

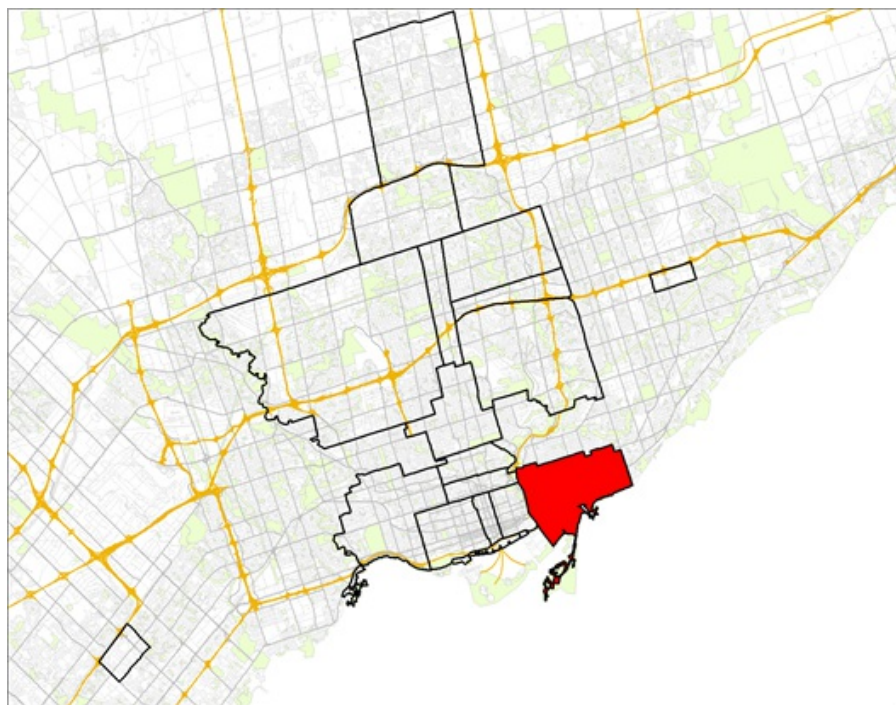


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of October 2018



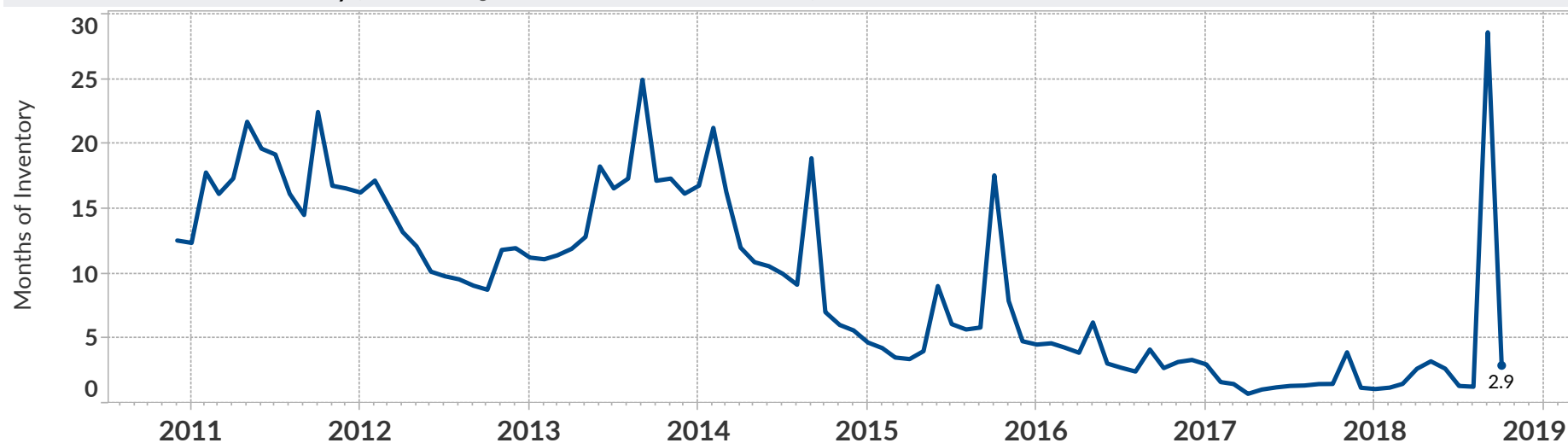
Toronto East Submarket Report - October 2018



Toronto East		GTA
Active Projects	12	323
Total Units	1,622	82,017
Total Sales	1,452	67,973
Rem. Inv.	91	10,982
Avg. \$/SF	\$889	\$931
Avg. SF	942	902
Avg. \$	\$837,501	\$839,129
Current Month Sales (incl. active & sold out)		259
		2,805

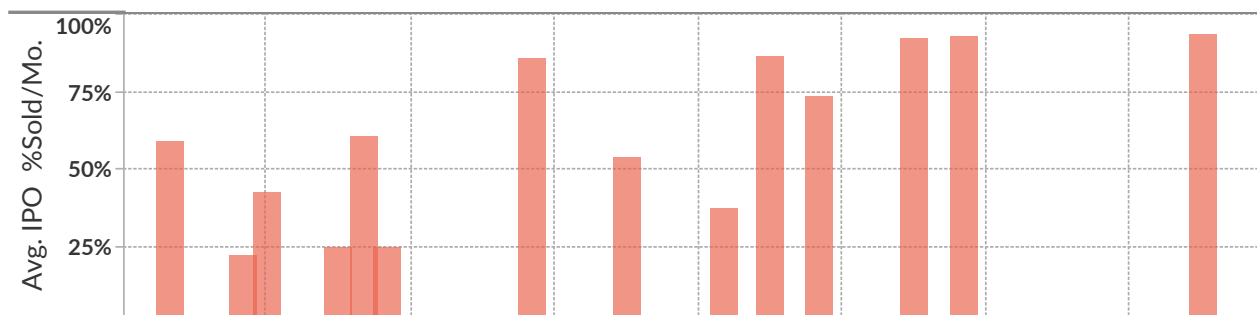
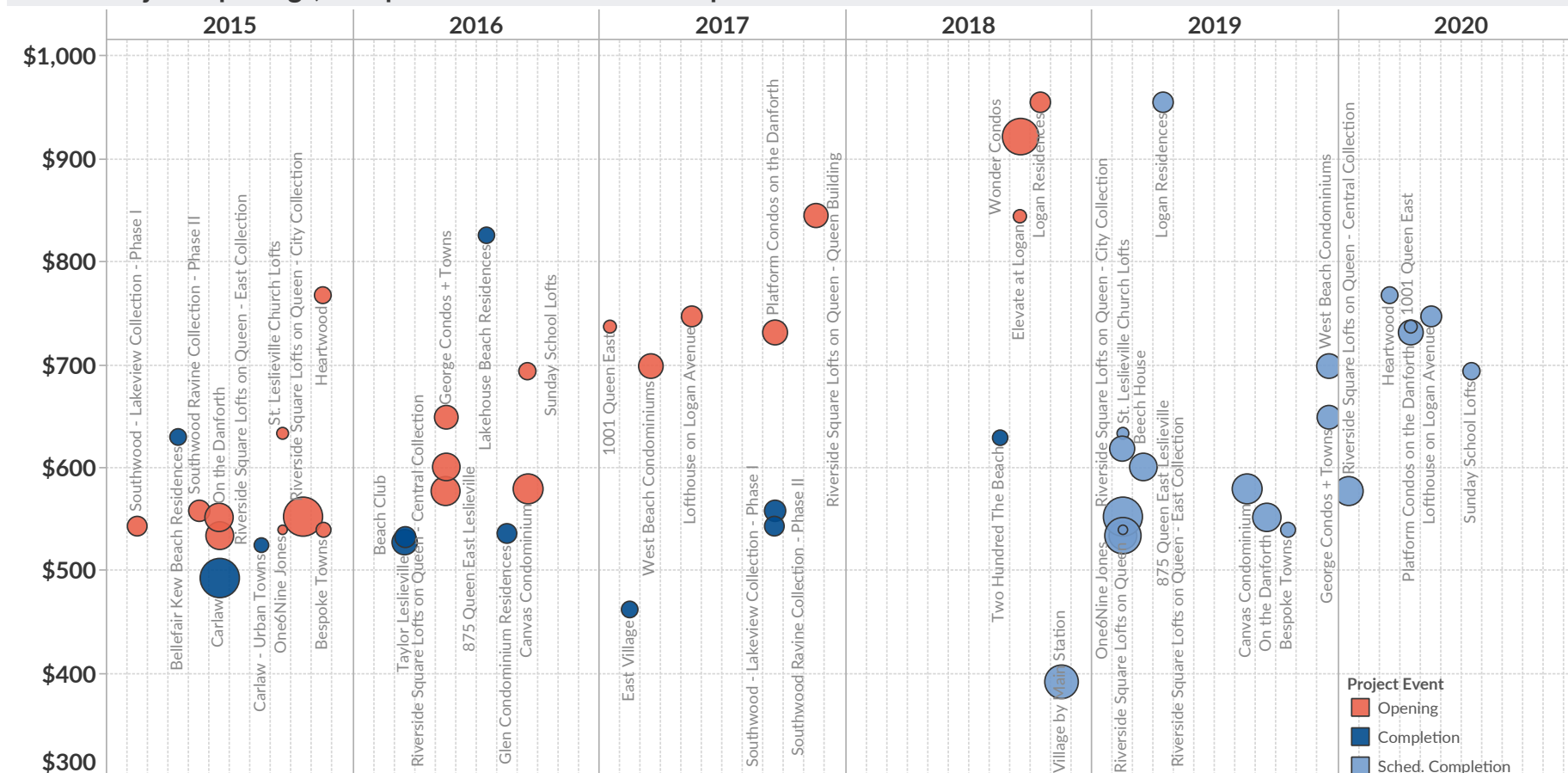
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	10	286
Total Units	6,362	140,394
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	12.6	45.5
Avg. Floor Space Index	4.0	5.8

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

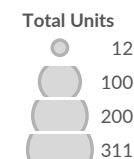


Toronto East Submarket Report - October 2018

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month 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.



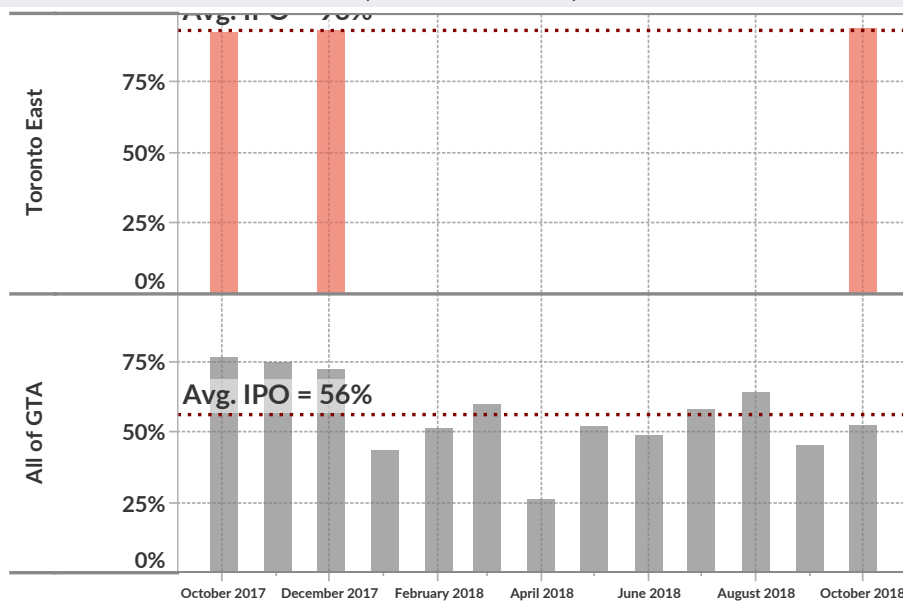
Toronto East Submarket Report - October 2018

Project Data by Unit Type

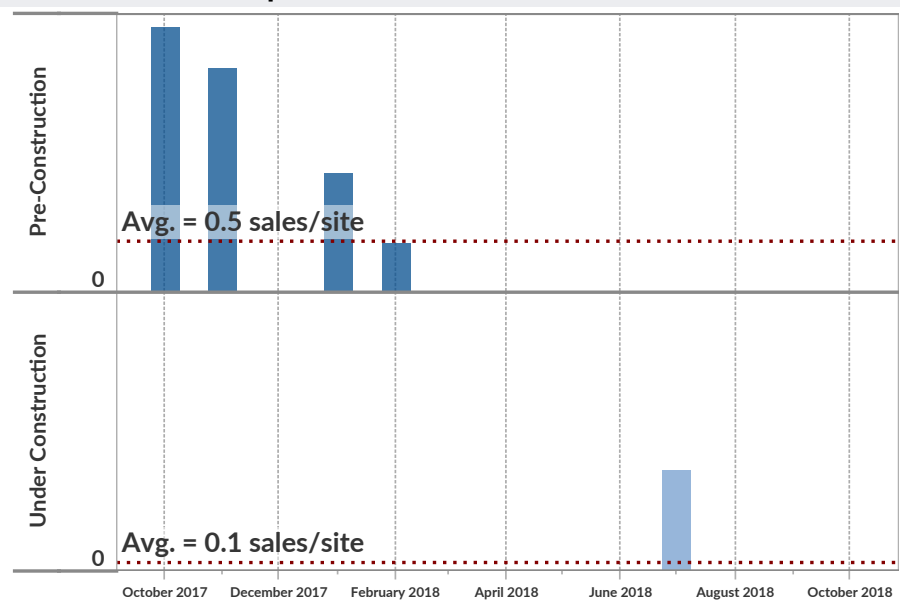
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	14		14	0
1 Bedroom	348	40	331	17
1 Bedroom + Den	393	78	363	30
2 Bedroom	505	60	485	20
2 Bedroom + Den	161	35	152	9
3 Bedroom & Up	76	29	61	15
Penthouse	30	1	30	0
Other	16	16	16	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$903	470	669	\$239,900	\$629,900
\$913	680	1,238	\$635,900	\$1,064,920
\$898	615	1,568	\$339,900	\$1,201,000
\$950	745	1,412	\$413,900	\$1,269,900
\$824	1,108	1,830	\$749,900	\$1,540,410

IPO Launch Performance (first 2 months)

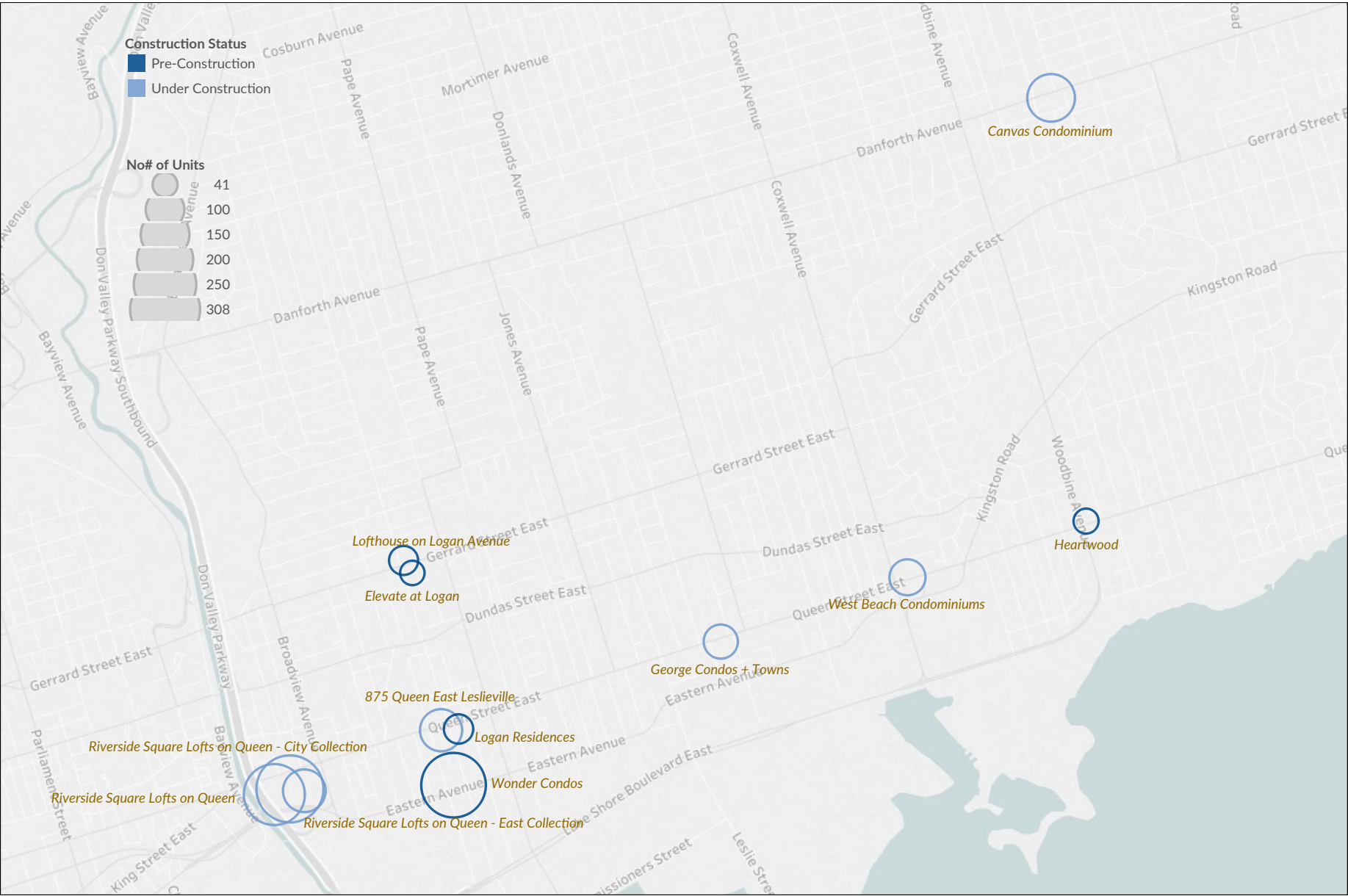


Post Launch Absorption: Toronto East



Toronto East Submarket Report - October 2018

Current Active Projects



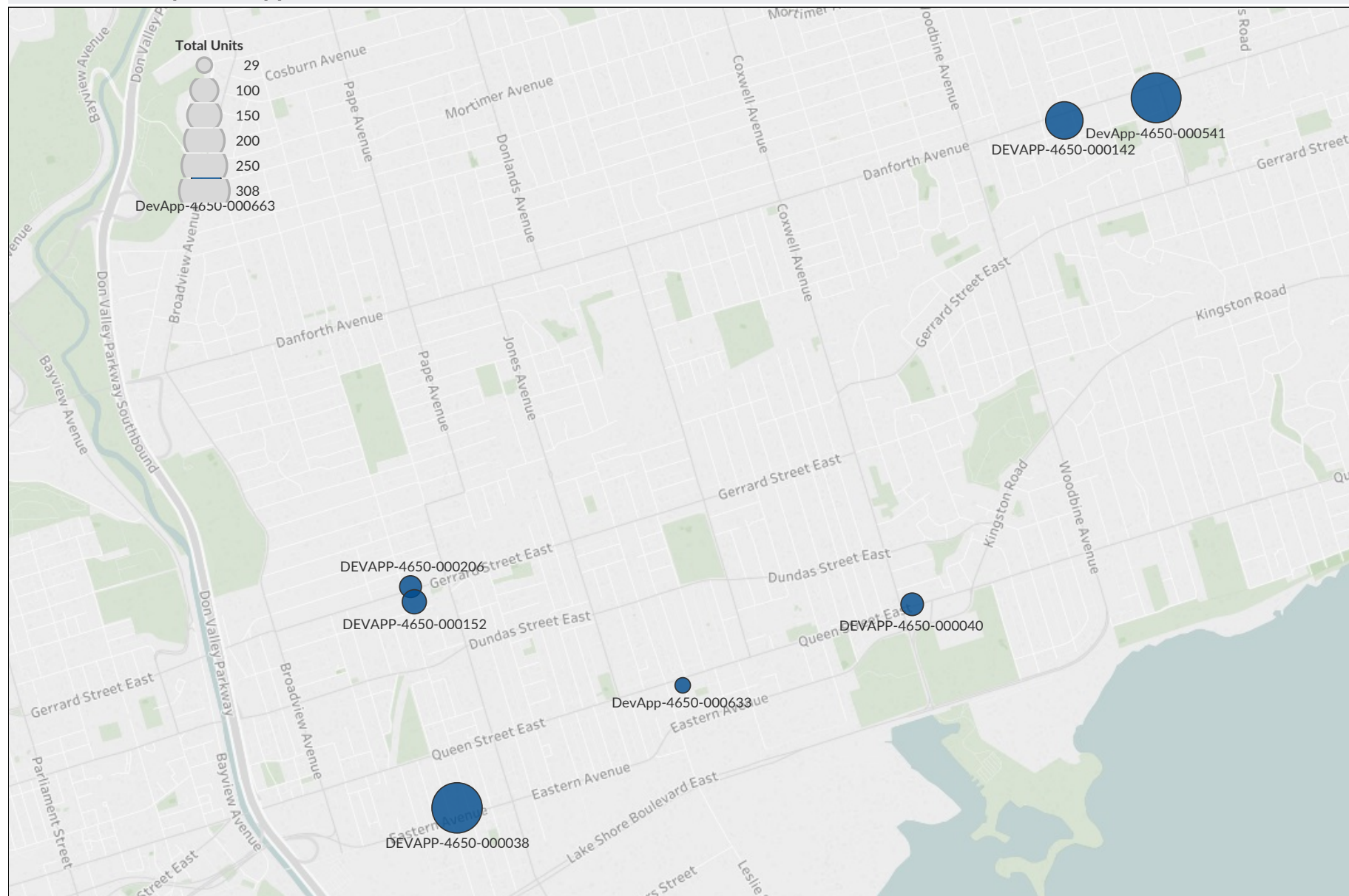
Toronto East Submarket Report - October 2018

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
875 Queen East Leslieville - Harhay Construction Managemen..	Apartment	March 2019	0	0	0	122	\$601	\$601
Canvas Condominium - Marlin Spring	Apartment	August 2019	0	0	0	156	\$580	\$767
Elevate at Logan - Kaleido Developments Inc.	Stacked	March 2021	0	0	17	41	\$845	\$845
George Condos + Towns - Rockport Group	Apartment	December 2019	3	16	3	80	\$650	\$1,069
Heartwood - Fieldgate Homes and Hullmark Developments Li..	Apartment	March 2020	0	0	0	43	\$767	\$863
Lofthouse on Logan Avenue - Grid Developments	Loft	May 2020	0	0	6	58	\$748	\$1,010
Logan Residences - Daniels Corporation	Apartment	April 2019	0	0	52	59	\$956	\$956
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
West Beach Condominiums - Marlin Spring	Apartment	December 2019	0	1	2	89	\$699	\$1,008
Wonder Condos - Graywood Developments and Alterra	Apartment	October 2022	256	256	1	286	\$955	\$885

Toronto East Submarket Report - October 2018

Current Development Applications



Toronto East Submarket Report - October 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000033	55 Lake Shore Boulevard East	11.2	5,192
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-4650-000206	794 - 800 Gerrard Street East	6.3	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-4650-000663	995 Broadview Avenue	9.2	111
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 - October 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	• 11	• 17	• 5,733	• 5,206	• 223	• \$2,089	• 1,817	• \$3,797,257	• 4,666
Central Waterfront	• 73	• 14	• 6,353	• 5,323	• 949	• \$1,259	• 914	• \$1,151,277	• 11,626
Don Mills - York Mills	• 12	• 8	• 2,238	• 2,050	• 188	• \$847	• 1,151	• \$974,977	• 10,667
Downtown Core	• 27	• 8	• 3,503	• 3,413	• 47	• \$1,351	• 973	• \$1,314,306	• 17,560
Downtown East	• 357	• 17	• 5,243	• 4,876	• 342	• \$983	• 860	• \$845,350	• 9,479
Downtown West	• 278	• 28	• 10,793	• 8,682	• 1,596	• \$1,230	• 739	• \$909,602	• 13,899
Etobicoke Waterfront	• 7	• 8	• 3,590	• 3,385	• 205	• \$1,048	• 855	• \$896,284	• 1,439
Highway7 - Yonge	• 24	• 6	• 1,582	• 1,162	• 280	• \$652	• 920	• \$599,893	•
Mississauga City Centre	• 33	• 8	• 4,609	• 3,083	• 1,115	• \$789	• 691	• \$545,824	•
North Toronto	• 212	• 8	• 2,450	• 1,943	• 286	• \$1,111	• 890	• \$988,772	• 6,179
North Yonge Corridor	• 57	• 6	• 2,256	• 1,834	• 231	• \$911	• 761	• \$692,590	• 3,967
North York East	• 0	• 2	• 651	• 645	• 5	• \$706	• 1,595	• \$1,125,400	• 2,381
North York West	• 153	• 12	• 2,610	• 2,281	• 306	• \$788	• 764	• \$602,272	• 9,624
Not Applicable	• 917	• 139	• 21,873	• 17,298	• 3,929	• \$669	• 1,009	• \$674,826	• 26,461
Scarborough City Centre									• 2,245
Sheppard Corridor	• 273	• 13	• 3,969	• 3,170	• 506	• \$907	• 802	• \$727,869	• 4,219
Thornhill									•
Toronto East	• 259	• 12	• 1,622	• 1,452	• 91	• \$889	• 942	• \$837,501	• 6,362
Toronto West	• 108	• 9	• 1,660	• 959	• 620	• \$946	• 818	• \$773,715	• 12,673
Yonge - St. Clair	• 4	• 8	• 1,282	• 1,211	• 63	• \$1,246	• 1,236	• \$1,541,000	•

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