

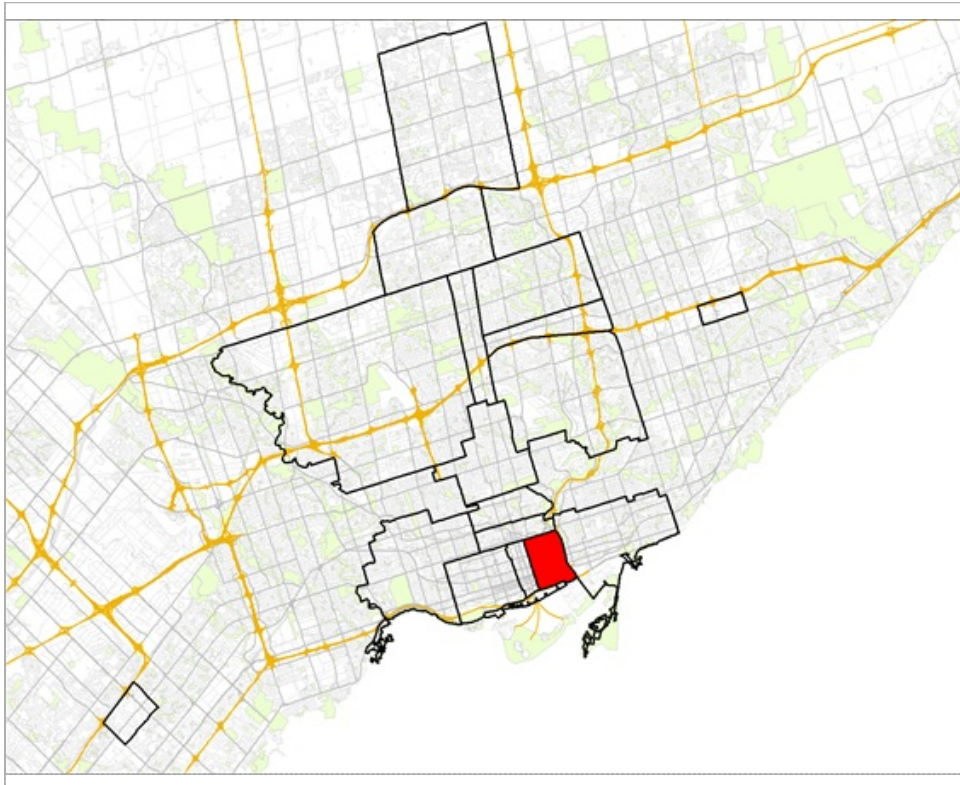


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of May 2026

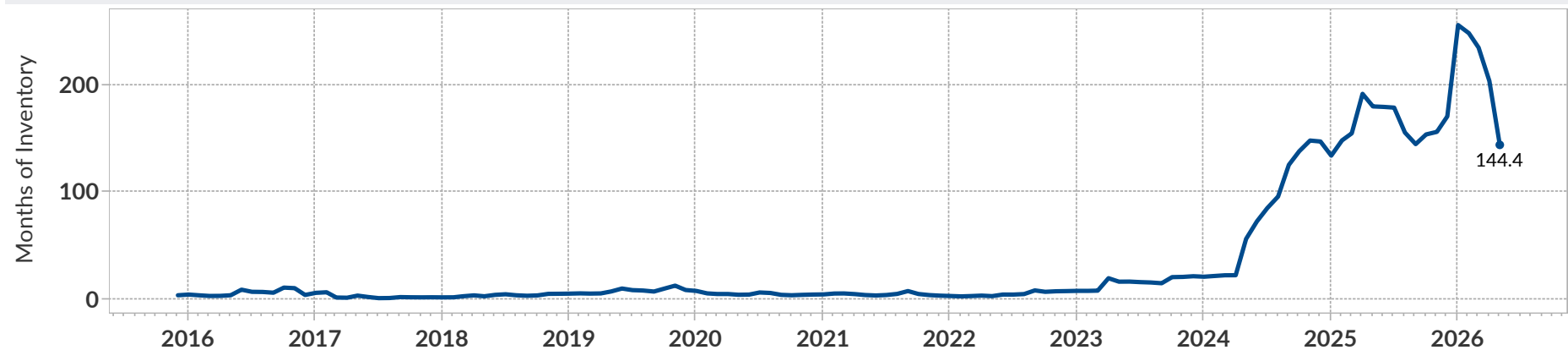


Downtown East Submarket Report - May 2026



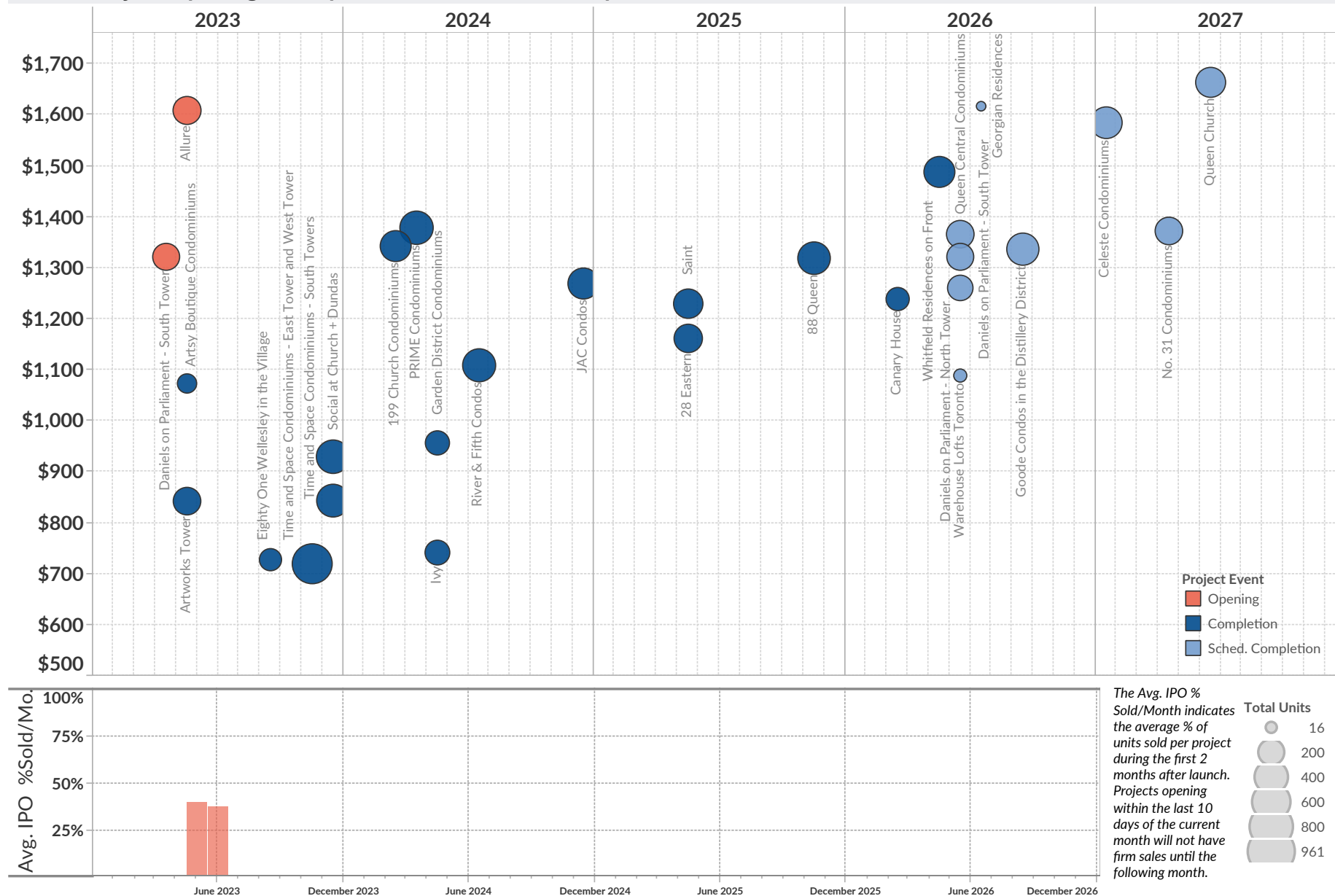
Downtown East		GTA
Distinct count of Site Name	15	297
No. of Units	5,176	77,205
Total Sales	4,514	64,067
Act Inv	662	13,138
Avg. \$/sf		\$1,370
Avg. Project \$/SF		\$1,282
Avg. SF		803
Avg. \$		\$1,100,032
Current Month Sales		193

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



Downtown East Submarket Report - May 2026

Recent Project Openings, Completions & Scheduled Completions



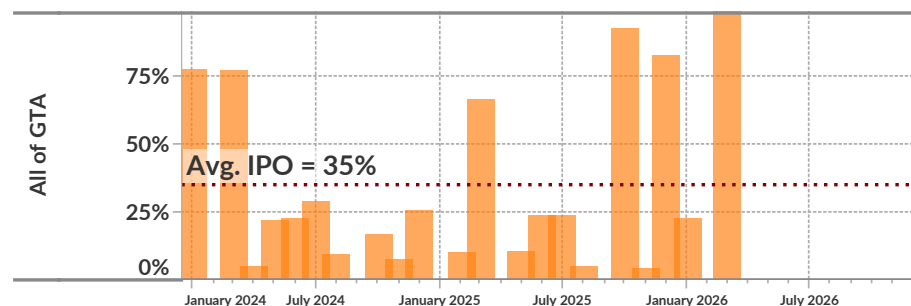
Downtown East Submarket Report - May 2026

Project Data by Unit Type

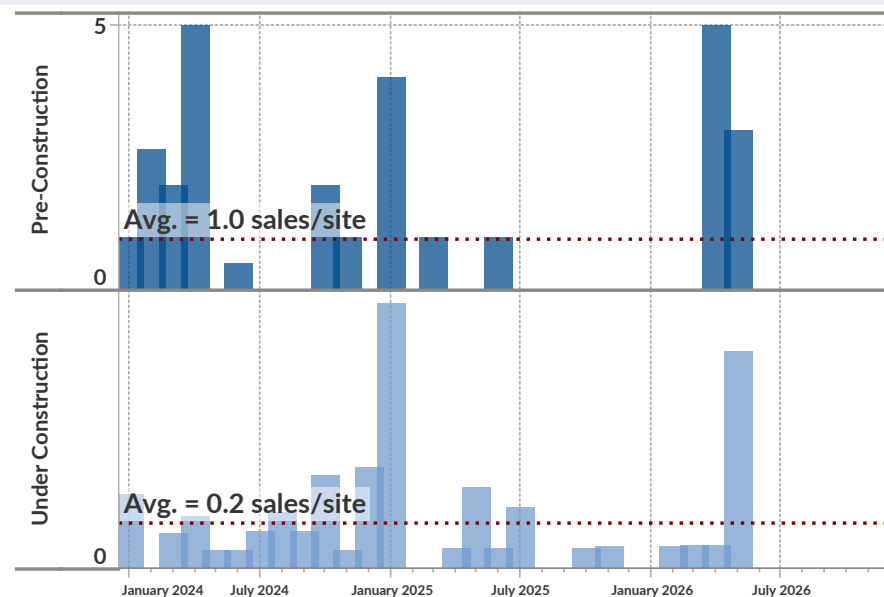
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	561	4	536	25
1 Bedroom	1,370	1	1,286	84
1 Bedroom + Den	917	1	832	85
2 Bedroom	1,574	3	1,260	314
2 Bedroom + Den	184	0	169	15
3 Bedroom & Up	531	7	402	129
Penthouse	2	0	0	2
Other	23	3	18	5

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,661	340	483	\$411,939	\$775,000
\$1,344	437	602	\$499,000	\$923,990
\$1,565	486	686	\$569,239	\$1,119,000
\$1,283	609	1,674	\$699,900	\$1,969,900
\$1,222	685	1,149	\$744,389	\$1,335,000
\$1,383	804	1,201	\$947,789	\$1,402,000
\$1,869	1,120	1,215	\$2,056,000	\$2,309,000
\$1,119	1,310	1,640	\$1,324,990	\$1,891,900

IPO Launch Performance (first 2 months)

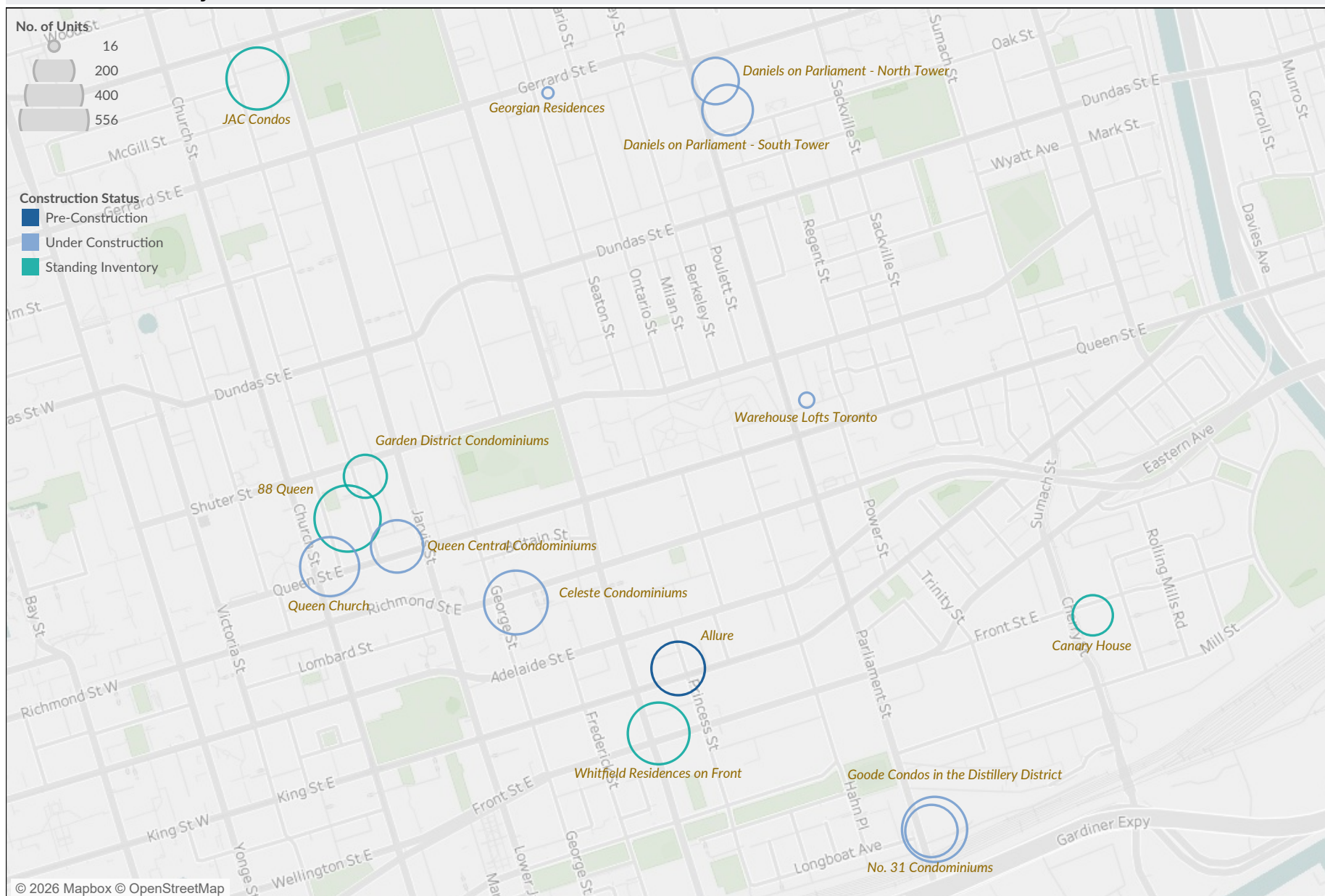


Post Launch Absorption: Downtown East



Downtown East Submarket Report - May 2026

Current Active Projects



Downtown East Submarket Report - May 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	July 2030	3	8	190	364	\$1,609	\$1,151
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	2	159	326	\$1,322	\$1,173
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May 2024	0	1	17	235	\$957	\$1,156
Georgian Residences - Stafford Homes	Apartment	July 2026	0	0	0	16	\$1,617	\$1,763
Goode Condos in the Distillery District - Graywood Developm..	Apartment	September 2026	7	7	7	540	\$1,337	\$1,463
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	December 2024	8	8	10	489	\$1,270	\$857
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 - May 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	2	4
Don Mills - York Mills	2	9
Downtown Core	2	6
Downtown East	19	15
Downtown West	23	19
Etobicoke Waterfront		
Highway7 - Yonge	1	3
Mississauga City Centre	0	9
North Toronto	0	14
North Yonge Corridor	1	8
North York East		
North York West	3	6
Not Applicable	133	152
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	0	5
Toronto West	4	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,987	404	\$2,326	1,028	\$2,391,693
1,849	905	\$1,642	910	\$1,493,481
1,796	72	\$1,515	1,359	\$2,059,196
3,692	430	\$1,865	788	\$1,468,542
4,514	662	\$1,346	738	\$993,904
5,952	772	\$1,874	1,015	\$1,902,764
765	173	\$1,004	826	\$829,338
4,577	632	\$1,207	656	\$792,027
2,332	290	\$1,605	900	\$1,444,886
2,431	670	\$1,623	674	\$1,094,478
743	504	\$1,302	744	\$968,469
25,468	6,658	\$1,106	764	\$844,559
1,950	313	\$1,363	830	\$1,131,609
423	30	\$1,573	1,718	\$2,701,583
890	166	\$1,221	681	\$831,025
2,622	307	\$1,314	841	\$1,104,653
1,076	150	\$2,169	1,308	\$2,837,027



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