

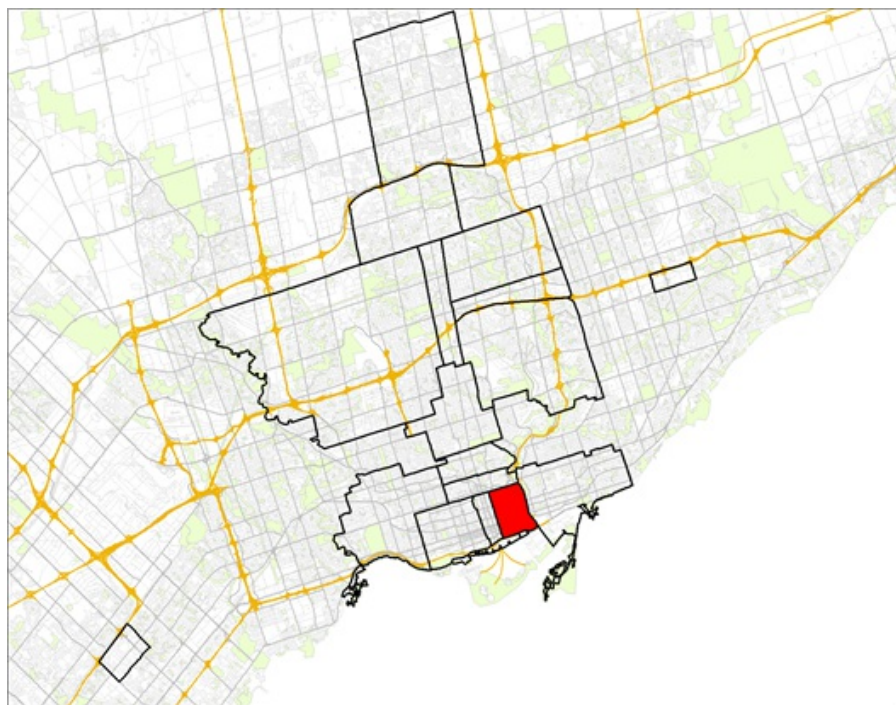


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of October 2018



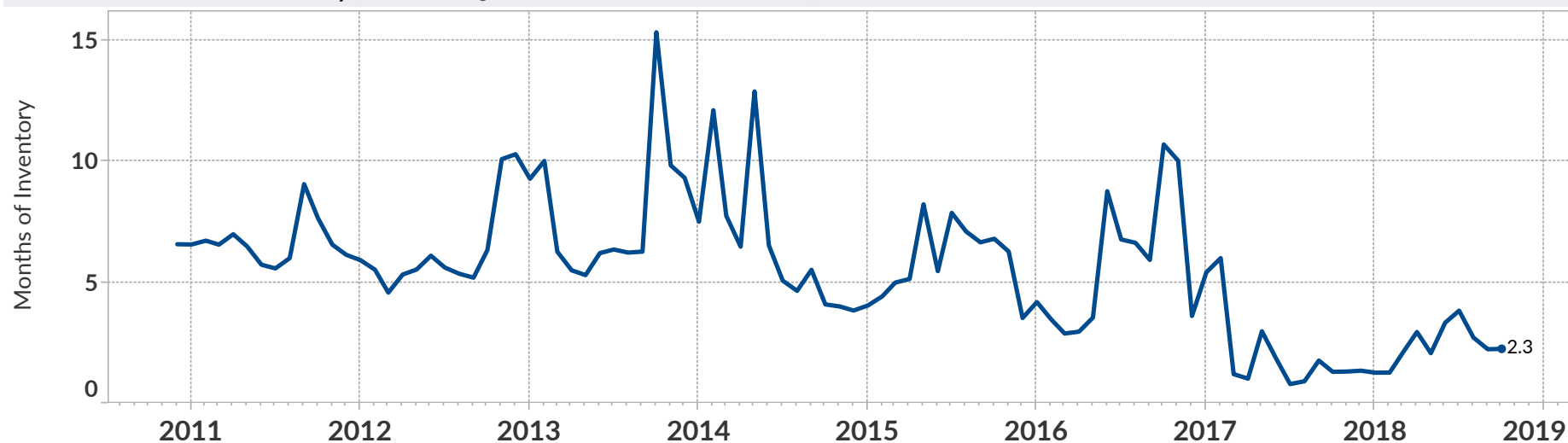
Downtown East Submarket Report - October 2018



Downtown East		GTA
Active Projects	17	323
Total Units	5,243	82,017
Total Sales	4,876	67,973
Rem. Inv.	342	10,982
Avg. \$/SF	\$983	\$931
Avg. SF	860	902
Avg. \$	\$845,350	\$839,129
Current Month Sales (incl. active & sold out)	357	2,805

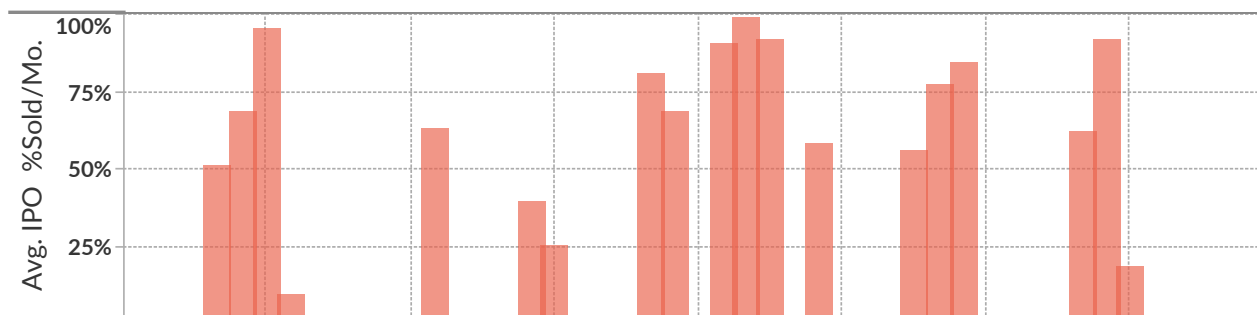
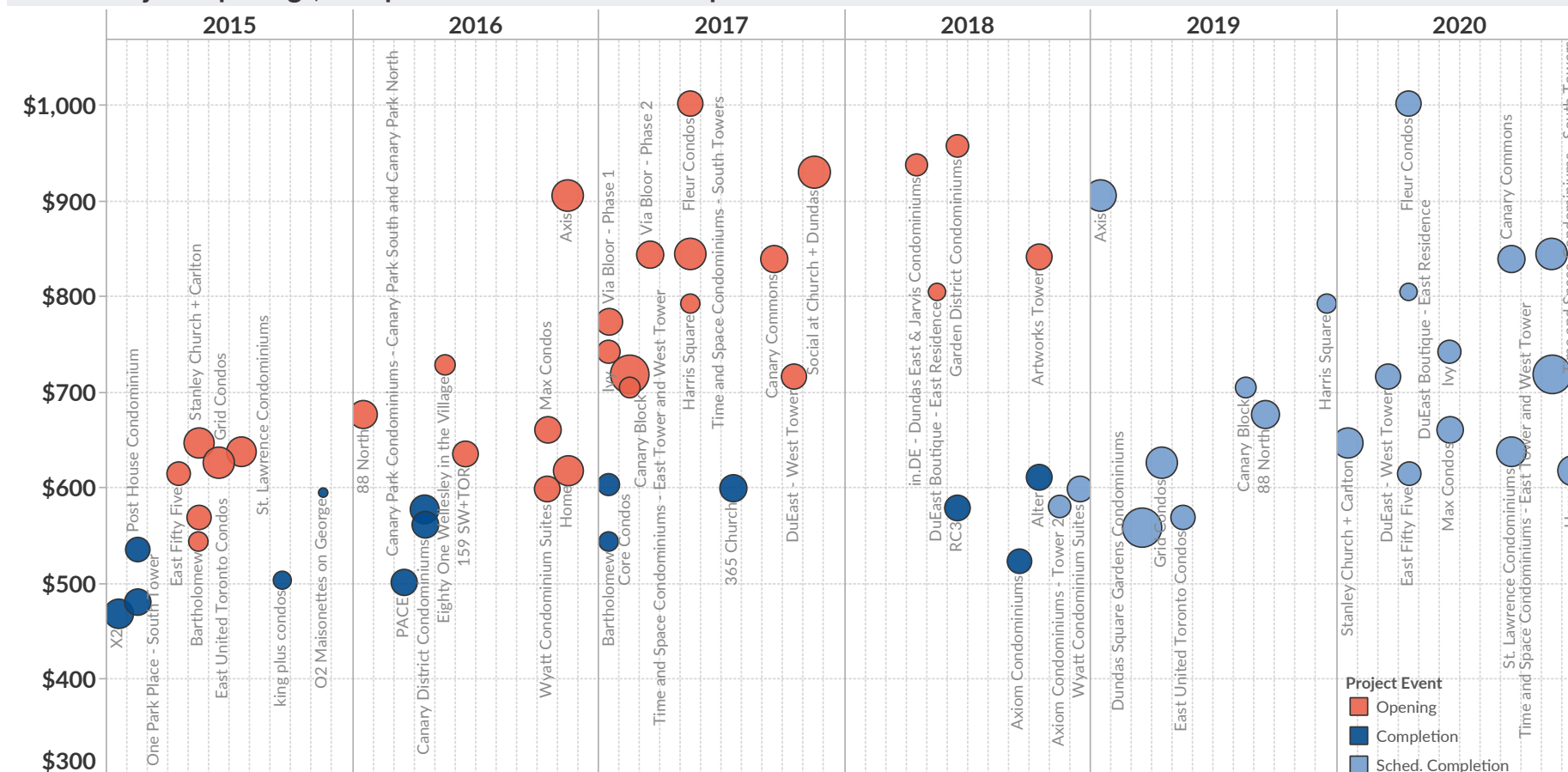
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	26	286
Total Units	9,479	140,394
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	29.5	45.5
Avg. Floor Space Index	8.7	5.8

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

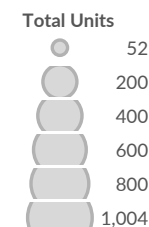


Downtown East Submarket Report - October 2018

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.



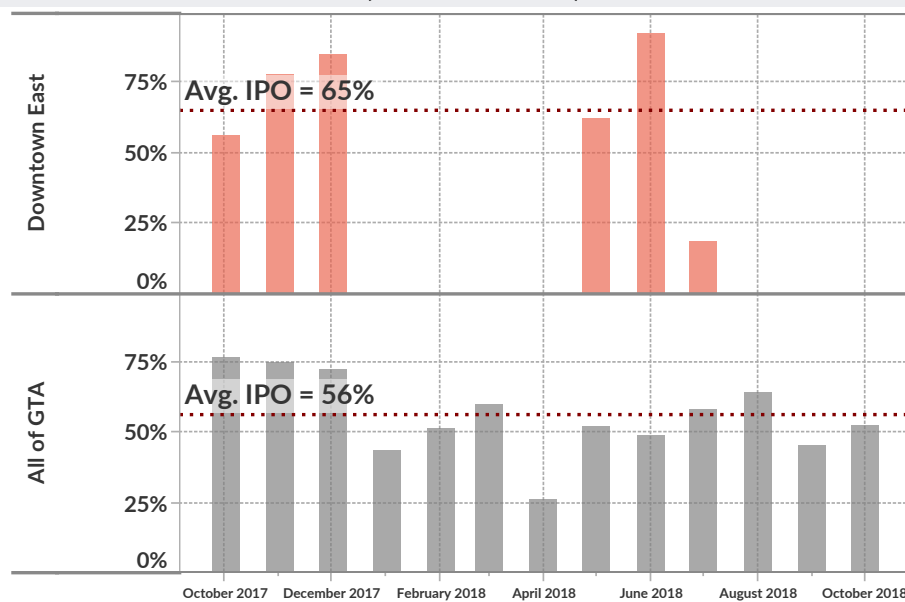
Downtown East Submarket Report - October 2018

Project Data by Unit Type

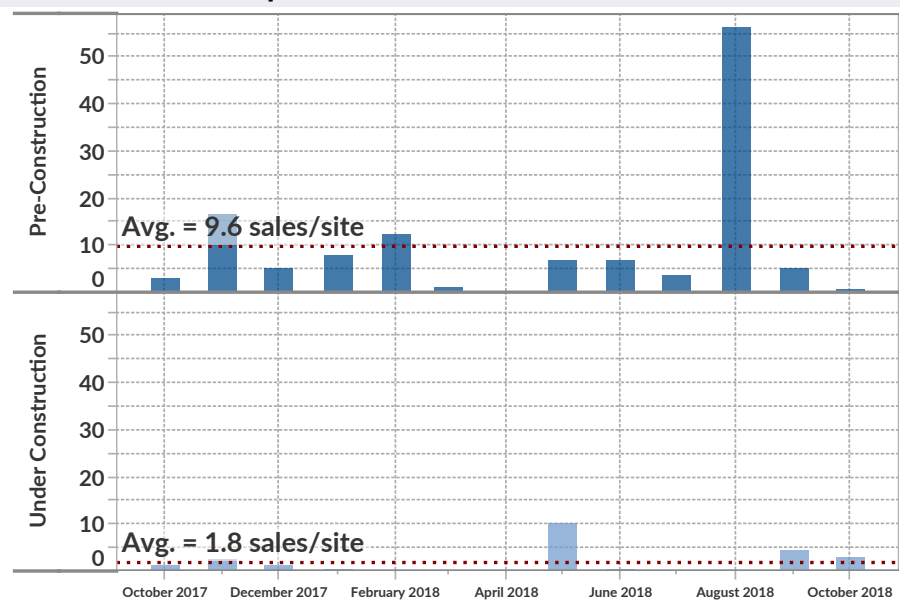
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	307	32	302	5
1 Bedroom	1,310	145	1,264	46
1 Bedroom + Den	1,481	56	1,417	64
2 Bedroom	1,222	84	1,162	60
2 Bedroom + Den	325	5	282	43
3 Bedroom & Up	508	35	406	102
Penthouse	50	0	33	17
Other	15	0	10	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,009	369	563	\$373,000	\$509,900
\$1,036	454	719	\$398,000	\$619,900
\$1,060	515	809	\$527,000	\$882,990
\$995	619	1,798	\$561,000	\$1,540,000
\$1,103	754	1,464	\$645,900	\$1,255,000
\$891	804	1,553	\$771,000	\$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)

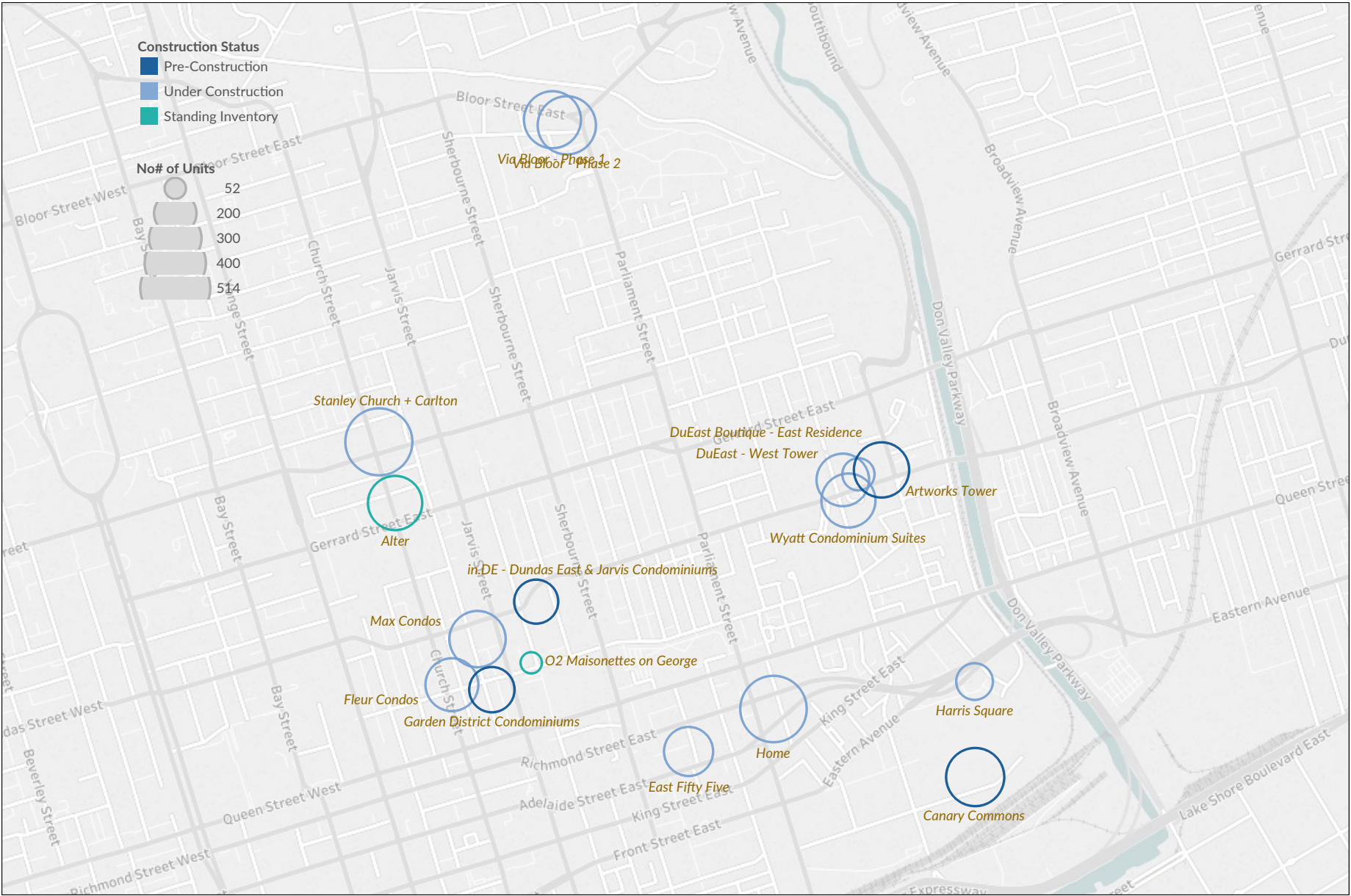


Post Launch Absorption: Downtown East



Downtown East Submarket Report - October 2018

Current Active Projects



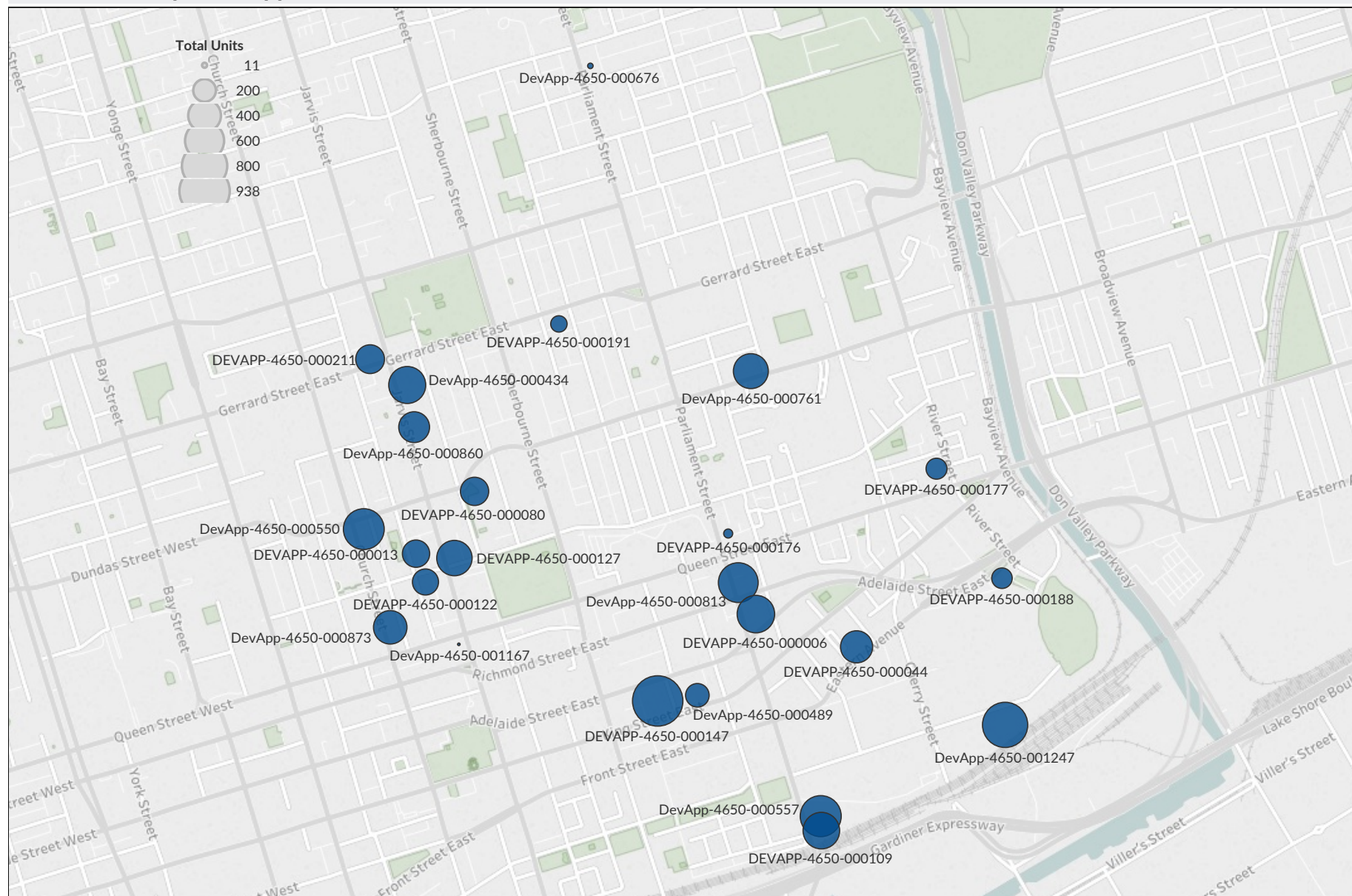
Downtown East Submarket Report - October 2018

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
Alter - Tridel	Apartment	October 2018	0	0	1	337	\$611	\$796
Artworks Tower - Daniels Corporation	Apartment	July 2021	332	332	5	349	\$842	\$818
Canary Commons - DREAM	Apartment	September 2020	0	21	21	387	\$839	\$877
DuEast - West Tower - Daniels Corporation	Apartment	March 2020	0	61	11	316	\$716	\$767
DuEast Boutique - East Residence - Daniels Corporation	Apartment	April 2020	1	110	9	119	\$805	\$799
East Fifty Five - Lamb Development Corp. and Hyde Park Ho..	Apartment	April 2020	0	0	0	276	\$615	\$1,304
Fleur Condos - Menkes	Apartment	April 2020	0	4	85	320	\$1,002	\$1,197
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May 2023	1	214	21	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	2	68	73	505	\$619	\$992
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	March 2021	1	173	48	222	\$938	\$975
Max Condos - Tribute Communities	Apartment	June 2020	2	11	9	363	\$662	\$1,095
O2 Maisonettes on George - Identity Developments	Apartment	November 2015	0	8	1	52	\$596	\$690
Stanley Church + Carlton - Tribute Communities	Apartment	January 2020	18	49	16	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	0	4	11	388	\$845	\$909
Wyatt Condominium Suites - Daniels Corporation	Apartment	December 2018	0	3	5	334	\$598	\$779

Downtown East Submarket Report - October 2018

Current Development Applications



Downtown East Submarket Report - October 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-4650-000675	250 Front Street East	9.0	516
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	
DevApp-4650-001247	181 Mill Street	5.9	756

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 - 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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