

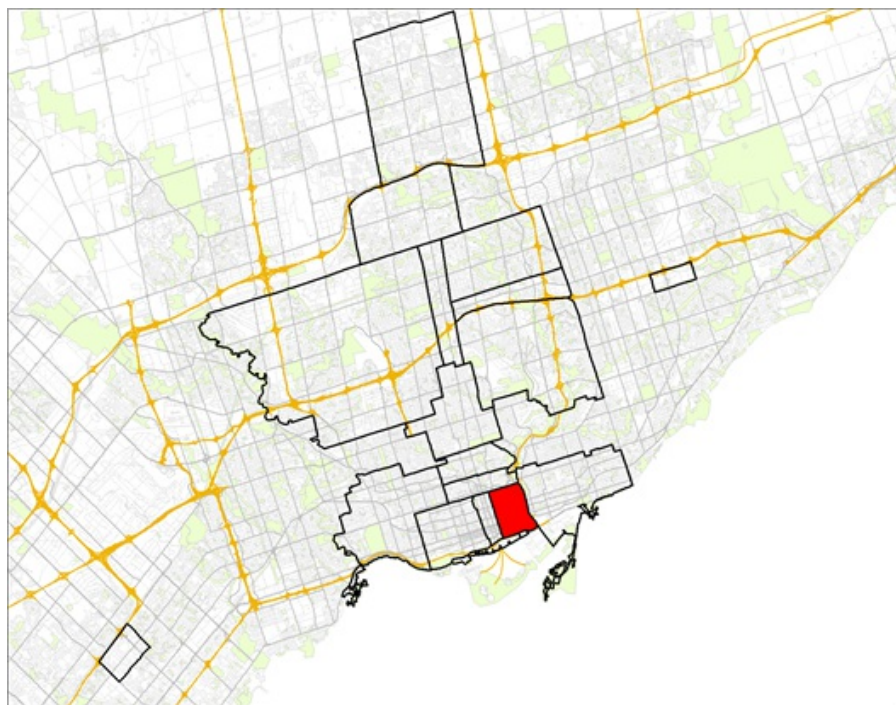


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of June 2018



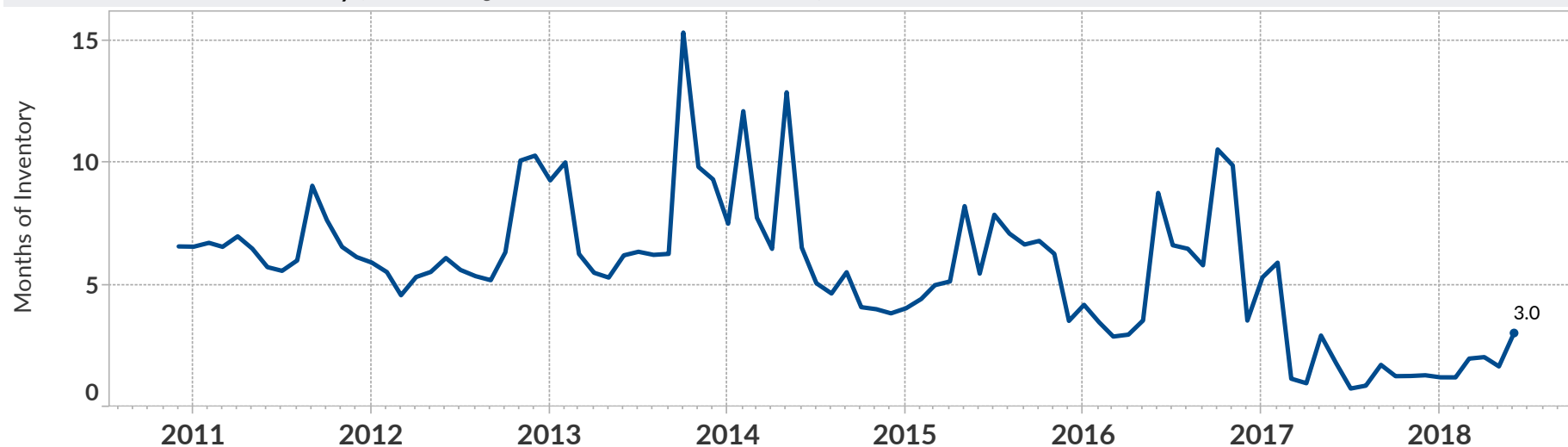
Downtown East Submarket Report - June 2018



Downtown East		GTA
Active Projects	15	304
Total Units	4,628	74,948
Total Sales	4,130	64,613
Rem. Inv.	498	10,335
Avg. \$/SF	\$954	\$927
Avg. SF	835	919
Avg. \$	\$796,585	\$851,957
Current Month Sales (incl. active & sold out)	67	2,079

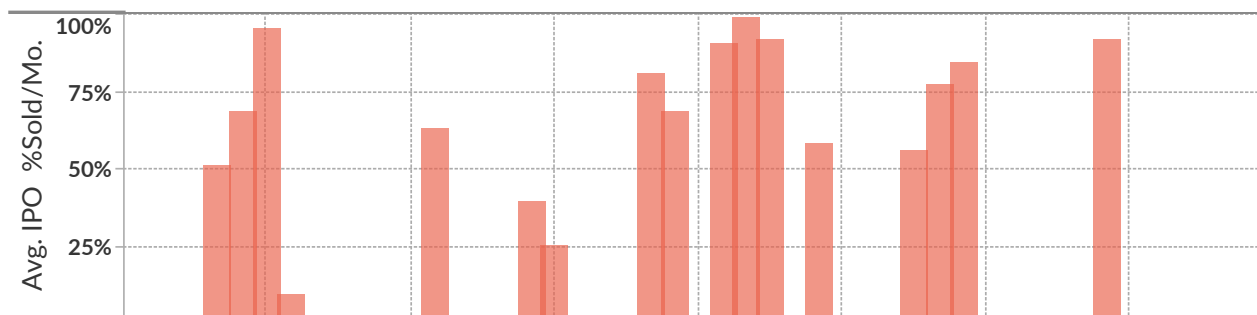
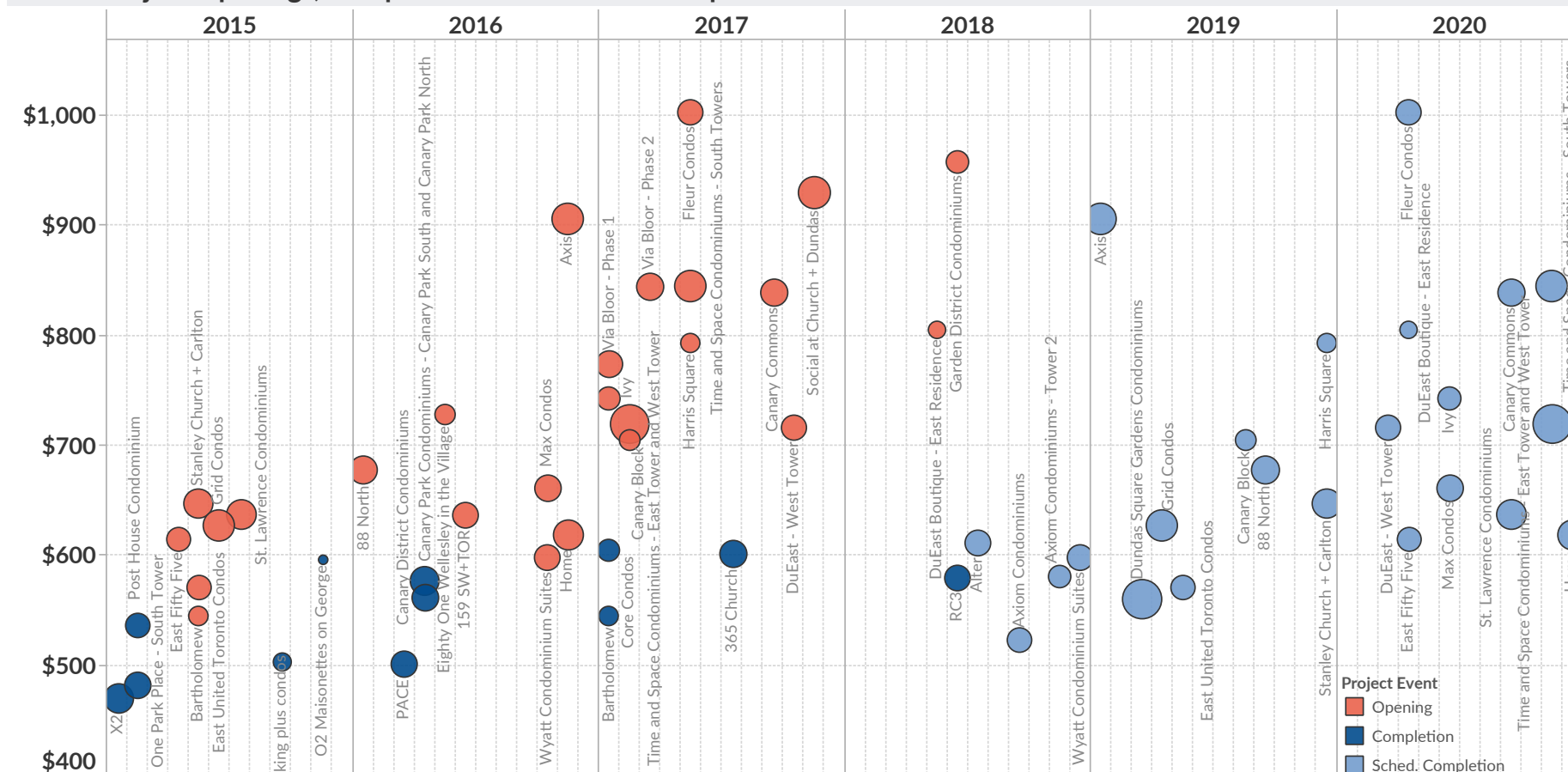
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	24	267
Total Units	10,008	134,054
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	29.5	45.5
Avg. Floor Space Index	8.0	5.6

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

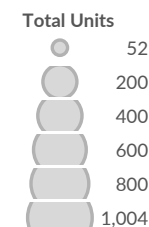


Downtown East Submarket Report - June 2018

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.



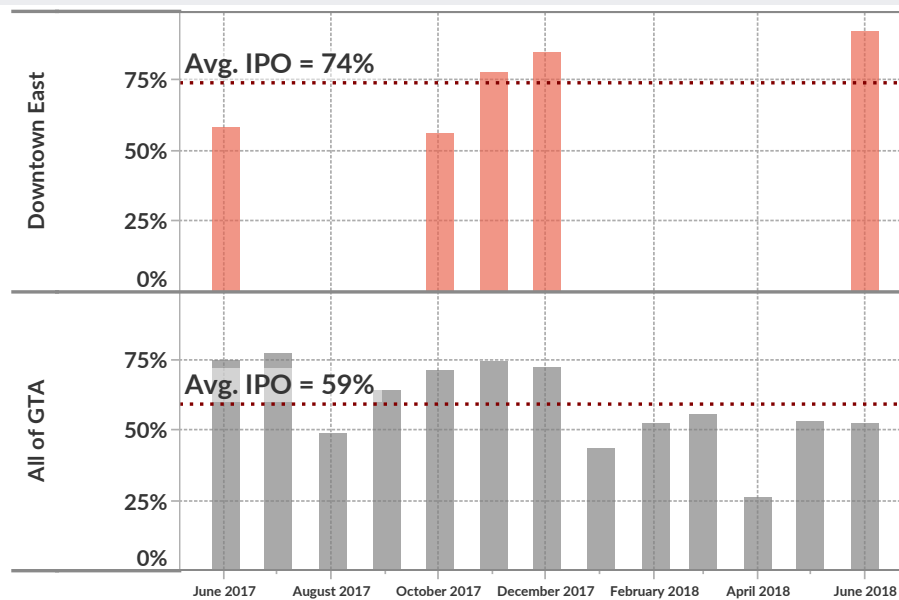
Downtown East Submarket Report - June 2018

Project Data by Unit Type

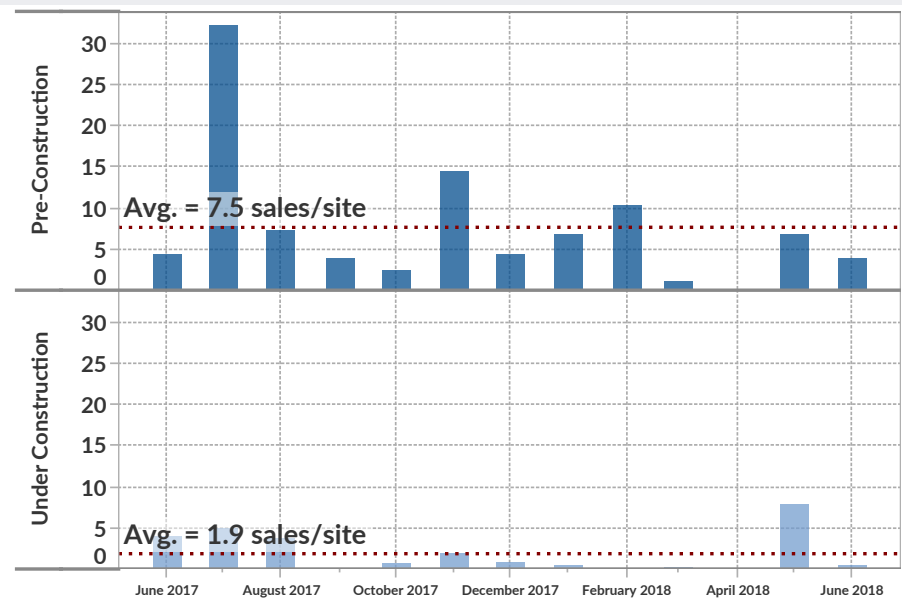
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	237	0	236	1
1 Bedroom	1,087	10	1,025	62
1 Bedroom + Den	1,348	16	1,251	97
2 Bedroom	1,123	29	974	149
2 Bedroom + Den	324	6	274	50
3 Bedroom & Up	448	5	330	118
Penthouse	50	1	32	18
Other	11	0	8	3

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$906	563	563	\$509,900	\$509,900
\$976	430	719	\$398,000	\$660,990
\$1,035	525	1,040	\$523,900	\$1,207,900
\$957	660	1,798	\$590,000	\$1,976,900
\$1,070	782	2,216	\$716,900	\$3,047,900
\$870	838	1,553	\$726,990	\$1,375,000
\$956	1,006	3,106	\$929,900	\$3,106,000
\$753	905	1,845	\$720,000	\$1,358,800

IPO Launch Performance (first 2 months)

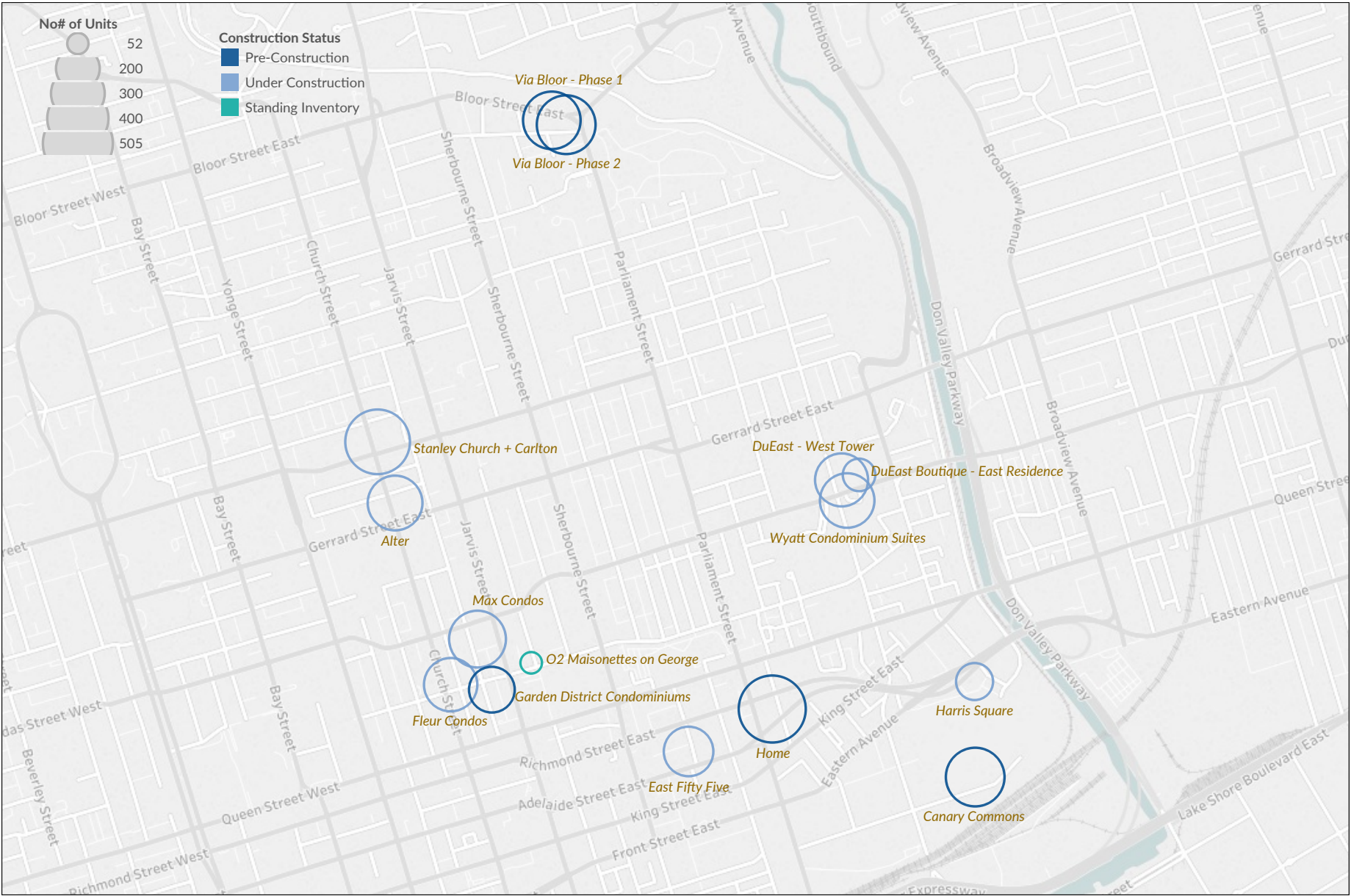


Post Launch Absorption: Downtown East



Downtown East Submarket Report - June 2018

Current Active Projects



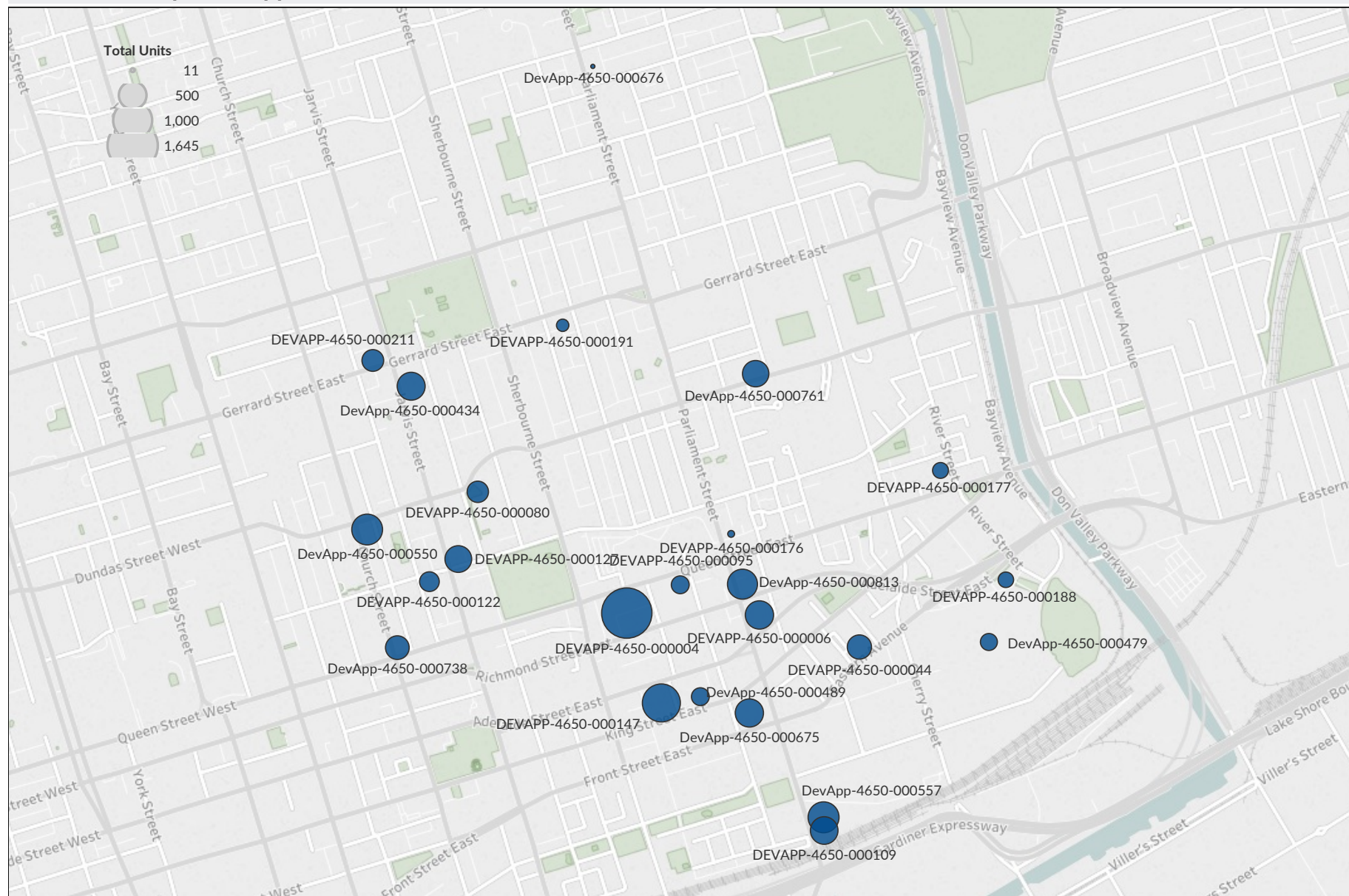
Downtown East Submarket Report - June 2018

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	July 2018	0	0	1	337	\$611	\$796
Canary Commons - DREAM	Apartment	September 2020	0	21	21	387	\$839	\$859
DuEast - West Tower - Daniels Corporation	Apartment	March 2020	0	61	11	316	\$716	\$772
DuEast Boutique - East Residence - Daniels Corporation	Apartment	April 2020	0	109	10	119	\$805	\$800
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	0	0	89	320	\$1,002	\$1,200
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May 2023	45	45	190	235	\$957	\$958
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	16	43	98	505	\$619	\$867
Max Condos - Tribute Communities	Apartment	June 2020	2	5	11	363	\$662	\$1,002
O2 Maisonettes on George - Identity Developments	Apartment	November 2015	3	3	6	52	\$596	\$737
Stanley Church + Carlton - Tribute Communities	Apartment	December 2019	0	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	1	1	6	334	\$598	\$787

Downtown East Submarket Report - June 2018

Current Development Applications



Downtown East Submarket Report - June 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000004	245 Queen Street East	15.1	1,645
DEVAPP-4650-000006	48 Power Street	9.1	520
DEVAPP-4650-000044	18 - 32 Eastern Avenue; 2 Sackville Street	10.3	381
DEVAPP-4650-000080	219 - 231 Dundas Street East	10.9	295
DEVAPP-4650-000095	301 - 317 Queen Street East	12.3	206
DEVAPP-4650-000109	31 Parliament Street	16.1	495
DEVAPP-4650-000122	79 - 85 Shuter Street	20.5	251
DEVAPP-4650-000127	203 Jarvis Street	24.9	463
DEVAPP-4650-000147	254 - 266 King Street East; 427 - 435 Adelaide Street East; 157 Princess Street	12.5	938
DEVAPP-4650-000176	187 - 193 Parliament Street	8.7	30
DEVAPP-4650-000177	28 River Street	10.2	162
DEVAPP-4650-000188	170 Eastern Avenue	6.2	155
DEVAPP-4650-000191	227 Gerrard Street East	5.5	99
DEVAPP-4650-000211	280 - 290 Jarvis Street; 102 - 110 Gerrard Street East; 189 - 193 Mutual Street	11.9	306
DevApp-4650-000434	319 - 323 Jarvis Street	33.0	506
DevApp-4650-000479	460 Front Street East	5.8	187
DevApp-4650-000489	284 King Street East	14.5	205
DevApp-4650-000550	215 - 229 Church Street; 117 Dundas Street East	27.4	616
DevApp-4650-000557	33 - 37 Parliament Street	14.0	622
DevApp-4650-000675	250 Front Street East	9.0	516
DevApp-4650-000676	595 Parliament Street	5.8	11
DevApp-4650-000738	60 Queen Street East	25.2	364
DevApp-4650-000761	620 Dundas Street East	7.1	451
DevApp-4650-000813	161 Parliament Street	12.2	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 - June 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	17	5,717	5,178	539	\$1,906	1,239	\$2,361,017	2,658
Central Waterfront	203	12	5,043	4,326	717	\$1,227	998	\$1,223,704	16,310
Don Mills - York Mills	10	10	2,412	2,204	208	\$846	1,276	\$1,078,915	10,647
Downtown Core	12	8	3,503	3,322	181	\$1,116	982	\$1,096,132	9,614
Downtown East	67	15	4,628	4,130	498	\$954	835	\$796,585	10,008
Downtown West	175	27	10,123	8,342	1,781	\$1,141	719	\$820,610	11,533
Etobicoke Waterfront	12	9	3,735	3,466	269	\$996	816	\$811,950	.
Highway7 - Yonge	61	6	1,442	1,062	380	\$655	897	\$586,998	.
Mississauga City Centre	18	5	2,707	2,496	211	\$689	911	\$627,068	.
North Toronto	23	8	2,167	1,940	227	\$1,032	892	\$920,763	6,133
North Yonge Corridor	547	6	2,164	1,761	403	\$912	727	\$663,567	3,814
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	1,134
North York West	64	11	2,361	1,920	441	\$727	782	\$568,235	8,209
Not Applicable	822	132	21,777	18,056	3,721	\$663	996	\$660,212	33,303
Scarborough City Centre									2,245
Sheppard Corridor	12	11	3,258	2,822	436	\$888	775	\$687,548	5,415
Thornhill									.
Toronto East	9	11	1,296	1,245	51	\$798	1,003	\$800,196	1,056
Toronto West	38	5	661	476	185	\$994	957	\$951,130	12,348
Yonge - St. Clair	4	9	1,303	1,222	81	\$1,315	1,312	\$1,725,619	.

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