

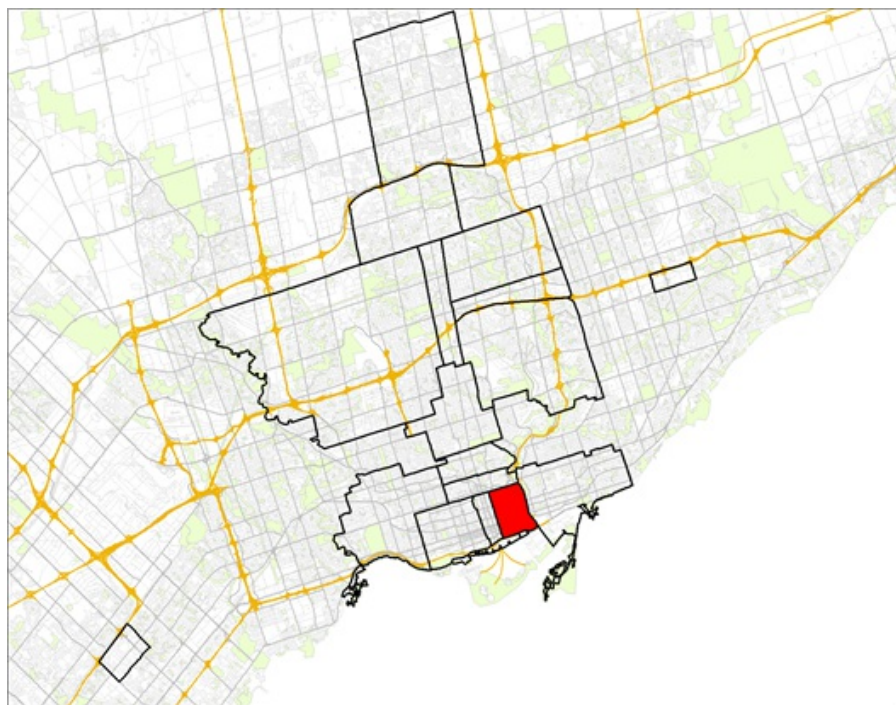


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of February 2019



Downtown East Submarket Report - February 2019



Downtown East		GTA
Active Projects	16	330
Total Units	5,192	87,681
Total Sales	4,874	73,122
Rem. Inv.	290	11,269
Avg. \$/SF	\$986	\$965
Avg. SF	893	903
Avg. \$	\$880,817	\$871,303
Current Month Sales (incl. active & sold out)	4	772

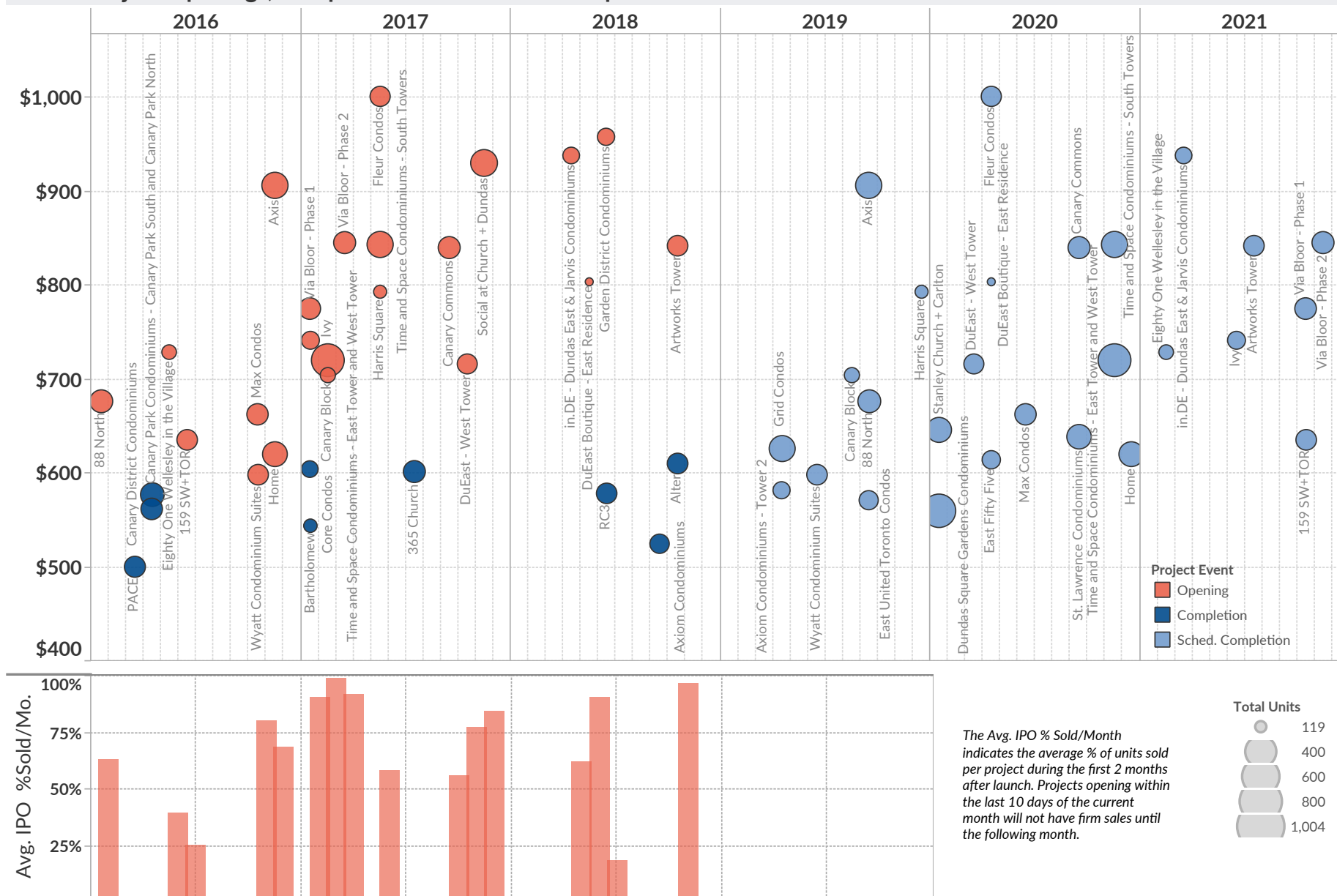
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	31	323
Total Units	16,321	166,695
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	29.5	45.5
Avg. Floor Space Index	9.1	5.8

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



Downtown East Submarket Report - February 2019

Recent Project Openings, Completions & Scheduled Completions



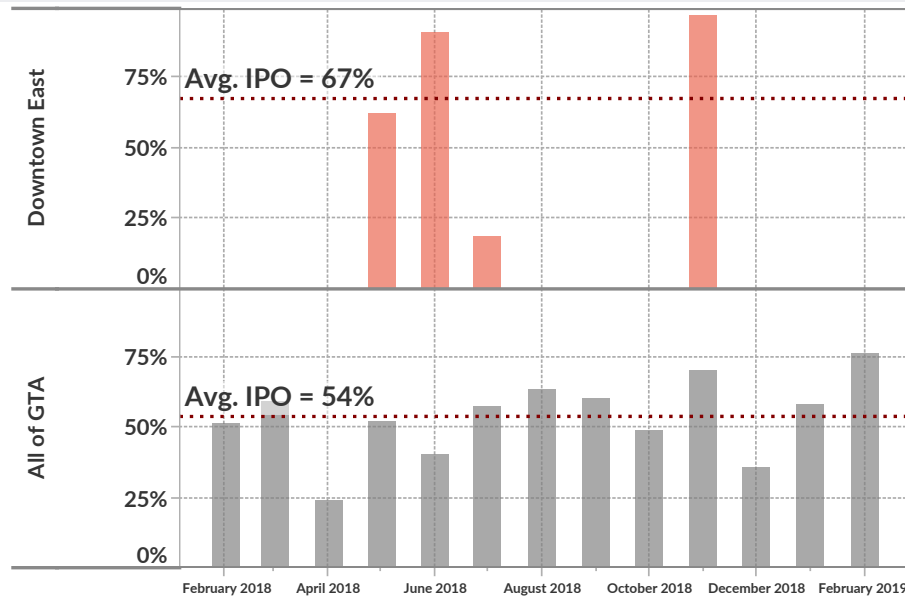
Downtown East Submarket Report - February 2019

Project Data by Unit Type

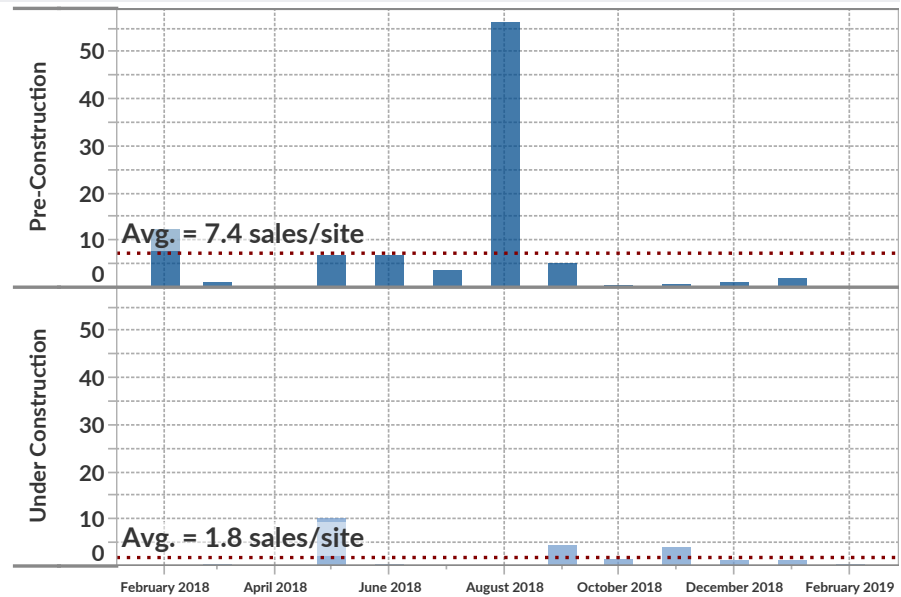
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	303	0	299	4
1 Bedroom	1,304	1	1,273	31
1 Bedroom + Den	1,477	1	1,432	45
2 Bedroom	1,201	1	1,146	55
2 Bedroom + Den	327	0	293	34
3 Bedroom & Up	506	1	397	109
Penthouse	34	0	27	7
Other	12	0	7	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,014	369	563	\$373,000	\$509,900
\$1,002	480	719	\$398,000	\$619,900
\$1,076	525	809	\$527,000	\$955,990
\$1,046	619	1,798	\$561,000	\$1,540,000
\$1,069	754	1,464	\$645,900	\$1,255,000
\$912	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)

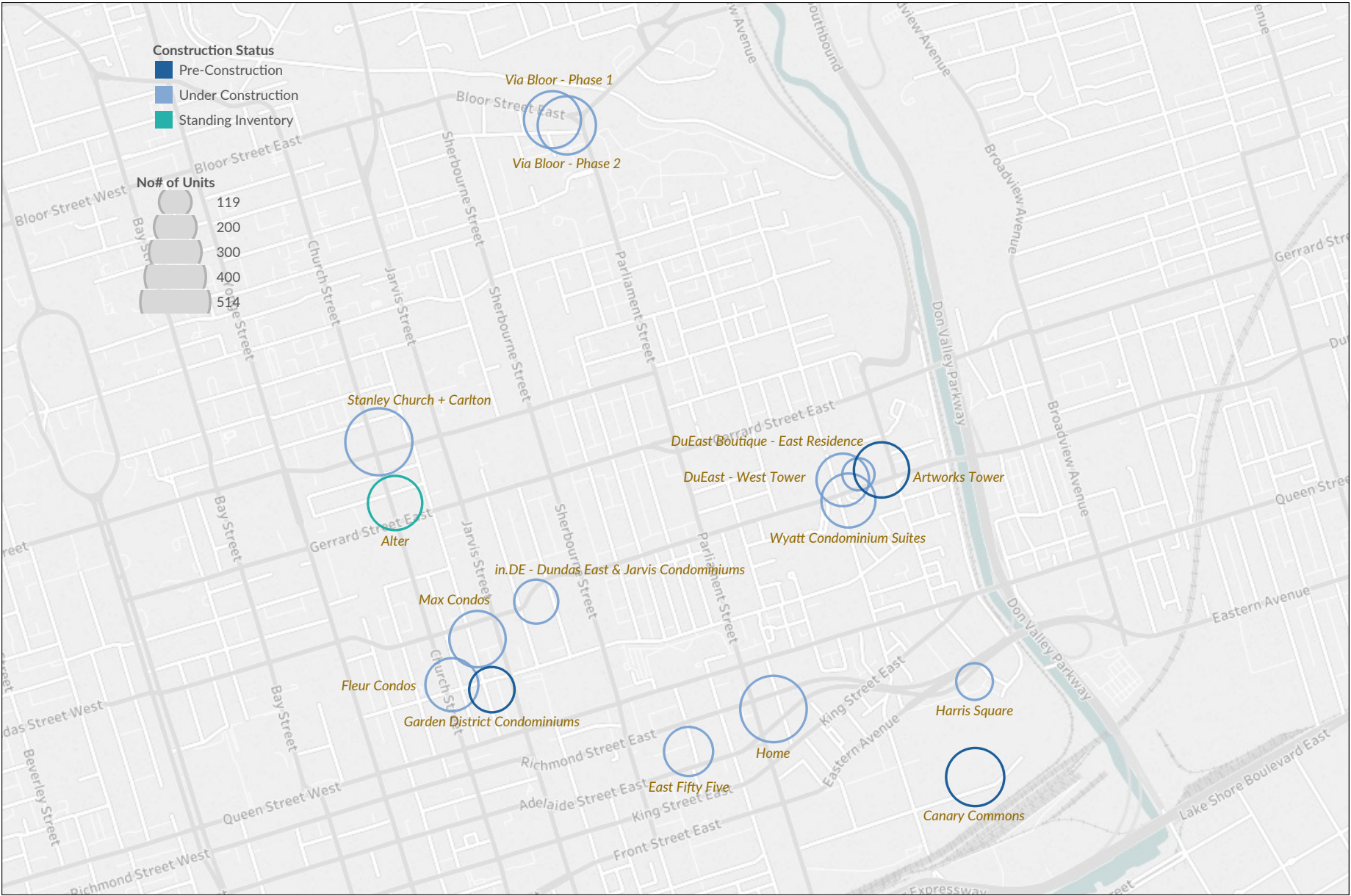


Post Launch Absorption: Downtown East



Downtown East Submarket Report - February 2019

Current Active Projects



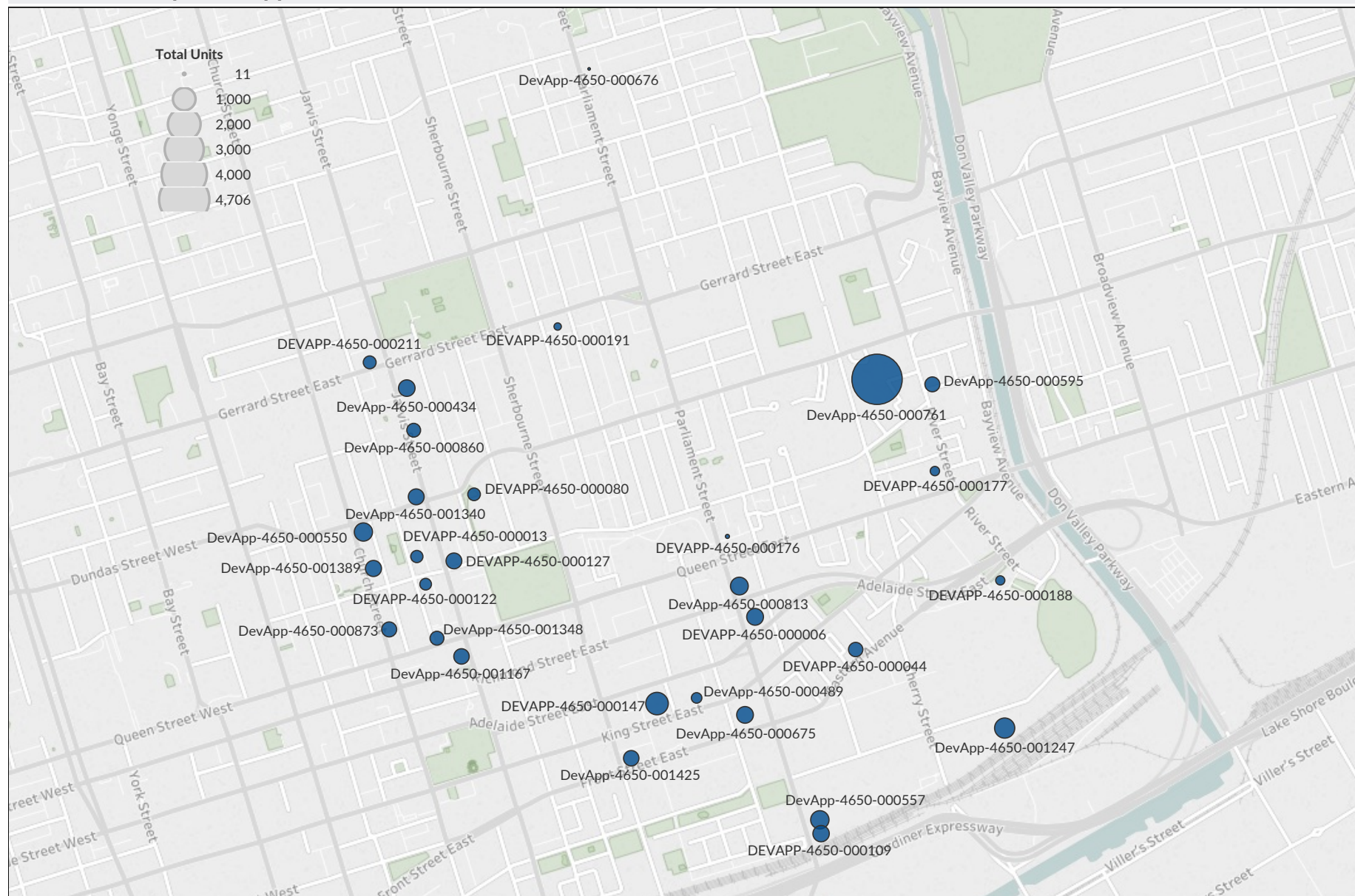
Downtown East Submarket Report - February 2019

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	0	1	7	349	\$843	\$784
Canary Commons - DREAM	Apartment	September 2020	0	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	2	8	48	321	\$1,002	\$1,199
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May 2023	0	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	0	1	66	505	\$619	\$1,009
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	March 2021	1	1	43	222	\$938	\$1,100
Max Condos - Tribute Communities	Apartment	June 2020	1	2	5	363	\$662	\$1,107
Stanley Church + Carlton - Tribute Communities	Apartment	January 2020	0	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 - February 2019

Current Development Applications



Downtown East Submarket Report - February 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-4650-000595	83 River Street	21.6	410
DevApp-4650-000675	250 Front Street East	9.1	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
DevApp-4650-001425	33 Sherbourne Street	16.0	439

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 - February 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	1	17	5,751	5,232	220	\$2,254	1,962	\$4,421,244	5,168
Central Waterfront	16	15	6,871	6,062	730	\$1,315	997	\$1,311,498	16,844
Don Mills - York Mills	5	8	2,327	2,087	180	\$865	1,173	\$1,014,796	10,889
Downtown Core	21	8	4,272	3,864	317	\$1,300	593	\$771,172	20,308
Downtown East	4	16	5,192	4,874	290	\$986	893	\$880,817	16,321
Downtown West	124	30	11,377	9,593	1,321	\$1,248	772	\$963,248	13,807
Etobicoke Waterfront	3	8	3,726	3,409	180	\$1,086	847	\$919,157	1,439
Highway7 - Yonge	1	6	1,582	1,186	256	\$653	918	\$598,848	.
Mississauga City Centre	36	8	4,495	3,811	528	\$786	775	\$609,355	.
North Toronto	36	10	3,192	2,519	575	\$1,142	810	\$925,390	6,287
North Yonge Corridor	28	6	2,254	1,575	502	\$935	780	\$729,132	4,495
North York East	1	2	528	499	28	\$937	1,016	\$952,400	2,381
North York West	10	9	2,266	1,996	249	\$809	722	\$583,510	10,665
Not Applicable	277	141	24,534	18,703	4,358	\$701	950	\$665,554	40,105
Scarborough City Centre									2,245
Sheppard Corridor	176	14	4,391	3,755	636	\$933	806	\$752,334	4,168
Thornhill									.
Toronto East	6	13	1,600	1,431	127	\$992	985	\$976,528	2,168
Toronto West	27	11	2,037	1,311	709	\$982	866	\$850,700	12,983
Yonge - St. Clair	0	8	1,286	1,215	63	\$1,215	1,275	\$1,548,293	169

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