

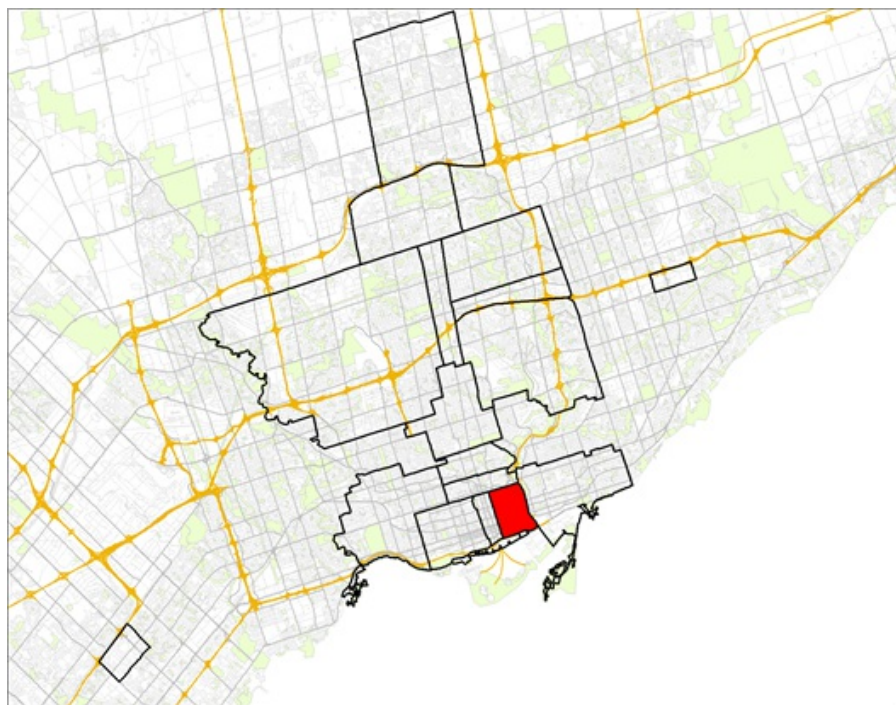


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of July 2018



Downtown East Submarket Report - July 2018

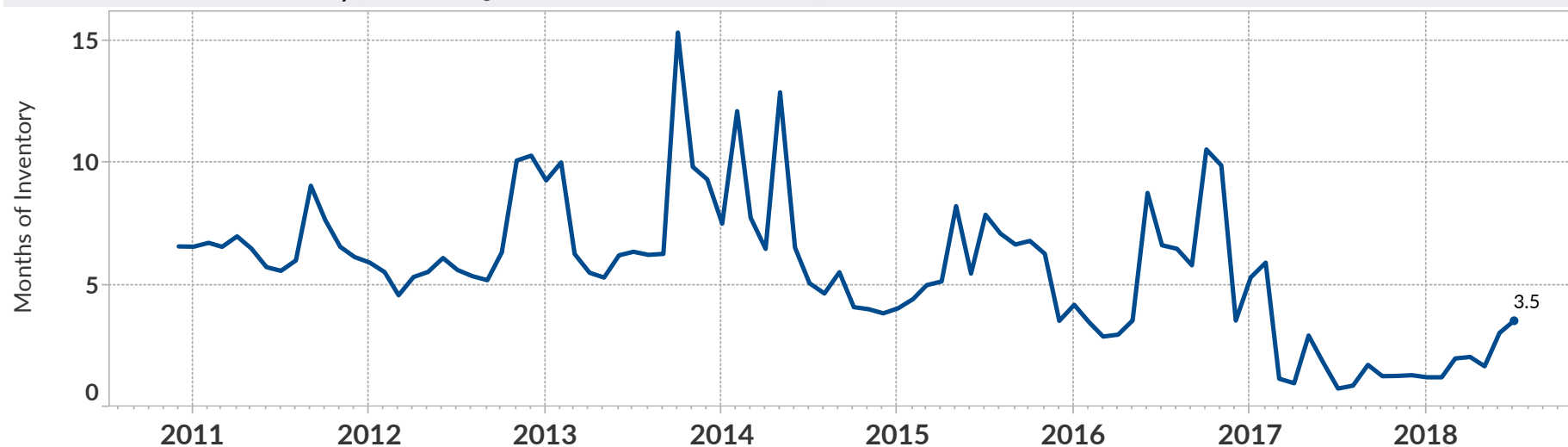


Downtown East		GTA
Active Projects	15	299
Total Units	4,628	74,568
Total Sales	4,139	64,637
Rem. Inv.	489	9,931
Avg. \$/SF	\$963	\$923
Avg. SF	826	921
Avg. \$	\$795,735	\$850,420
Current Month Sales (incl. active & sold out)	10	855

Development Applications

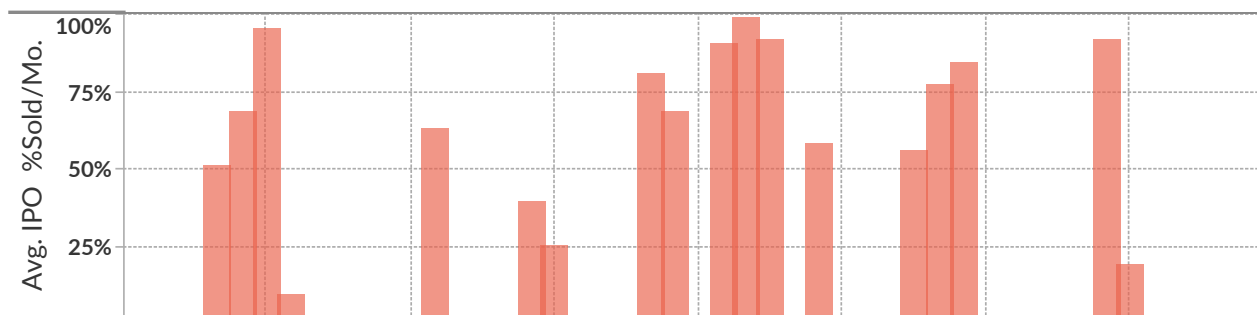
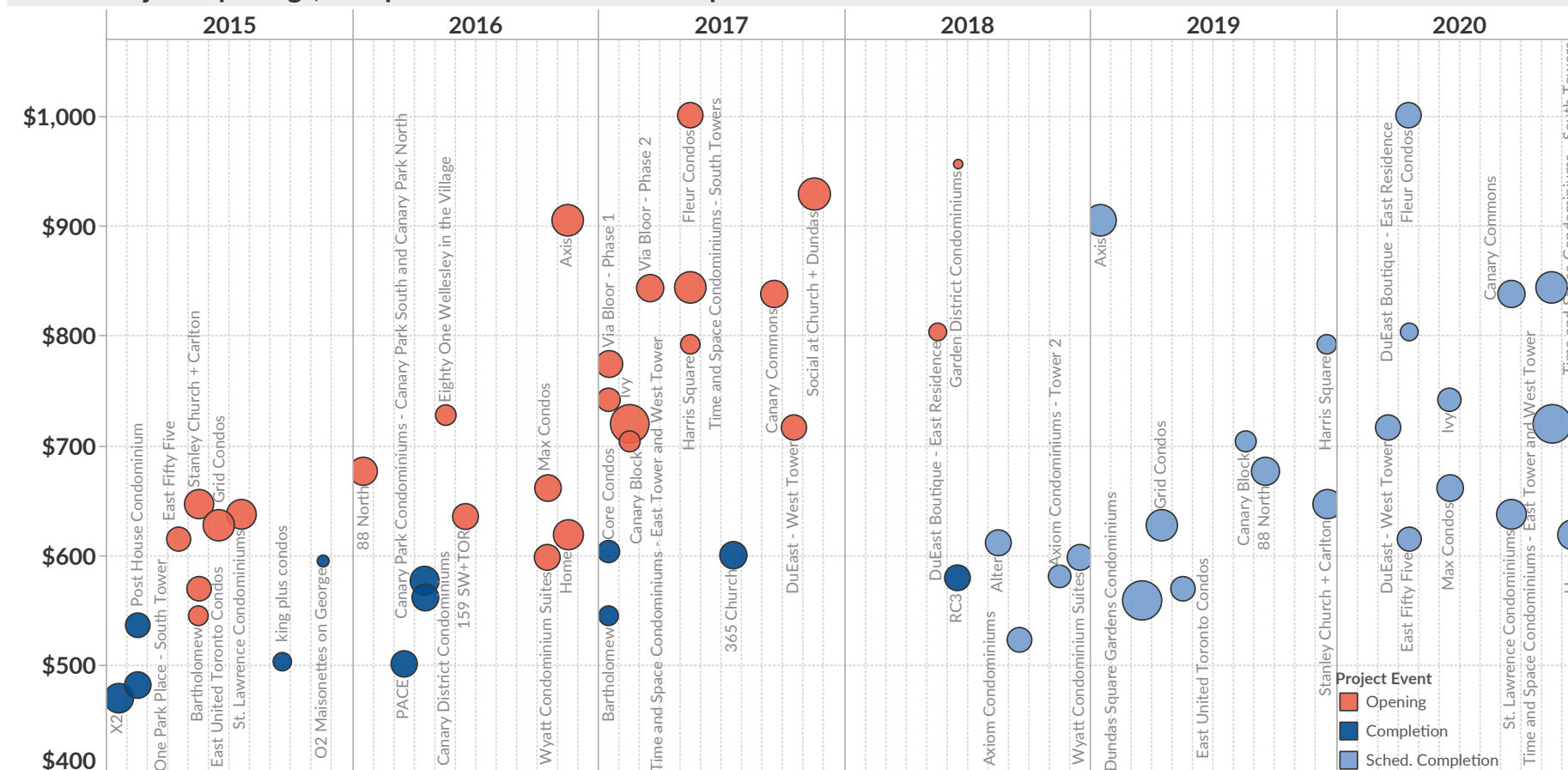
Downtown East		City of Toronto
Number of Dev. Apps.	22	278
Total Units	17,395	291,396
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	29.5	45.5
Avg. Floor Space Index	8.2	5.5

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

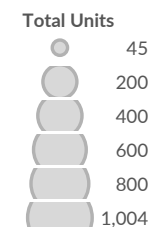


Downtown East Submarket Report - July 2018

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.



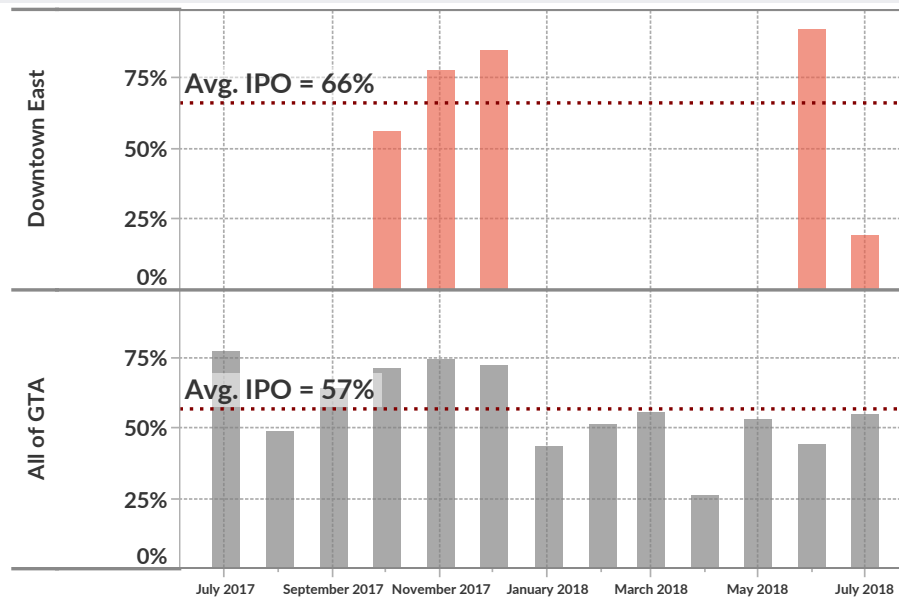
Downtown East Submarket Report - July 2018

Project Data by Unit Type

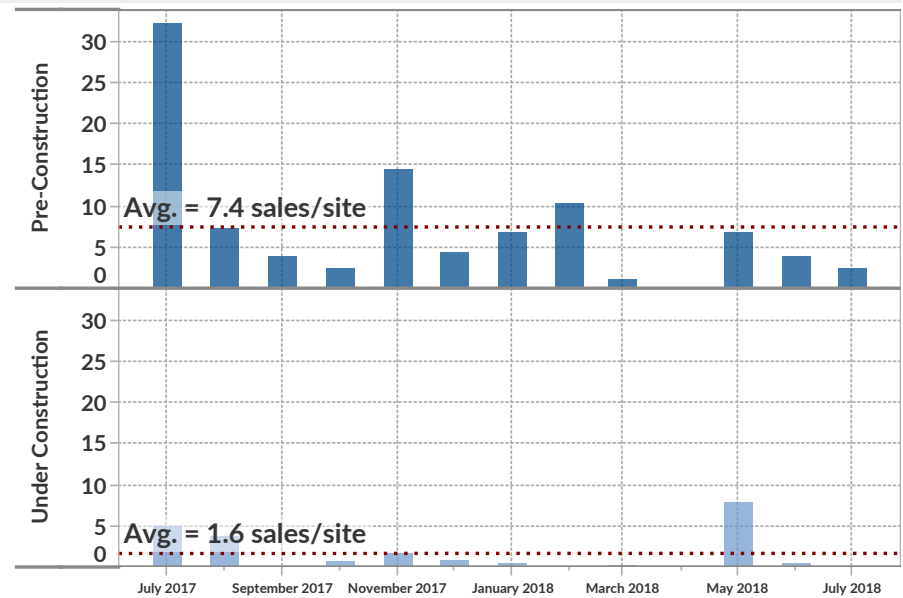
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	237	0	236	1
1 Bedroom	1,087	0	1,025	62
1 Bedroom + Den	1,348	1	1,251	97
2 Bedroom	1,123	4	978	145
2 Bedroom + Den	324	2	276	48
3 Bedroom & Up	448	3	333	115
Penthouse	50	0	32	18
Other	11	0	8	3

*				
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
\$958	660	1,798	\$590,000	\$1,976,900
\$1,077	782	2,216	\$716,900	\$3,047,900
\$894	838	1,553	\$792,900	\$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)

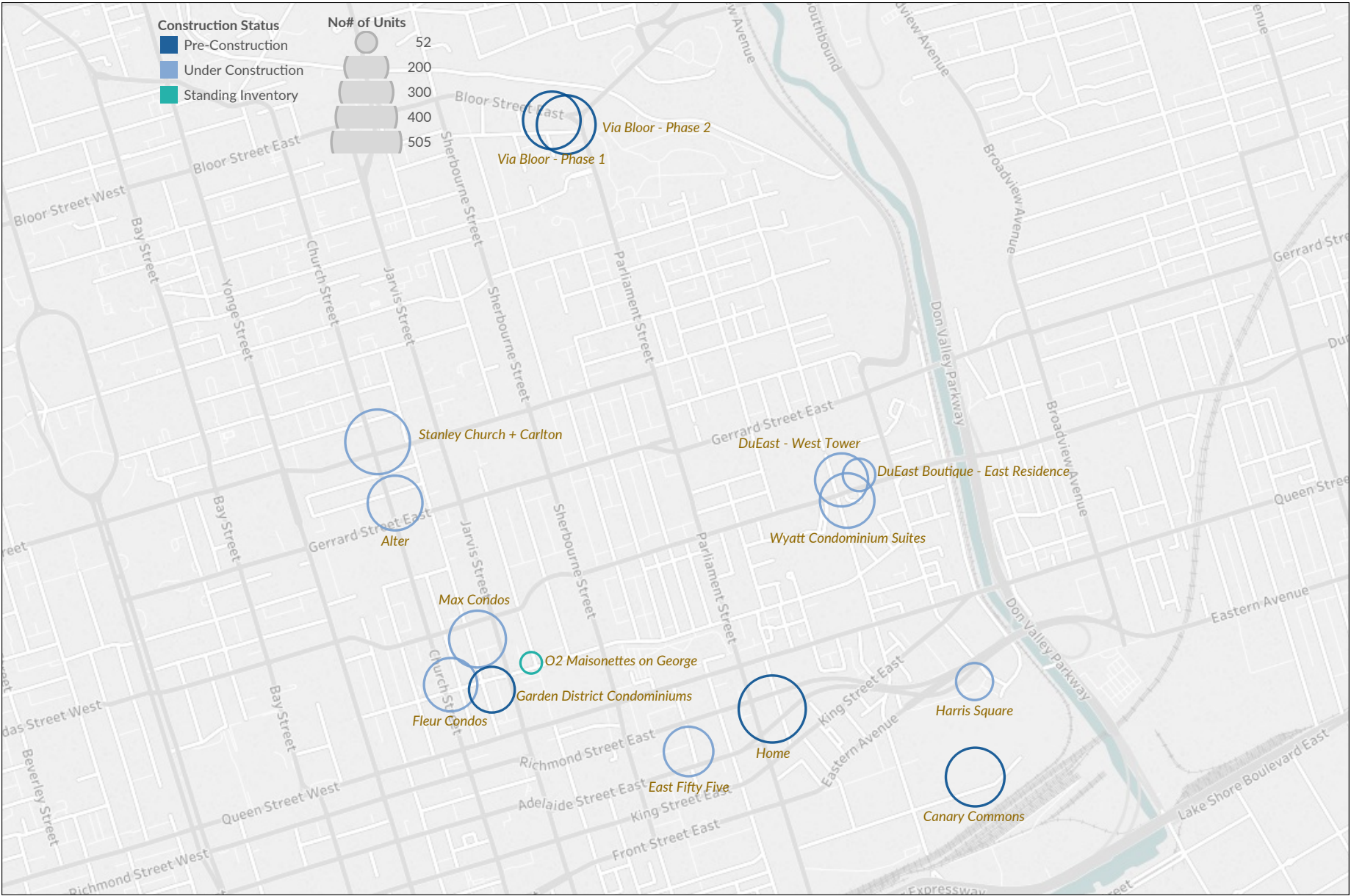


Post Launch Absorption: Downtown East



Downtown East Submarket Report - July 2018

Current Active Projects



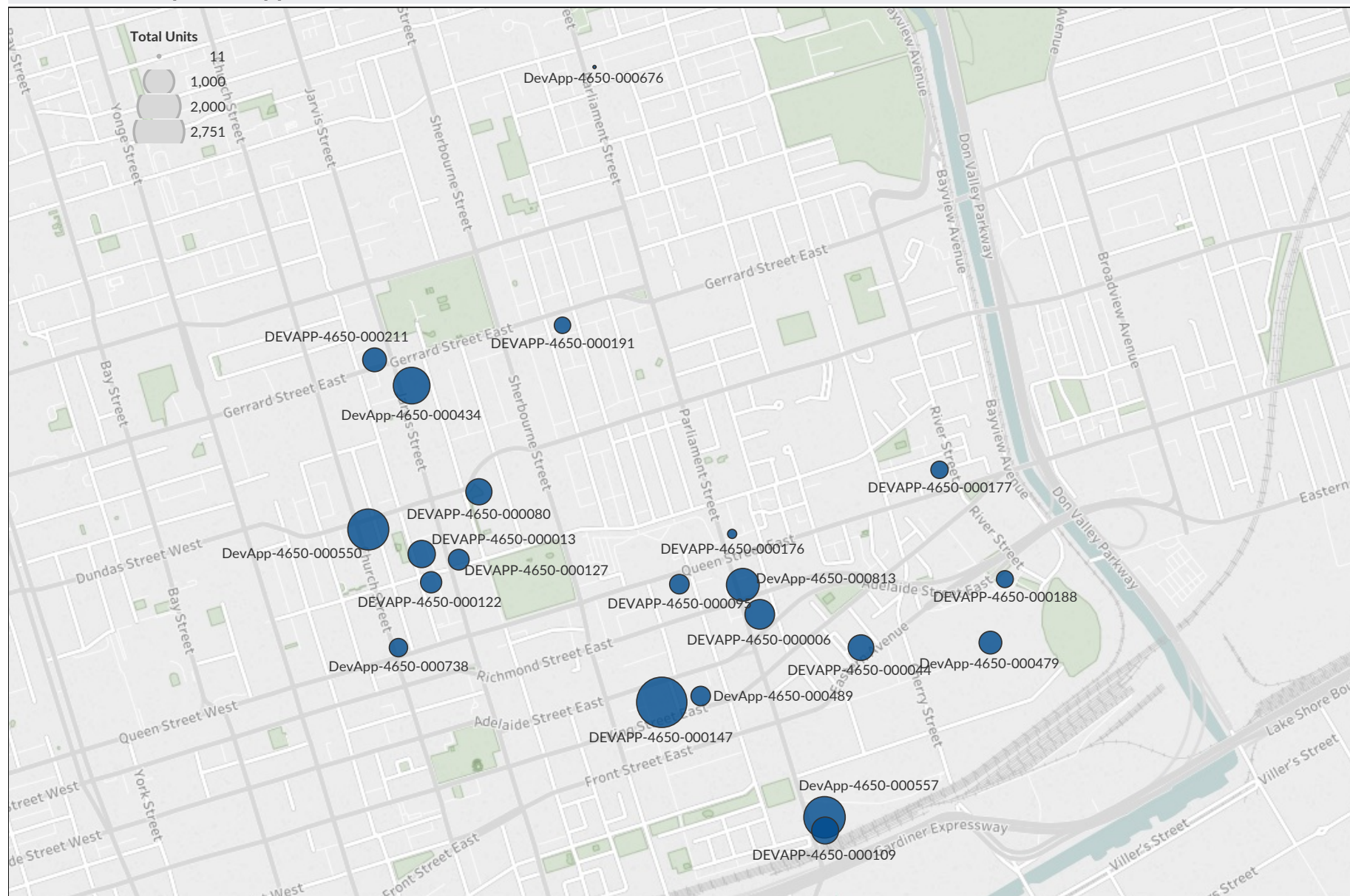
Downtown East Submarket Report - July 2018

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	August 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	\$767
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	0	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	10	53	88	505	\$619	\$905
Max Condos - Tribute Communities	Apartment	June 2020	0	5	11	363	\$662	\$1,002
O2 Maisonettes on George - Identity Developments	Apartment	November 2015	0	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	0	1	7	334	\$598	\$794

Downtown East Submarket Report - July 2018

Current Development Applications



Downtown East Submarket Report - July 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000006	48 Power Street	9.1	951
DEVAPP-4650-000013	59 - 71 Mutual Street	20.6	805
DEVAPP-4650-000044	18 - 32 Eastern Avenue; 2 Sackville Street	10.3	712
DEVAPP-4650-000080	219 - 231 Dundas Street East	10.9	739
DEVAPP-4650-000095	301 - 317 Queen Street East	12.3	412
DEVAPP-4650-000109	31 Parliament Street	16.1	789
DEVAPP-4650-000122	79 - 85 Shuter Street	20.5	485
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	2,751
DEVAPP-4650-000176	187 - 193 Parliament Street	8.7	90
DEVAPP-4650-000177	28 River Street	10.2	324
DEVAPP-4650-000188	170 Eastern Avenue	6.2	310
DEVAPP-4650-000191	227 Gerrard Street East	5.5	291
DEVAPP-4650-000211	280 - 290 Jarvis Street; 102 - 110 Gerrard Street East; 189 - 193 Mutual Street	11.9	612
DevApp-4650-000434	319 - 323 Jarvis Street	33.0	1,457
DevApp-4650-000479	460 Front Street East	5.8	561
DevApp-4650-000489	284 King Street East	14.5	410
DevApp-4650-000550	215 - 229 Church Street; 117 Dundas Street East	27.4	1,824
DevApp-4650-000557	33 - 37 Parliament Street	14.0	1,866
DevApp-4650-000676	595 Parliament Street	5.8	11
DevApp-4650-000738	60 Queen Street East	25.2	364
DevApp-4650-000813	161 Parliament Street	12.2	1,168

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 - July 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	• 8	• 17	• 5,722	• 5,186	• 536	• \$1,868	• 1,245	• \$2,324,583	• 6,347
Central Waterfront	• 72	• 12	• 5,043	• 4,398	• 645	• \$1,210	• 991	• \$1,198,748	• 25,489
Don Mills - York Mills	• 7	• 10	• 2,412	• 2,211	• 201	• \$845	• 1,286	• \$1,086,859	• 26,520
Downtown Core	• 9	• 8	• 3,503	• 3,335	• 168	• \$1,112	• 1,015	• \$1,129,071	• 34,924
Downtown East	• 10	• 15	• 4,628	• 4,139	• 489	• \$963	• 826	• \$795,735	• 17,395
Downtown West	• 137	• 27	• 10,136	• 8,480	• 1,656	• \$1,145	• 732	• \$837,471	• 26,635
Etobicoke Waterfront	• 21	• 9	• 3,735	• 3,487	• 248	• \$1,012	• 841	• \$851,080	• 318
Highway7 - Yonge	• 29	• 6	• 1,442	• 1,053	• 389	• \$654	• 901	• \$589,024	•
Mississauga City Centre	• 43	• 6	• 2,938	• 2,592	• 346	• \$754	• 808	• \$609,096	•
North Toronto	• 29	• 7	• 2,075	• 1,877	• 198	• \$1,013	• 885	• \$896,407	• 10,983
North Yonge Corridor	• 13	• 6	• 1,997	• 1,768	• 229	• \$920	• 726	• \$667,932	• 7,623
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 5,715
North York West	• 21	• 11	• 2,361	• 1,940	• 421	• \$726	• 783	• \$568,179	• 23,294
Not Applicable	• 420	• 129	• 21,530	• 17,839	• 3,691	• \$670	• 991	• \$663,983	• 60,700
Scarborough City Centre									• 4,490
Sheppard Corridor	• 25	• 11	• 3,258	• 2,847	• 411	• \$890	• 783	• \$696,847	• 11,439
Thornhill									•
Toronto East	• 4	• 10	• 1,204	• 1,157	• 47	• \$791	• 1,015	• \$803,089	• 2,759
Toronto West	• 6	• 5	• 652	• 482	• 170	• \$1,006	• 908	• \$913,406	• 29,071
Yonge - St. Clair	• 1	• 8	• 1,281	• 1,201	• 80	• \$1,306	• 1,299	• \$1,696,196	•

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.