



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of February 2020



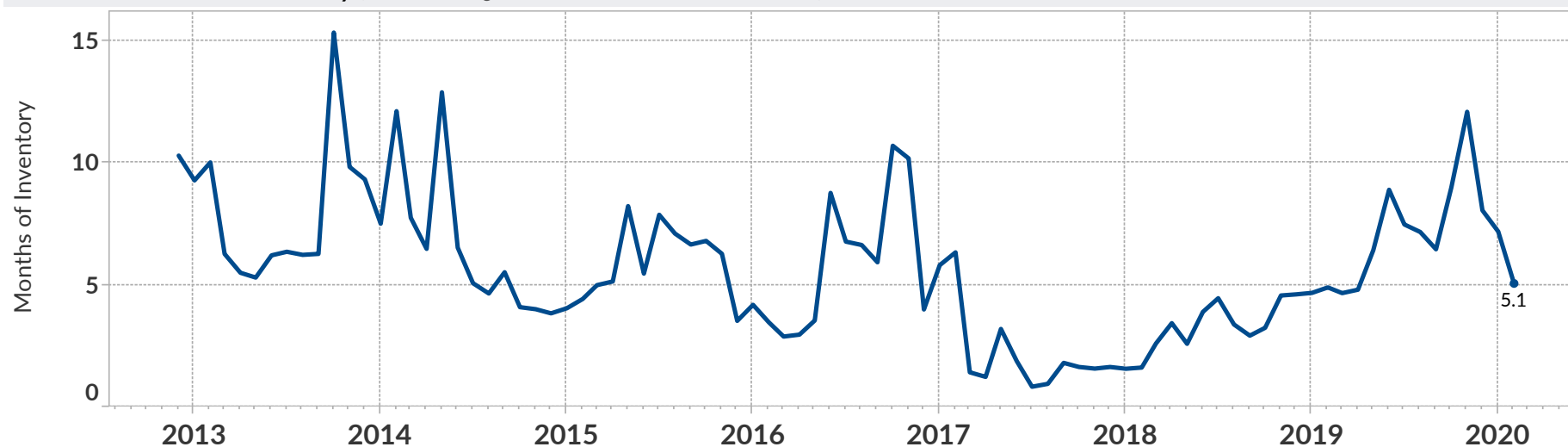
Downtown East Submarket Report - February 2020



Downtown East		GTA
Active Projects	19	356
Total Units	6,738	94,976
Total Sales	5,866	78,256
Rem. Inv.	671	12,909
Avg. \$/SF	\$1,224	\$1,084
Avg. SF	795	951
Avg. \$	\$973,125	\$1,031,390
Current Month Sales (incl. active & sold out)	524	2,418

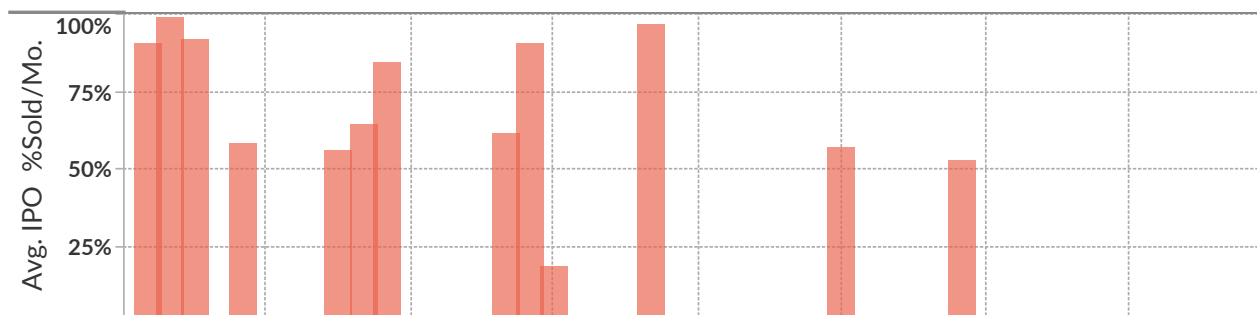
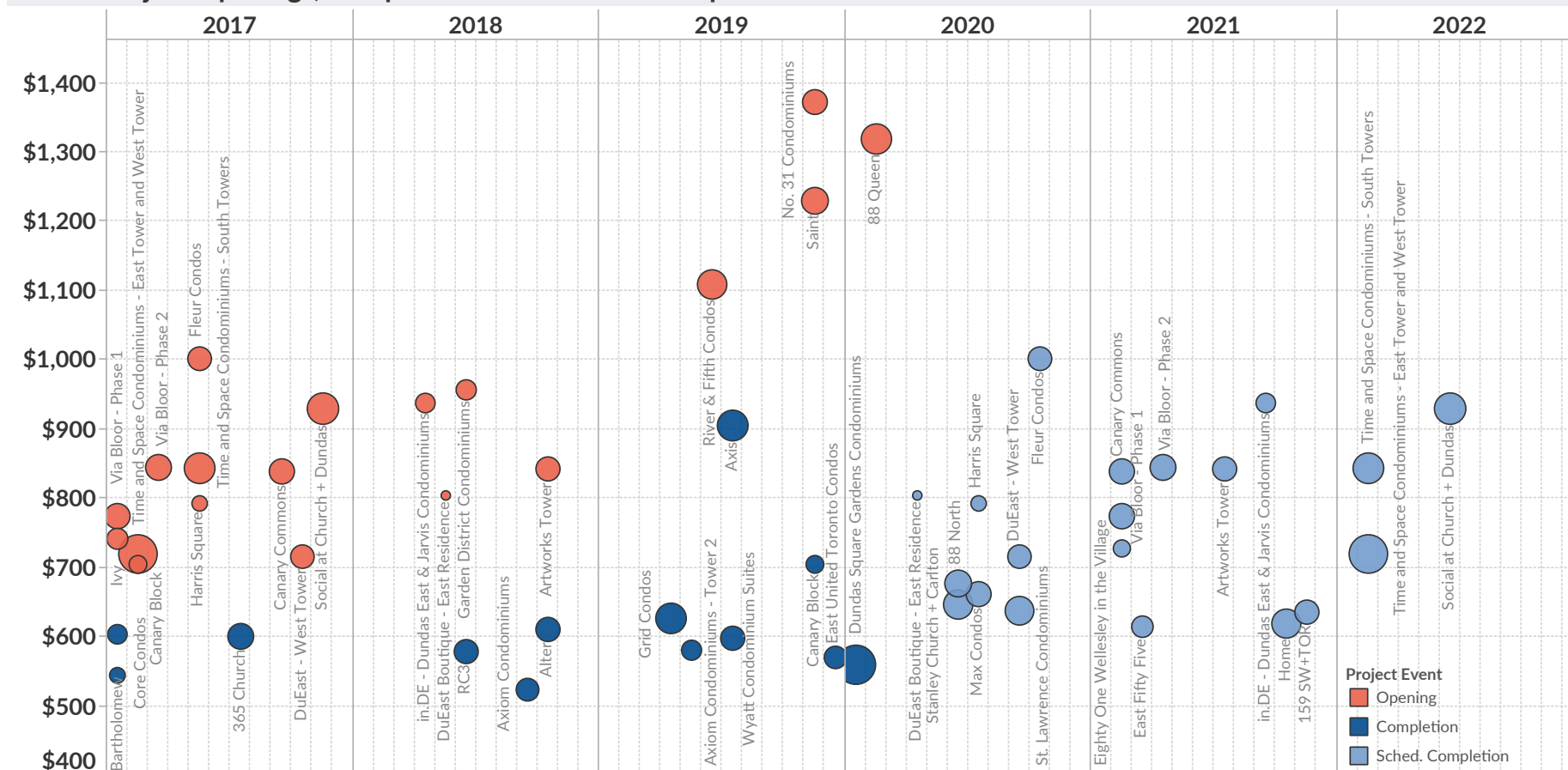
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	35	395
Total Units	14,947	219,390
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	44.5
Avg. Floor Space Index	10.0	6.4

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

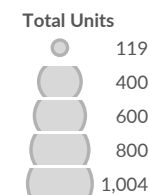


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Recent Project Openings, Completions & Scheduled Completions



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.



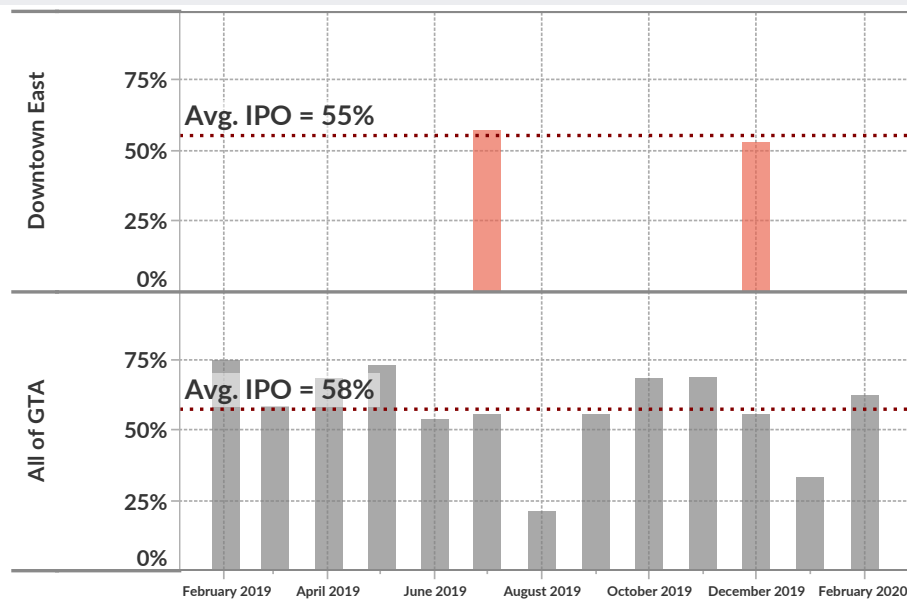
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Project Data by Unit Type

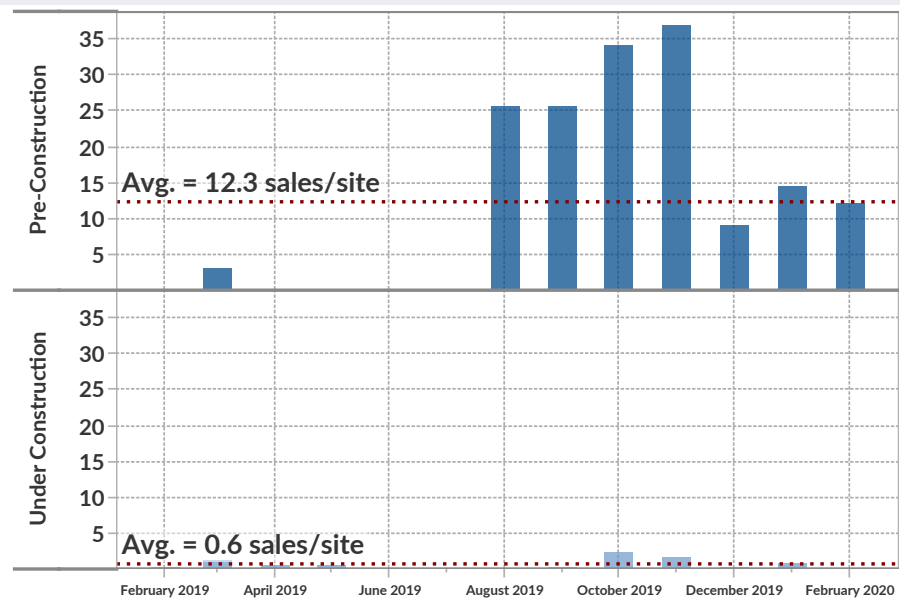
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	336	11	319	17
1 Bedroom	1,645	75	1,502	143
1 Bedroom + Den	1,839	165	1,795	44
2 Bedroom	1,656	203	1,371	285
2 Bedroom + Den	394	0	351	43
3 Bedroom & Up	642	70	509	133
Penthouse	20	0	14	6
Other	5	0	5	0

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,298	347	437	\$426,000	\$594,990
\$1,225	460	719	\$398,000	\$781,000
\$1,171	532	727	\$527,000	\$887,900
\$1,291	619	1,798	\$561,000	\$1,540,000
\$1,151	782	1,508	\$762,000	\$1,550,000
\$1,160	767	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)

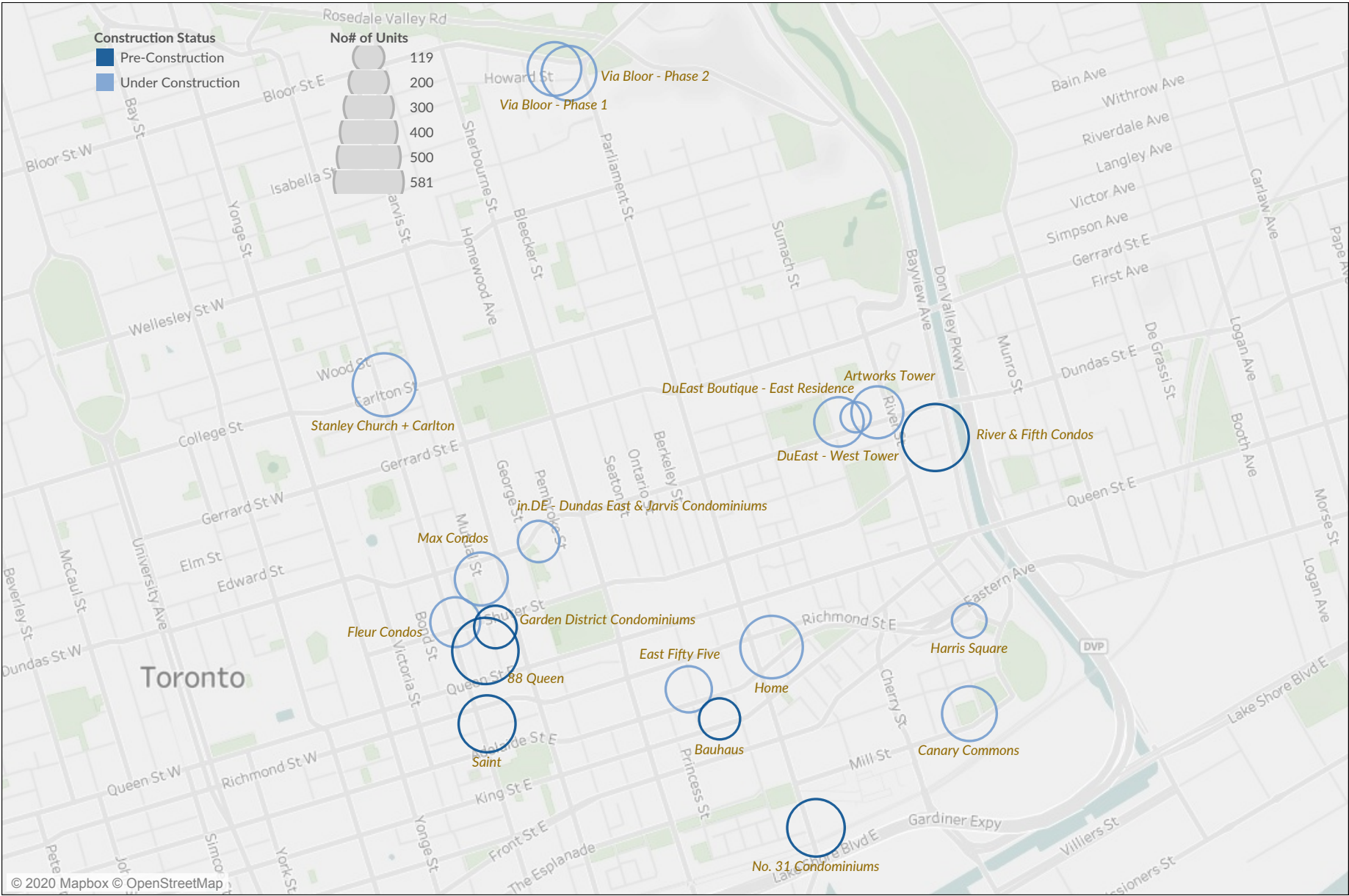


Post Launch Absorption: Downtown East



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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
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	471	471	82	569	\$1,319	\$1,368
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	0	387	\$839	\$876
DuEast - West Tower - Daniels Corporation	Apartment	September 2020	1	2	1	316	\$716	\$766
DuEast Boutique - East Residence - Daniels Corporation	Apartment	April 2020	4	6	2	119	\$805	\$782
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	0	0	51	505	\$619	\$995
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	32	57	176	428	\$1,373	\$1,346
River & Fifth Condos - Broccolini	Apartment	May 2023	2	28	34	581	\$1,109	\$1,291
Saint - Minto Developments	Apartment	October 2023	14	21	111	419	\$1,230	\$1,271
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 Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000004	245 Queen Street East	12.2	1,250
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-4650-000557	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	8.6	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	21.2	482
DevApp-4650-001425	33 Sherbourne Street	16.4	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
DevApp-4650-001947	159 Wellesley Street East	19.6	360
DevApp-4650-001948	60 Shuter Street	14.0	536
DevApp-4650-001951	89 Church Street	29.4	419
DevApp-4650-001955	110 Adelaide Street East	19.1	287
DevApp-4650-001956	231 Richmond Street East	10.5	520

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 - February 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	13	15	5,708	5,122	325	\$2,280	1,400	\$3,191,265	8,168
Central Waterfront	97	13	6,642	5,807	889	\$1,432	982	\$1,406,550	17,952
Don Mills - York Mills	20	11	3,306	2,884	332	\$950	1,092	\$1,038,279	11,337
Downtown Core	11	8	4,457	3,638	635	\$1,553	675	\$1,048,330	18,916
Downtown East	524	19	6,738	5,866	671	\$1,224	795	\$973,125	14,947
Downtown West	61	31	10,639	8,504	1,674	\$1,410	768	\$1,082,975	18,736
Etobicoke Waterfront	6	3	1,632	1,449	63	\$1,155	856	\$988,625	8,726
Highway7 - Yonge	50	7	1,957	1,388	354	\$682	1,049	\$715,531	.
Mississauga City Centre	336	11	6,383	5,666	493	\$869	838	\$728,538	.
North Toronto	367	11	3,148	2,305	667	\$1,224	1,059	\$1,296,877	8,331
North Yonge Corridor	8	5	1,692	1,373	100	\$1,160	766	\$887,988	7,470
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	8	9	1,812	1,536	251	\$905	1,165	\$1,054,562	10,525
Not Applicable	807	158	29,890	23,934	4,428	\$754	1,004	\$757,025	70,780
Scarborough City Centre									2,245
Sheppard Corridor	10	14	4,015	3,394	621	\$1,075	852	\$916,347	8,157
Thornhill	40	5	1,444	800	644	\$1,047	1,064	\$1,114,343	.
Toronto East	5	12	1,395	1,169	176	\$1,029	931	\$957,708	3,735
Toronto West	50	14	2,613	2,022	481	\$1,099	940	\$1,033,531	11,311
Yonge - St. Clair	5	8	977	880	97	\$1,470	1,631	\$2,398,297	2,403

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