

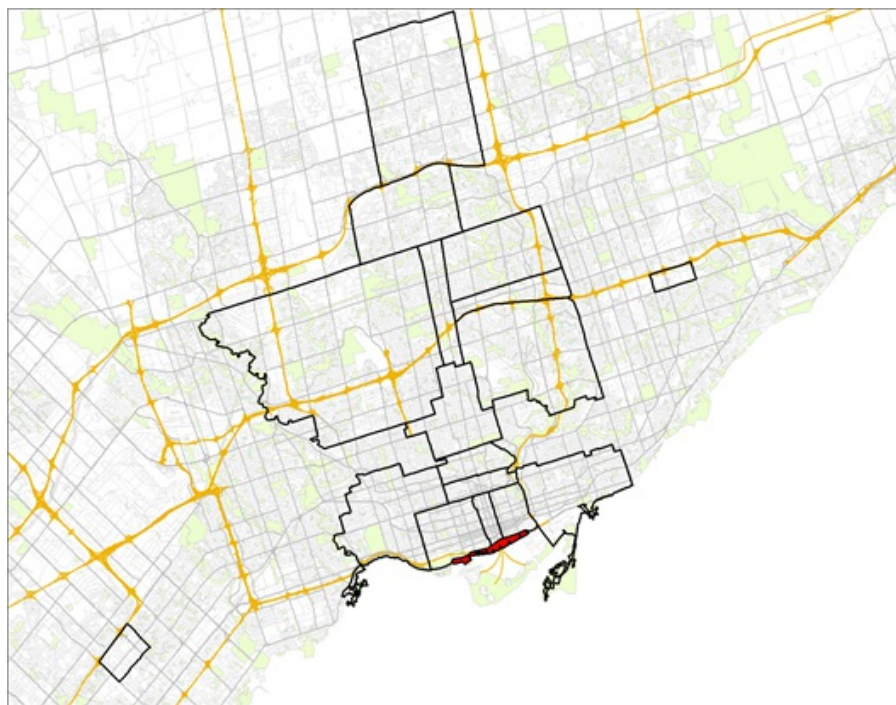


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of November 2018



Central Waterfront Submarket Report - November 2018

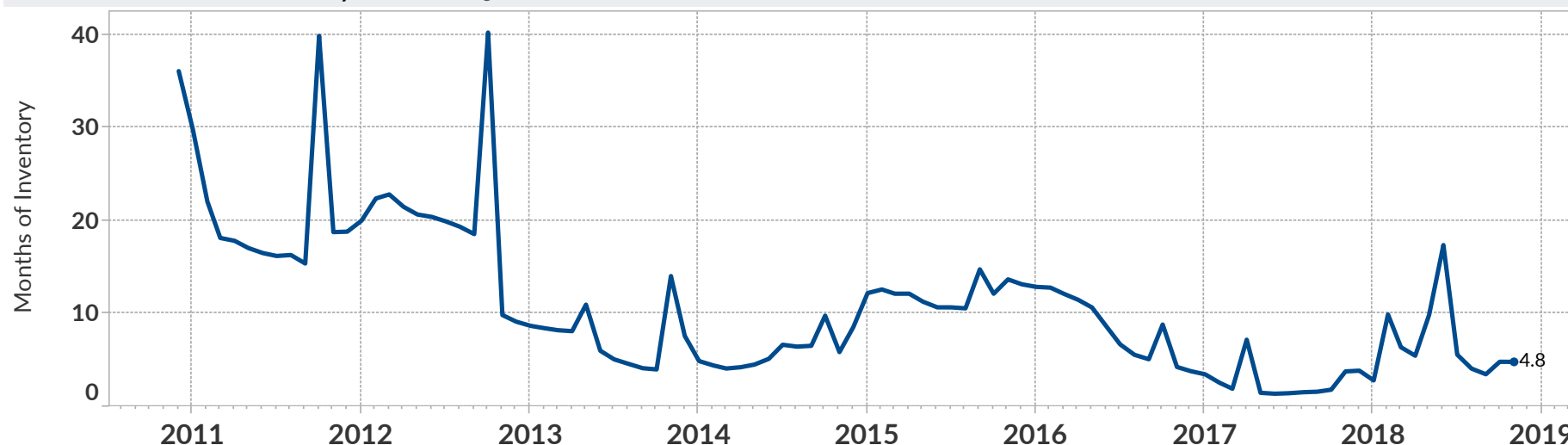


Central Waterfront		GTA
Active Projects	14	330
Total Units	6,359	85,769
Total Sales	5,409	70,643
Rem. Inv.	870	11,254
Avg. \$/SF	\$1,296	\$929
Avg. SF	950	904
Avg. \$	\$1,230,683	\$839,519
Current Month Sales (incl. active & sold out)	86	2,454

Development Applications

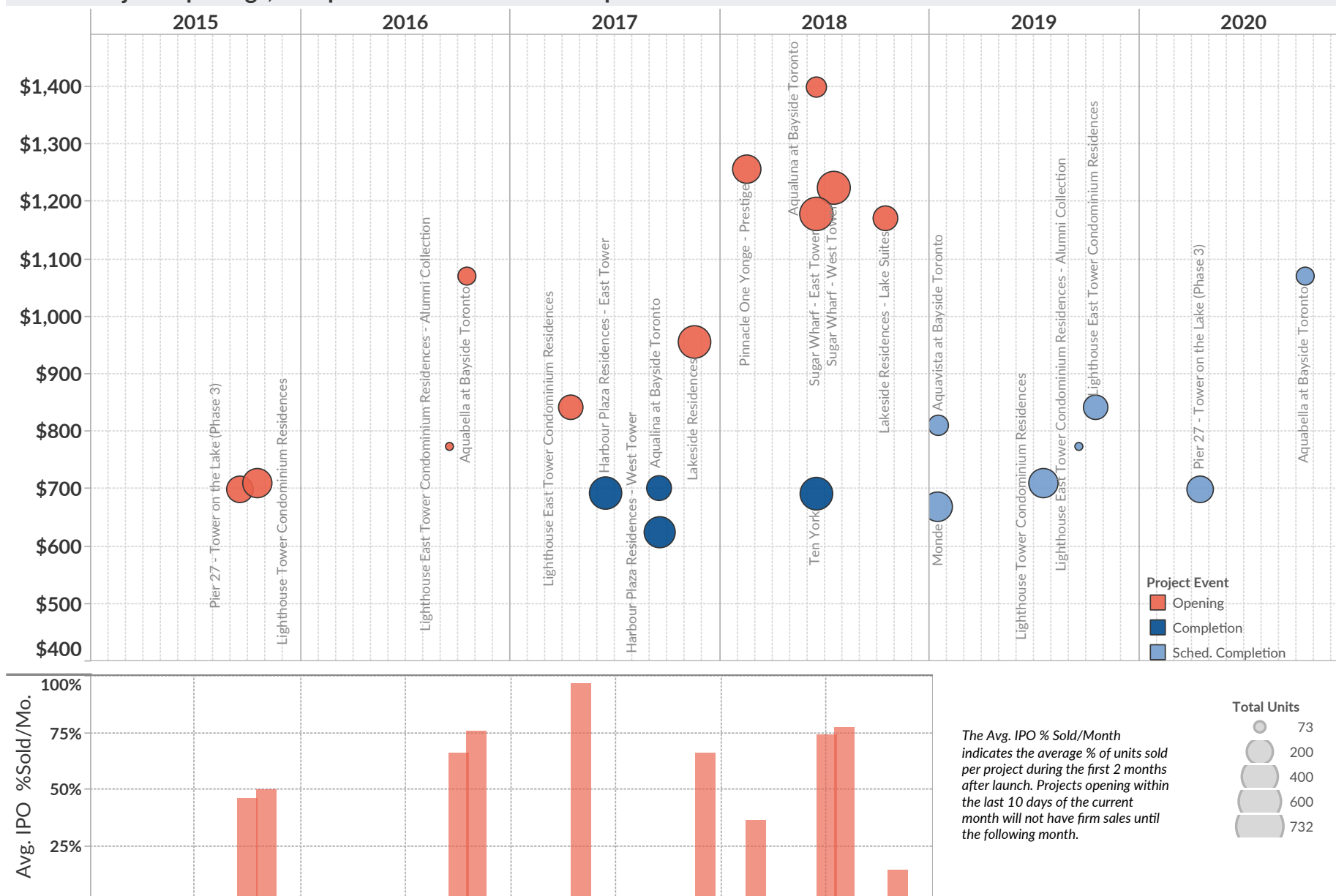
Central Waterfront		City of Toronto
Number of Dev. Apps.	5	288
Total Units	11,626	140,875
Min. Floor Space Index	3.9	0.1
Max. Floor Space Index	22.0	45.5
Avg. Floor Space Index	8.9	5.8

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



Central Waterfront Submarket Report - November 2018

Recent Project Openings, Completions & Scheduled Completions



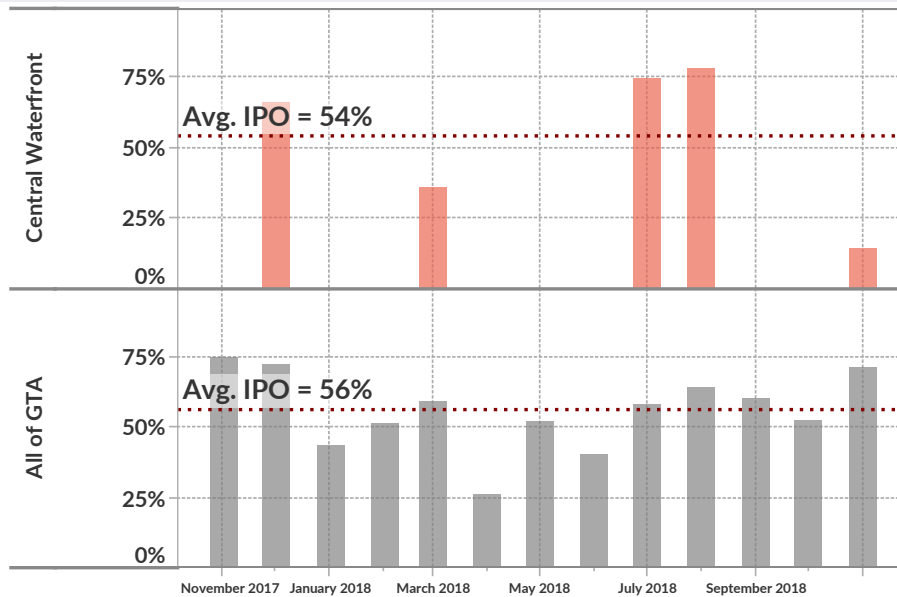
Central Waterfront Submarket Report - November 2018

Project Data by Unit Type

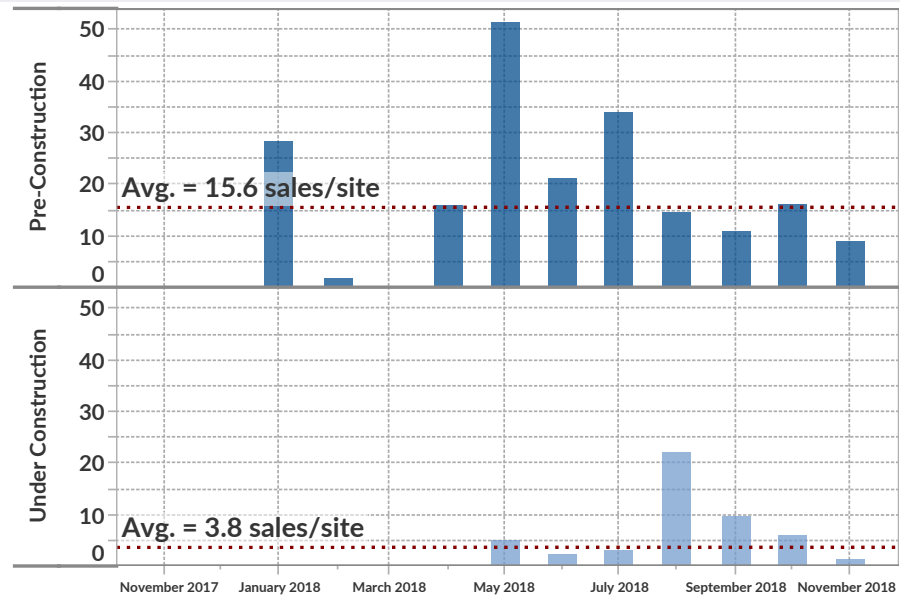
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	123	0	122	1
1 Bedroom	1,781	29	1,626	155
1 Bedroom + Den	2,016	41	1,782	234
2 Bedroom	1,109	7	967	142
2 Bedroom + Den	566	9	453	113
3 Bedroom & Up	408	0	201	207
Penthouse	208	0	197	11
Other	68	0	61	7

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,408	325	325	\$452,000	\$463,000
\$1,248	466	593	\$545,000	\$794,990
\$1,195	564	789	\$559,990	\$995,000
\$1,190	735	2,695	\$780,000	\$4,125,000
\$1,392	845	3,041	\$991,990	\$4,750,000
\$1,387	812	2,551	\$863,990	\$3,950,000
\$1,382	948	4,622	\$1,228,990	\$8,800,000
\$1,131	1,847	3,066	\$2,275,000	\$3,035,000

IPO Launch Performance (first 2 months)

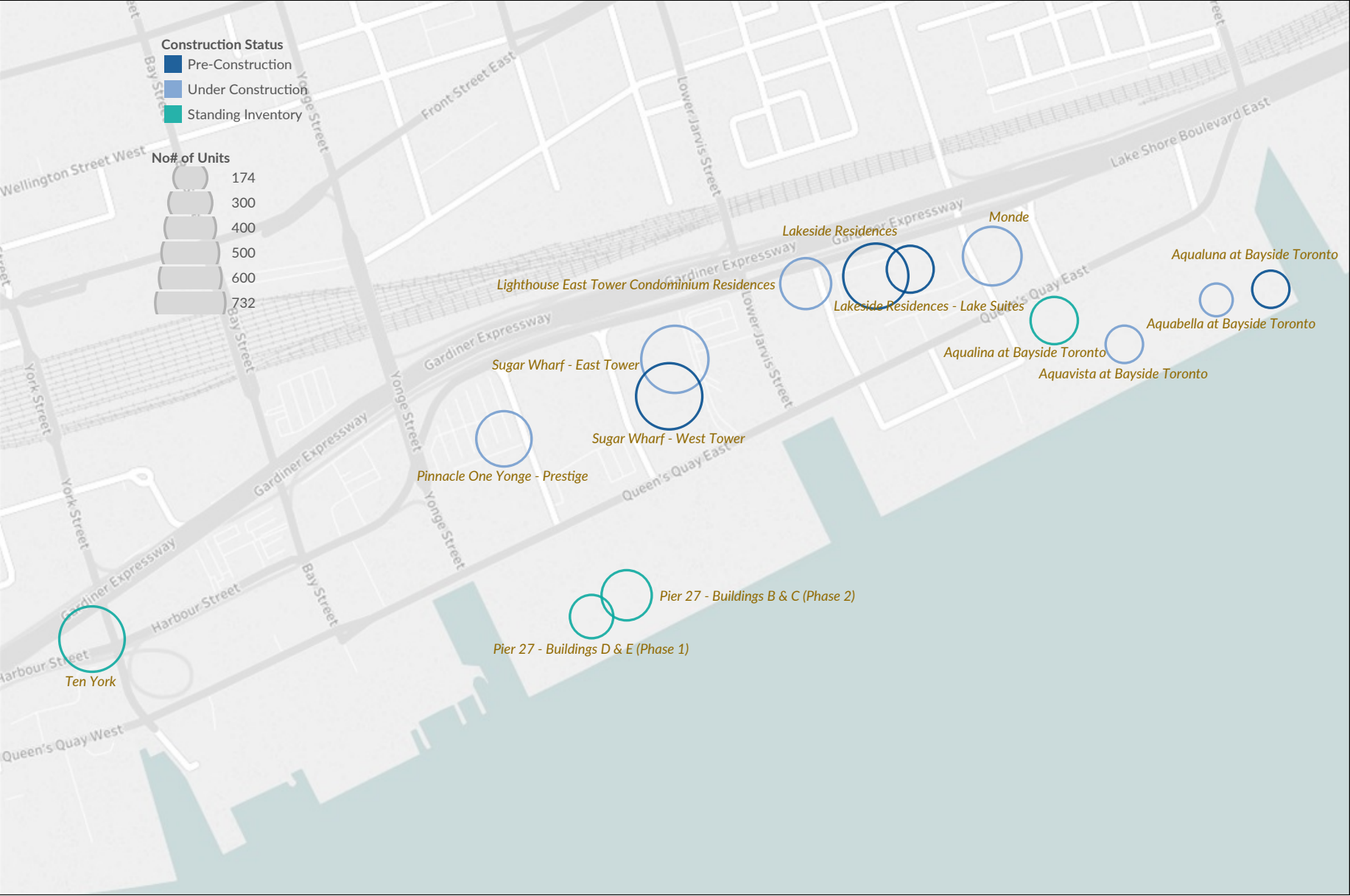


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - November 2018

Current Active Projects



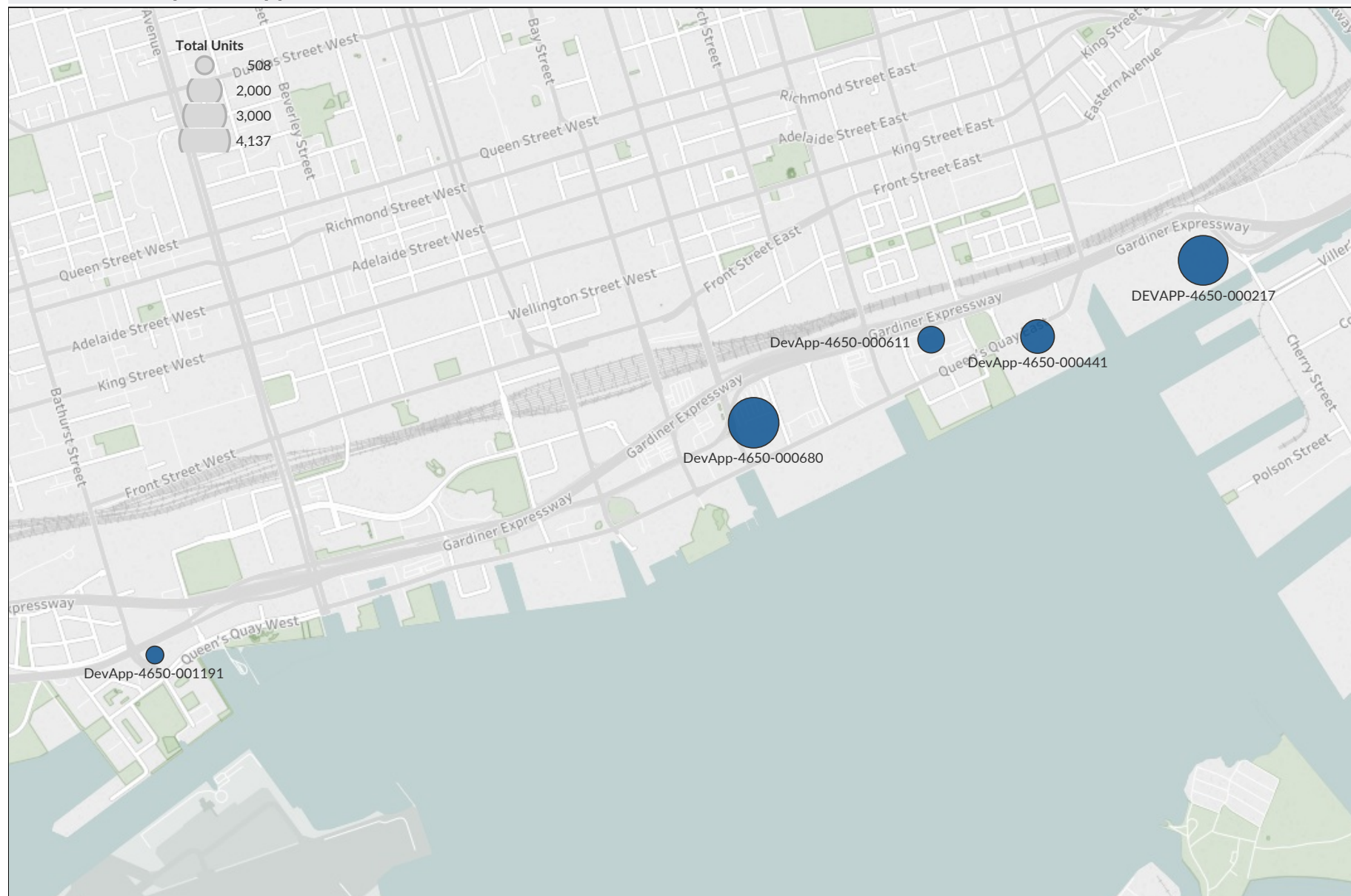
Central Waterfront Submarket Report - November 2018

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	0	182	43	225	\$1,399	\$1,455
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	January 2019	0	0	1	227	\$812	\$1,228
Lakeside Residences - Greenland Group	Apartment	July 2022	27	361	49	688	\$957	\$983
Lakeside Residences - Lake Suites - Greenland Group	Apartment	July 2022	52	52	305	357	\$1,171	\$1,257
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	October 2019	0	0	0	421	\$841	\$842
Monde - Great Gulf	Apartment	January 2019	2	72	7	558	\$668	\$1,358
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	5	263	233	496	\$1,258	\$1,382
Sugar Wharf - East Tower - Menkes	Apartment	February 2022	0	644	88	732	\$1,180	\$1,375
Sugar Wharf - West Tower - Menkes	Apartment	February 2022	0	579	130	711	\$1,225	\$1,395
Ten York - Tridel	Apartment	June 2018	0	0	5	694	\$692	\$966

Central Waterfront Submarket Report - November 2018

Current Development Applications



Central Waterfront Submarket Report - November 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 - November 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	• 9	• 17	• 5,733	• 5,215	• 214	• \$2,075	• 1,789	• \$3,711,751	• 4,666
Central Waterfront	• 86	• 14	• 6,359	• 5,409	• 870	• \$1,296	• 950	• \$1,230,683	• 11,626
Don Mills - York Mills	• 9	• 8	• 2,259	• 2,059	• 200	• \$873	• 1,130	• \$986,121	• 10,667
Downtown Core	• 18	• 8	• 4,272	• 3,842	• 28	• \$1,351	• 973	• \$1,314,306	• 17,560
Downtown East	• 41	• 17	• 5,243	• 4,902	• 313	• \$964	• 878	• \$846,497	• 9,479
Downtown West	• 180	• 29	• 10,990	• 8,812	• 1,681	• \$1,230	• 754	• \$927,456	• 13,899
Etobicoke Waterfront	• 9	• 8	• 3,590	• 3,393	• 197	• \$1,052	• 854	• \$898,275	• 1,439
Highway7 - Yonge	• 20	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 443	• 8	• 4,549	• 3,540	• 657	• \$787	• 708	• \$556,945	•
North Toronto	• 144	• 8	• 2,485	• 2,213	• 230	• \$1,122	• 995	• \$1,116,119	• 6,179
North Yonge Corridor	• 16	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,121
North York East	• 0	• 3	• 681	• 645	• 35	• \$883	• 1,100	• \$971,400	• 2,381
North York West	• 17	• 12	• 2,610	• 2,289	• 298	• \$796	• 766	• \$610,070	• 9,624
Not Applicable	• 1,114	• 141	• 24,262	• 18,143	• 4,718	• \$690	• 949	• \$654,766	• 26,788
Scarborough City Centre									• 2,245
Sheppard Corridor	• 95	• 13	• 3,969	• 3,238	• 405	• \$912	• 812	• \$739,893	• 4,219
Thornhill									•
Toronto East	• 18	• 13	• 1,699	• 1,503	• 108	• \$938	• 1,006	• \$943,594	• 6,362
Toronto West	• 233	• 11	• 2,040	• 1,192	• 767	• \$971	• 850	• \$825,451	• 12,673
Yonge - St. Clair	• 2	• 8	• 1,282	• 1,213	• 61	• \$1,262	• 1,259	• \$1,588,820	•

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