

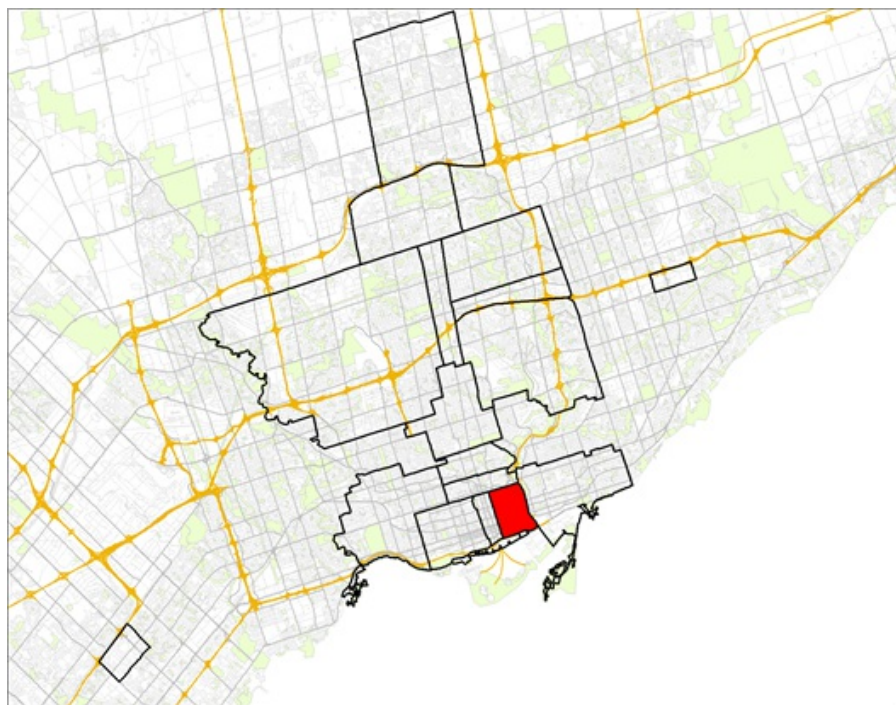


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of September 2018



Downtown East Submarket Report - September 2018

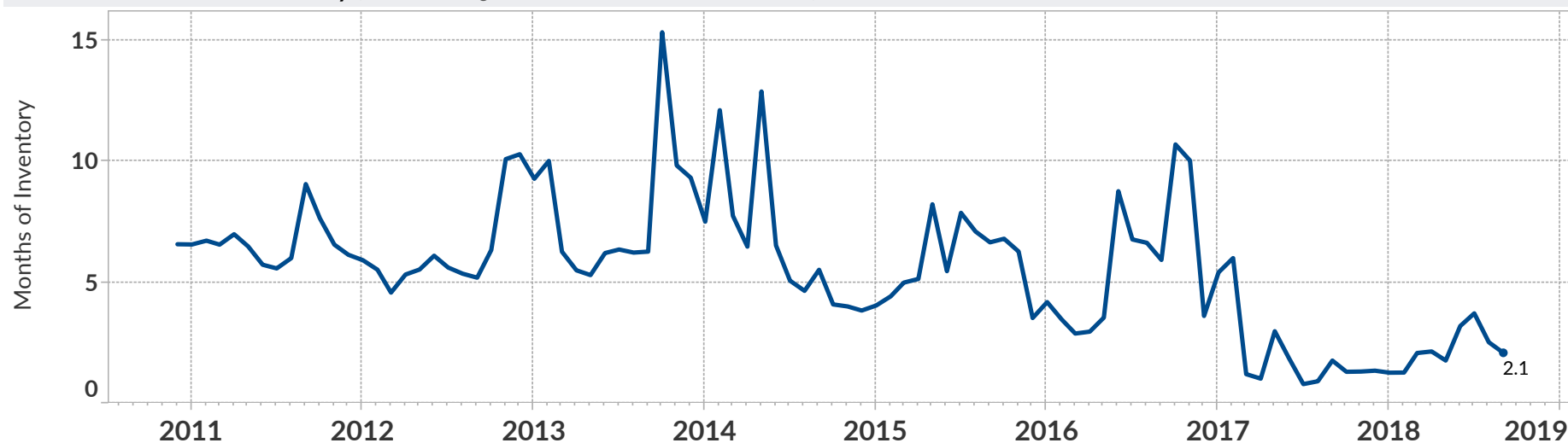


Downtown East		GTA
Active Projects	15	299
Total Units	4,660	75,361
Total Sales	4,351	64,784
Rem. Inv.	309	8,820
Avg. \$/SF	\$1,000	\$929
Avg. SF	881	932
Avg. \$	\$881,292	\$865,729
Current Month Sales (incl. active & sold out)	54	1,494

Development Applications

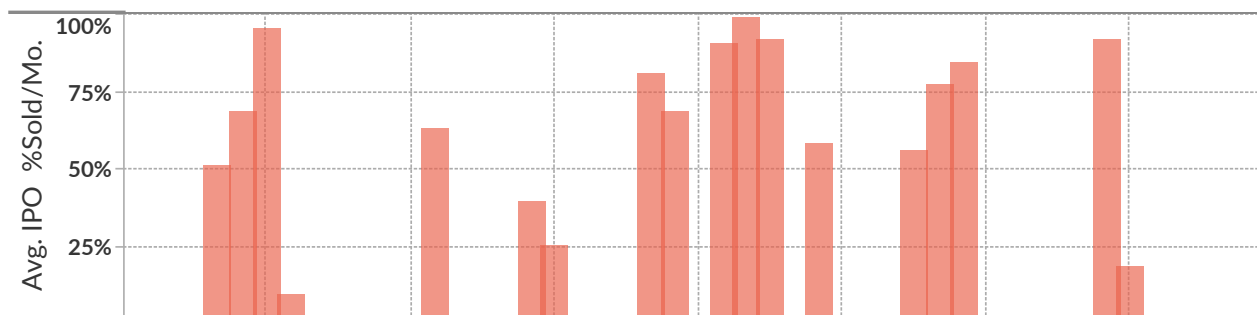
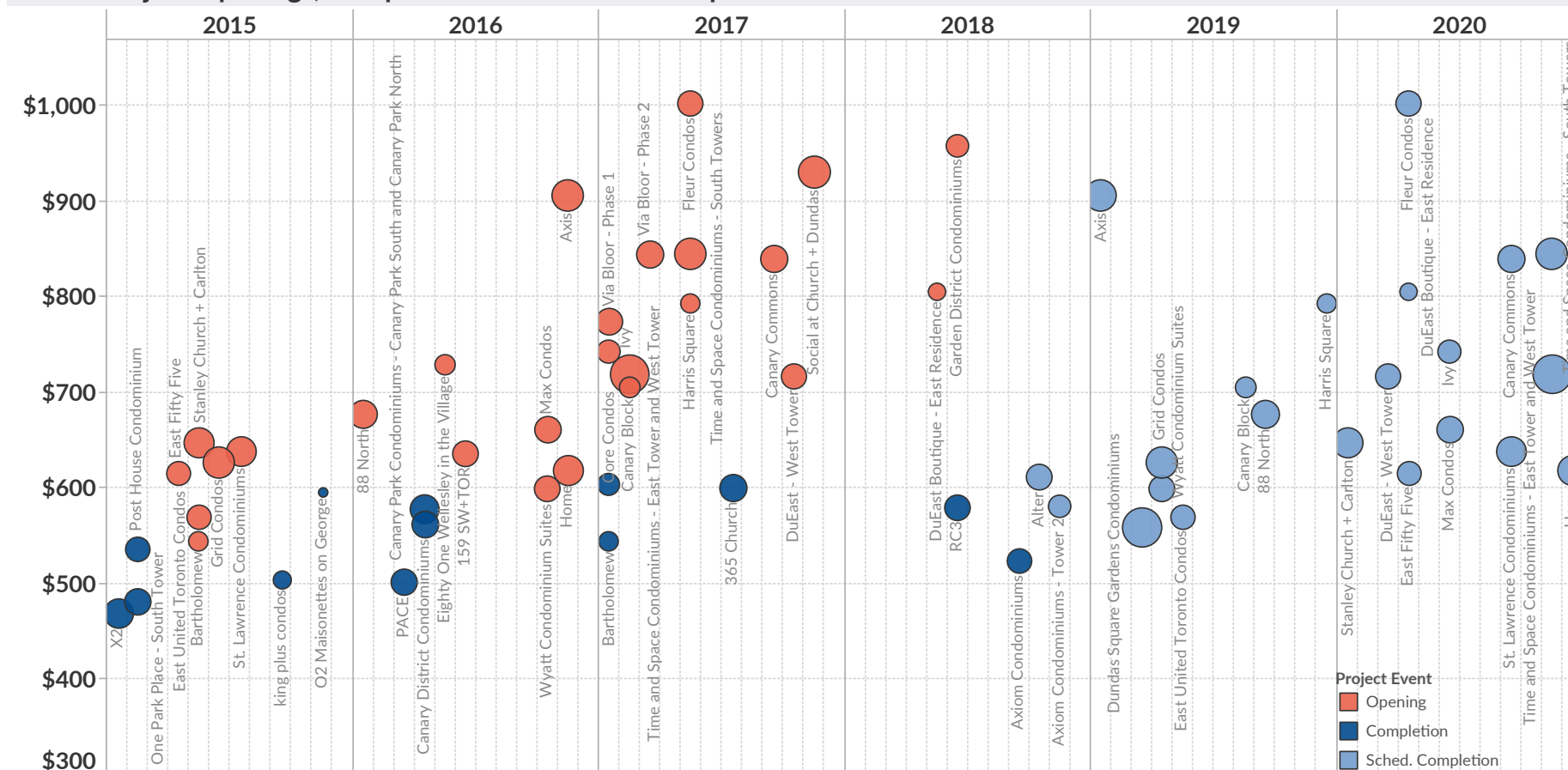
Downtown East		City of Toronto
Number of Dev. Apps.	24	280
Total Units	8,207	136,450
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	29.5	45.5
Avg. Floor Space Index	8.8	5.6

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

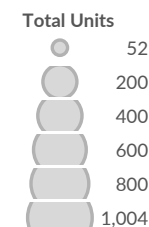


Downtown East Submarket Report - September 2018

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.



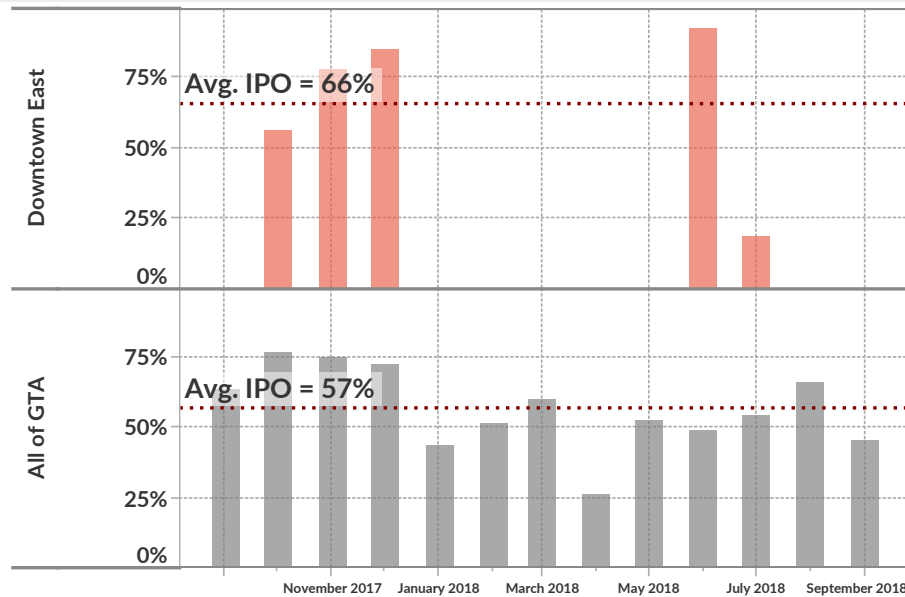
Downtown East Submarket Report - September 2018

Project Data by Unit Type

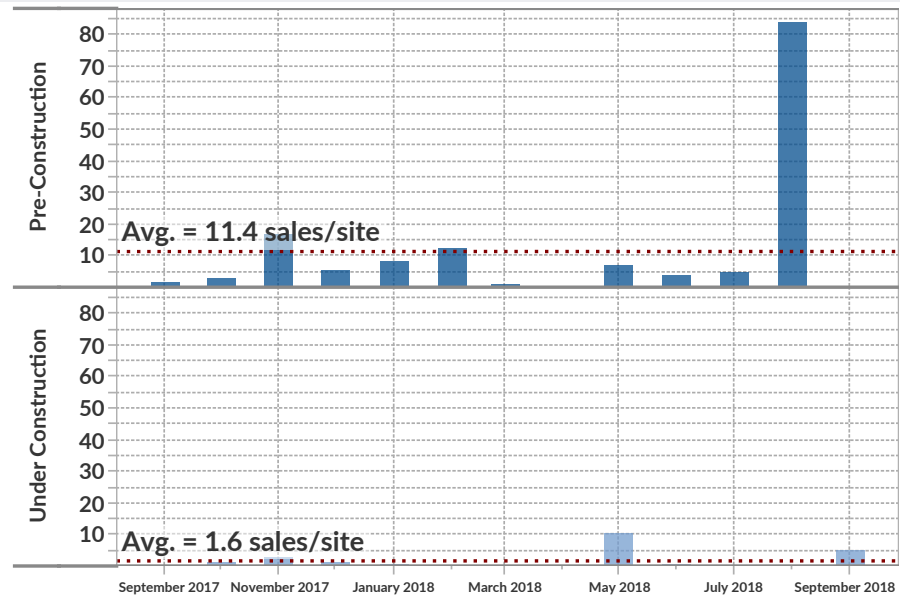
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	244	4	238	6
1 Bedroom	1,095	13	1,059	36
1 Bedroom + Den	1,356	23	1,314	42
2 Bedroom	1,126	5	1,061	65
2 Bedroom + Den	321	0	277	44
3 Bedroom & Up	453	6	359	94
Penthouse	50	1	33	17
Other	15	2	10	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,103	369	563	\$428,990	\$509,900
\$1,057	454	719	\$398,000	\$619,900
\$1,111	515	809	\$569,900	\$882,990
\$1,016	646	1,798	\$590,000	\$1,540,000
\$1,096	754	1,464	\$645,900	\$1,255,000
\$910	834	1,553	\$775,900	\$1,375,000
\$981	1,006	3,106	\$929,900	\$3,106,000
\$1,058	905	1,361	\$720,000	\$1,479,900

IPO Launch Performance (first 2 months)

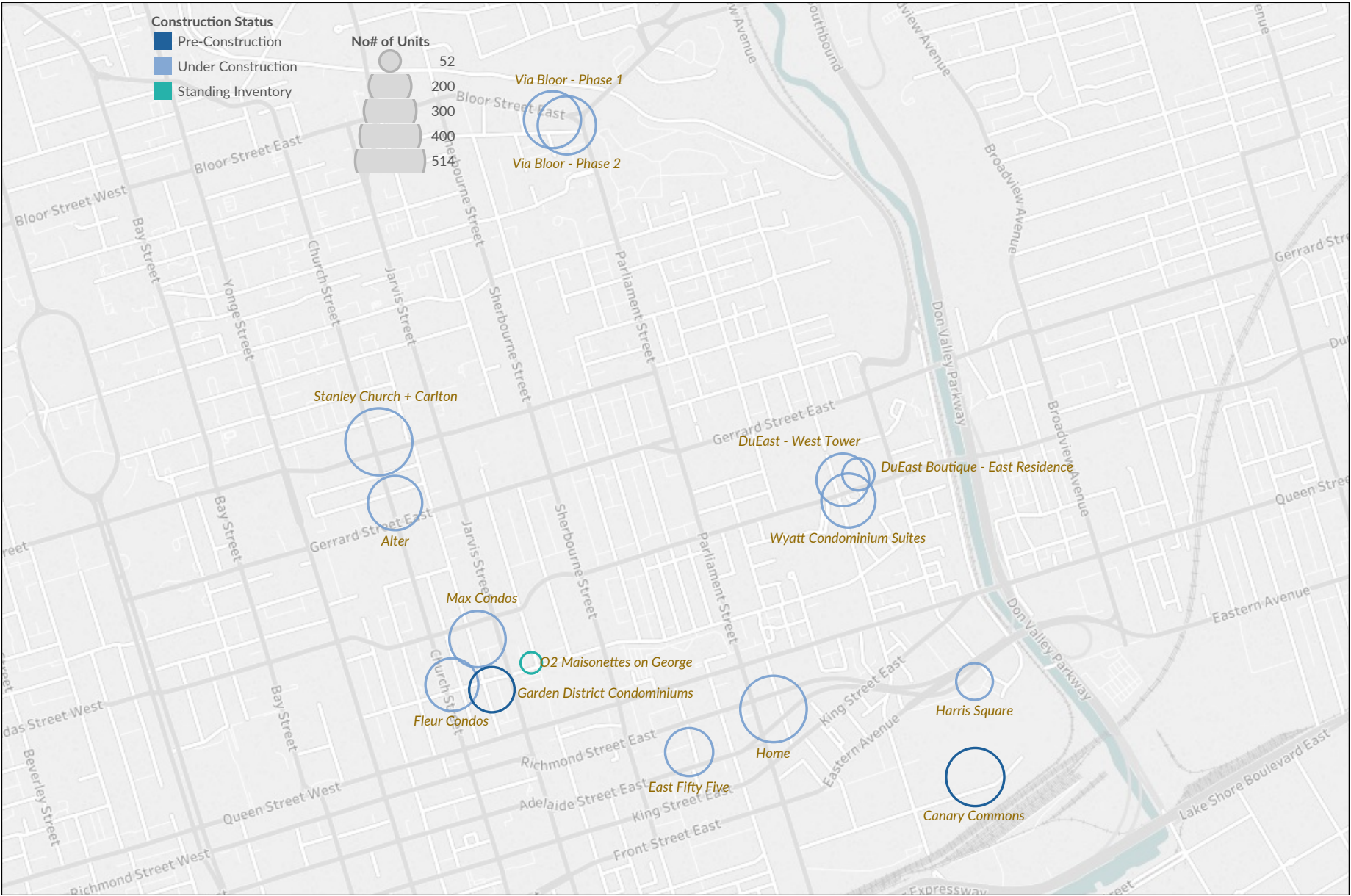


Post Launch Absorption: Downtown East



Downtown East Submarket Report - September 2018

Current Active Projects



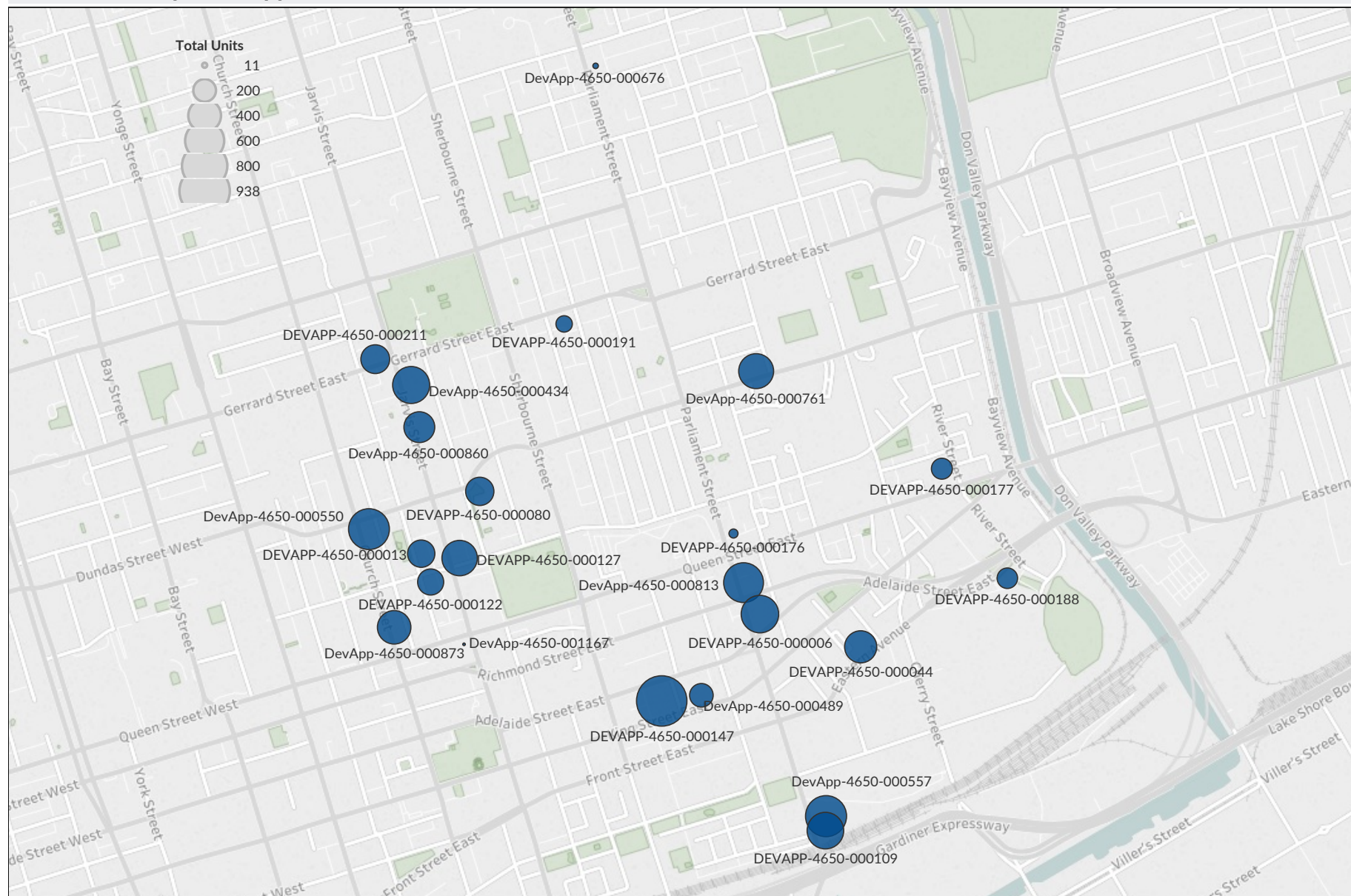
Downtown East Submarket Report - September 2018

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	October 2018	0	0	1	337	\$611	\$796
Canary Commons - DREAM	Apartment	September 2020	0	21	21	387	\$839	\$877
DuEast - West Tower - Daniels Corporation	Apartment	March 2020	1	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	0	264	\$615	\$1,304
Fleur Condos - Menkes	Apartment	April 2020	4	4	85	320	\$1,002	\$1,197
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May 2023	0	213	22	235	\$957	\$1,031
Harris Square - Urban Capital Property Group	Apartment	December 2019	0	0	11	154	\$793	\$877
Home - Great Gulf and Hullmark Developments Limited	Apartment	December 2020	7	66	75	505	\$619	\$993
Max Condos - Tribute Communities	Apartment	June 2020	5	10	10	363	\$662	\$1,077
O2 Maisonettes on George - Identity Developments	Apartment	November 2015	3	8	1	52	\$596	\$690
Stanley Church + Carlton - Tribute Communities	Apartment	January 2020	32	34	31	514	\$647	\$1,060
Via Bloor - Phase 1 - Tridel	Apartment	March 2021	0	1	15	372	\$775	\$878
Via Bloor - Phase 2 - Tridel	Apartment	November 2021	2	4	11	388	\$845	\$909
Wyatt Condominium Suites - Daniels Corporation	Apartment	April 2019	0	3	5	334	\$598	\$779

Downtown East Submarket Report - September 2018

Current Development Applications



Downtown East Submarket Report - September 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000006	48 Power Street	9.1	520
DEVAPP-4650-000013	59 - 71 Mutual Street	20.6	275
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-4650-000109	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-4650-000489	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-4650-000676	595 Parliament Street	5.8	11
DevApp-4650-000761	620 Dundas Street East	7.1	451
DevApp-4650-000789	544 King Street West	9.5	77
DevApp-4650-000813	161 Parliament Street	12.2	584
DevApp-4650-000860	295 Jarvis Street	29.3	351
DevApp-4650-000873	139 Church Street	26.6	414
DevApp-4650-001167	133 Queen Street East	22.5	

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 - September 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	● 25	● 17	● 5,733	● 5,197	● 232	● \$2,059	● 1,809	● \$3,724,405	● 4,165
Central Waterfront	● 139	● 12	● 5,036	● 4,634	● 331	● \$1,368	● 1,209	● \$1,653,764	● 11,118
Don Mills - York Mills	● 11	● 9	● 2,357	● 2,155	● 202	● \$838	● 1,155	● \$967,623	● 10,667
Downtown Core	● 49	● 8	● 3,503	● 3,386	● 74	● \$1,006	● 812	● \$816,364	● 17,286
Downtown East	● 54	● 15	● 4,660	● 4,351	● 309	● \$1,000	● 881	● \$881,292	● 8,207
Downtown West	● 322	● 28	● 10,586	● 8,731	● 1,637	● \$1,186	● 726	● \$861,485	● 11,243
Etobicoke Waterfront	● 17	● 9	● 3,735	● 3,526	● 209	● \$1,056	● 847	● \$894,536	● 1,439
Highway7 - Yonge	● 36	● 6	● 1,582	● 1,138	● 304	● \$649	● 934	● \$605,643	● .
Mississauga City Centre	● 16	● 6	● 3,129	● 2,623	● 315	● \$752	● 818	● \$615,832	● .
North Toronto	● 28	● 6	● 1,932	● 1,737	● 179	● \$1,021	● 870	● \$888,635	● 5,857
North Yonge Corridor	● 0	● 5	● 1,609	● 1,246	● 196	● \$911	● 762	● \$694,695	● 3,967
North York East	● 0	● 2	● 650	● 645	● 5	● \$706	● 1,595	● \$1,125,400	● 2,381
North York West	● 66	● 10	● 2,121	● 1,830	● 289	● \$774	● 770	● \$596,624	● 9,869
Not Applicable	● 318	● 130	● 21,543	● 17,691	● 3,442	● \$679	● 1,009	● \$685,584	● 27,245
Scarborough City Centre									● 2,245
Sheppard Corridor	● 14	● 11	● 3,258	● 2,897	● 306	● \$929	● 823	● \$765,006	● 4,219
Thornhill									● .
Toronto East	● 4	● 9	● 1,161	● 1,071	● 41	● \$830	● 1,047	● \$868,678	● 6,362
Toronto West	● 393	● 9	● 1,649	● 876	● 686	● \$949	● 803	● \$761,875	● 13,087
Yonge - St. Clair	● 2	● 7	● 1,117	● 1,050	● 63	● \$1,199	● 1,208	● \$1,448,500	● .

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