

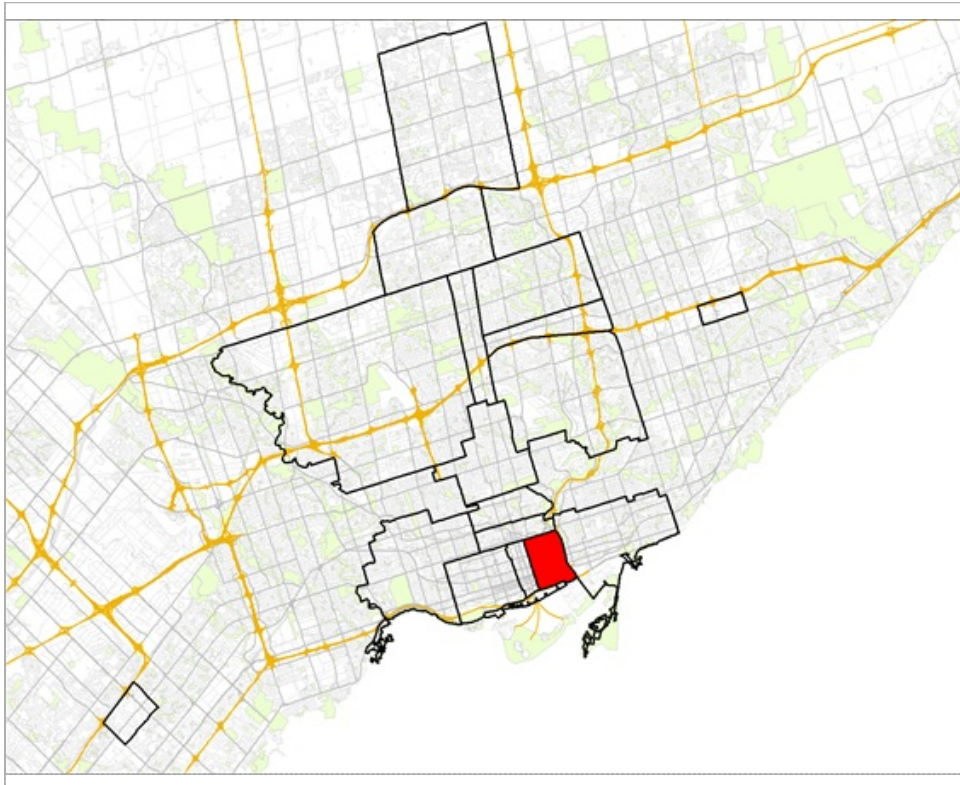


Greater Toronto Area | Downtown East New Homes High Rise Submarket Report

Data as of August 2026

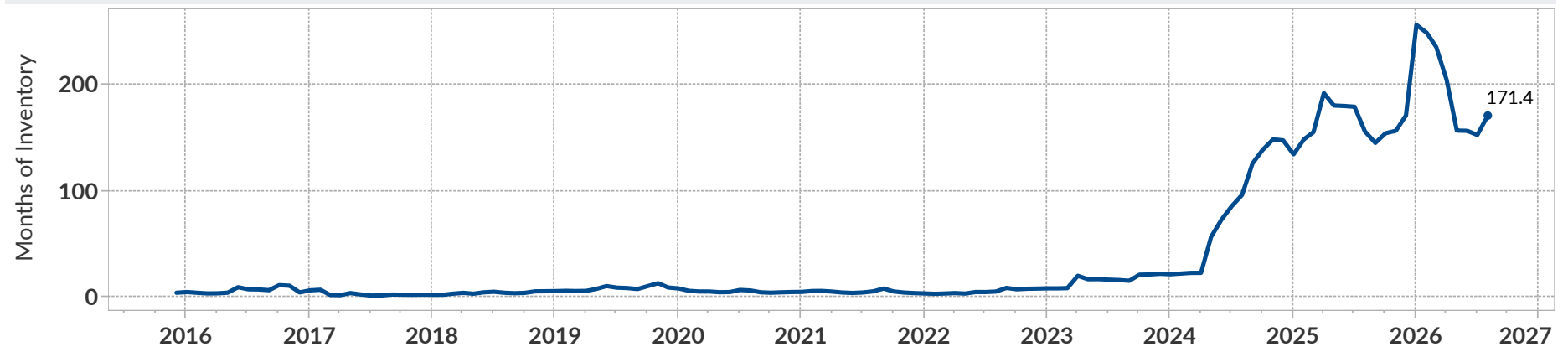


Downtown East Submarket Report - August 2026



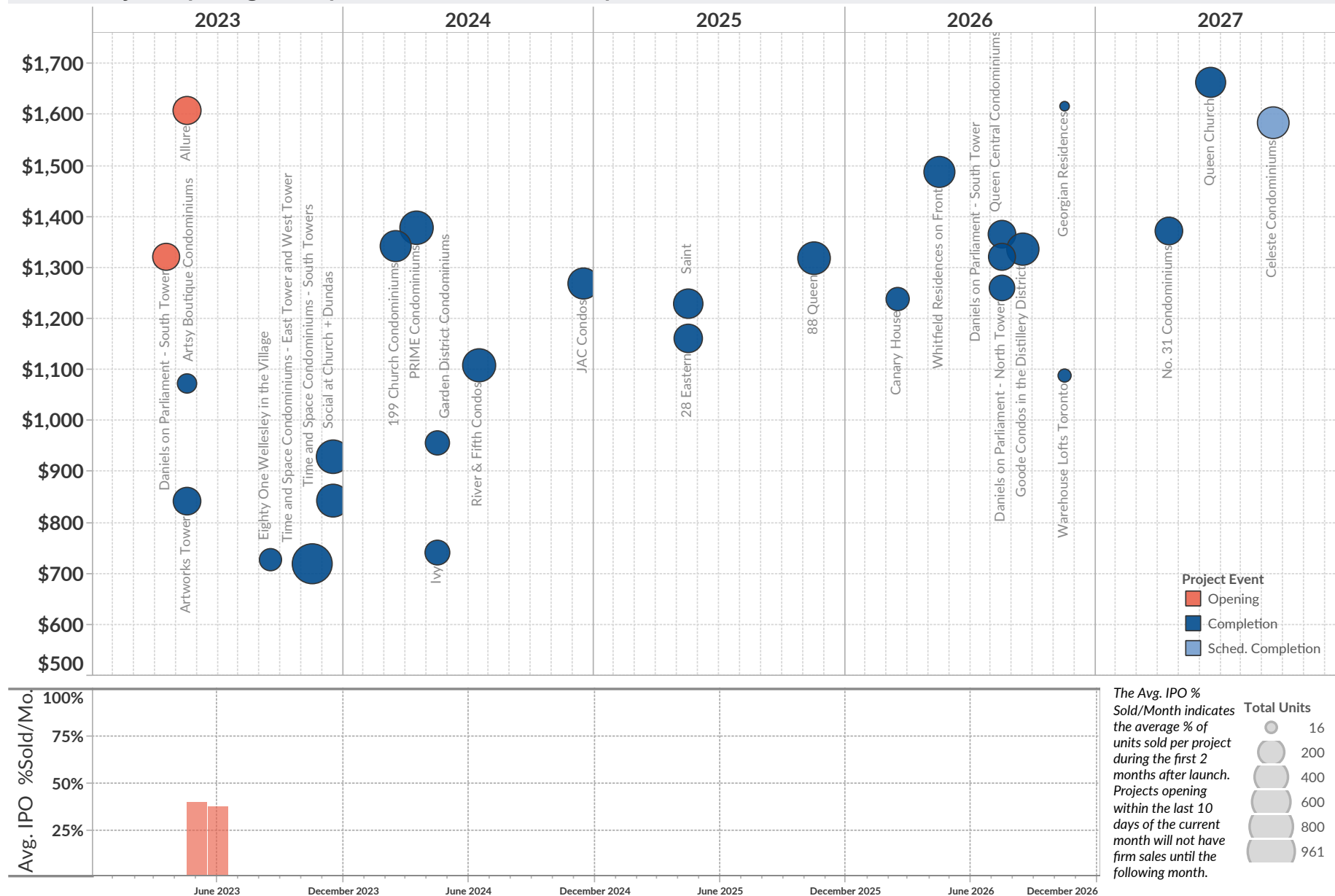
Downtown East		GTA
Distinct count of Site Name	15	290
No. of Units	5,177	74,874
Total Sales	4,520	62,140
Act Inv	657	12,734
Avg. \$/sf		\$1,352
Avg. Project \$/SF		\$1,271
Avg. SF		822
Avg. \$		\$1,110,782
Current Month Sales	6	215

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



Downtown East Submarket Report - August 2026

Recent Project Openings, Completions & Scheduled Completions



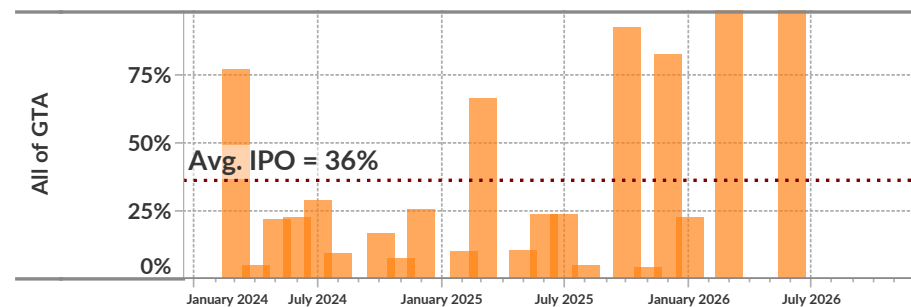
Downtown East Submarket Report - August 2026

Project Data by Unit Type

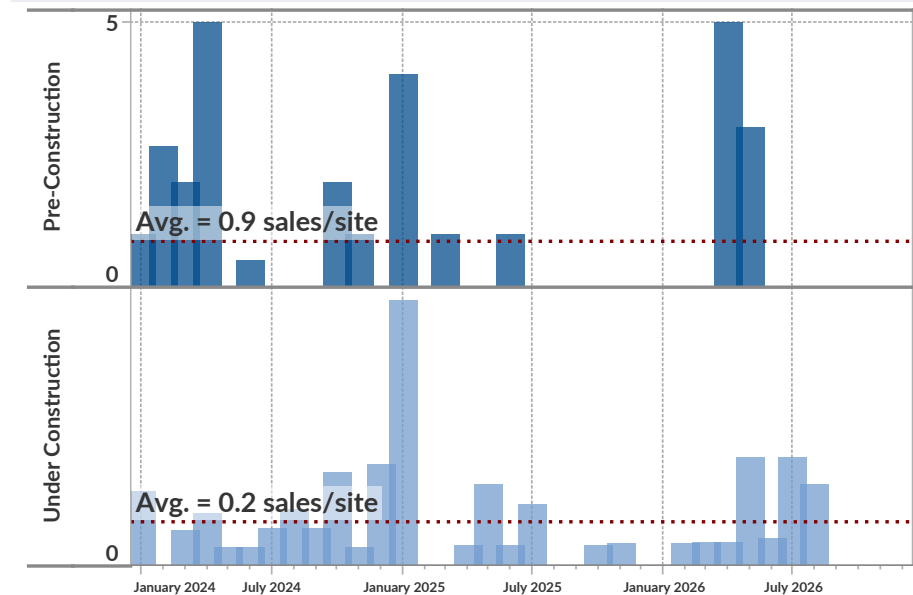
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	561	1	535	26
1 Bedroom	1,370	0	1,287	83
1 Bedroom + Den	917	1	832	85
2 Bedroom	1,575	3	1,264	311
2 Bedroom + Den	184	1	173	11
3 Bedroom & Up	531	0	402	129
Penthouse	2	0	0	2
Other	23	0	16	7

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,652	267	483	\$353,900	\$775,000
\$1,317	437	602	\$467,900	\$923,990
\$1,557	486	686	\$538,900	\$1,119,000
\$1,279	609	1,674	\$604,900	\$1,969,900
\$1,290	803	1,149	\$1,043,900	\$1,335,000
\$1,380	804	1,201	\$774,900	\$1,450,400
\$1,869	1,120	1,215	\$2,056,000	\$2,309,000
\$1,041	1,280	1,640	\$1,154,990	\$1,891,900

IPO Launch Performance (first 2 months)

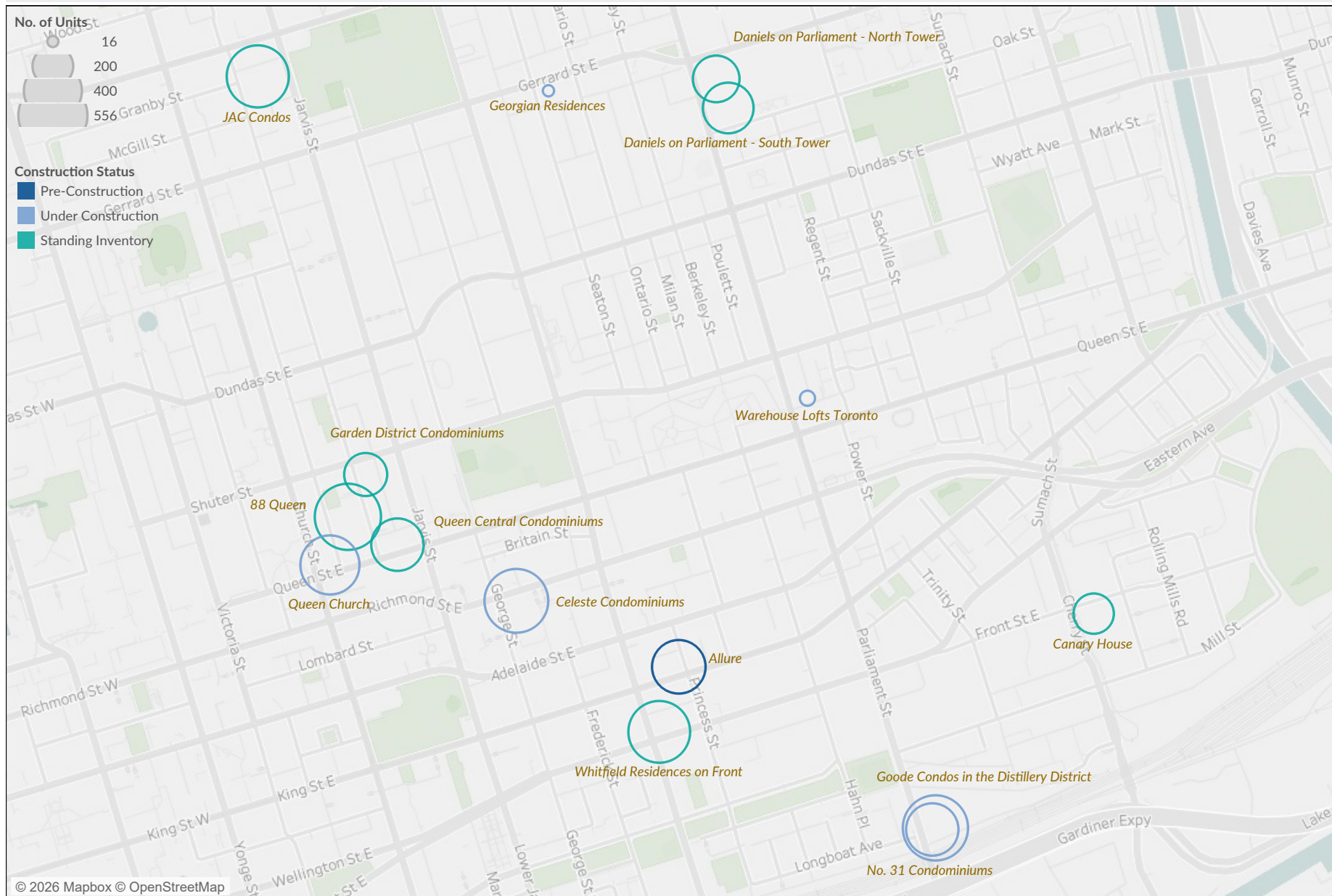


Post Launch Absorption: Downtown East



Downtown East Submarket Report - August 2026

Current Active Projects



Downtown East Submarket Report - August 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	0	8	190	364	\$1,609	\$1,151
Canary House - Kilmer Group and DREAM	Apartment	March 2026	0	0	20	206	\$1,239	\$1,448
Celeste Condominiums - Diamond Corp and Alterra	Apartment	September 2027	1	3	34	516	\$1,585	\$1,571
Daniels on Parliament - North Tower - Daniels Corporation	Apartment	August 2026	1	1	21	276	\$1,261	\$1,144
Daniels on Parliament - South Tower - Daniels Corporation	Apartment	August 2026	0	3	158	326	\$1,322	\$1,173
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May 2024	0	2	16	235	\$957	\$1,159
Georgian Residences - Stafford Homes	Apartment	November 2026	0	0	0	16	\$1,617	\$1,763
Goode Condos in the Distillery District - Graywood Developm..	Apartment	September 2026	1	7	9	540	\$1,337	\$1,011
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	December 2024	3	11	7	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	August 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	November 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 - August 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	20	4
Don Mills - York Mills	0	11
Downtown Core	3	6
Downtown East	6	15
Downtown West	4	19
Etobicoke Waterfront		
Highway7 - Yonge	2	2
Mississauga City Centre	0	8
North Toronto	0	14
North Yonge Corridor	6	7
North York East		
North York West	1	5
Not Applicable	164	148
Scarborough City Centre		
Sheppard Corridor	1	8
Thornhill	1	1
Toronto East	0	5
Toronto West	6	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,992	399	\$2,335	1,028	\$2,400,671
1,855	902	\$1,701	1,007	\$1,713,073
1,759	263	\$1,109	1,177	\$1,305,513
3,696	426	\$1,866	790	\$1,473,369
4,520	657	\$1,340	739	\$990,650
5,987	737	\$1,902	1,017	\$1,934,684
584	154	\$1,050	754	\$791,398
4,049	621	\$1,214	656	\$796,392
2,334	304	\$1,583	889	\$1,406,795
2,093	648	\$1,609	665	\$1,070,444
691	466	\$1,260	747	\$941,919
24,853	6,275	\$1,062	780	\$828,162
1,960	267	\$1,397	837	\$1,169,416
154	17	\$1,556	1,687	\$2,623,824
891	165	\$1,216	686	\$833,692
2,646	283	\$1,326	845	\$1,120,142
1,076	150	\$2,169	1,308	\$2,837,027



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