

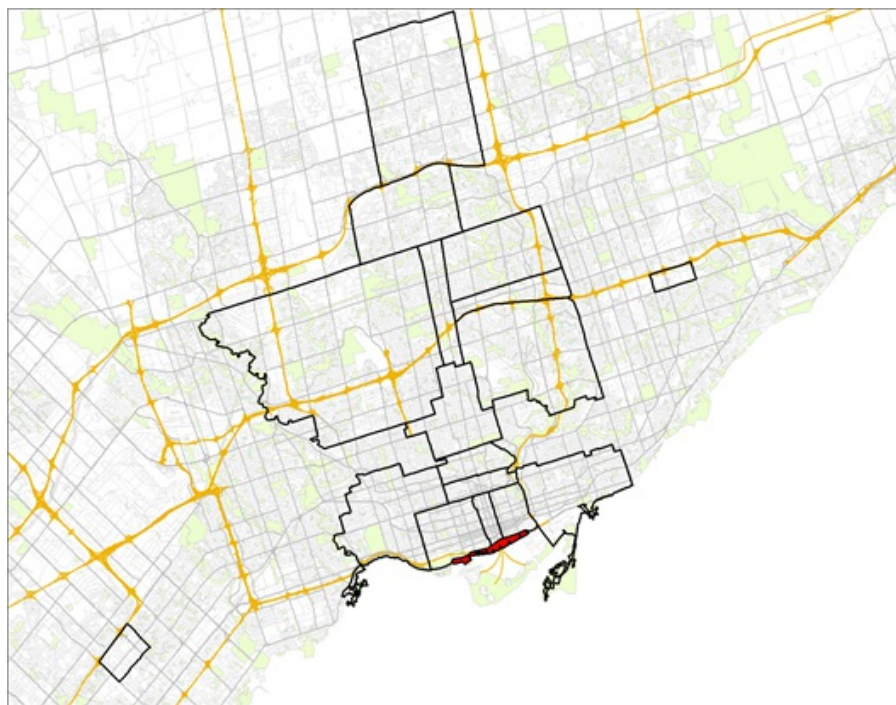


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of April 2018



Central Waterfront Submarket Report - April 2018

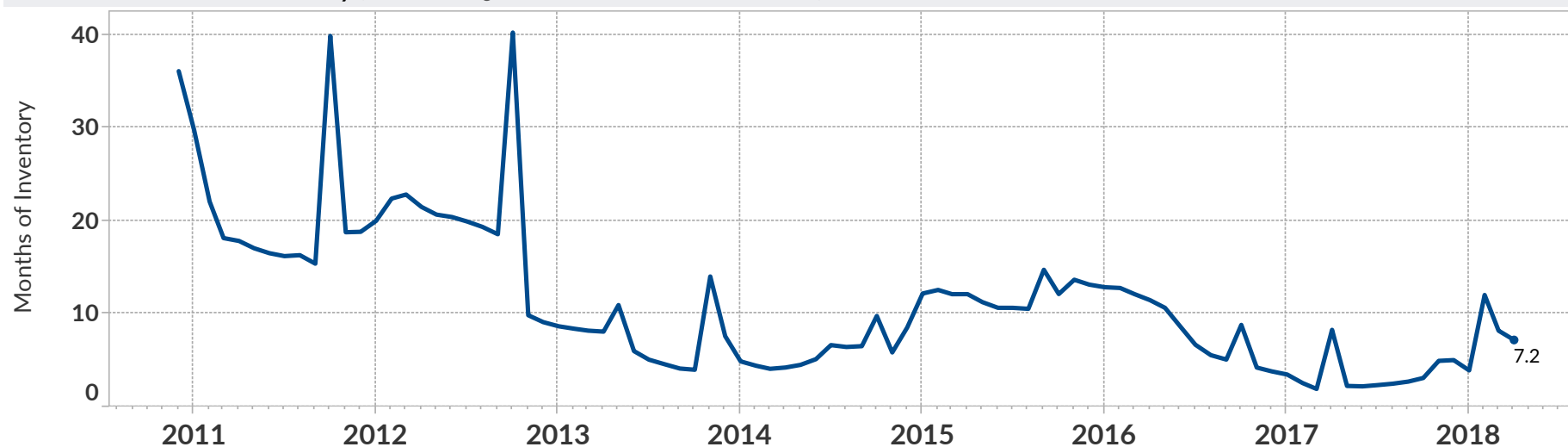


Central Waterfront		GTA
Active Projects	11	288
Total Units	4,552	71,507
Total Sales	4,002	61,549
Rem. Inv.	550	9,958
Avg. \$/SF	\$1,134	\$888
Avg. SF	864	890
Avg. \$	\$979,612	\$790,603
Current Month Sales (incl. active & sold out)	47	1,225

Development Applications

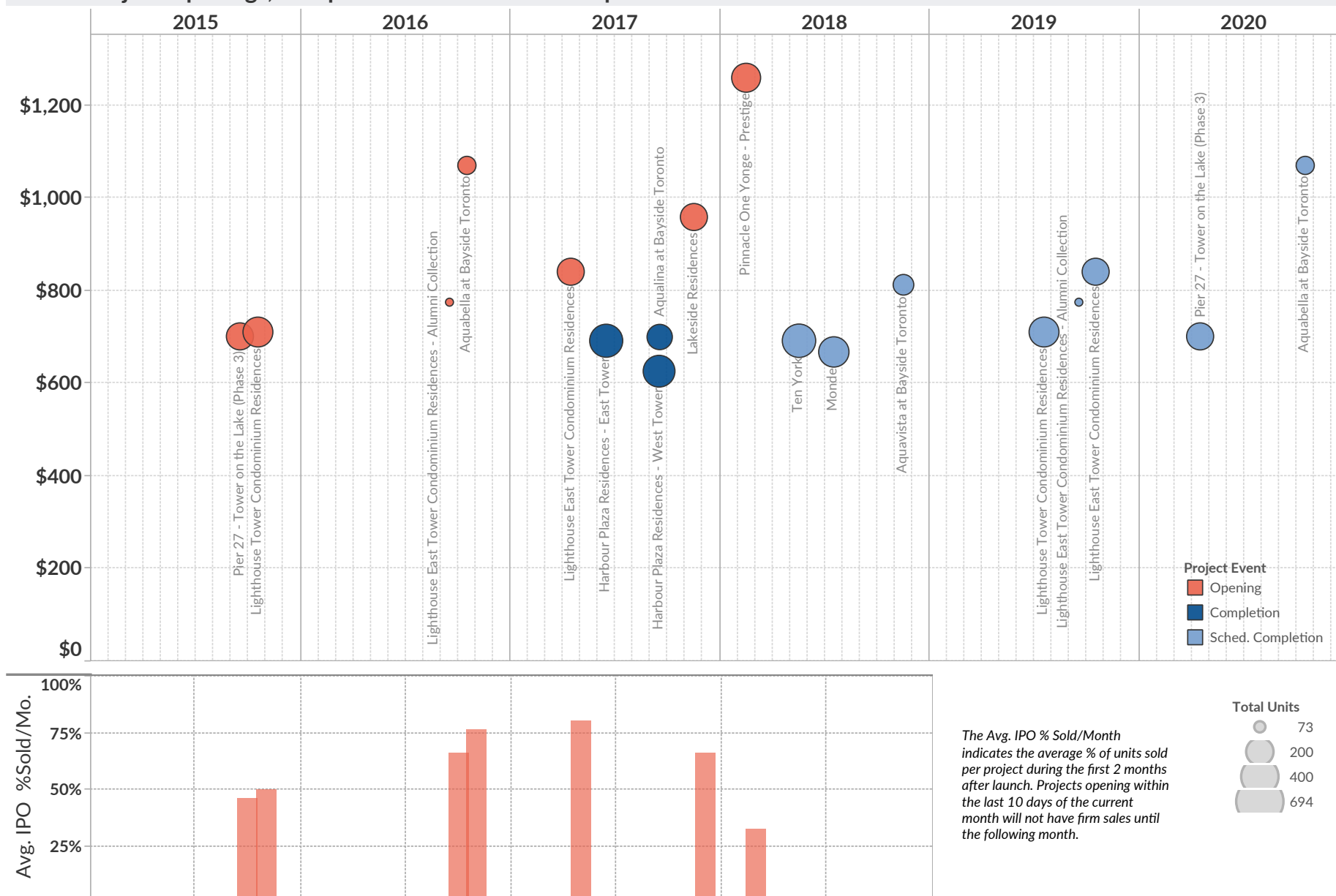
Central Waterfront	City of Toronto
Number of Dev. Apps.	7
Total Units	11,951
Min. Floor Space Index	3.9
Max. Floor Space Index	16.5
Avg. Floor Space Index	8.7

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



Central Waterfront Submarket Report - April 2018

Recent Project Openings, Completions & Scheduled Completions



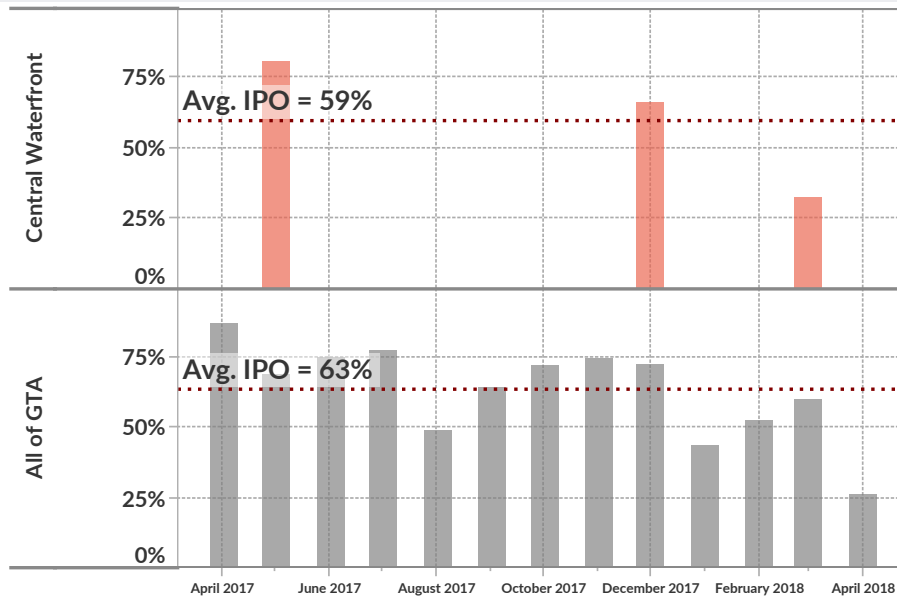
Central Waterfront Submarket Report - April 2018

Project Data by Unit Type

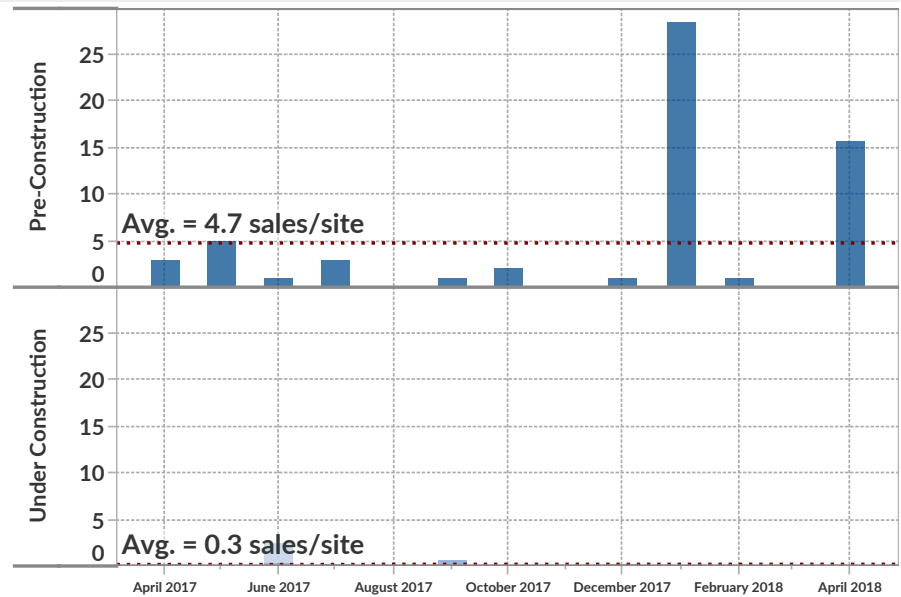
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	101	0	90	11
1 Bedroom	1,102	21	1,022	80
1 Bedroom + Den	1,508	19	1,277	231
2 Bedroom	807	6	729	78
2 Bedroom + Den	524	0	493	31
3 Bedroom & Up	197	1	147	50
Penthouse	257	0	189	68
Other	56	0	55	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$850	399	421	\$326,900	\$369,900
\$903	456	706	\$345,000	\$760,900
\$1,061	583	762	\$415,000	\$887,900
\$1,133	600	1,616	\$481,900	\$2,220,000
\$1,011	863	2,153	\$658,900	\$2,680,000
\$1,413	1,012	2,551	\$895,000	\$2,984,900
\$1,256	1,814	6,106	\$2,431,000	\$7,250,000
\$805	3,066	3,066	\$2,469,000	\$2,469,000

IPO Launch Performance (first 2 months)

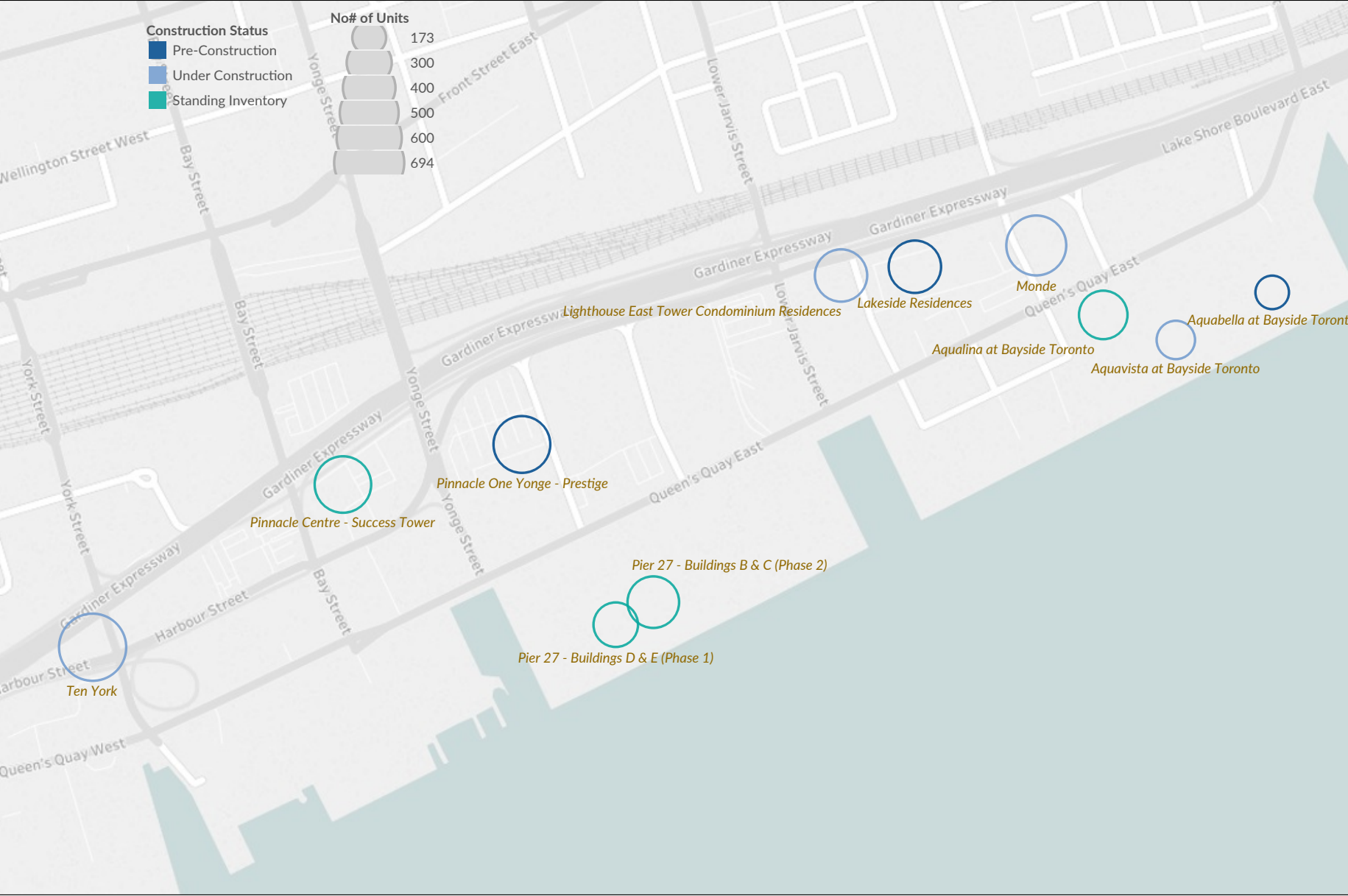


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - April 2018

Current Active Projects



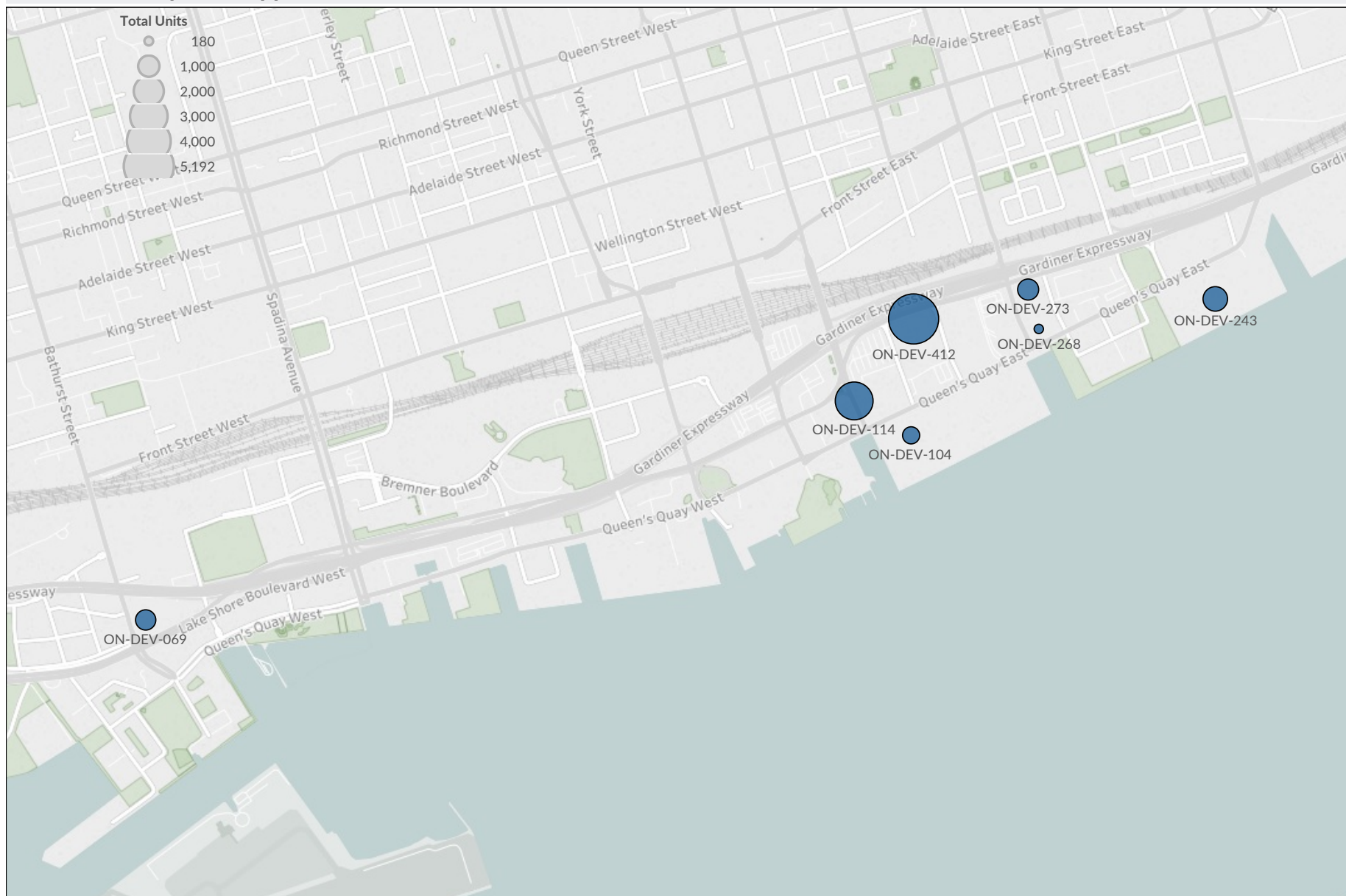
Central Waterfront Submarket Report - April 2018

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
Aquabella at Bayside Toronto - Tridel and Hines	Apartment	October 2020	0	1	5	173	\$1,070	\$1,498
Aqualina at Bayside Toronto - Tridel and Hines	Apartment	September 2017	0	0	1	362	\$700	\$1,027
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	November 2018	0	0	1	227	\$812	\$1,228
Lakeside Residences - Greenland Group	Apartment	September 2021	21	79	65	422	\$957	\$1,125
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	October 2019	0	0	71	421	\$841	\$842
Monde - Great Gulf	Apartment	July 2018	0	0	80	552	\$668	\$671
Pier 27 - Buildings B & C (Phase 2) - Fernbrook Homes and Cit..	Apartment	June 2014	0	0	3	409	\$674	\$1,004
Pier 27 - Buildings D & E (Phase 1) - Fernbrook Homes and Cit..	Apartment	August 2014	0	1	5	305	\$722	\$1,089
Pinnacle Centre - Success Tower - Pinnacle International	Apartment	January 2009	0	0	1	491	\$427	\$1,187
Pinnacle One Yonge - Prestige - Pinnacle International	Apartment	May 2022	26	186	310	496	\$1,258	\$1,320
Ten York - Tridel	Apartment	May 2018	0	0	8	694	\$692	\$937

Central Waterfront Submarket Report - April 2018

Current Development Applications



Central Waterfront Submarket Report - April 2018

Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-069	500 Lake Shore Boulevard West	Null	6.0	851
ON-DEV-104	7, 15, 25R, 29 and 39 Queens Quay East	Null	7.3	606
ON-DEV-114	1 and 7 Yonge Street	Null	16.5	2,962
ON-DEV-243	261 Queens Quay East - Blocks 3 - 5	15	3.9	1,244
ON-DEV-268	130 Queens Quay East	Null		180
ON-DEV-273	143 Lake Shore Boulevard East	Null		916
ON-DEV-412	55 Lake Shore Boulevard East	Null	9.6	5,192

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.

Central Waterfront Submarket Report - April 2018

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	1	16	5,669	5,193	476	\$1,685	1,025	\$1,727,654	5,043
Central Waterfront	47	11	4,552	4,002	550	\$1,134	864	\$979,612	11,951
Don Mills - York Mills	11	10	2,412	2,190	222	\$842	1,312	\$1,103,781	10,393
Downtown Core	3	9	3,747	3,548	199	\$1,128	898	\$1,012,894	7,917
Downtown East	4	12	3,769	3,521	248	\$950	884	\$839,139	9,796
Downtown West	270	25	9,692	7,789	1,903	\$1,126	737	\$829,691	18,657
Etobicoke Waterfront	22	9	3,735	3,430	305	\$989	841	\$832,149	241
Highway7 - Yonge	256	8	2,017	1,453	564	\$656	891	\$584,595	.
Mississauga City Centre	39	5	2,707	2,462	245	\$690	896	\$618,499	.
North Toronto	51	8	2,183	1,898	285	\$983	871	\$855,898	7,108
North Yonge Corridor	8	4	1,714	1,473	241	\$950	703	\$667,401	4,420
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	875
North York West	0	10	2,058	1,602	456	\$740	825	\$610,691	8,413
Not Applicable	498	125	20,254	16,819	3,435	\$664	967	\$641,941	40,030
Scarborough City Centre									3,760
Sheppard Corridor	8	10	3,146	2,676	470	\$888	765	\$679,221	6,394
Thornhill									.
Toronto East	1	11	1,296	1,236	60	\$809	949	\$767,969	1,231
Toronto West	3	4	601	408	193	\$919	795	\$730,334	11,872
Yonge - St. Clair	3	9	1,304	1,204	100	\$1,258	1,324	\$1,665,351	1,101

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