

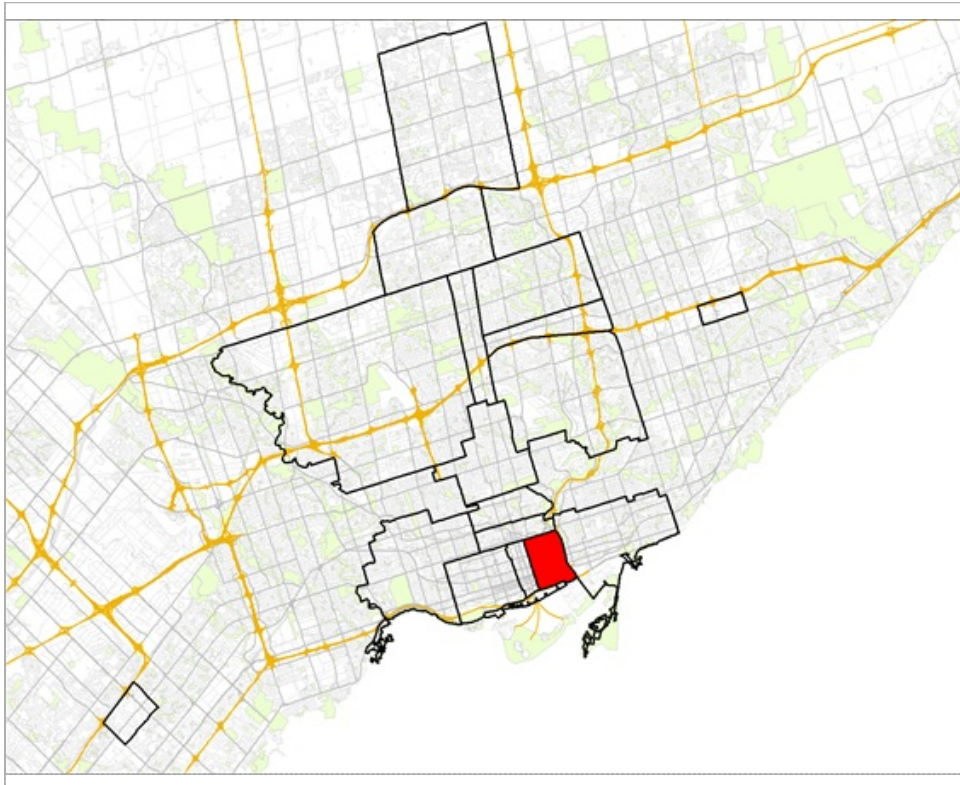


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of April 2026

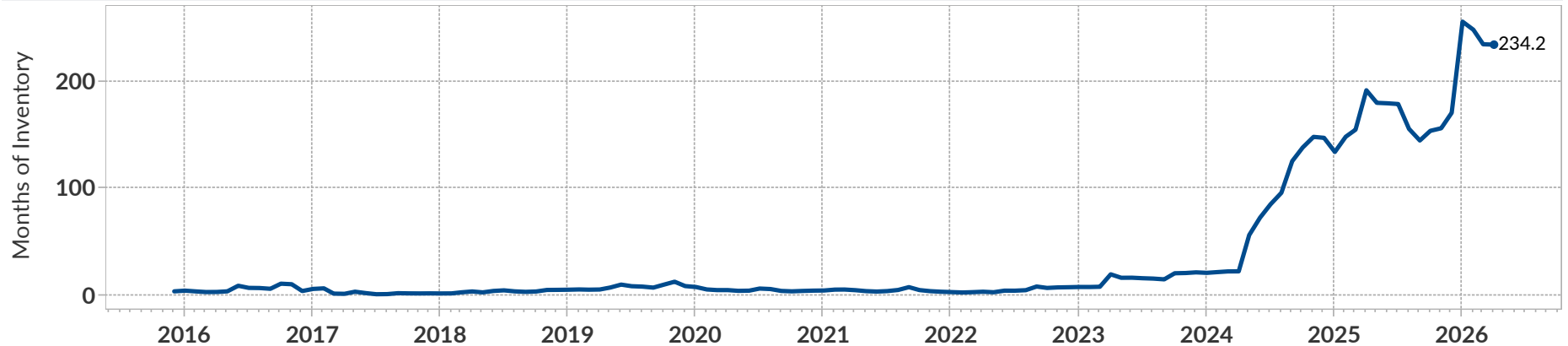


Downtown East Submarket Report - April 2026



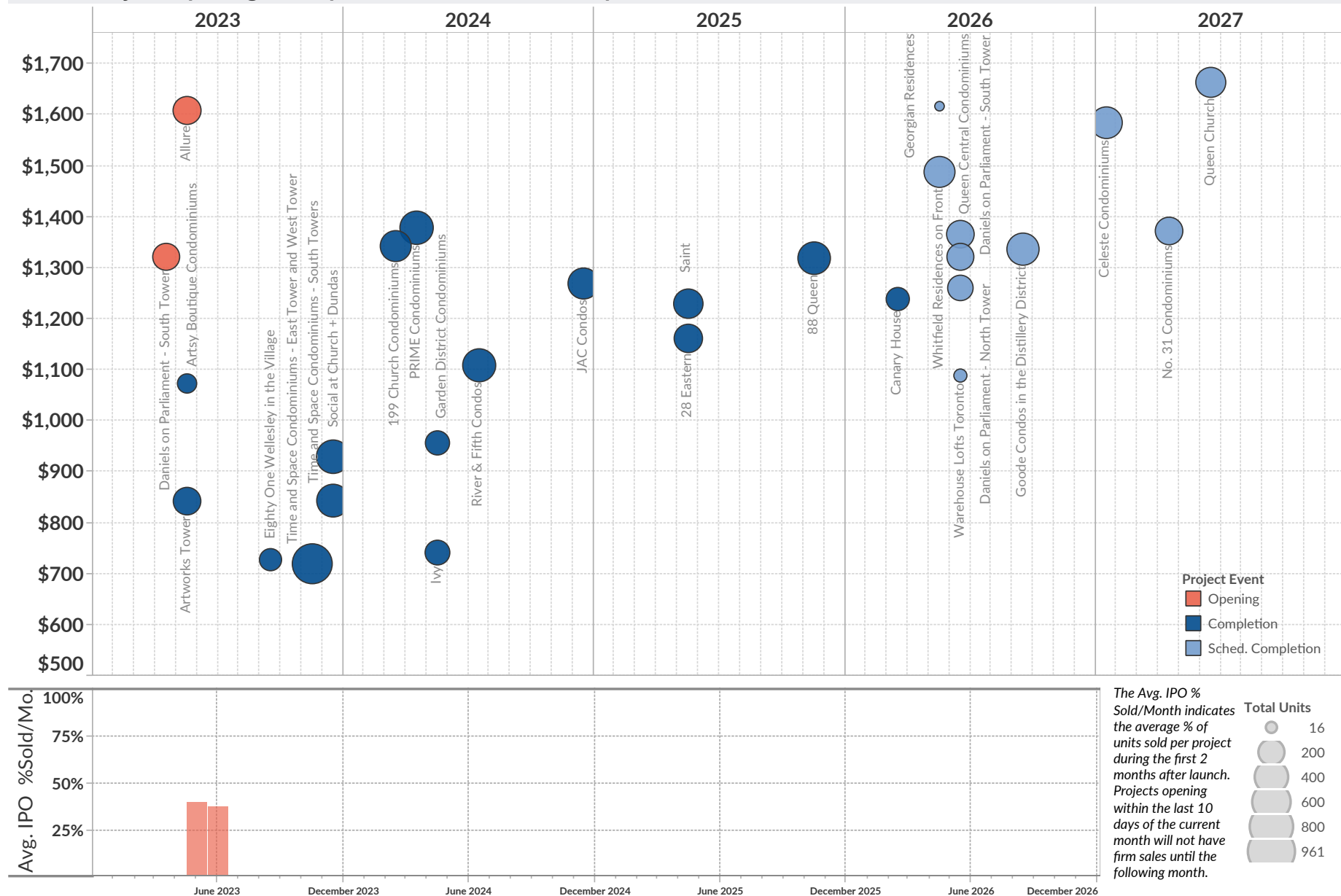
Downtown East		GTA
Distinct count of Site Name	15	300
No. of Units	5,176	78,131
Total Sales	4,493	64,800
Act Inv	683	13,331
Avg. \$/sf		\$1,368
Avg. Project \$/SF		\$1,287
Avg. SF		803
Avg. \$		\$1,098,394
Current Month Sales	1	199

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



Downtown East Submarket Report - April 2026

Recent Project Openings, Completions & Scheduled Completions



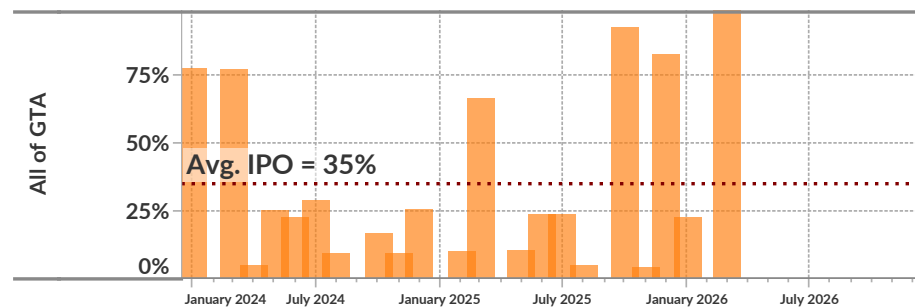
Downtown East Submarket Report - April 2026

Project Data by Unit Type

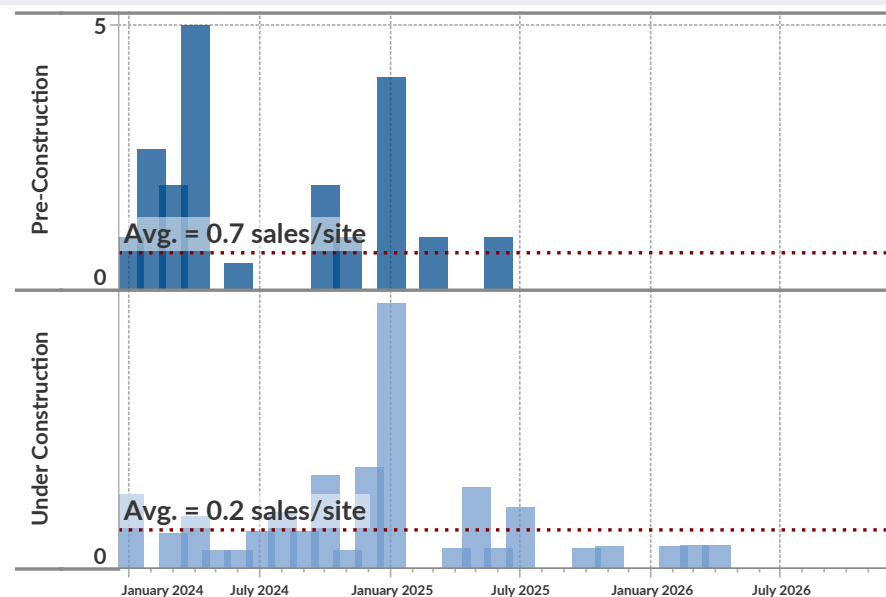
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	561	0	527	34
1 Bedroom	1,370	1	1,288	82
1 Bedroom + Den	917	0	832	85
2 Bedroom	1,574	0	1,258	316
2 Bedroom + Den	184	0	171	13
3 Bedroom & Up	531	0	391	140
Penthouse	2	0	0	2
Other	23	0	15	8

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,742	267	483	\$477,900	\$831,990
\$1,344	437	602	\$499,000	\$923,990
\$1,616	486	686	\$735,900	\$1,119,000
\$1,252	609	1,674	\$699,900	\$1,969,900
\$1,258	803	1,149	\$849,990	\$1,335,000
\$1,358	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)

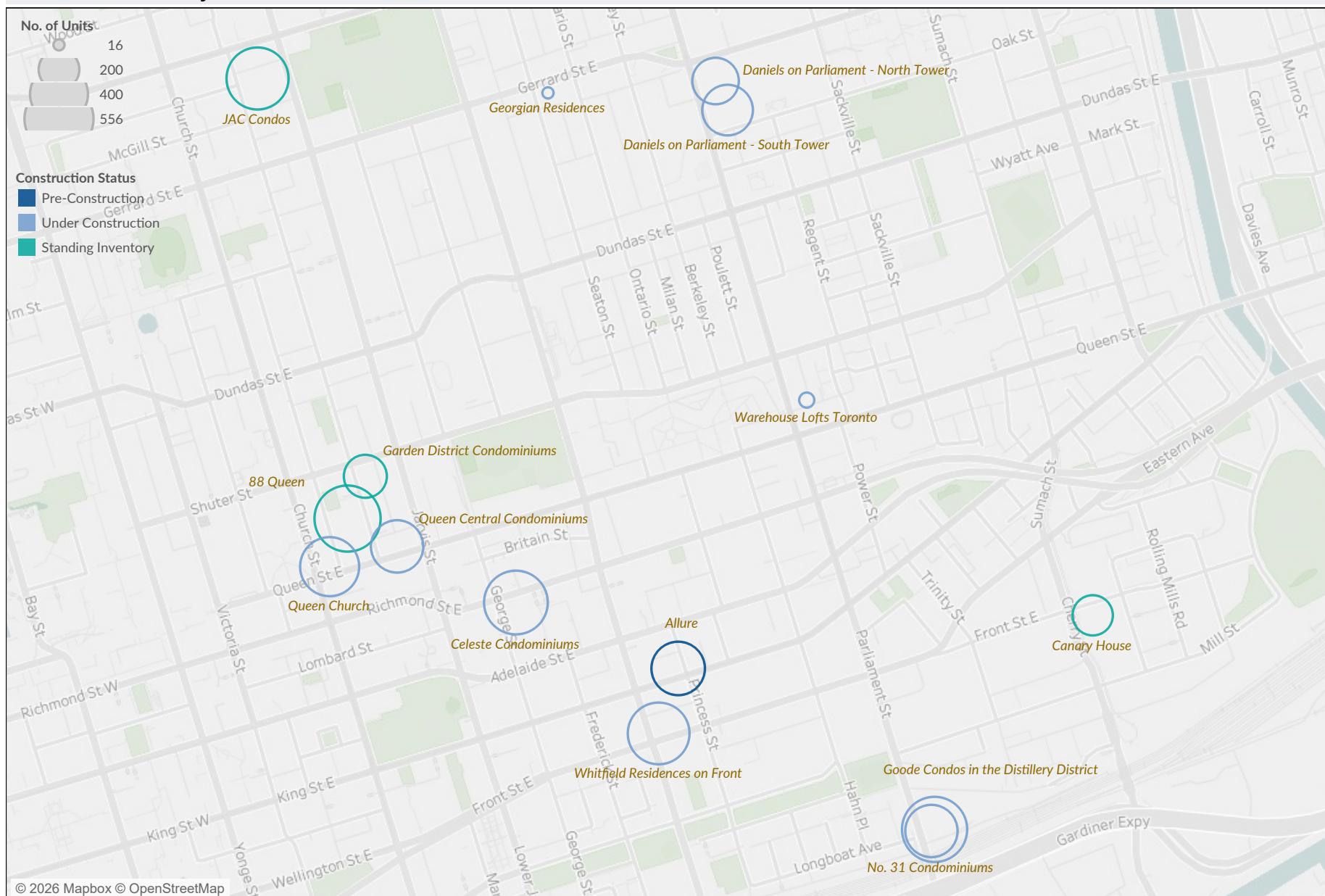


Post Launch Absorption: Downtown East



Downtown East Submarket Report - April 2026

Current Active Projects



Downtown East Submarket Report - April 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	1	36	516	\$1,585	\$1,573
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	June 2026	0	0	21	275	\$1,261	\$1,144
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	June 2026	1	1	160	326	\$1,322	\$1,174
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May 2024	0	1	17	235	\$957	\$1,156
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	0	348	\$1,373	\$1,590
Queen Central Condominiums - Parallax Development Corpor..	Apartment	June 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	June 2026	0	0	3	29	\$1,089	\$1,237
Whitfield Residences on Front - Menkes and Core Developme..	Apartment	May 2026	0	1	67	484	\$1,488	\$1,486

Downtown East Submarket Report - April 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	4	15
Central Waterfront	2	4
Don Mills - York Mills	3	9
Downtown Core	1	6
Downtown East	1	15
Downtown West	3	19
Etobicoke Waterfront	1	1
Highway7 - Yonge	0	3
Mississauga City Centre	9	9
North Toronto	1	14
North Yonge Corridor	2	8
North York East		
North York West	6	7
Not Applicable	163	153
Scarborough City Centre		
Sheppard Corridor	1	8
Thornhill	0	2
Toronto East	0	5
Toronto West	2	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,990	401	\$2,318	1,028	\$2,381,629
1,847	907	\$1,642	909	\$1,492,084
1,794	98	\$1,334	1,348	\$1,797,430
3,690	432	\$1,864	788	\$1,469,228
4,493	683	\$1,334	743	\$990,951
6,030	694	\$1,944	1,033	\$2,009,061
560	5	\$1,678	610	\$1,023,850
764	174	\$1,002	829	\$830,940
4,577	632	\$1,207	656	\$792,027
2,332	290	\$1,605	900	\$1,444,886
2,417	684	\$1,606	679	\$1,090,364
768	507	\$1,301	743	\$966,929
25,602	6,833	\$1,114	762	\$849,247
1,929	334	\$1,335	834	\$1,114,083
423	30	\$1,573	1,718	\$2,701,583
890	166	\$1,221	681	\$831,025
2,618	311	\$1,307	840	\$1,097,405
1,076	150	\$2,169	1,308	\$2,837,027



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