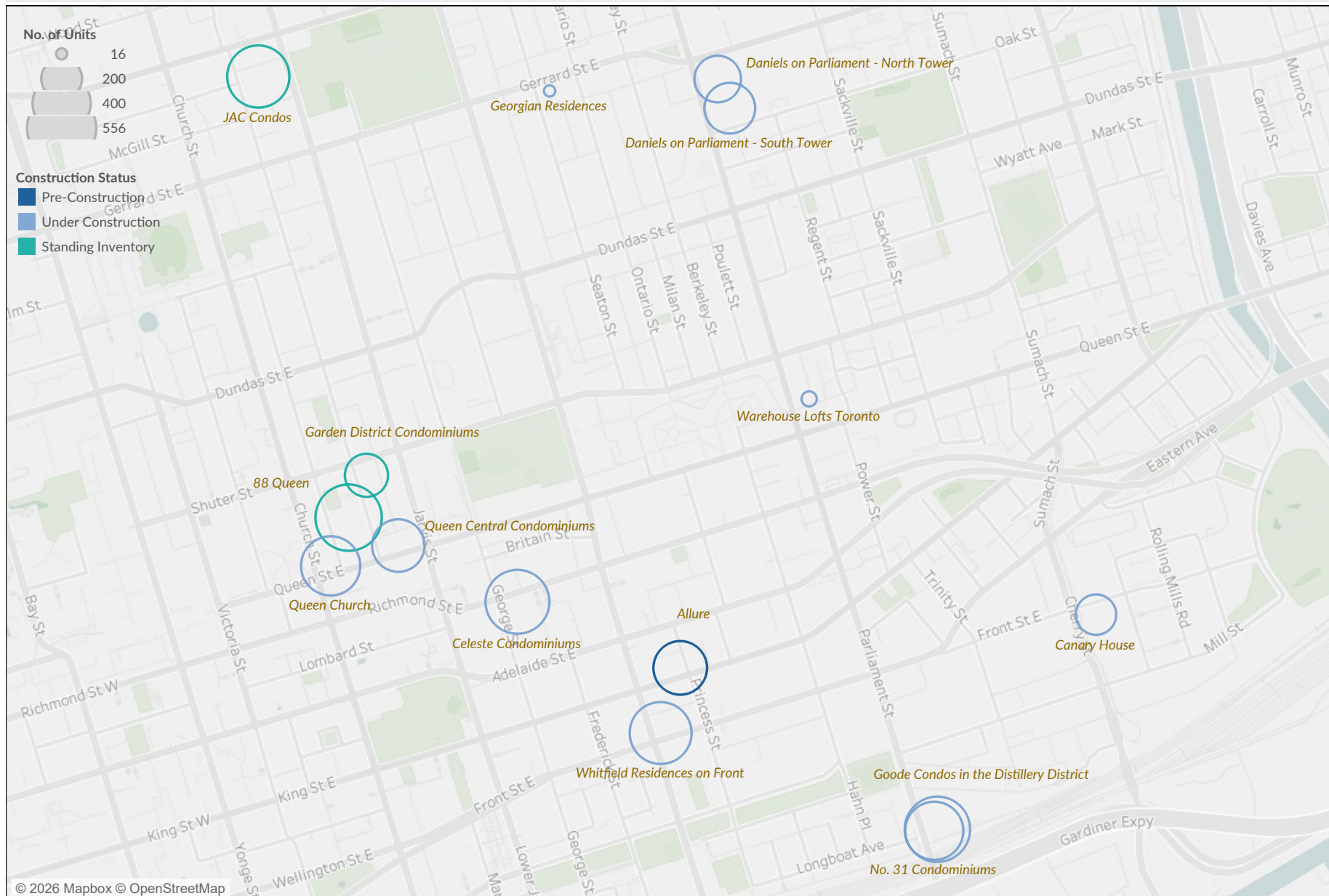


Post Launch Absorption: Downtown East



Downtown East Submarket Report - January 2026

Current Active Projects



Downtown East Submarket Report - January 2026

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	0	198	364	\$1,609	\$1,218
Canary House - Kilmer Group and DREAM	Apartment	March 2026	0	0	20	206	\$1,239	\$1,466
Celeste Condominiums - Diamond Corp and Alterra	Apartment	January 2027	0	0	37	516	\$1,585	\$1,576
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	March 2026	0	0	21	275	\$1,261	\$1,144
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	March 2026	0	0	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	0	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	0	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	0	68	484	\$1,488	\$1,488

Downtown East Submarket Report - January 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	15
Central Waterfront	2	4
Don Mills - York Mills	0	9
Downtown Core	0	6
Downtown East	0	15
Downtown West	6	19
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	9
North Toronto	0	14
North Yonge Corridor	3	8
North York East		
North York West	2	9
Not Applicable	54	161
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	3	2
Toronto East	0	5
Toronto West	5	16
Yonge - St. Clair	1	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,981	410	\$2,291	1,031	\$2,360,853
1,840	914	\$1,642	906	\$1,487,242
1,786	96	\$1,384	1,383	\$1,913,846
3,687	435	\$1,865	785	\$1,464,664
4,489	767	\$1,364	753	\$1,026,137
5,954	958	\$1,887	938	\$1,769,153
559	6	\$1,636	782	\$1,278,733
896	196	\$1,008	818	\$824,936
4,578	631	\$1,211	661	\$800,813
2,379	306	\$1,597	911	\$1,453,690
2,359	742	\$1,584	698	\$1,105,905
1,135	533	\$1,305	762	\$994,747
26,263	7,746	\$1,130	756	\$853,599
1,926	337	\$1,331	836	\$1,112,340
422	31	\$1,575	1,722	\$2,711,210
888	158	\$1,250	668	\$834,864
2,614	314	\$1,310	841	\$1,101,344
1,075	151	\$2,169	1,306	\$2,832,758



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