

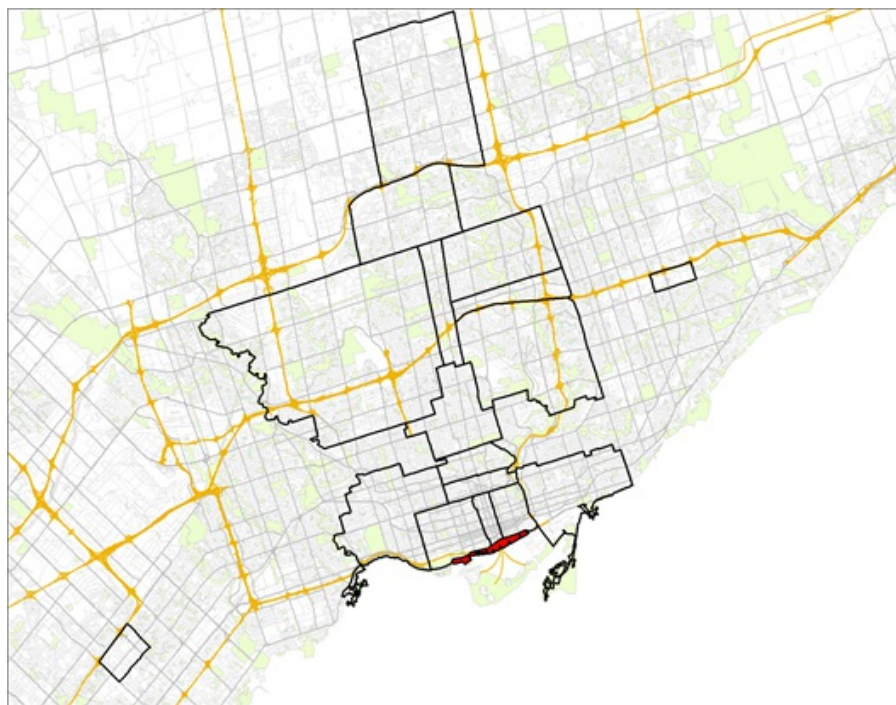


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of May 2018



Central Waterfront Submarket Report - May 2018

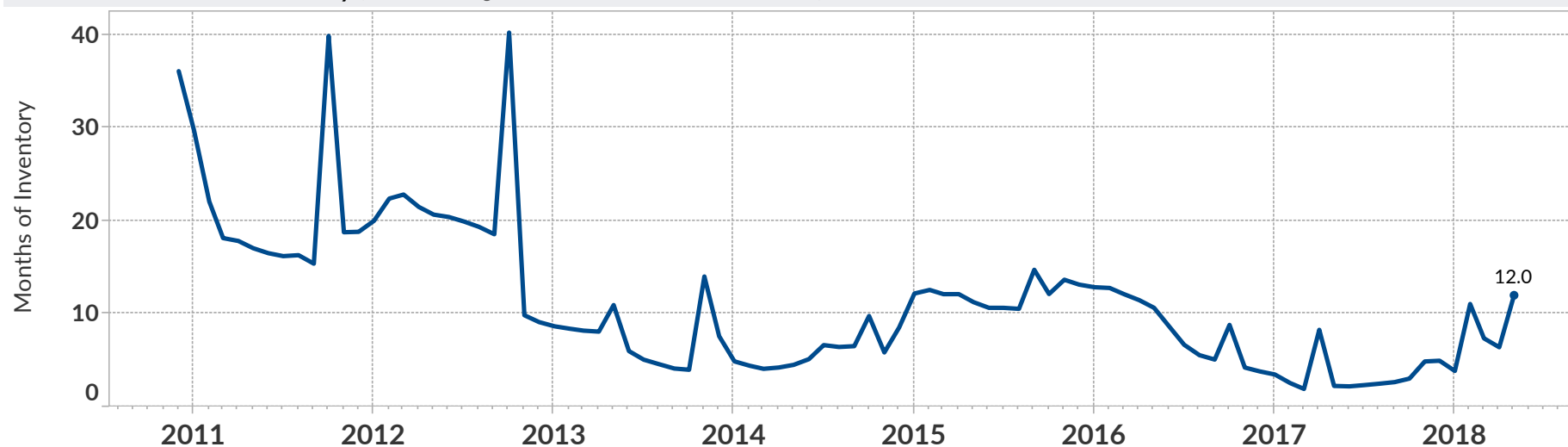


Central Waterfront		GTA
Active Projects	11	293
Total Units	4,818	73,039
Total Sales	4,123	63,694
Rem. Inv.	695	9,345
Avg. \$/SF	\$1,149	\$902
Avg. SF	866	906
Avg. \$	\$995,598	\$817,926
Current Month Sales (incl. active & sold out)	118	2,003

Development Applications

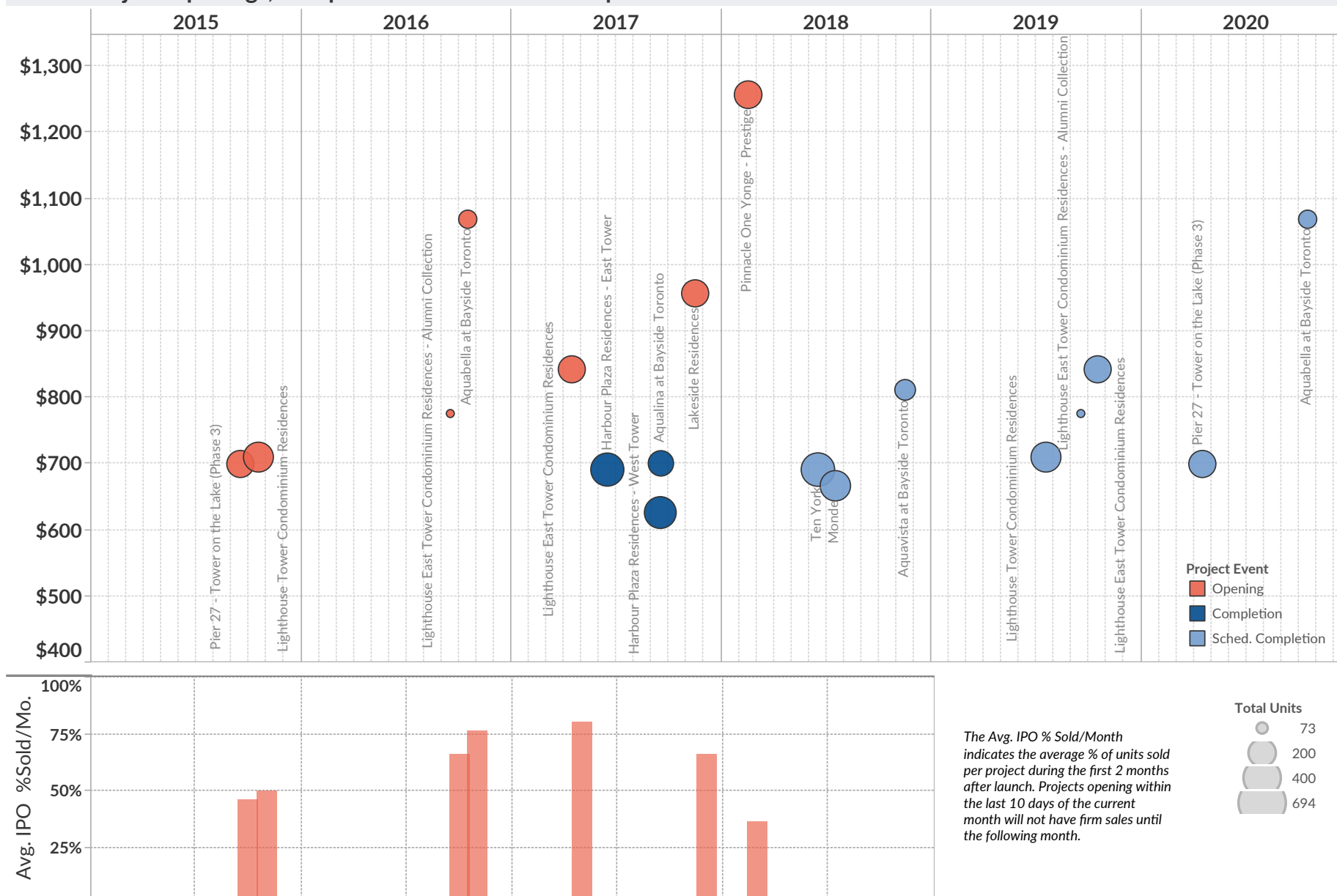
Central Waterfront	City of Toronto
Number of Dev. Apps.	7
Total Units	11,951
Min. Floor Space Index	3.9
Max. Floor Space Index	16.5
Avg. Floor Space Index	8.7

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



Central Waterfront Submarket Report - May 2018

Recent Project Openings, Completions & Scheduled Completions



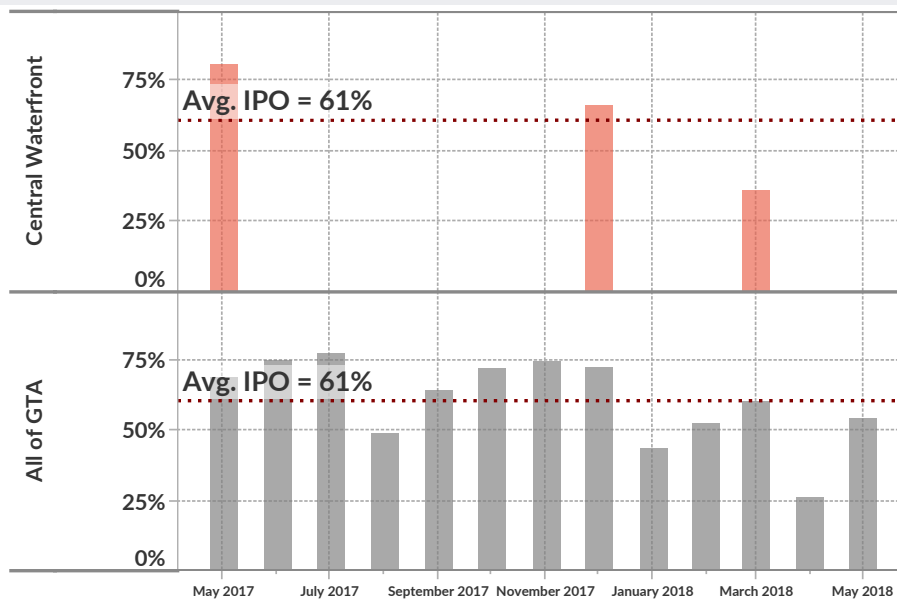
Central Waterfront Submarket Report - May 2018

Project Data by Unit Type

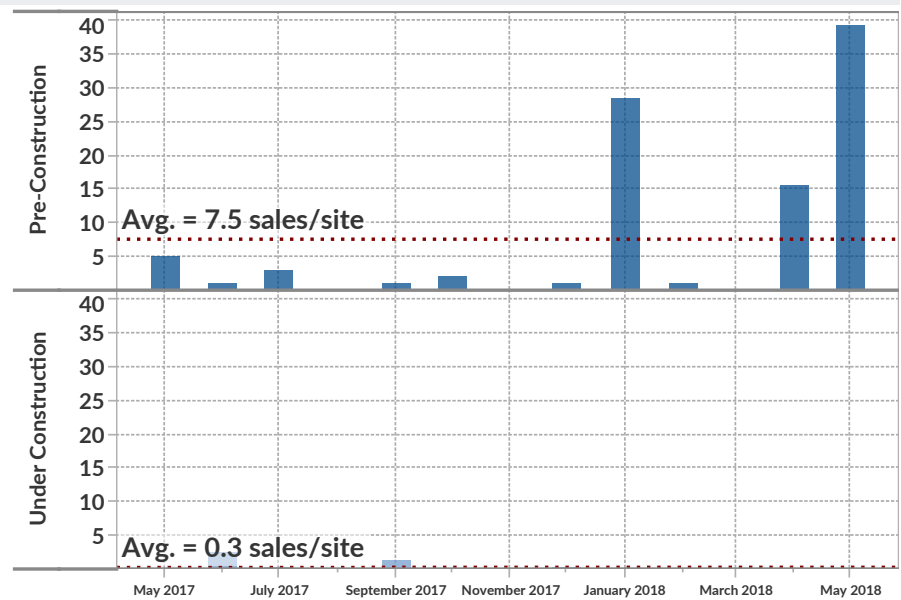
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	101	0	90	11
1 Bedroom	1,173	33	1,039	134
1 Bedroom + Den	1,665	60	1,358	307
2 Bedroom	835	9	733	102
2 Bedroom + Den	531	3	496	35
3 Bedroom & Up	255	13	163	92
Penthouse	202	0	189	13
Other	56	0	55	1

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$850	399	421	\$326,900	\$369,900
\$959	456	706	\$345,000	\$750,900
\$1,002	583	789	\$415,000	\$849,900
\$1,105	600	1,616	\$481,900	\$2,220,000
\$1,045	863	2,153	\$658,900	\$2,680,000
\$1,477	891	2,551	\$863,990	\$2,899,900
\$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)

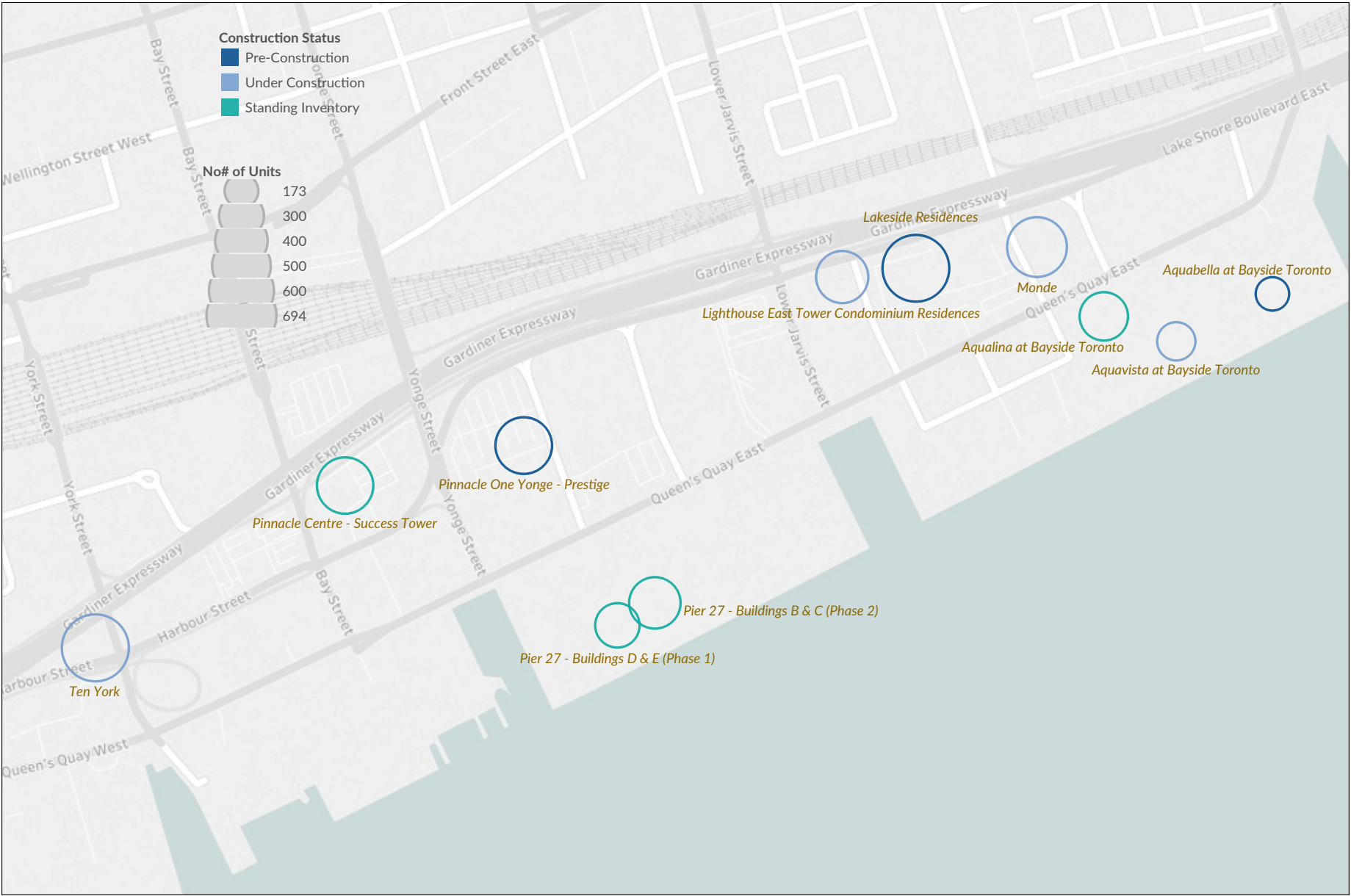


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - May 2018

Current Active Projects



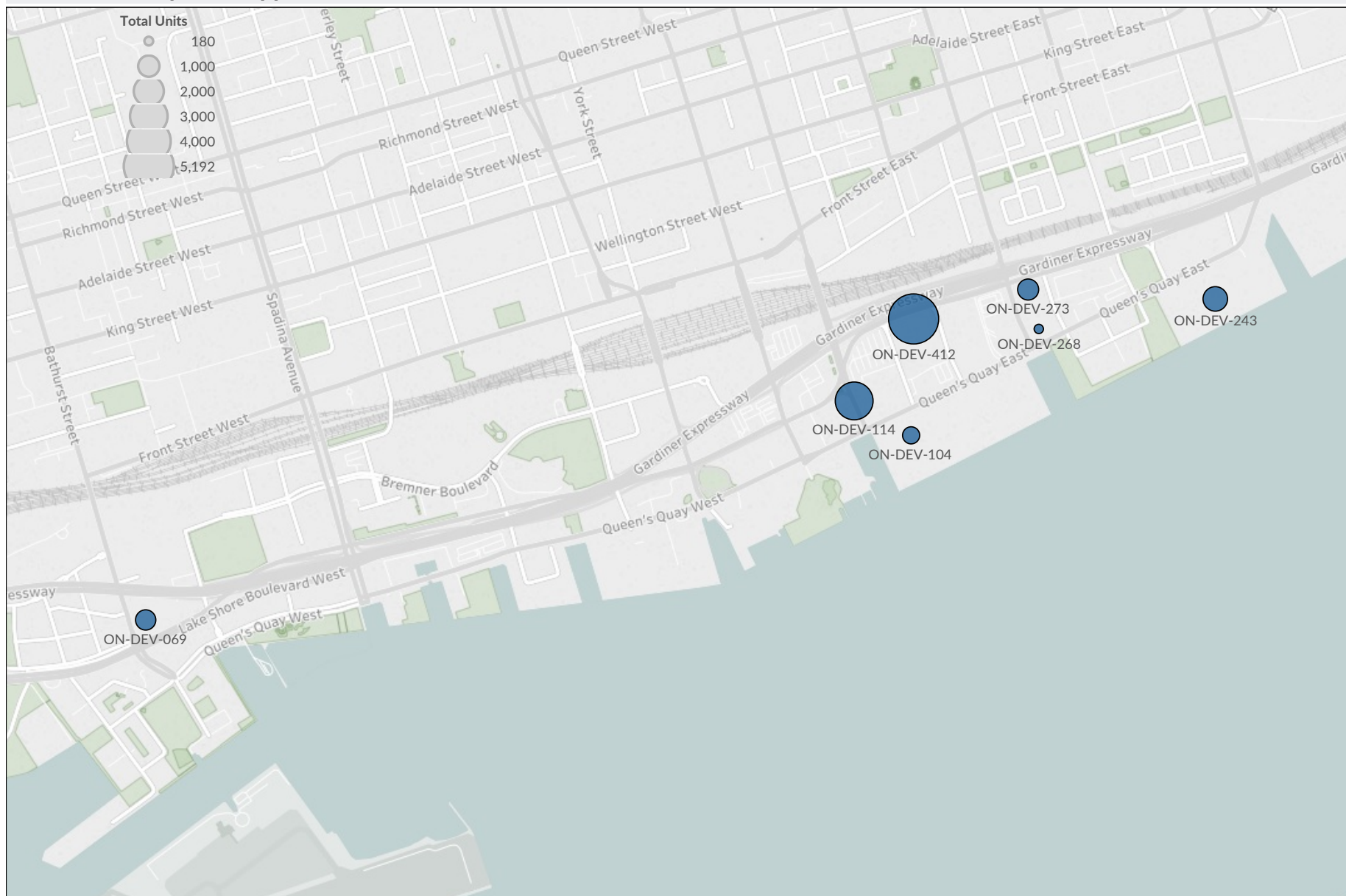
Central Waterfront Submarket Report - May 2018

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	July 2022	103	182	228	688	\$957	\$1,002
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	15	201	295	496	\$1,258	\$1,375
Ten York - Tridel	Apartment	June 2018	0	0	5	694	\$692	\$966

Central Waterfront Submarket Report - May 2018

Current Development Applications



Central Waterfront Submarket Report - May 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 - May 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	• 7	• 16	• 5,669	• 5,176	• 493	• \$1,709	• 1,066	• \$1,822,748	• 5,043
Central Waterfront	• 118	• 11	• 4,818	• 4,123	• 695	• \$1,149	• 866	• \$995,598	• 11,951
Don Mills - York Mills	• 8	• 10	• 2,412	• 2,194	• 218	• \$830	• 1,309	• \$1,086,506	• 10,393
Downtown Core	• 17	• 8	• 3,492	• 3,310	• 182	• \$1,124	• 919	• \$1,032,805	• 7,917
Downtown East	• 204	• 14	• 4,393	• 4,075	• 318	• \$945	• 896	• \$846,562	• 9,796
Downtown West	• 319	• 26	• 9,820	• 8,109	• 1,711	• \$1,113	• 736	• \$818,745	• 18,657
Etobicoke Waterfront	• 18	• 9	• 3,735	• 3,454	• 281	• \$996	• 827	• \$823,867	• 241
Highway7 - Yonge	• 123	• 7	• 1,754	• 1,313	• 441	• \$650	• 894	• \$581,541	•
Mississauga City Centre	• 27	• 5	• 2,707	• 2,492	• 215	• \$686	• 909	• \$623,234	•
North Toronto	• 63	• 8	• 2,183	• 1,961	• 222	• \$1,009	• 915	• \$923,121	• 7,108
North Yonge Corridor	• 32	• 5	• 1,756	• 1,505	• 251	• \$876	• 776	• \$679,860	• 4,420
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 875
North York West	• 181	• 10	• 2,047	• 1,696	• 351	• \$720	• 809	• \$582,367	• 8,413
Not Applicable	• 854	• 128	• 21,255	• 18,066	• 3,189	• \$670	• 996	• \$668,072	• 40,030
Scarborough City Centre									• 3,760
Sheppard Corridor	• 6	• 10	• 3,146	• 2,682	• 464	• \$890	• 760	• \$676,273	• 6,394
Thornhill									•
Toronto East	• 0	• 11	• 1,296	• 1,236	• 60	• \$809	• 949	• \$767,969	• 1,231
Toronto West	• 20	• 4	• 601	• 438	• 163	• \$974	• 806	• \$785,175	• 11,872
Yonge - St. Clair	• 6	• 9	• 1,304	• 1,219	• 85	• \$1,314	• 1,314	• \$1,727,197	• 1,101

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