

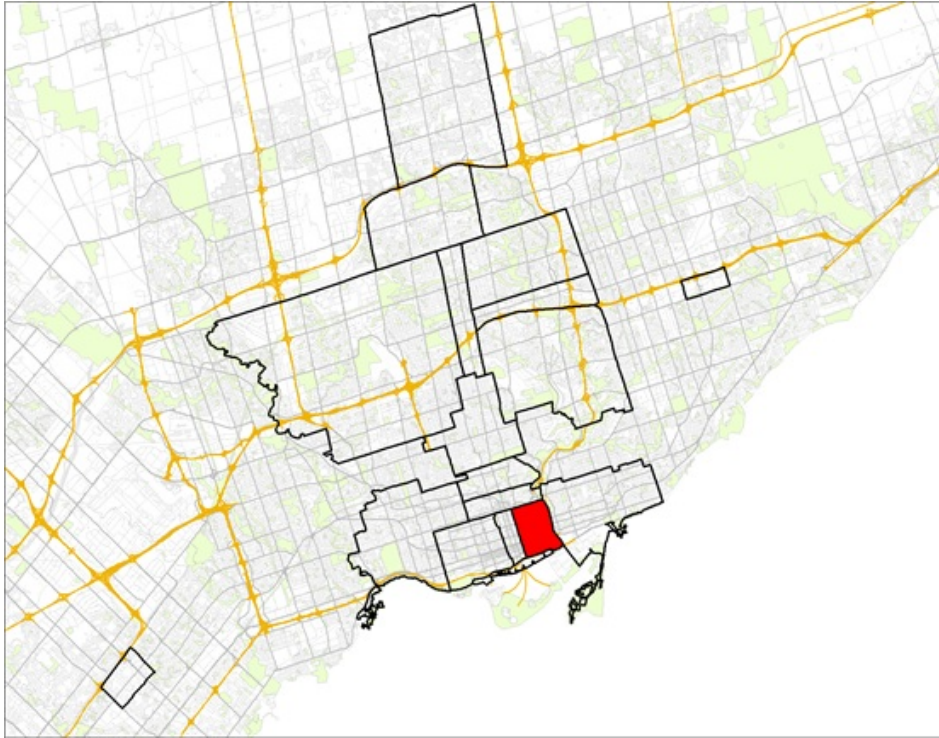


Greater Toronto Area
Downtown East

New Homes High Rise Submarket Report
Data as of November 2021



Downtown East Submarket Report - November 2021



Downtown East		GTA
Distinct count of Site Name	22	353
No. of Units	7,792	92,006
Total Sales	7,028	81,793
Act Inv	764	10,213
Avg. \$/sf	\$1,302	\$1,284
Avg. Project \$/SF	\$1,229	\$1,152
Avg. SF	774	944
Avg. \$	\$1,008,119	\$1,211,826
No Measure Value	94	4,274

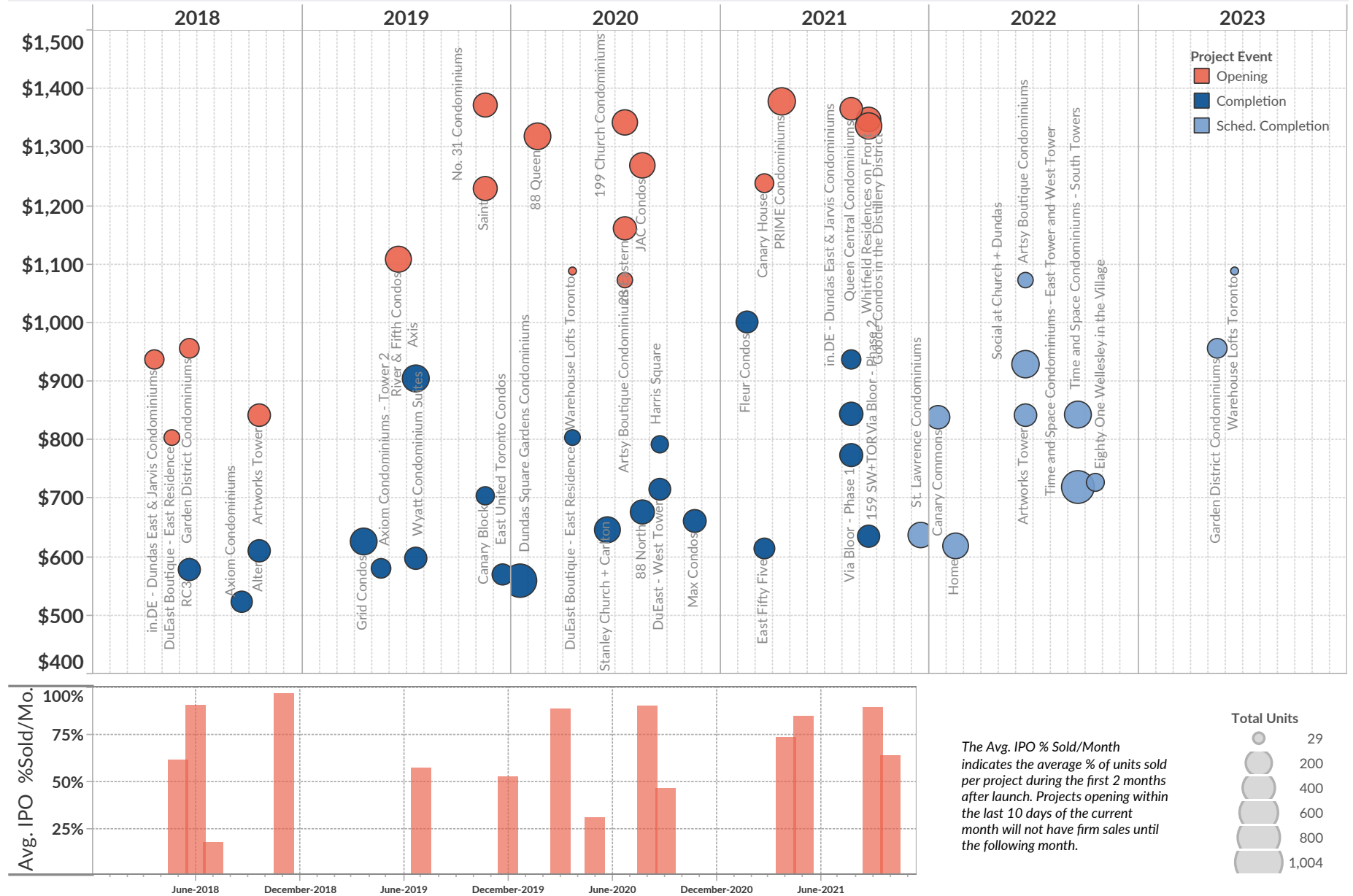
Development Applications		
Downtown East		City of Toronto
Number of Dev. Apps.	45	611
Total Units	35,238	620,533
Min. Density	0.0	0.0
Max. Density	29.5	620.0
Avg. Density	10.3	7.8

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



Downtown East Submarket Report - November 2021

Recent Project Openings, Completions & Scheduled Completions



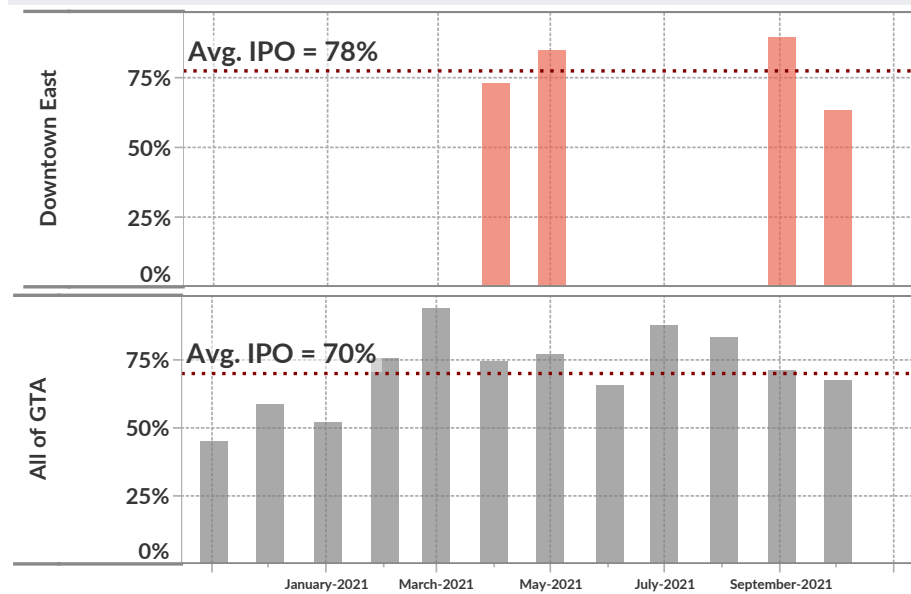
Downtown East Submarket Report - November 2021

Project Data by Unit Type

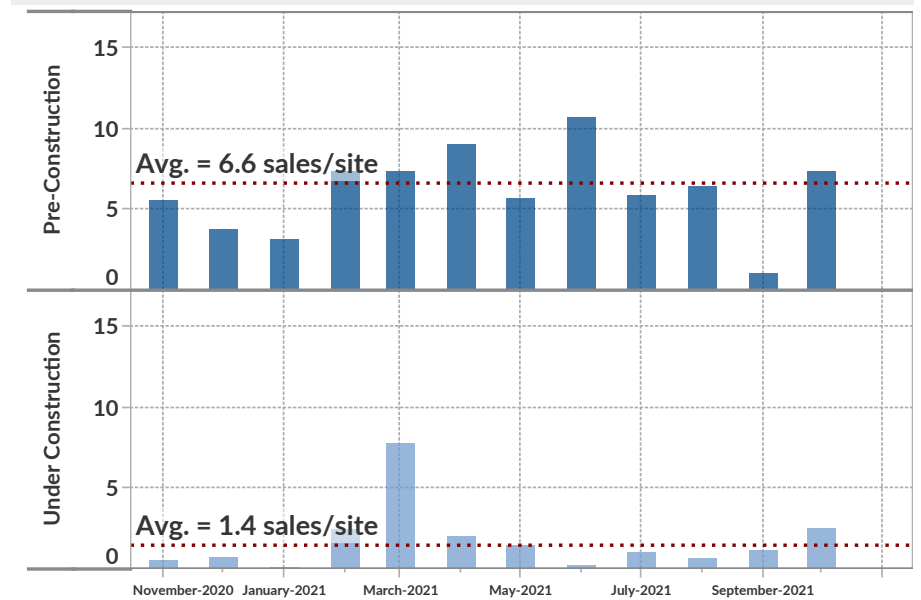
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	618	18	596	22
1 Bedroom	2,135	43	1,932	203
1 Bedroom + Den	1,781	0	1,733	48
2 Bedroom	1,944	27	1,721	223
2 Bedroom + Den	496	1	431	65
3 Bedroom & Up	787	5	601	186
Penthouse	22	0	10	12
Other	9	0	4	5

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,482	335	454	\$449,990	\$639,900
\$1,390	461	751	\$496,000	\$910,900
\$1,313	512	825	\$680,000	\$990,000
\$1,324	612	1,803	\$779,990	\$1,818,000
\$1,309	629	1,471	\$849,900	\$1,933,900
\$1,231	767	1,579	\$952,900	\$2,739,900
\$1,120	1,789	3,114	\$2,095,000	\$3,350,000
\$1,132	1,290	1,396	\$1,449,990	\$1,589,990

IPO Launch Performance (first 2 months)

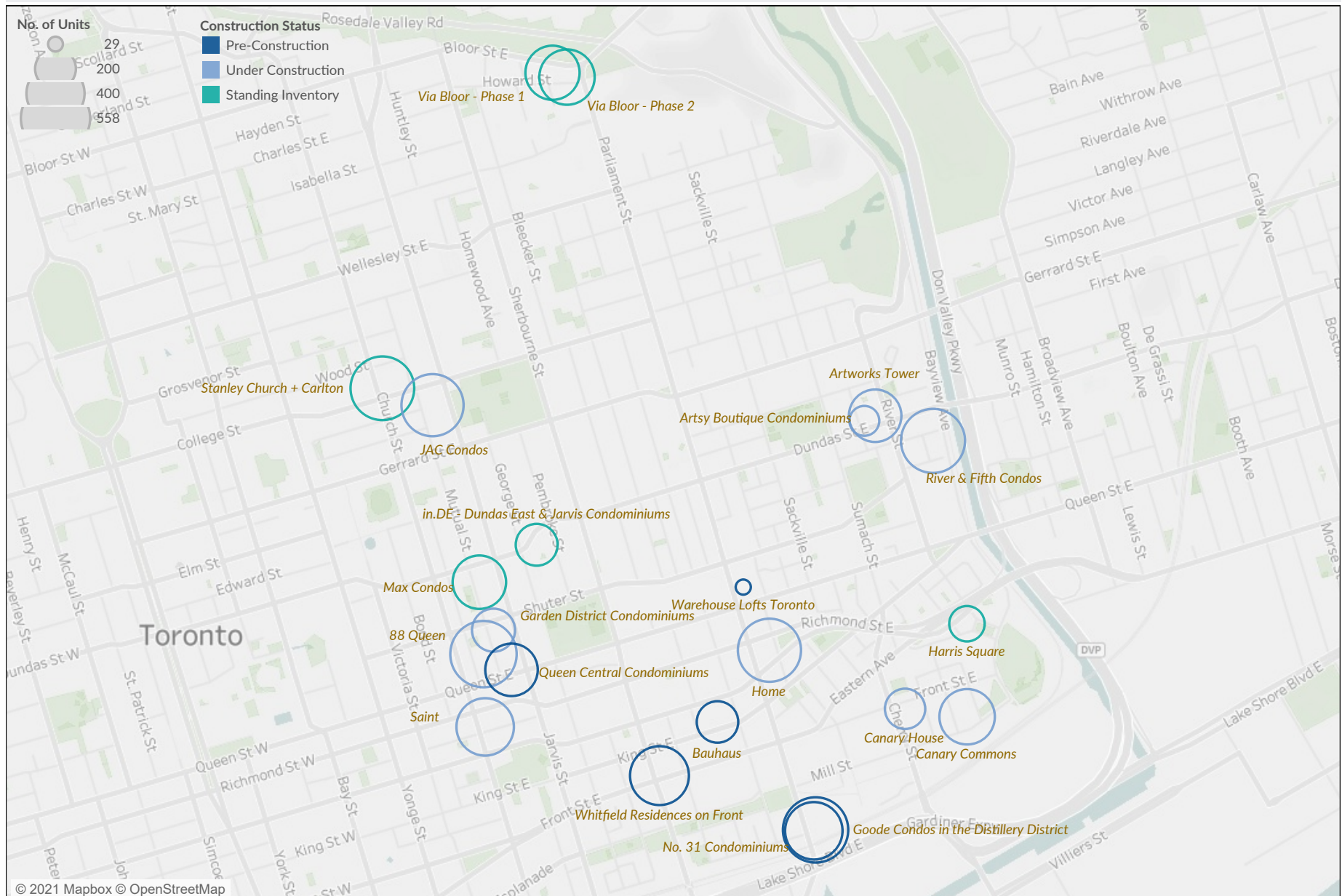


Post Launch Absorption: Downtown East



Downtown East Submarket Report - November 2021

Current Active Projects



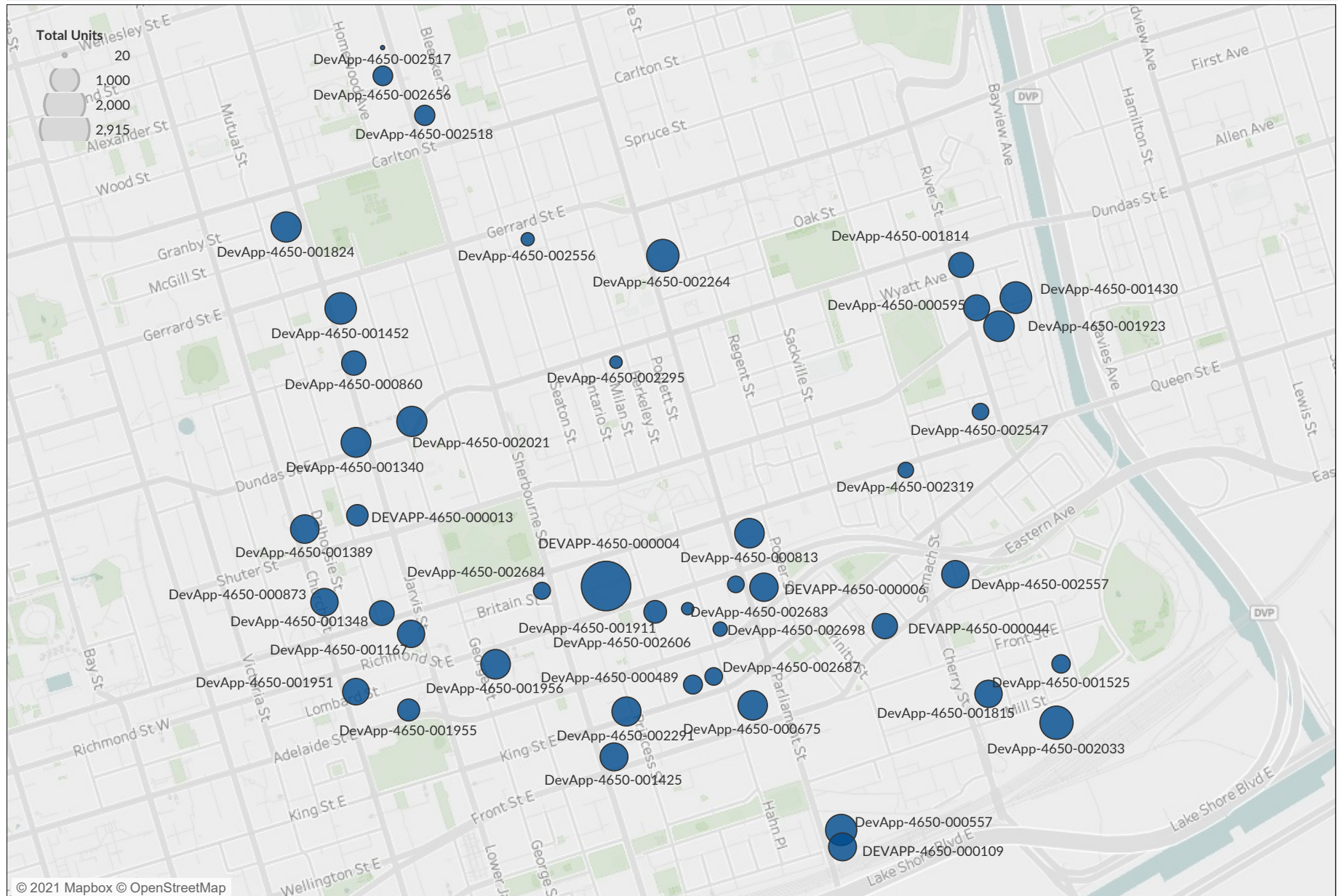
Downtown East Submarket Report - November 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Foot
88 Queen - St. Thomas Developments Inc.	Apartment	April-2024	1	29	5	558	\$1,319	\$1,629
Artsy Boutique Condominiums - Daniels Corporation	Apartment	June-2022	0	23	15	113	\$1,074	\$1,029
Artworks Tower - Daniels Corporation	Apartment	June-2022	0	8	6	349	\$843	\$1,045
Bauhaus - Lamb Development Corp.	Apartment	February-2025	5	45	71	218	\$0	\$1,347
Canary Commons - DREAM	Apartment	January-2022	0	7	3	389	\$839	\$1,188
Canary House - Kilmer Group and DREAM	Apartment	September-2024	0	167	39	206	\$1,239	\$1,289
Garden District Condominiums - Sher Corporation and Hyde P.	Apartment	May-2023	0	7	23	235	\$957	\$1,249
Goode Condos in the Distillery District - Graywood Developm..	Apartment	May-2025	51	432	108	540	\$1,337	\$1,271
Harris Square - Urban Capital Property Group	Apartment	September-2020	0	4	3	159	\$793	\$1,129
Home - Great Gulf and Hullmark Developments Limited	Apartment	February-2022	0	4	35	505	\$619	\$1,136
in.DE - Dundas East & Jarvis Condominiums - Menkes	Apartment	August-2021	4	8	6	222	\$938	\$1,173
JAC Condos - Graywood Developments and Phantom Develo..	Apartment	July-2024	1	115	46	489	\$1,270	\$1,235
Max Condos - Tribute Communities	Apartment	November-2020	0	2	4	362	\$662	\$1,151
No. 31 Condominiums - Lanterra Developments	Apartment	May-2024	4	61	130	418	\$1,373	\$1,453
Queen Central Condominiums - Parallax Development Corpor..	Apartment	February-2025	0	349	0	349	\$1,366	\$1,284
River & Fifth Condos - Broccolini	Apartment	March-2024	0	0	30	520	\$1,109	\$1,338
Saint - Minto Developments	Apartment	April-2024	4	42	30	418	\$1,230	\$1,277
Stanley Church + Carlton - Tribute Communities	Apartment	June-2020	0	11	11	514	\$647	\$1,260
Via Bloor - Phase 1 - Tridel	Apartment	August-2021	0	2	11	372	\$775	\$1,038
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
Whitfield Residences on Front - Menkes and Core Developme..	Apartment	May-2025	24	265	174	439	\$1,348	\$1,380

Downtown East Submarket Report - November 2021

Current Development Applications



Downtown East Submarket Report - November 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000004	245 Queen Street East	12.2	2,915
DEVAPP-4650-000006	48 Power Street	9.3	951
DEVAPP-4650-000013	59 - 71 Mutual Street	20.6	543
DEVAPP-4650-000044	18 - 32 Eastern Avenue, 2 Sackville Street	9.9	760
DEVAPP-4650-000109	31 Parliament Street	14.8	923
DevApp-4650-000489	284 King Street East	15.8	424
DevApp-4650-000557	33 - 37 Parliament Street	10.8	1,162
DevApp-4650-000595	83 River Street	17.7	798
DevApp-4650-000675	250 Front Street East	9.1	1,032
DevApp-4650-000813	161 Parliament Street	10.2	1,037
DevApp-4650-000860	295 Jarvis Street	29.3	702
DevApp-4650-000873	139 Church Street	23.6	887
DevApp-4650-001167	133 Queen Street East	20.5	880
DevApp-4650-001340	202 Jarvis Street	14.4	1,053
DevApp-4650-001348	90 Queen Street East	23.3	725
DevApp-4650-001389	193 Church Street	21.1	962
DevApp-4650-001425	33 Sherbourne Street	15.6	923
DevApp-4650-001430	5 Defries Street	8.2	1,190
DevApp-4650-001452	319 - 323 Jarvis Street	33.0	1,175
DevApp-4650-001525	475 Front Street East	4.3	401
DevApp-4650-001814	111 River Street	19.3	739
DevApp-4650-001815	409 Front Street East	4.2	886
DevApp-4650-001824	308 Jarvis Street	10.1	1,079
DevApp-4650-001911	75 Ontario Street	19.6	605
DevApp-4650-001923	77 River Street	8.6	1,105
DevApp-4650-001951	89 Church Street	29.5	837
DevApp-4650-001955	110 Adelaide Street East	19.1	574
DevApp-4650-001956	231 Richmond Street East	10.6	1,036
DevApp-4650-002021	218 Dundas Street East	12.7	1,078
DevApp-4650-002033	125R Mill Street	11.3	1,315
DevApp-4650-002264	365 Parliament Street	5.7	1,242
DevApp-4650-002291	236 King Street East	17.2	1,002
DevApp-4650-002295	401 Dundas Street East	5.3	184
DevApp-4650-002319	471 Queen Street East	11.1	286
DevApp-4650-002517	422 Sherbourne Street	0.9	20
DevApp-4650-002518	383 Sherbourne Street	18.0	483
DevApp-4650-002547	28 River Street	10.2	324
DevApp-4650-002556	227 Gerrard Street East	5.6	206
DevApp-4650-002557	1 Sumach Street	10.4	886
DevApp-4650-002606	102 Berkeley Street	12.1	181
DevApp-4650-002656	410 Sherbourne Street	13.3	456
DevApp-4650-002683	130 Parliament Street	25.5	327
DevApp-4650-002684	225 Queen Street East	16.0	340
DevApp-4650-002687	296 King Street East	17.1	364
DevApp-4650-002698	550 Adelaide Street East	9.9	240

Downtown East Submarket Report - November 2021

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	855	18	4,820	382	\$2,344	1,493	\$3,499,816	22,486
Central Waterfront	79	9	4,124	584	\$1,616	1,102	\$1,780,926	38,576
Don Mills - York Mills	10	12	3,169	199	\$990	1,096	\$1,084,836	29,673
Downtown Core	99	7	3,568	188	\$1,834	896	\$1,643,838	41,438
Downtown East	94	22	7,028	764	\$1,302	774	\$1,008,119	35,238
Downtown West	319	26	7,925	832	\$1,547	951	\$1,471,036	36,879
Etobicoke Waterfront	2	1	504	7	\$1,592	530	\$842,721	15,600
Highway7 - Yonge	53	7	1,698	54	\$889	1,351	\$1,200,718	32,705
Mississauga City Centre	61	12	7,108	415	\$1,145	852	\$975,498	13,286
North Toronto	122	18	3,496	548	\$1,370	1,010	\$1,382,987	412
North Yonge Corridor	7	4	955	287	\$1,384	729	\$1,009,706	42,132
North York East	0	2	526	1	\$1,050	1,210	\$1,269,900	213,858
North York West	52	10	1,301	221	\$1,308	1,363	\$1,783,305	20,900
Not Applicable	2,352	149	26,120	4,583	\$984	849	\$835,437	13,596
Scarborough City Centre								15,227
Sheppard Corridor	25	10	2,028	234	\$1,147	1,013	\$1,161,357	41,144
Thornhill	18	7	1,513	146	\$1,055	1,230	\$1,298,211	7,383
Toronto East	3	11	1,420	60	\$1,227	1,022	\$1,254,176	
Toronto West	117	20	3,673	476	\$1,221	972	\$1,187,150	
Yonge - St. Clair	6	8	817	232	\$1,927	1,395	\$2,687,477	

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