

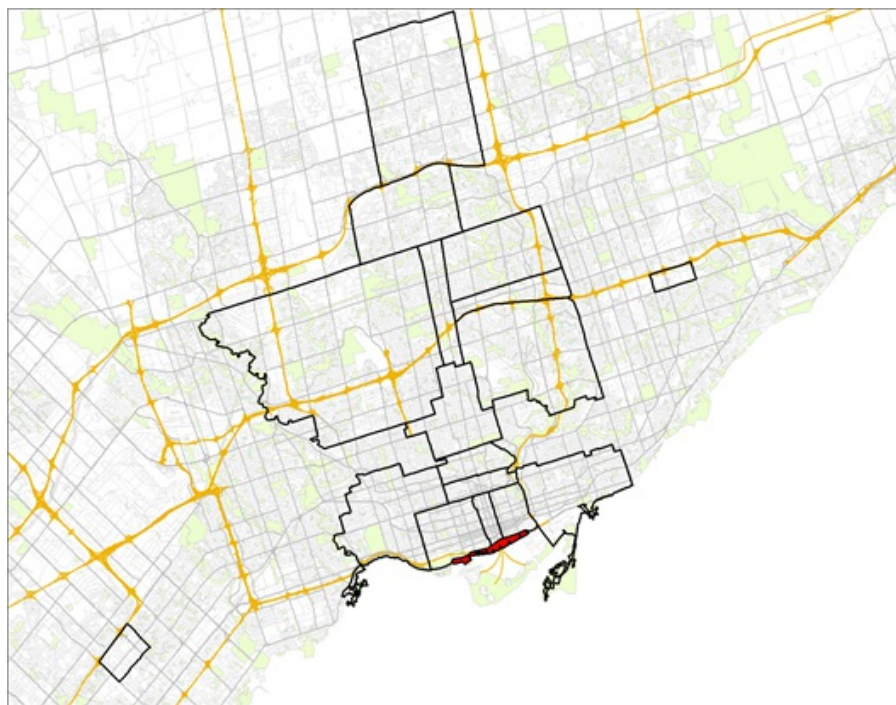


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of January 2019



Central Waterfront Submarket Report - January 2019

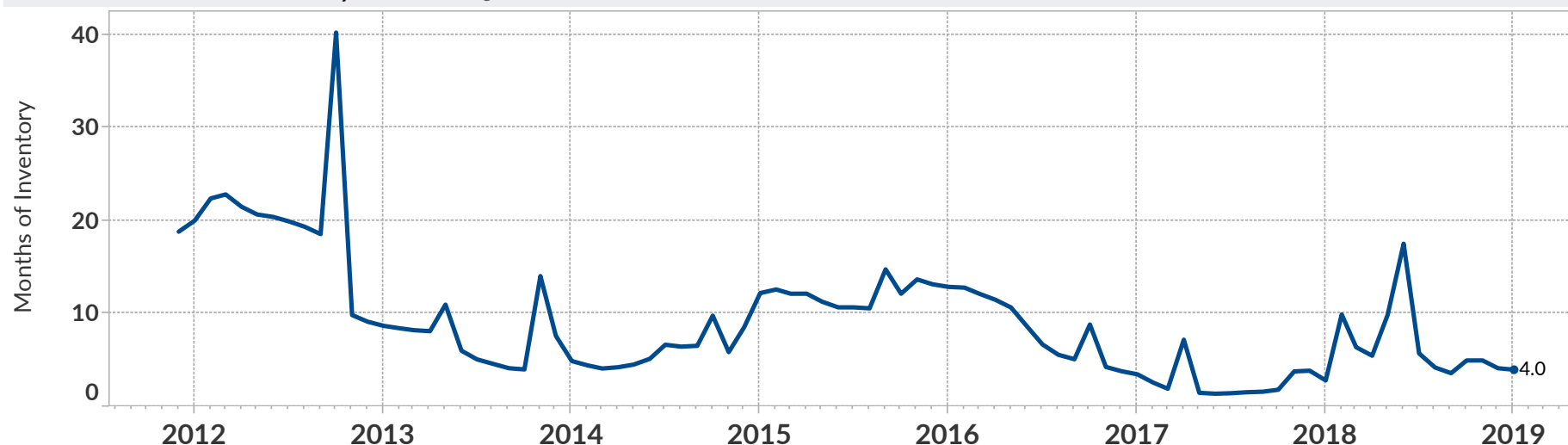


Central Waterfront		GTA
Active Projects	15	326
Total Units	6,871	86,555
Total Sales	6,046	72,181
Rem. Inv.	746	10,364
Avg. \$/SF	\$1,314	\$954
Avg. SF	992	923
Avg. \$	\$1,302,871	\$880,604
Current Month Sales (incl. active & sold out)	37	942

Development Applications

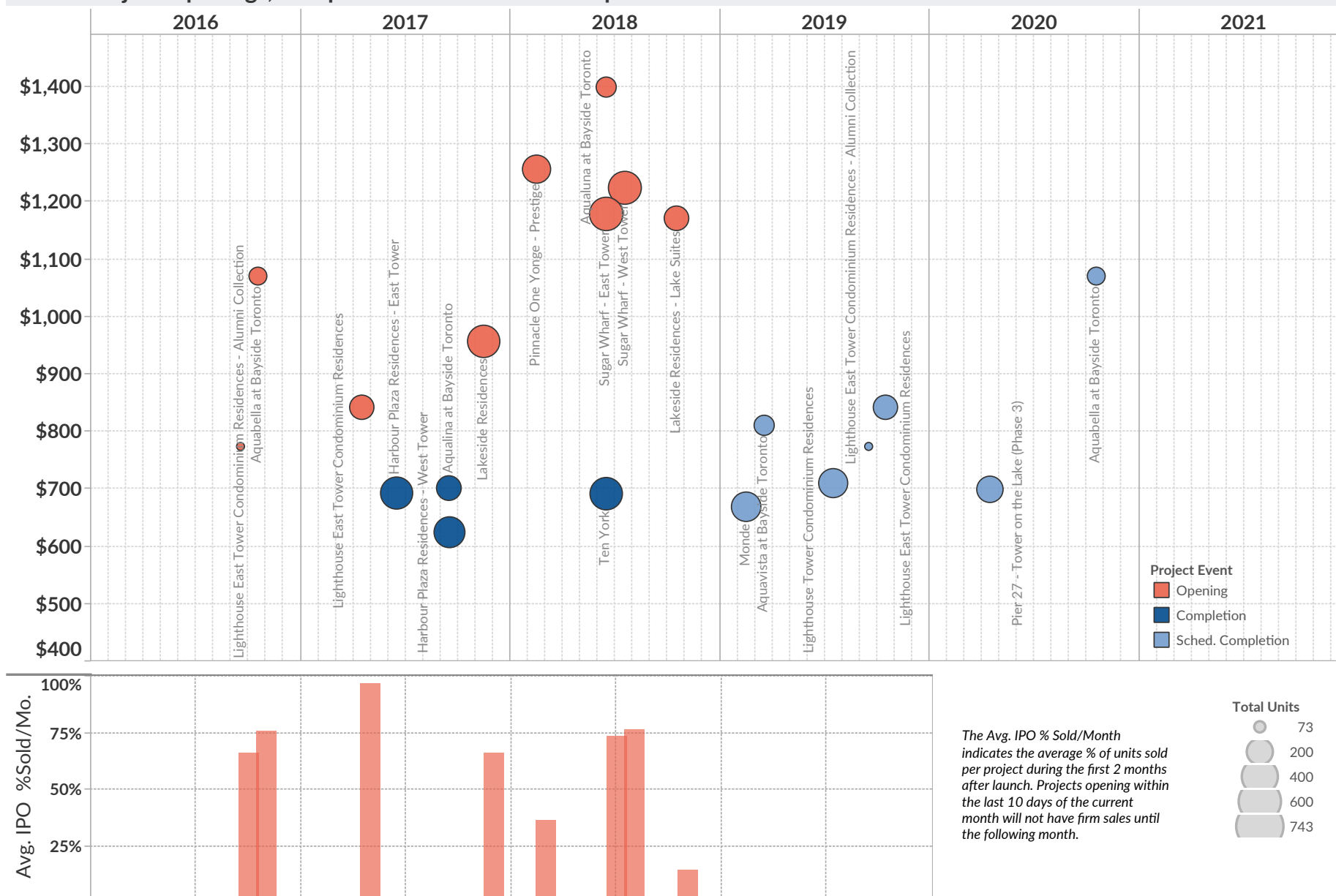
Central Waterfront		City of Toronto
Number of Dev. Apps.	6	316
Total Units	16,818	157,852
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	22.0	45.5
Avg. Floor Space Index	8.1	5.7

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



Central Waterfront Submarket Report - January 2019

Recent Project Openings, Completions & Scheduled Completions



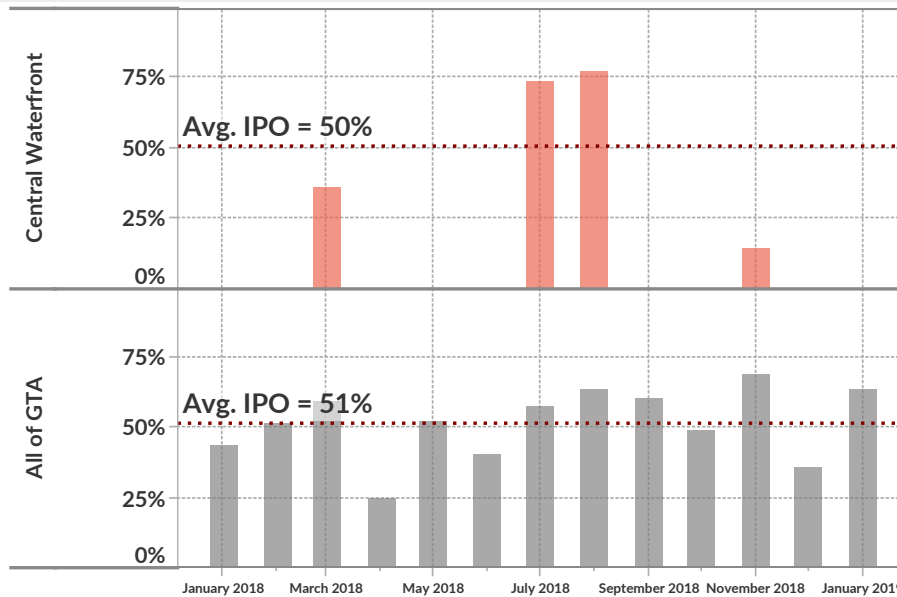
Central Waterfront Submarket Report - January 2019

Project Data by Unit Type

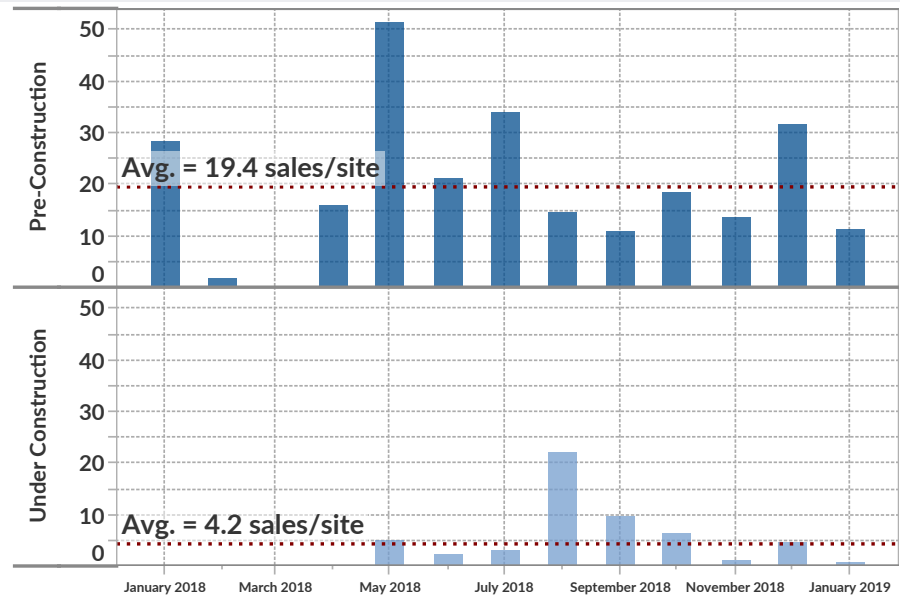
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	123	0	122	1
1 Bedroom	1,832	13	1,725	107
1 Bedroom + Den	2,149	14	1,950	199
2 Bedroom	1,247	7	1,125	122
2 Bedroom + Den	688	3	598	90
3 Bedroom & Up	476	0	268	208
Penthouse	209	0	197	12
Other	68	0	61	7

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,391	325	325	\$451,990	\$451,990
\$1,236	466	587	\$545,000	\$797,990
\$1,173	564	743	\$691,990	\$941,990
\$1,226	735	2,695	\$780,000	\$4,125,000
\$1,398	845	3,041	\$991,990	\$4,750,000
\$1,404	812	2,551	\$895,000	\$3,950,000
\$1,372	938	6,106	\$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 - January 2019

Current Active Projects



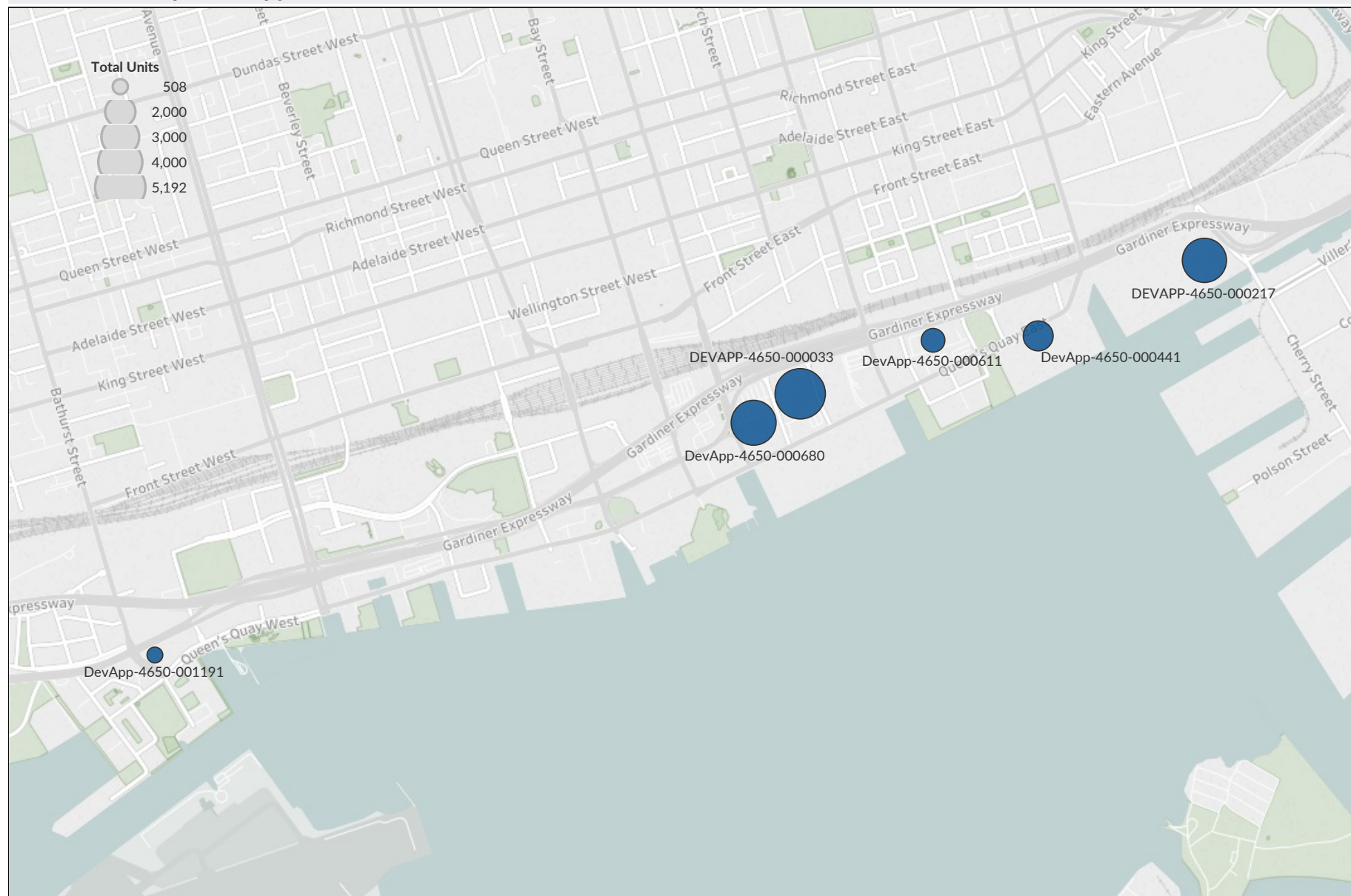
Central Waterfront Submarket Report - January 2019

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	0	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	1	1	42	225	\$1,399	\$1,455
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	March 2019	0	0	1	227	\$812	\$1,228
Lakeside Residences - Greenland Group	Apartment	July 2022	2	2	44	688	\$957	\$1,053
Lakeside Residences - Lake Suites - Greenland Group	Apartment	March 2023	31	31	182	365	\$1,171	\$1,266
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	October 2019	0	0	0	421	\$841	\$842
Monde - Great Gulf	Apartment	February 2019	1	1	6	551	\$668	\$1,449
Pier 27 - Buildings B & C (Phase 2) - Fernbrook Homes and Cit..	Apartment	June 2014	0	0	1	409	\$674	\$992
Pier 27 - Buildings D & E (Phase 1) - Fernbrook Homes and Cit..	Apartment	August 2014	0	0	3	305	\$722	\$1,081
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	2	2	234	496	\$1,258	\$1,391
Sugar Wharf - East Tower - Menkes	Apartment	February 2022	0	0	91	743	\$1,180	\$1,385
Sugar Wharf - West Tower - Menkes	Apartment	February 2022	0	0	131	720	\$1,225	\$1,395
Ten York - Tridel	Apartment	June 2018	0	0	5	694	\$692	\$966

Central Waterfront Submarket Report - January 2019

Current Development Applications



Central Waterfront Submarket Report - January 2019

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000033	55 Lake Shore Boulevard East	11.2	5,192
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 - January 2019

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	• 5	• 17	• 5,751	• 5,231	• 221	• \$2,251	• 1,957	• \$4,406,623	• 5,031
Central Waterfront	• 37	• 15	• 6,871	• 6,046	• 746	• \$1,314	• 992	• \$1,302,871	• 16,818
Don Mills - York Mills	• 11	• 8	• 2,327	• 2,084	• 183	• \$885	• 1,135	• \$1,004,963	• 10,889
Downtown Core	• 0	• 8	• 4,272	• 3,844	• 26	• \$1,294	• 1,261	• \$1,632,354	• 18,308
Downtown East	• 14	• 16	• 5,192	• 4,870	• 294	• \$986	• 892	• \$879,028	• 15,472
Downtown West	• 122	• 30	• 11,378	• 9,471	• 1,443	• \$1,242	• 768	• \$953,706	• 13,867
Etobicoke Waterfront	• 7	• 8	• 3,728	• 3,408	• 191	• \$1,072	• 860	• \$922,025	• 1,439
Highway7 - Yonge	• 0	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 42	• 8	• 4,495	• 3,645	• 552	• \$781	• 753	• \$587,951	•
North Toronto	• 251	• 9	• 2,908	• 2,483	• 335	• \$1,160	• 893	• \$1,036,000	• 6,252
North Yonge Corridor	• 0	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,495
North York East	• 1	• 2	• 528	• 505	• 22	• \$943	• 1,025	• \$966,945	• 2,381
North York West	• 6	• 11	• 2,583	• 2,317	• 244	• \$808	• 724	• \$585,606	• 9,893
Not Applicable	• 217	• 138	• 23,866	• 18,084	• 4,242	• \$686	• 962	• \$659,839	• 35,194
Scarborough City Centre									• 2,245
Sheppard Corridor	• 166	• 13	• 4,004	• 3,253	• 511	• \$947	• 845	• \$800,515	• 4,168
Thornhill									•
Toronto East	• 5	• 12	• 1,531	• 1,400	• 89	• \$920	• 993	• \$913,336	• 1,227
Toronto West	• 58	• 11	• 2,089	• 1,289	• 731	• \$969	• 863	• \$836,569	• 12,983
Yonge - St. Clair	• 0	• 8	• 1,286	• 1,216	• 62	• \$1,245	• 1,275	• \$1,588,047	• 169

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