

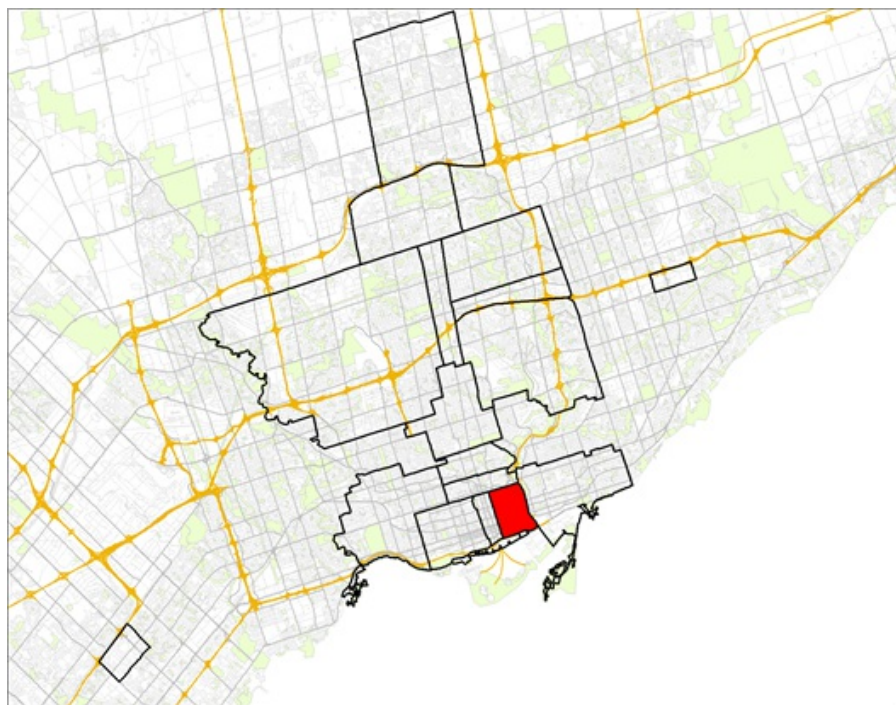


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of January 2019



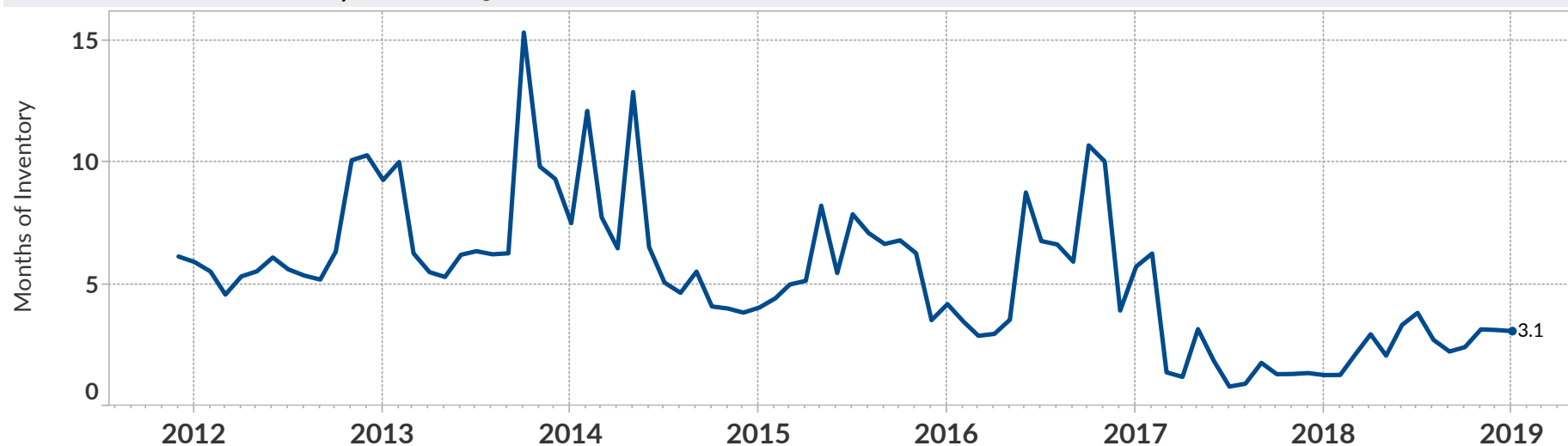
Downtown East Submarket Report - January 2019



Downtown East		GTA
Active Projects	16	326
Total Units	5,192	86,555
Total Sales	4,870	72,181
Rem. Inv.	294	10,364
Avg. \$/SF	\$986	\$954
Avg. SF	892	923
Avg. \$	\$879,028	\$880,604
Current Month Sales (incl. active & sold out)	14	942

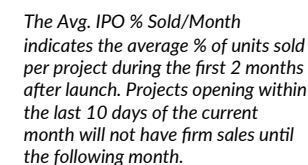
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	29	316
Total Units	15,472	157,852
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	29.5	45.5
Avg. Floor Space Index	8.9	5.7

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



Project Event

- Opening
- Completion
- Sched. Completion



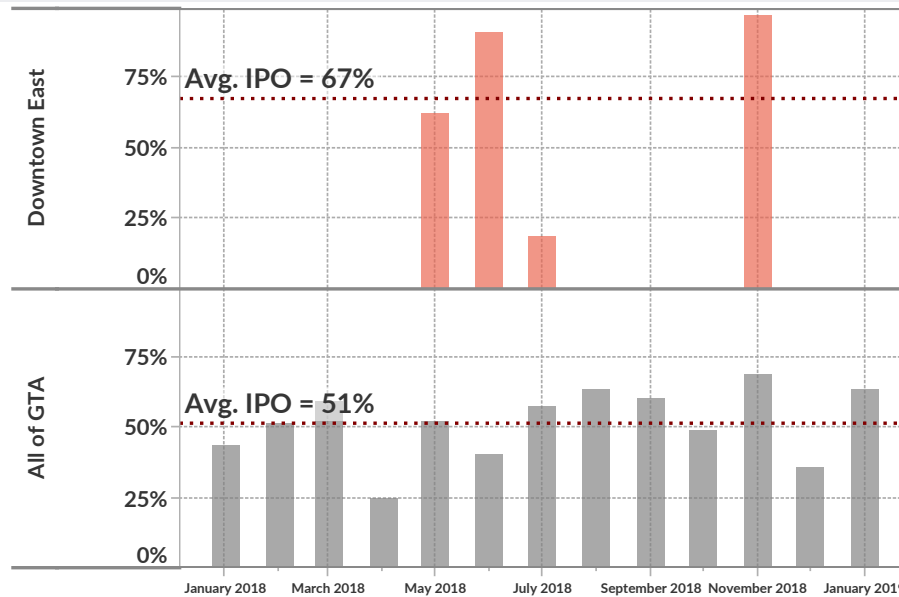
Downtown East Submarket Report - January 2019

Project Data by Unit Type

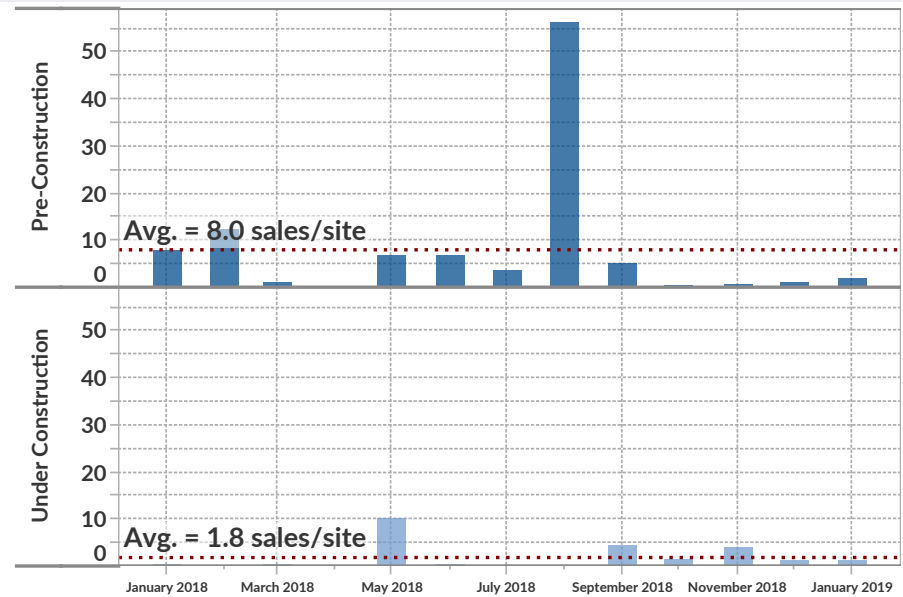
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	303	0	299	4
1 Bedroom	1,304	3	1,273	31
1 Bedroom + Den	1,477	5	1,431	46
2 Bedroom	1,201	2	1,144	57
2 Bedroom + Den	327	3	293	34
3 Bedroom & Up	506	1	396	110
Penthouse	34	0	27	7
Other	12	0	7	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,014	369	563	\$373,000	\$509,900
\$1,000	480	719	\$398,000	\$619,900
\$1,060	525	809	\$527,000	\$955,990
\$1,047	619	1,798	\$561,000	\$1,540,000
\$1,069	754	1,464	\$645,900	\$1,255,000
\$914	834	1,553	\$742,900	\$1,500,900
\$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)

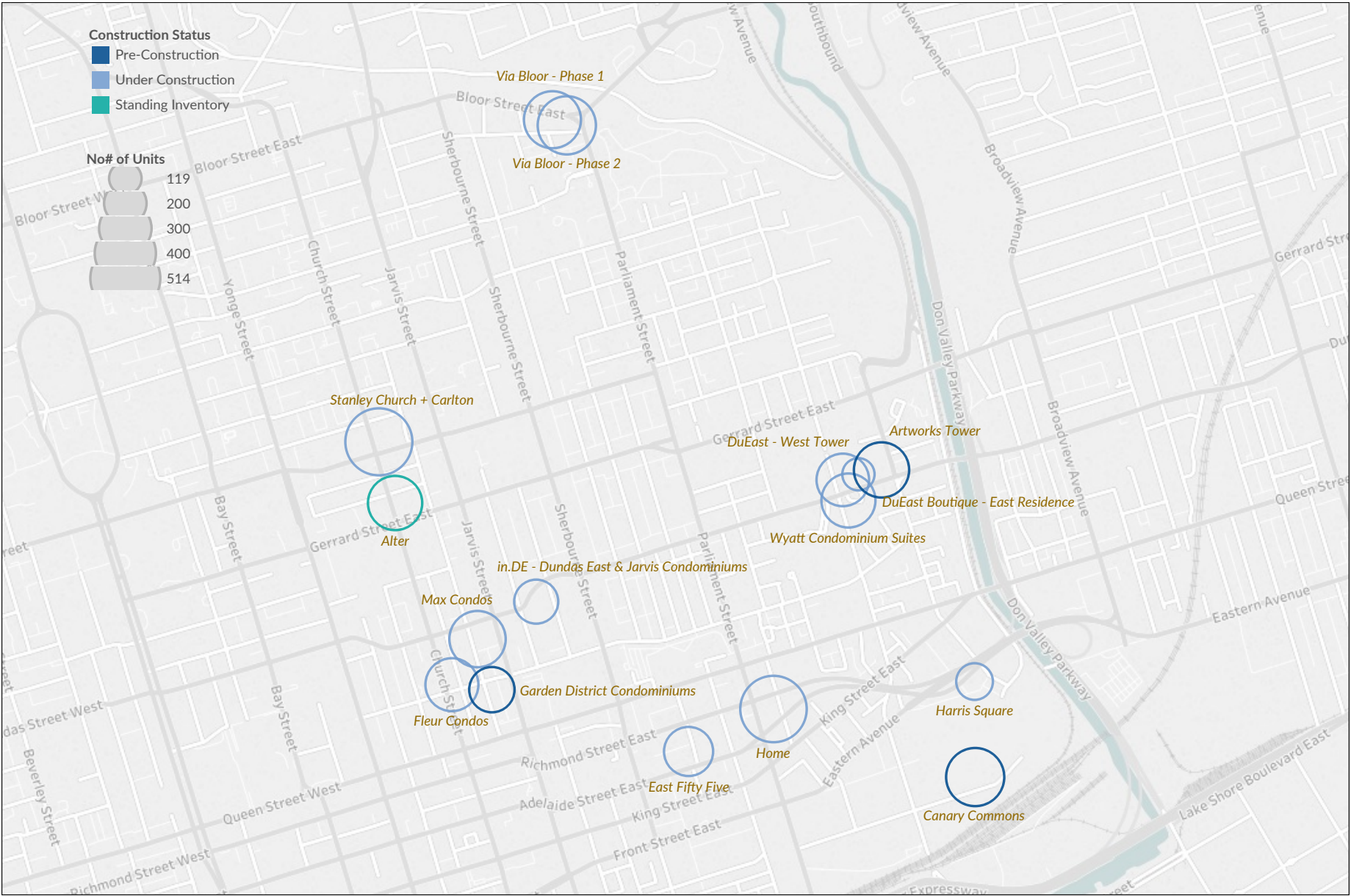


Post Launch Absorption: Downtown East



Downtown East Submarket Report - January 2019

Current Active Projects



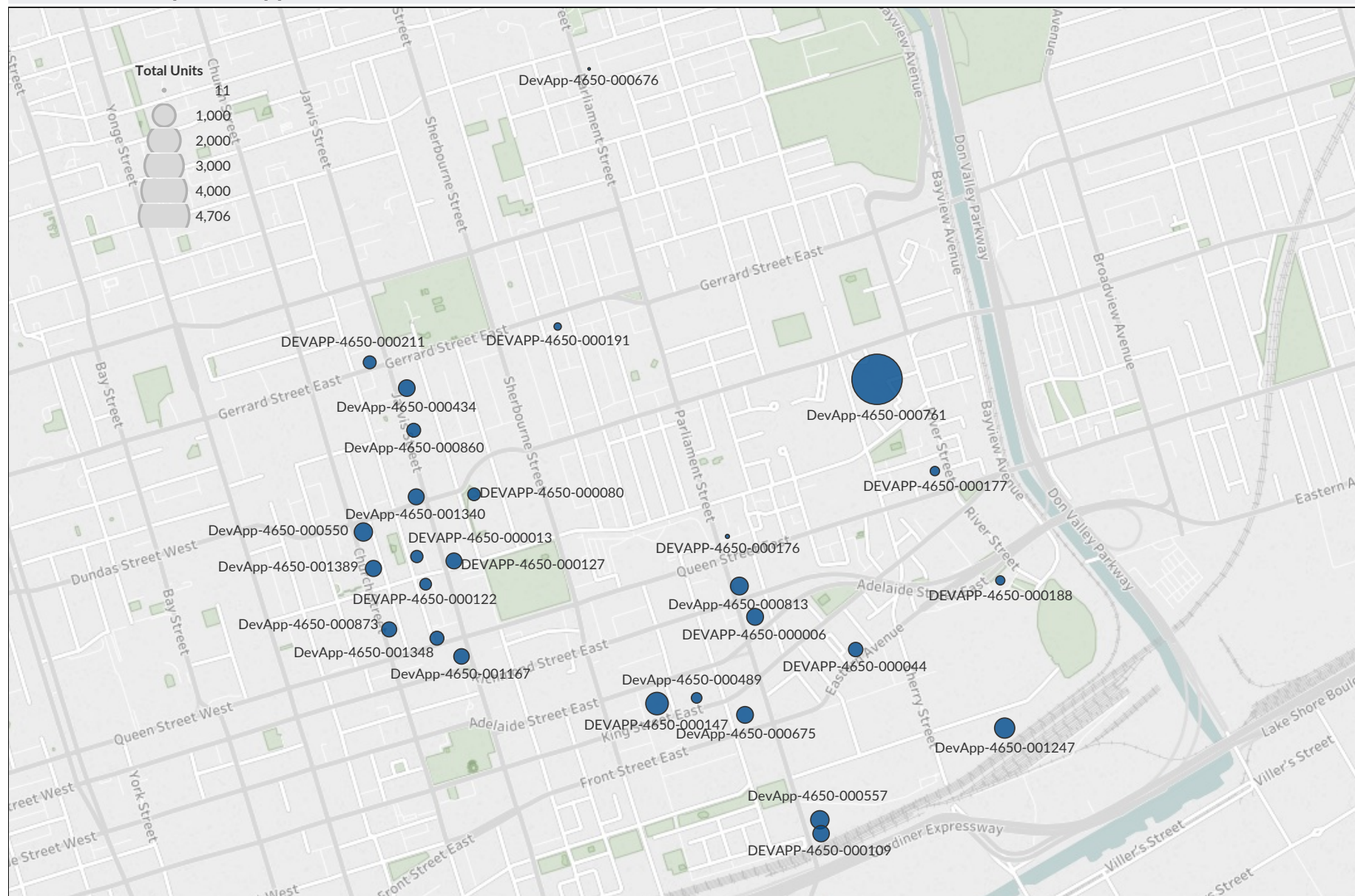
Downtown East Submarket Report - January 2019

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	1	1	7	349	\$843	\$783
Canary Commons - DREAM	Apartment	September 2020	2	2	19	387	\$839	\$877
DuEast - West Tower - Daniels Corporation	Apartment	March 2020	0	0	11	316	\$716	\$763
DuEast Boutique - East Residence - Daniels Corporation	Apartment	April 2020	0	0	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	6	6	50	321	\$1,002	\$1,202
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May 2023	2	2	17	235	\$957	\$1,036
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	1	1	66	505	\$619	\$1,010
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	March 2021	0	0	44	222	\$938	\$1,100
Max Condos - Tribute Communities	Apartment	June 2020	1	1	6	363	\$662	\$1,077
Stanley Church + Carlton - Tribute Communities	Apartment	January 2020	1	1	24	514	\$647	\$1,080
Via Bloor - Phase 1 - Tridel	Apartment	October 2021	0	0	15	372	\$775	\$878
Via Bloor - Phase 2 - Tridel	Apartment	November 2021	0	0	10	388	\$845	\$901
Wyatt Condominium Suites - Daniels Corporation	Apartment	June 2019	0	0	4	334	\$598	\$764

Downtown East Submarket Report - January 2019

Current Development Applications



Downtown East Submarket Report - January 2019

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	10.2	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	8.8	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	325 Gerrard Street East	3.3	4,706
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	440
DevApp-4650-001247	181 Mill Street	5.9	756
DevApp-4650-001340	202 Jarvis Street	13.4	464
DevApp-4650-001348	90 Queen Street East	23.9	356
DevApp-4650-001389	193 Church Street	27.3	478

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 - January 2019

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	• 5	• 17	• 5,751	• 5,231	• 221	• \$2,251	• 1,957	• \$4,406,623	• 5,031
Central Waterfront	• 37	• 15	• 6,871	• 6,046	• 746	• \$1,314	• 992	• \$1,302,871	• 16,818
Don Mills - York Mills	• 11	• 8	• 2,327	• 2,084	• 183	• \$885	• 1,135	• \$1,004,963	• 10,889
Downtown Core	• 0	• 8	• 4,272	• 3,844	• 26	• \$1,294	• 1,261	• \$1,632,354	• 18,308
Downtown East	• 14	• 16	• 5,192	• 4,870	• 294	• \$986	• 892	• \$879,028	• 15,472
Downtown West	• 122	• 30	• 11,378	• 9,471	• 1,443	• \$1,242	• 768	• \$953,706	• 13,867
Etobicoke Waterfront	• 7	• 8	• 3,728	• 3,408	• 191	• \$1,072	• 860	• \$922,025	• 1,439
Highway7 - Yonge	• 0	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 42	• 8	• 4,495	• 3,645	• 552	• \$781	• 753	• \$587,951	•
North Toronto	• 251	• 9	• 2,908	• 2,483	• 335	• \$1,160	• 893	• \$1,036,000	• 6,252
North Yonge Corridor	• 0	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,495
North York East	• 1	• 2	• 528	• 505	• 22	• \$943	• 1,025	• \$966,945	• 2,381
North York West	• 6	• 11	• 2,583	• 2,317	• 244	• \$808	• 724	• \$585,606	• 9,893
Not Applicable	• 217	• 138	• 23,866	• 18,084	• 4,242	• \$686	• 962	• \$659,839	• 35,194
Scarborough City Centre									• 2,245
Sheppard Corridor	• 166	• 13	• 4,004	• 3,253	• 511	• \$947	• 845	• \$800,515	• 4,168
Thornhill									•
Toronto East	• 5	• 12	• 1,531	• 1,400	• 89	• \$920	• 993	• \$913,336	• 1,227
Toronto West	• 58	• 11	• 2,089	• 1,289	• 731	• \$969	• 863	• \$836,569	• 12,983
Yonge - St. Clair	• 0	• 8	• 1,286	• 1,216	• 62	• \$1,245	• 1,275	• \$1,588,047	• 169

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