

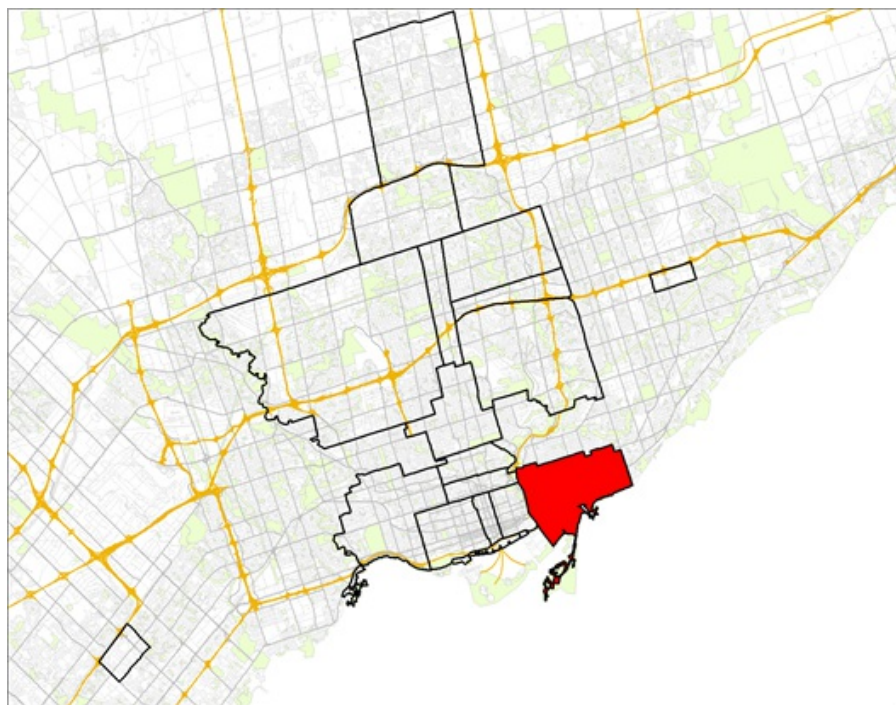


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of March 2018



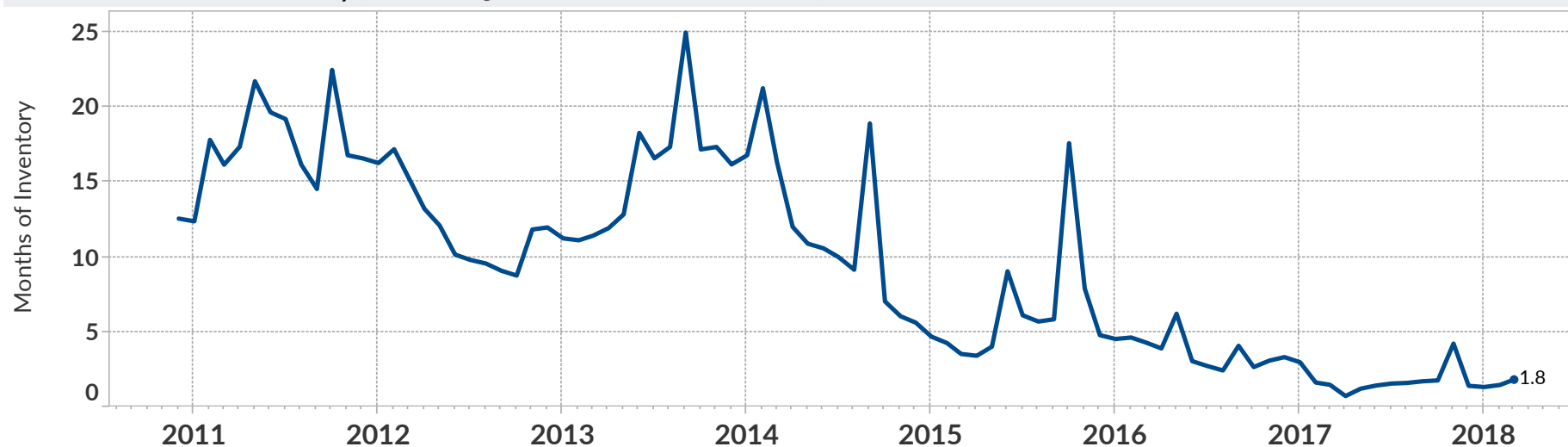
Toronto East Submarket Report - March 2018



Toronto East		GTA
Active Projects	10	281
Total Units	1,216	71,258
Total Sales	1,172	62,502
Rem. Inv.	44	8,756
Avg. \$/SF	\$781	\$872
Avg. SF	1,061	911
Avg. \$	\$828,317	\$794,509
Current Month Sales (incl. active & sold out)	1	1,649

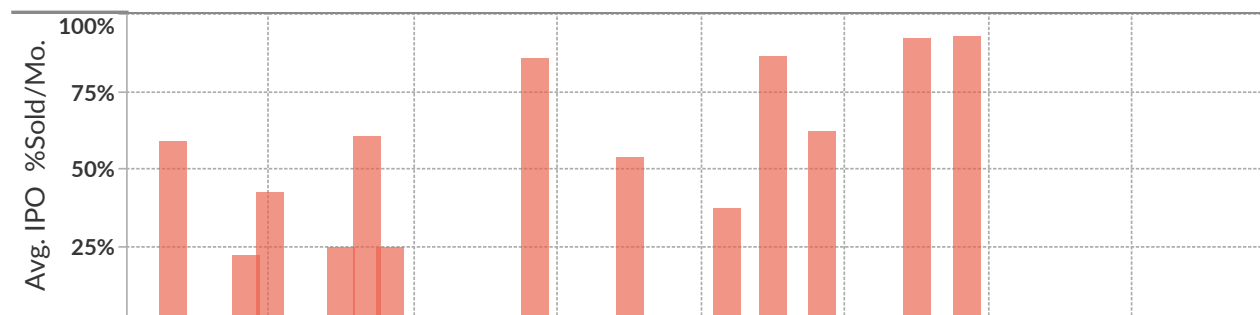
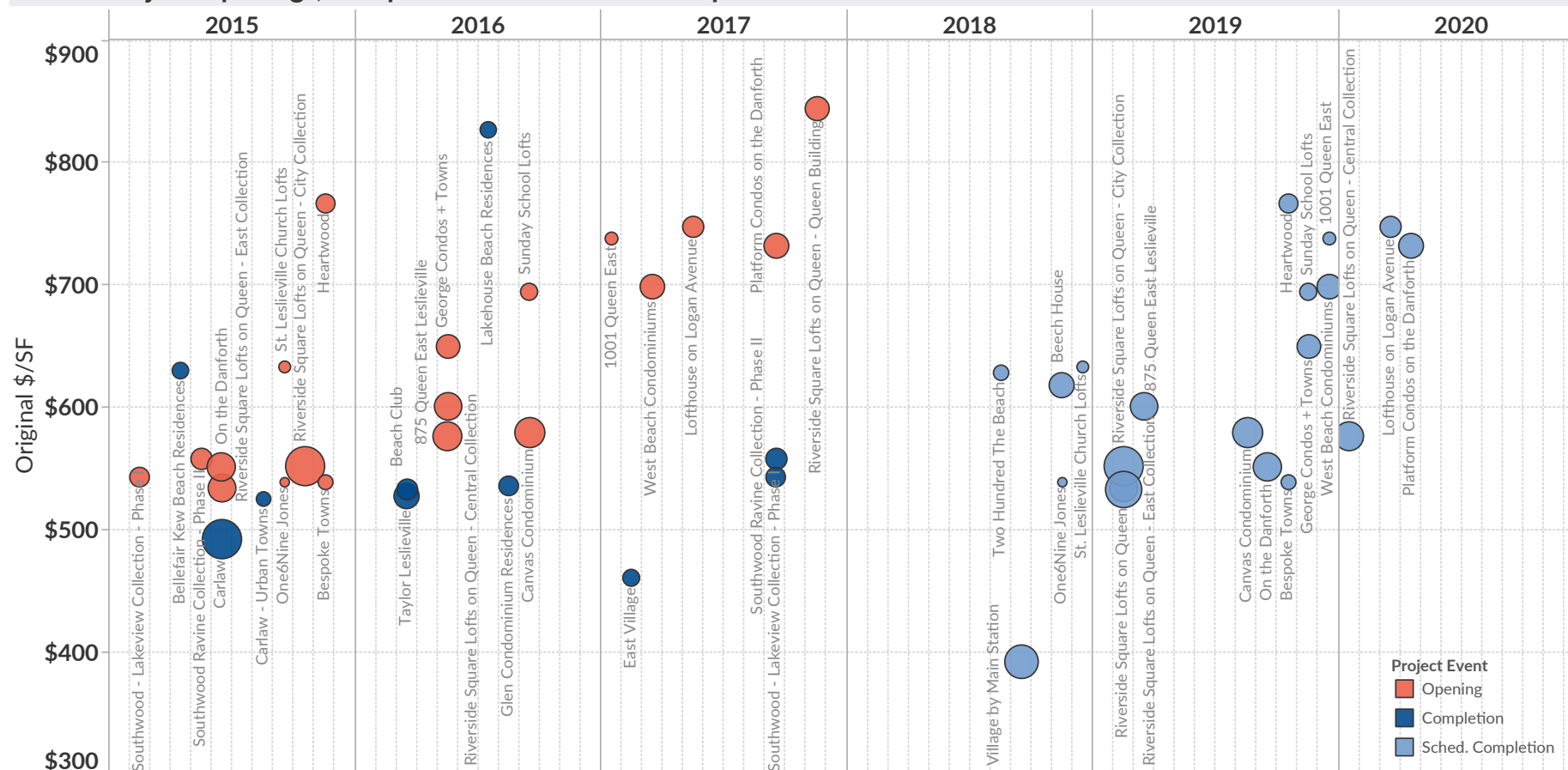
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	16	338
Total Units	1,231	150,769
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	5.7	44.3
Avg. Floor Space Index	3.9	7.3

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

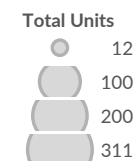


Toronto East Submarket Report - March 2018

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



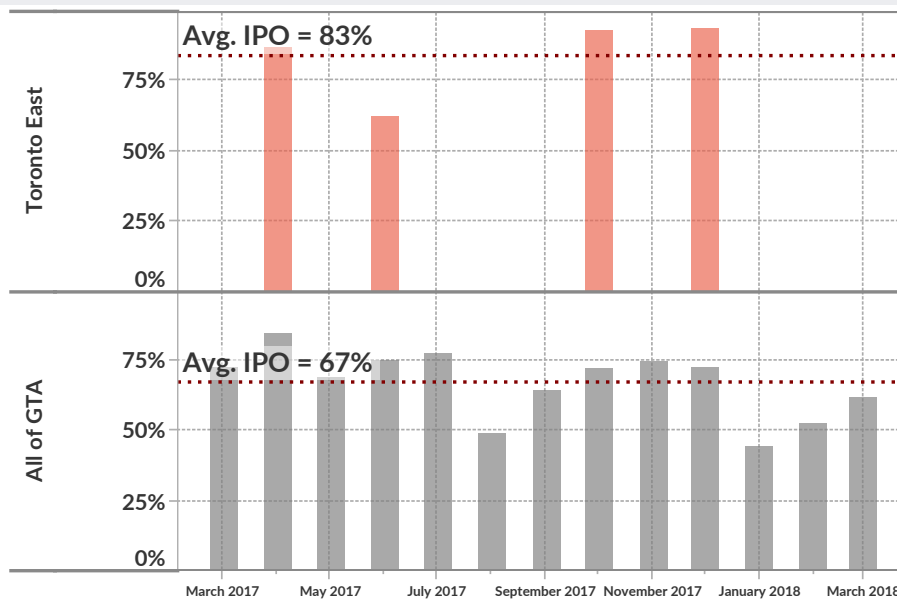
Toronto East Submarket Report - March 2018

Project Data by Unit Type

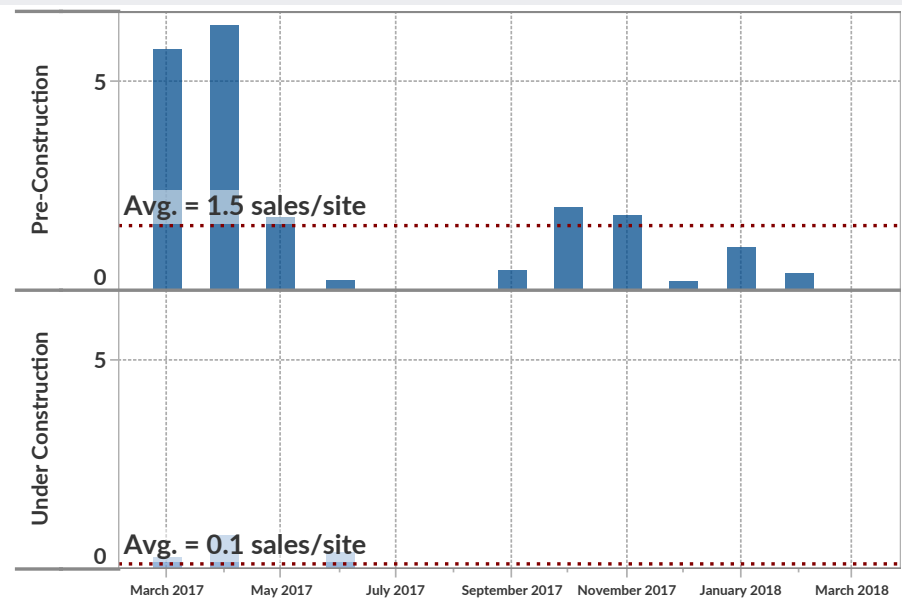
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	15		15	0
1 Bedroom	275	1	270	5
1 Bedroom + Den	276	0	273	3
2 Bedroom	478	0	460	18
2 Bedroom + Den	122	0	111	11
3 Bedroom & Up	50	0	43	7
Penthouse				
Other				

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$684	470	550	\$239,900	\$479,900
\$825	551	755	\$494,900	\$599,900
\$798	615	1,440	\$339,900	\$1,079,900
\$881	745	1,550	\$413,900	\$1,499,900
\$612	1,228	1,830	\$749,900	\$1,109,900

IPO Launch Performance (first 2 months)

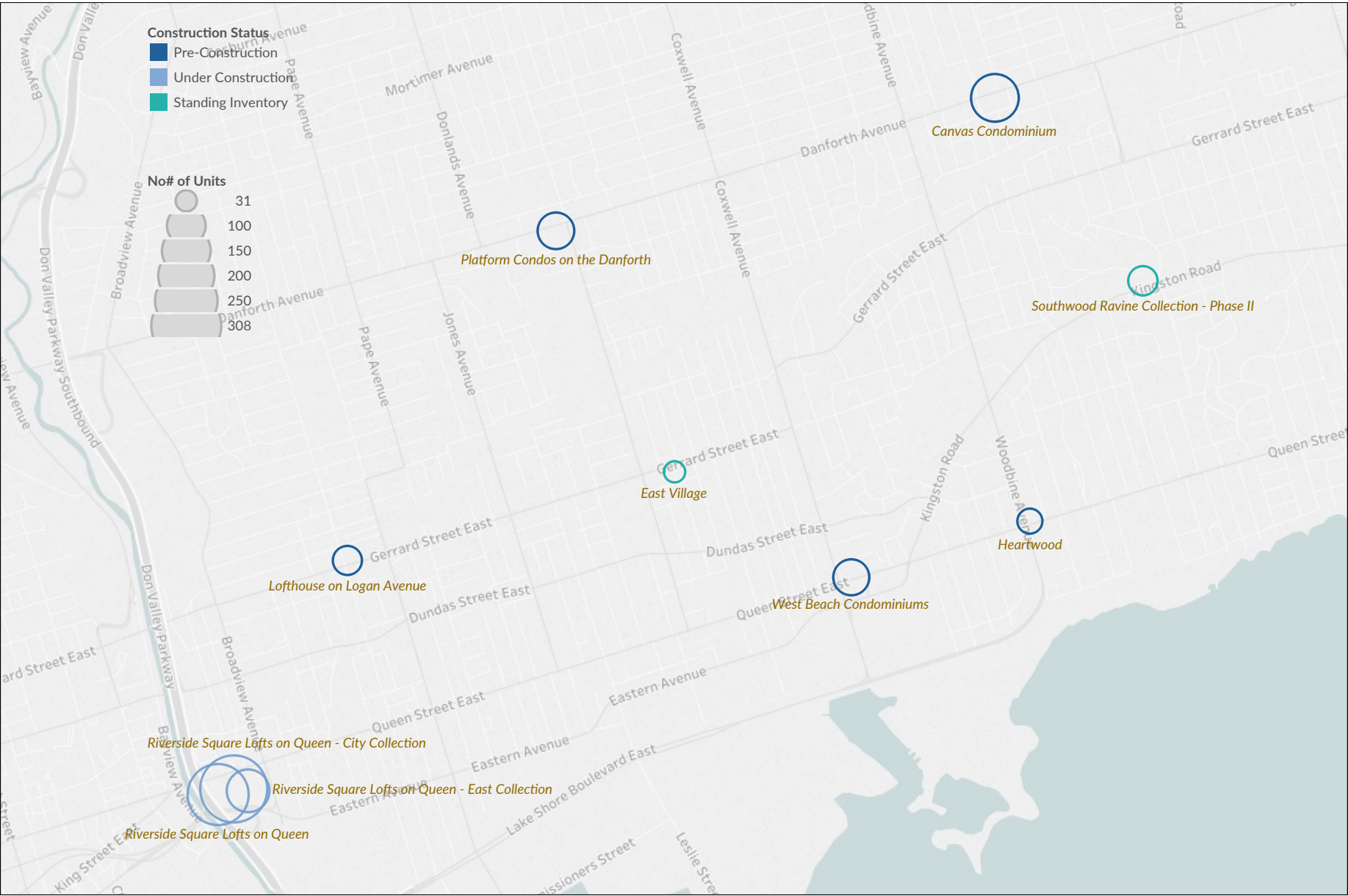


Post Launch Absorption: Toronto East



Toronto East Submarket Report - March 2018

Current Active Projects



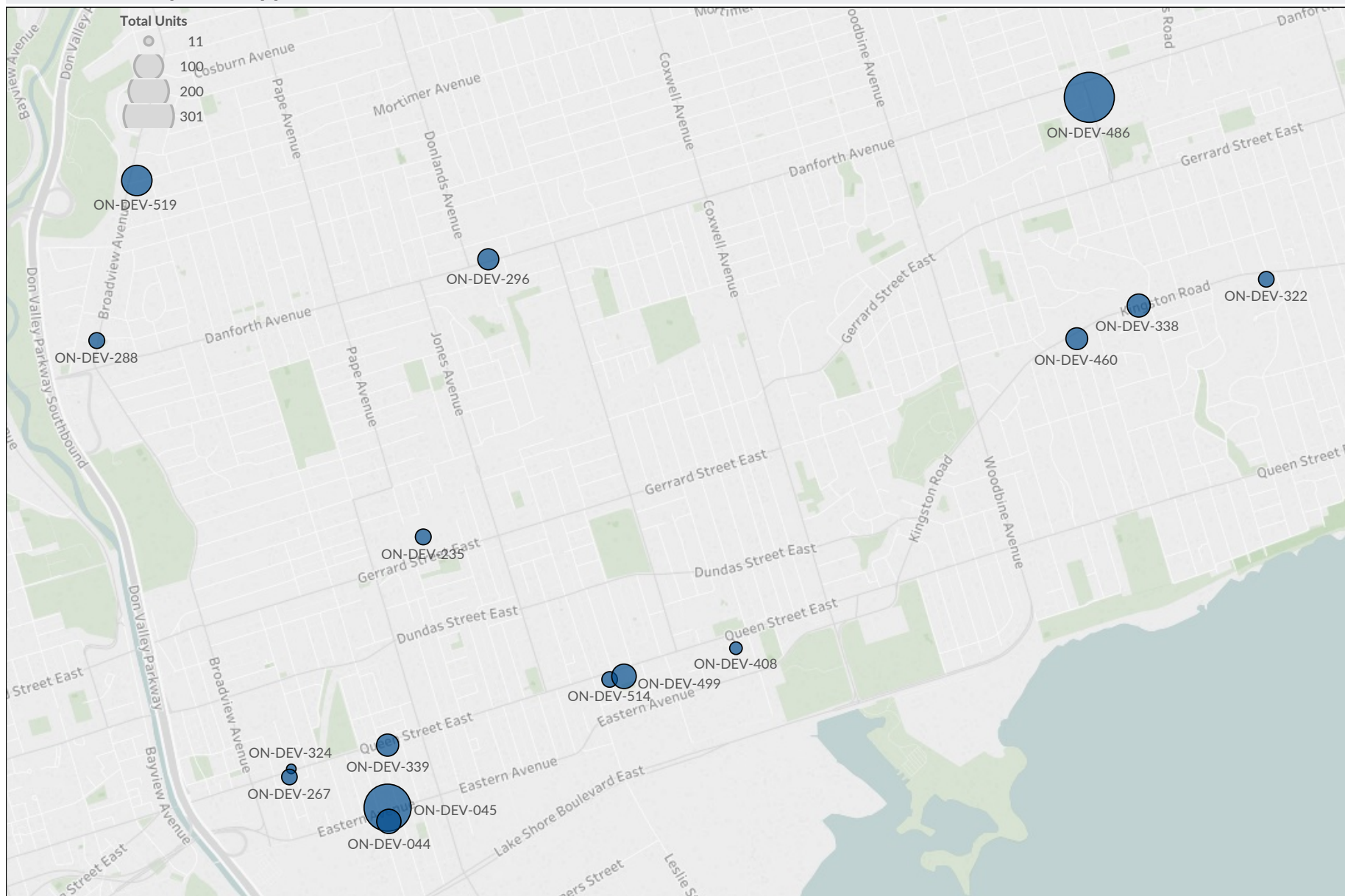
Toronto East Submarket Report - March 2018

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Canvas Condominium - Marlin Spring	Apartment	August 2019	0	0	3	156	\$580	\$767
East Village - Urban Fabric Development Inc. and Aykler Devel..	Stacked	February 2017	1	1	3	31	\$461	\$767
Heartwood - Fieldgate Homes and Hullmark Developments Li..	Apartment	October 2019	0	0	13	43	\$767	\$863
Lofthouse on Logan Avenue - Grid Developments	Loft	March 2020	0	0	9	58	\$748	\$910
Platform Condos on the Danforth - Sierra Building Group	Apartment	April 2020	0	2	2	92	\$732	\$864
Riverside Square Lofts on Queen - City Collection - Streetcar ..	Loft	February 2019	0	0	2	308	\$553	\$548
Riverside Square Lofts on Queen - East Collection - Streetcar ..	Loft	February 2019	0	0	2	125	\$535	\$528
Riverside Square Lofts on Queen - Streetcar Developments In..	Loft	February 2019	0	0	6	255	\$534	\$541
Southwood Ravine Collection - Phase II - Streetcar Developm..	Apartment	September 2017	0	0	2	59	\$559	\$700
West Beach Condominiums - Marlin Spring	Apartment	December 2019	0	0	2	89	\$699	\$897

Toronto East Submarket Report - March 2018

Current Development Applications



Toronto East Submarket Report - March 2018

Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-044	459 Eastern Avenue	Null	2.0	71
ON-DEV-045	462 Eastern Avenue	Null	3.4	266
ON-DEV-235	354 - 358 Pape Avenue	8	3.1	30
ON-DEV-267	763 Queen Street East	6	4.9	29
ON-DEV-288	796 Broadview Avenue	6	3.5	30
ON-DEV-296	1030 Danforth Avenue	8	4.7	53
ON-DEV-322	847 Kingston Road	7	3.5	29
ON-DEV-324	772 Queen Street East	3	2.8	11
ON-DEV-338	650 Kingston Road	7	5.5	64
ON-DEV-339	897 Queen Street East	6	3.8	59
ON-DEV-408	45 Connaught Avenue	4		19
ON-DEV-460	507 Kingston Road	9		57
ON-DEV-486	286 Main Street	30		301
ON-DEV-499	1285 Queen Street East	6		72
ON-DEV-514	1249 Queen Street East	6		29
ON-DEV-519	995 Broadview Avenue	10	5.7	111

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

Toronto East Submarket Report - March 2018

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	2	16	5,669	5,197	472	\$1,649	1,009	\$1,663,497	5,043
Central Waterfront	160	11	4,552	3,954	598	\$1,135	844	\$958,416	11,951
Don Mills - York Mills	119	10	2,412	2,148	264	\$839	1,310	\$1,099,037	10,393
Downtown Core	17	9	3,747	3,544	203	\$1,096	898	\$984,271	7,917
Downtown East	4	12	3,769	3,512	257	\$948	899	\$851,534	9,796
Downtown West	143	25	9,480	8,218	1,262	\$1,105	774	\$855,315	18,657
Etobicoke Waterfront	31	9	3,735	3,408	327	\$994	834	\$828,925	241
Highway7 - Yonge	350	8	2,017	1,273	744	\$661	900	\$595,226	.
Mississauga City Centre	32	5	2,707	2,419	288	\$700	877	\$613,558	.
North Toronto	5	6	2,024	1,802	222	\$914	832	\$760,648	7,108
North Yonge Corridor	22	4	1,714	1,465	249	\$937	699	\$655,131	4,420
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	875
North York West	33	9	1,788	1,602	186	\$728	964	\$702,142	8,413
Not Applicable	607	121	20,491	17,639	2,852	\$644	978	\$629,877	40,030
Scarborough City Centre									3,760
Sheppard Corridor	107	11	3,381	2,902	479	\$890	765	\$680,226	6,394
Thornhill									.
Toronto East	1	10	1,216	1,172	44	\$781	1,061	\$828,317	1,231
Toronto West	6	4	601	405	196	\$917	793	\$727,515	11,872
Yonge - St. Clair	10	9	1,304	1,197	107	\$1,261	1,356	\$1,710,327	1,101

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