



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of April 2019



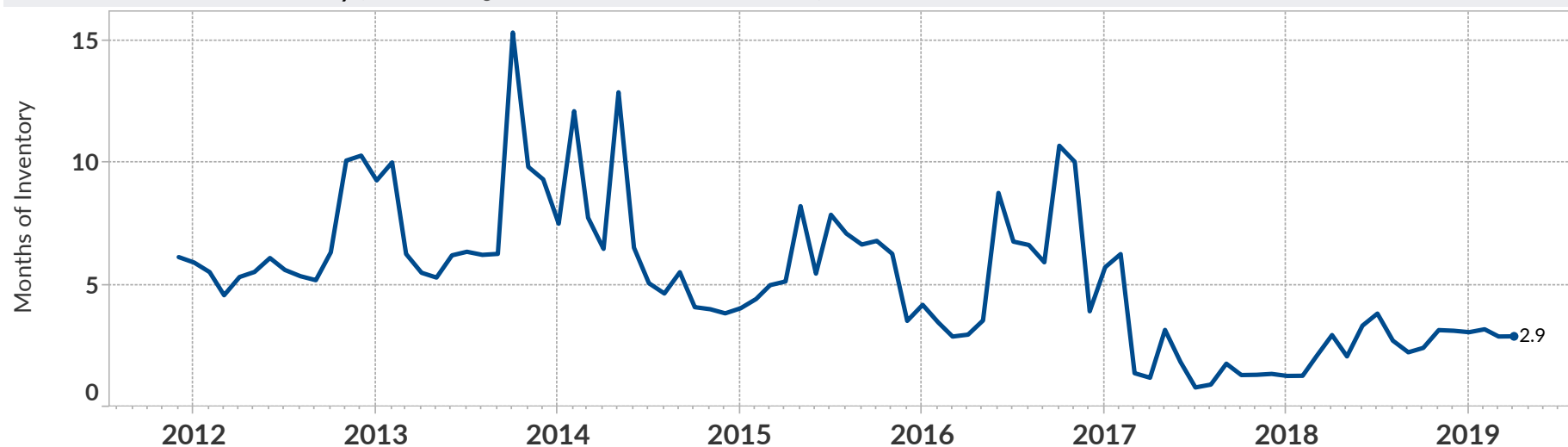
Downtown East Submarket Report - April 2019



Downtown East		GTA
Active Projects	16	341
Total Units	5,192	90,749
Total Sales	4,907	73,661
Rem. Inv.	257	13,707
Avg. \$/SF	\$990	\$949
Avg. SF	898	872
Avg. \$	\$889,208	\$827,892
Current Month Sales (incl. active & sold out)	9	3,053

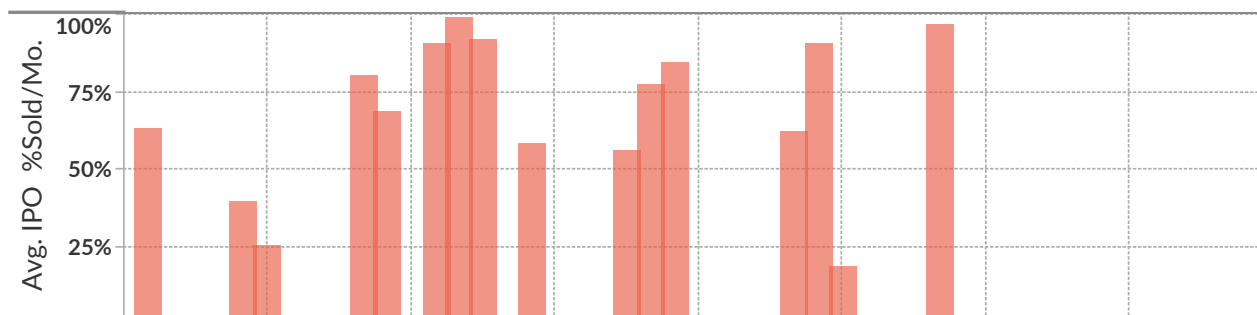
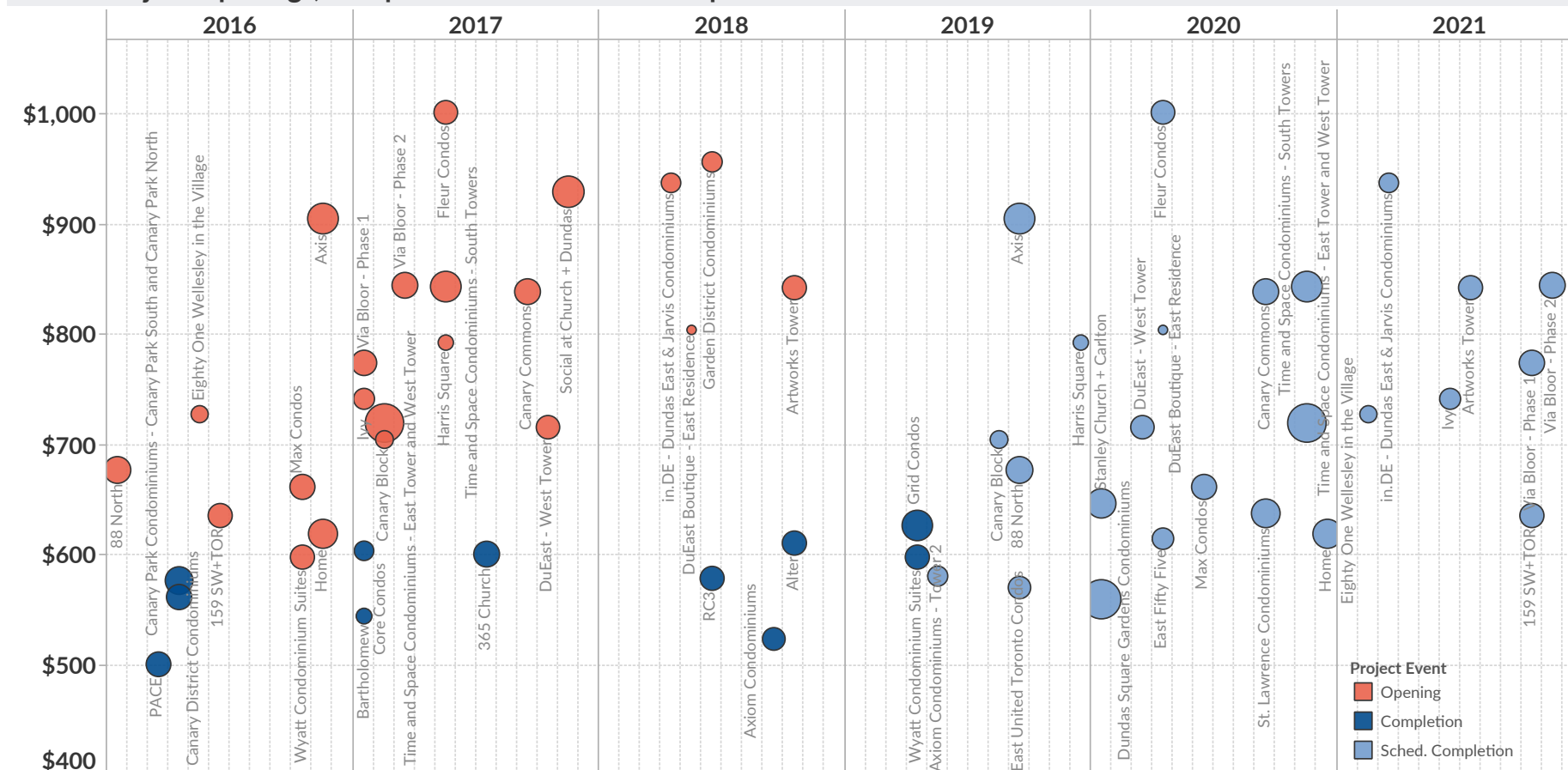
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	29	319
Total Units	17,160	167,601
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	29.5	32.2
Avg. Floor Space Index	9.2	5.9

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

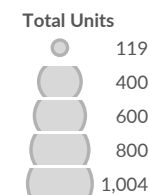


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Recent Project Openings, Completions & Scheduled Completions



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.



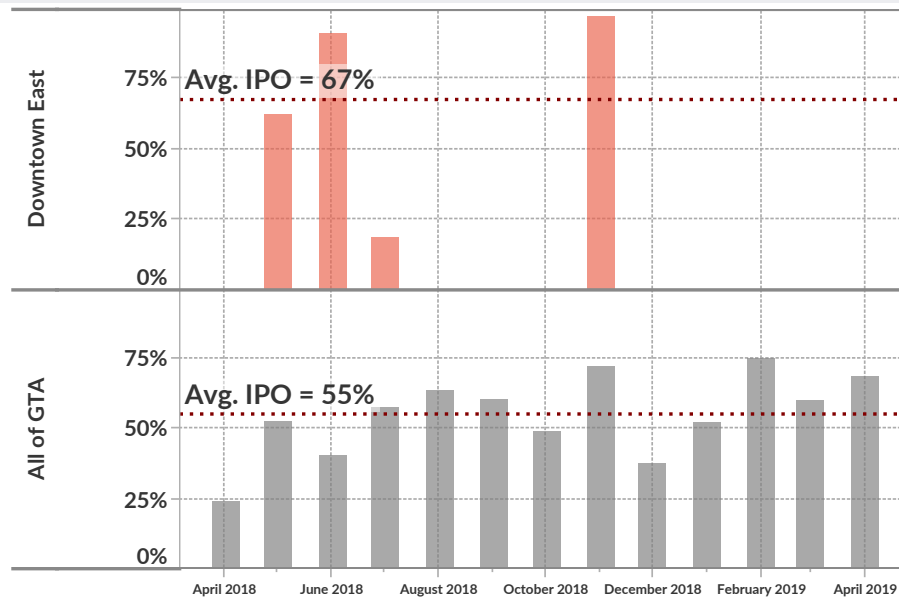
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Project Data by Unit Type

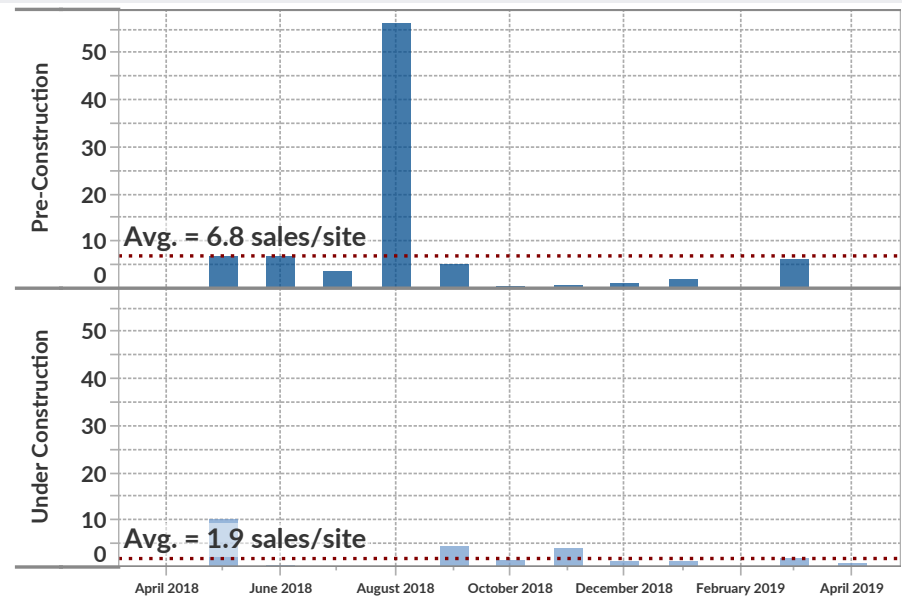
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	303	1	300	3
1 Bedroom	1,304	2	1,277	27
1 Bedroom + Den	1,477	2	1,437	40
2 Bedroom	1,201	1	1,151	50
2 Bedroom + Den	327	1	296	31
3 Bedroom & Up	506	2	408	98
Penthouse	34	0	27	7
Other	12	0	11	1

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$966	388	563	\$373,000	\$509,900
\$1,010	480	719	\$398,000	\$624,990
\$1,079	525	809	\$527,000	\$955,990
\$1,059	646	1,798	\$590,000	\$1,540,000
\$1,063	754	1,464	\$645,900	\$1,255,000
\$922	834	1,553	\$771,000	\$1,500,900
\$981	1,006	3,106	\$929,900	\$3,106,000
\$796	905	905	\$720,000	\$720,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: Downtown East



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Current Active Projects



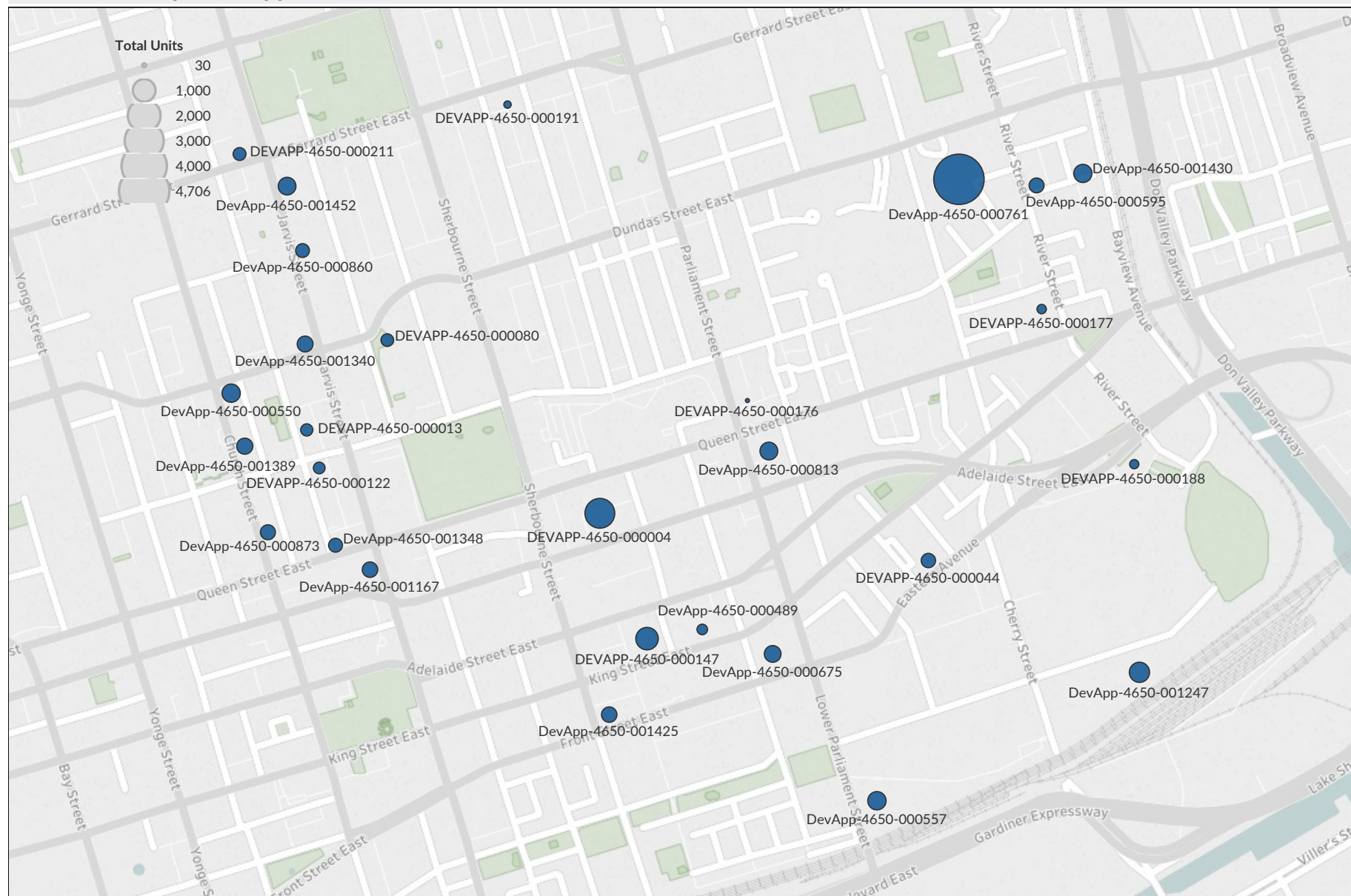
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Current Active Project List

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	7	1	349	\$843	\$777
Canary Commons - DREAM	Apartment	September 2020	0	2	19	387	\$839	\$876
DuEast - West Tower - Daniels Corporation	Apartment	March 2020	1	1	10	316	\$716	\$767
DuEast Boutique - East Residence - Daniels Corporation	Apartment	April 2020	1	1	8	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	1	13	43	321	\$1,002	\$1,202
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May 2023	0	8	11	235	\$957	\$1,020
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	2	9	35	222	\$938	\$997
Max Condos - Tribute Communities	Apartment	June 2020	1	3	4	363	\$662	\$1,131
Stanley Church + Carlton - Tribute Communities	Apartment	January 2020	1	2	23	514	\$647	\$1,140
Via Bloor - Phase 1 - Tridel	Apartment	October 2021	1	1	14	372	\$775	\$880
Via Bloor - Phase 2 - Tridel	Apartment	November 2021	1	2	8	388	\$845	\$910
Wyatt Condominium Suites - Daniels Corporation	Apartment	April 2019	0	1	3	334	\$598	\$774

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000004	245 Queen Street East	12.6	1,645
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-4650-000122	79 - 85 Shuter Street	20.5	251
DEVAPP-4650-000147	254 - 266 King Street East; 427 - 435 Adelaide Street East; 157 Princess Street	13.6	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	5.2	99
DEVAPP-4650-000211	280 - 290 Jarvis Street; 102 - 110 Gerrard Street East; 189 - 193 Mutual Street	11.9	306
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-4650-000761	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	6.6	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
DevApp-4650-001430	5 Defries Street	9.2	610
DevApp-4650-001452	319 - 323 Jarvis Street	33.0	579

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.

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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	16	5,446	4,932	211	\$2,266	1,973	\$4,472,193	5,379
Central Waterfront	48	15	6,871	6,228	564	\$1,371	1,054	\$1,445,624	17,979
Don Mills - York Mills	12	8	2,327	2,108	159	\$879	1,163	\$1,022,876	7,028
Downtown Core	28	9	4,687	3,571	600	\$1,489	606	\$902,740	16,880
Downtown East	9	16	5,192	4,907	257	\$990	898	\$889,208	17,160
Downtown West	221	27	10,124	8,508	1,287	\$1,295	760	\$983,368	15,288
Etobicoke Waterfront	13	7	3,177	2,883	156	\$1,078	868	\$935,518	1,439
Highway7 - Yonge	32	7	1,704	1,216	420	\$654	927	\$605,759	.
Mississauga City Centre	569	10	5,691	4,421	1,001	\$800	712	\$569,645	.
North Toronto	73	10	3,192	2,792	328	\$1,129	844	\$952,799	6,499
North Yonge Corridor	317	7	2,612	2,076	434	\$943	783	\$738,412	4,807
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	126	11	2,820	2,147	624	\$800	744	\$595,283	10,413
Not Applicable	1,488	149	26,952	19,795	5,849	\$713	893	\$636,454	45,995
Scarborough City Centre									2,245
Sheppard Corridor	49	16	4,374	3,473	901	\$990	828	\$820,104	5,557
Thornhill	10	1	389	325	64	\$753	951	\$715,967	.
Toronto East	6	14	1,733	1,568	130	\$964	971	\$936,220	2,179
Toronto West	49	9	1,907	1,255	636	\$998	884	\$882,882	11,066
Yonge - St. Clair	2	7	1,023	957	58	\$1,331	1,310	\$1,742,672	1,553

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