

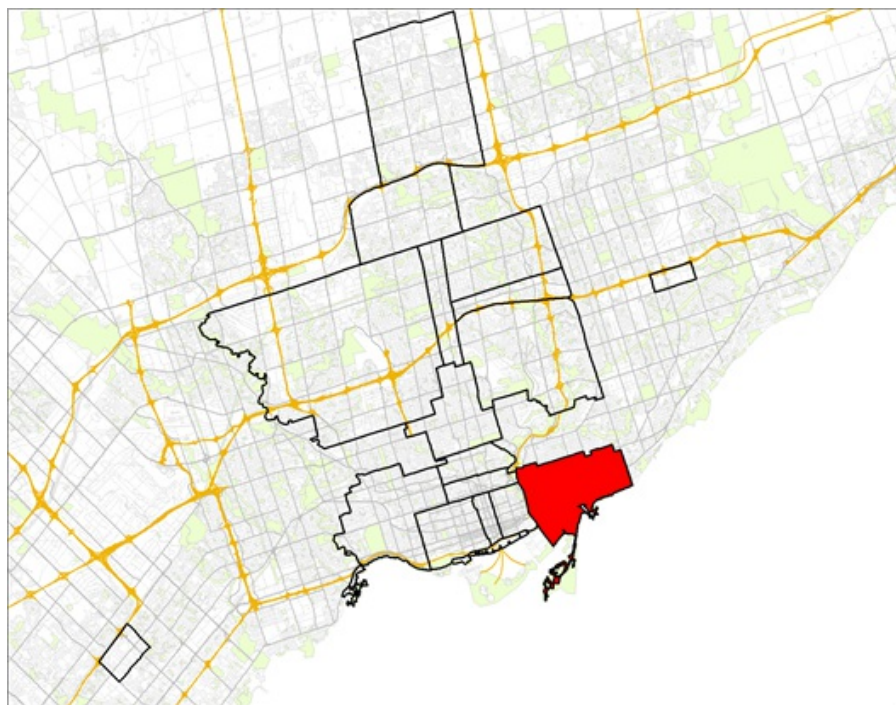


Greater Toronto Area  
Toronto East

New Homes High Rise Submarket Report  
Data as of January 2019



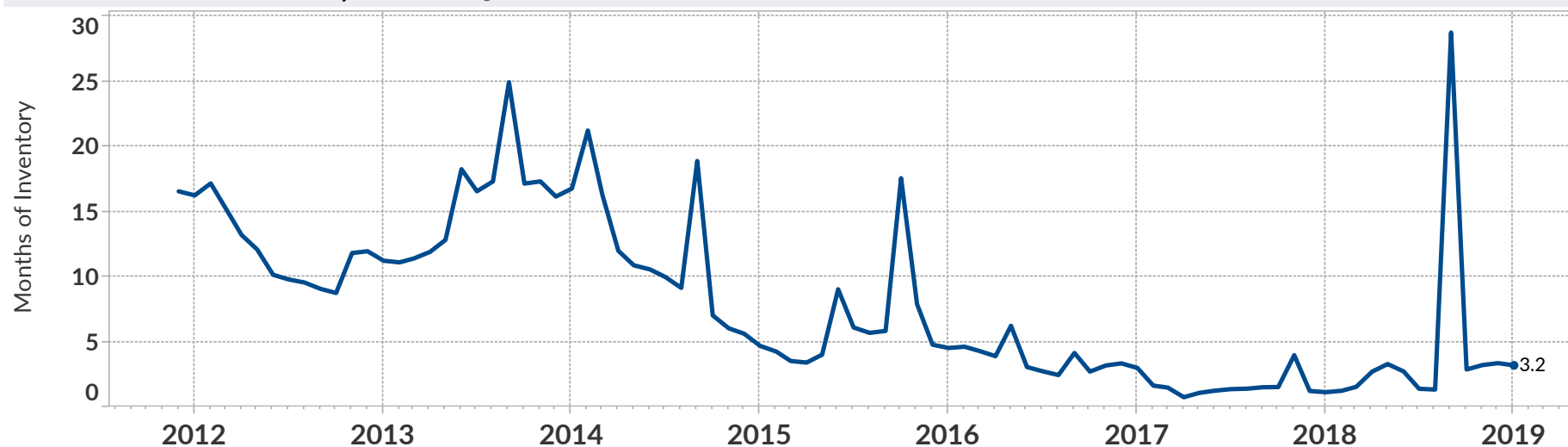
# Toronto East Submarket Report - January 2019



| Toronto East                                  |           |   | GTA       |  |
|-----------------------------------------------|-----------|---|-----------|--|
| Active Projects                               | 12        |   | 326       |  |
| Total Units                                   | 1,531     |   | 86,555    |  |
| Total Sales                                   | 1,400     |   | 72,181    |  |
| Rem. Inv.                                     | 89        |   | 10,364    |  |
| Avg. \$/SF                                    | \$920     |   | \$954     |  |
| Avg. SF                                       | 993       |   | 923       |  |
| Avg. \$                                       | \$913,336 |   | \$880,604 |  |
| Current Month Sales (incl. active & sold out) |           | 5 | 942       |  |

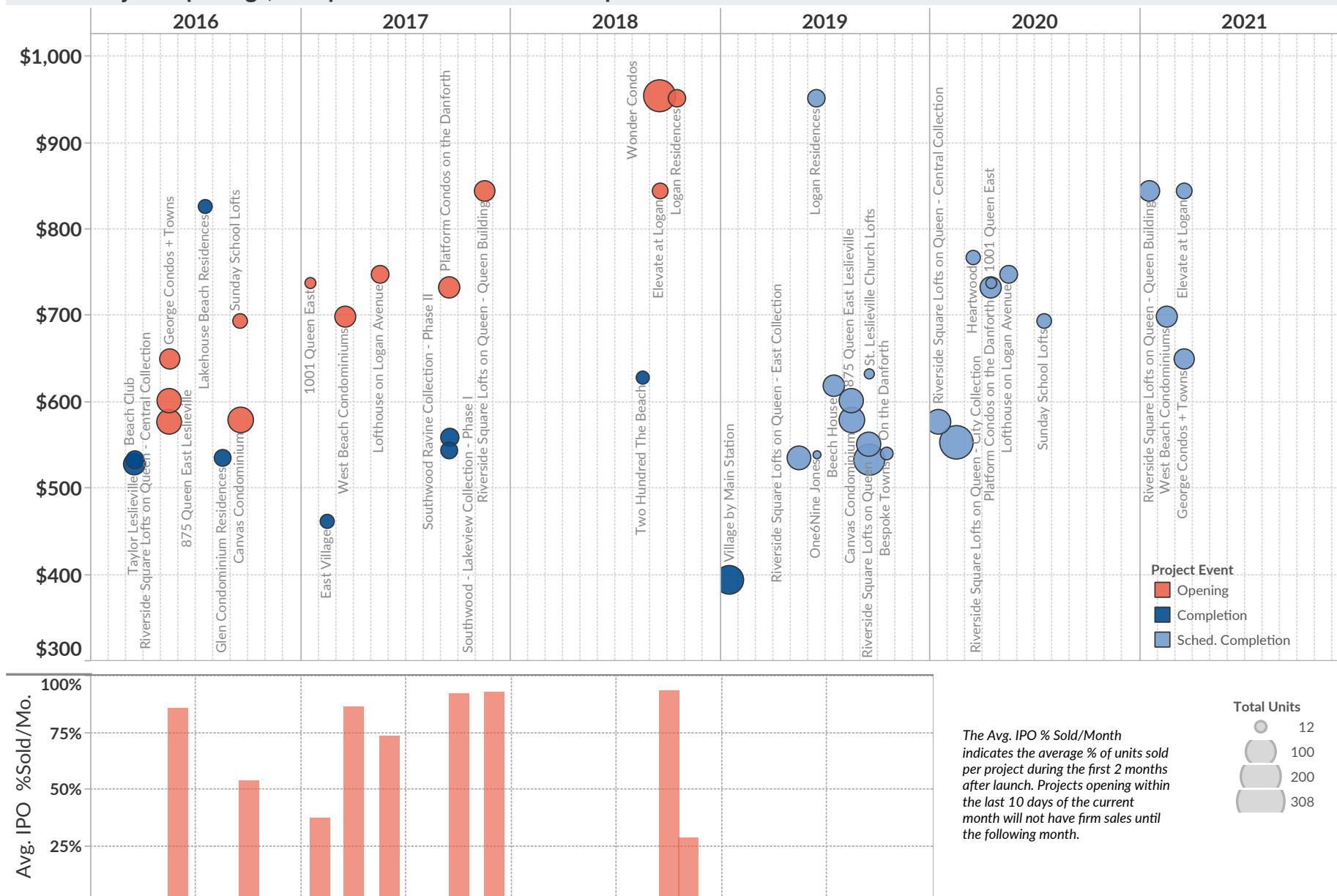
| Development Applications |       |                 |  |
|--------------------------|-------|-----------------|--|
| Toronto East             |       | City of Toronto |  |
| Number of Dev. Apps.     | 10    | 316             |  |
| Total Units              | 1,227 | 157,852         |  |
| Min. Floor Space Index   | 1.0   | 0.1             |  |
| Max. Floor Space Index   | 12.6  | 45.5            |  |
| Avg. Floor Space Index   | 3.6   | 5.7             |  |

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



# Toronto East Submarket Report - January 2019

## Recent Project Openings, Completions & Scheduled Completions



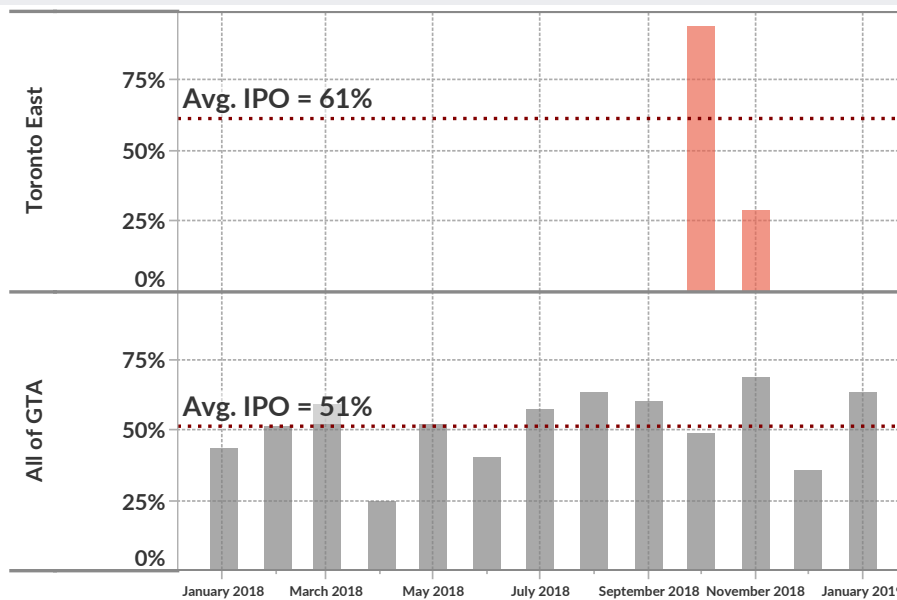
# Toronto East Submarket Report - January 2019

## Project Data by Unit Type

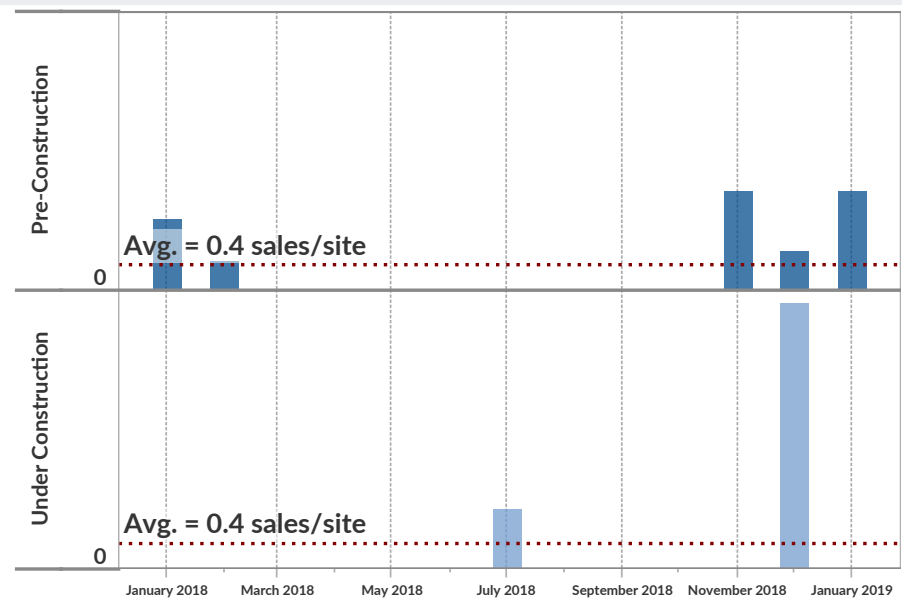
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 14          |                     | 14          | 0         |
| 1 Bedroom       | 321         | 0                   | 311         | 10        |
| 1 Bedroom + Den | 360         | 0                   | 329         | 31        |
| 2 Bedroom       | 509         | 1                   | 497         | 12        |
| 2 Bedroom + Den | 170         | 3                   | 157         | 13        |
| 3 Bedroom & Up  | 70          | 0                   | 64          | 6         |
| Penthouse       | 6           | 0                   | 6           | 0         |
| Other           | 39          | 1                   | 22          | 17        |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
| \$880      | 470             | 669              | \$239,900        | \$626,900         |
| \$933      | 551             | 1,238            | \$519,900        | \$1,150,000       |
| \$887      | 615             | 1,567            | \$339,900        | \$1,264,000       |
| \$829      | 745             | 1,264            | \$413,900        | \$1,070,900       |
| \$670      | 1,108           | 1,830            | \$749,900        | \$1,145,900       |
| \$1,112    | 708             | 1,648            | \$855,900        | \$1,459,900       |

## IPO Launch Performance (first 2 months)

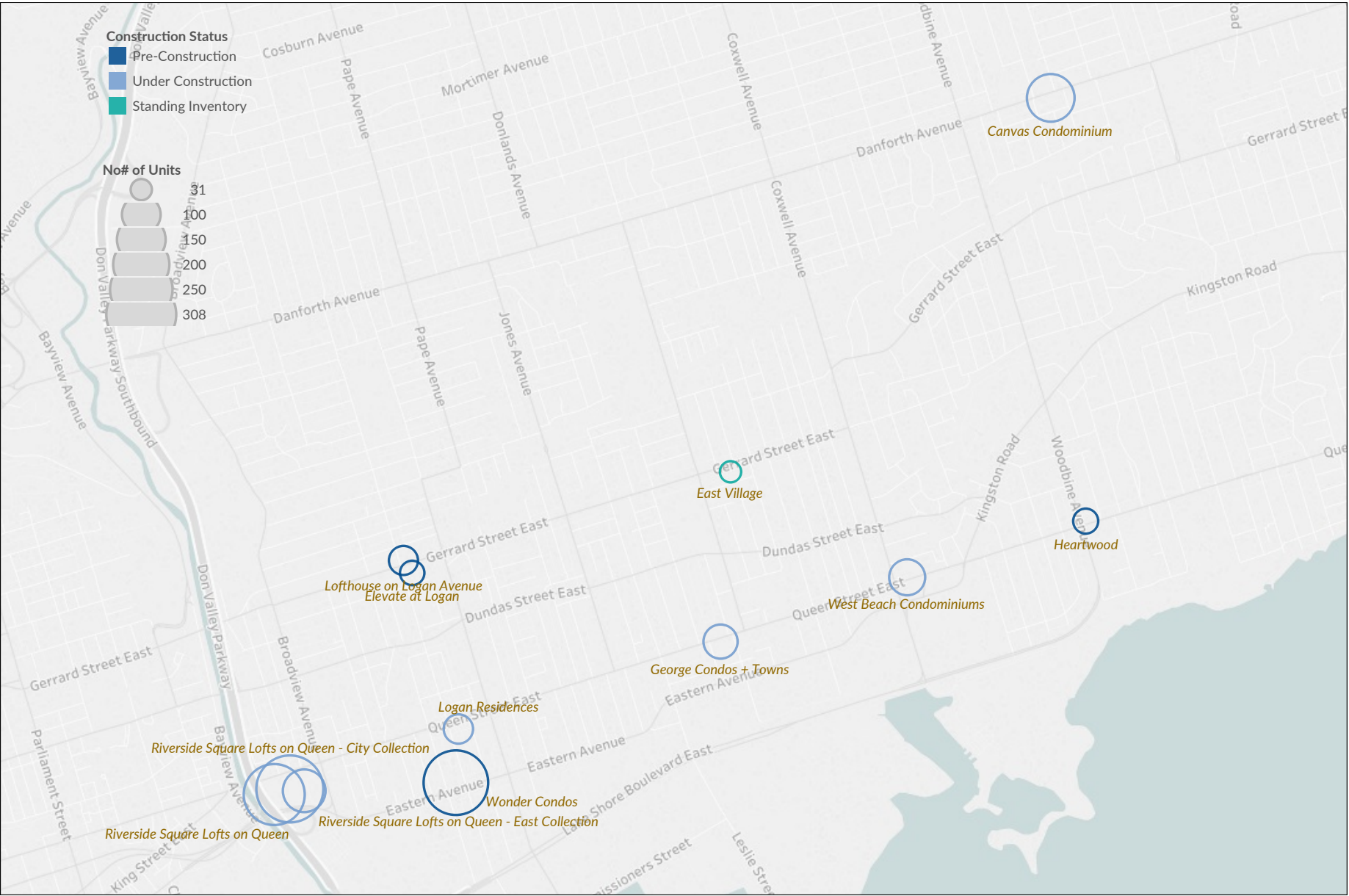


## Post Launch Absorption: Toronto East



# Toronto East Submarket Report - January 2019

## Current Active Projects



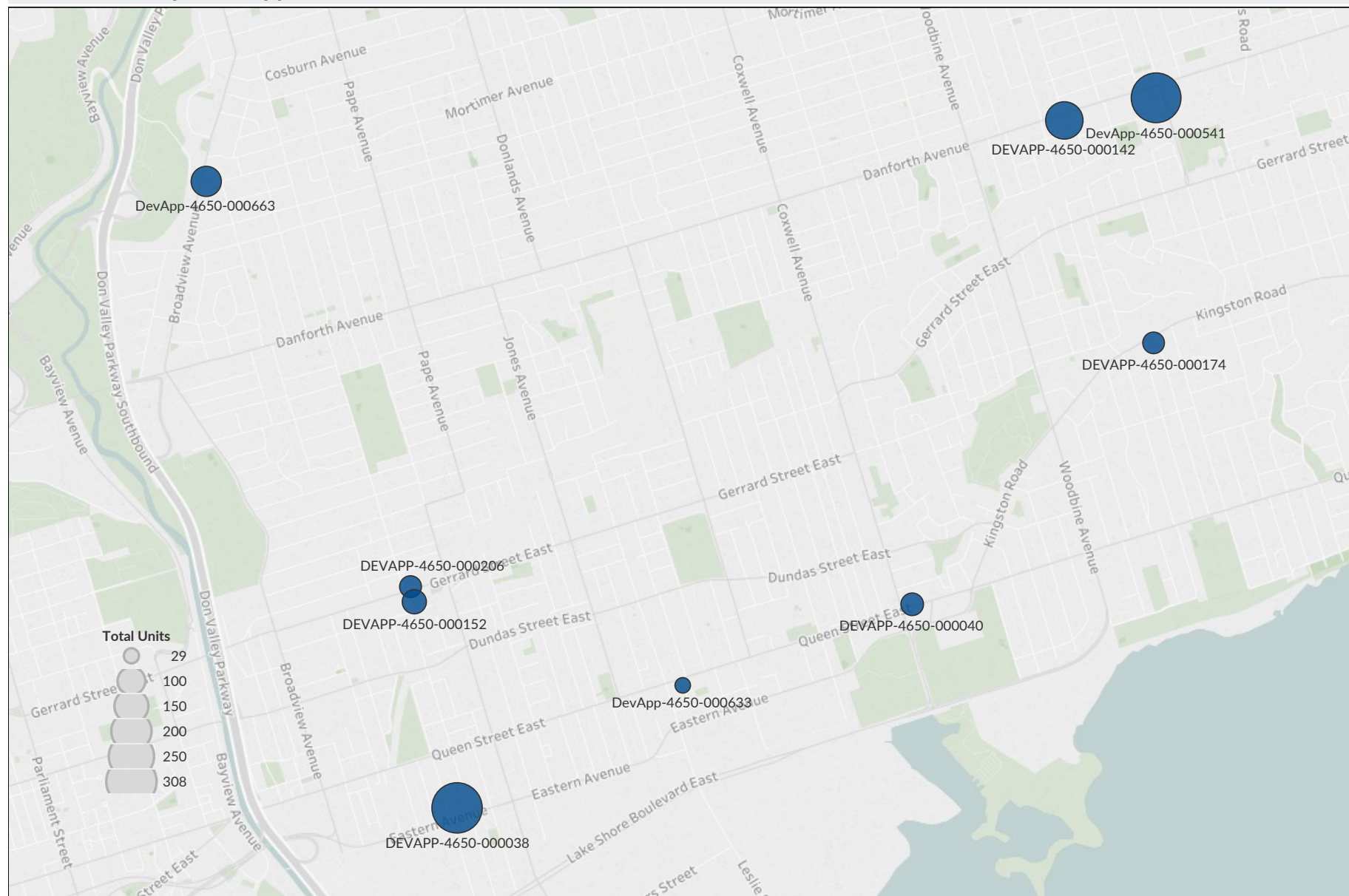
# Toronto East Submarket Report - January 2019

## 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 |
|------------------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| 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                   | 0   | 0         | 31          | \$461          | \$766       |
| Elevate at Logan - Kaleido Developments Inc.                     | Stacked      | March 2021              | 4                   | 4   | 29        | 41          | \$845          | \$874       |
| George Condos + Towns - Rockport Group                           | Apartment    | March 2021              | 0                   | 0   | 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    | June 2019               | 0                   | 0   | 28        | 59          | \$951          | \$933       |
| Riverside Square Lofts on Queen - City Collection - Streetcar .. | Loft         | February 2020           | 0                   | 0   | 2         | 308         | \$553          | \$548       |
| Riverside Square Lofts on Queen - East Collection - Streetcar .. | Loft         | May 2019                | 0                   | 0   | 2         | 125         | \$535          | \$528       |
| Riverside Square Lofts on Queen - Streetcar Developments In..    | Loft         | September 2019          | 0                   | 0   | 6         | 255         | \$534          | \$541       |
| West Beach Condominiums - Marlin Spring                          | Apartment    | February 2021           | 0                   | 0   | 2         | 89          | \$699          | \$1,008     |
| Wonder Condos - Graywood Developments and Alterra                | Apartment    | October 2022            | 1                   | 1   | 12        | 286         | \$955          | \$1,282     |

# Toronto East Submarket Report - January 2019

## Current Development Applications



## Toronto East Submarket Report - January 2019

### Current Development Application List

| InventoryNumber    | Address                                      | Floor Space Index | Total Units |
|--------------------|----------------------------------------------|-------------------|-------------|
| 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-4650-000174 | 507 - 511 Kingston Road                      | 4.3               | 57          |
| 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 - 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       |

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.