

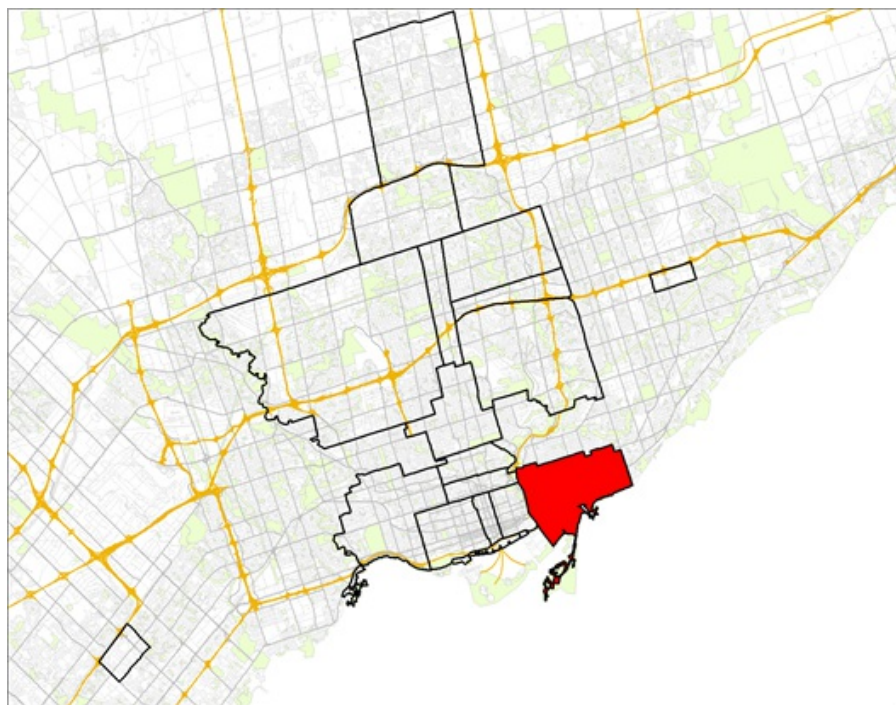


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of June 2018



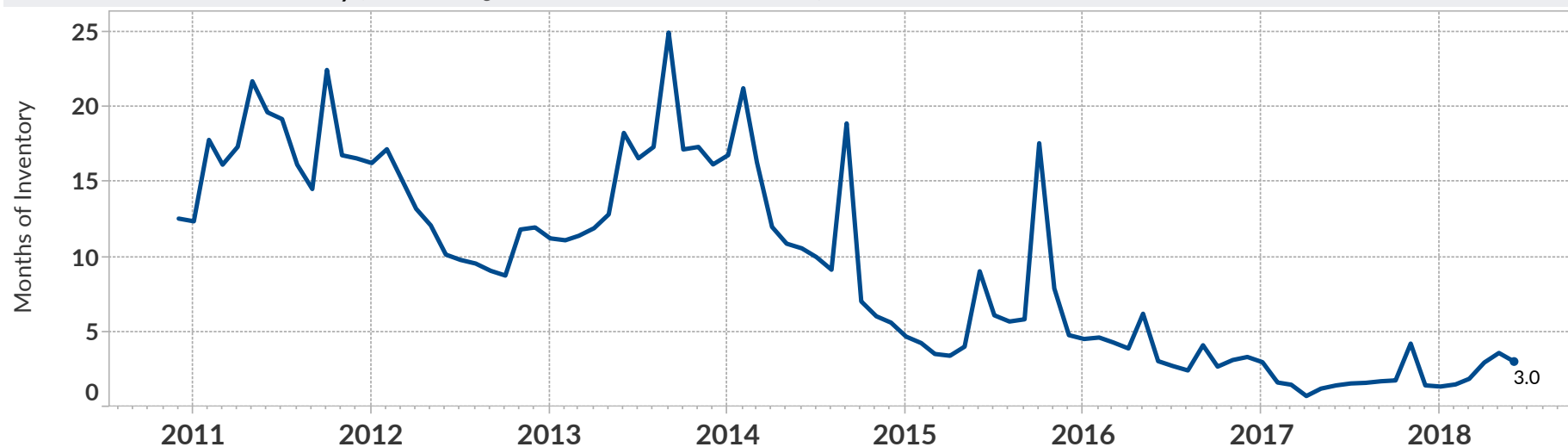
Toronto East Submarket Report - June 2018



Toronto East		GTA
Active Projects	11	304
Total Units	1,296	74,948
Total Sales	1,245	64,613
Rem. Inv.	51	10,335
Avg. \$/SF	\$798	\$927
Avg. SF	1,003	919
Avg. \$	\$800,196	\$851,957
Current Month Sales (incl. active & sold out)	9	2,079

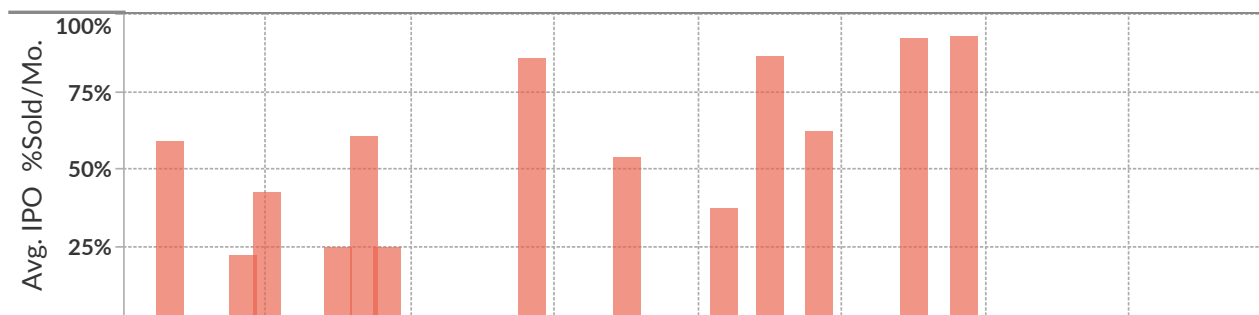
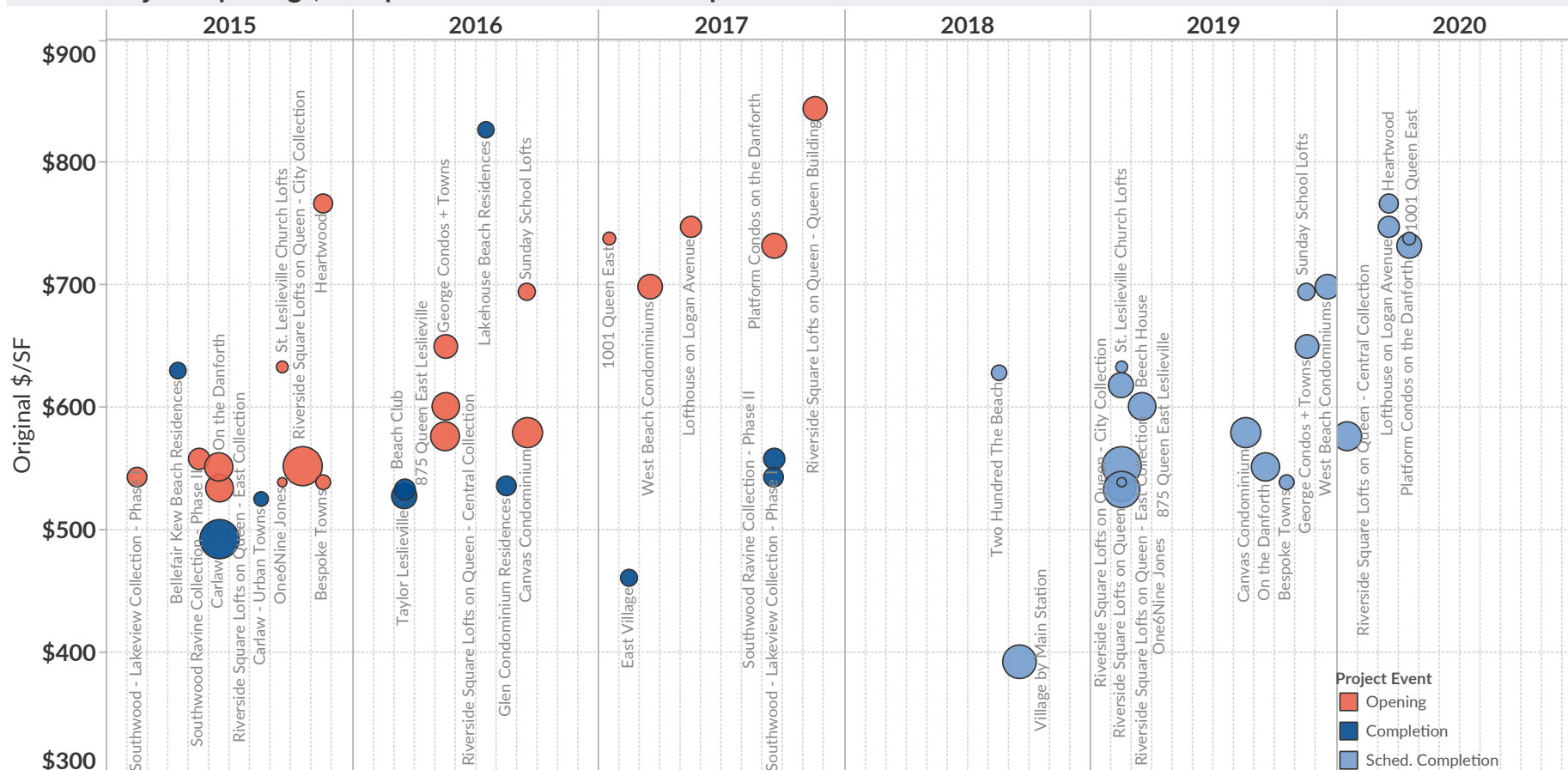
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	9	267
Total Units	1,056	134,054
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	12.6	45.5
Avg. Floor Space Index	3.7	5.6

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

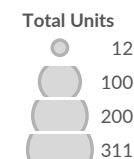


Toronto East Submarket Report - June 2018

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.



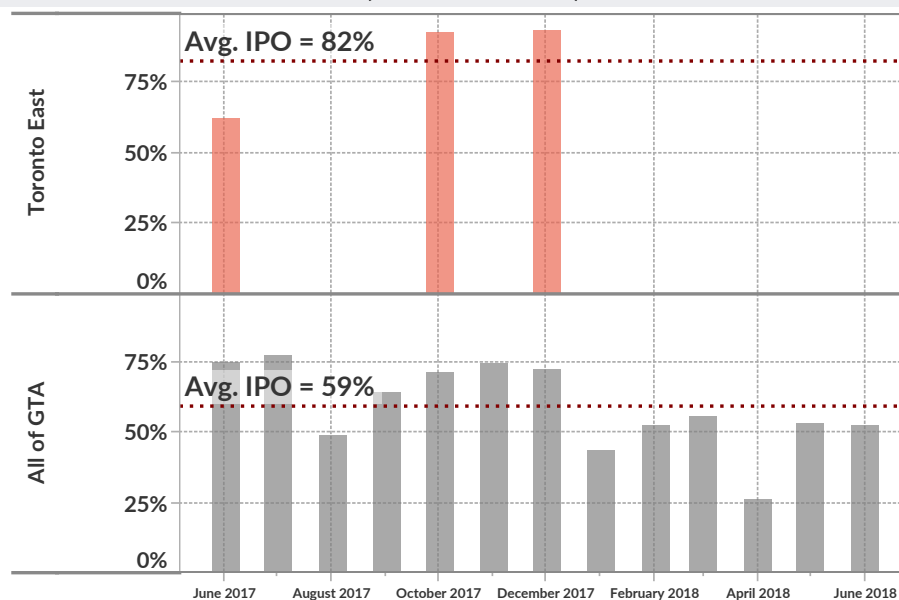
Toronto East Submarket Report - June 2018

Project Data by Unit Type

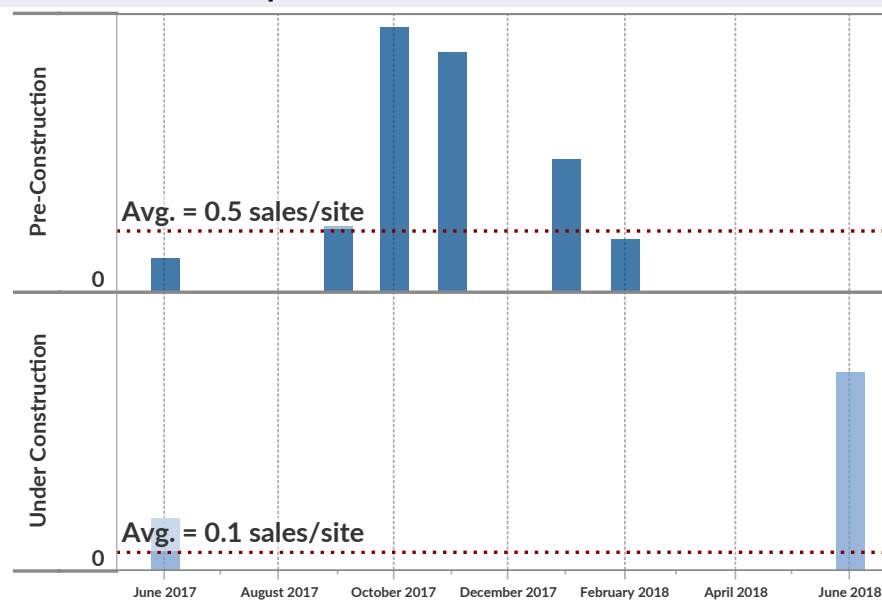
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	15		15	0
1 Bedroom	294	3	285	9
1 Bedroom + Den	288	2	284	4
2 Bedroom	509	4	490	19
2 Bedroom + Den	134	0	122	12
3 Bedroom & Up	50	0	43	7
Penthouse	6		6	0
Other				

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$820	470	578	\$239,900	\$519,900
\$857	551	755	\$494,900	\$649,900
\$804	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)

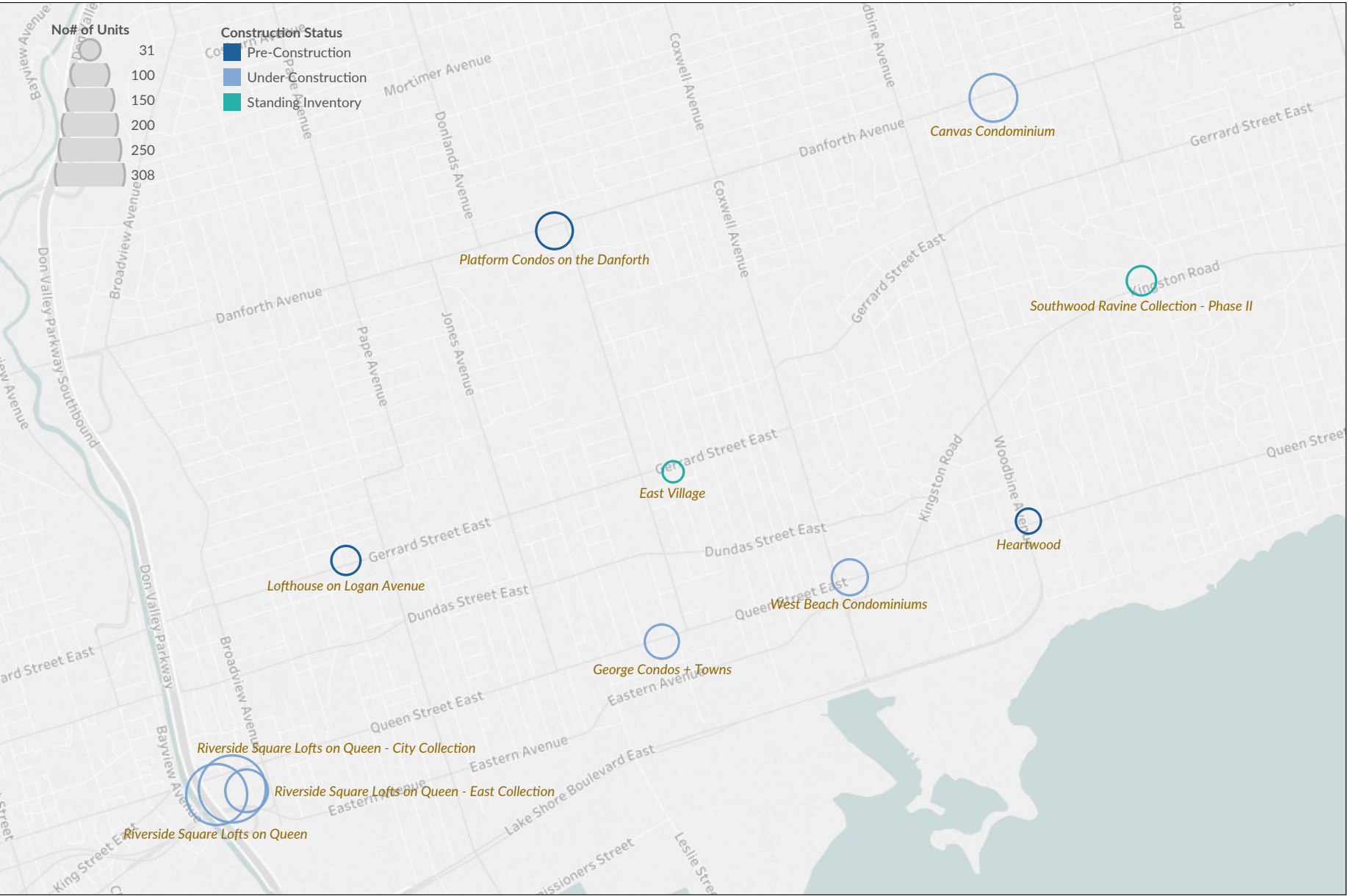


Post Launch Absorption: Toronto East



Toronto East Submarket Report - June 2018

Current Active Projects



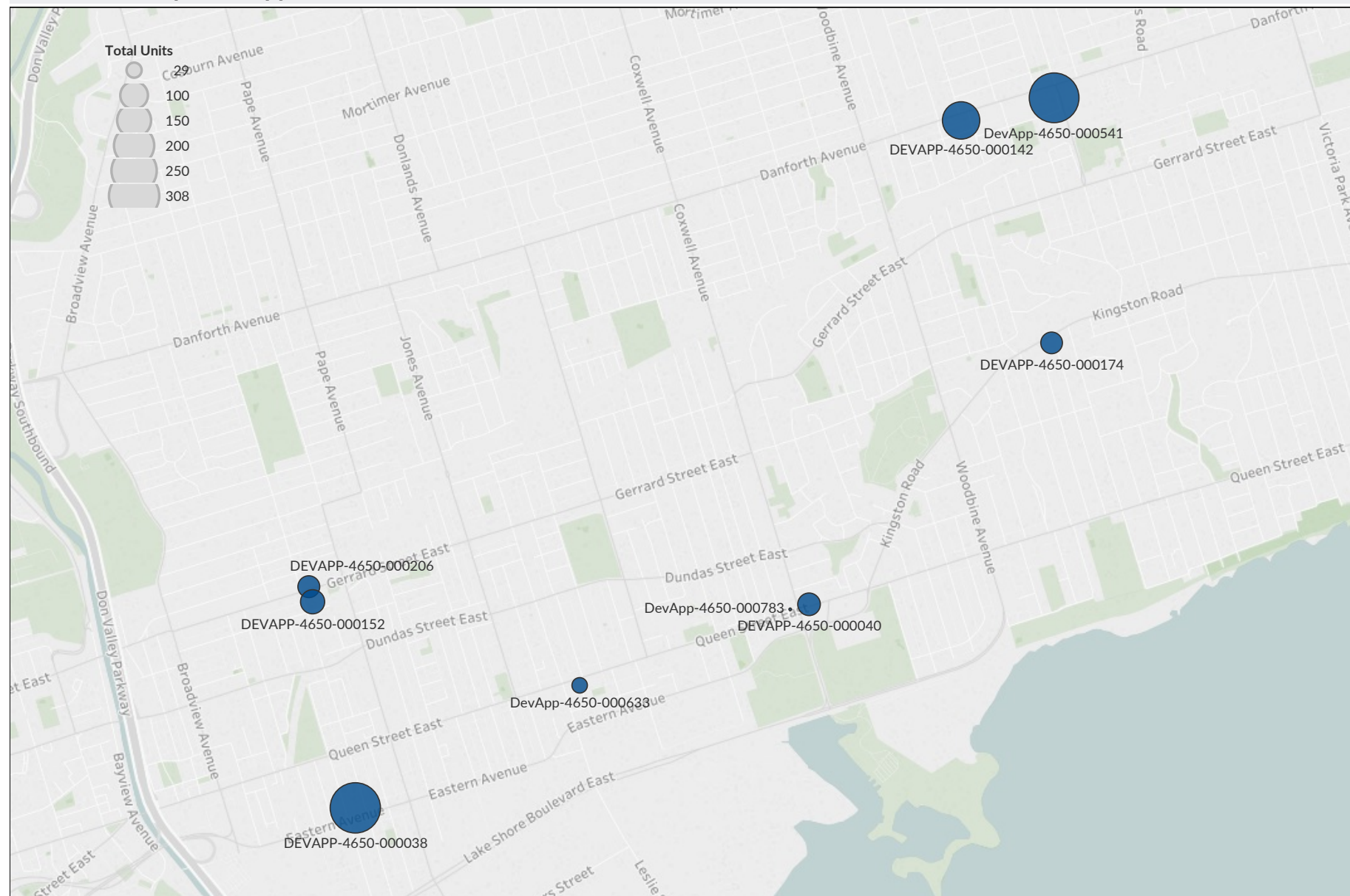
Toronto East Submarket Report - June 2018

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
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	0	2	2	31	\$461	\$766
George Condos + Towns - Rockport Group	Apartment	November 2019	9	9	7	80	\$650	\$926
Heartwood - Fieldgate Homes and Hullmark Developments Li..	Apartment	March 2020	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 - June 2018

Current Development Applications



Toronto East Submarket Report - June 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000038	462 Eastern Avenue	7.4	308
DEVAPP-4650-000040	1624 - 1630 Queen Street East	5.6	62
DEVAPP-4650-000142	2301 - 2315 Danforth Avenue	7.7	170
DEVAPP-4650-000152	485 Logan Avenue	4.7	71
DEVAPP-4650-000174	507 - 511 Kingston Road	5.3	57
DEVAPP-4650-000206	794 - 800 Gerrard Street East	6.1	58
DevApp-4650-000541	286 - 294 Main Street; 144 Stephenson Avenue	15.6	301
DevApp-4650-000633	1249 Queen Street East	7.4	29
DevApp-4650-000783	1602 Queen Street East	2.3	

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 - 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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