



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of October 2019



Downtown East Submarket Report - October 2019

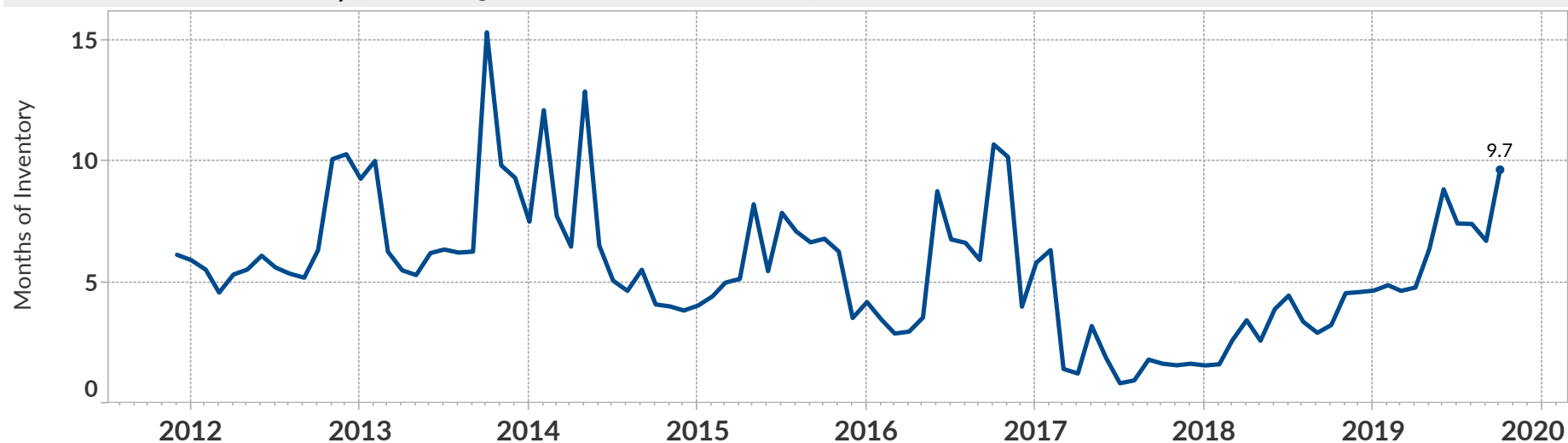


Downtown East		GTA
Active Projects	17	362
Total Units	5,706	94,645
Total Sales	5,062	76,566
Rem. Inv.	411	14,323
Avg. \$/SF	\$1,010	\$992
Avg. SF	863	907
Avg. \$	\$871,618	\$900,552
Current Month Sales (incl. active & sold out)	73	3,424

Development Applications

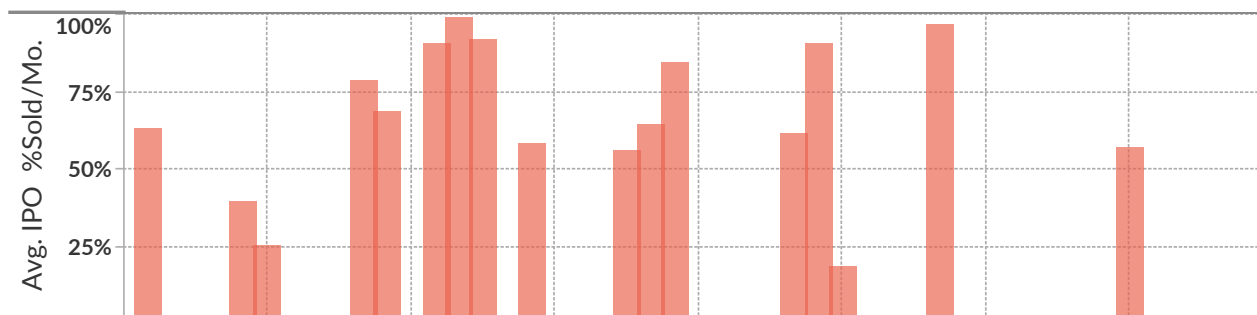
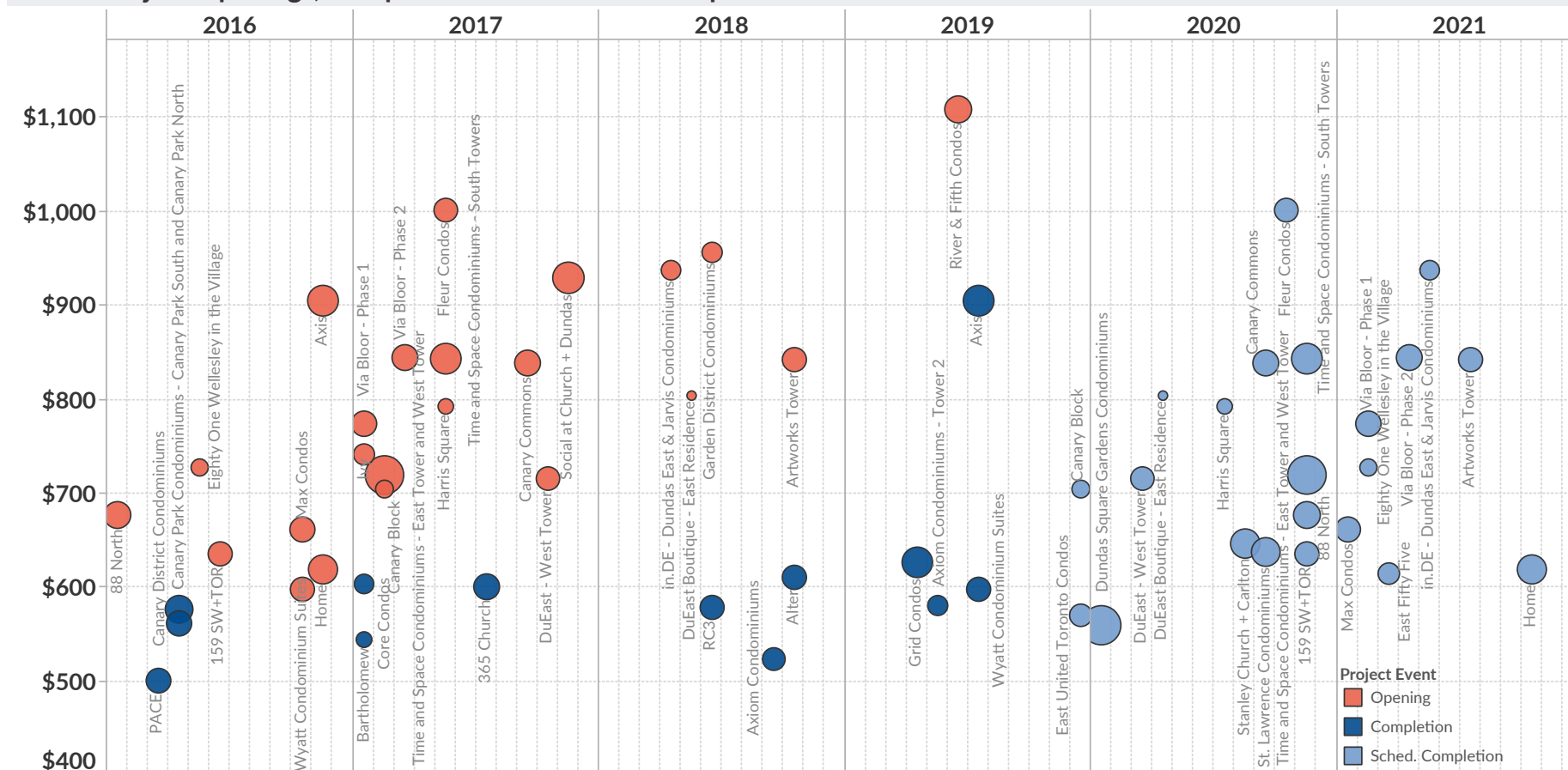
Downtown East		City of Toronto
Number of Dev. Apps.	31	387
Total Units	18,202	211,227
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	44.5
Avg. Floor Space Index	9.4	6.2

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

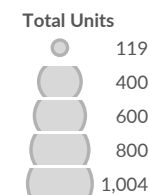


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Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



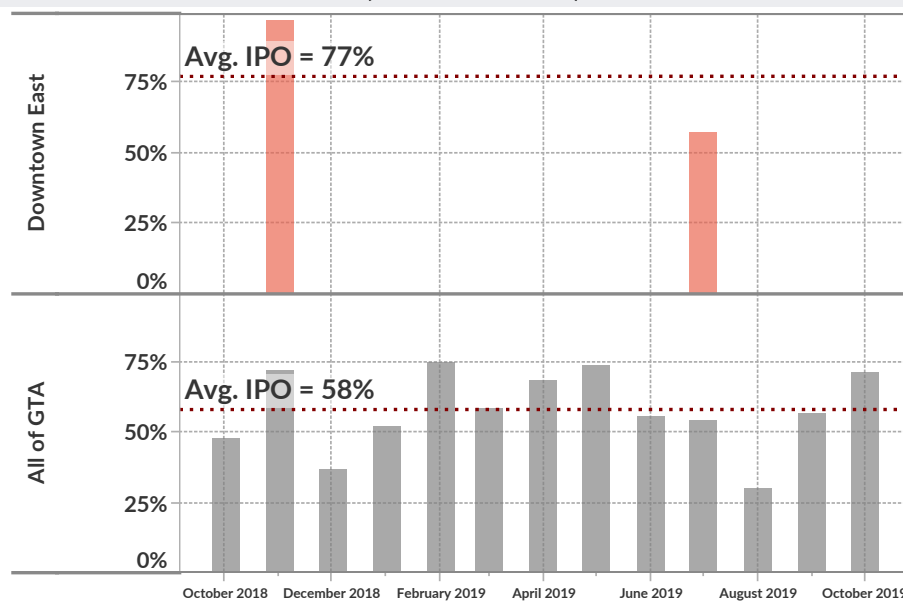
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Project Data by Unit Type

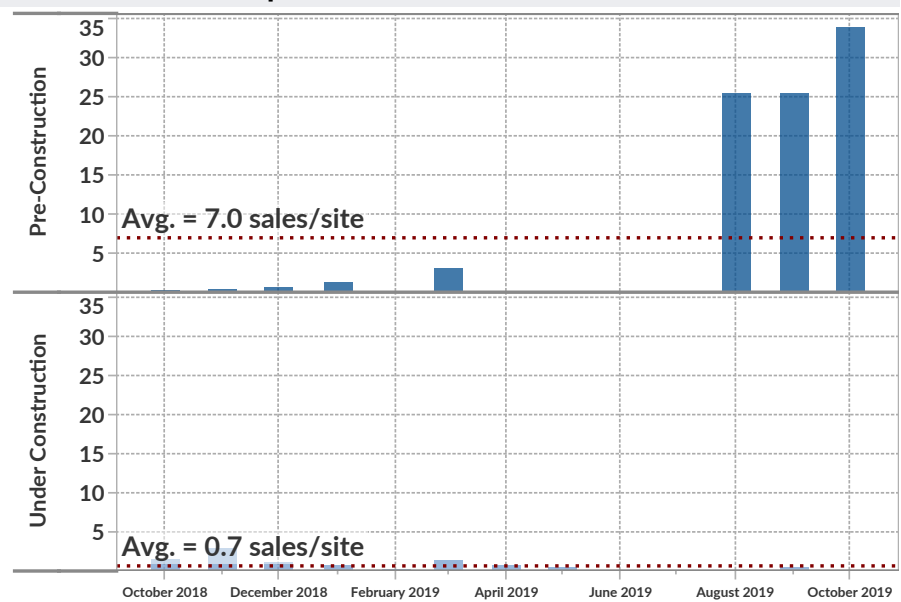
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	260	1	255	5
1 Bedroom	1,444	14	1,324	120
1 Bedroom + Den	1,589	25	1,548	41
2 Bedroom	1,264	13	1,174	90
2 Bedroom + Den	376	13	340	36
3 Bedroom & Up	511	7	399	112
Penthouse	24	0	17	7
Other	5	0	5	0

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,195	347	454	\$373,000	\$569,990
\$1,109	470	719	\$398,000	\$781,000
\$1,059	525	727	\$527,000	\$955,000
\$1,067	619	1,798	\$561,000	\$1,540,000
\$1,042	754	1,508	\$645,900	\$1,550,000
\$946	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)

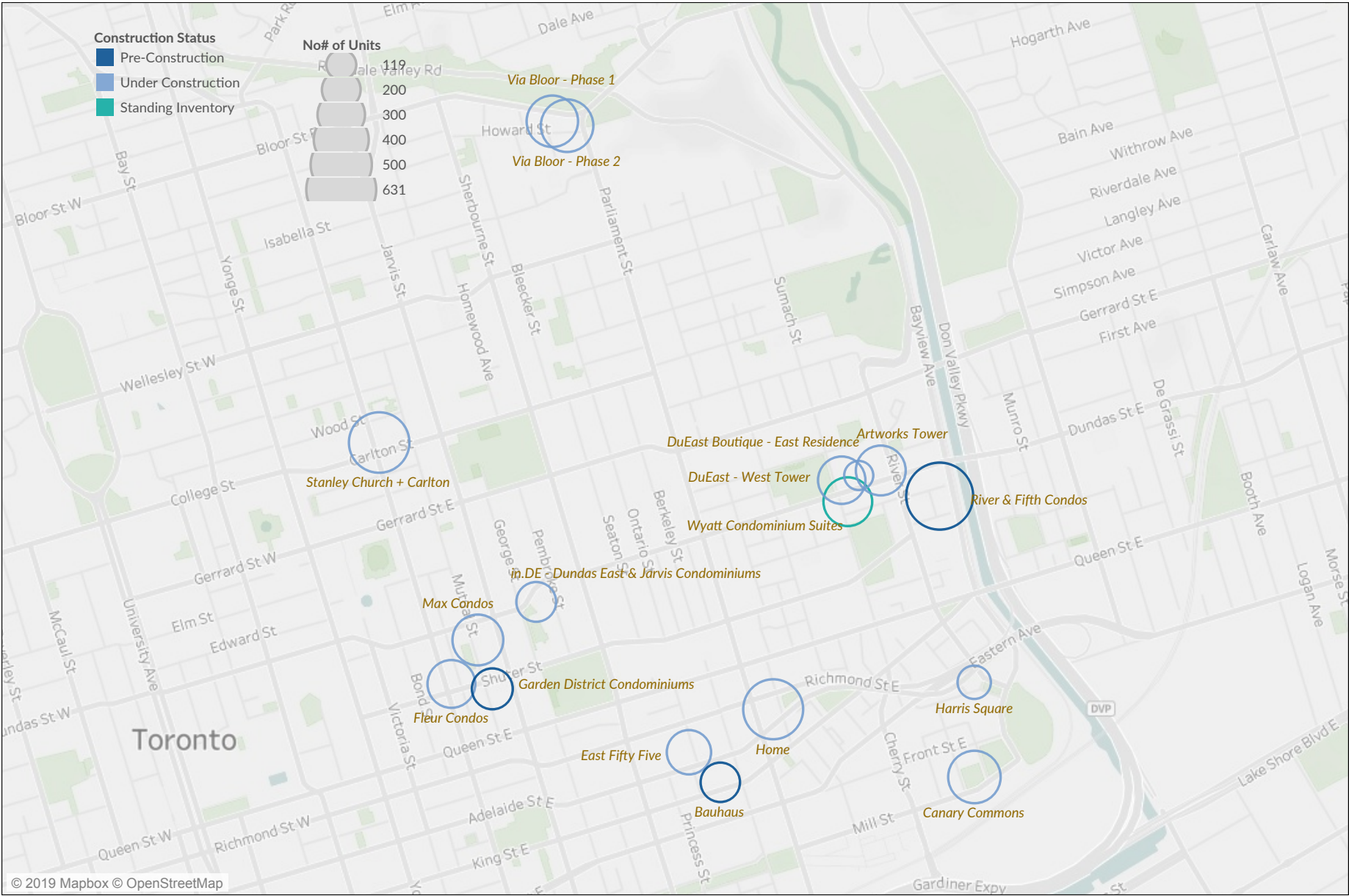


Post Launch Absorption: Downtown East



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Current Active Projects



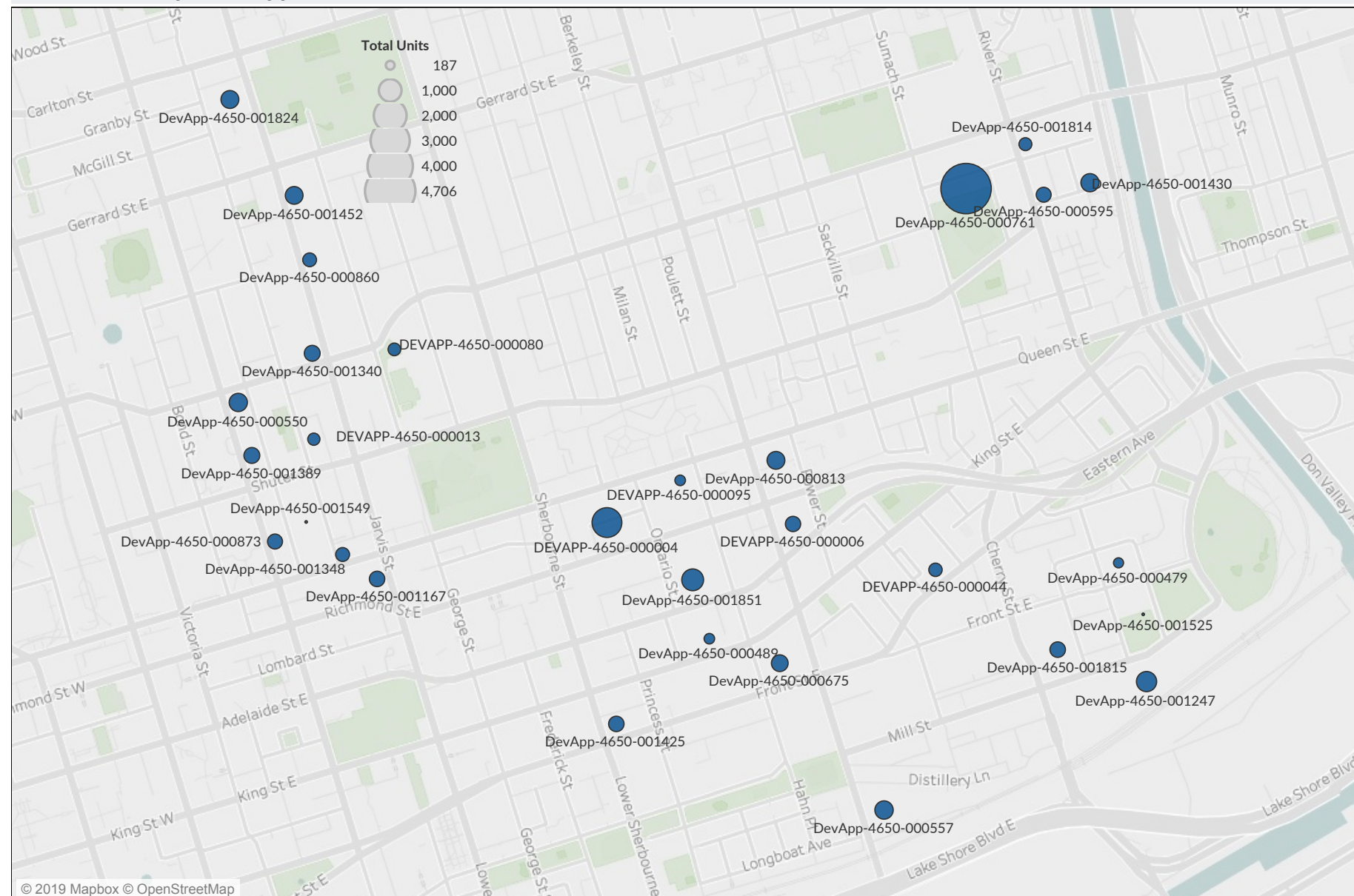
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Current Active Project List

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 2022	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	October 2020	5	46	19	321	\$1,002	\$1,302
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May 2023	0	9	10	235	\$957	\$1,020
Harris Square - Urban Capital Property Group	Apartment	July 2020	0	8	5	156	\$793	\$1,052
Home - Great Gulf and Hullmark Developments Limited	Apartment	October 2021	0	1	66	505	\$619	\$1,009
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	May 2021	0	8	39	222	\$938	\$1,150
Max Condos - Tribute Communities	Apartment	January 2021	0	11	9	363	\$662	\$1,082
River & Fifth Condos - Broccolini	Apartment	May 2023	68	363	63	631	\$1,109	\$1,112
Stanley Church + Carlton - Tribute Communities	Apartment	August 2020	0	2	23	514	\$647	\$1,153
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	331
DEVAPP-4650-000080	219 - 231 Dundas Street East	10.9	295
DEVAPP-4650-000095	301 - 317 Queen Street East	12.3	206
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
DevApp-4650-001851	49 Ontario Street	11.0	881

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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