



Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of July 2020



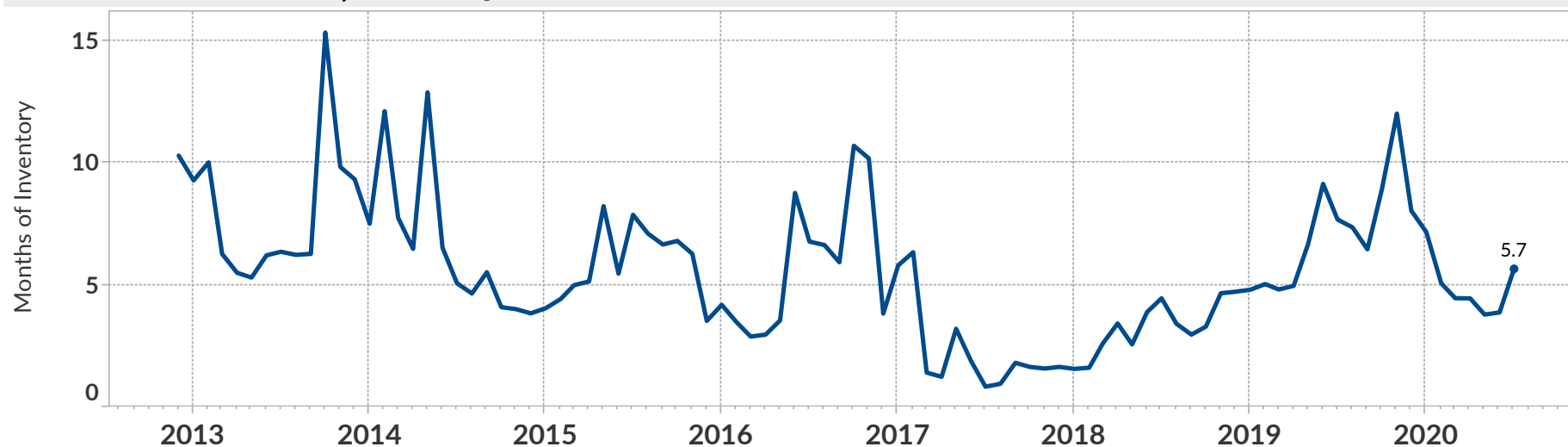
Downtown East Submarket Report - July 2020



Downtown East		GTA
Active Projects	22	367
Total Units	7,386	96,937
Total Sales	6,154	82,550
Rem. Inv.	928	9,829
Avg. \$/SF	\$1,288	\$1,108
Avg. SF	681	961
Avg. \$	\$876,906	\$1,065,426
Current Month Sales (incl. active & sold out)	486	1,991

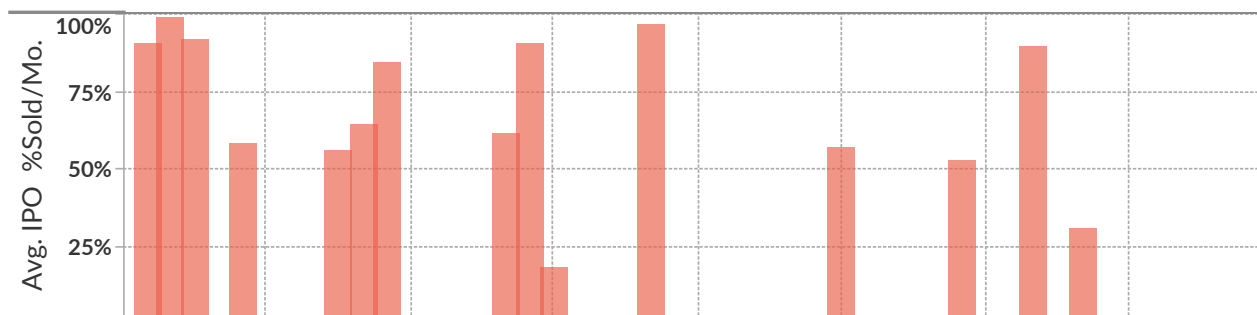
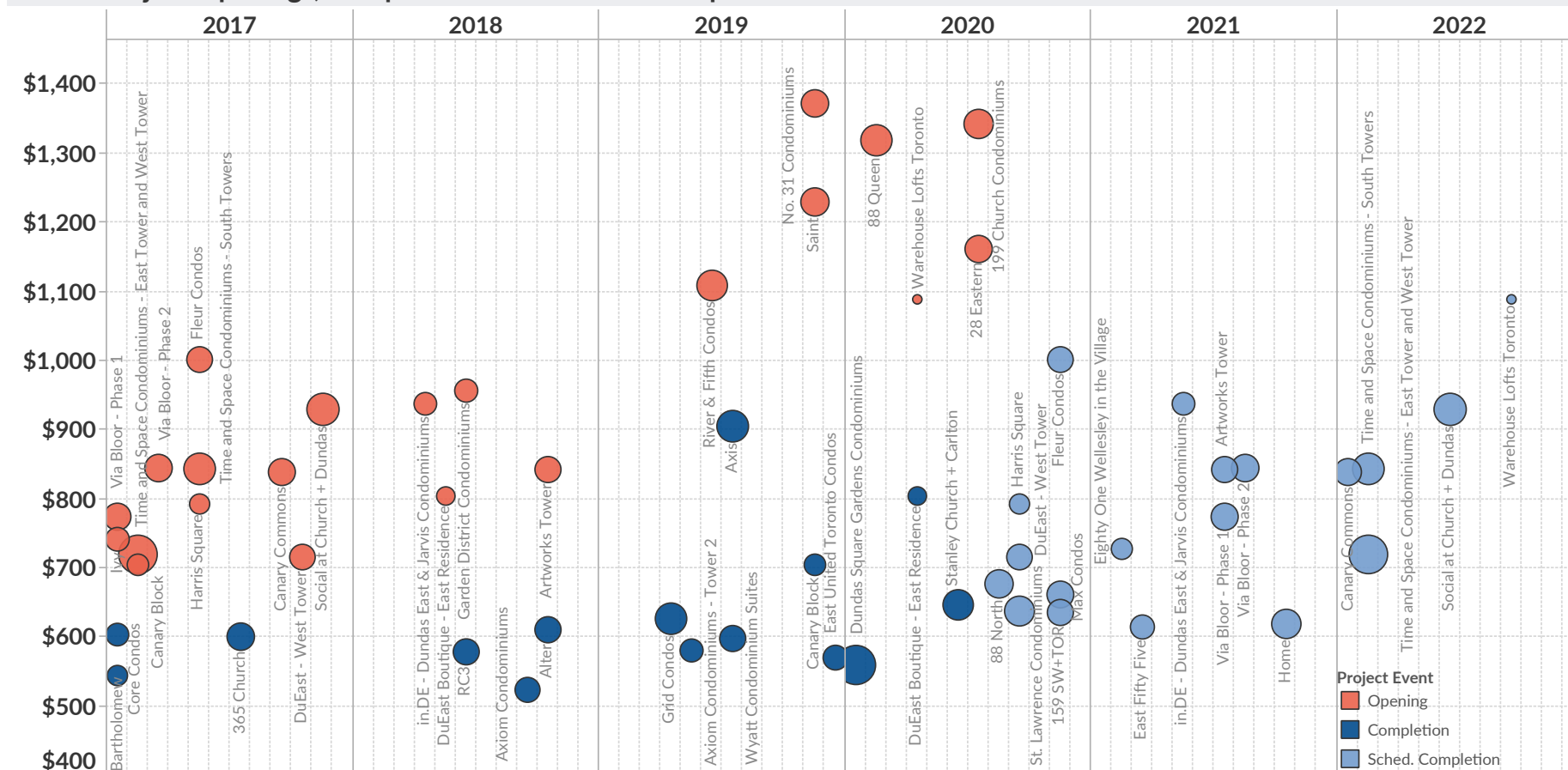
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	36	410
Total Units	16,000	234,134
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	61.7
Avg. Floor Space Index	9.9	6.6

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

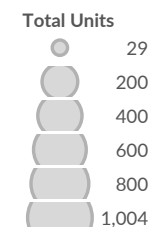


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Recent Project Openings, Completions & Scheduled Completions



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.



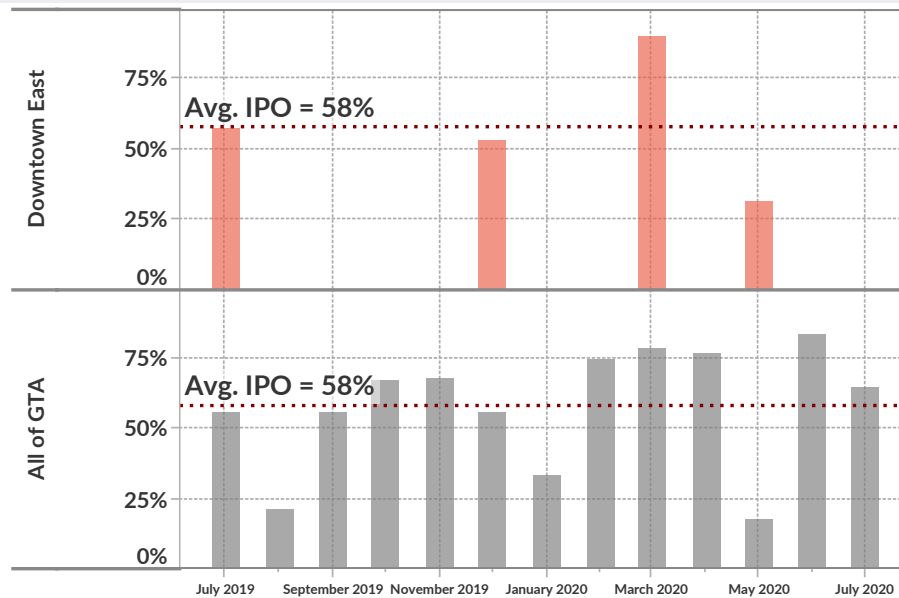
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Project Data by Unit Type

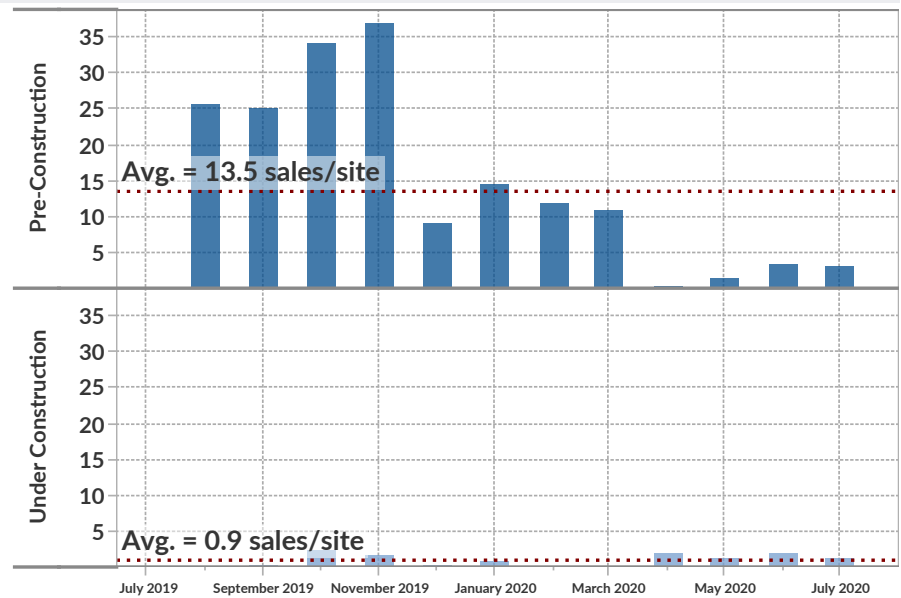
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	497	51	350	147
1 Bedroom	1,836	199	1,658	178
1 Bedroom + Den	1,784	41	1,739	45
2 Bedroom	1,890	156	1,513	377
2 Bedroom + Den	360	0	331	29
3 Bedroom & Up	690	39	544	146
Penthouse	20	0	14	6
Other	5	0	5	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,466	347	454	\$520,990	\$634,900
\$1,360	427	751	\$496,000	\$756,900
\$1,273	565	751	\$680,000	\$899,900
\$1,298	615	1,803	\$561,000	\$1,818,000
\$1,190	782	1,508	\$949,990	\$1,550,000
\$1,196	767	1,553	\$771,000	\$1,600,000
\$1,101	1,365	3,114	\$1,425,000	\$3,350,000

IPO Launch Performance (first 2 months)

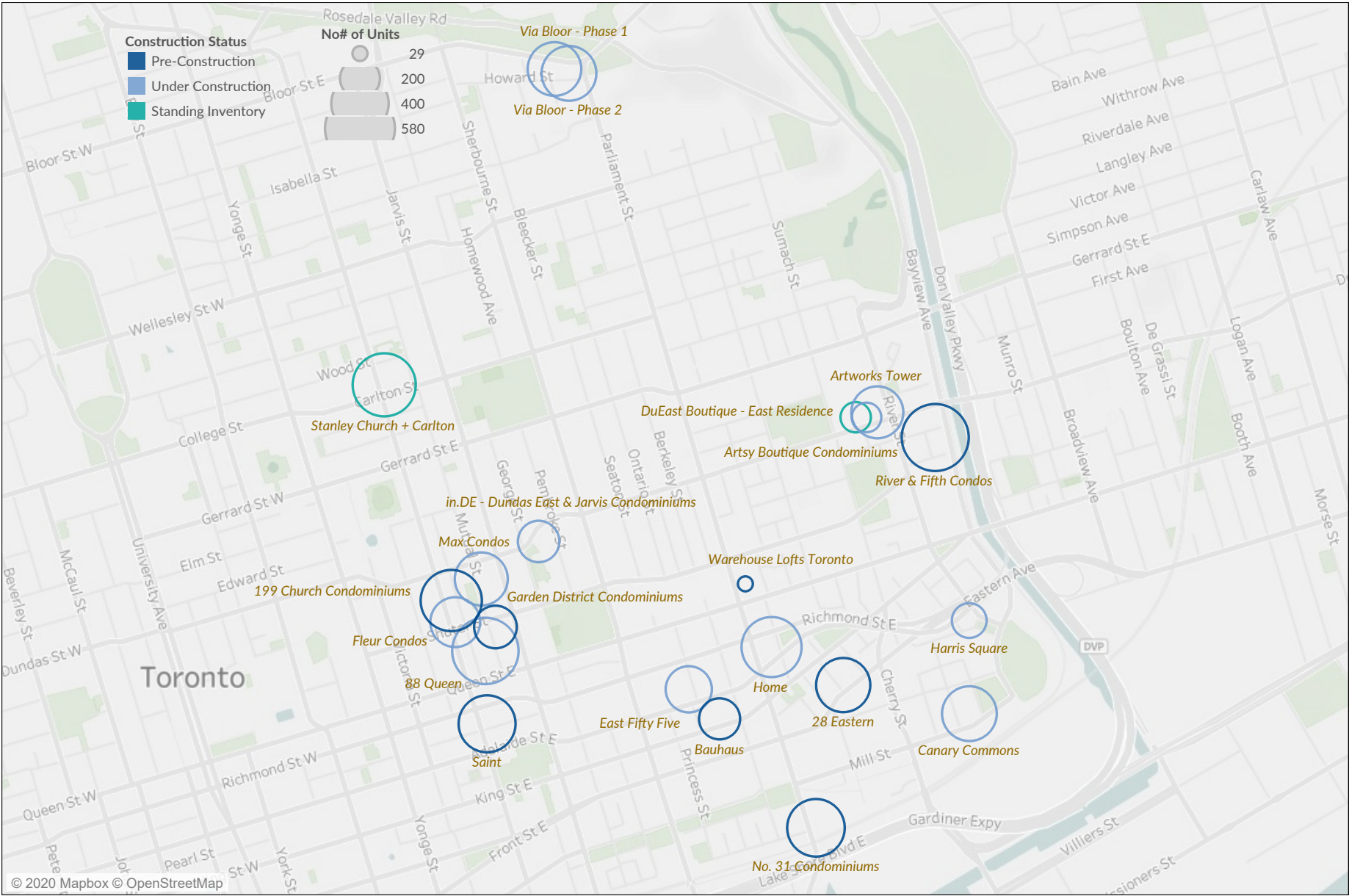


Post Launch Absorption: Downtown East



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Current Active Projects



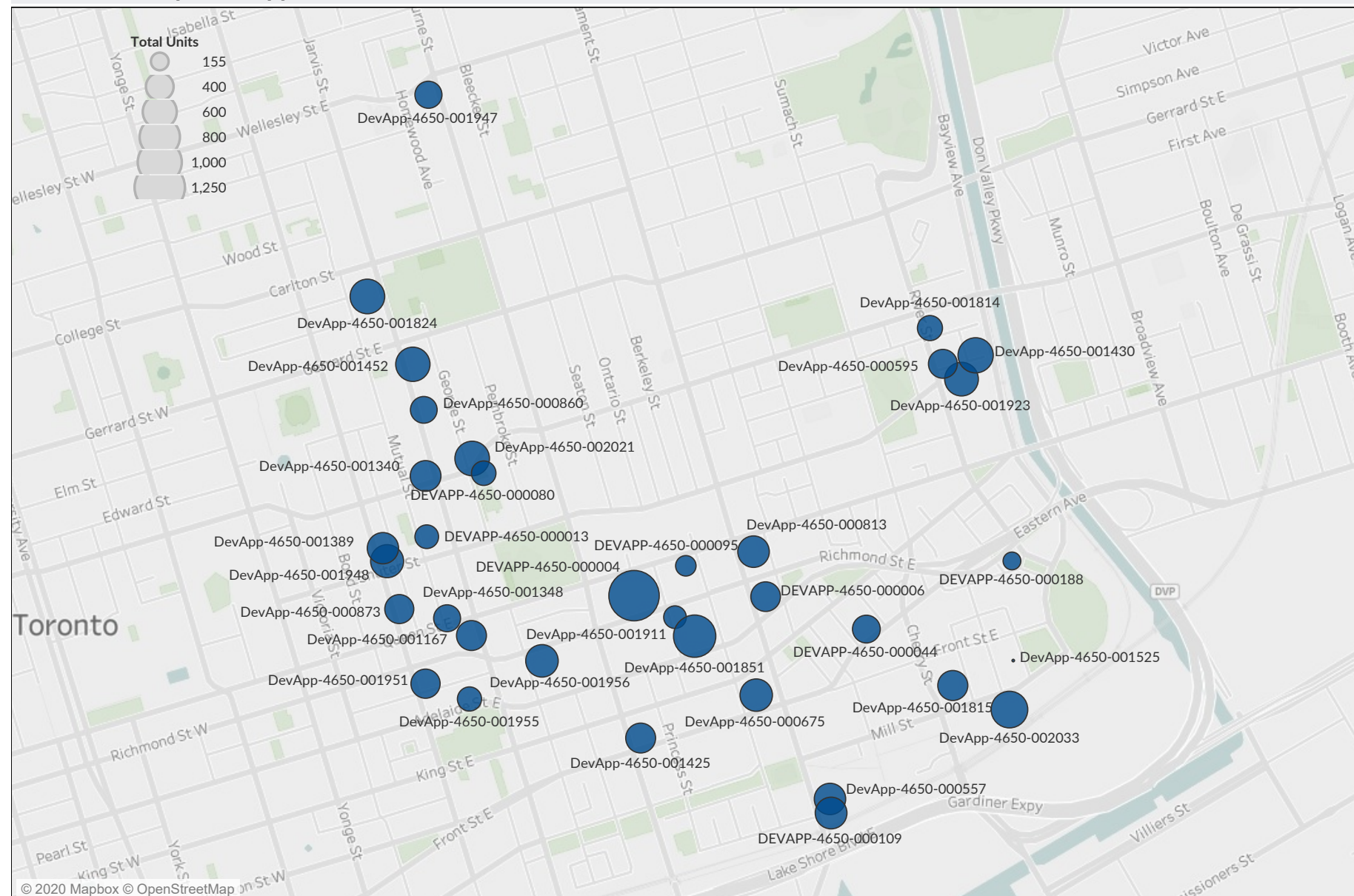
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
28 Eastern - Alterra	Apartment	June 2024	375	375	4	379	\$1,162	\$1,123
88 Queen - St. Thomas Developments Inc.	Apartment	April 2024	6	528	25	569	\$1,319	\$1,337
199 Church Condominiums - CentreCourt Developments Inc. ..	Apartment	November 2023	0	0	463	484	\$1,343	\$1,343
Artsy Boutique Condominiums - Daniels Corporation	Apartment	October 2021	88	88	25	113	\$0	\$1,058
Artworks Tower - Daniels Corporation	Apartment	July 2021	0	0	0	349	\$843	\$777
Bauhaus - Lamb Development Corp.	Apartment	March 2023	0	0	0	218	\$0	\$0
Canary Commons - DREAM	Apartment	January 2022	0	0	0	387	\$839	\$876
DuEast Boutique - East Residence - Daniels Corporation	Apartment	April 2020	0	7	1	119	\$805	\$795
East Fifty Five - Lamb Development Corp. and Hyde Park Ho..	Apartment	March 2021	0	0	0	276	\$615	\$1,304
Fleur Condos - Menkes	Apartment	November 2020	0	5	1	321	\$1,002	\$1,348
Garden District Condominiums - Sher Corporation and Hyde P..	Apartment	May 2023	5	5	17	235	\$957	\$1,247
Harris Square - Urban Capital Property Group	Apartment	September 2020	0	0	5	156	\$793	\$1,052
Home - Great Gulf and Hullmark Developments Limited	Apartment	October 2021	0	0	0	465	\$619	\$980
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	May 2021	0	3	23	222	\$938	\$1,087
Max Condos - Tribute Communities	Apartment	November 2020	0	0	6	363	\$662	\$1,151
No. 31 Condominiums - Lanterra Developments	Apartment	May 2024	11	92	171	428	\$1,373	\$1,390
River & Fifth Condos - Broccolini	Apartment	May 2023	0	35	30	580	\$1,109	\$1,338
Saint - Minto Developments	Apartment	October 2023	0	40	92	419	\$1,230	\$1,274
Stanley Church + Carlton - Tribute Communities	Apartment	June 2020	0	0	22	514	\$647	\$1,198
Via Bloor - Phase 1 - Tridel	Apartment	July 2021	0	0	15	372	\$775	\$1,041
Via Bloor - Phase 2 - Tridel	Apartment	August 2021	0	0	9	388	\$845	\$1,041
Warehouse Lofts Toronto - Sher Corporation and Downing Str..	Apartment	September 2022	1	10	19	29	\$1,089	\$1,089

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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	1,250
DEVAPP-4650-000006	48 Power Street	9.3	431
DEVAPP-4650-000013	59 - 71 Mutual Street	20.5	275
DEVAPP-4650-000044	18 - 32 Eastern Avenue, 2 Sackville Street	10.0	379
DEVAPP-4650-000080	219 - 231 Dundas Street East	10.8	295
DEVAPP-4650-000095	301 - 317 Queen Street East	12.3	206
DEVAPP-4650-000109	31 Parliament Street	14.6	495
DEVAPP-4650-000188	170 Eastern Avenue	6.2	155
DevApp-4650-000557	33 - 37 Parliament Street	10.9	485
DevApp-4650-000595	83 River Street	19.9	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	24.9	414
DevApp-4650-001167	133 Queen Street East	20.5	440
DevApp-4650-001340	202 Jarvis Street	14.6	464
DevApp-4650-001348	90 Queen Street East	23.4	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	4.3	443
DevApp-4650-001824	308 Jarvis Street	10.1	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	8.6	558
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
DevApp-4650-002021	218 Dundas Street East	14.5	588
DevApp-4650-002033	125R Mill Street	10.2	661

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 - July 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	2	15	5,974	5,146	177	\$2,442	1,856	\$4,532,010	8,932
Central Waterfront	20	13	6,642	5,823	803	\$1,454	1,093	\$1,589,498	19,434
Don Mills - York Mills	23	11	3,306	2,950	199	\$968	1,197	\$1,158,263	11,337
Downtown Core	2	8	4,759	4,105	236	\$1,640	746	\$1,224,474	18,038
Downtown East	486	22	7,386	6,154	928	\$1,288	681	\$876,906	16,000
Downtown West	6	32	10,996	9,627	986	\$1,449	887	\$1,284,867	18,144
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	11	6	1,553	1,394	159	\$691	1,250	\$863,410	.
Mississauga City Centre	32	11	6,459	5,932	480	\$895	781	\$699,106	.
North Toronto	14	12	3,194	2,529	487	\$1,268	846	\$1,073,216	10,341
North Yonge Corridor	21	6	1,709	1,455	123	\$1,152	818	\$943,006	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	9	9	1,167	1,034	86	\$1,111	1,411	\$1,566,719	9,619
Not Applicable	1,174	164	31,640	25,928	3,733	\$788	975	\$768,306	82,240
Scarborough City Centre									2,245
Sheppard Corridor	0	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	163	6	1,651	1,351	300	\$1,069	1,178	\$1,259,349	.
Toronto East	14	13	1,352	1,152	159	\$990	918	\$908,475	3,051
Toronto West	9	14	2,613	2,135	394	\$1,140	953	\$1,085,653	11,214
Yonge - St. Clair	5	7	728	637	88	\$1,468	1,649	\$2,420,121	3,047

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