



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of January 2020



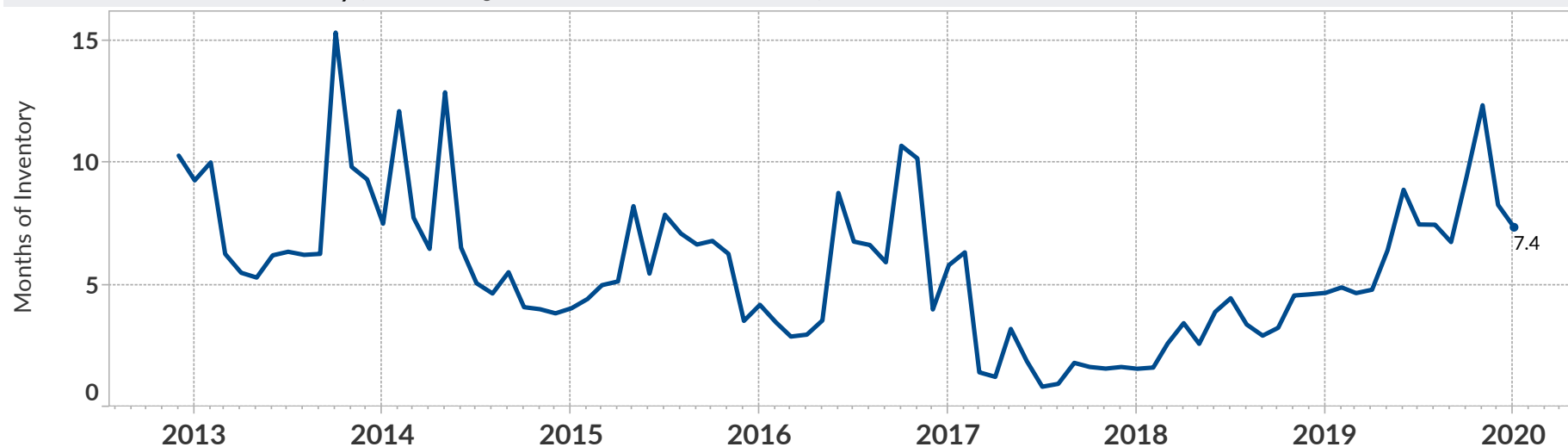
Downtown East Submarket Report - January 2020



Downtown East		GTA
Active Projects	18	348
Total Units	6,168	92,351
Total Sales	5,344	77,567
Rem. Inv.	658	11,632
Avg. \$/SF	\$1,190	\$1,058
Avg. SF	807	944
Avg. \$	\$960,885	\$998,477
Current Month Sales (incl. active & sold out)	65	1,100

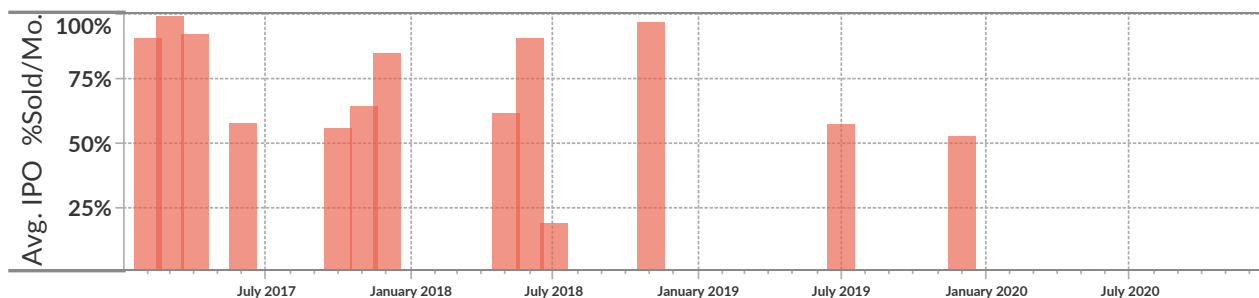
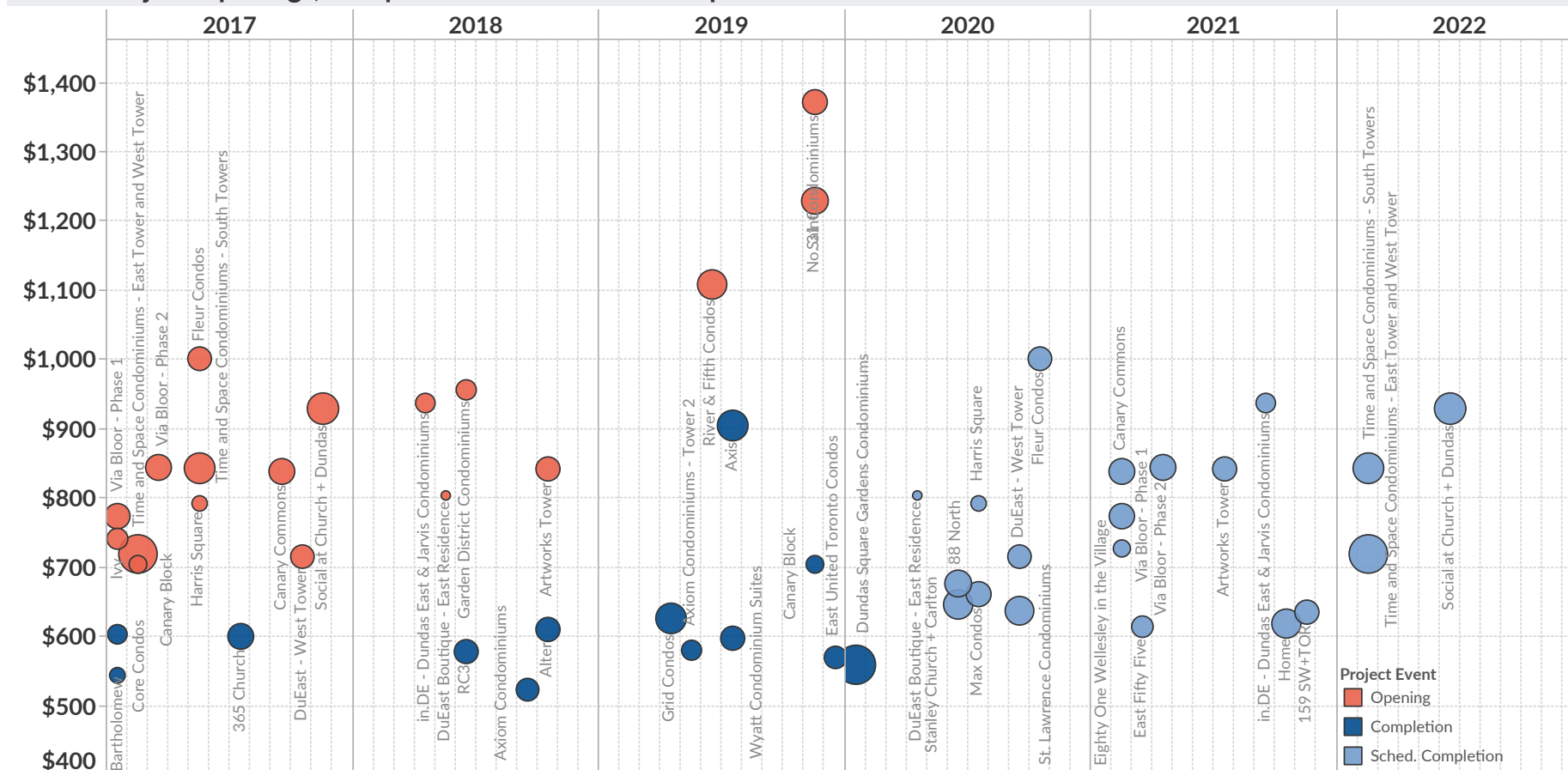
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	31	382
Total Units	13,836	209,320
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	44.5
Avg. Floor Space Index	9.5	6.3

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

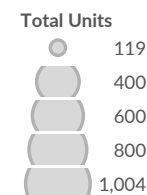


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Recent Project Openings, Completions & Scheduled Completions



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.



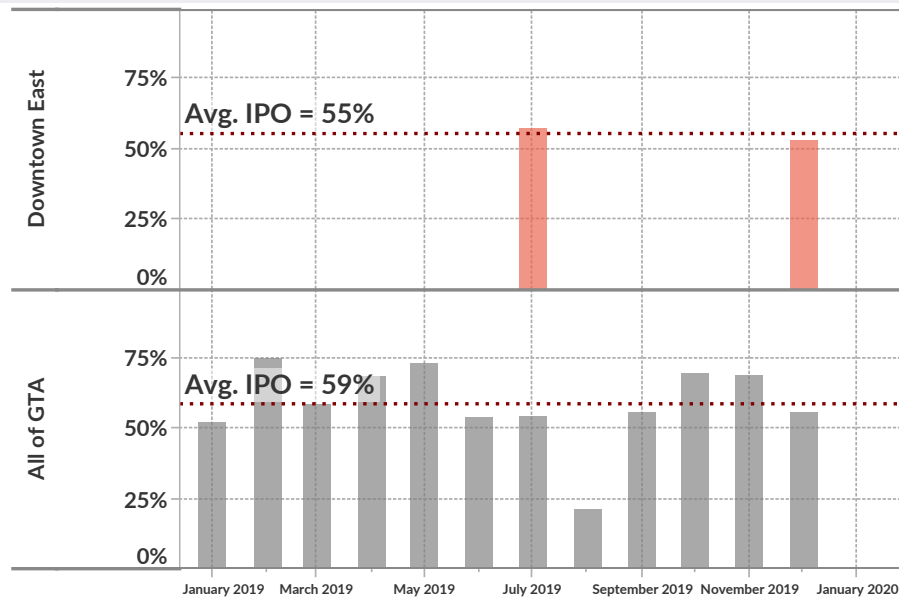
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Project Data by Unit Type

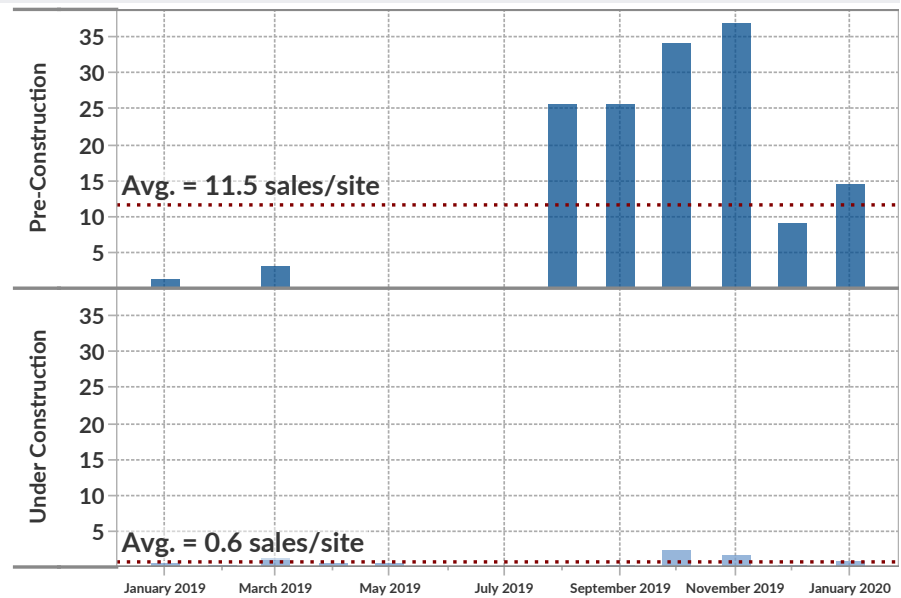
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	335	13	308	27
1 Bedroom	1,561	21	1,428	133
1 Bedroom + Den	1,669	14	1,630	39
2 Bedroom	1,441	9	1,169	272
2 Bedroom + Den	396	0	351	45
3 Bedroom & Up	575	6	439	136
Penthouse	20	0	14	6
Other	5	0	5	0

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,341	347	454	\$426,000	\$594,990
\$1,182	460	719	\$398,000	\$781,000
\$1,155	532	727	\$527,000	\$887,900
\$1,263	619	1,798	\$561,000	\$1,540,000
\$1,138	754	1,508	\$645,900	\$1,550,000
\$1,106	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)

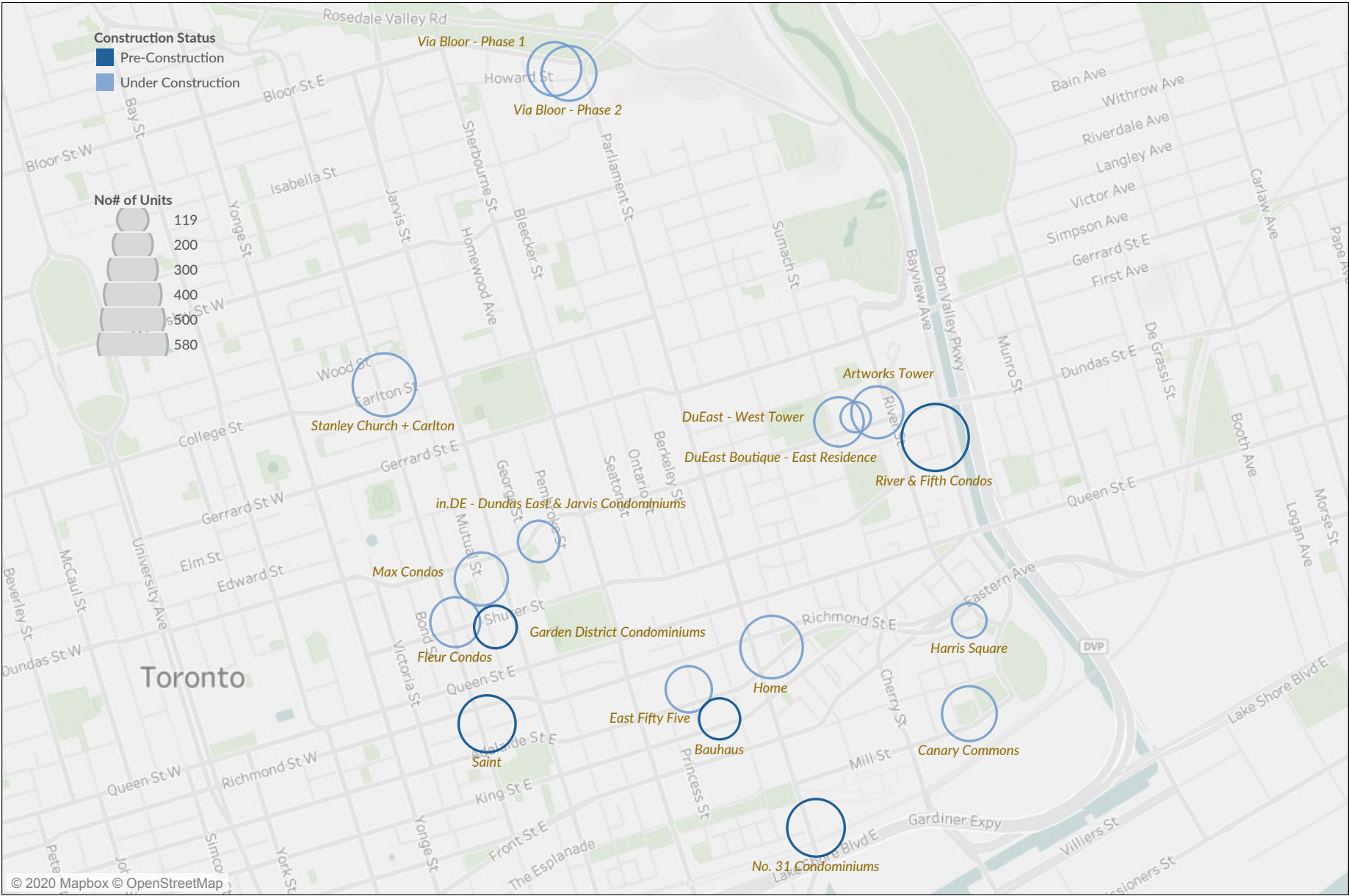


Post Launch Absorption: Downtown East



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Current Active Projects



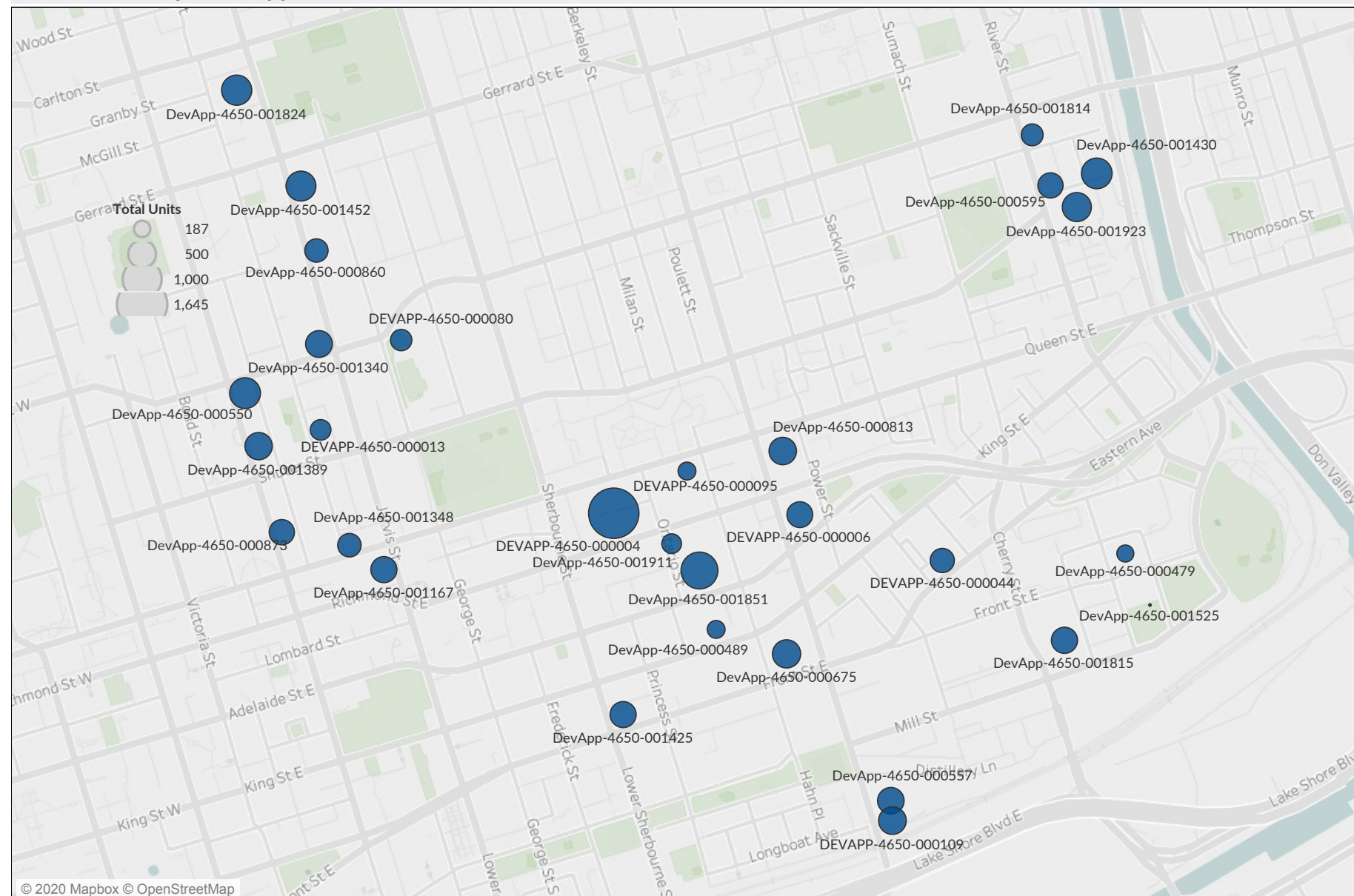
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Current Active Project List

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	0	0	349	\$843	\$777
Bauhaus - Lamb Development Corp.	Apartment	September 2022	0	0	116	218	\$0	\$0
Canary Commons - DREAM	Apartment	February 2021	0	0	19	387	\$839	\$876
DuEast - West Tower - Daniels Corporation	Apartment	September 2020	1	1	2	316	\$716	\$767
DuEast Boutique - East Residence - Daniels Corporation	Apartment	April 2020	2	2	6	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	0	0	5	321	\$1,002	\$1,203
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May 2023	0	0	10	235	\$957	\$1,020
Harris Square - Urban Capital Property Group	Apartment	July 2020	0	0	5	156	\$793	\$1,052
Home - Great Gulf and Hullmark Developments Limited	Apartment	October 2021	2	2	49	505	\$619	\$993
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	September 2021	0	0	26	222	\$938	\$1,150
Max Condos - Tribute Communities	Apartment	July 2020	0	0	6	363	\$662	\$1,077
No. 31 Condominiums - Lanterra Developments	Apartment	May 2024	25	25	208	428	\$1,373	\$1,371
River & Fifth Condos - Broccolini	Apartment	May 2023	26	26	35	580	\$1,109	\$1,272
Saint - Minto Developments	Apartment	October 2023	7	7	125	419	\$1,230	\$1,234
Stanley Church + Carlton - Tribute Communities	Apartment	June 2020	0	0	22	514	\$647	\$1,191
Via Bloor - Phase 1 - Tridel	Apartment	February 2021	0	0	15	372	\$775	\$878
Via Bloor - Phase 2 - Tridel	Apartment	April 2021	0	0	9	388	\$845	\$910

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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	10.0	379
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	10.8	455
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	23.7	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	8.2	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
DevApp-4650-001923	77 River Street	8.7	547

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 - January 2020

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	19	15	5,708	5,080	329	\$2,302	1,318	\$3,032,510	8,068
Central Waterfront	160	13	6,642	5,645	985	\$1,434	954	\$1,367,210	17,952
Don Mills - York Mills	27	11	3,306	2,864	352	\$954	1,087	\$1,036,831	6,363
Downtown Core	35	8	4,457	3,627	646	\$1,549	673	\$1,042,551	17,688
Downtown East	65	18	6,168	5,344	658	\$1,190	807	\$960,885	13,836
Downtown West	68	30	10,291	8,920	993	\$1,431	907	\$1,297,816	17,698
Etobicoke Waterfront	1	4	2,121	1,928	65	\$1,153	873	\$1,006,728	8,726
Highway7 - Yonge	22	7	1,742	1,338	189	\$677	1,155	\$781,819	.
Mississauga City Centre	27	10	5,766	5,330	408	\$818	921	\$753,952	.
North Toronto	47	9	2,396	1,939	387	\$1,238	835	\$1,033,352	7,793
North Yonge Corridor	1	5	1,692	1,365	108	\$1,119	774	\$865,693	7,470
North York East	1	2	528	519	8	\$942	978	\$921,150	2,056
North York West	3	9	1,812	1,528	259	\$903	1,149	\$1,038,008	9,868
Not Applicable	538	154	29,452	23,795	4,484	\$751	974	\$730,763	70,473
Scarborough City Centre									2,245
Sheppard Corridor	20	14	4,015	3,384	631	\$1,074	849	\$911,847	8,157
Thornhill	17	3	949	760	189	\$831	769	\$638,654	.
Toronto East	12	12	1,395	1,166	179	\$1,030	926	\$953,791	3,735
Toronto West	22	16	2,934	2,160	660	\$1,069	923	\$987,041	11,194
Yonge - St. Clair	15	8	977	875	102	\$1,463	1,592	\$2,328,155	2,403

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