

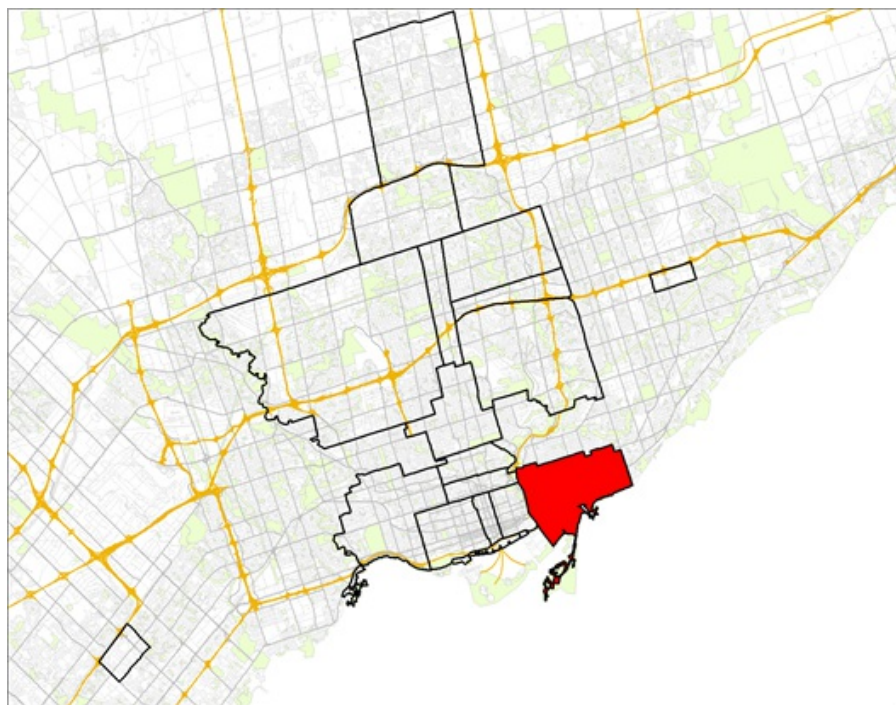


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of April 2018



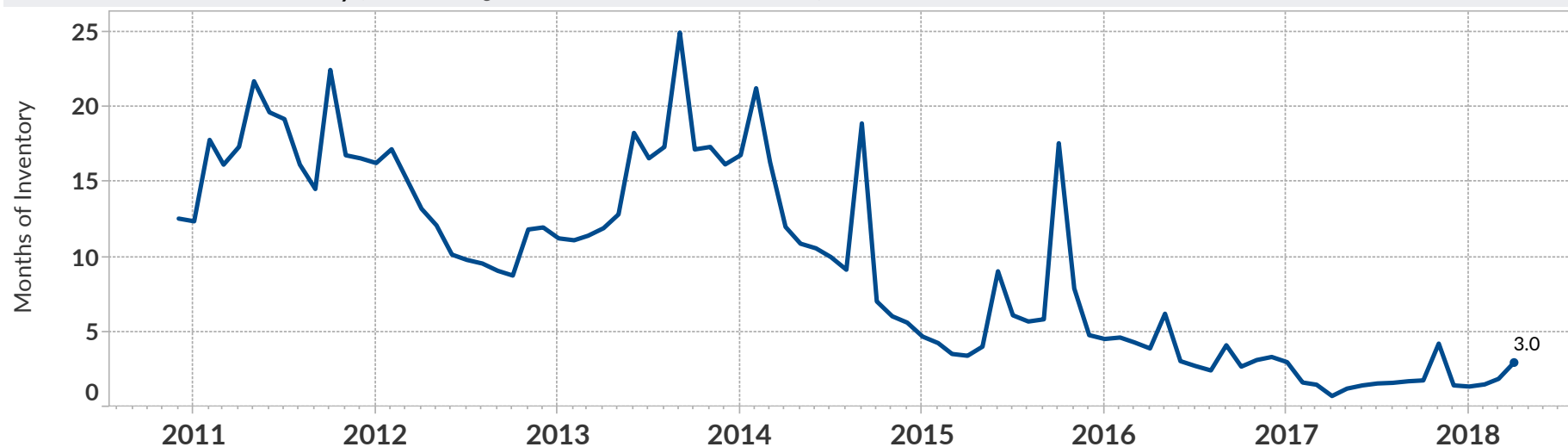
Toronto East Submarket Report - April 2018



Toronto East		GTA
Active Projects	11	288
Total Units	1,296	71,507
Total Sales	1,236	61,549
Rem. Inv.	60	9,958
Avg. \$/SF	\$809	\$888
Avg. SF	949	890
Avg. \$	\$767,969	\$790,603
Current Month Sales (incl. active & sold out)	1	1,225

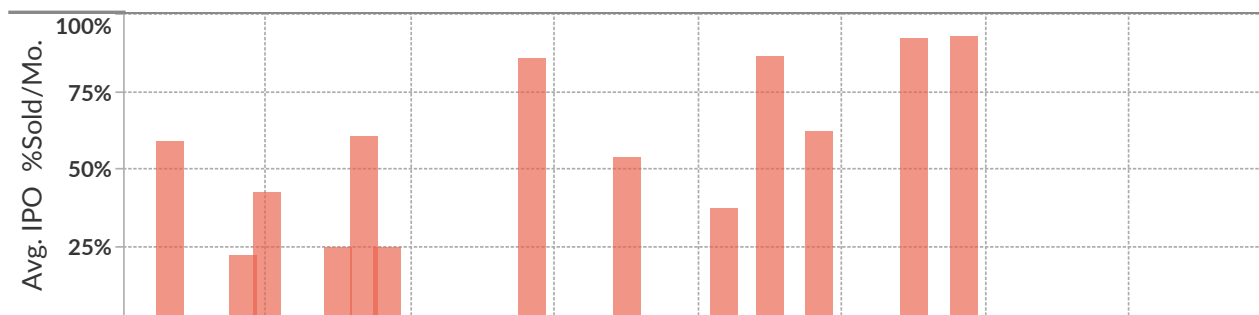
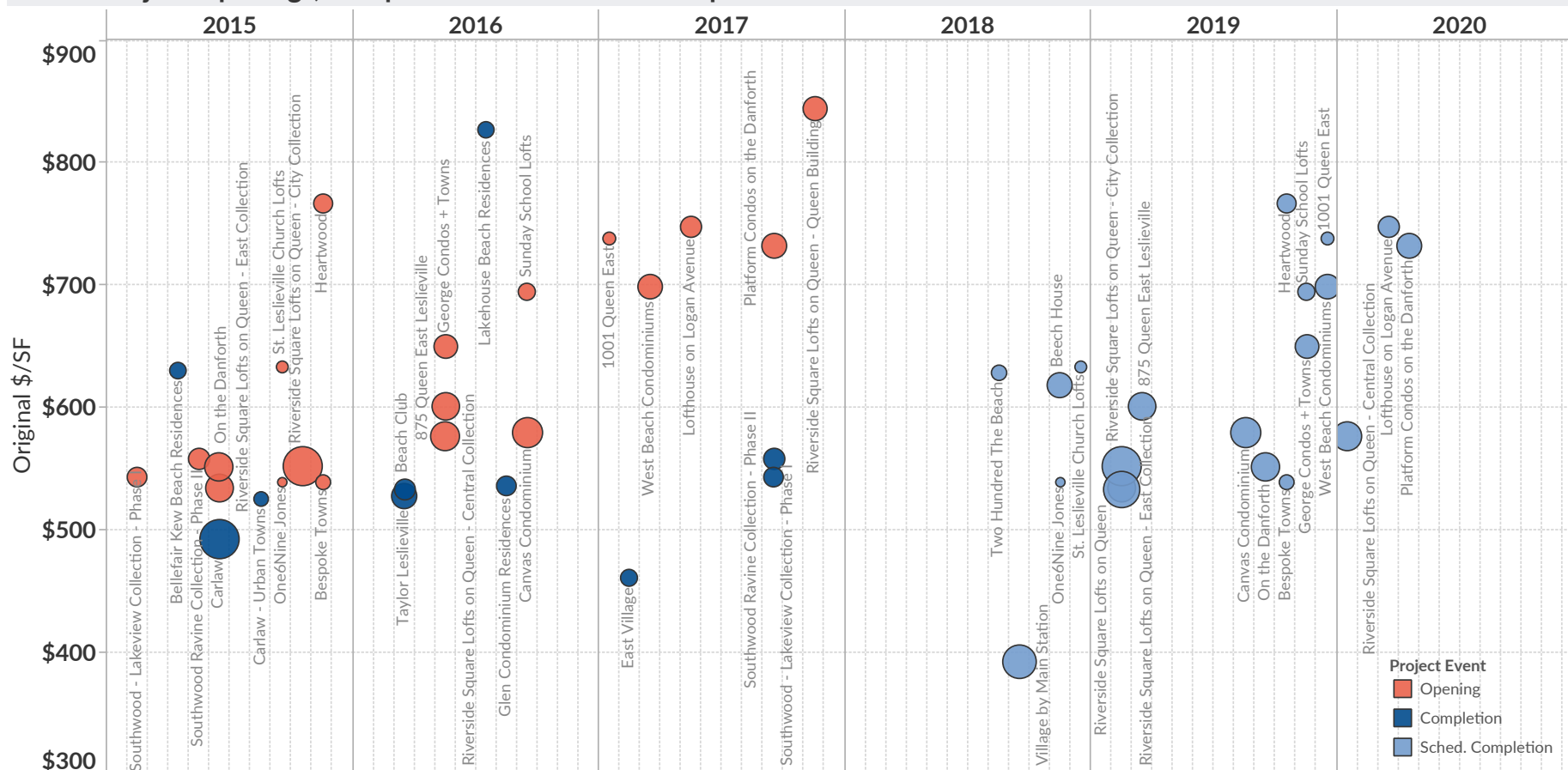
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	16	338
Total Units	1,231	150,769
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	5.7	44.3
Avg. Floor Space Index	3.9	7.3

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

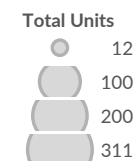


Toronto East Submarket Report - April 2018

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.



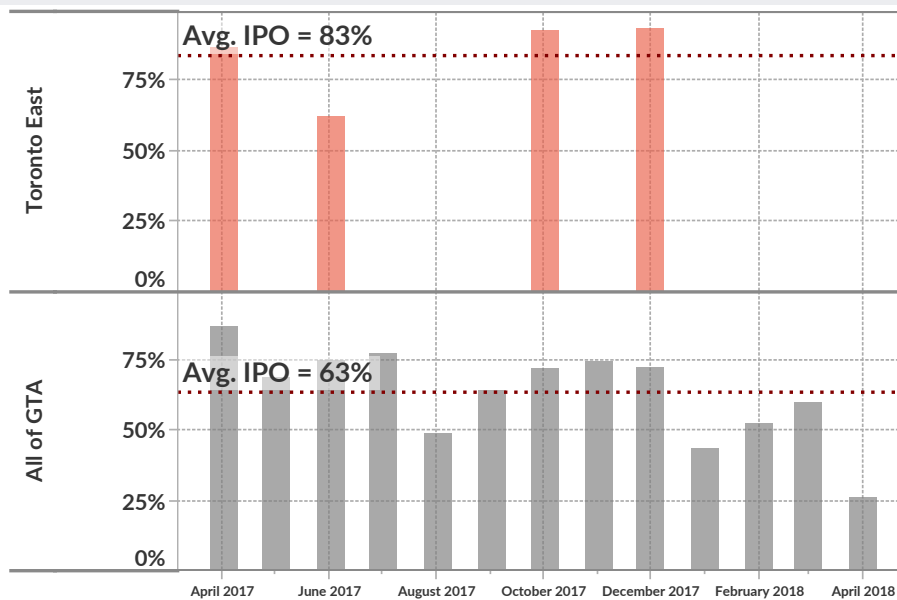
Toronto East Submarket Report - April 2018

Project Data by Unit Type

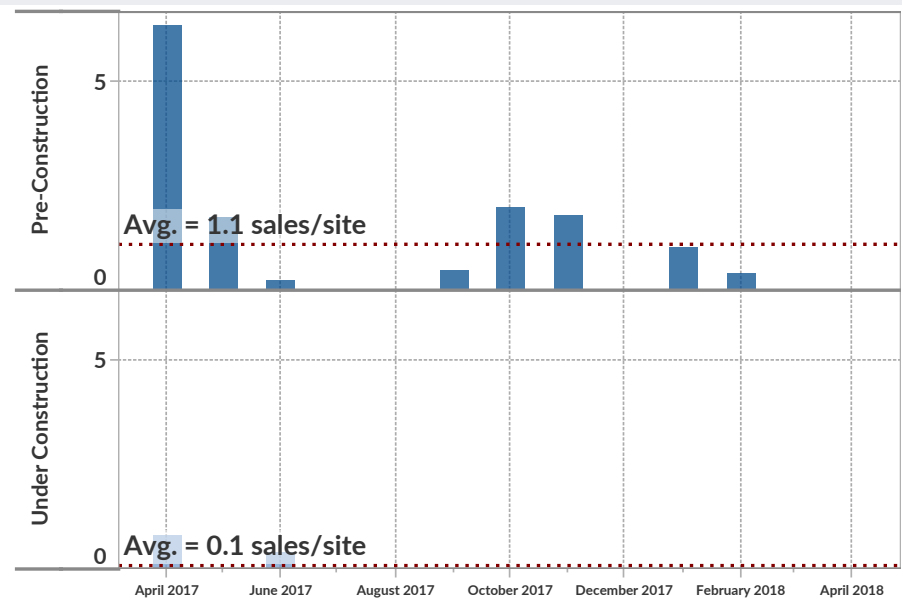
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	15		15	0
1 Bedroom	294	1	282	12
1 Bedroom + Den	288	0	282	6
2 Bedroom	509	0	486	23
2 Bedroom + Den	134	0	122	12
3 Bedroom & Up	50	0	43	7
Penthouse	6		6	0
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$837	470	578	\$239,900	\$522,900
\$889	551	755	\$494,900	\$649,900
\$815	615	1,440	\$339,900	\$1,079,900
\$891	745	1,550	\$413,900	\$1,499,900
\$612	1,228	1,830	\$749,900	\$1,109,900

IPO Launch Performance (first 2 months)

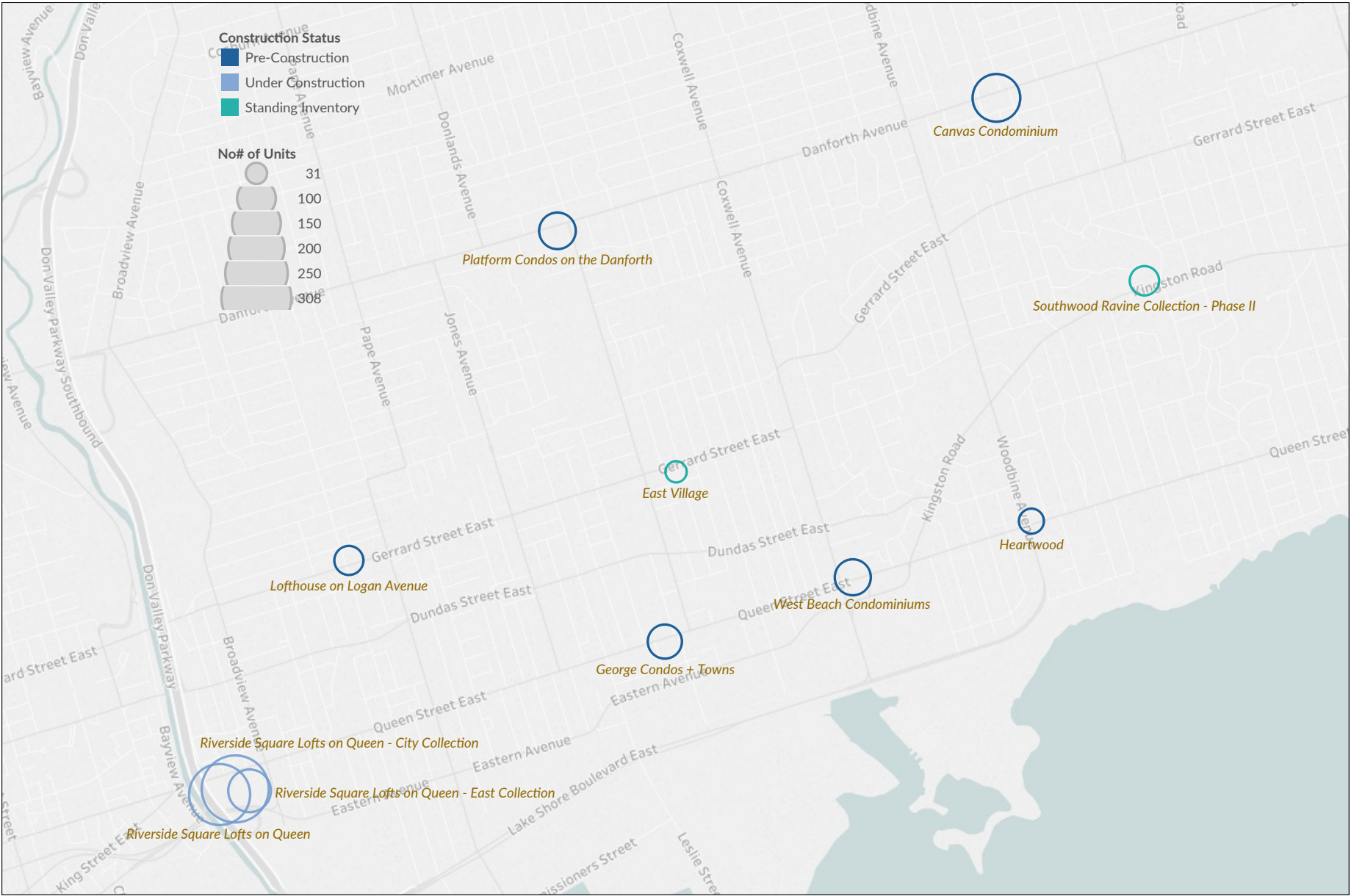


Post Launch Absorption: Toronto East



Toronto East Submarket Report - April 2018

Current Active Projects



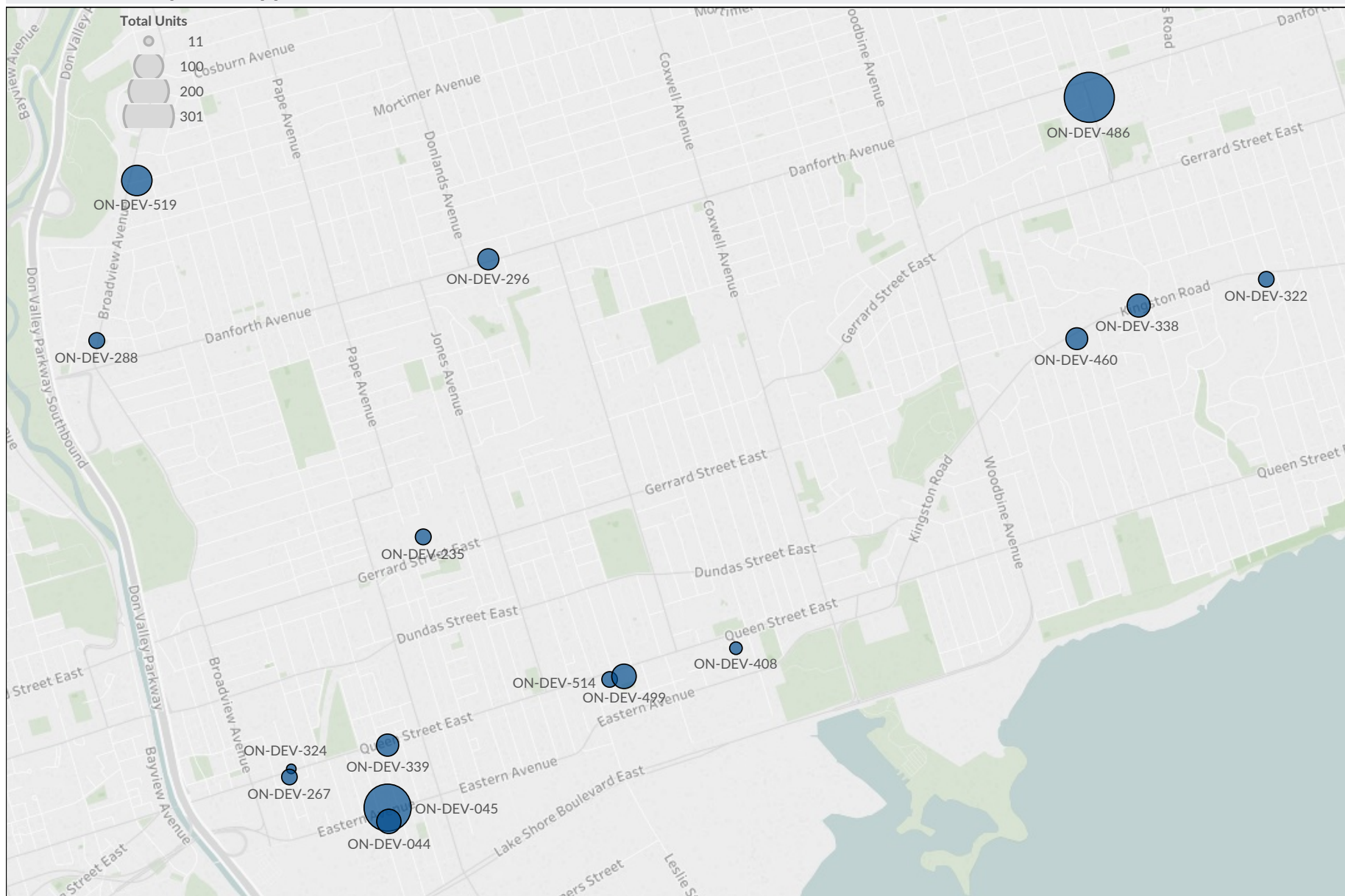
Toronto East Submarket Report - April 2018

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
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	2	2	31	\$461	\$766
George Condos + Towns - Rockport Group	Apartment	November 2019	0	0	16	80	\$650	\$910
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	3	89	\$699	\$897

Toronto East Submarket Report - April 2018

Current Development Applications



Toronto East Submarket Report - April 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 - 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.