

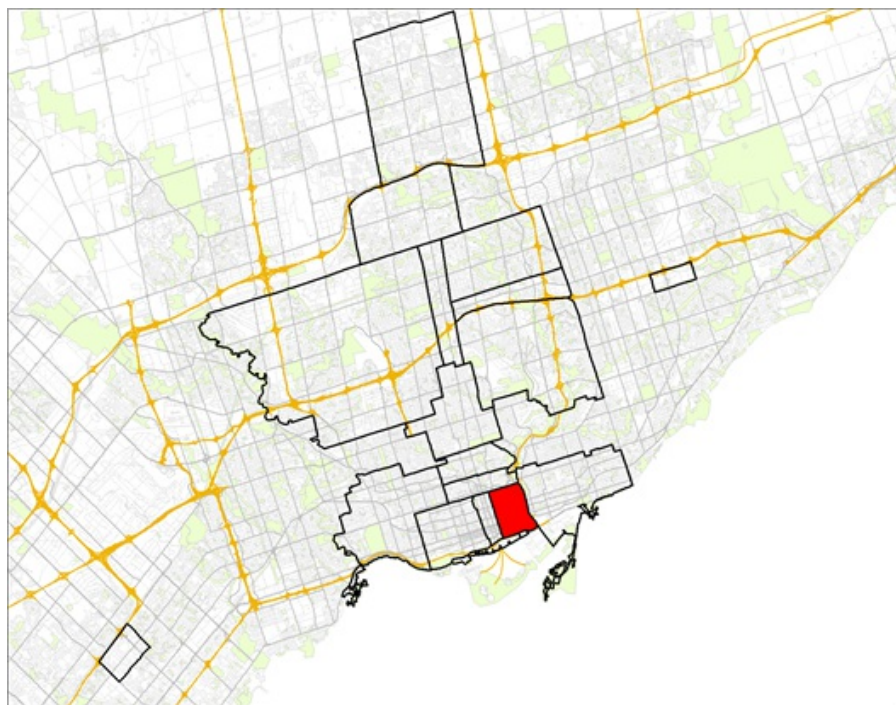


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of April 2018



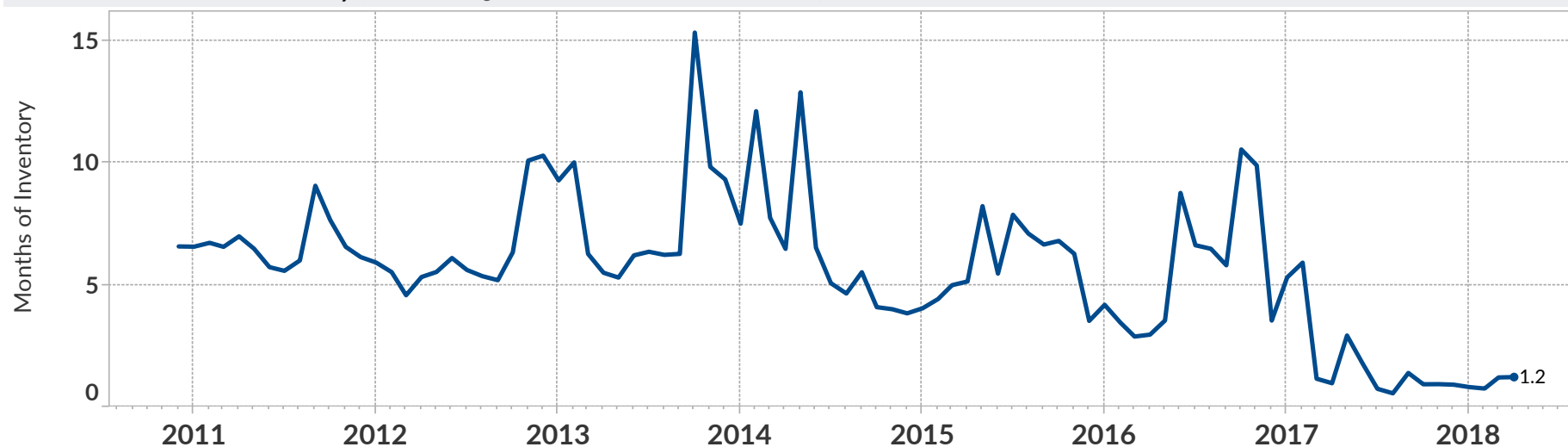
Downtown East Submarket Report - April 2018



Downtown East		GTA
Active Projects	12	288
Total Units	3,769	71,507
Total Sales	3,521	61,549
Rem. Inv.	248	9,958
Avg. \$/SF	\$950	\$888
Avg. SF	884	890
Avg. \$	\$839,139	\$790,603
Current Month Sales (incl. active & sold out)	4	1,225

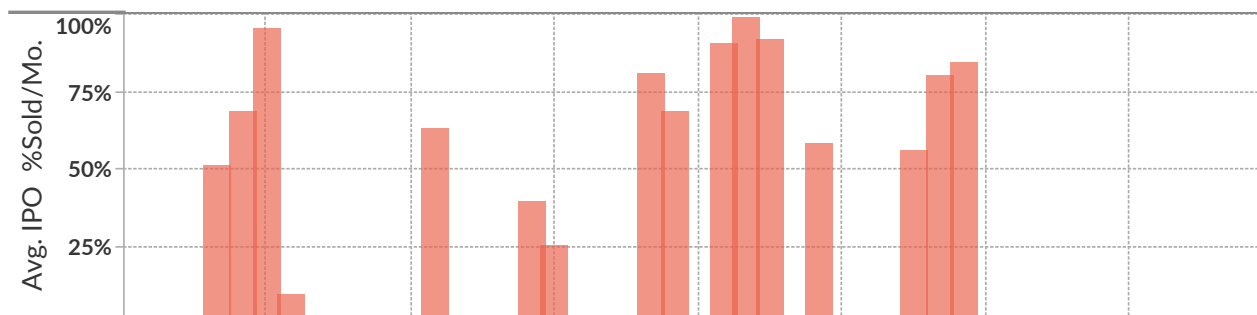
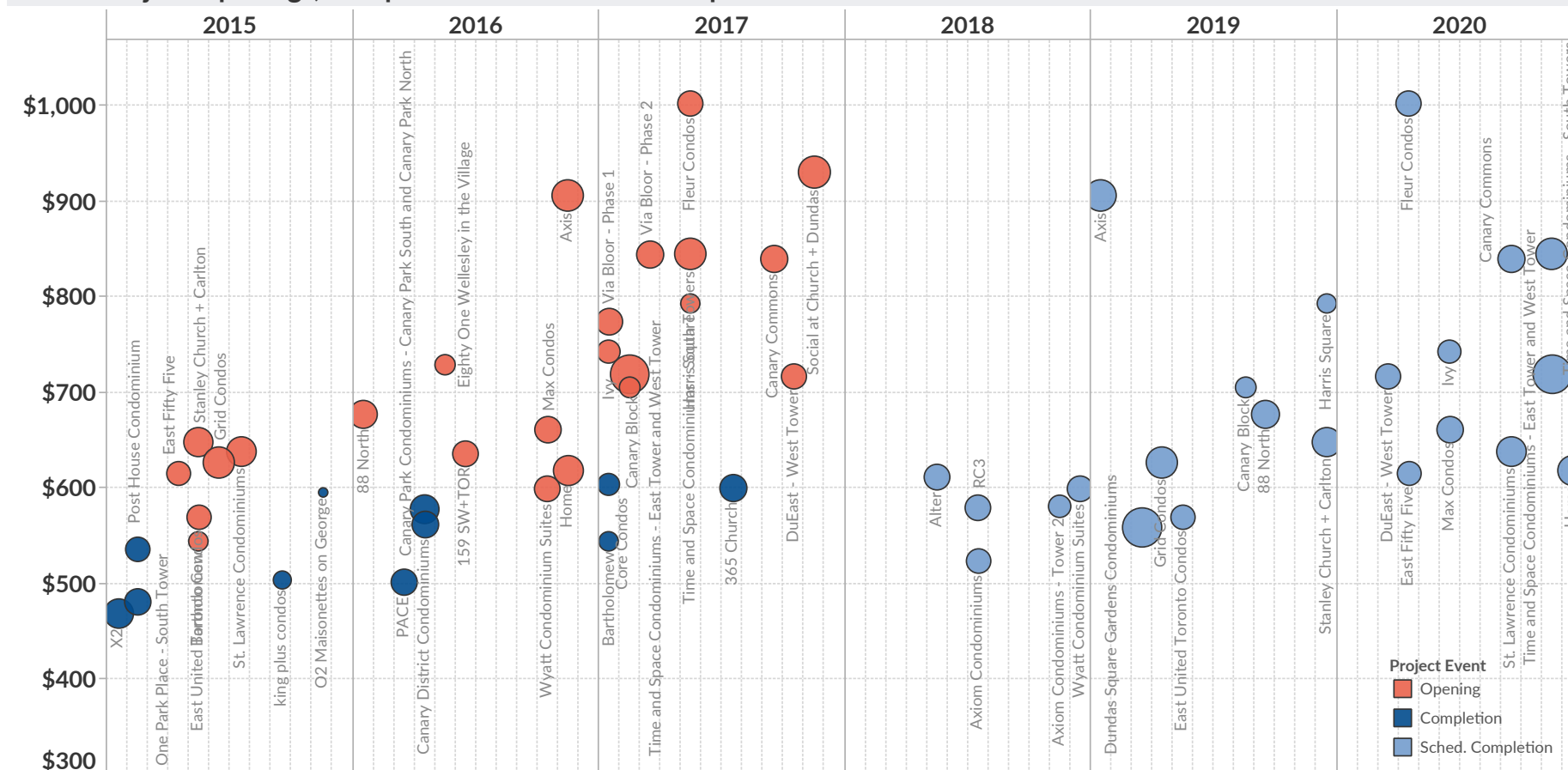
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	24	338
Total Units	9,796	150,769
Min. Floor Space Index	4.0	0.1
Max. Floor Space Index	23.5	44.3
Avg. Floor Space Index	12.4	7.3

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

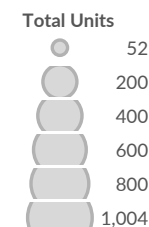


Downtown East Submarket Report - April 2018

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.



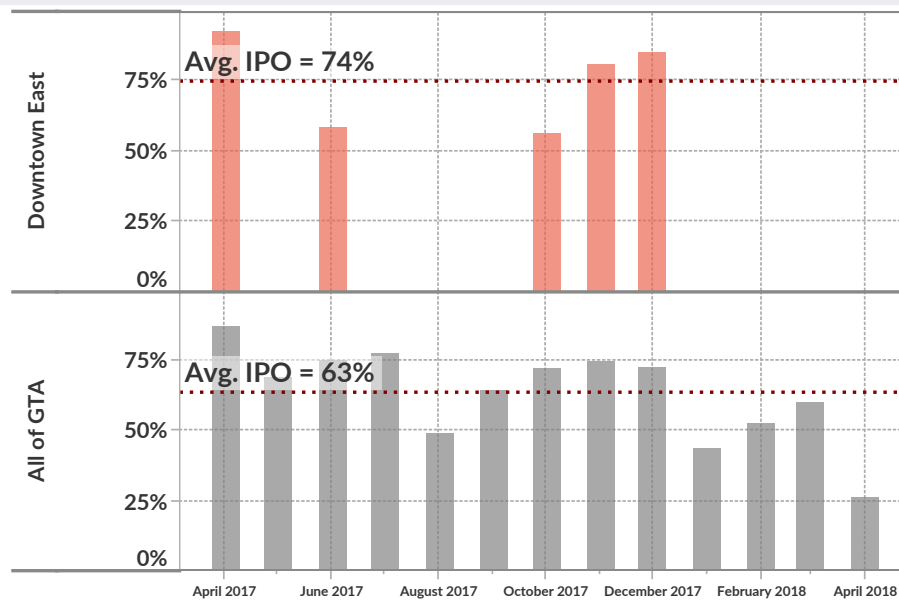
Downtown East Submarket Report - April 2018

Project Data by Unit Type

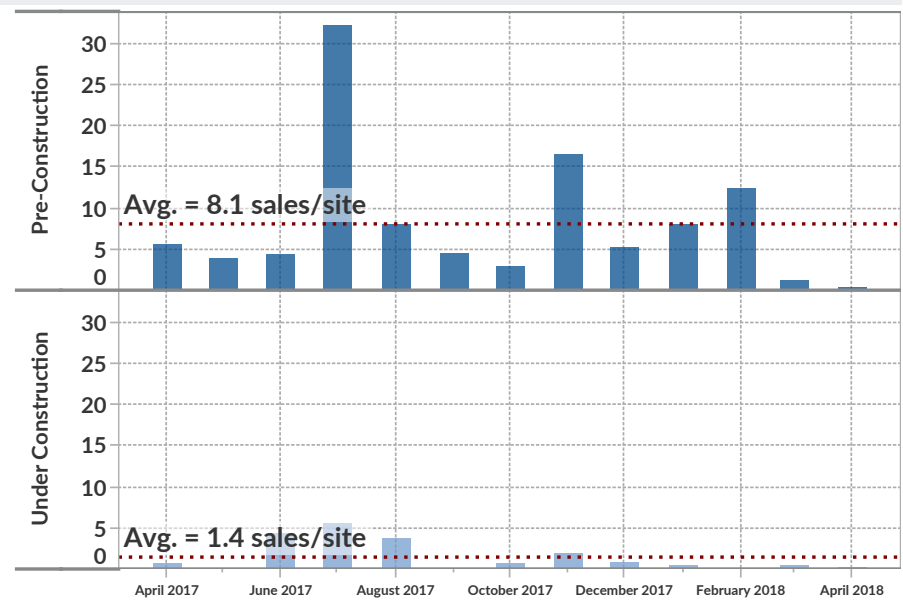
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	237	0	231	6
1 Bedroom	949	1	914	35
1 Bedroom + Den	1,147	1	1,100	47
2 Bedroom	780	0	742	38
2 Bedroom + Den	237	0	193	44
3 Bedroom & Up	358	2	300	58
Penthouse	50	0	33	17
Other	11	0	8	3

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$771	393	563	\$299,900	\$489,900
\$922	430	719	\$326,900	\$660,990
\$1,058	490	1,040	\$363,900	\$1,207,900
\$895	681	1,798	\$533,900	\$1,976,900
\$1,048	782	2,216	\$605,900	\$3,047,900
\$890	855	1,553	\$667,900	\$1,375,000
\$970	1,006	3,106	\$929,900	\$3,106,000
\$753	905	1,845	\$720,000	\$1,358,800

IPO Launch Performance (first 2 months)

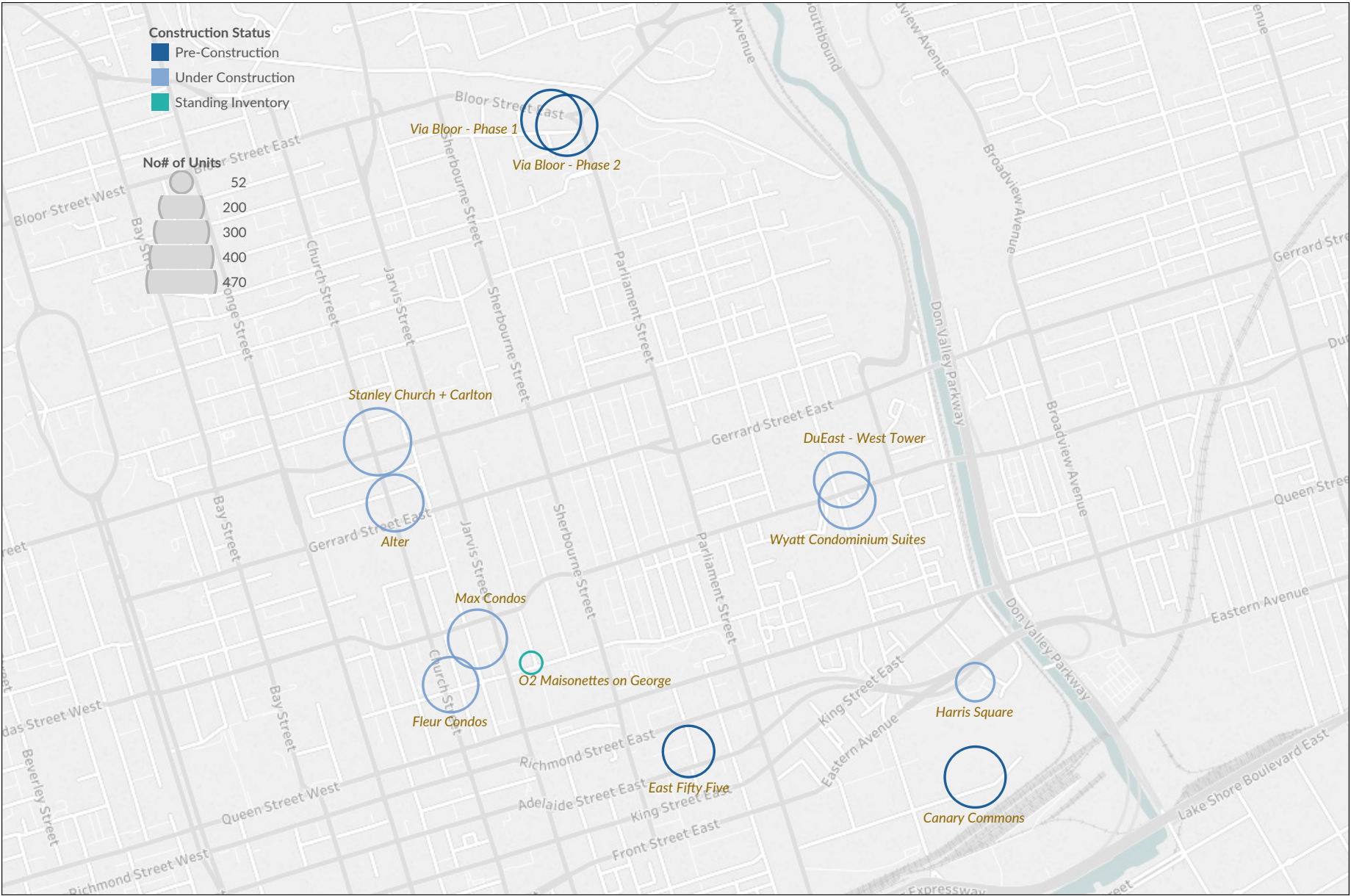


Post Launch Absorption: Downtown East



Downtown East Submarket Report - April 2018

Current Active Projects



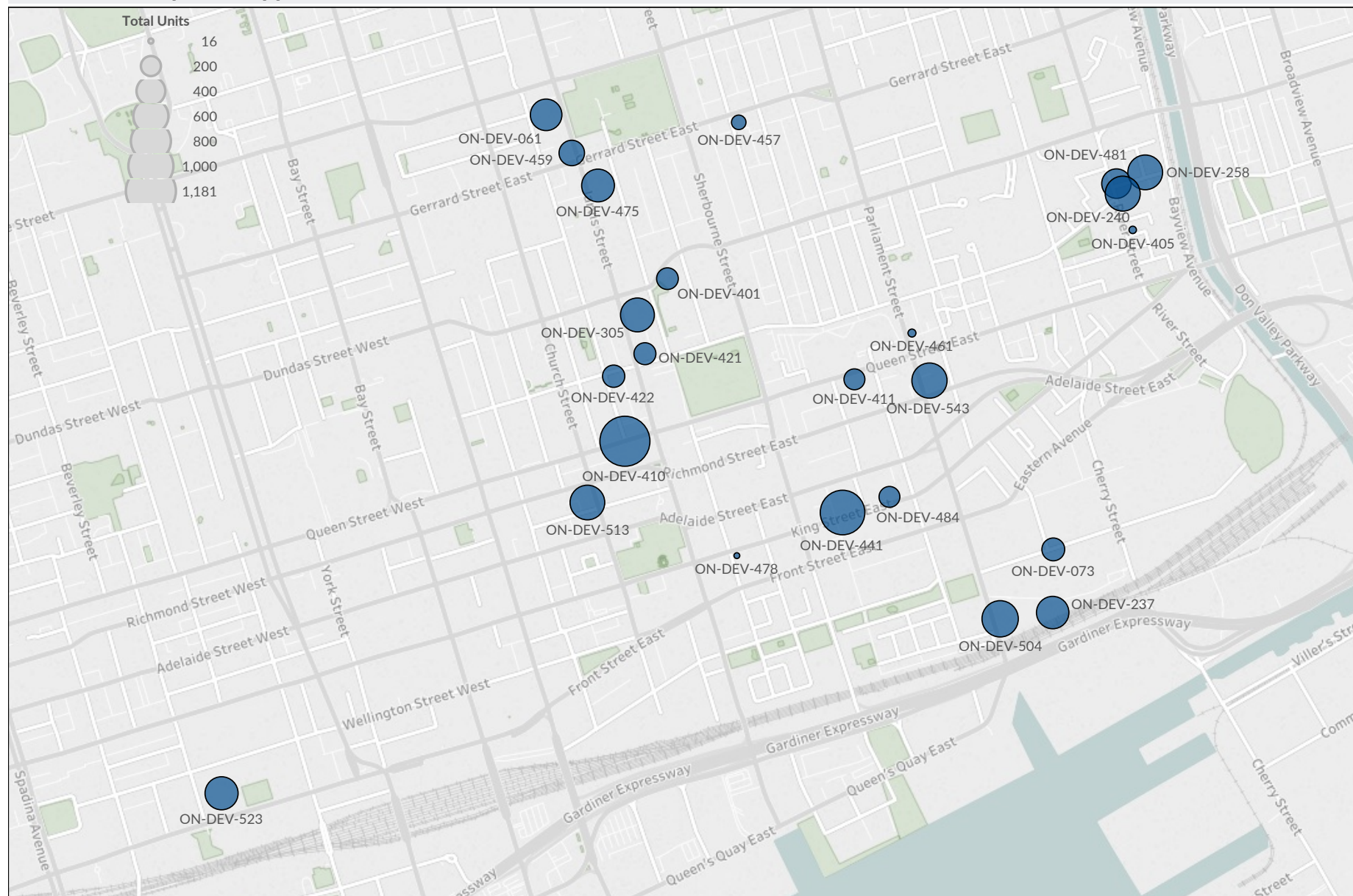
Downtown East Submarket Report - April 2018

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
Alter - Tridel	Apartment	May 2018	0	0	1	337	\$611	\$796
Canary Commons - DREAM	Apartment	September 2020	2	23	19	387	\$839	\$859
DuEast - West Tower - Daniels Corporation	Apartment	March 2020	0	0	62	316	\$716	\$711
East Fifty Five - Lamb Development Corp. and Hyde Park Ho..	Apartment	April 2020	0	0	12	276	\$615	\$1,304
Fleur Condos - Menkes	Apartment	April 2020	2	3	86	320	\$1,002	\$1,200
Harris Square - Urban Capital Property Group	Apartment	December 2019	0	0	11	154	\$793	\$875
Max Condos - Tribute Communities	Apartment	June 2020	0	3	13	363	\$662	\$1,019
O2 Maisonettes on George - Identity Developments	Apartment	November 2015	0	0	9	52	\$596	\$737
Stanley Church + Carlton - Tribute Communities	Apartment	December 2019	0	0	6	470	\$647	\$1,044
Via Bloor - Phase 1 - Tridel	Apartment	March 2021	0	1	15	372	\$775	\$878
Via Bloor - Phase 2 - Tridel	Apartment	November 2021	0	2	13	388	\$845	\$922
Wyatt Condominium Suites - Daniels Corporation	Apartment	December 2018	0	1	1	334	\$598	\$759

Downtown East Submarket Report - April 2018

Current Development Applications



Downtown East Submarket Report - April 2018

Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-061	308 - 314 Jarvis Street, 225 Mutual Street	43	13.0	470
ON-DEV-073	60 Mill Street	34	19.9	246
ON-DEV-237	370 & 370R Cherry Street, 31R Parliament Street	57	5.2	496
ON-DEV-240	77 River Street and 7 Labatt Avenue	Null	10.1	578
ON-DEV-258	5 Defries Street	36		570
ON-DEV-305	225 Jarvis Street	45	10.6	541
ON-DEV-401	219 Dundas Street East	21		222
ON-DEV-405	41 River Street	5		26
ON-DEV-410	88 Queen Street East	Null	14.8	1,181
ON-DEV-411	301 Queen Street East	25	9.3	206
ON-DEV-421	203 Jarvis Street	35	23.5	227
ON-DEV-422	79 Shuter Street	32		234
ON-DEV-441	254 King Street East	32	12.5	938
ON-DEV-457	227 Gerrard Street East	8	4.0	99
ON-DEV-459	280 Jarvis Street	25	7.9	306
ON-DEV-461	187 Parliament Street	12		30
ON-DEV-475	319 -323 Jarvis Street	50		506
ON-DEV-478	187 King Street East	17		16
ON-DEV-481	83 River Street	38		410
ON-DEV-484	284 King Street East	30		205
ON-DEV-504	33 Parliament Street	39		622
ON-DEV-513	114 Church Street	45	21.2	567
ON-DEV-523	250 Front Street East	19	9.0	516
ON-DEV-543	161 Parliament Street	Null		584

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.

Downtown East Submarket Report - April 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	1	16	5,669	5,193	476	\$1,685	1,025	\$1,727,654	5,043
Central Waterfront	47	11	4,552	4,002	550	\$1,134	864	\$979,612	11,951
Don Mills - York Mills	11	10	2,412	2,190	222	\$842	1,312	\$1,103,781	10,393
Downtown Core	3	9	3,747	3,548	199	\$1,128	898	\$1,012,894	7,917
Downtown East	4	12	3,769	3,521	248	\$950	884	\$839,139	9,796
Downtown West	270	25	9,692	7,789	1,903	\$1,126	737	\$829,691	18,657
Etobicoke Waterfront	22	9	3,735	3,430	305	\$989	841	\$832,149	241
Highway7 - Yonge	256	8	2,017	1,453	564	\$656	891	\$584,595	
Mississauga City Centre	39	5	2,707	2,462	245	\$690	896	\$618,499	
North Toronto	51	8	2,183	1,898	285	\$983	871	\$855,898	7,108
North Yonge Corridor	8	4	1,714	1,473	241	\$950	703	\$667,401	4,420
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	875
North York West	0	10	2,058	1,602	456	\$740	825	\$610,691	8,413
Not Applicable	498	125	20,254	16,819	3,435	\$664	967	\$641,941	40,030
Scarborough City Centre									3,760
Sheppard Corridor	8	10	3,146	2,676	470	\$888	765	\$679,221	6,394
Thornhill									
Toronto East	1	11	1,296	1,236	60	\$809	949	\$767,969	1,231
Toronto West	3	4	601	408	193	\$919	795	\$730,334	11,872
Yonge - St. Clair	3	9	1,304	1,204	100	\$1,258	1,324	\$1,665,351	1,101

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.