

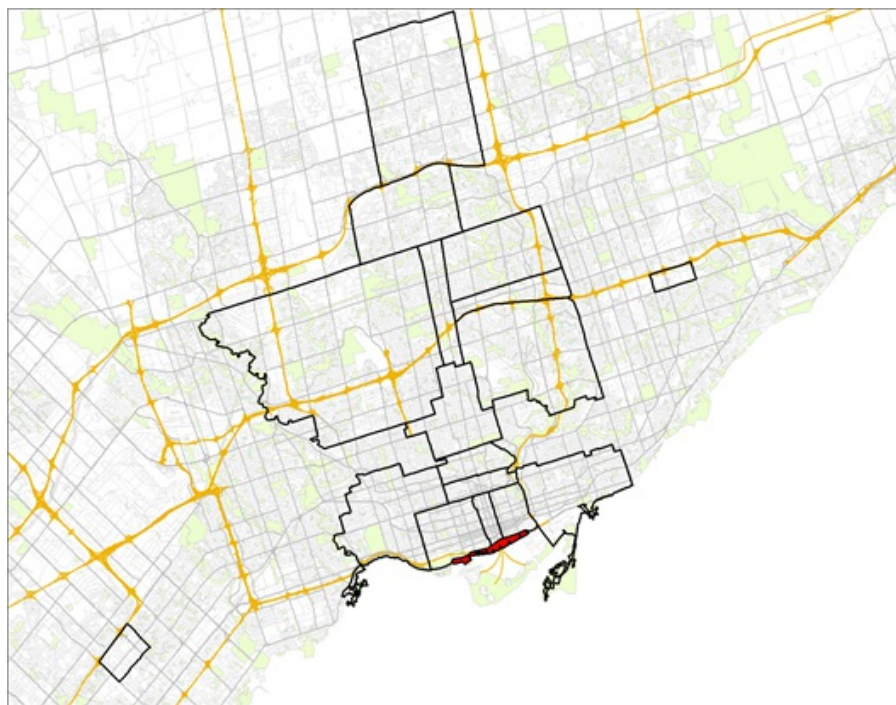


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of August 2018



Central Waterfront Submarket Report - August 2018

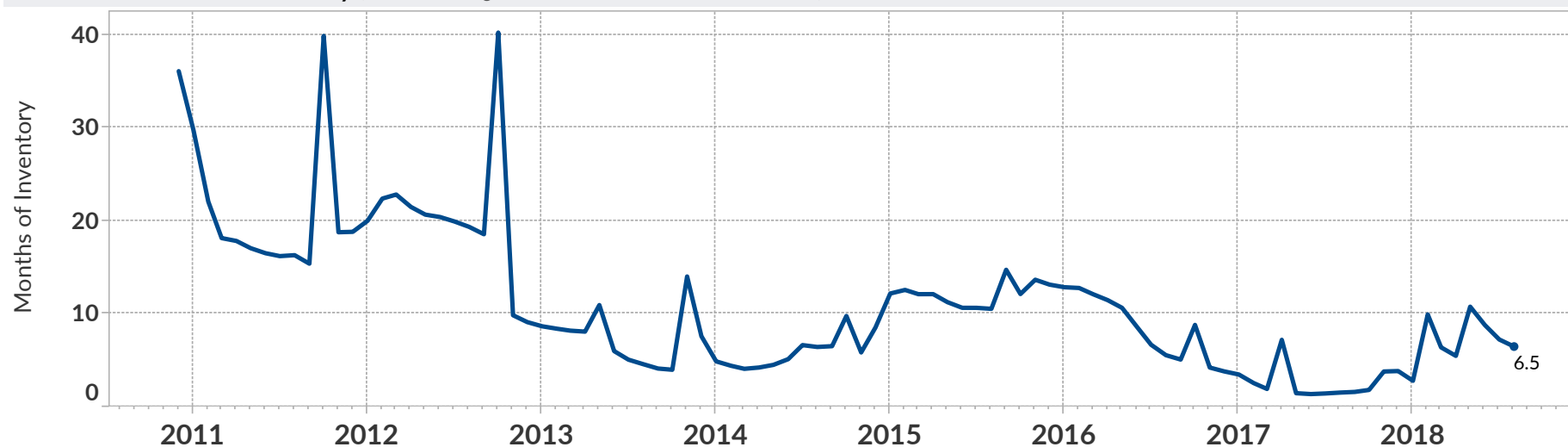


Central Waterfront		GTA
Active Projects	12	301
Total Units	5,043	76,955
Total Sales	4,437	66,596
Rem. Inv.	535	8,842
Avg. \$/SF	\$1,241	\$936
Avg. SF	1,058	930
Avg. \$	\$1,313,054	\$870,023
Current Month Sales (incl. active & sold out)	39	803

Development Applications

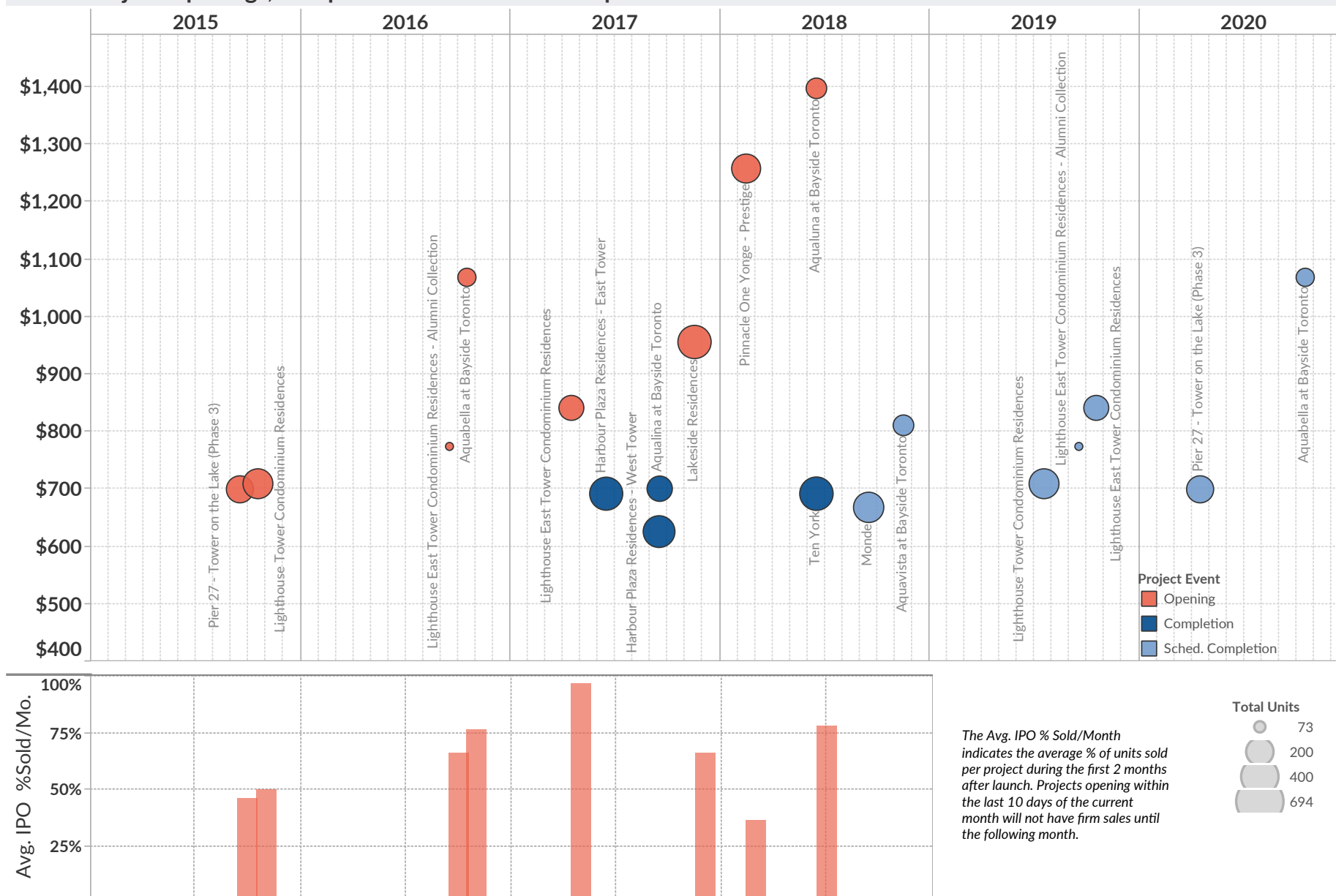
Central Waterfront		City of Toronto
Number of Dev. Apps.	4	281
Total Units	24,297	309,523
Min. Floor Space Index	3.9	0.1
Max. Floor Space Index	22.0	45.5
Avg. Floor Space Index	9.2	5.5

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



Central Waterfront Submarket Report - August 2018

Recent Project Openings, Completions & Scheduled Completions



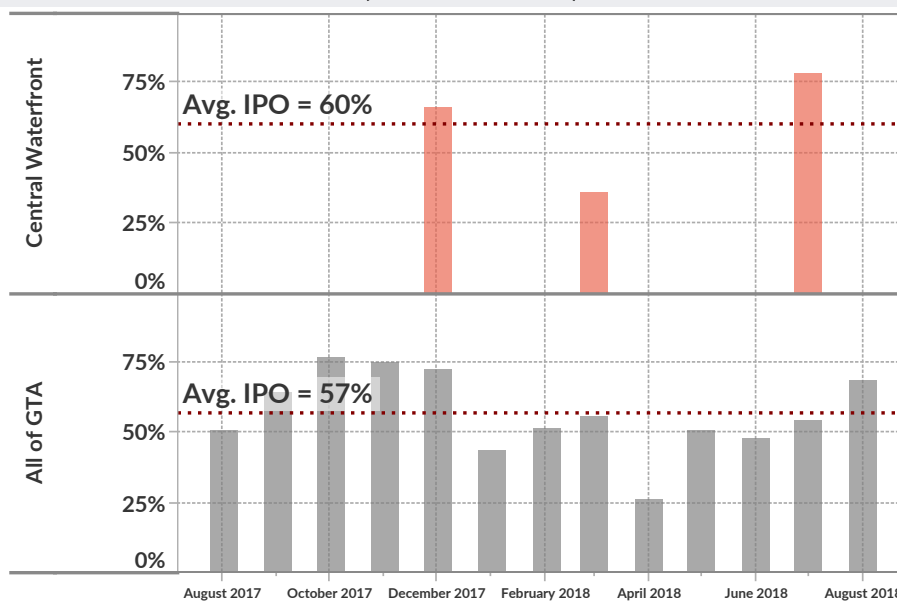
Central Waterfront Submarket Report - August 2018

Project Data by Unit Type

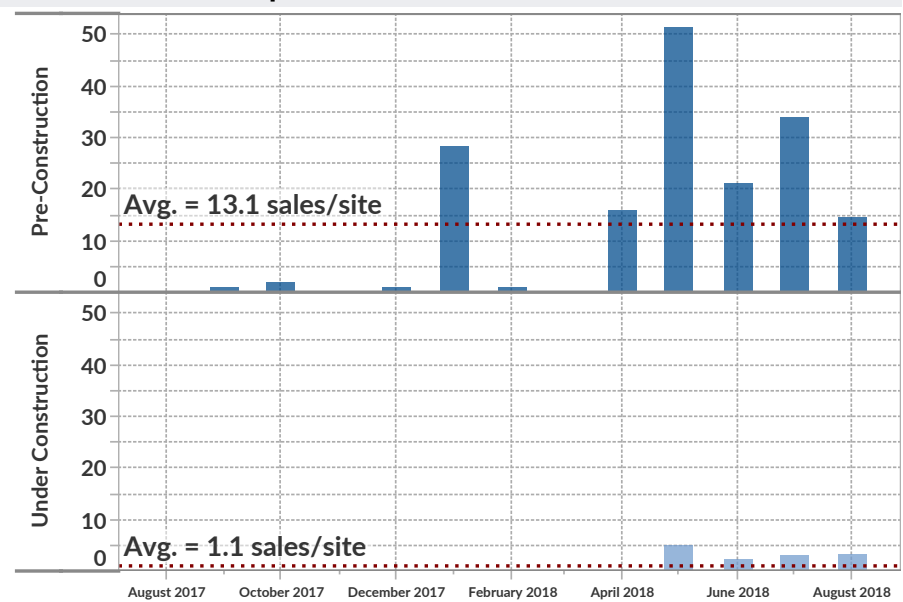
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	90	0	90	0
1 Bedroom	1,183	12	1,101	82
1 Bedroom + Den	1,654	20	1,438	216
2 Bedroom	938	6	861	77
2 Bedroom + Den	575	0	527	48
3 Bedroom & Up	259	1	168	91
Penthouse	205	0	191	14
Other	68	0	61	7

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$933	529	706	\$345,000	\$750,900
\$1,050	567	789	\$415,000	\$839,900
\$1,256	759	2,695	\$502,000	\$4,125,000
\$1,286	881	3,041	\$899,990	\$4,750,000
\$1,476	891	2,551	\$863,990	\$3,950,000
\$1,310	1,814	6,106	\$2,431,000	\$8,800,000
\$1,131	1,847	3,066	\$2,275,000	\$3,035,000

IPO Launch Performance (first 2 months)

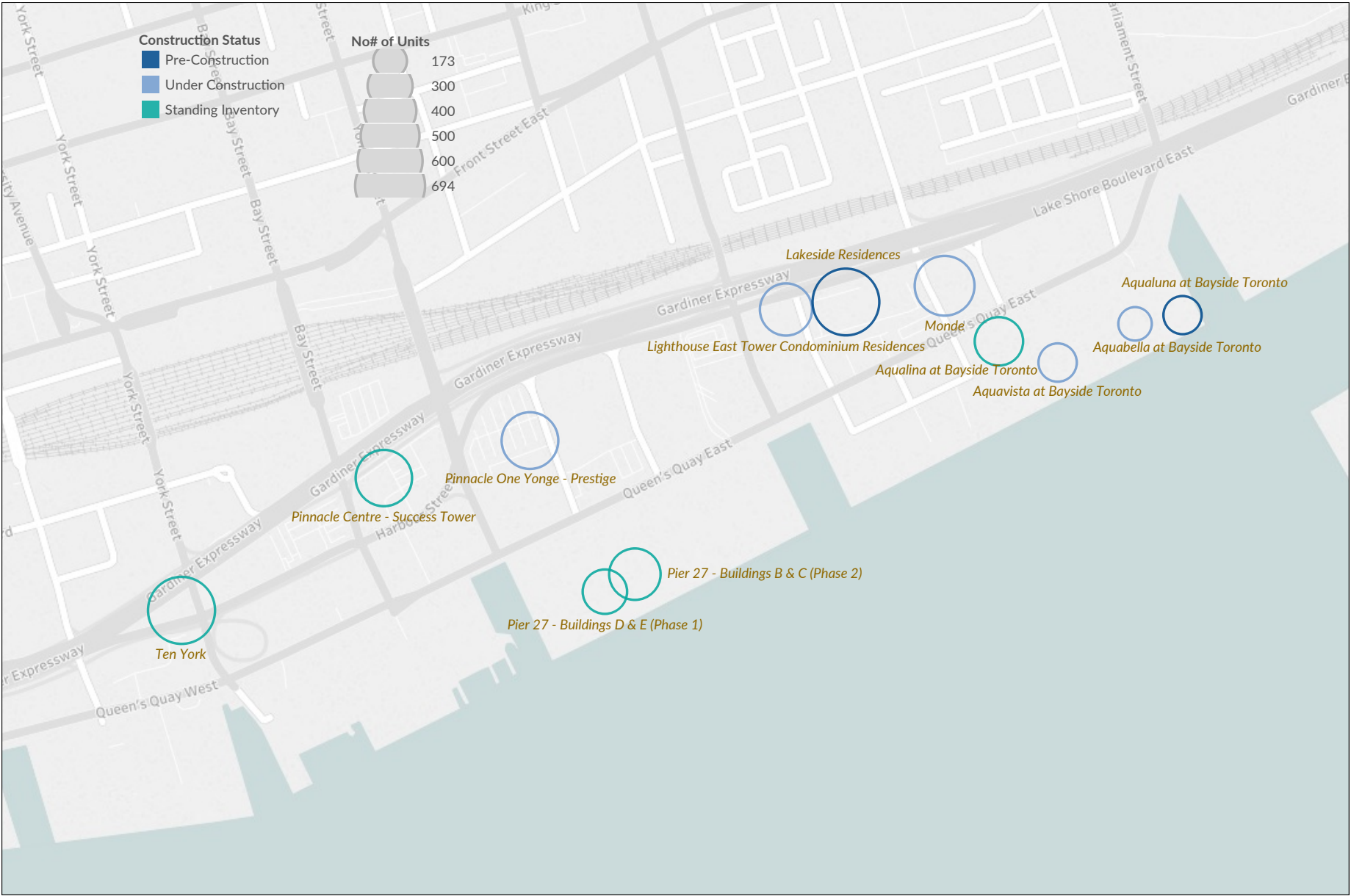


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - August 2018

Current Active Projects



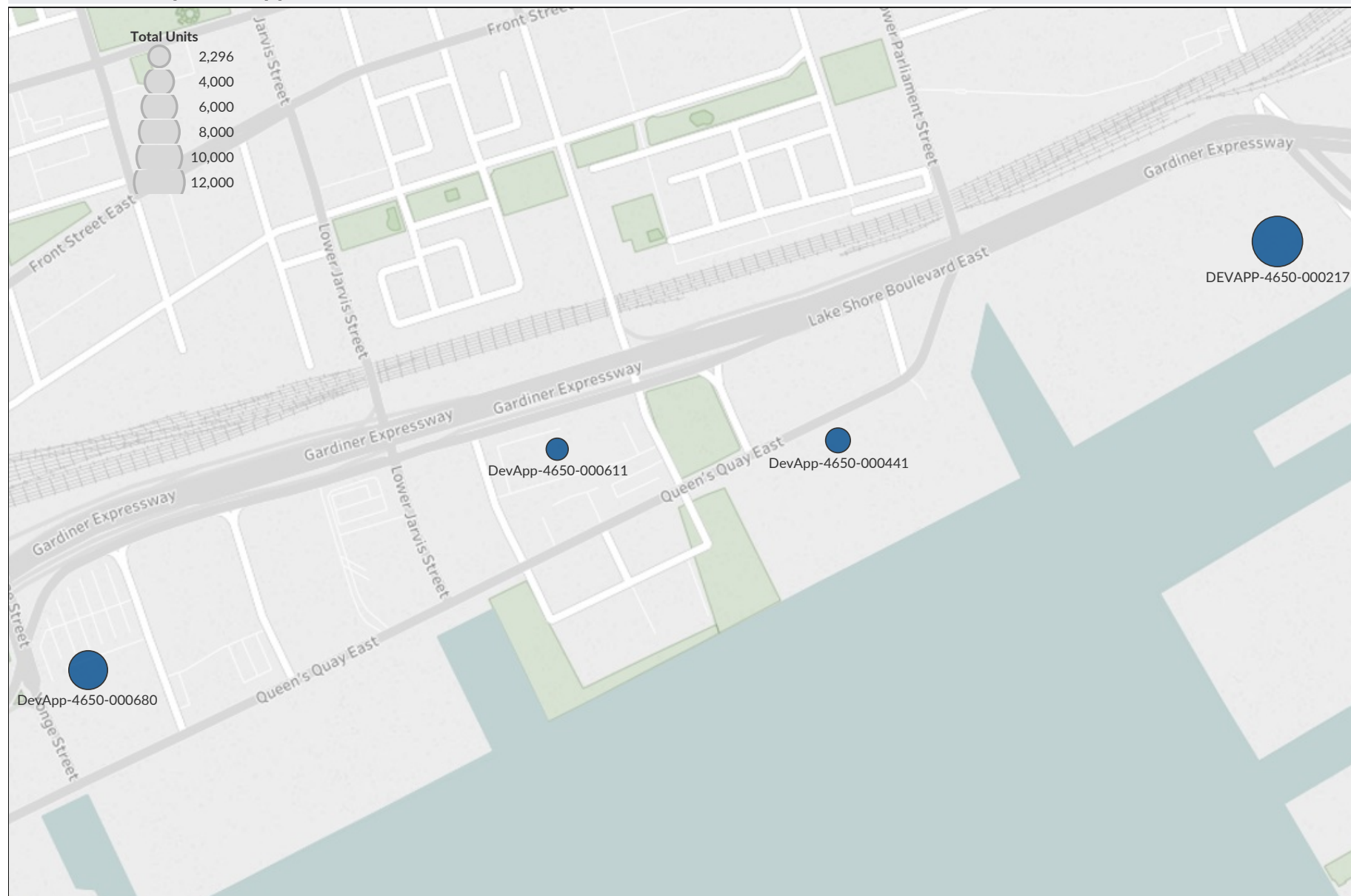
Central Waterfront Submarket Report - August 2018

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	2	4	173	\$1,070	\$1,515
Aqualina at Bayside Toronto - Tridel and Hines	Apartment	September 2017	0	0	1	362	\$700	\$1,027
Aqualuna at Bayside Toronto - Tridel and Hines	Apartment	June 2023	2	178	47	225	\$1,399	\$1,454
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	November 2018	0	0	1	227	\$812	\$1,228
Lakeside Residences - Greenland Group	Apartment	July 2022	27	285	125	688	\$957	\$996
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	October 2019	0	0	0	421	\$841	\$842
Monde - Great Gulf	Apartment	September 2018	0	6	74	552	\$668	\$675
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	10	227	269	496	\$1,258	\$1,376
Ten York - Tridel	Apartment	June 2018	0	0	5	694	\$692	\$966

Central Waterfront Submarket Report - August 2018

Current Development Applications



Central Waterfront Submarket Report - August 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000217	324 Cherry Street; 429 Lake Shore Boulevard East	4.1	12,000
DevApp-4650-000441	261 Queens Quay East	3.9	2,902
DevApp-4650-000611	215 Lake Shore Boulevard East	10.2	2,296
DevApp-4650-000680	1 Yonge Street	28.0	7,099

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 - August 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	• 8	• 17	• 5,733	• 5,177	• 252	• \$2,048	• 1,815	• \$3,716,656	• 6,347
Central Waterfront	• 39	• 12	• 5,043	• 4,437	• 535	• \$1,241	• 1,058	• \$1,313,054	• 24,297
Don Mills - York Mills	• 16	• 10	• 2,437	• 2,224	• 213	• \$837	• 1,138	• \$952,699	• 26,520
Downtown Core	• 0	• 8	• 3,503	• 3,337	• 123	• \$1,156	• 935	• \$1,080,906	• 35,561
Downtown East	• 188	• 15	• 4,628	• 4,311	• 317	• \$958	• 906	• \$868,246	• 17,392
Downtown West	• 42	• 29	• 10,724	• 8,932	• 1,668	• \$1,202	• 723	• \$869,412	• 28,671
Etobicoke Waterfront	• 22	• 9	• 3,735	• 3,509	• 226	• \$1,052	• 853	• \$897,334	• 318
Highway7 - Yonge	• 45	• 6	• 1,582	• 1,091	• 351	• \$651	• 898	• \$584,505	•
Mississauga City Centre	• 24	• 6	• 3,129	• 2,612	• 326	• \$751	• 815	• \$611,635	•
North Toronto	• 7	• 7	• 2,091	• 1,869	• 206	• \$1,011	• 883	• \$892,486	• 11,798
North Yonge Corridor	• 18	• 6	• 2,164	• 1,778	• 219	• \$908	• 742	• \$674,455	• 7,581
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 5,715
North York West	• 8	• 10	• 2,121	• 1,700	• 419	• \$748	• 756	• \$566,069	• 24,101
Not Applicable	• 338	• 130	• 22,892	• 19,402	• 3,185	• \$673	• 1,021	• \$686,691	• 61,929
Scarborough City Centre									• 4,490
Sheppard Corridor	• 33	• 11	• 3,258	• 2,883	• 320	• \$929	• 820	• \$761,641	• 11,487
Thornhill									•
Toronto East	• 1	• 10	• 1,204	• 1,155	• 22	• \$757	• 977	• \$739,305	• 16,482
Toronto West	• 3	• 6	• 939	• 484	• 385	• \$912	• 739	• \$674,434	• 29,071
Yonge - St. Clair	• 11	• 7	• 1,121	• 1,050	• 69	• \$1,271	• 1,225	• \$1,556,074	•

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