

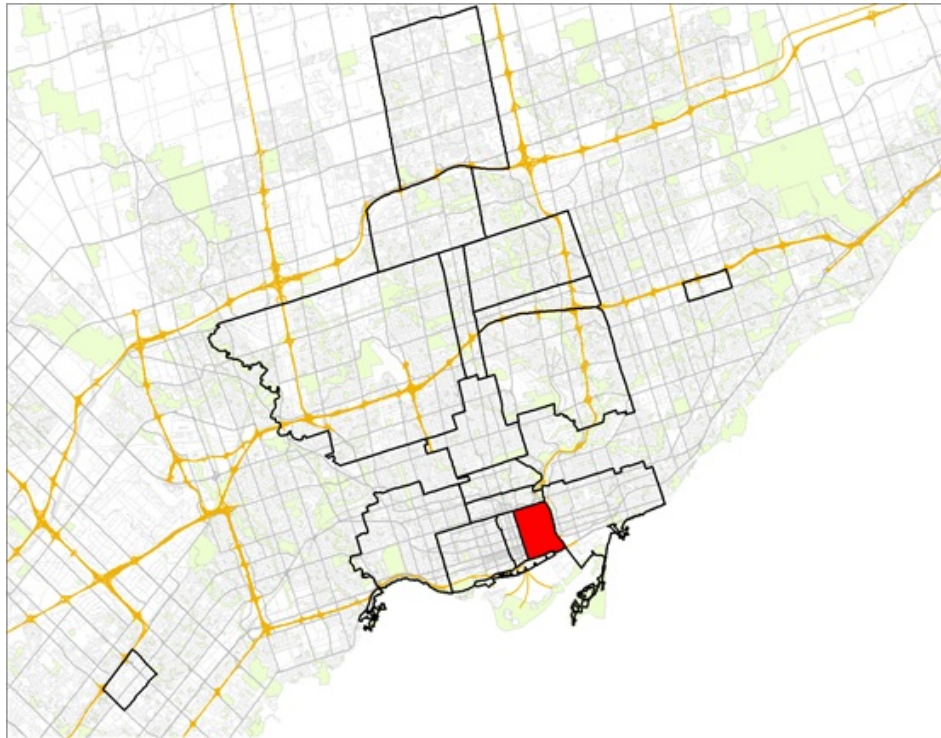


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of July 2021



Downtown East Submarket Report - July 2021



Downtown East		GTA
Active Projects	20	335
Total Units	7,058	86,584
Total Sales	6,478	77,101
Rem. Inv.	580	9,483
Avg. \$/SF	\$1,291	\$1,237
Avg. Project \$/SF	\$1,223	\$1,113
Avg. SF	821	983
Avg. \$	\$1,060,155	\$1,215,603
Current Month Sales (incl. active & sold out)	55	1,478

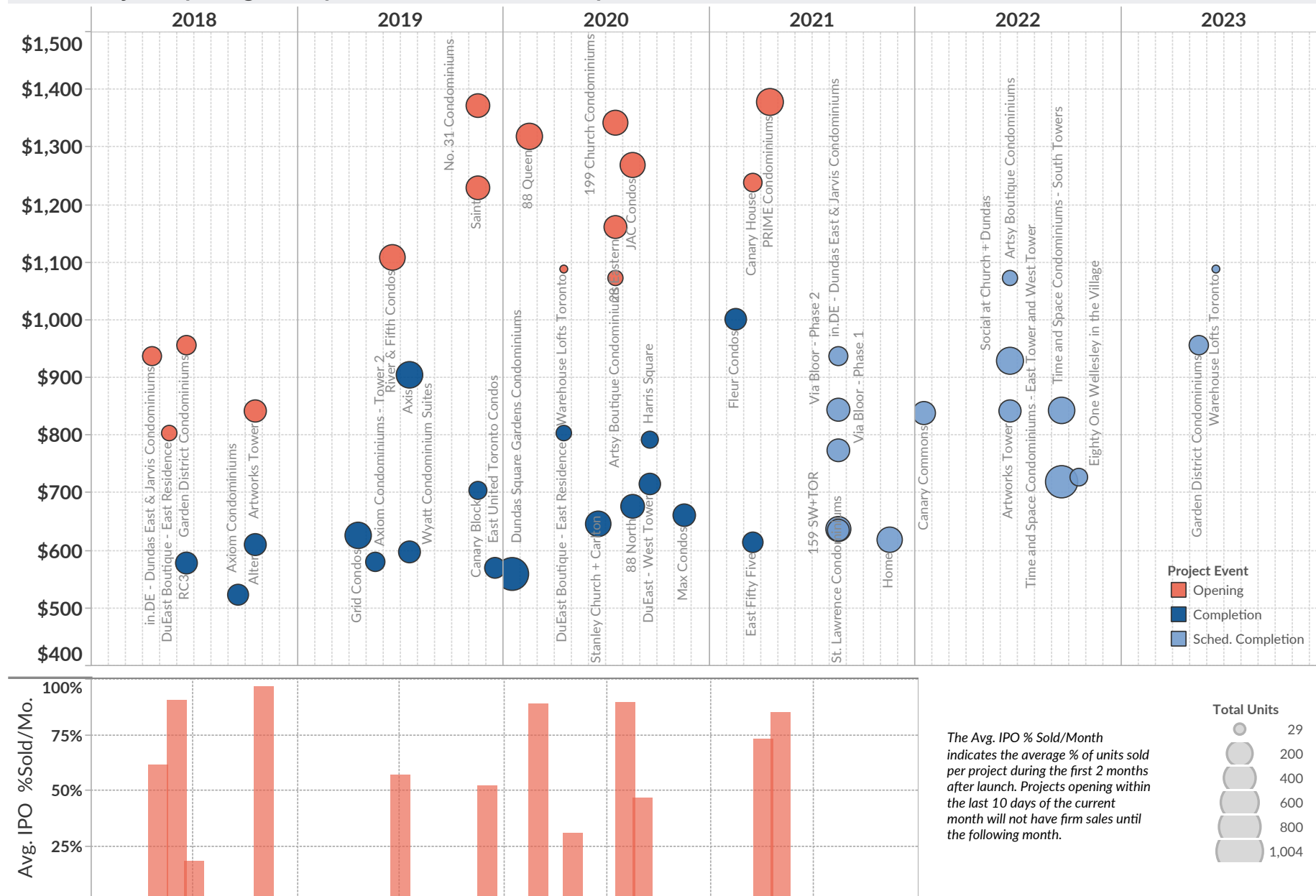
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	35	503
Total Units	15,684	275,909
Min. Floor Space Index	0.0	0.1
Max. Floor Space Index	29.5	61.7
Avg. Floor Space Index	10.1	6.8

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



Downtown East Submarket Report - July 2021

Recent Project Openings, Completions & Scheduled Completions



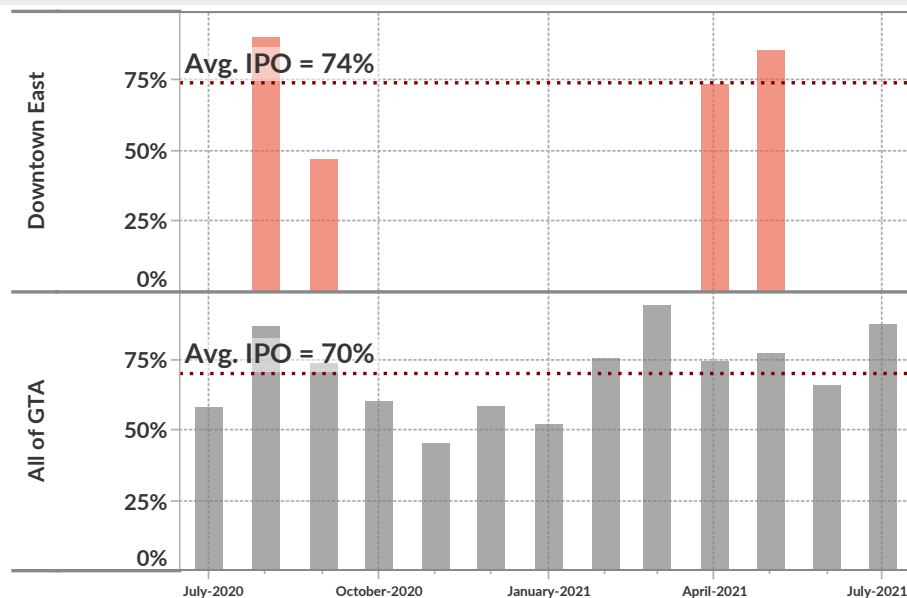
Downtown East Submarket Report - July 2021

Project Data by Unit Type

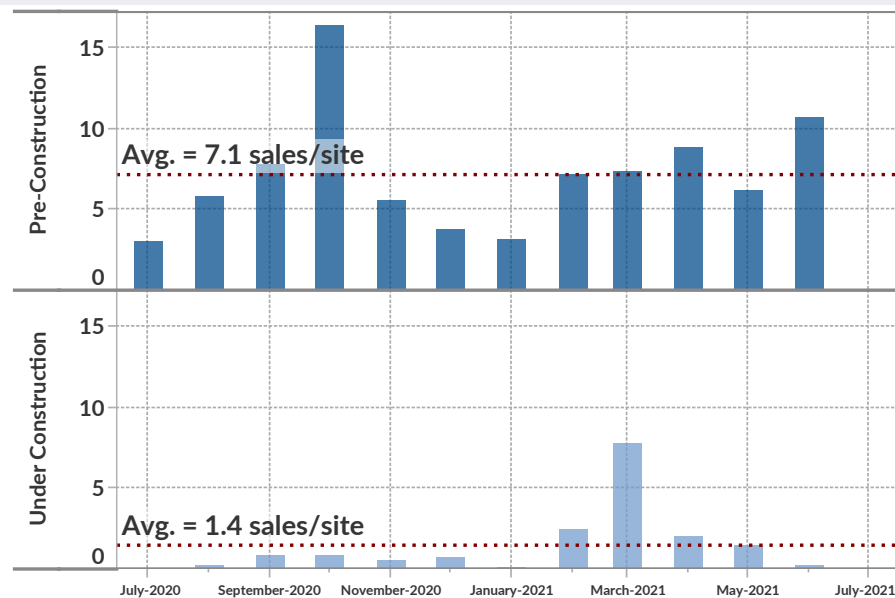
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	492	3	482	10
1 Bedroom	1,693	3	1,603	90
1 Bedroom + Den	1,844	6	1,805	39
2 Bedroom	1,851	34	1,631	220
2 Bedroom + Den	486	3	419	67
3 Bedroom & Up	661	6	524	137
Penthouse	22	0	10	12
Other	9	0	4	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,499	347	454	\$569,000	\$609,990
\$1,336	461	751	\$496,000	\$910,900
\$1,264	512	825	\$668,900	\$987,000
\$1,338	610	1,803	\$799,990	\$1,818,000
\$1,292	629	1,471	\$849,900	\$1,933,900
\$1,229	767	1,579	\$952,900	\$2,739,900
\$1,120	1,789	3,114	\$2,095,000	\$3,350,000
\$1,143	1,290	1,335	\$1,449,990	\$1,549,990

IPO Launch Performance (first 2 months)

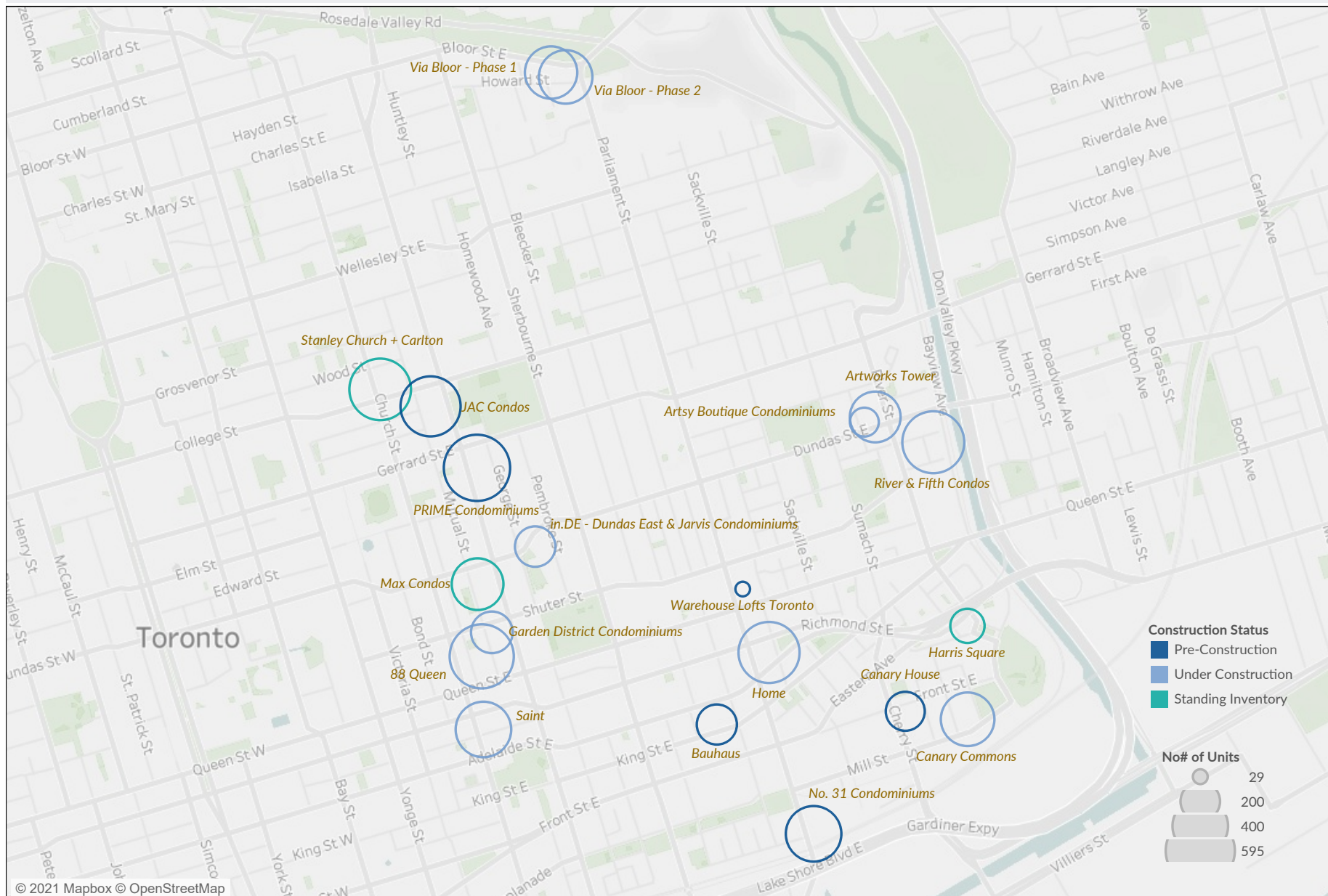


Post Launch Absorption: Downtown East



Downtown East Submarket Report - July 2021

Current Active Projects



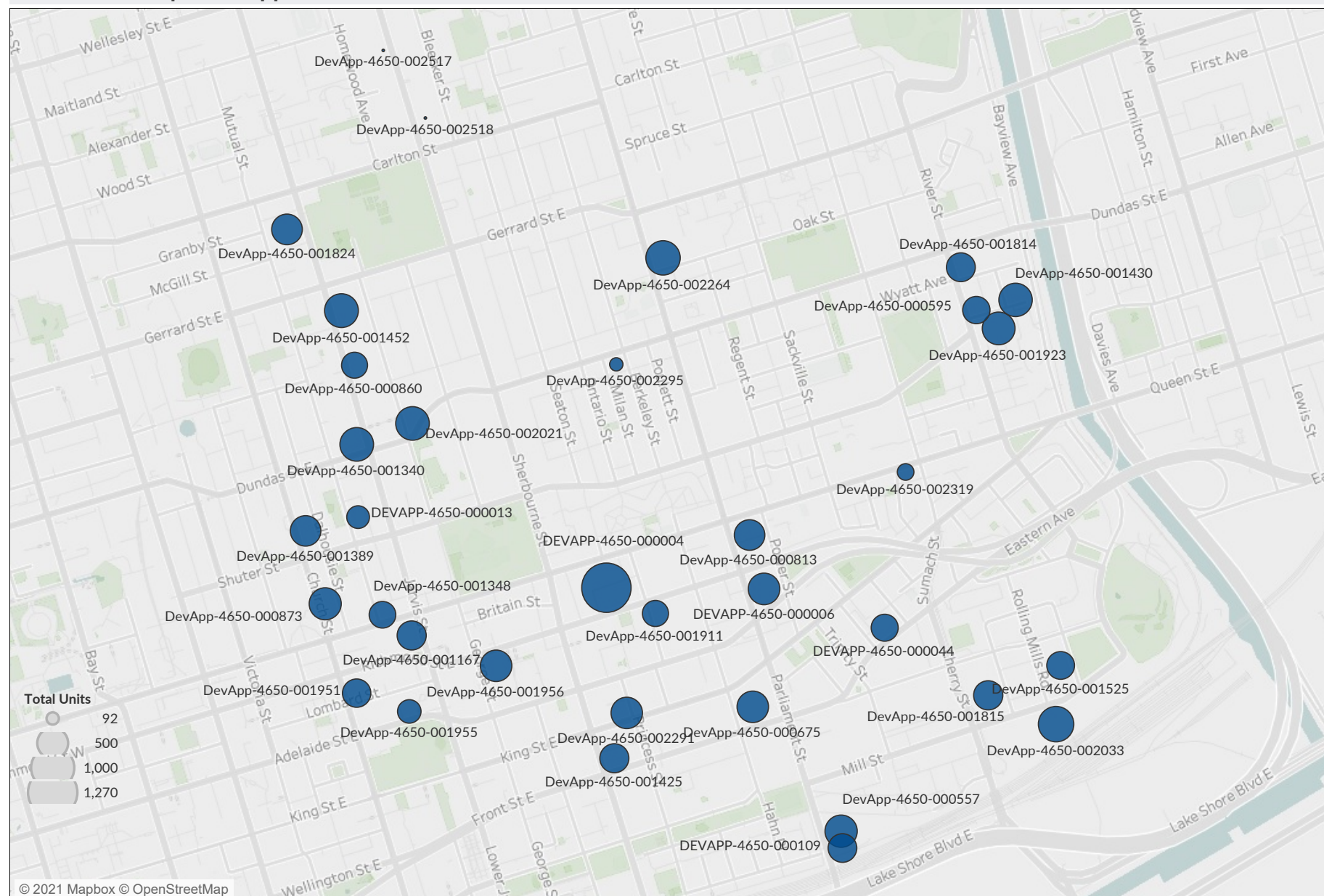
Downtown East Submarket Report - July 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
88 Queen - St. Thomas Developments Inc.	Apartment	April-2024	2	23	10	557	\$1,319	\$1,585
Artsy Boutique Condominiums - Daniels Corporation	Apartment	June-2022	0	11	27	113	\$1,074	\$1,058
Artworks Tower - Daniels Corporation	Apartment	June-2022	0	6	8	349	\$843	\$1,062
Bauhaus - Lamb Development Corp.	Apartment	February-2025	2	36	80	218	\$0	\$1,405
Canary Commons - DREAM	Apartment	January-2022	0	7	3	389	\$839	\$1,187
Canary House - Kilmer Group and DREAM	Apartment	September-2024	3	164	42	206	\$1,239	\$1,285
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May-2023	4	5	22	235	\$957	\$1,251
Harris Square - Urban Capital Property Group	Apartment	September-2020	0	4	3	159	\$793	\$1,129
Home - Great Gulf and Hullmark Developments Limited	Apartment	November-2021	0	2	37	505	\$619	\$1,143
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	August-2021	1	4	11	222	\$938	\$1,212
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July-2024	10	124	37	489	\$1,270	\$1,260
Max Condos - Tribute Communities	Apartment	November-2020	0	1	5	362	\$662	\$1,151
No. 31 Condominiums - Lanterra Developments	Apartment	May-2024	2	34	156	418	\$1,373	\$1,411
PRIME Condominiums - CentreCourt Developments Inc. and ..	Apartment	June-2024	29	563	32	595	\$1,379	\$1,297
River & Fifth Condos - Broccolini	Apartment	March-2024	0	0	30	520	\$1,109	\$1,338
Saint - Minto Developments	Apartment	April-2024	2	36	36	418	\$1,230	\$1,288
Stanley Church + Carlton - Tribute Communities	Apartment	June-2020	0	7	15	514	\$647	\$1,234
Via Bloor - Phase 1 - Tridel	Apartment	August-2021	0	1	12	372	\$775	\$1,037
Via Bloor - Phase 2 - Tridel	Apartment	August-2021	0	0	9	388	\$845	\$1,041
Warehouse Lofts Toronto - Sher Corporation and Downing Str..	Apartment	June-2023	0	3	5	29	\$1,089	\$1,085

Downtown East Submarket Report - July 2021

Current Development Applications



Downtown East Submarket Report - July 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000004	245 Queen Street East	12.2	1,270
DEVAPP-4650-000006	48 Power Street	9.3	520
DEVAPP-4650-000013	59 - 71 Mutual Street	20.6	268
DEVAPP-4650-000044	18 - 32 Eastern Avenue, 2 Sackville Street	10.1	379
DEVAPP-4650-000109	31 Parliament Street	14.8	428
DevApp-4650-000557	33 - 37 Parliament Street	10.8	542
DevApp-4650-000595	83 River Street	17.7	388
DevApp-4650-000675	250 Front Street East	9.1	516
DevApp-4650-000813	161 Parliament Street	10.4	486
DevApp-4650-000860	295 Jarvis Street	29.3	351
DevApp-4650-000873	139 Church Street	23.8	536
DevApp-4650-001167	133 Queen Street East	20.5	440
DevApp-4650-001340	202 Jarvis Street	14.4	589
DevApp-4650-001348	90 Queen Street East	23.4	369
DevApp-4650-001389	193 Church Street	21.1	484
DevApp-4650-001425	33 Sherbourne Street	16.4	439
DevApp-4650-001430	5 Defries Street	8.2	580
DevApp-4650-001452	319 - 323 Jarvis Street	33.0	595
DevApp-4650-001525	475 Front Street East	4.3	401
DevApp-4650-001814	111 River Street	19.3	433
DevApp-4650-001815	409 Front Street East	4.2	443
DevApp-4650-001824	308 Jarvis Street	10.1	489
DevApp-4650-001911	75 Ontario Street	19.6	354
DevApp-4650-001923	77 River Street	8.6	558
DevApp-4650-001951	89 Church Street	29.5	418
DevApp-4650-001955	110 Adelaide Street East	19.1	287
DevApp-4650-001956	231 Richmond Street East	10.6	516
DevApp-4650-002021	218 Dundas Street East	14.5	588
DevApp-4650-002033	125R Mill Street	11.3	654
DevApp-4650-002264	365 Parliament Street	5.7	614
DevApp-4650-002291	236 King Street East	17.2	514
DevApp-4650-002295	401 Dundas Street East	5.3	92
DevApp-4650-002319	471 Queen Street East	11.1	143
DevApp-4650-002517	422 Sherbourne Street		
DevApp-4650-002518	383 Sherbourne Street		

Downtown East Submarket Report - July 2021

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	• 34	• 16	• 4,891	• 4,549	• 342	• \$2,346	• 1,638	• \$3,843,427	• 8,821
Central Waterfront	• 20	• 9	• 4,708	• 3,972	• 736	• \$1,524	• 1,069	• \$1,628,754	• 17,819
Don Mills - York Mills	• 46	• 13	• 3,706	• 3,338	• 368	• \$1,038	• 953	• \$989,847	• 13,868
Downtown Core	• 16	• 8	• 4,591	• 4,328	• 263	• \$1,824	• 821	• \$1,497,196	• 17,854
Downtown East	• 55	• 20	• 7,058	• 6,478	• 580	• \$1,291	• 821	• \$1,060,155	• 15,684
Downtown West	• 38	• 25	• 8,316	• 7,407	• 909	• \$1,502	• 918	• \$1,379,021	• 20,492
Etobicoke Waterfront	• 4	• 1	• 502	• 481	• 21	• \$1,362	• 719	• \$978,793	• 7,504
Highway7 - Yonge	• 17	• 6	• 1,384	• 1,183	• 201	• \$826	• 1,196	• \$987,757	•
Mississauga City Centre	• 26	• 12	• 7,258	• 6,816	• 442	• \$1,025	• 856	• \$878,211	•
North Toronto	• 32	• 16	• 3,735	• 3,296	• 439	• \$1,348	• 924	• \$1,246,124	• 8,036
North Yonge Corridor	• 16	• 6	• 1,591	• 1,545	• 46	• \$1,191	• 878	• \$1,045,170	• 206
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 23,187
North York West	• 18	• 9	• 1,055	• 855	• 200	• \$1,290	• 1,624	• \$2,094,282	• 97,052
Not Applicable	• 973	• 134	• 26,674	• 23,256	• 3,418	• \$901	• 918	• \$827,213	• 3,039
Scarborough City Centre									• 7,827
Sheppard Corridor	• 13	• 11	• 2,426	• 2,161	• 265	• \$1,116	• 1,017	• \$1,135,435	•
Thornhill	• 12	• 8	• 1,967	• 1,756	• 211	• \$1,066	• 1,173	• \$1,250,487	• 3,301
Toronto East	• 111	• 12	• 1,459	• 1,322	• 137	• \$1,093	• 935	• \$1,021,612	• 14,291
Toronto West	• 14	• 19	• 3,724	• 3,042	• 682	• \$1,208	• 911	• \$1,099,937	• 16,997
Yonge - St. Clair	• 33	• 8	• 1,012	• 791	• 221	• \$1,682	• 1,274	• \$2,143,398	• 3,470

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