

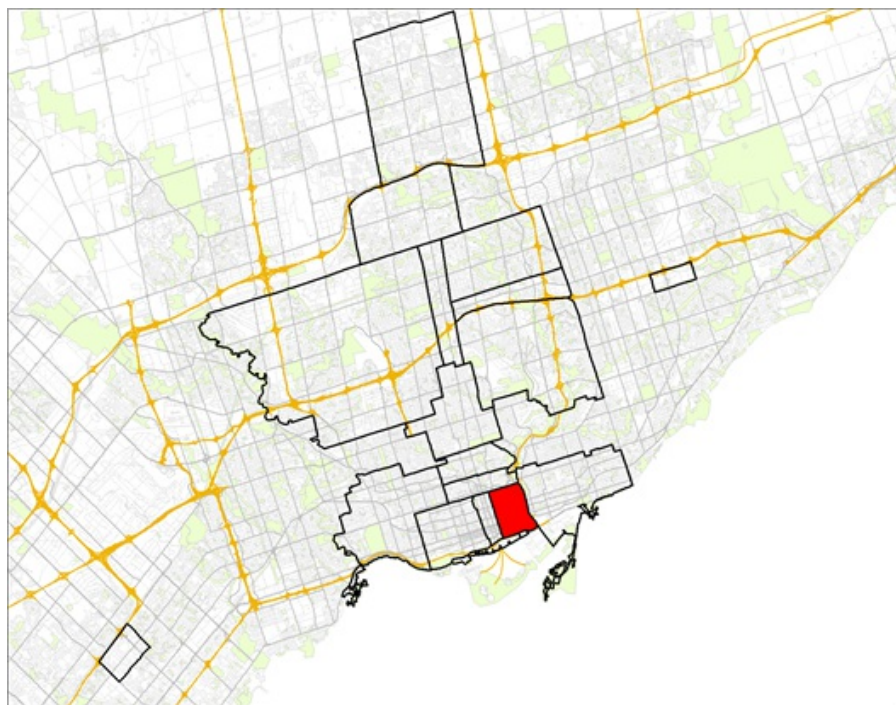


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of May 2018



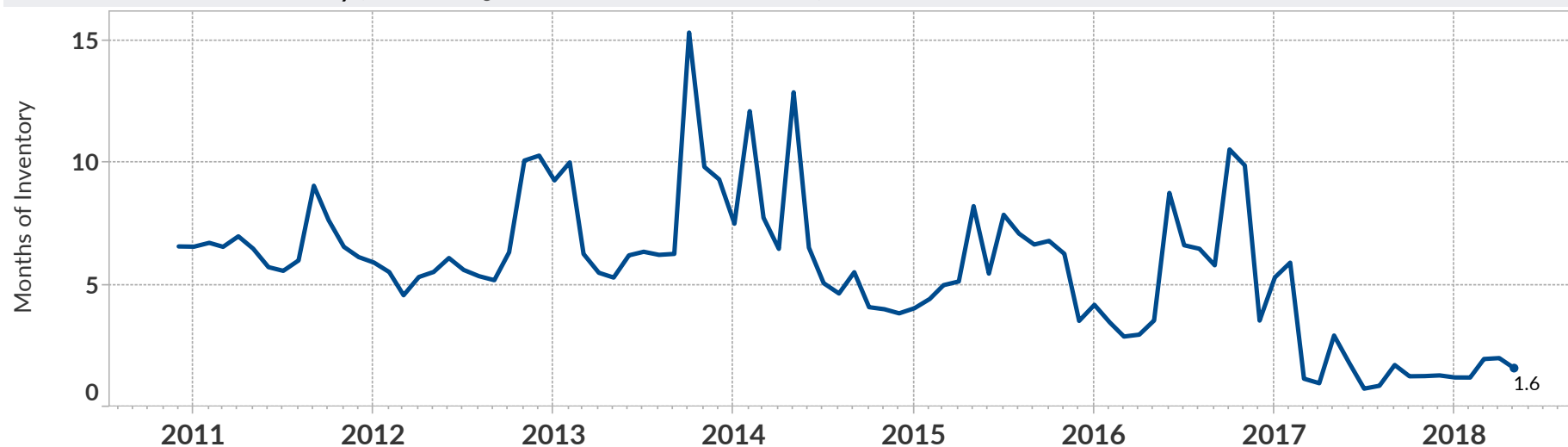
Downtown East Submarket Report - May 2018



Downtown East		GTA
Active Projects	14	293
Total Units	4,393	73,039
Total Sales	4,075	63,694
Rem. Inv.	318	9,345
Avg. \$/SF	\$945	\$902
Avg. SF	896	906
Avg. \$	\$846,562	\$817,926
Current Month Sales (incl. active & sold out)	204	2,003

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

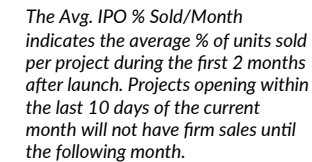
Submarket - Months of Inventory (calculated using current rem. inv. and last 12 month sales)



Project Event Legend:

- Opening (Red)
- Completion (Dark Blue)
- Sched. Completion (Light Blue)

Project Name	Event Type	Year
X2	Completion	2015
One Park Place - South Tower	Completion	2015
Post House Condominium	Completion	2015
Bartholomew	Completion	2015
East United Toronto Condos	Completion	2015
Stanley Church + Carlton	Completion	2015
Grid Condos	Completion	2015
St. Lawrence Condominiums	Completion	2015
king plus condos	Completion	2015
O2 Maisonettes on George	Completion	2015
88 North	Completion	2016
PACE	Completion	2016
Canary District Condominiums	Completion	2016
Canary Park Condominiums - Canary Park South and Canary Park North	Completion	2016
Eighty One Wellesley in the Village	Completion	2016
159 SWH+TOR	Completion	2016
Wyatt Condominium Suites	Completion	2016
Home	Completion	2016
Max Condos	Completion	2016
Axis	Completion	2016
Bartholomew	Completion	2017
Core Condos	Completion	2017
Canary Block	Completion	2017
Time and Space Condominiums - East Tower and West Tower	Completion	2017
Via Bloor - Phase 1	Completion	2017
Via Bloor - Phase 2	Completion	2017
Harris Square	Completion	2017
Time and Space Condominiums - South Towers	Completion	2017
Fleur Condos	Completion	2017
365 Church	Completion	2017
DuEast - West Tower	Completion	2017
Canary Commons	Completion	2017
Social at Church + Dundas	Completion	2017
DuEast Boutique - East Residence	Completion	2018
Alter	Completion	2018
RC3	Completion	2018
Axiom Condominiums	Completion	2018
Axiom Condominiums - Tower 2	Completion	2018
Wyatt Condominium Suites	Completion	2018
Dundas Square Gardens Condominiums	Completion	2018
Grid Condos	Completion	2018
East United Toronto Condos	Completion	2018
Canary Block	Completion	2018
88 North	Completion	2018
Stanley Church + Carlton	Completion	2018
Harris Square	Completion	2018
DuEast - West Tower	Completion	2019
East Fifty Five	Completion	2019
Max Condos	Completion	2019
Ivy	Completion	2019
Stanley Church + Carlton	Completion	2019
Harris Square	Completion	2019
DuEast - West Tower	Completion	2019
East Fifty Five	Completion	2019
Max Condos	Completion	2019
Ivy	Completion	2019
Stanley Church + Carlton	Completion	2019
Harris Square	Completion	2019
DuEast - West Tower	Completion	2019
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Ivy	Completion	



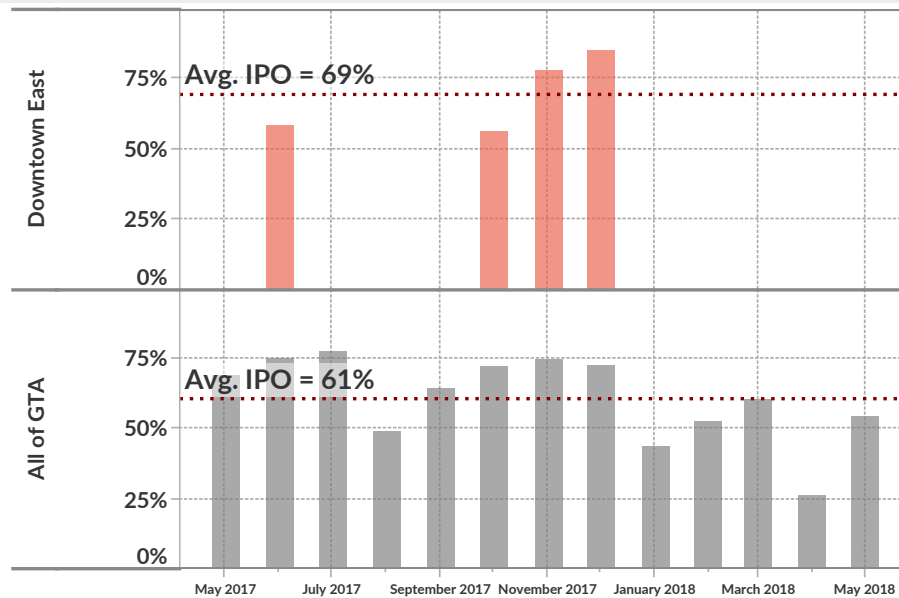
Downtown East Submarket Report - May 2018

Project Data by Unit Type

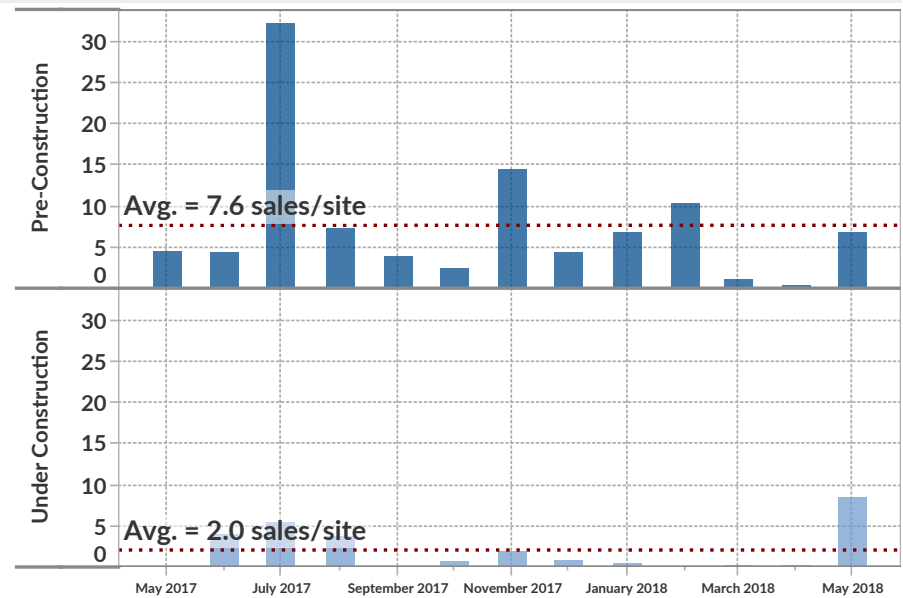
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	237	8	236	1
1 Bedroom	1,057	48	1,017	40
1 Bedroom + Den	1,293	74	1,239	54
2 Bedroom	1,008	45	946	62
2 Bedroom + Den	314	18	269	45
3 Bedroom & Up	423	11	329	94
Penthouse	50	0	31	19
Other	11	0	8	3

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$906	563	563	\$509,900	\$509,900
\$990	430	719	\$398,000	\$660,990
\$1,058	525	1,040	\$537,000	\$1,207,900
\$922	681	1,798	\$590,000	\$1,976,900
\$1,082	782	2,216	\$702,990	\$3,047,900
\$865	855	1,553	\$742,900	\$1,375,000
\$941	1,006	3,106	\$929,900	\$3,106,000
\$753	905	1,845	\$720,000	\$1,358,800

IPO Launch Performance (first 2 months)

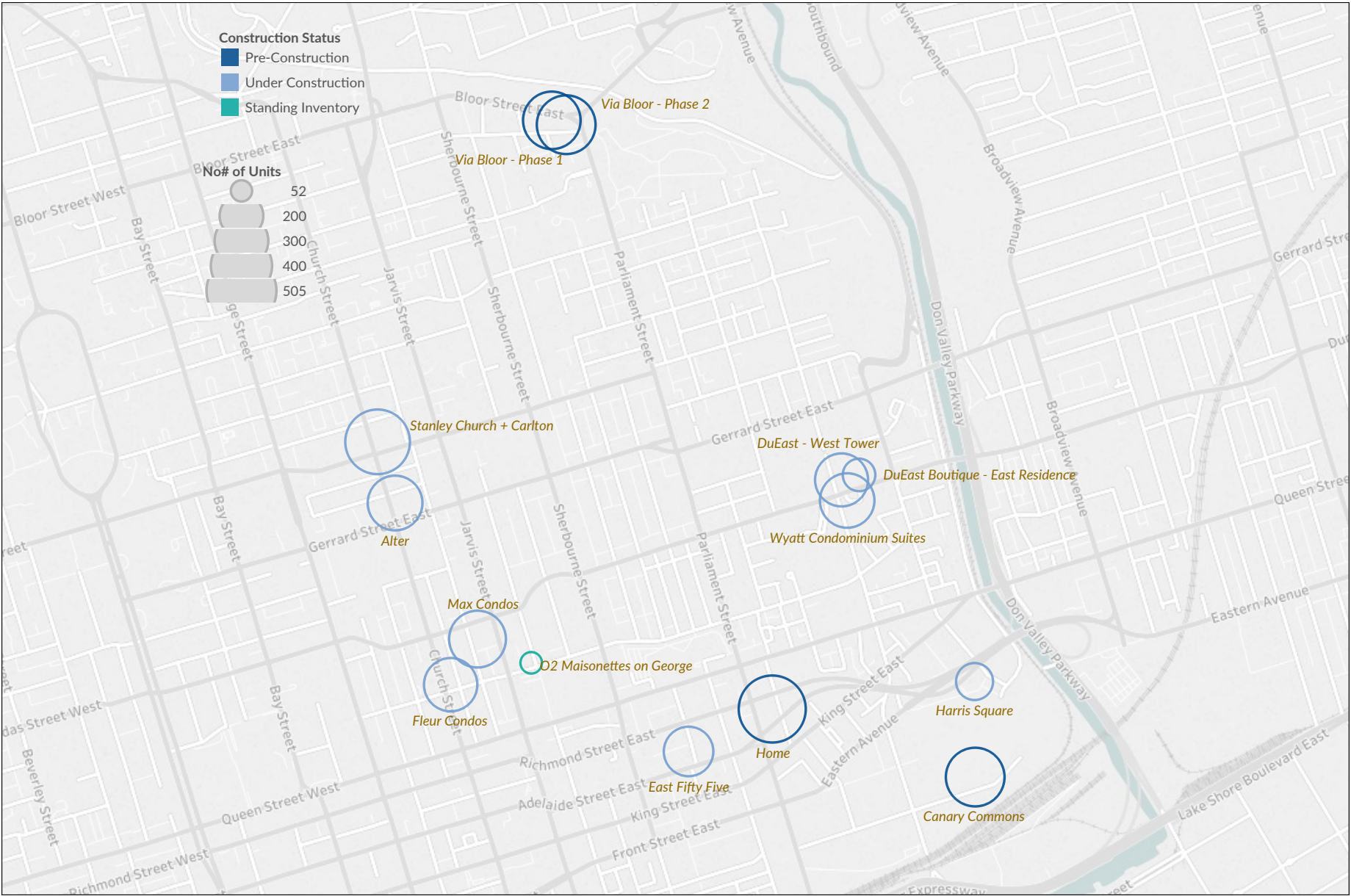


Post Launch Absorption: Downtown East



Downtown East Submarket Report - May 2018

Current Active Projects



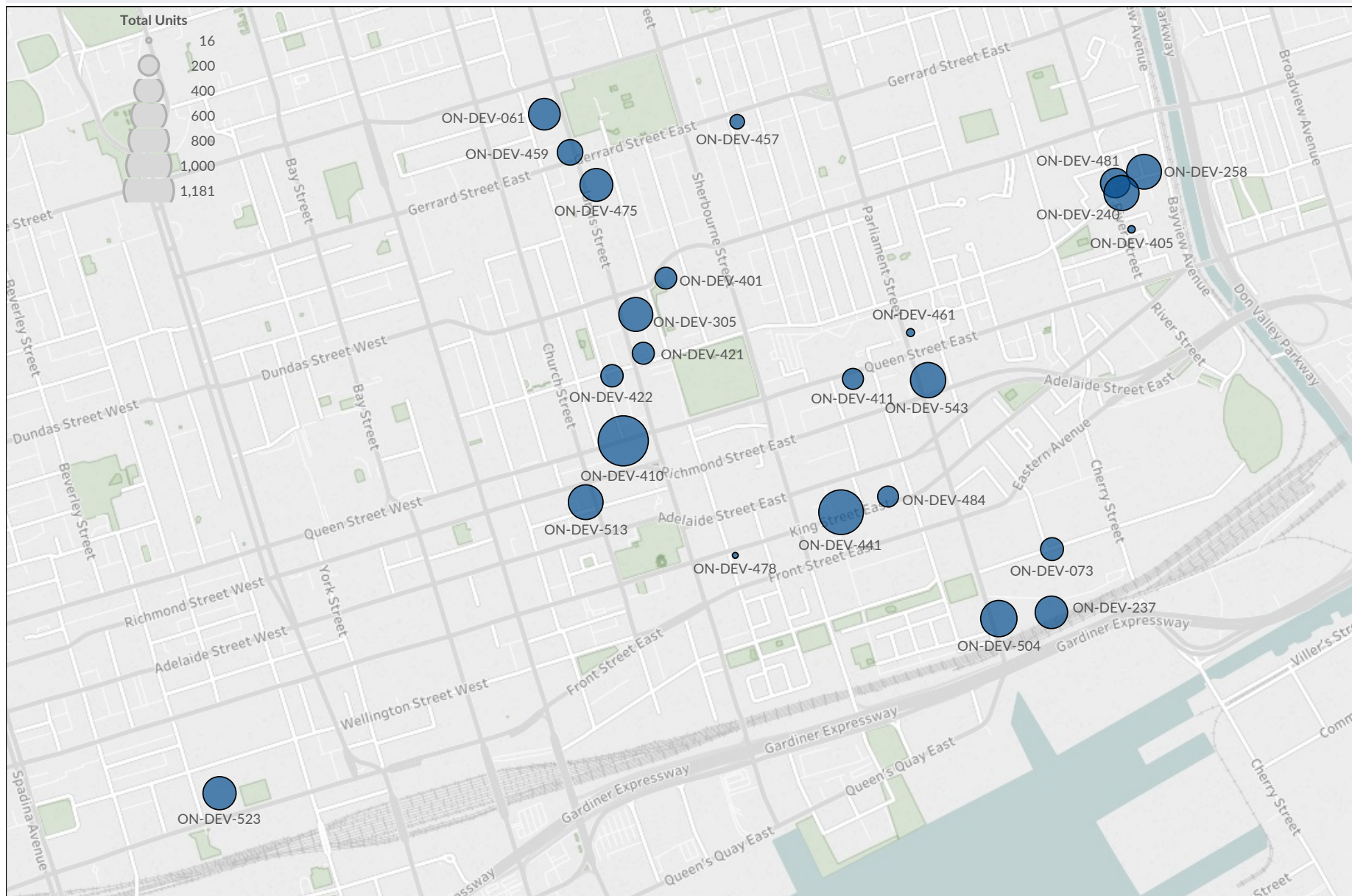
Downtown East Submarket Report - May 2018

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	June 2018	0	0	1	337	\$611	\$796
Canary Commons - DREAM	Apartment	September 2020	0	23	19	387	\$839	\$859
DuEast - West Tower - Daniels Corporation	Apartment	March 2020	63	63	9	316	\$716	\$775
DuEast Boutique - East Residence - Daniels Corporation	Apartment	April 2020	110	110	9	119	\$805	\$799
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	1	4	85	320	\$1,002	\$1,200
Harris Square - Urban Capital Property Group	Apartment	December 2019	0	0	11	154	\$793	\$875
Home - Great Gulf and Hullmark Developments Limited	Apartment	December 2020	27	27	114	505	\$619	\$864
Max Condos - Tribute Communities	Apartment	June 2020	1	4	12	363	\$662	\$1,010
O2 Maisonettes on George - Identity Developments	Apartment	November 2015	0	0	9	52	\$596	\$737
Stanley Church + Carlton - Tribute Communities	Apartment	December 2019	2	2	4	470	\$647	\$1,030
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	0	5	334	\$598	\$764

Downtown East Submarket Report - May 2018

Current Development Applications



Downtown East Submarket Report - May 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 - May 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	• 7	• 16	• 5,669	• 5,176	• 493	• \$1,709	• 1,066	• \$1,822,748	• 5,043
Central Waterfront	• 118	• 11	• 4,818	• 4,123	• 695	• \$1,149	• 866	• \$995,598	• 11,951
Don Mills - York Mills	• 8	• 10	• 2,412	• 2,194	• 218	• \$830	• 1,309	• \$1,086,506	• 10,393
Downtown Core	• 17	• 8	• 3,492	• 3,310	• 182	• \$1,124	• 919	• \$1,032,805	• 7,917
Downtown East	• 204	• 14	• 4,393	• 4,075	• 318	• \$945	• 896	• \$846,562	• 9,796
Downtown West	• 319	• 26	• 9,820	• 8,109	• 1,711	• \$1,113	• 736	• \$818,745	• 18,657
Etobicoke Waterfront	• 18	• 9	• 3,735	• 3,454	• 281	• \$996	• 827	• \$823,867	• 241
Highway7 - Yonge	• 123	• 7	• 1,754	• 1,313	• 441	• \$650	• 894	• \$581,541	•
Mississauga City Centre	• 27	• 5	• 2,707	• 2,492	• 215	• \$686	• 909	• \$623,234	•
North Toronto	• 63	• 8	• 2,183	• 1,961	• 222	• \$1,009	• 915	• \$923,121	• 7,108
North Yonge Corridor	• 32	• 5	• 1,756	• 1,505	• 251	• \$876	• 776	• \$679,860	• 4,420
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 875
North York West	• 181	• 10	• 2,047	• 1,696	• 351	• \$720	• 809	• \$582,367	• 8,413
Not Applicable	• 854	• 128	• 21,255	• 18,066	• 3,189	• \$670	• 996	• \$668,072	• 40,030
Scarborough City Centre									• 3,760
Sheppard Corridor	• 6	• 10	• 3,146	• 2,682	• 464	• \$890	• 760	• \$676,273	• 6,394
Thornhill									•
Toronto East	• 0	• 11	• 1,296	• 1,236	• 60	• \$809	• 949	• \$767,969	• 1,231
Toronto West	• 20	• 4	• 601	• 438	• 163	• \$974	• 806	• \$785,175	• 11,872
Yonge - St. Clair	• 6	• 9	• 1,304	• 1,219	• 85	• \$1,314	• 1,314	• \$1,727,197	• 1,101

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