

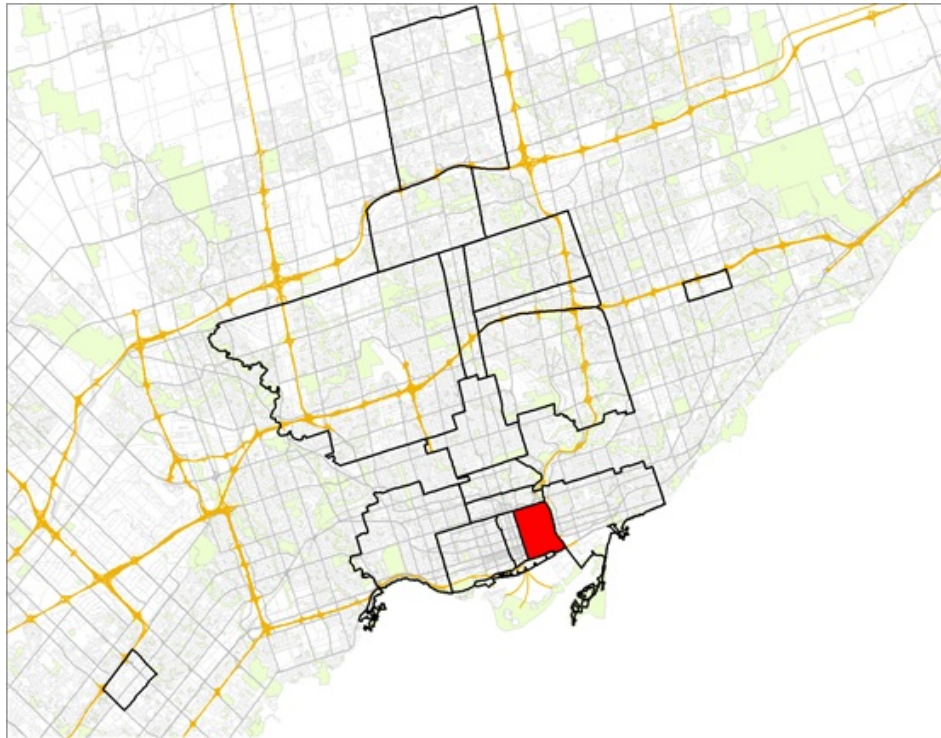


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of August 2021



Downtown East Submarket Report - August 2021



Downtown East		GTA
Active Projects	21	338
Total Units	7,427	88,198
Total Sales	6,750	78,231
Rem. Inv.	677	9,967
Avg. \$/SF	\$1,282	\$1,235
Avg. Project \$/SF	\$1,225	\$1,119
Avg. SF	807	962
Avg. \$	\$1,034,099	\$1,188,107
Current Month Sales (incl. active & sold out)	286	3,162

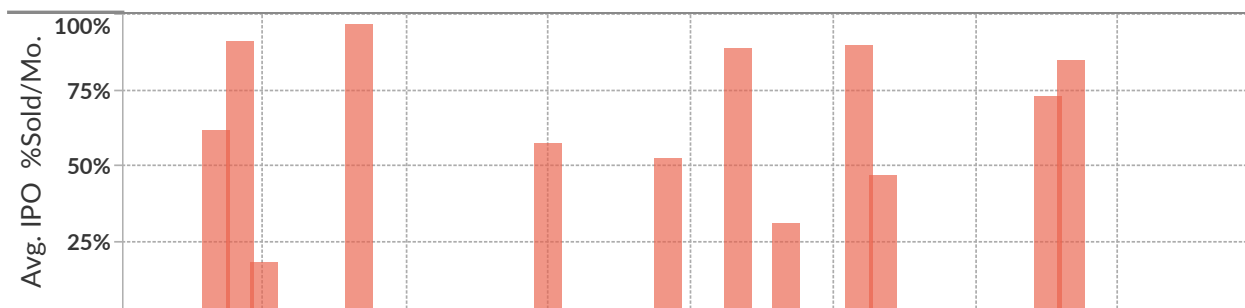
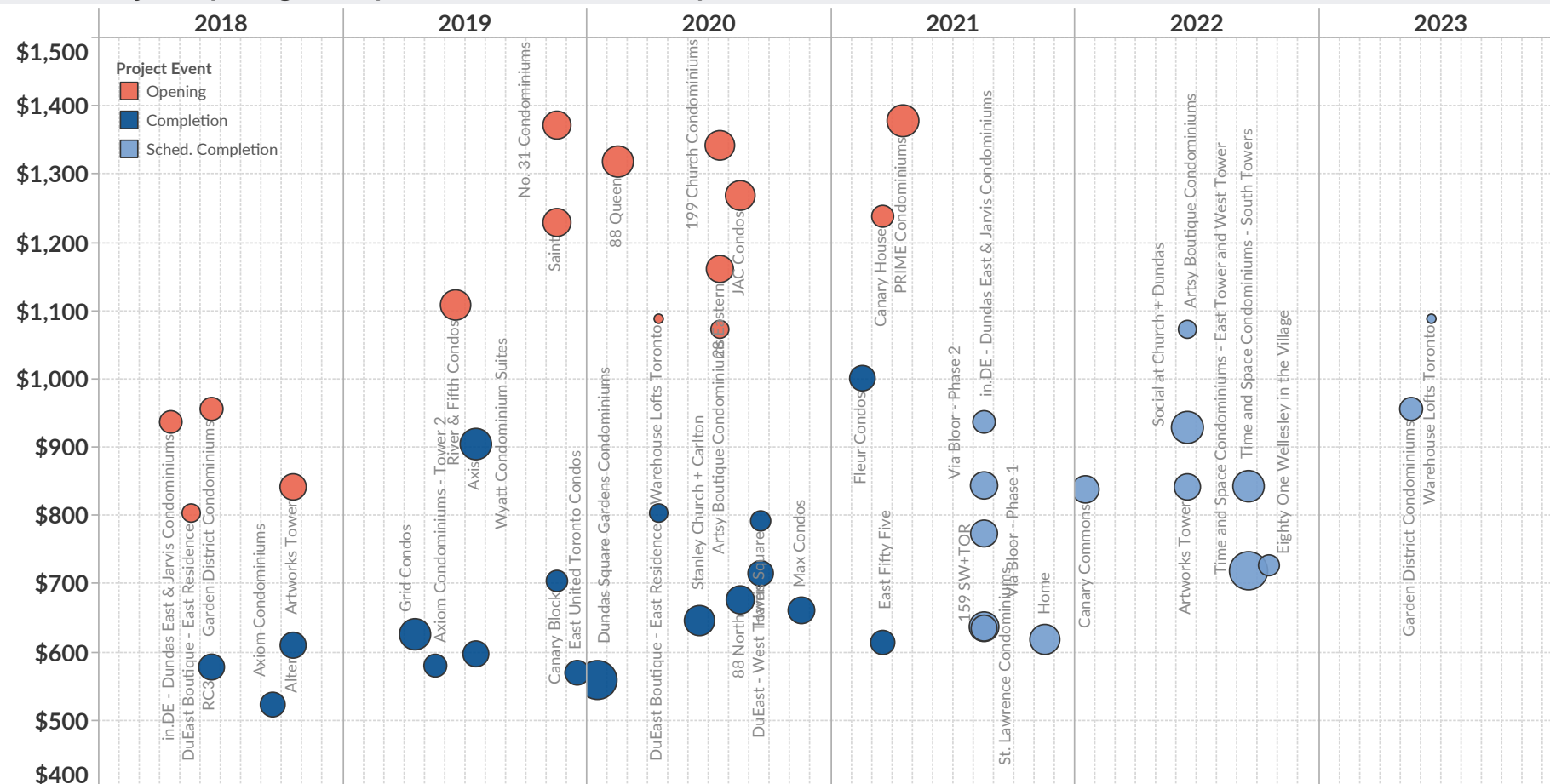
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	40	425
Total Units	13,132	219,211
Min. Floor Space Index	2.0	0.1
Max. Floor Space Index	29.5	61.7
Avg. Floor Space Index	11.0	7.3

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

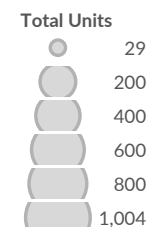


Downtown East Submarket Report - August 2021

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.



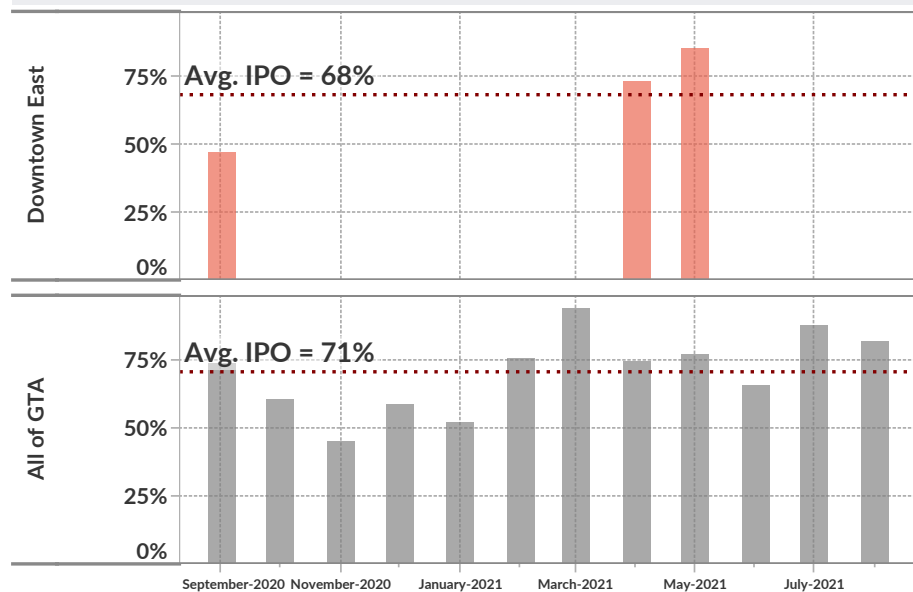
Downtown East Submarket Report - August 2021

Project Data by Unit Type

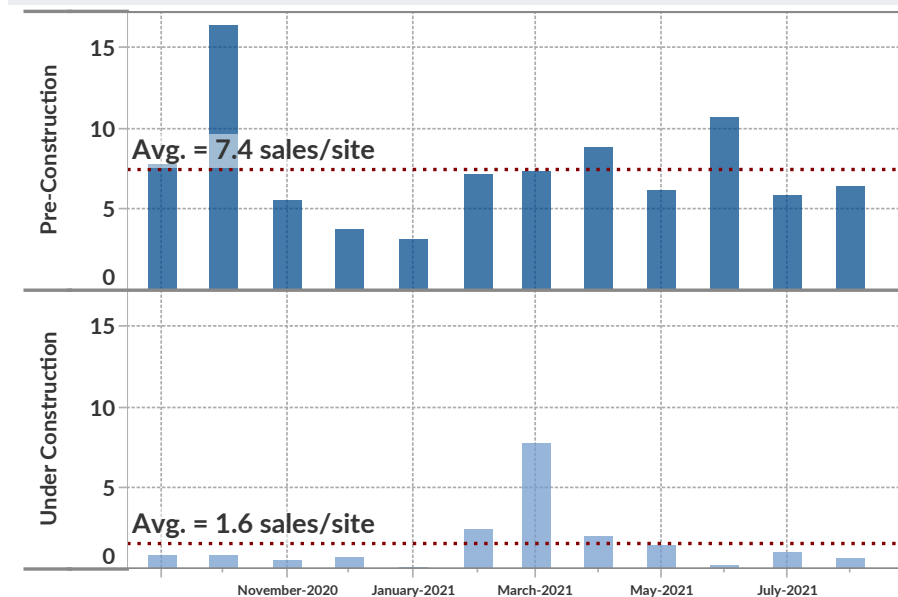
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	557	65	544	13
1 Bedroom	1,892	164	1,767	125
1 Bedroom + Den	1,844	13	1,817	27
2 Bedroom	1,919	37	1,664	255
2 Bedroom + Den	486	1	418	68
3 Bedroom & Up	698	6	526	172
Penthouse	22	0	10	12
Other	9	0	4	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,474	335	454	\$449,990	\$609,990
\$1,353	417	751	\$496,000	\$910,900
\$1,228	512	825	\$668,900	\$969,000
\$1,302	610	1,803	\$799,990	\$1,818,000
\$1,294	629	1,471	\$849,900	\$1,933,900
\$1,238	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)

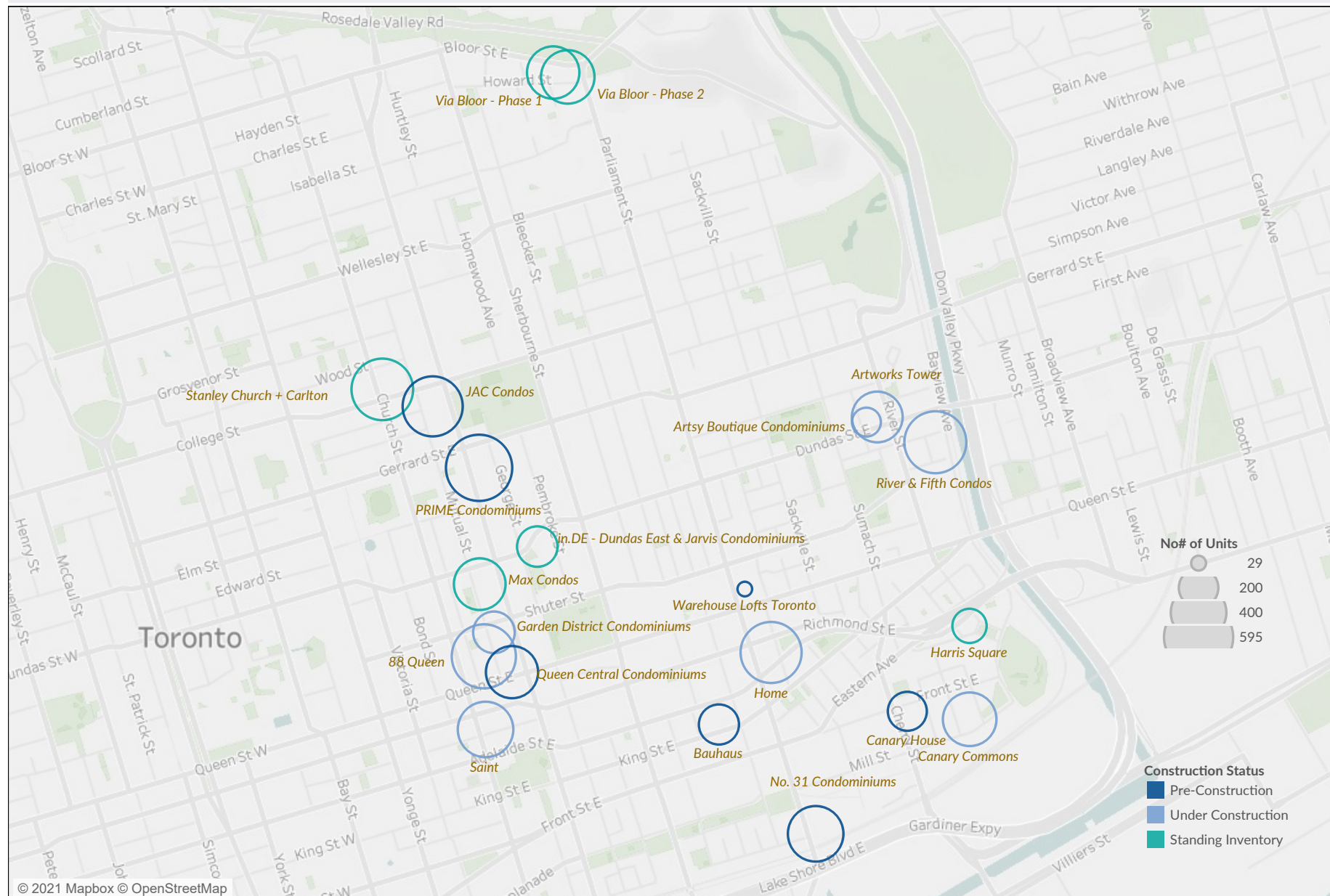


Post Launch Absorption: Downtown East



Downtown East Submarket Report - August 2021

Current Active Projects



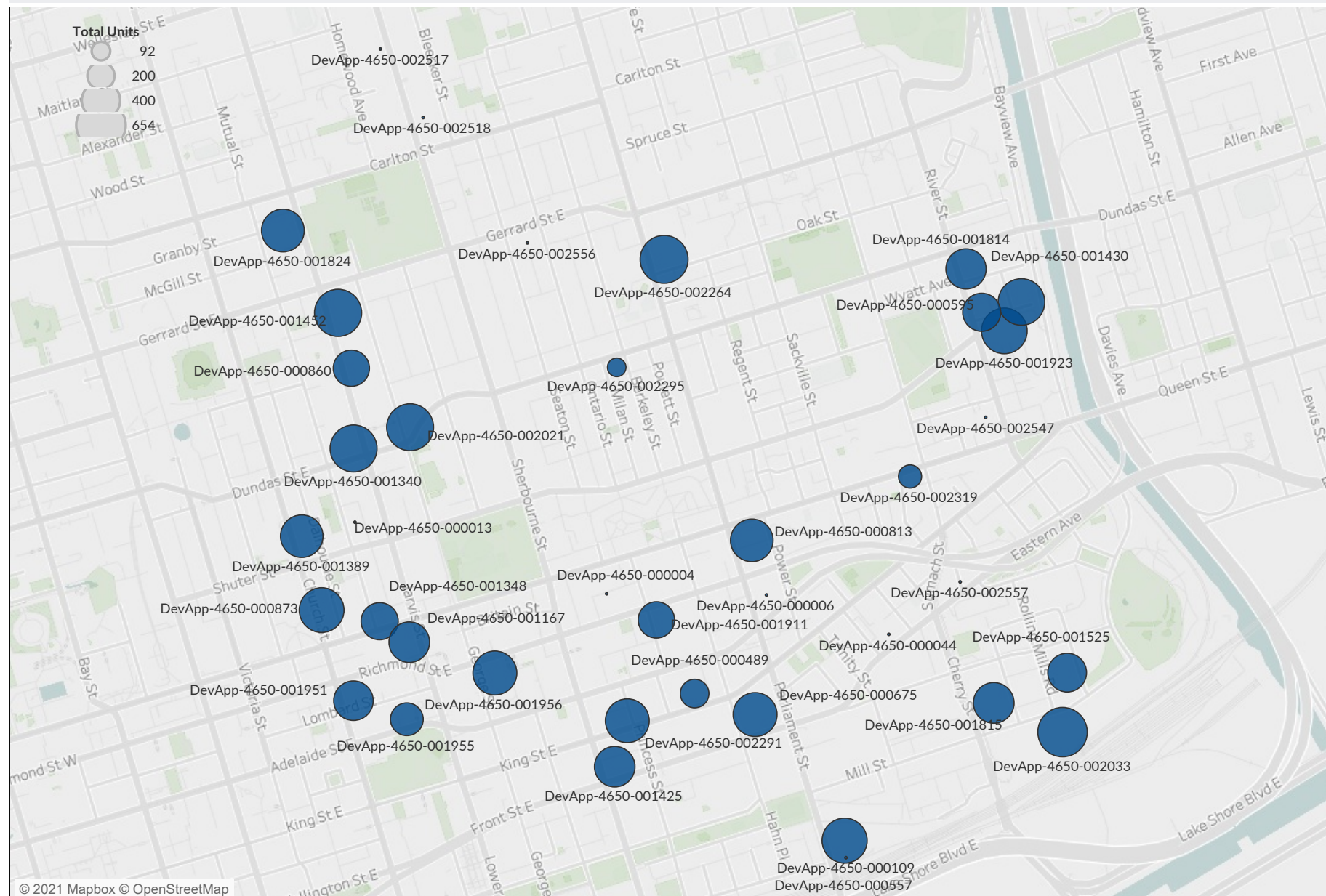
Downtown East Submarket Report - August 2021

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	25	8	557	\$1,319	\$1,615
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	0	36	80	218	\$0	\$1,405
Canary Commons - DREAM	Apartment	January-2022	0	7	3	389	\$839	\$1,188
Canary House - Kilmer Group and DREAM	Apartment	September-2024	1	163	43	206	\$1,239	\$1,287
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May-2023	0	5	25	235	\$957	\$1,256
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	0	4	11	222	\$938	\$1,212
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July-2024	2	117	44	489	\$1,270	\$1,262
Max Condos - Tribute Communities	Apartment	November-2020	1	2	4	362	\$662	\$1,151
No. 31 Condominiums - Lanterra Developments	Apartment	May-2024	1	35	155	418	\$1,373	\$1,385
PRIME Condominiums - CentreCourt Developments Inc. and ..	Apartment	June-2024	29	592	3	595	\$1,379	\$1,274
Queen Central Condominiums - Parallax Development Corpor..	Apartment	February-2025	249	249	120	369	\$1,366	\$1,276
River & Fifth Condos - Broccolini	Apartment	March-2024	0	0	30	520	\$1,109	\$1,338
Saint - Minto Developments	Apartment	April-2024	0	36	36	418	\$1,230	\$1,288
Stanley Church + Carlton - Tribute Communities	Apartment	June-2020	1	8	14	514	\$647	\$1,239
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 - August 2021

Current Development Applications



Downtown East Submarket Report - August 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000004	245 Queen Street East		
DevApp-4650-000006	48 Power Street		
DevApp-4650-000013	59 - 71 Mutual Street		
DevApp-4650-000044	18 - 32 Eastern Avenue, 2 Sackville Street		
DevApp-4650-000109	31 Parliament Street		
DevApp-4650-000489	284 King Street East	15.6	218
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		
DevApp-4650-002547	28 River Street		
DevApp-4650-002556	227 Gerrard Street East		
DevApp-4650-002557	1 Sumach Street		

Downtown East Submarket Report - August 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	● 136	● 15	● 4,169	● 3,761	● 408	● \$2,323	● 1,475	● \$3,427,383	● 8,470
Central Waterfront	● 18	● 9	● 4,708	● 3,989	● 719	● \$1,528	● 1,081	● \$1,652,284	● 9,248
Don Mills - York Mills	● 24	● 13	● 3,706	● 3,437	● 269	● \$1,017	● 1,020	● \$1,037,452	● 12,829
Downtown Core	● 9	● 8	● 4,591	● 4,337	● 254	● \$1,829	● 820	● \$1,499,332	● 16,410
Downtown East	● 286	● 21	● 7,427	● 6,750	● 677	● \$1,282	● 807	● \$1,034,099	● 13,132
Downtown West	● 20	● 25	● 8,318	● 7,428	● 890	● \$1,502	● 923	● \$1,386,513	● 16,825
Etobicoke Waterfront	● 13	● 1	● 503	● 494	● 9	● \$1,398	● 616	● \$861,650	● 12,731
Highway7 - Yonge	● 55	● 6	● 1,384	● 1,270	● 114	● \$816	● 1,197	● \$977,116	● 5,860
Mississauga City Centre	● 528	● 13	● 7,923	● 7,404	● 519	● \$1,057	● 852	● \$900,441	● 206
North Toronto	● 13	● 16	● 3,747	● 3,303	● 444	● \$1,358	● 928	● \$1,259,939	● 19,046
North Yonge Corridor	● 11	● 4	● 1,146	● 1,111	● 35	● \$1,229	● 841	● \$1,033,361	● 77,857
North York East	● 0	● 2	● 527	● 525	● 2	● \$949	● 1,028	● \$974,900	● 3,039
North York West	● 7	● 9	● 1,055	● 860	● 195	● \$1,280	● 1,641	● \$2,099,767	● 6,950
Not Applicable	● 1,943	● 138	● 28,370	● 24,381	● 3,989	● \$905	● 880	● \$796,052	● 2,916
Scarborough City Centre									● 13,761
Sheppard Corridor	● 12	● 11	● 2,426	● 2,173	● 253	● \$1,114	● 1,026	● \$1,143,916	● 3,470
Thornhill	● 15	● 8	● 1,967	● 1,771	● 196	● \$1,068	● 1,191	● \$1,271,341	
Toronto East	● 21	● 12	● 1,461	● 1,340	● 121	● \$1,086	● 935	● \$1,015,152	
Toronto West	● 49	● 19	● 3,724	● 3,104	● 620	● \$1,210	● 926	● \$1,120,422	
Yonge - St. Clair	● 2	● 8	● 1,046	● 793	● 253	● \$1,679	● 1,249	● \$2,097,405	

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