

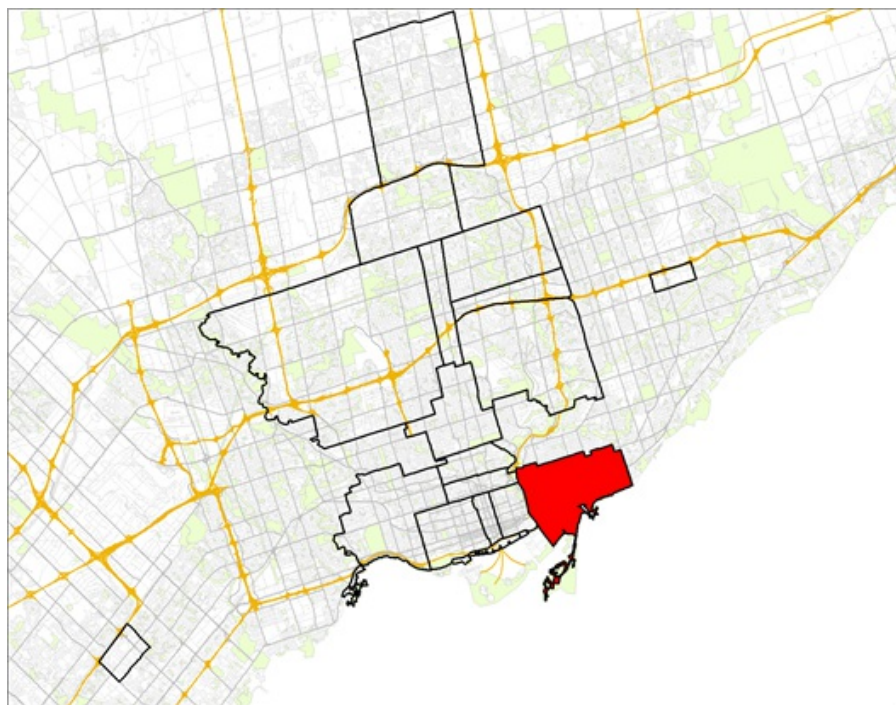


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of August 2018



Toronto East Submarket Report - August 2018



Toronto East			GTA	
Active Projects	10		301	
Total Units	1,204		76,955	
Total Sales	1,155		66,596	
Rem. Inv.	22		8,842	
Avg. \$/SF	\$757		\$936	
Avg. SF	977		930	
Avg. \$	\$739,305		\$870,023	
Current Month Sales (incl. active & sold out)		1	803	

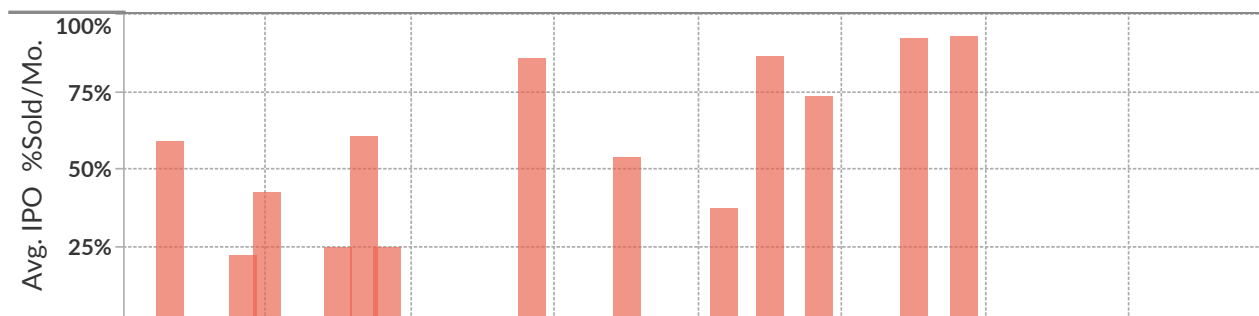
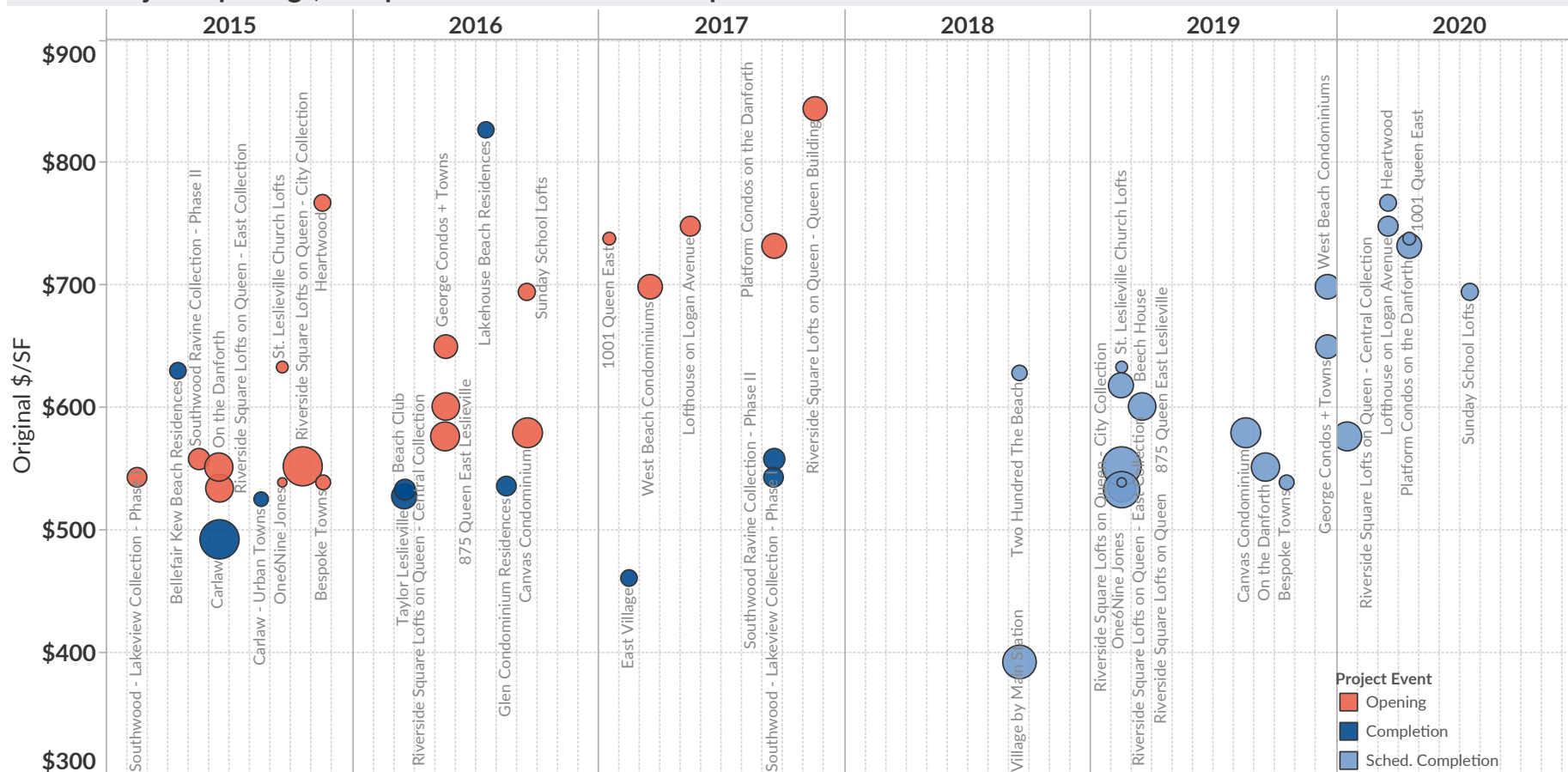
Development Applications			
Toronto East		City of Toronto	
Number of Dev. Apps.	11	281	
Total Units	16,482	309,523	
Min. Floor Space Index	1.5	0.1	
Max. Floor Space Index	12.6	45.5	
Avg. Floor Space Index	3.9	5.5	

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

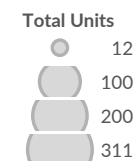


Toronto East Submarket Report - August 2018

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.



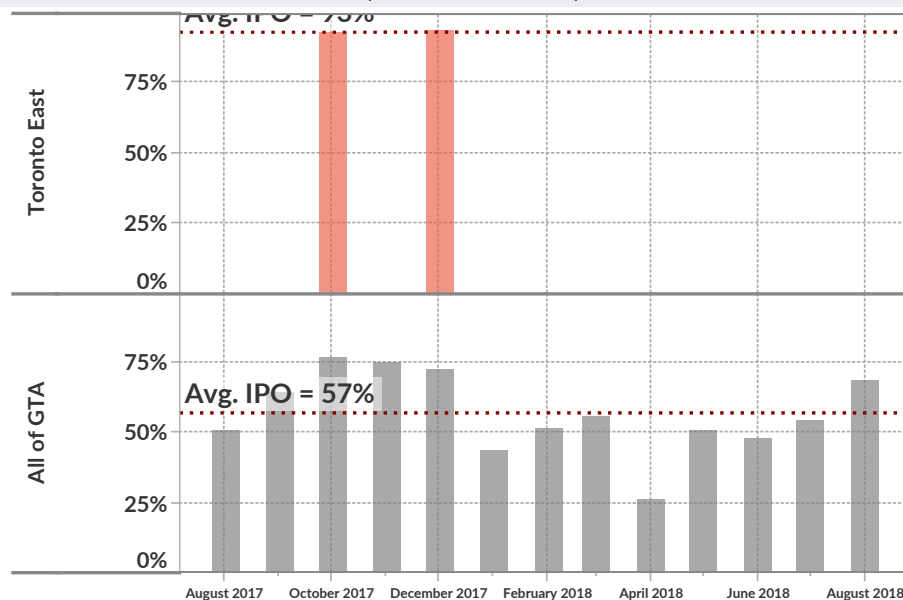
Toronto East Submarket Report - August 2018

Project Data by Unit Type

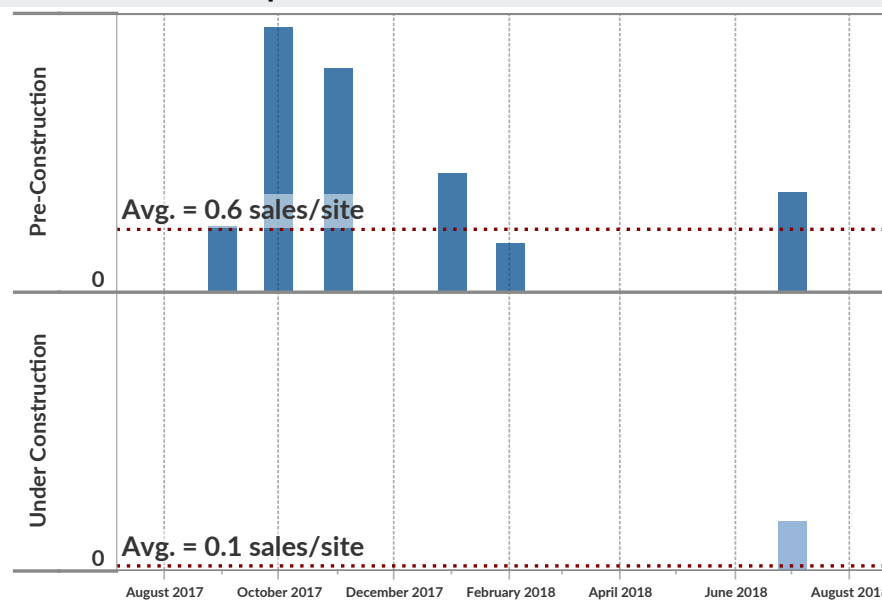
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	14		14	0
1 Bedroom	279	1	271	8
1 Bedroom + Den	248	0	247	1
2 Bedroom	471	0	467	4
2 Bedroom + Den	115	0	112	3
3 Bedroom & Up	44	0	39	5
Penthouse	6	0	5	1
Other				

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$838	470	578	\$239,900	\$579,900
\$991	692	692	\$685,900	\$685,900
\$737	615	1,440	\$339,900	\$1,050,900
\$917	745	973	\$413,900	\$1,070,900
\$575	1,370	1,830	\$749,900	\$1,109,900
\$1,178	1,485	1,485	\$1,749,900	\$1,749,900

IPO Launch Performance (first 2 months)

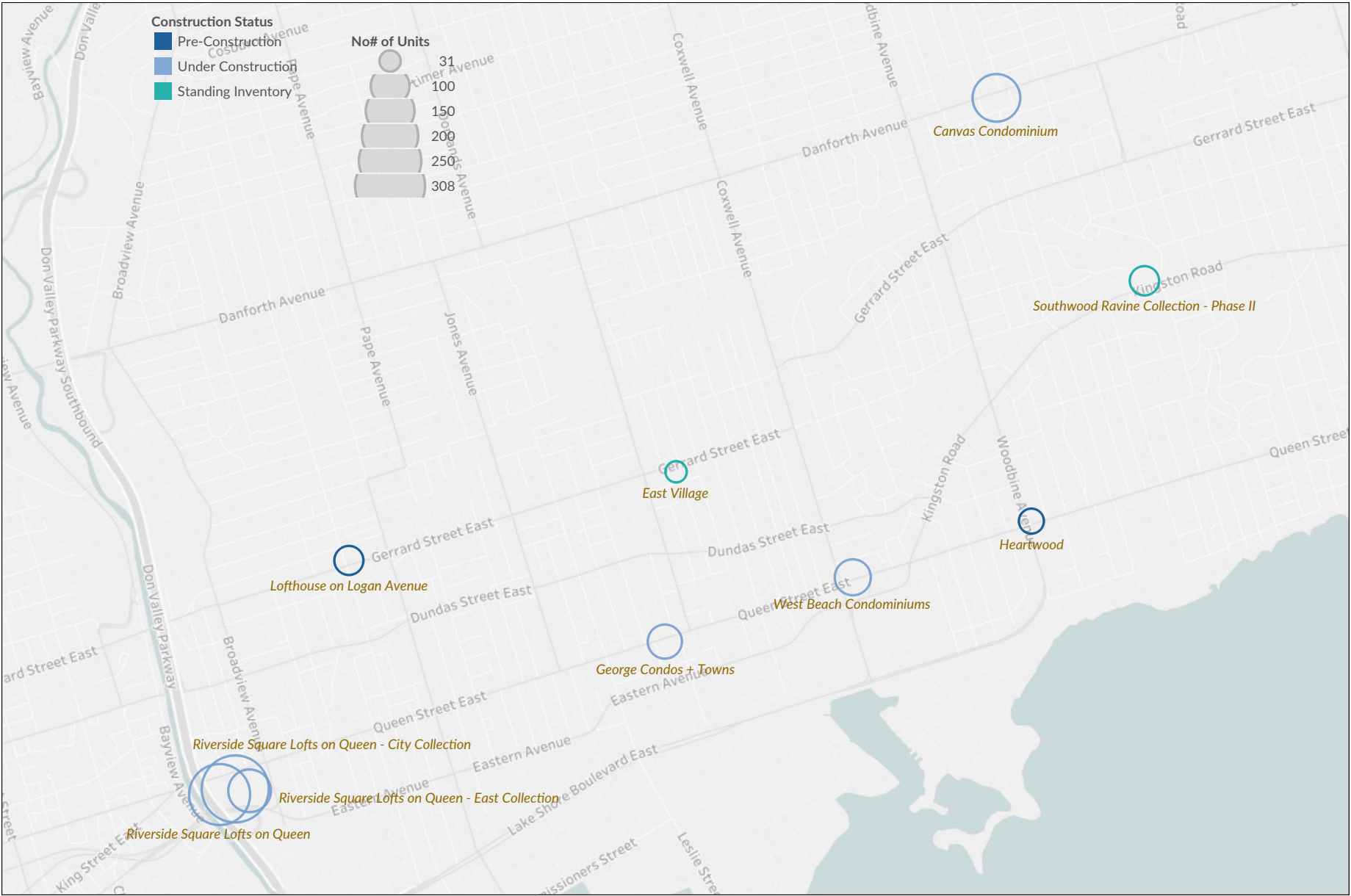


Post Launch Absorption: Toronto East



Toronto East Submarket Report - August 2018

Current Active Projects



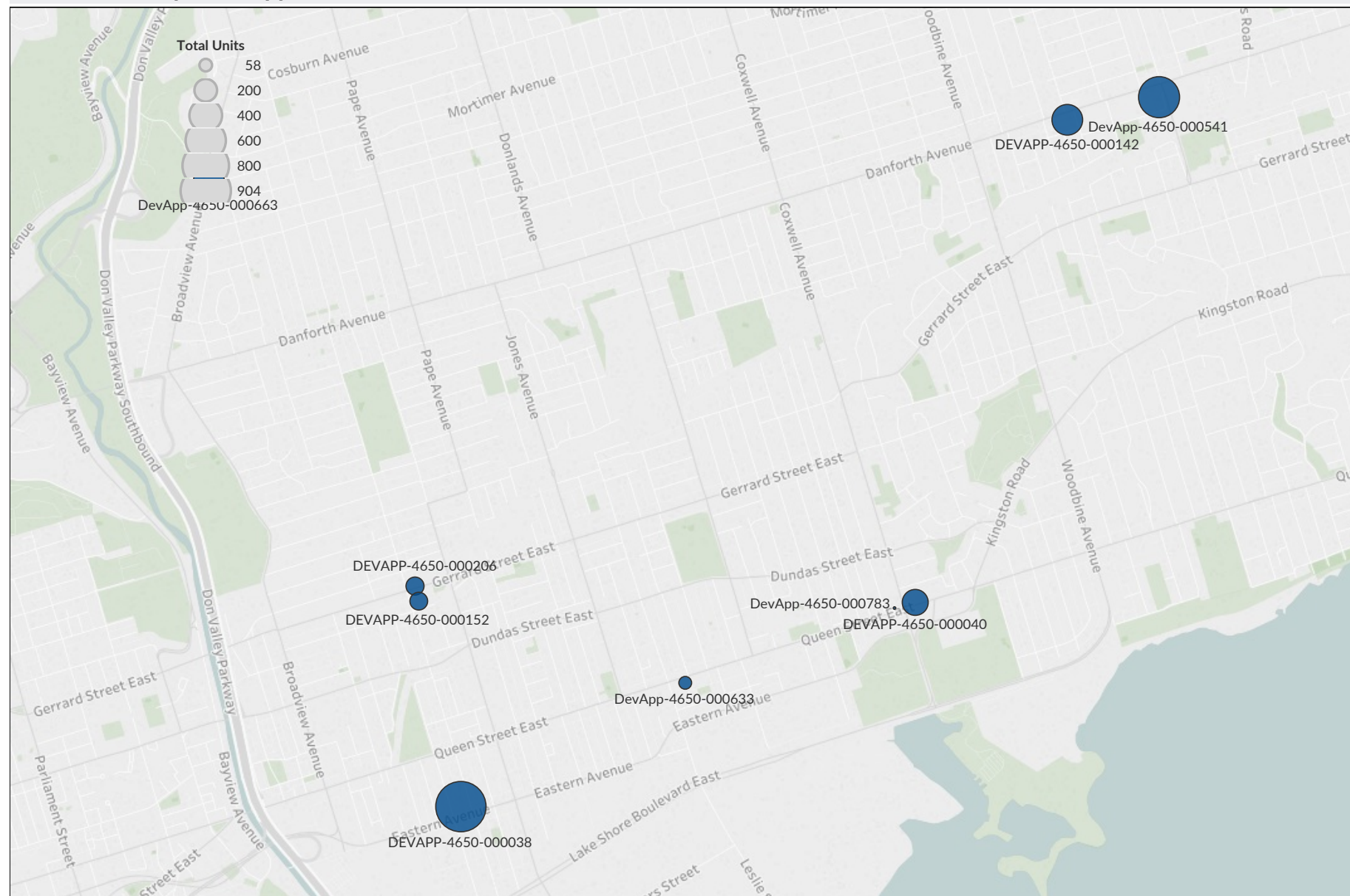
Toronto East Submarket Report - August 2018

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	0	156	\$580	\$767
East Village - Urban Fabric Development Inc. and Aykler Devel..	Stacked	February 2017	0	2	0	31	\$461	\$766
George Condos + Towns - Rockport Group	Apartment	December 2019	1	11	8	80	\$650	\$1,055
Heartwood - Fieldgate Homes and Hullmark Developments Li..	Apartment	March 2020	0	0	0	43	\$767	\$863
Lofthouse on Logan Avenue - Grid Developments	Loft	March 2020	0	0	0	58	\$748	\$910
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	1	2	89	\$699	\$988

Toronto East Submarket Report - August 2018

Current Development Applications



Toronto East Submarket Report - August 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000033	55 Lake Shore Boulevard East	11.2	13,721
DEVAPP-4650-000038	462 Eastern Avenue	7.4	904
DEVAPP-4650-000040	1624 - 1630 Queen Street East	5.6	240
DEVAPP-4650-000142	2301 - 2315 Danforth Avenue	7.7	336
DEVAPP-4650-000152	485 Logan Avenue	4.7	112
DEVAPP-4650-000206	794 - 800 Gerrard Street East	6.1	116
DevApp-4650-000541	286 - 294 Main Street; 144 Stephenson Avenue	15.6	602
DevApp-4650-000633	1249 Queen Street East	7.4	58
DevApp-4650-000663	995 Broadview Avenue	9.2	333
DevApp-4650-000783	1602 Queen Street East	2.3	
DevApp-4650-001004	35 Wabash Avenue	4.6	60

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 - August 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	• 5,733	• 5,177	• 252	• \$2,048	• 1,815	• \$3,716,656	• 6,347
Central Waterfront	• 39	• 12	• 5,043	• 4,437	• 535	• \$1,241	• 1,058	• \$1,313,054	• 24,297
Don Mills - York Mills	• 16	• 10	• 2,437	• 2,224	• 213	• \$837	• 1,138	• \$952,699	• 26,520
Downtown Core	• 0	• 8	• 3,503	• 3,337	• 123	• \$1,156	• 935	• \$1,080,906	• 35,561
Downtown East	• 188	• 15	• 4,628	• 4,311	• 317	• \$958	• 906	• \$868,246	• 17,392
Downtown West	• 42	• 29	• 10,724	• 8,932	• 1,668	• \$1,202	• 723	• \$869,412	• 28,671
Etobicoke Waterfront	• 22	• 9	• 3,735	• 3,509	• 226	• \$1,052	• 853	• \$897,334	• 318
Highway7 - Yonge	• 45	• 6	• 1,582	• 1,091	• 351	• \$651	• 898	• \$584,505	•
Mississauga City Centre	• 24	• 6	• 3,129	• 2,612	• 326	• \$751	• 815	• \$611,635	•
North Toronto	• 7	• 7	• 2,091	• 1,869	• 206	• \$1,011	• 883	• \$892,486	• 11,798
North Yonge Corridor	• 18	• 6	• 2,164	• 1,778	• 219	• \$908	• 742	• \$674,455	• 7,581
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 5,715
North York West	• 8	• 10	• 2,121	• 1,700	• 419	• \$748	• 756	• \$566,069	• 24,101
Not Applicable	• 338	• 130	• 22,892	• 19,402	• 3,185	• \$673	• 1,021	• \$686,691	• 61,929
Scarborough City Centre									• 4,490
Sheppard Corridor	• 33	• 11	• 3,258	• 2,883	• 320	• \$929	• 820	• \$761,641	• 11,487
Thornhill									•
Toronto East	• 1	• 10	• 1,204	• 1,155	• 22	• \$757	• 977	• \$739,305	• 16,482
Toronto West	• 3	• 6	• 939	• 484	• 385	• \$912	• 739	• \$674,434	• 29,071
Yonge - St. Clair	• 11	• 7	• 1,121	• 1,050	• 69	• \$1,271	• 1,225	• \$1,556,074	•

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