



Greater Toronto Area
Toronto East

New Homes High Rise Submarket Report
Data as of October 2019



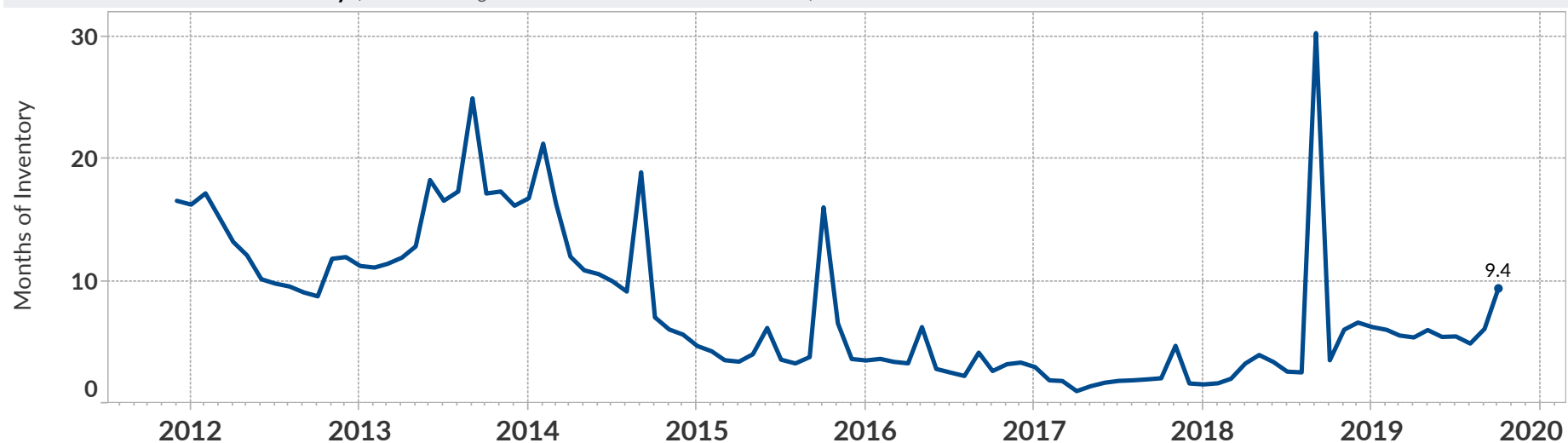
Toronto East Submarket Report - October 2019



Toronto East		GTA
Active Projects	16	362
Total Units	2,141	94,645
Total Sales	1,817	76,566
Rem. Inv.	268	14,323
Avg. \$/SF	\$969	\$992
Avg. SF	912	907
Avg. \$	\$883,298	\$900,552
Current Month Sales (incl. active & sold out)	26	3,424

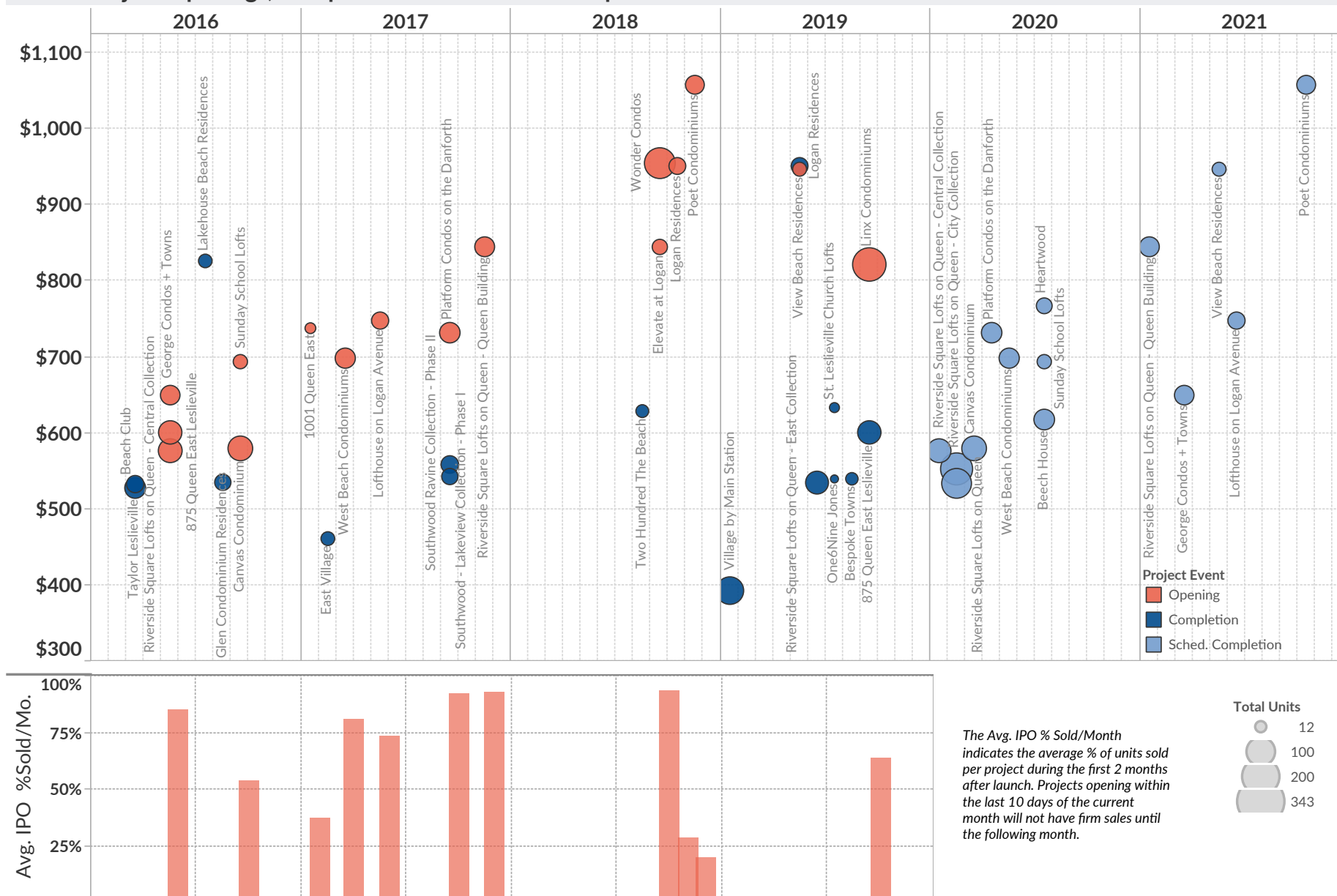
Development Applications		
Toronto East		City of Toronto
Number of Dev. Apps.	12	387
Total Units	2,031	211,227
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	9.5	44.5
Avg. Floor Space Index	3.6	6.2

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



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Recent Project Openings, Completions & Scheduled Completions



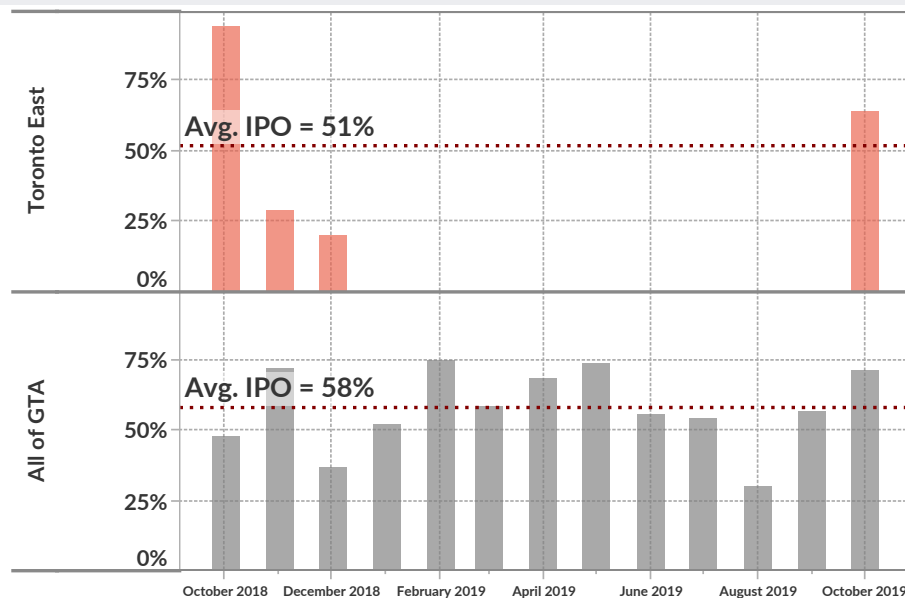
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Project Data by Unit Type

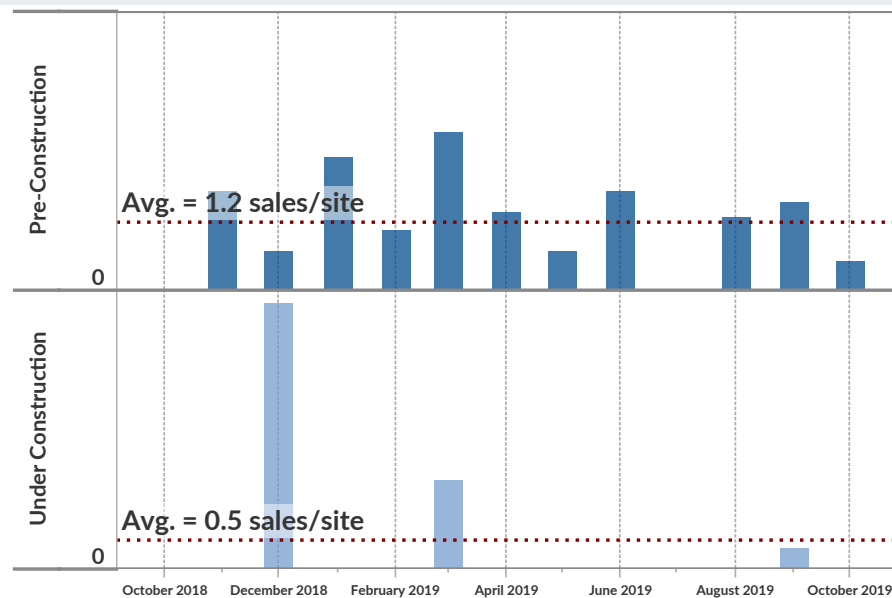
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	14		14	0
1 Bedroom	482	11	454	28
1 Bedroom + Den	516	9	459	57
2 Bedroom	647	3	569	78
2 Bedroom + Den	219	0	180	39
3 Bedroom & Up	112	3	81	31
Penthouse	49	0	31	18
Other	46	0	29	17

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$933	470	715	\$239,900	\$743,990
\$898	495	1,235	\$518,900	\$1,110,000
\$949	615	1,299	\$339,900	\$1,175,600
\$977	735	1,220	\$413,900	\$1,217,990
\$842	910	1,830	\$749,900	\$1,428,760
\$1,280	843	2,609	\$901,900	\$3,652,600
\$1,064	708	1,744	\$903,900	\$2,200,900

IPO Launch Performance (first 2 months)

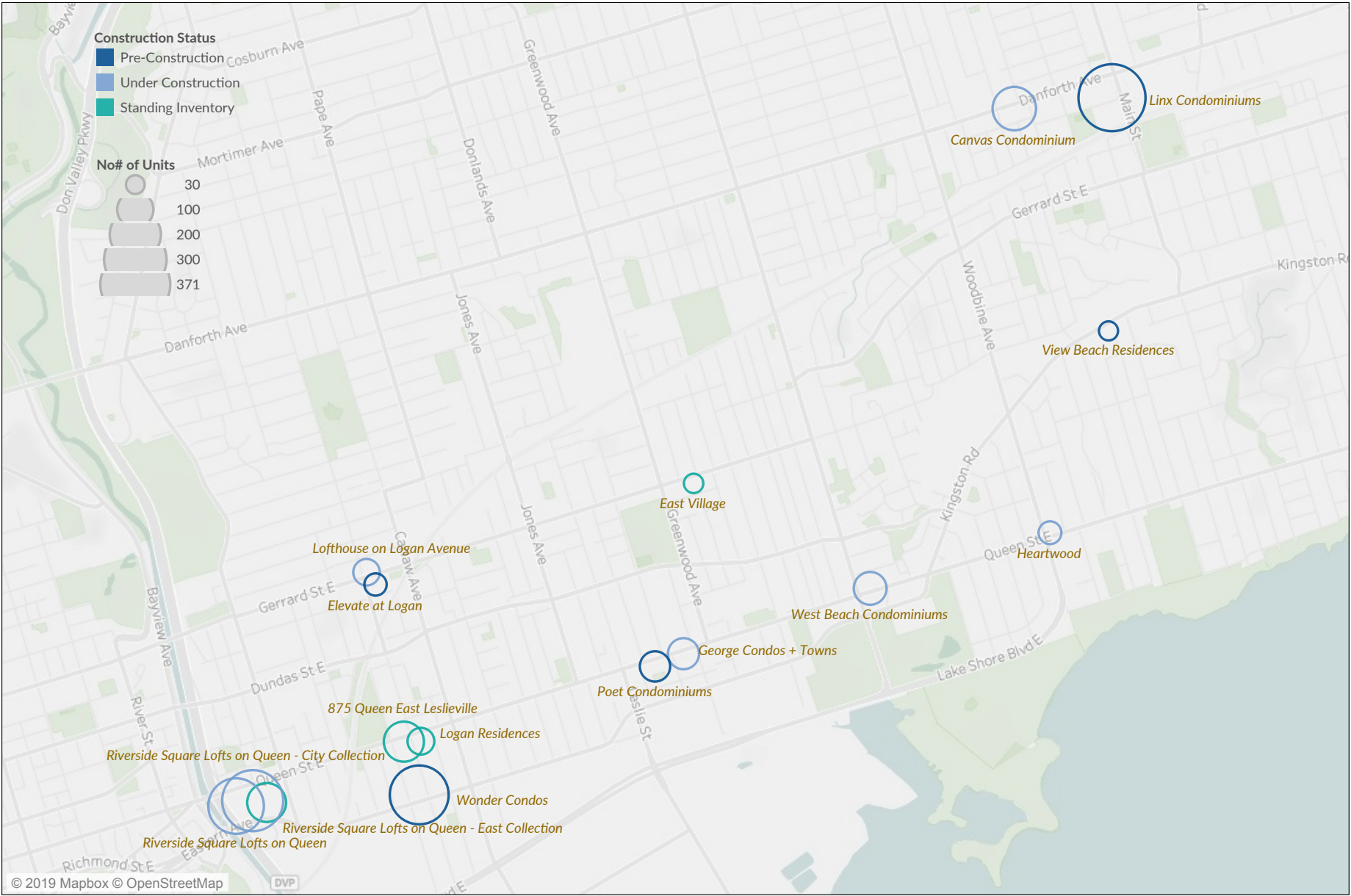


Post Launch Absorption: Toronto East



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Current Active Projects



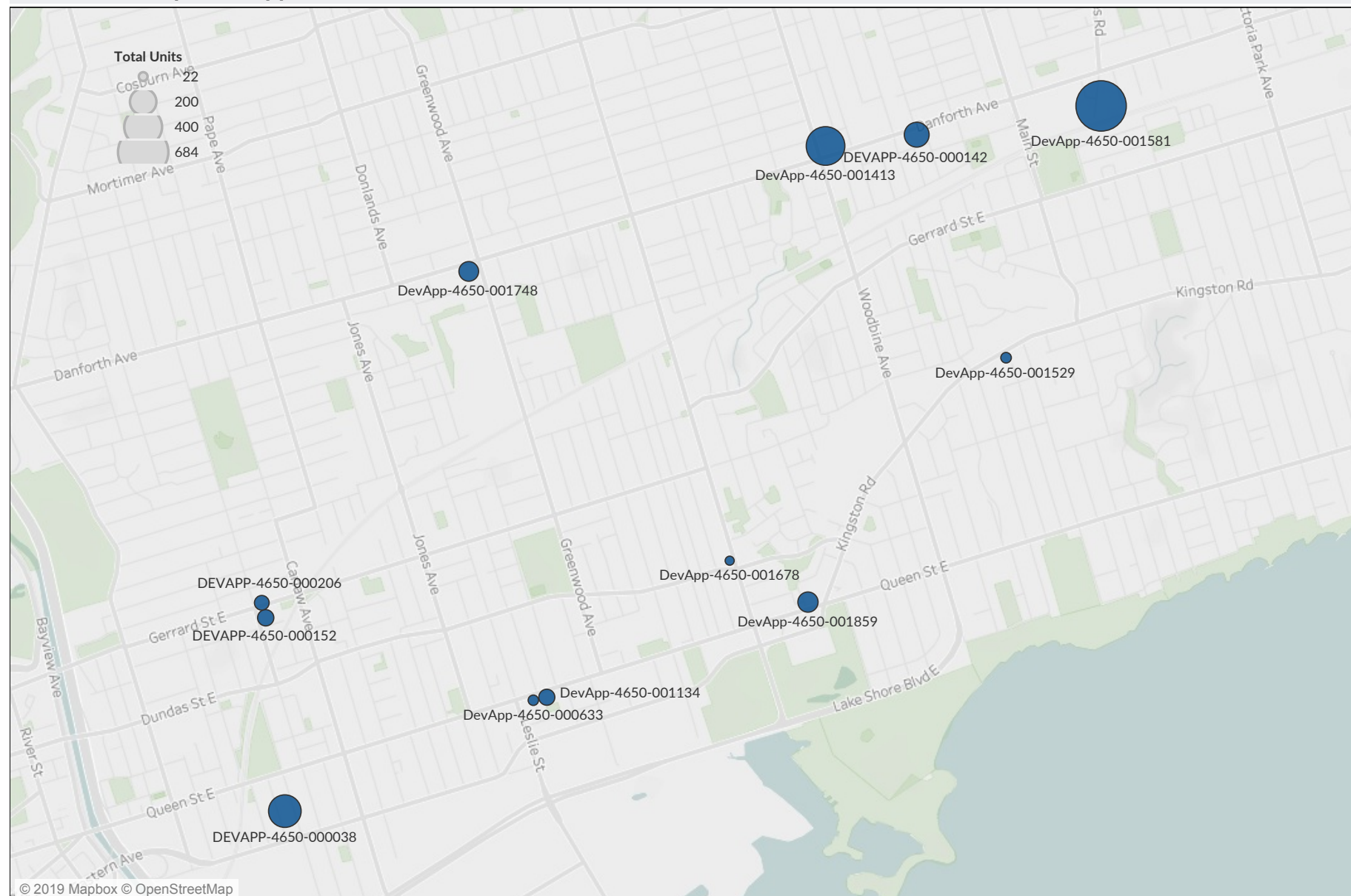
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
875 Queen East Leslieville - Harhay Construction Managemen..	Apartment	September 2019	0	3	7	133	\$601	\$1,035
Canvas Condominium - Marlin Spring	Apartment	March 2020	0	0	5	156	\$580	\$883
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	April 2022	1	20	13	41	\$845	\$916
George Condos + Towns - Rockport Group	Apartment	March 2021	0	0	2	80	\$650	\$1,118
Heartwood - Fieldgate Homes and Hullmark Developments Li..	Apartment	July 2020	0	1	14	43	\$767	\$1,102
Linx Condominiums - Tribute Communities and Greybrook Re..	Apartment	May 2023	23	218	125	371	\$822	\$883
Lofthouse on Logan Avenue - Grid Developments	Loft	June 2021	0	2	4	58	\$748	\$1,060
Logan Residences - Daniels Corporation	Apartment	May 2019	0	22	6	59	\$951	\$988
Poet Condominiums - Fieldgate Homes	Apartment	October 2021	1	17	39	76	\$1,058	\$1,196
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	June 2019	0	0	2	125	\$535	\$528
Riverside Square Lofts on Queen - Streetcar Developments In..	Loft	February 2020	0	0	6	255	\$534	\$541
View Beach Residences - Condoman Developments	Apartment	May 2021	0	0	30	30	\$947	\$941
West Beach Condominiums - Marlin Spring	Apartment	May 2020	1	3	3	89	\$699	\$1,069
Wonder Condos - Graywood Developments and Alterra	Apartment	November 2022	0	7	10	286	\$955	\$1,296

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000038	462 Eastern Avenue	7.4	286
DEVAPP-4650-000142	2301 - 2315 Danforth Avenue	7.7	166
DEVAPP-4650-000152	485 Logan Avenue	4.7	71
DEVAPP-4650-000206	794 - 800 Gerrard Street East	6.3	58
DevApp-4650-000633	1249 Queen Street East	7.4	29
DevApp-4650-001134	1285 Queen Street East	6.4	69
DevApp-4650-001413	985 Woodbine Avenue	4.9	402
DevApp-4650-001529	507 - 511 Kingston Road	4.3	30
DevApp-4650-001581	9 Dawes Road	9.5	684
DevApp-4650-001678	96 Coxwell Avenue	2.0	22
DevApp-4650-001748	1177 Danforth Avenue	4.3	104
DevApp-4650-001859	1684 Queen Street East	3.3	110

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	317	14	5,086	4,396	395	\$2,140	1,272	\$2,721,039	9,129
Central Waterfront	26	12	5,883	5,193	597	\$1,403	980	\$1,374,783	18,503
Don Mills - York Mills	26	11	3,306	2,778	395	\$953	1,050	\$1,000,417	7,441
Downtown Core	143	9	5,148	4,183	790	\$1,537	657	\$1,010,315	15,193
Downtown East	73	17	5,706	5,062	411	\$1,010	863	\$871,618	18,202
Downtown West	125	30	10,173	8,643	1,188	\$1,402	903	\$1,266,200	19,055
Etobicoke Waterfront	0	4	2,121	1,898	85	\$1,156	818	\$945,135	10,287
Highway7 - Yonge	66	8	1,715	1,187	455	\$673	1,083	\$728,525	.
Mississauga City Centre	365	12	6,548	5,999	495	\$813	882	\$717,233	.
North Toronto	85	9	2,413	1,711	607	\$1,197	780	\$934,309	9,773
North Yonge Corridor	12	6	2,057	1,807	146	\$1,028	826	\$848,881	4,393
North York East	2	2	528	504	23	\$941	1,022	\$961,965	2,056
North York West	353	12	2,697	2,216	342	\$879	1,084	\$952,932	9,738
Not Applicable	1,280	162	30,626	22,549	6,296	\$741	907	\$672,811	66,556
Scarborough City Centre									2,245
Sheppard Corridor	23	14	4,020	3,278	742	\$1,067	819	\$874,136	8,352
Thornhill	401	2	736	401	335	\$826	797	\$658,314	.
Toronto East	26	16	2,141	1,817	268	\$969	912	\$883,298	2,031
Toronto West	70	14	2,444	1,719	705	\$1,031	934	\$962,665	12,992
Yonge - St. Clair	31	8	1,297	1,225	48	\$1,370	1,355	\$1,855,441	2,190

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