



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of December 2019



Downtown East Submarket Report - December 2019

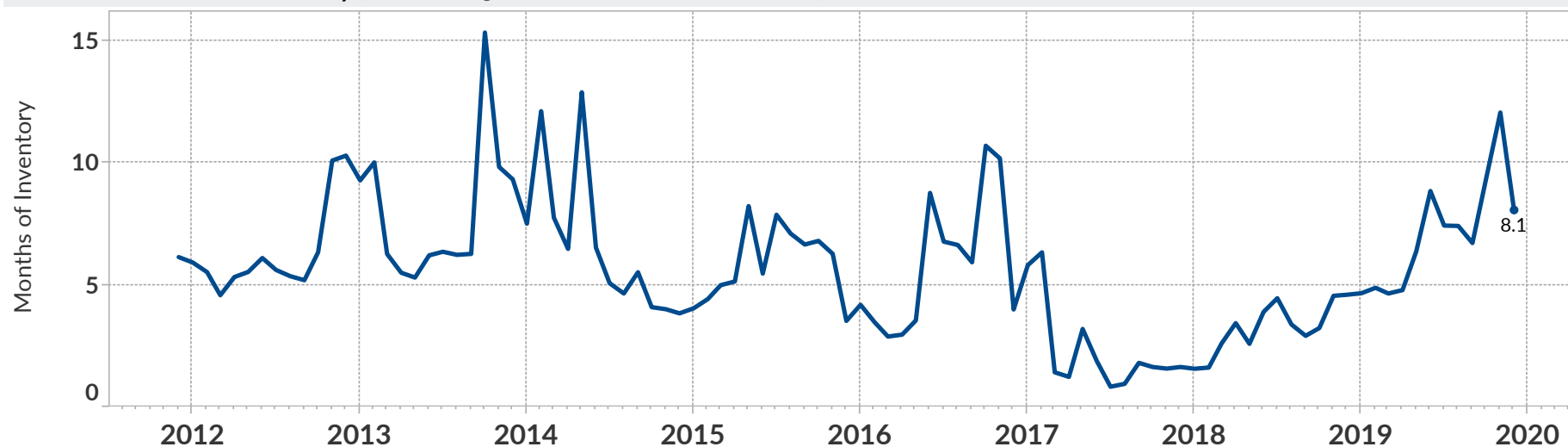


Downtown East		GTA
Active Projects	19	355
Total Units	6,513	93,377
Total Sales	5,624	77,895
Rem. Inv.	691	12,280
Avg. \$/SF	\$1,186	\$1,055
Avg. SF	791	930
Avg. \$	\$937,883	\$980,872
Current Month Sales (incl. active & sold out)	184	1,871

Development Applications

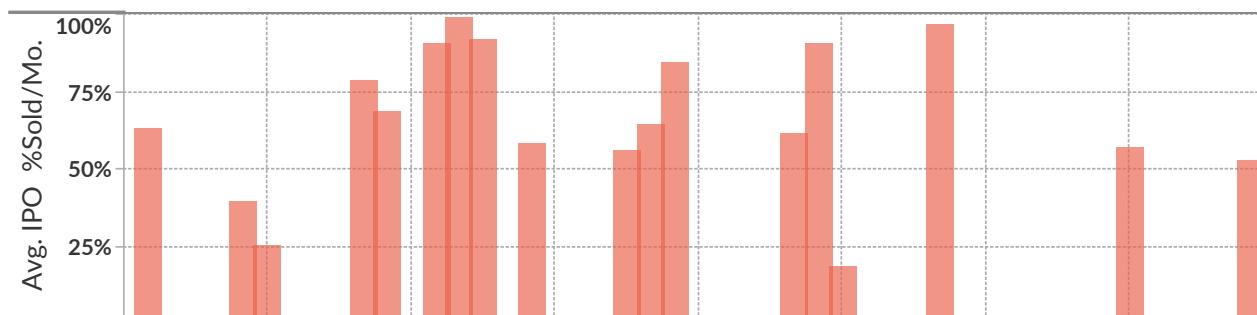
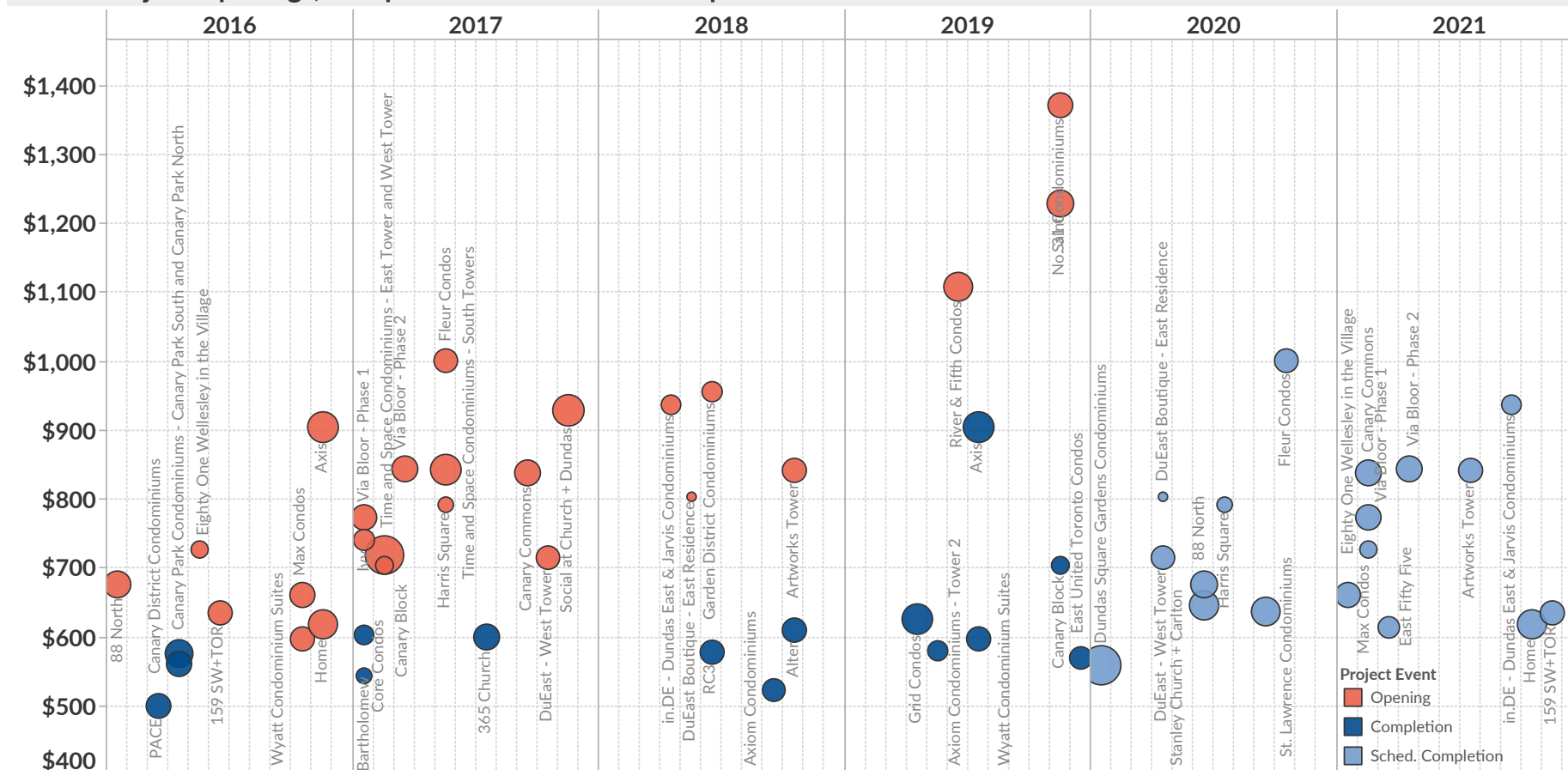
Downtown East		City of Toronto
Number of Dev. Apps.	30	375
Total Units	13,408	202,805
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	44.5
Avg. Floor Space Index	9.6	6.2

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

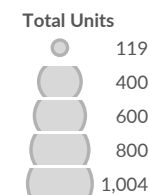


Downtown East Submarket Report - December 2019

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.



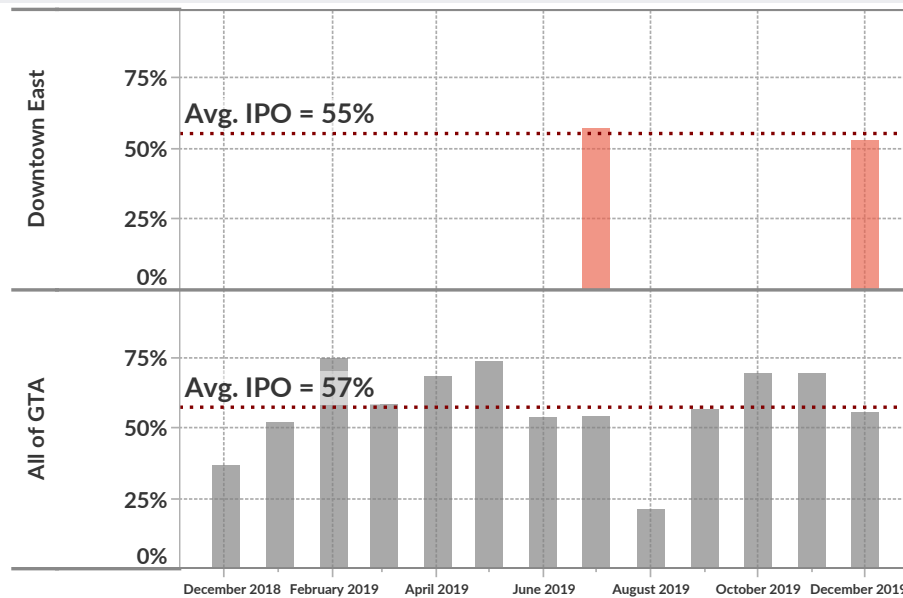
Downtown East Submarket Report - December 2019

Project Data by Unit Type

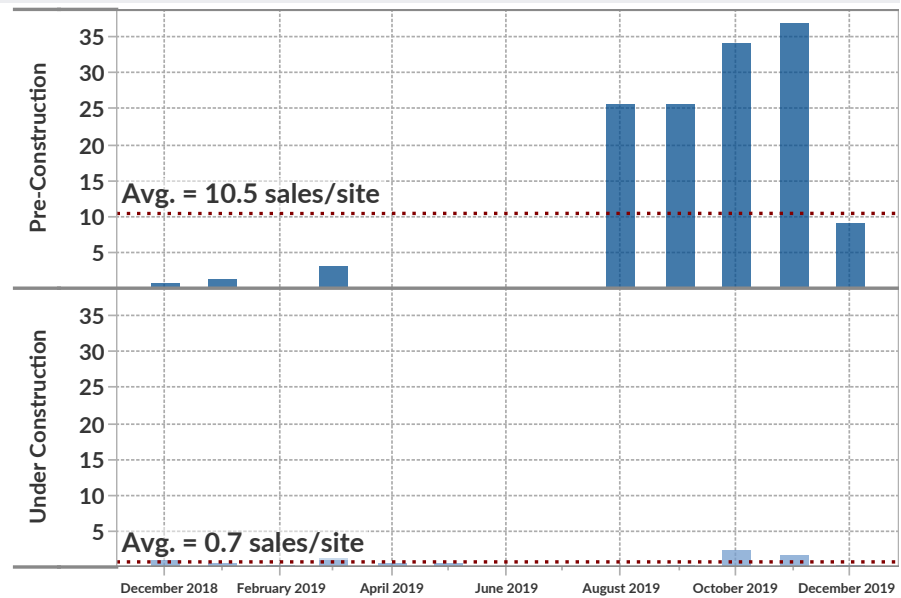
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	360	26	323	37
1 Bedroom	1,632	72	1,490	142
1 Bedroom + Den	1,769	41	1,724	45
2 Bedroom	1,537	30	1,260	277
2 Bedroom + Den	398	6	353	45
3 Bedroom & Up	590	9	451	139
Penthouse	24	0	18	6
Other	5	0	5	0

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,372	347	454	\$426,000	\$593,900
\$1,190	460	719	\$398,000	\$781,000
\$1,153	510	727	\$527,000	\$887,900
\$1,259	619	1,798	\$561,000	\$1,540,000
\$1,134	754	1,508	\$645,900	\$1,550,000
\$1,091	808	1,553	\$771,000	\$1,600,000
\$1,024	1,365	3,106	\$1,425,000	\$3,106,000

IPO Launch Performance (first 2 months)

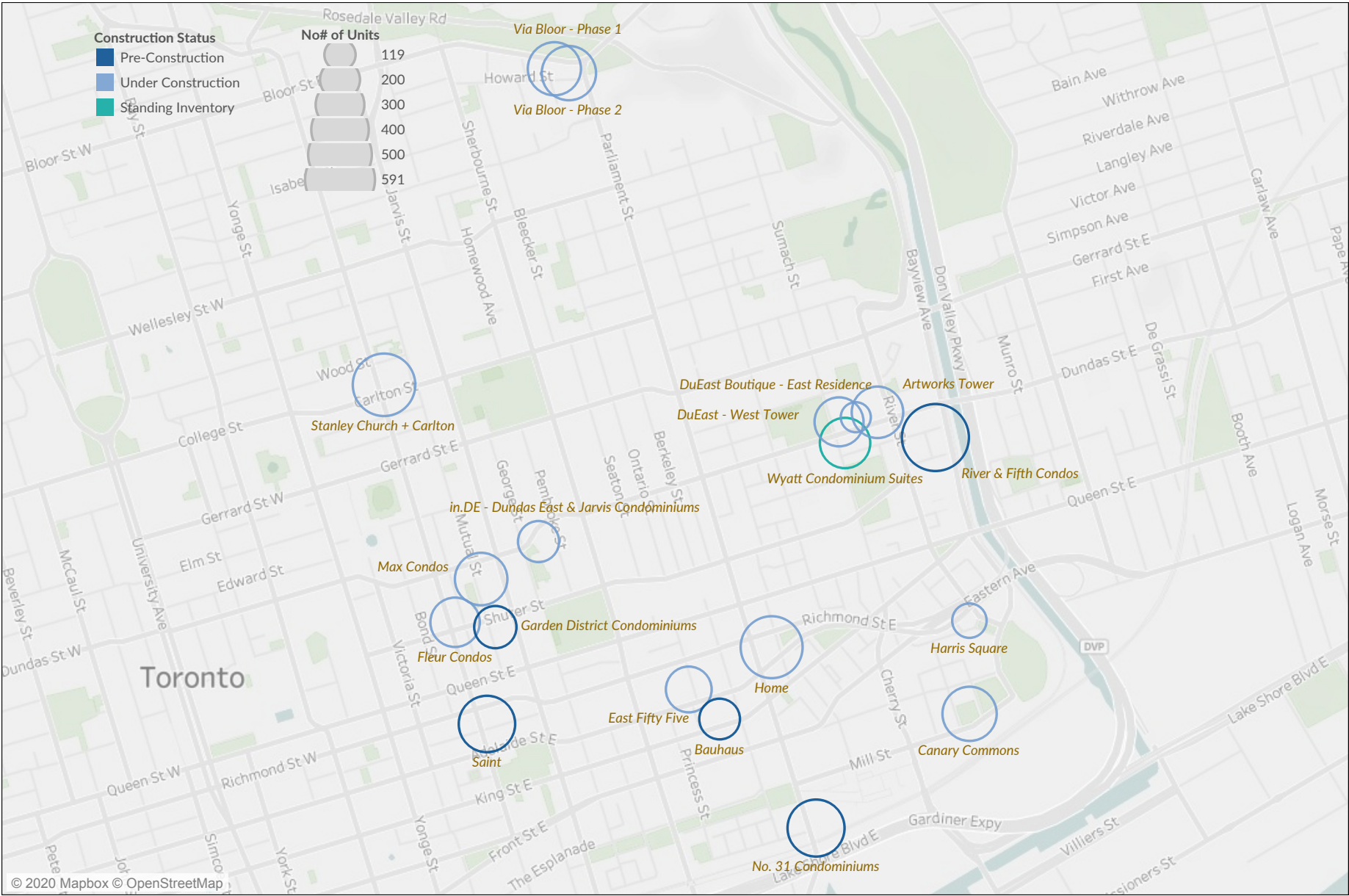


Post Launch Absorption: Downtown East



Downtown East Submarket Report - December 2019

Current Active Projects



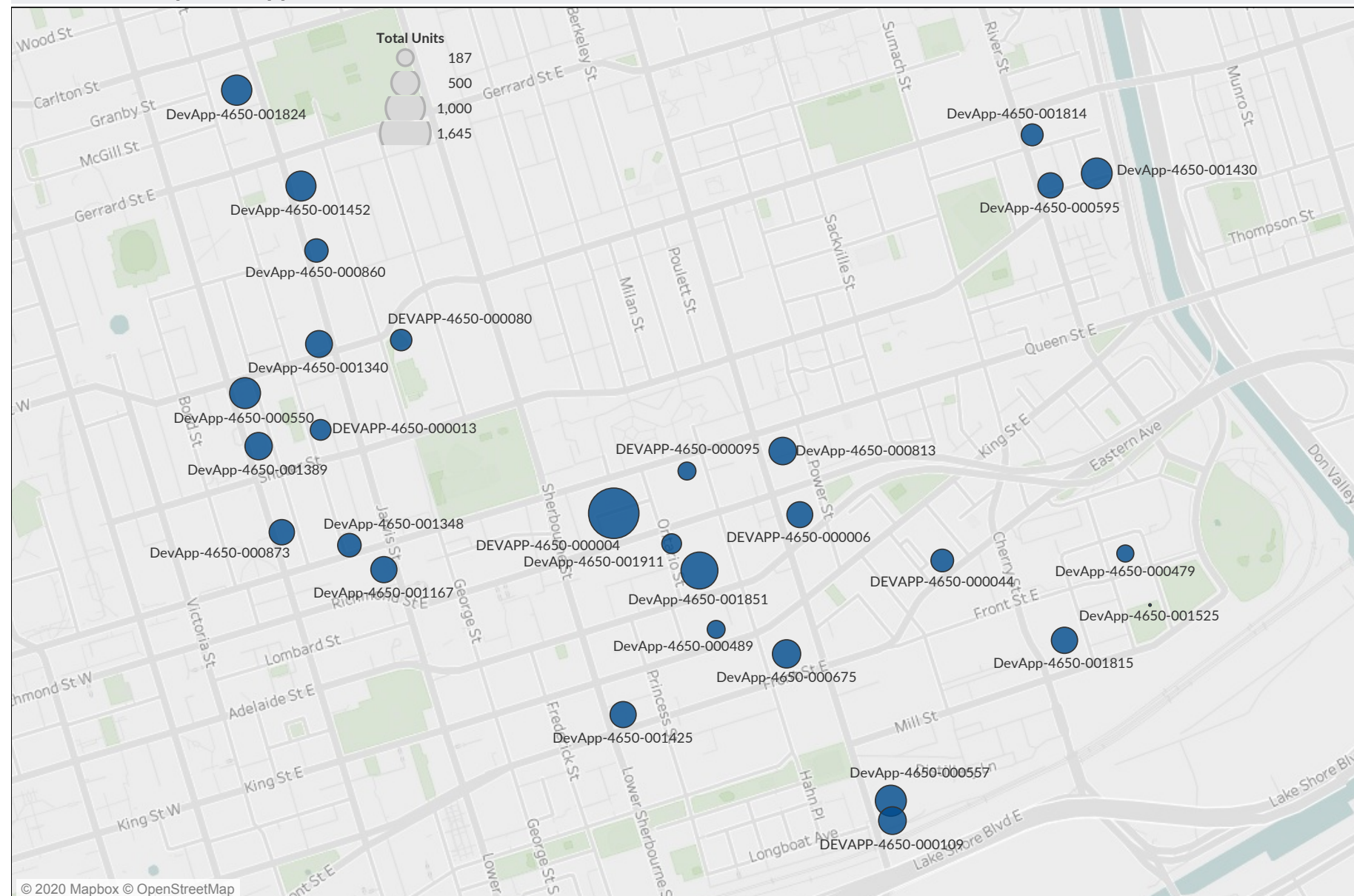
Downtown East Submarket Report - December 2019

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
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	February 2021	0	2	19	387	\$839	\$876
DuEast - West Tower - Daniels Corporation	Apartment	April 2020	1	8	3	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	12	60	5	321	\$1,002	\$1,203
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	10	16	51	505	\$619	\$995
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	September 2021	1	21	26	222	\$938	\$1,150
Max Condos - Tribute Communities	Apartment	January 2021	3	14	6	363	\$662	\$1,113
No. 31 Condominiums - Lanterra Developments	Apartment	May 2024	122	122	233	428	\$1,373	\$1,369
River & Fifth Condos - Broccolini	Apartment	May 2023	18	455	39	591	\$1,109	\$1,211
Saint - Minto Developments	Apartment	October 2023	17	287	132	419	\$1,230	\$1,234
Stanley Church + Carlton - Tribute Communities	Apartment	June 2020	0	13	12	514	\$647	\$1,171
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	2	2	334	\$598	\$770

Downtown East Submarket Report - December 2019

Current Development Applications



Downtown East Submarket Report - December 2019

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-4650-000109	31 Parliament Street	14.6	495
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-4650-000789	544 King Street West	8.8	77
DevApp-4650-000813	161 Parliament Street	10.7	488
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	20.5	440
DevApp-4650-001340	202 Jarvis Street	13.3	464
DevApp-4650-001348	90 Queen Street East	24.0	356
DevApp-4650-001389	193 Church Street	21.1	482
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-4650-001814	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
DevApp-4650-001911	75 Ontario Street	15.2	251

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 - December 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	5	15	5,704	5,061	348	\$2,111	1,285	\$2,712,126	8,068
Central Waterfront	222	13	6,642	5,448	1,182	\$1,418	912	\$1,292,723	17,952
Don Mills - York Mills	17	11	3,289	2,837	379	\$945	1,080	\$1,020,388	7,471
Downtown Core	39	8	4,457	3,592	681	\$1,543	668	\$1,031,118	15,031
Downtown East	184	19	6,513	5,624	691	\$1,186	791	\$937,883	13,408
Downtown West	127	30	10,279	8,815	1,137	\$1,403	872	\$1,223,880	17,553
Etobicoke Waterfront	12	4	2,126	1,927	66	\$1,158	862	\$998,967	7,446
Highway7 - Yonge	70	8	1,862	1,365	282	\$652	1,164	\$758,821	.
Mississauga City Centre	66	11	6,227	5,764	397	\$798	917	\$731,659	.
North Toronto	21	9	2,396	1,892	434	\$1,214	821	\$996,561	8,137
North Yonge Corridor	1	5	1,692	1,367	106	\$1,105	775	\$855,995	5,372
North York East	11	2	528	519	8	\$965	986	\$951,150	2,056
North York West	17	9	1,812	1,525	262	\$901	1,147	\$1,033,818	9,050
Not Applicable	959	159	29,797	24,092	4,491	\$755	962	\$726,568	67,193
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,338	677	\$1,080	830	\$896,967	8,157
Thornhill	21	2	736	574	162	\$822	739	\$607,524	.
Toronto East	39	12	1,395	1,154	191	\$1,011	915	\$924,465	3,735
Toronto West	34	16	2,924	2,141	679	\$1,068	919	\$981,074	13,238
Yonge - St. Clair	17	8	978	860	107	\$1,474	1,700	\$2,506,240	2,383

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.