

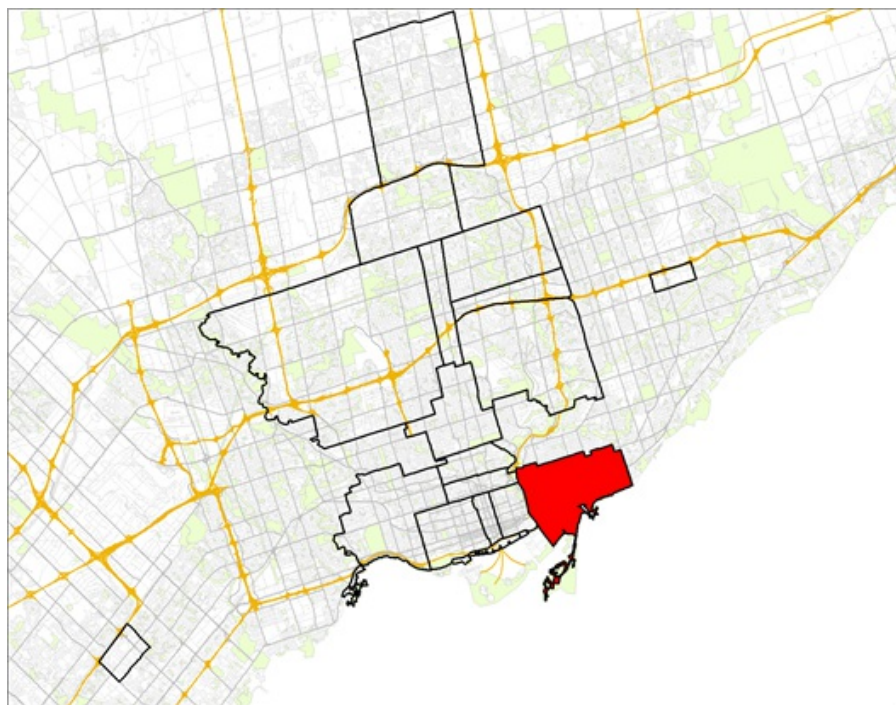


Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of February 2019



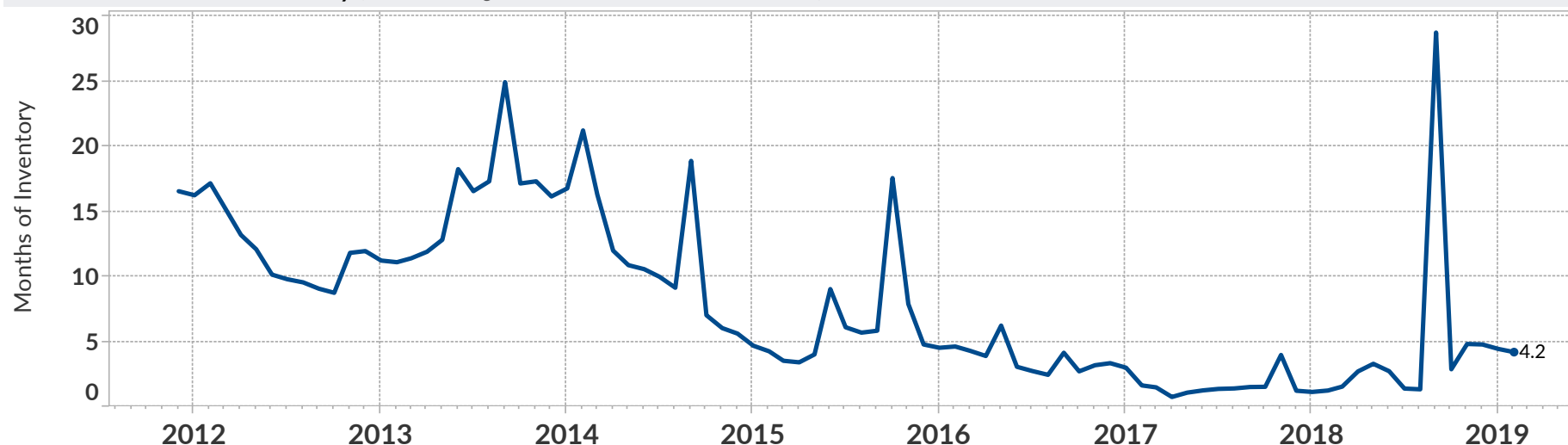
Toronto East Submarket Report - February 2019



Toronto East		GTA
Active Projects	13	330
Total Units	1,600	87,681
Total Sales	1,431	73,122
Rem. Inv.	127	11,269
Avg. \$/SF	\$992	\$965
Avg. SF	985	903
Avg. \$	\$976,528	\$871,303
Current Month Sales (incl. active & sold out)	6	772

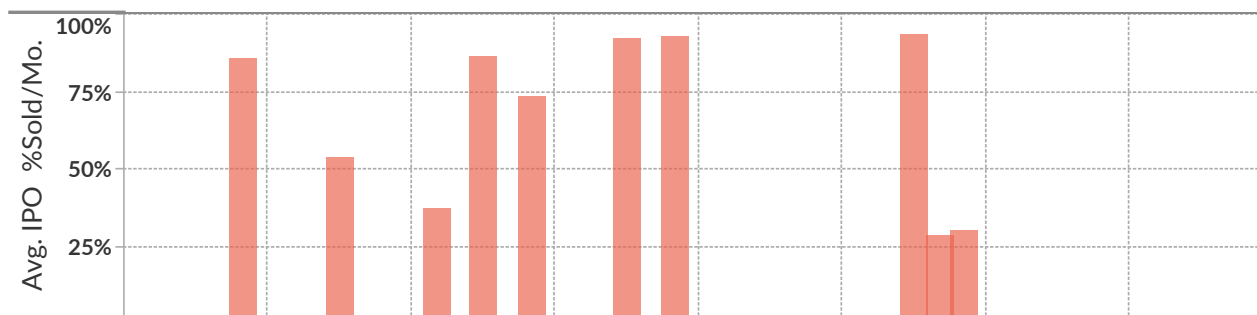
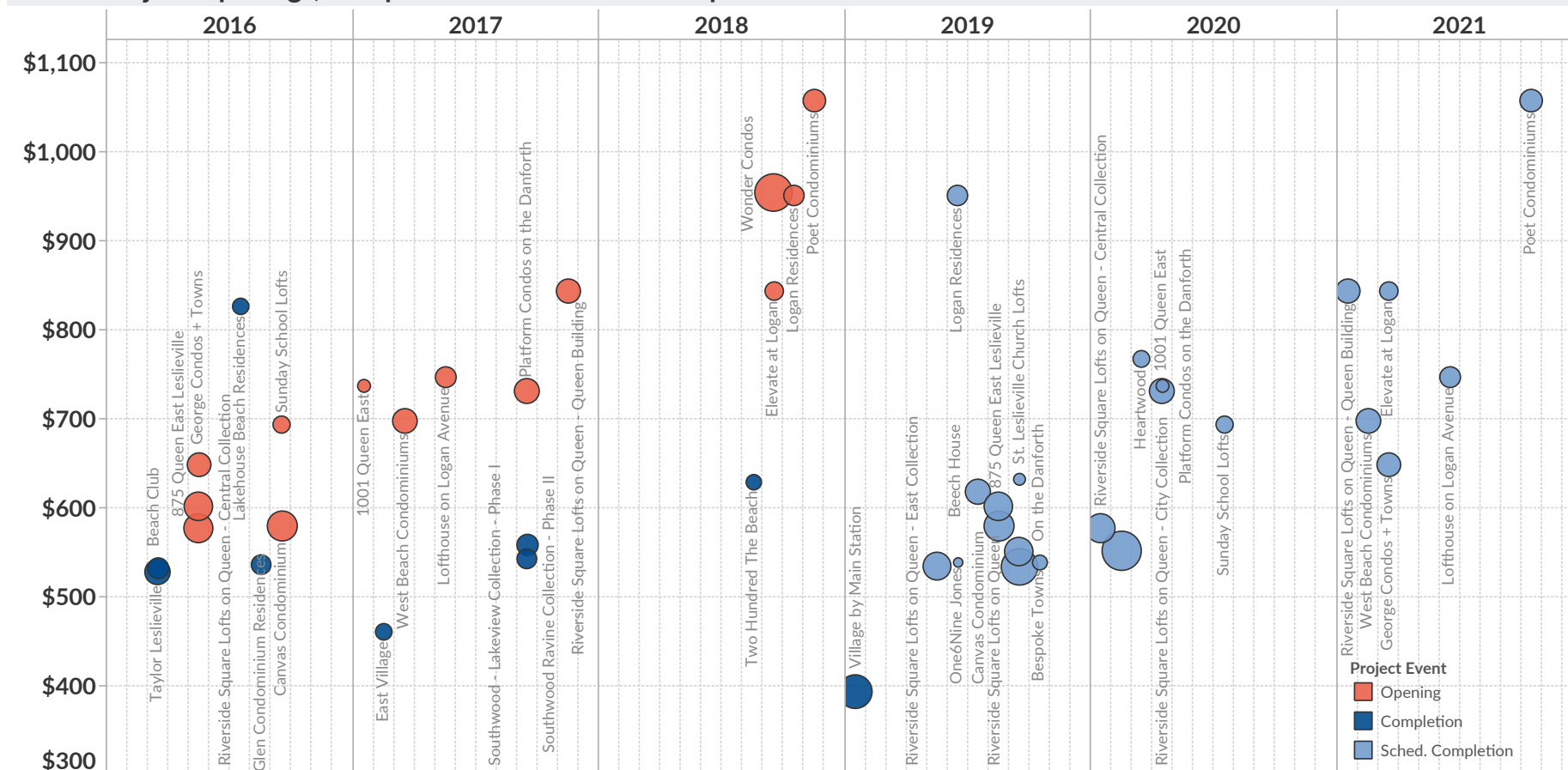
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	12	323
Total Units	2,168	166,695
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	12.6	45.5
Avg. Floor Space Index	3.9	5.8

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

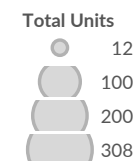


Toronto East Submarket Report - February 2019

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.



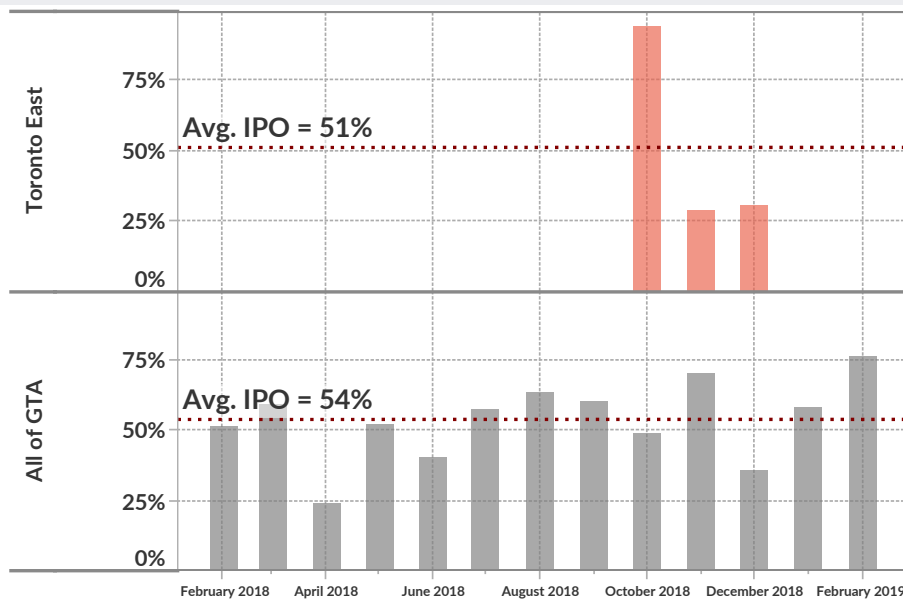
Toronto East Submarket Report - February 2019

Project Data by Unit Type

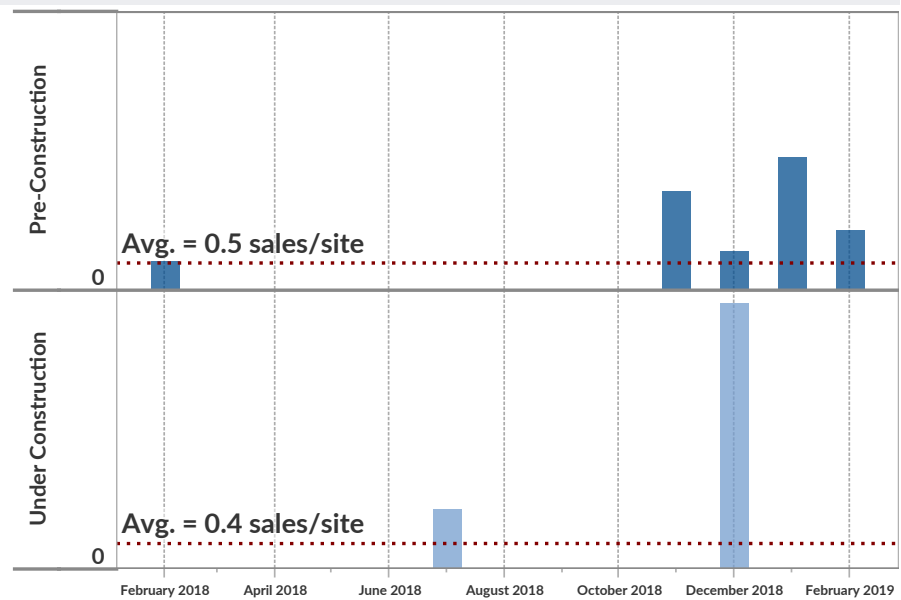
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	14		14	0
1 Bedroom	329	0	316	13
1 Bedroom + Den	378	0	343	35
2 Bedroom	541	4	507	34
2 Bedroom + Den	173	1	158	15
3 Bedroom & Up	78	0	64	14
Penthouse	6	0	6	0
Other	39	1	23	16

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$934	470	678	\$239,900	\$709,990
\$941	551	1,238	\$519,900	\$1,150,000
\$1,064	615	1,567	\$339,900	\$1,349,990
\$917	745	1,376	\$413,900	\$1,495,990
\$923	1,032	1,830	\$749,900	\$1,743,990
\$1,117	708	1,648	\$899,900	\$1,459,900

IPO Launch Performance (first 2 months)

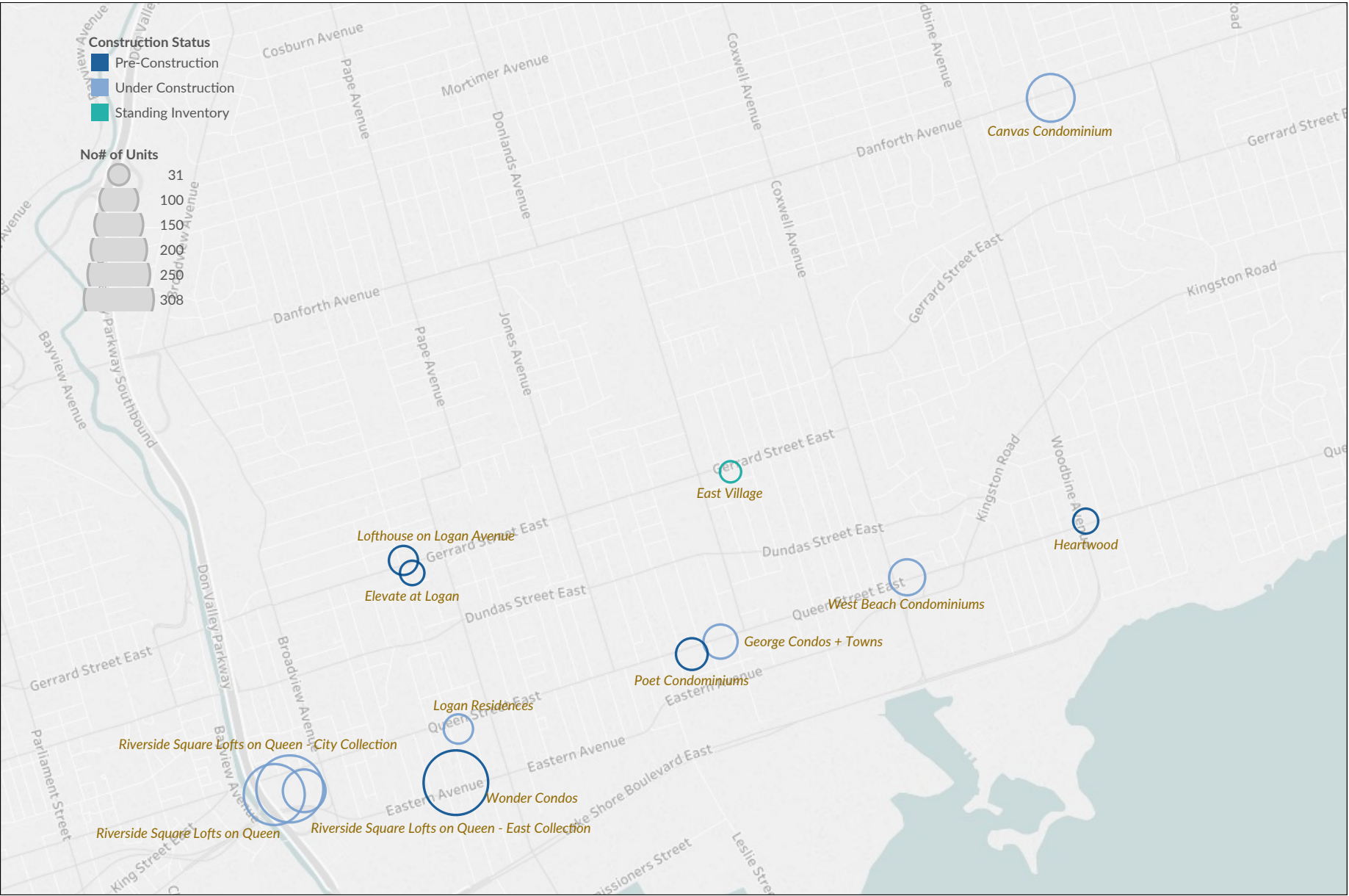


Post Launch Absorption: Toronto East



Toronto East Submarket Report - February 2019

Current Active Projects



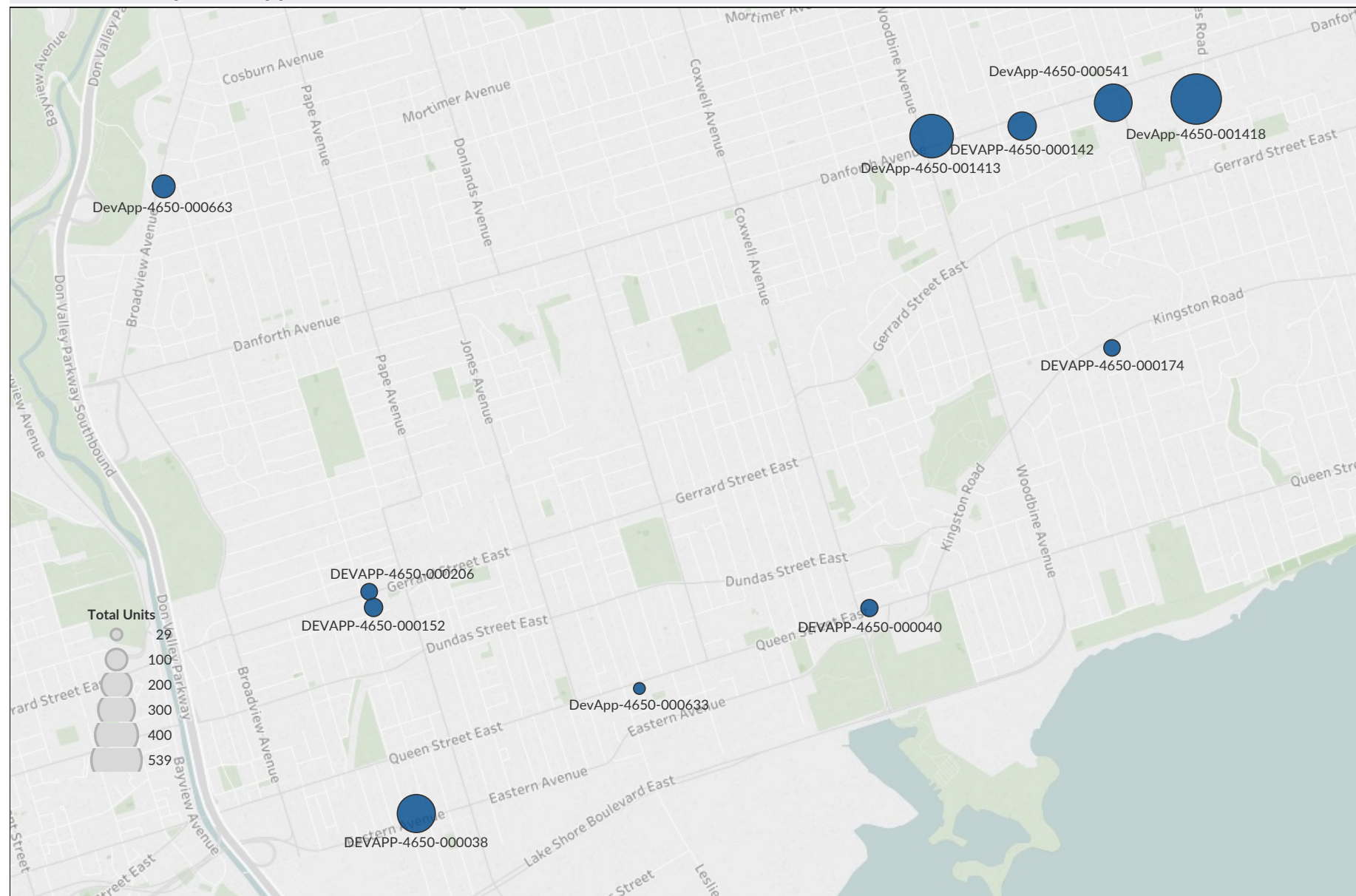
Toronto East Submarket Report - February 2019

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
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	1	5	28	41	\$845	\$882
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	June 2021	2	2	4	58	\$748	\$931
Logan Residences - Daniels Corporation	Apartment	June 2019	0	0	28	59	\$951	\$933
Poet Condominiums - Fieldgate Homes	Apartment	October 2021	2	6	42	69	\$1,058	\$1,055
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	2	11	286	\$955	\$1,306

Toronto East Submarket Report - February 2019

Current Development Applications



Toronto East Submarket Report - February 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
DevApp-4650-001413	985 Woodbine Avenue	4.9	402
DevApp-4650-001418	10 Dawes Road	12.4	539

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 - 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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