

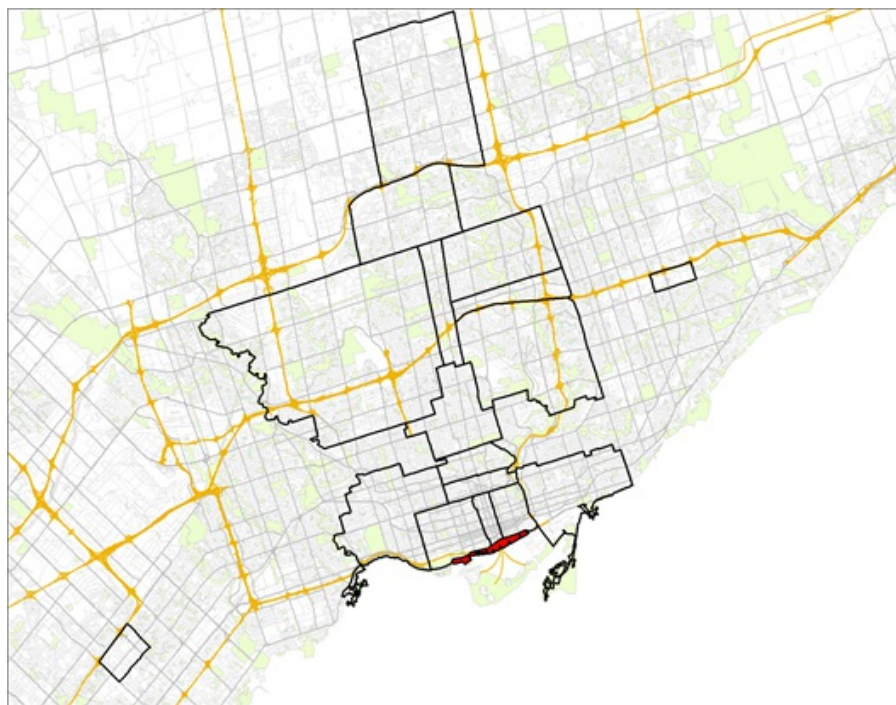


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of October 2018



Central Waterfront Submarket Report - October 2018

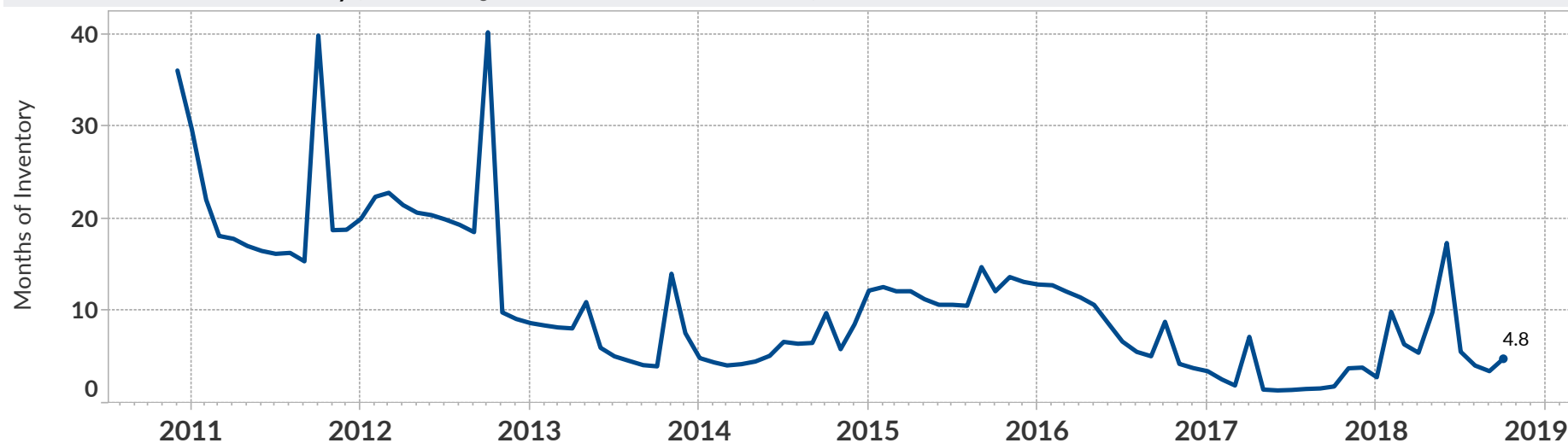


Central Waterfront		GTA
Active Projects	14	323
Total Units	6,353	82,017
Total Sales	5,323	67,973
Rem. Inv.	949	10,982
Avg. \$/SF	\$1,259	\$931
Avg. SF	914	902
Avg. \$	\$1,151,277	\$839,129
Current Month Sales (incl. active & sold out)	73	2,805

Development Applications

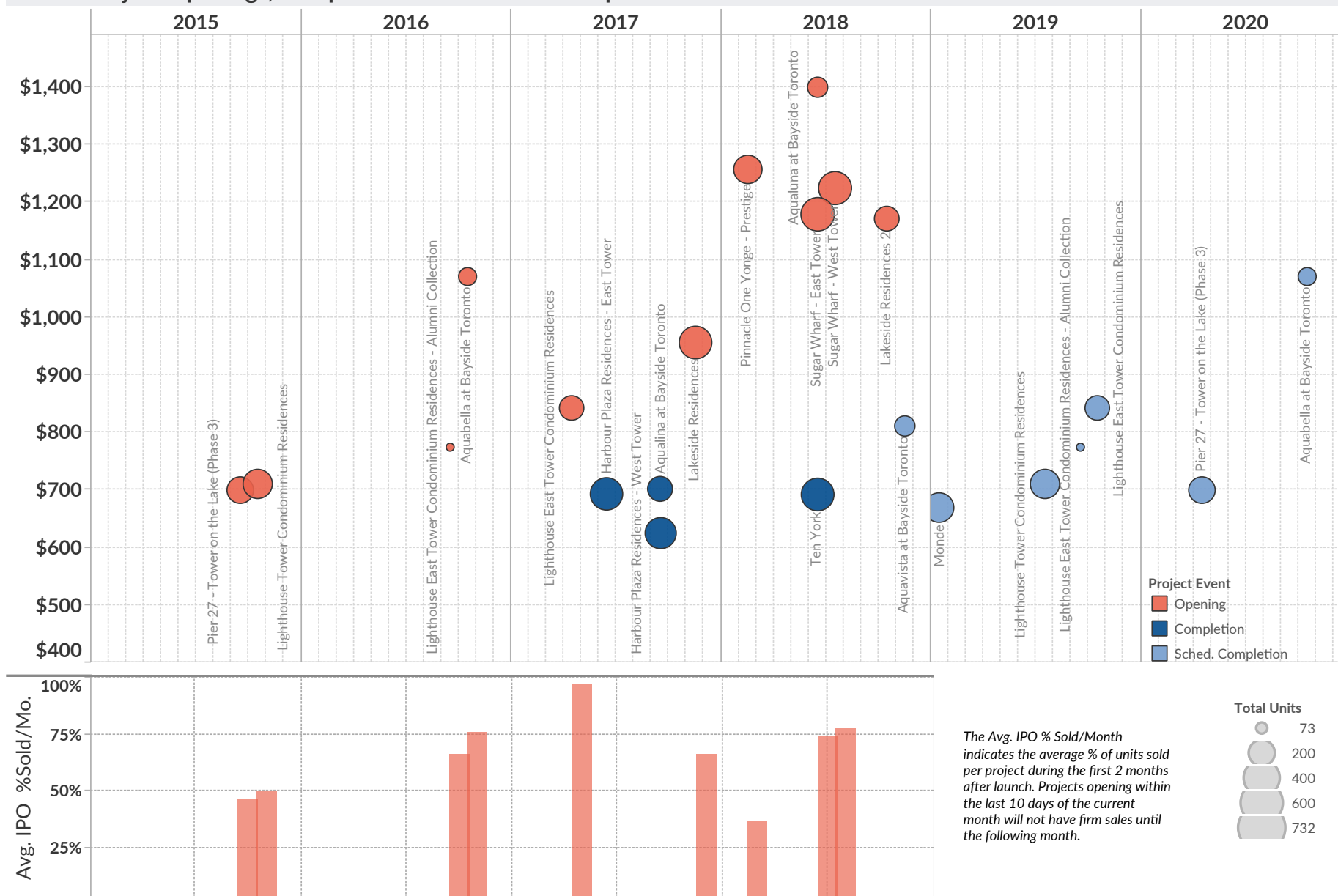
Central Waterfront		City of Toronto
Number of Dev. Apps.	5	286
Total Units	11,626	140,394
Min. Floor Space Index	3.9	0.1
Max. Floor Space Index	22.0	45.5
Avg. Floor Space Index	8.9	5.8

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



Central Waterfront Submarket Report - October 2018

Recent Project Openings, Completions & Scheduled Completions



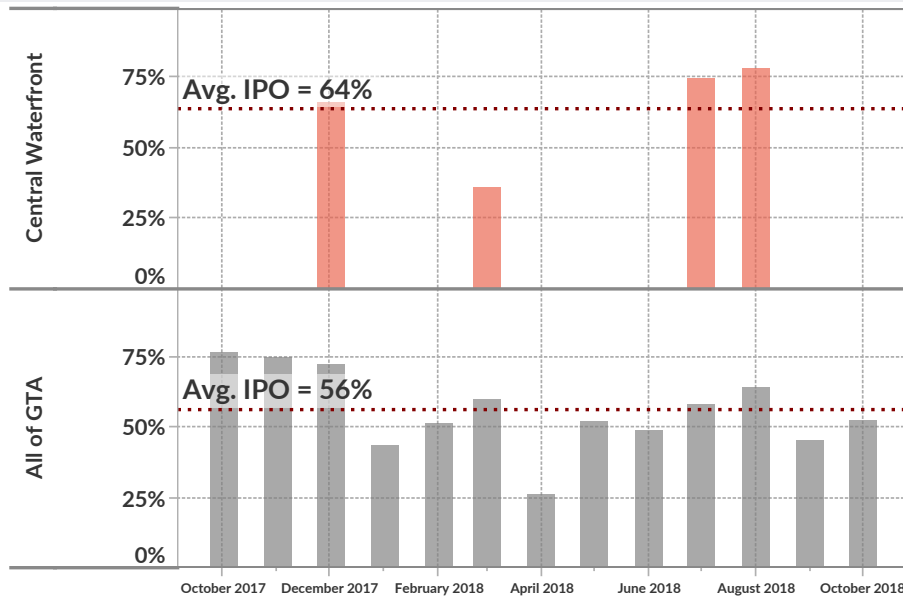
Central Waterfront Submarket Report - October 2018

Project Data by Unit Type

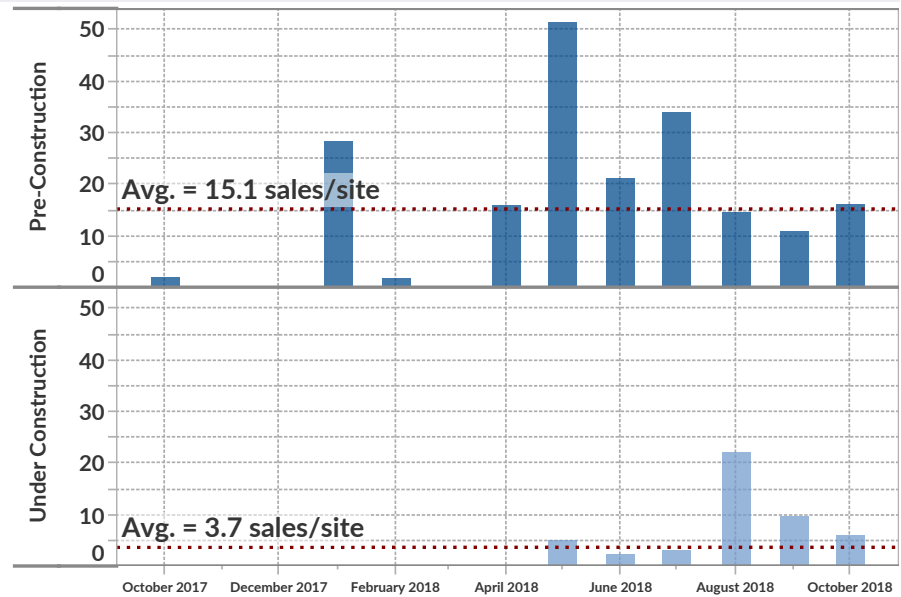
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	123	0	122	1
1 Bedroom	1,781	27	1,597	184
1 Bedroom + Den	2,015	26	1,741	274
2 Bedroom	1,108	8	960	148
2 Bedroom + Den	565	7	444	121
3 Bedroom & Up	408	4	201	207
Penthouse	204	0	197	7
Other	68	0	61	7

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,408	325	325	\$452,000	\$463,000
\$1,160	466	593	\$529,990	\$761,000
\$1,151	564	789	\$559,990	\$995,000
\$1,173	735	2,695	\$780,000	\$4,125,000
\$1,357	845	3,041	\$999,990	\$4,750,000
\$1,371	812	2,551	\$863,990	\$3,950,000
\$1,391	1,814	4,622	\$2,431,000	\$8,800,000
\$1,131	1,847	3,066	\$2,275,000	\$3,035,000

IPO Launch Performance (first 2 months)

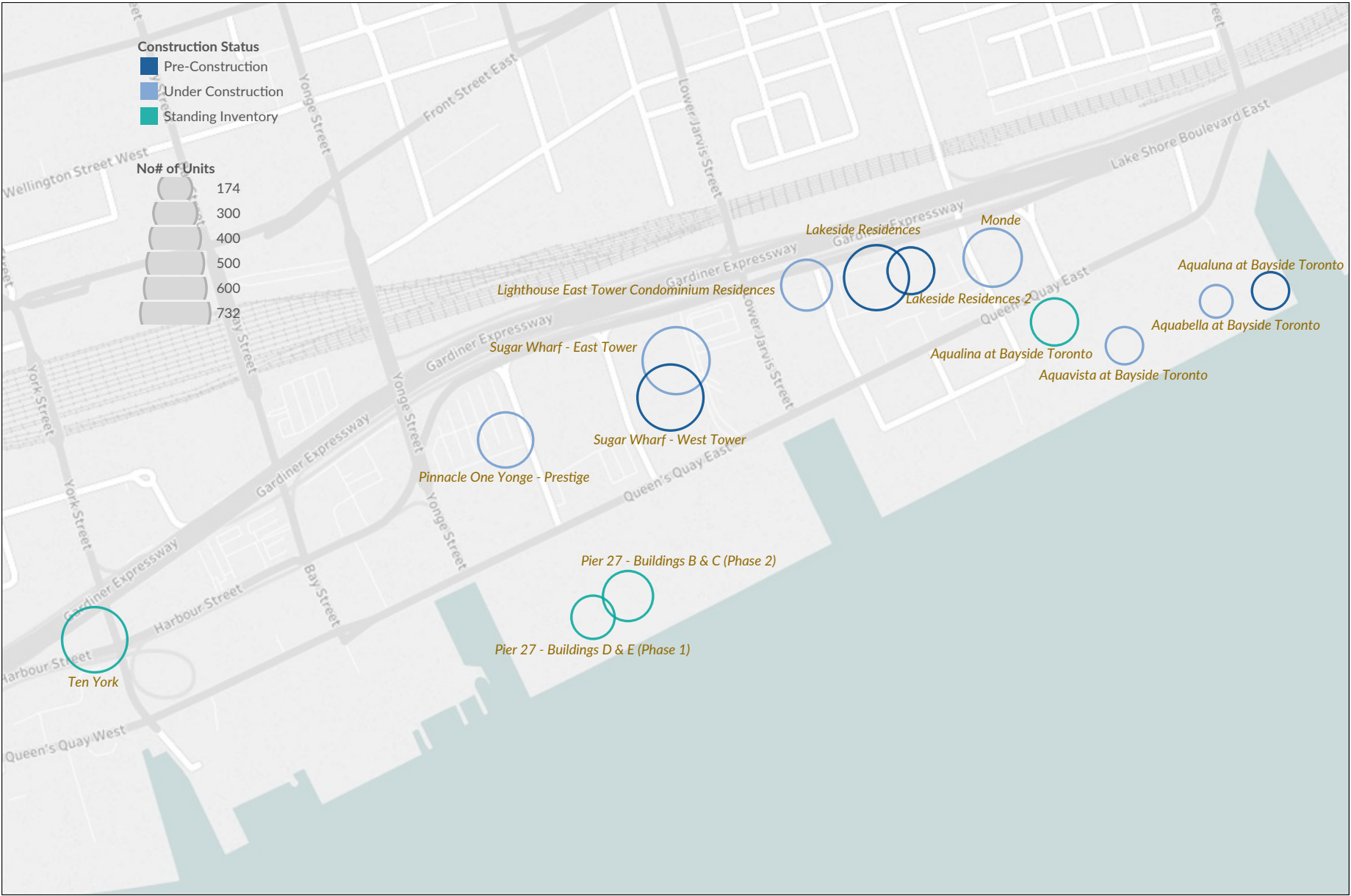


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - October 2018

Current Active Projects



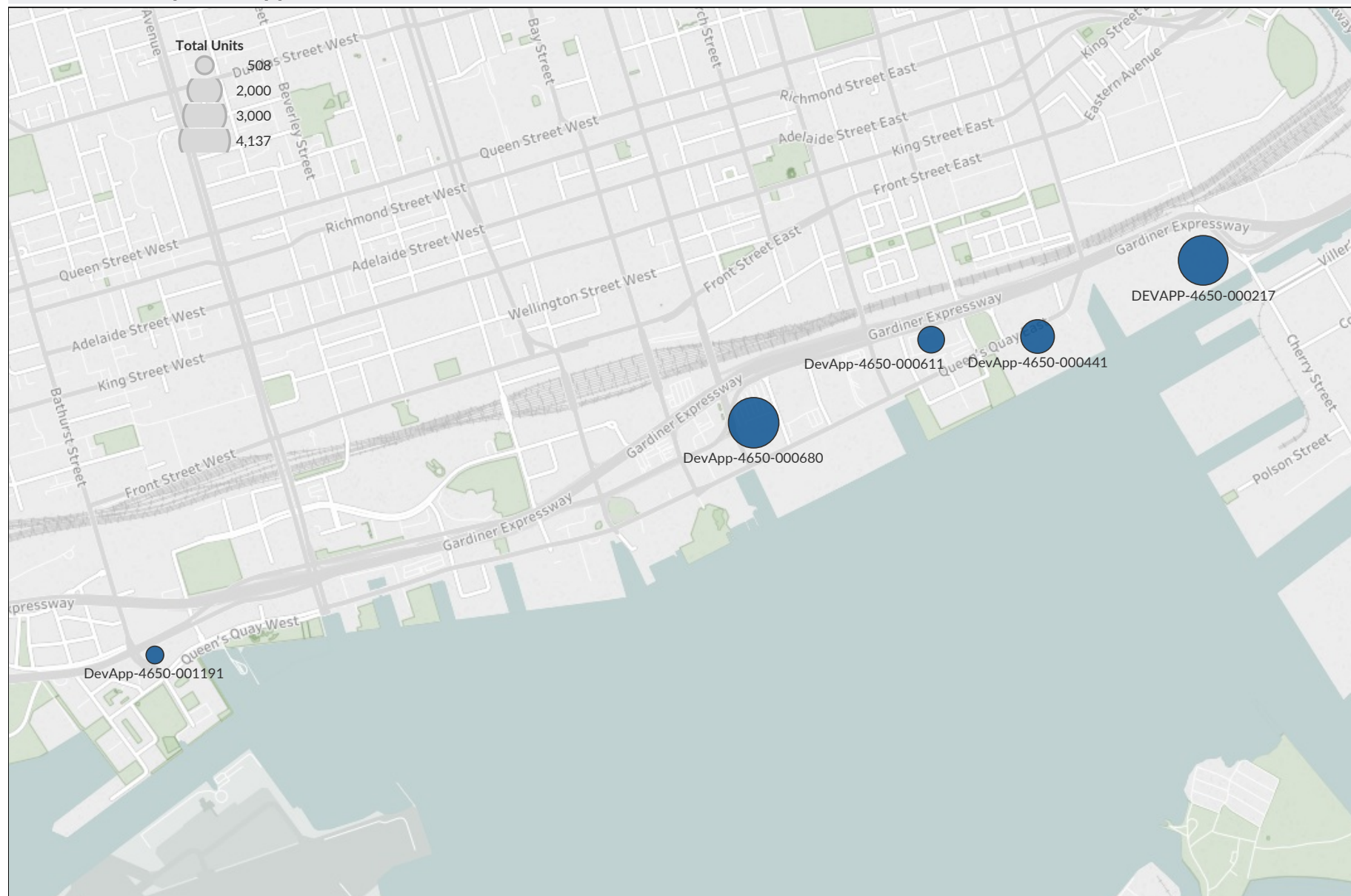
Central Waterfront Submarket Report - October 2018

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	3	4	174	\$1,070	\$1,465
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	182	43	225	\$1,399	\$1,455
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	November 2018	0	0	1	227	\$812	\$1,228
Lakeside Residences 2 - Greenland Group	Apartment	July 2022	0	0	357	357	\$1,171	\$1,171
Lakeside Residences - Greenland Group	Apartment	July 2022	35	334	76	688	\$957	\$992
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	October 2019	0	0	0	421	\$841	\$842
Monde - Great Gulf	Apartment	January 2019	0	70	2	552	\$668	\$1,224
Pier 27 - Buildings B & C (Phase 2) - Fernbrook Homes and Cit..	Apartment	June 2014	0	2	1	409	\$674	\$992
Pier 27 - Buildings D & E (Phase 1) - Fernbrook Homes and Cit..	Apartment	August 2014	0	3	3	305	\$722	\$1,081
Pinnacle One Yonge - Prestige - Pinnacle International	Apartment	May 2022	16	258	238	496	\$1,258	\$1,379
Sugar Wharf - East Tower - Menkes	Apartment	February 2022	8	644	88	732	\$1,180	\$1,375
Sugar Wharf - West Tower - Menkes	Apartment	February 2022	11	579	130	711	\$1,225	\$1,395
Ten York - Tridel	Apartment	June 2018	0	0	5	694	\$692	\$966

Central Waterfront Submarket Report - October 2018

Current Development Applications



Central Waterfront Submarket Report - October 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	4,000
DevApp-4650-000441	261 Queens Quay East	3.9	1,833
DevApp-4650-000611	215 Lake Shore Boulevard East	10.2	1,148
DevApp-4650-000680	1 Yonge Street	28.0	4,137
DevApp-4650-001191	545 Lake Shore Blvd West	7.5	508

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 - October 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	• 11	• 17	• 5,733	• 5,206	• 223	• \$2,089	• 1,817	• \$3,797,257	• 4,666
Central Waterfront	• 73	• 14	• 6,353	• 5,323	• 949	• \$1,259	• 914	• \$1,151,277	• 11,626
Don Mills - York Mills	• 12	• 8	• 2,238	• 2,050	• 188	• \$847	• 1,151	• \$974,977	• 10,667
Downtown Core	• 27	• 8	• 3,503	• 3,413	• 47	• \$1,351	• 973	• \$1,314,306	• 17,560
Downtown East	• 357	• 17	• 5,243	• 4,876	• 342	• \$983	• 860	• \$845,350	• 9,479
Downtown West	• 278	• 28	• 10,793	• 8,682	• 1,596	• \$1,230	• 739	• \$909,602	• 13,899
Etobicoke Waterfront	• 7	• 8	• 3,590	• 3,385	• 205	• \$1,048	• 855	• \$896,284	• 1,439
Highway7 - Yonge	• 24	• 6	• 1,582	• 1,162	• 280	• \$652	• 920	• \$599,893	•
Mississauga City Centre	• 33	• 8	• 4,609	• 3,083	• 1,115	• \$789	• 691	• \$545,824	•
North Toronto	• 212	• 8	• 2,450	• 1,943	• 286	• \$1,111	• 890	• \$988,772	• 6,179
North Yonge Corridor	• 57	• 6	• 2,256	• 1,834	• 231	• \$911	• 761	• \$692,590	• 3,967
North York East	• 0	• 2	• 651	• 645	• 5	• \$706	• 1,595	• \$1,125,400	• 2,381
North York West	• 153	• 12	• 2,610	• 2,281	• 306	• \$788	• 764	• \$602,272	• 9,624
Not Applicable	• 917	• 139	• 21,873	• 17,298	• 3,929	• \$669	• 1,009	• \$674,826	• 26,461
Scarborough City Centre									• 2,245
Sheppard Corridor	• 273	• 13	• 3,969	• 3,170	• 506	• \$907	• 802	• \$727,869	• 4,219
Thornhill									•
Toronto East	• 259	• 12	• 1,622	• 1,452	• 91	• \$889	• 942	• \$837,501	• 6,362
Toronto West	• 108	• 9	• 1,660	• 959	• 620	• \$946	• 818	• \$773,715	• 12,673
Yonge - St. Clair	• 4	• 8	• 1,282	• 1,211	• 63	• \$1,246	• 1,236	• \$1,541,000	•

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