



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of September 2019



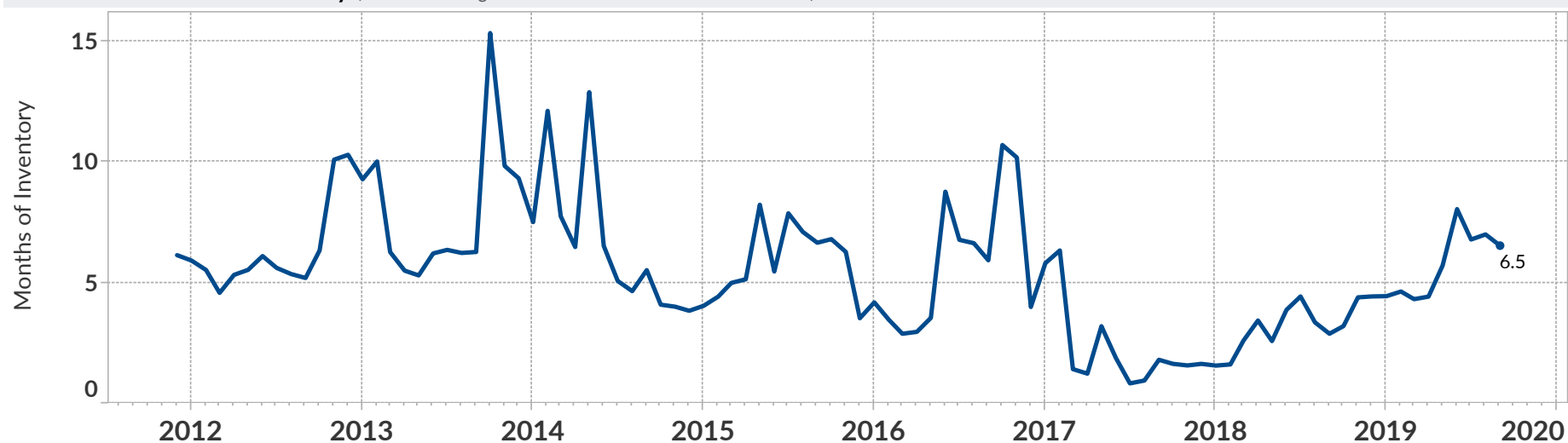
Downtown East Submarket Report - September 2019



Downtown East		GTA
Active Projects	17	349
Total Units	5,682	92,732
Total Sales	4,998	75,071
Rem. Inv.	424	13,715
Avg. \$/SF	\$1,011	\$1,011
Avg. SF	863	903
Avg. \$	\$872,667	\$913,157
Current Month Sales (incl. active & sold out)	60	2,107

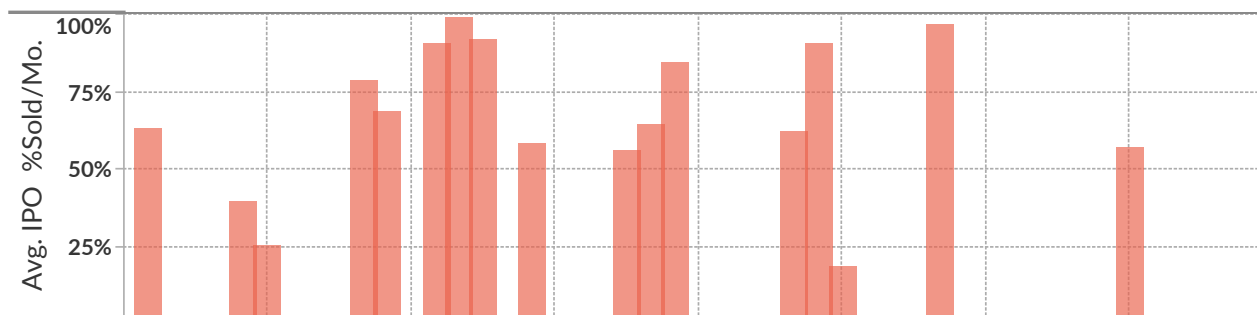
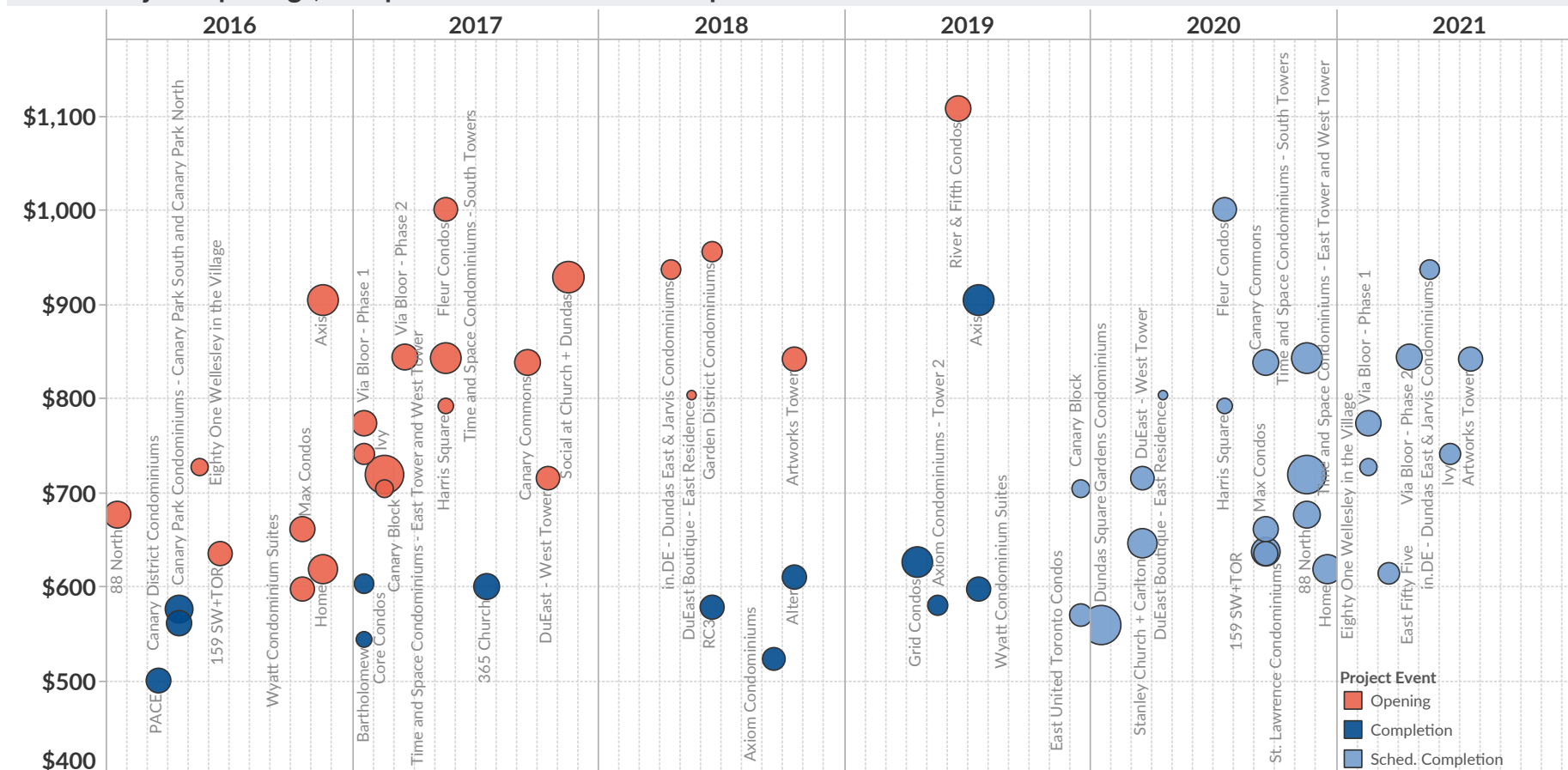
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	31	368
Total Units	17,386	192,605
Min. Floor Space Index	0.0	0.0
Max. Floor Space Index	29.5	34.1
Avg. Floor Space Index	9.1	6.2

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

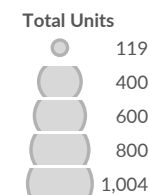


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Recent Project Openings, Completions & Scheduled Completions



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.



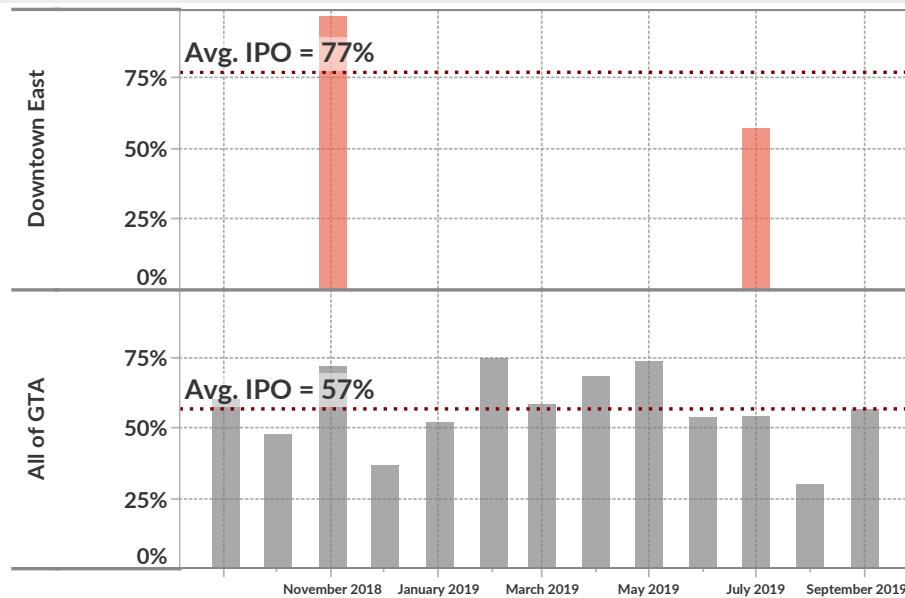
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Project Data by Unit Type

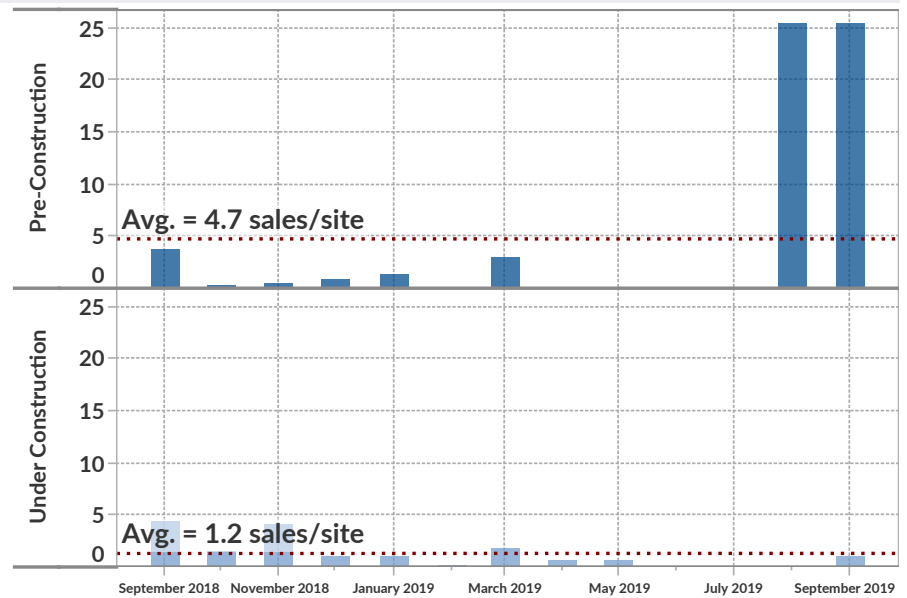
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	257	2	254	3
1 Bedroom	1,434	14	1,314	120
1 Bedroom + Den	1,565	27	1,527	38
2 Bedroom	1,259	9	1,166	93
2 Bedroom + Den	369	6	325	44
3 Bedroom & Up	509	2	390	119
Penthouse	24	0	17	7
Other	5	0	5	0

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,119	347	401	\$373,000	\$474,990
\$1,091	430	719	\$398,000	\$631,990
\$1,052	532	974	\$527,000	\$1,042,990
\$1,071	646	1,798	\$590,000	\$1,540,000
\$1,044	754	1,508	\$645,900	\$1,550,000
\$953	834	1,553	\$771,000	\$1,600,000
\$1,003	1,307	3,106	\$1,020,900	\$3,106,000

IPO Launch Performance (first 2 months)

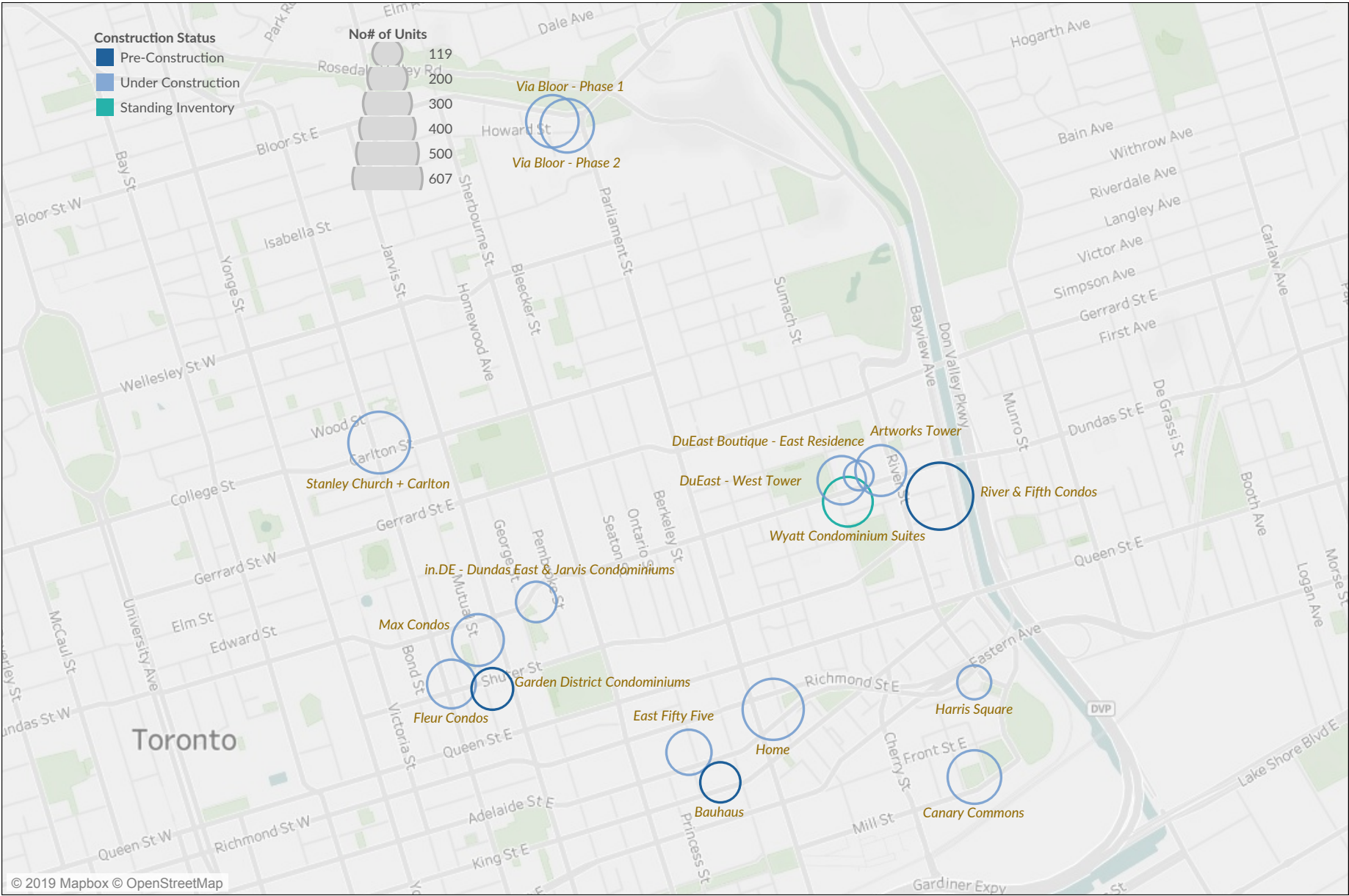


Post Launch Absorption: Downtown East



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Current Active Projects



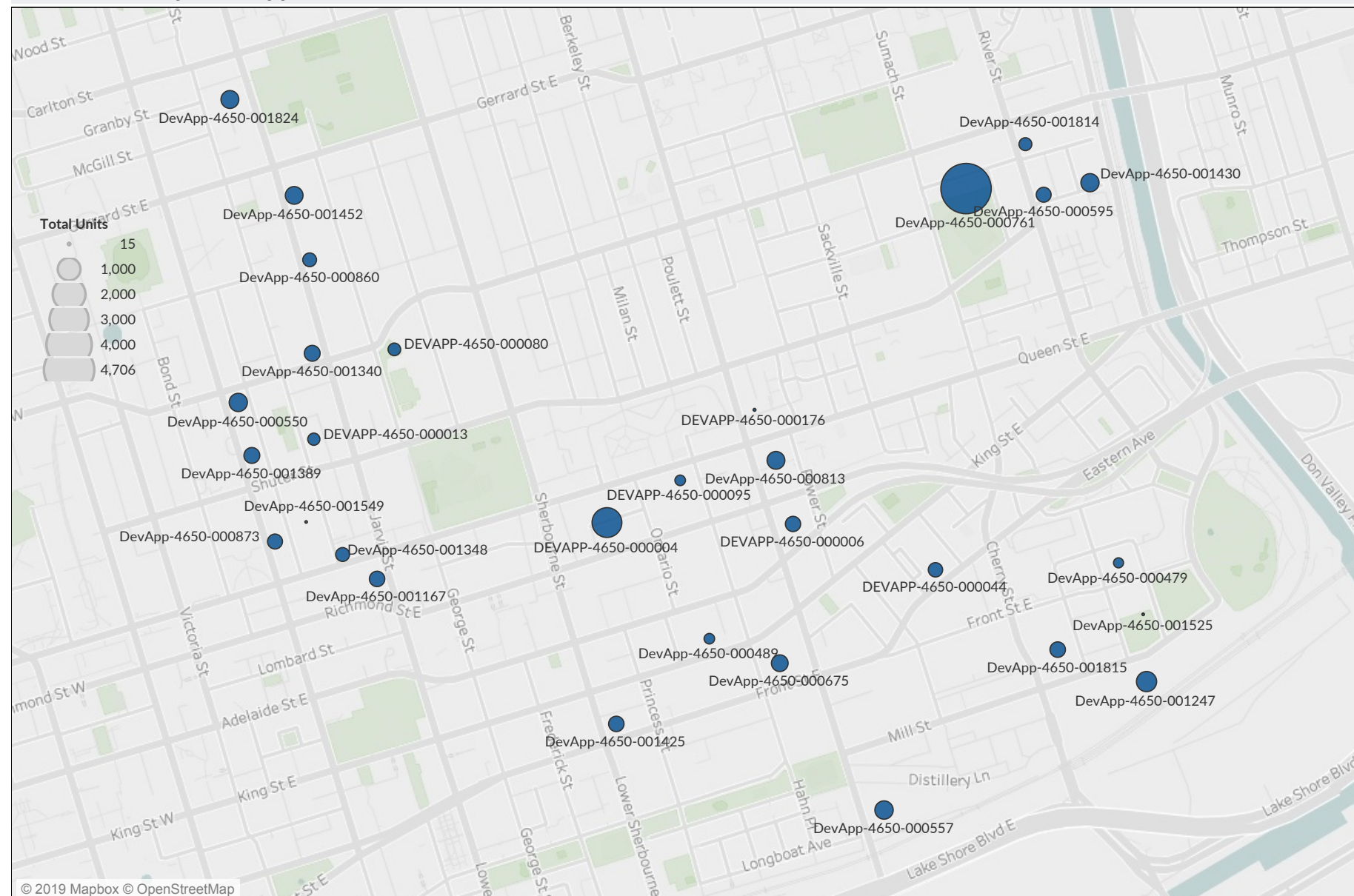
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Artworks Tower - Daniels Corporation	Apartment	July 2021	0	8	0	349	\$843	\$777
Bauhaus - Lamb Development Corp.	Apartment	September 2021	0	0	116	218	\$0	\$0
Canary Commons - DREAM	Apartment	September 2020	0	2	19	387	\$839	\$876
DuEast - West Tower - Daniels Corporation	Apartment	March 2020	0	4	7	316	\$716	\$767
DuEast Boutique - East Residence - Daniels Corporation	Apartment	April 2020	0	1	8	119	\$805	\$799
East Fifty Five - Lamb Development Corp. and Hyde Park Ho..	Apartment	March 2021	0	0	0	276	\$615	\$1,304
Fleur Condos - Menkes	Apartment	July 2020	5	30	26	321	\$1,002	\$1,148
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May 2023	1	9	10	235	\$957	\$1,020
Harris Square - Urban Capital Property Group	Apartment	July 2020	1	8	5	156	\$793	\$1,052
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	May 2021	3	16	28	222	\$938	\$993
Max Condos - Tribute Communities	Apartment	September 2020	0	11	9	363	\$662	\$1,082
River & Fifth Condos - Broccolini	Apartment	May 2023	50	295	80	607	\$1,109	\$1,103
Stanley Church + Carlton - Tribute Communities	Apartment	March 2020	0	2	23	514	\$647	\$1,141
Via Bloor - Phase 1 - Tridel	Apartment	February 2021	0	0	15	372	\$775	\$878
Via Bloor - Phase 2 - Tridel	Apartment	April 2021	0	1	9	388	\$845	\$910
Wyatt Condominium Suites - Daniels Corporation	Apartment	July 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	12.2	1,645
DEVAPP-4650-000006	48 Power Street	9.3	431
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-4650-000095	301 - 317 Queen Street East	12.3	206
DEVAPP-4650-000176	187 - 193 Parliament Street	8.8	15
DevApp-4650-000479	460 Front Street East	5.7	187
DevApp-4650-000489	284 King Street East	15.6	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	8.8	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	24.0	356
DevApp-4650-001389	193 Church Street	21.9	464
DevApp-4650-001425	33 Sherbourne Street	15.4	439
DevApp-4650-001430	5 Defries Street	8.6	610
DevApp-4650-001452	319 - 323 Jarvis Street	33.0	579
DevApp-4650-001525	475 Front Street East	4.3	
DevApp-4650-001549	30 Mutual Street	5.0	
DevApp-4650-001814	111 River Street	15.4	309
DevApp-4650-001815	409 Front Street East		443
DevApp-4650-001824	308 Jarvis Street	10.4	590

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 - September 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	176	16	5,951	4,916	703	\$1,918	997	\$1,913,050	7,593
Central Waterfront	83	13	6,093	5,529	485	\$1,405	1,061	\$1,490,316	18,503
Don Mills - York Mills	19	11	3,254	2,714	424	\$929	1,034	\$960,159	6,805
Downtown Core	85	9	5,445	4,041	941	\$1,559	652	\$1,016,661	13,414
Downtown East	60	17	5,682	4,998	424	\$1,011	863	\$872,667	17,386
Downtown West	225	29	10,443	8,981	1,144	\$1,392	897	\$1,248,290	18,804
Etobicoke Waterfront	10	3	1,370	1,152	80	\$1,160	812	\$941,264	2,841
Highway7 - Yonge	1	6	1,535	1,121	346	\$652	916	\$597,307	.
Mississauga City Centre	72	12	6,555	5,635	631	\$819	839	\$687,102	.
North Toronto	59	10	2,858	2,083	689	\$1,199	770	\$923,043	8,590
North Yonge Corridor	3	6	2,057	1,793	160	\$1,022	820	\$838,490	3,872
North York East	1	2	528	502	25	\$942	1,023	\$964,400	2,056
North York West	36	11	2,268	1,865	371	\$876	1,069	\$936,610	9,645
Not Applicable	880	153	28,872	21,945	5,370	\$729	935	\$681,881	64,686
Scarborough City Centre									2,245
Sheppard Corridor	15	14	4,020	3,265	755	\$1,032	819	\$845,671	6,347
Thornhill	3								.
Toronto East	204	16	2,141	1,791	294	\$965	895	\$863,106	2,460
Toronto West	64	13	2,368	1,664	684	\$1,020	928	\$946,548	12,077
Yonge - St. Clair	111	8	1,292	1,076	189	\$1,405	1,668	\$2,343,763	2,190

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