

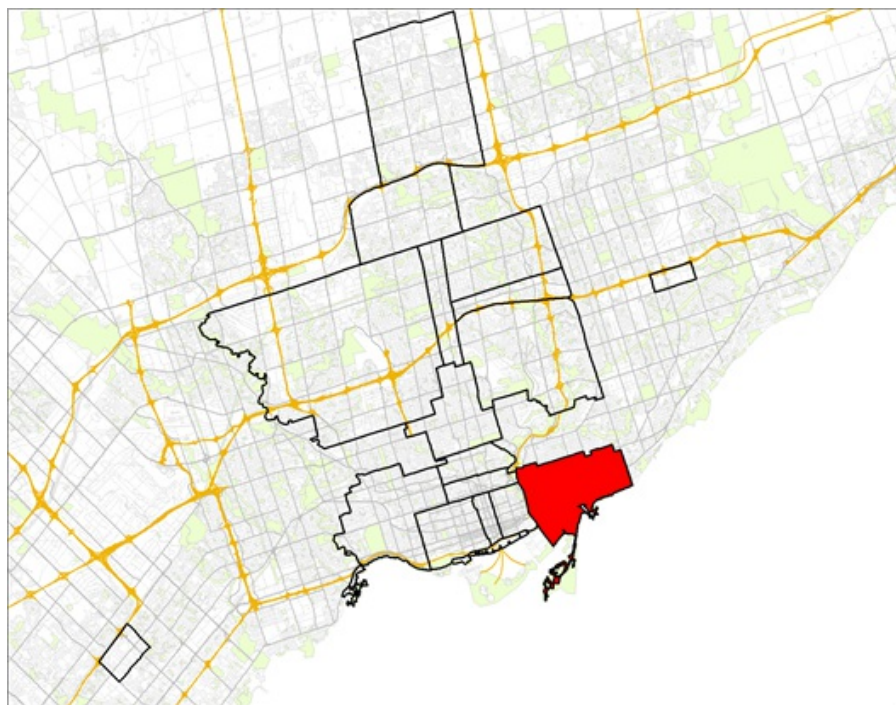


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of November 2018



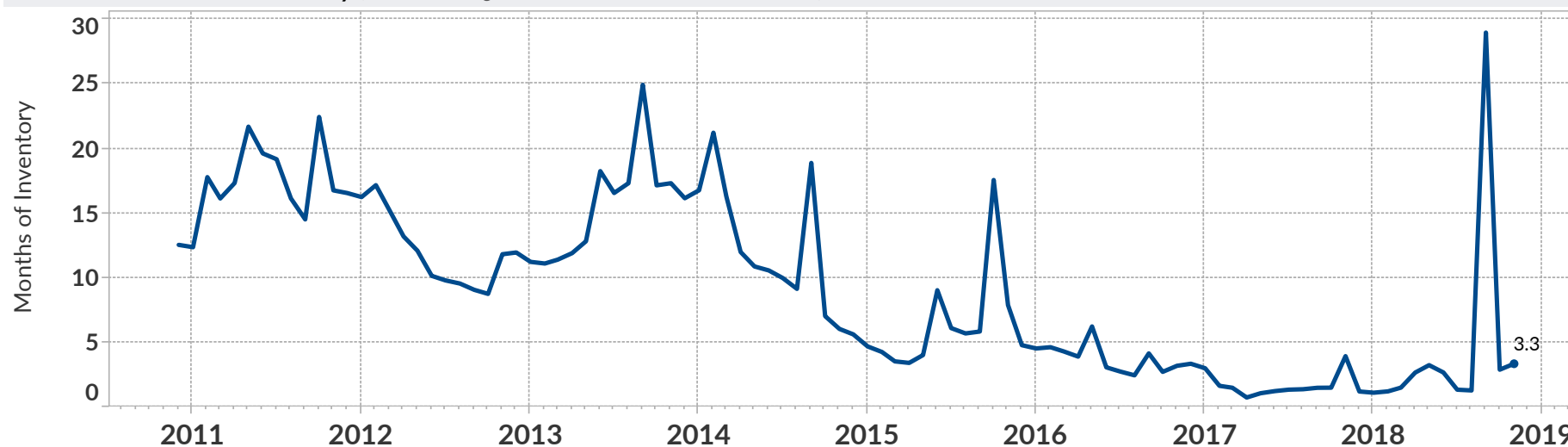
Toronto East Submarket Report - November 2018



Toronto East		GTA
Active Projects	13	330
Total Units	1,699	85,769
Total Sales	1,503	70,643
Rem. Inv.	108	11,254
Avg. \$/SF	\$938	\$929
Avg. SF	1,006	904
Avg. \$	\$943,594	\$839,519
Current Month Sales (incl. active & sold out)	18	2,454

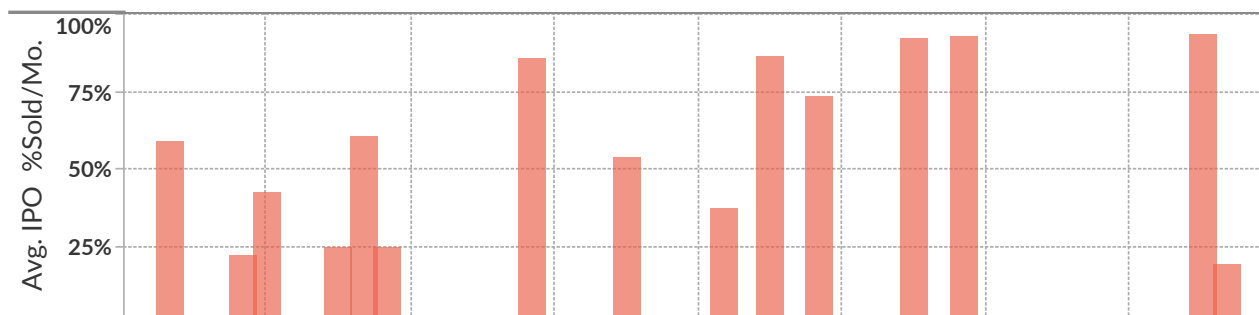
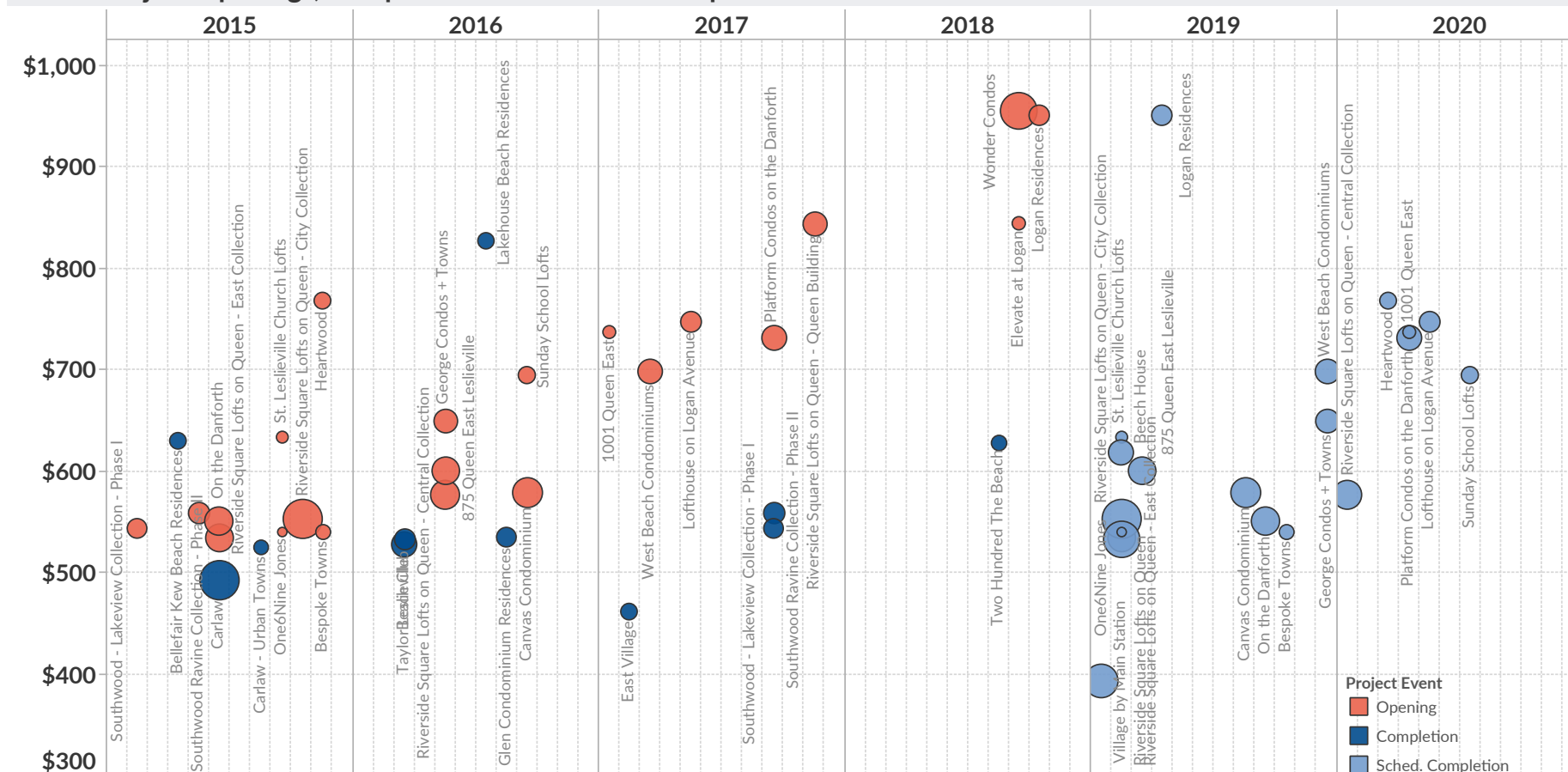
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	10	288
Total Units	6,362	140,875
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	12.6	45.5
Avg. Floor Space Index	4.0	5.8

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

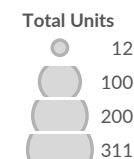


Toronto East Submarket Report - November 2018

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.



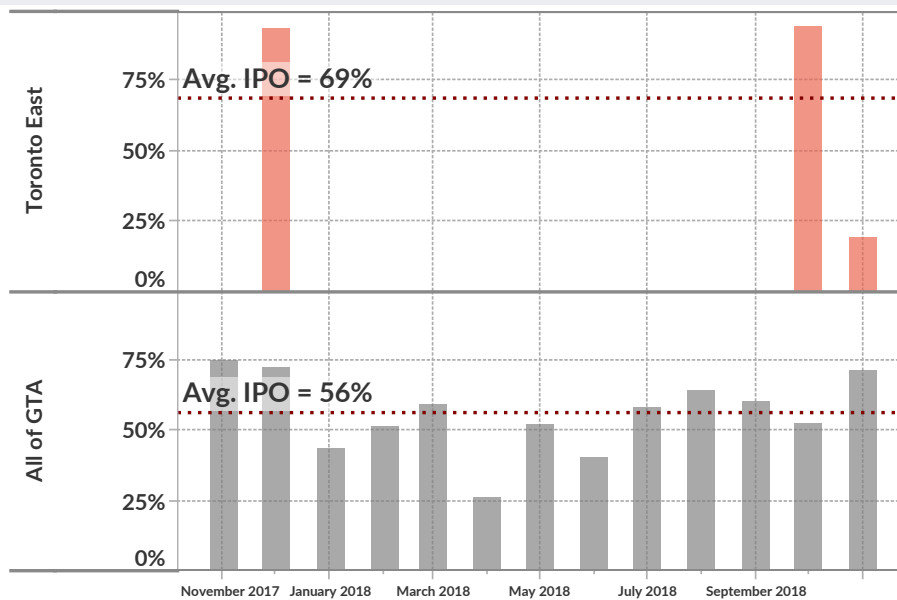
Toronto East Submarket Report - November 2018

Project Data by Unit Type

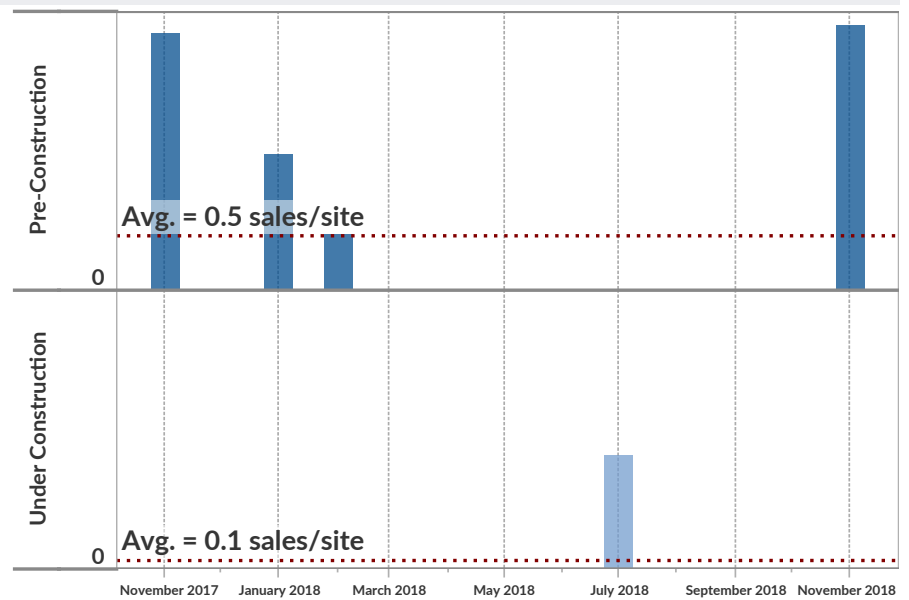
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	14		14	0
1 Bedroom	362	5	350	12
1 Bedroom + Den	402	7	371	31
2 Bedroom	524	3	502	22
2 Bedroom + Den	170	1	154	16
3 Bedroom & Up	70	1	62	8
Penthouse	30	0	30	0
Other	39	1	20	19

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$895	470	669	\$239,900	\$629,900
\$925	680	1,238	\$635,900	\$1,150,000
\$886	615	1,264	\$339,900	\$1,189,900
\$886	745	1,247	\$413,900	\$1,070,900
\$747	1,108	1,830	\$749,900	\$1,198,900
\$1,134	708	1,648	\$899,900	\$1,949,900

IPO Launch Performance (first 2 months)

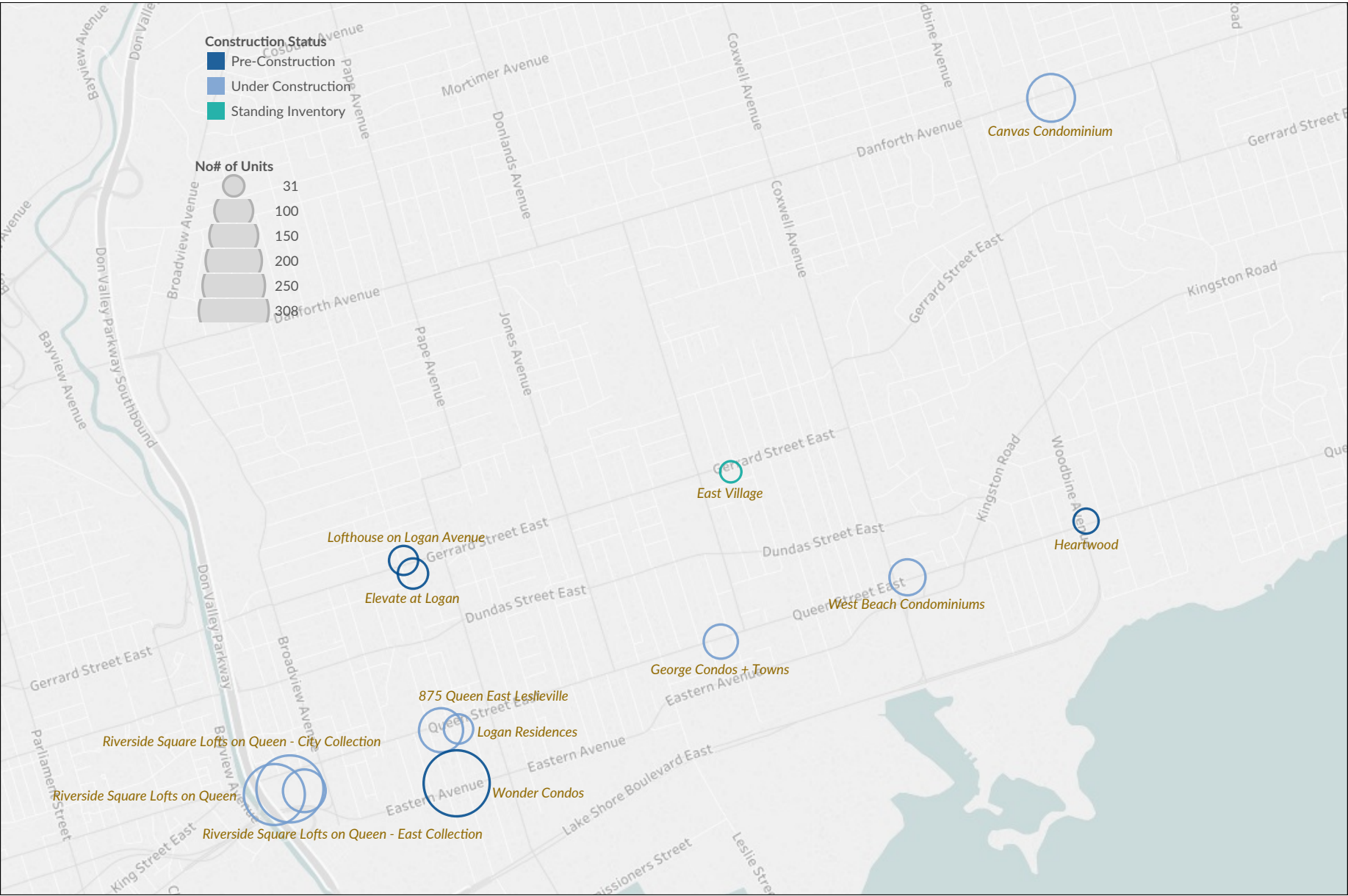


Post Launch Absorption: Toronto East



Toronto East Submarket Report - November 2018

Current Active Projects



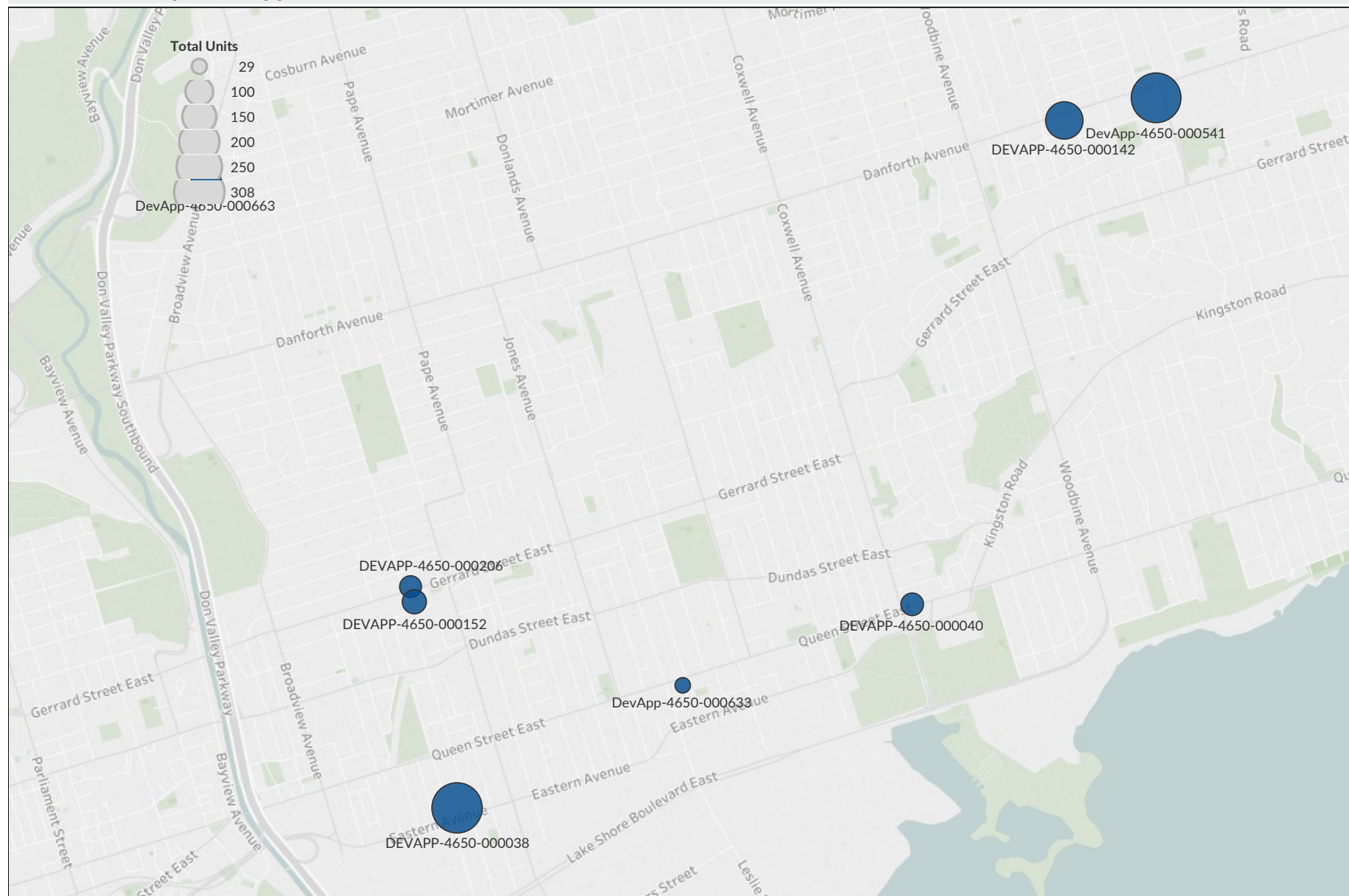
Toronto East Submarket Report - November 2018

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	133	\$601	\$601
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
Elevate at Logan - Kaleido Developments Inc.	Stacked	March 2021	6	6	33	63	\$845	\$866
George Condos + Towns - Rockport Group	Apartment	December 2019	1	17	2	80	\$650	\$1,097
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	10	10	42	59	\$951	\$952
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	1	261	13	299	\$955	\$1,304

Toronto East Submarket Report - November 2018

Current Development Applications



Toronto East Submarket Report - November 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 - November 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	• 9	• 17	• 5,733	• 5,215	• 214	• \$2,075	• 1,789	• \$3,711,751	• 4,666
Central Waterfront	• 86	• 14	• 6,359	• 5,409	• 870	• \$1,296	• 950	• \$1,230,683	• 11,626
Don Mills - York Mills	• 9	• 8	• 2,259	• 2,059	• 200	• \$873	• 1,130	• \$986,121	• 10,667
Downtown Core	• 18	• 8	• 4,272	• 3,842	• 28	• \$1,351	• 973	• \$1,314,306	• 17,560
Downtown East	• 41	• 17	• 5,243	• 4,902	• 313	• \$964	• 878	• \$846,497	• 9,479
Downtown West	• 180	• 29	• 10,990	• 8,812	• 1,681	• \$1,230	• 754	• \$927,456	• 13,899
Etobicoke Waterfront	• 9	• 8	• 3,590	• 3,393	• 197	• \$1,052	• 854	• \$898,275	• 1,439
Highway7 - Yonge	• 20	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 443	• 8	• 4,549	• 3,540	• 657	• \$787	• 708	• \$556,945	•
North Toronto	• 144	• 8	• 2,485	• 2,213	• 230	• \$1,122	• 995	• \$1,116,119	• 6,179
North Yonge Corridor	• 16	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,121
North York East	• 0	• 3	• 681	• 645	• 35	• \$883	• 1,100	• \$971,400	• 2,381
North York West	• 17	• 12	• 2,610	• 2,289	• 298	• \$796	• 766	• \$610,070	• 9,624
Not Applicable	• 1,114	• 141	• 24,262	• 18,143	• 4,718	• \$690	• 949	• \$654,766	• 26,788
Scarborough City Centre									• 2,245
Sheppard Corridor	• 95	• 13	• 3,969	• 3,238	• 405	• \$912	• 812	• \$739,893	• 4,219
Thornhill									•
Toronto East	• 18	• 13	• 1,699	• 1,503	• 108	• \$938	• 1,006	• \$943,594	• 6,362
Toronto West	• 233	• 11	• 2,040	• 1,192	• 767	• \$971	• 850	• \$825,451	• 12,673
Yonge - St. Clair	• 2	• 8	• 1,282	• 1,213	• 61	• \$1,262	• 1,259	• \$1,588,820	•

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