

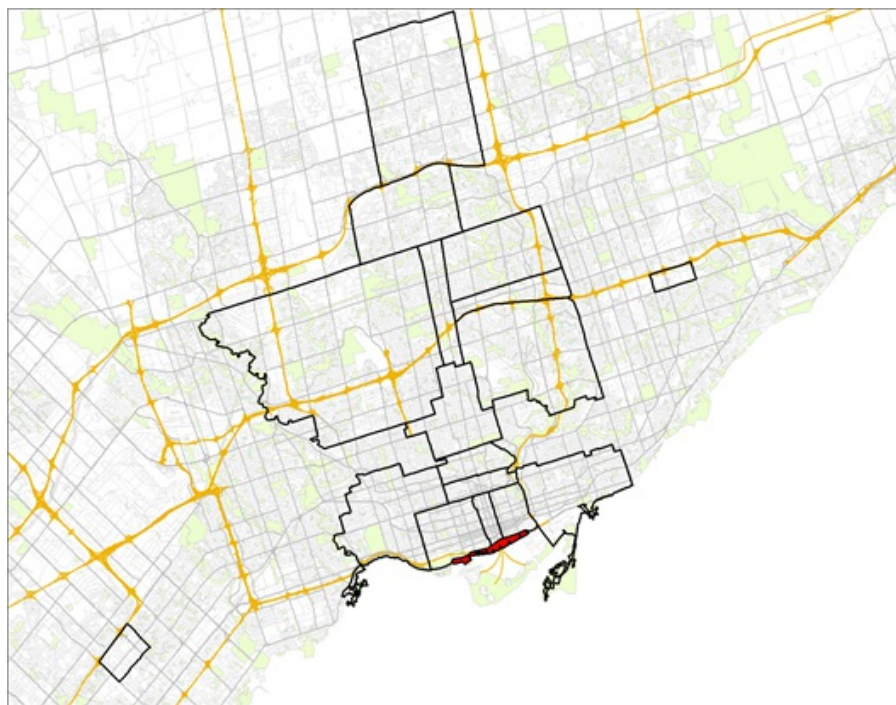


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of February 2019



Central Waterfront Submarket Report - February 2019

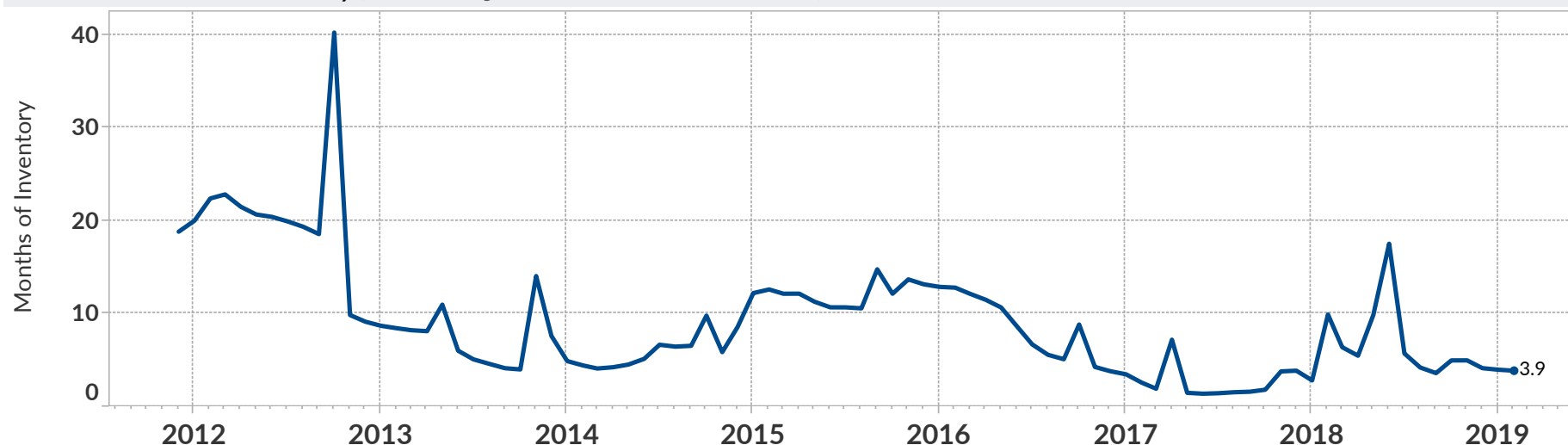


Central Waterfront		GTA
Active Projects	15	330
Total Units	6,871	87,681
Total Sales	6,062	73,122
Rem. Inv.	730	11,269
Avg. \$/SF	\$1,315	\$965
Avg. SF	997	903
Avg. \$	\$1,311,498	\$871,303
Current Month Sales (incl. active & sold out)	16	772

Development Applications

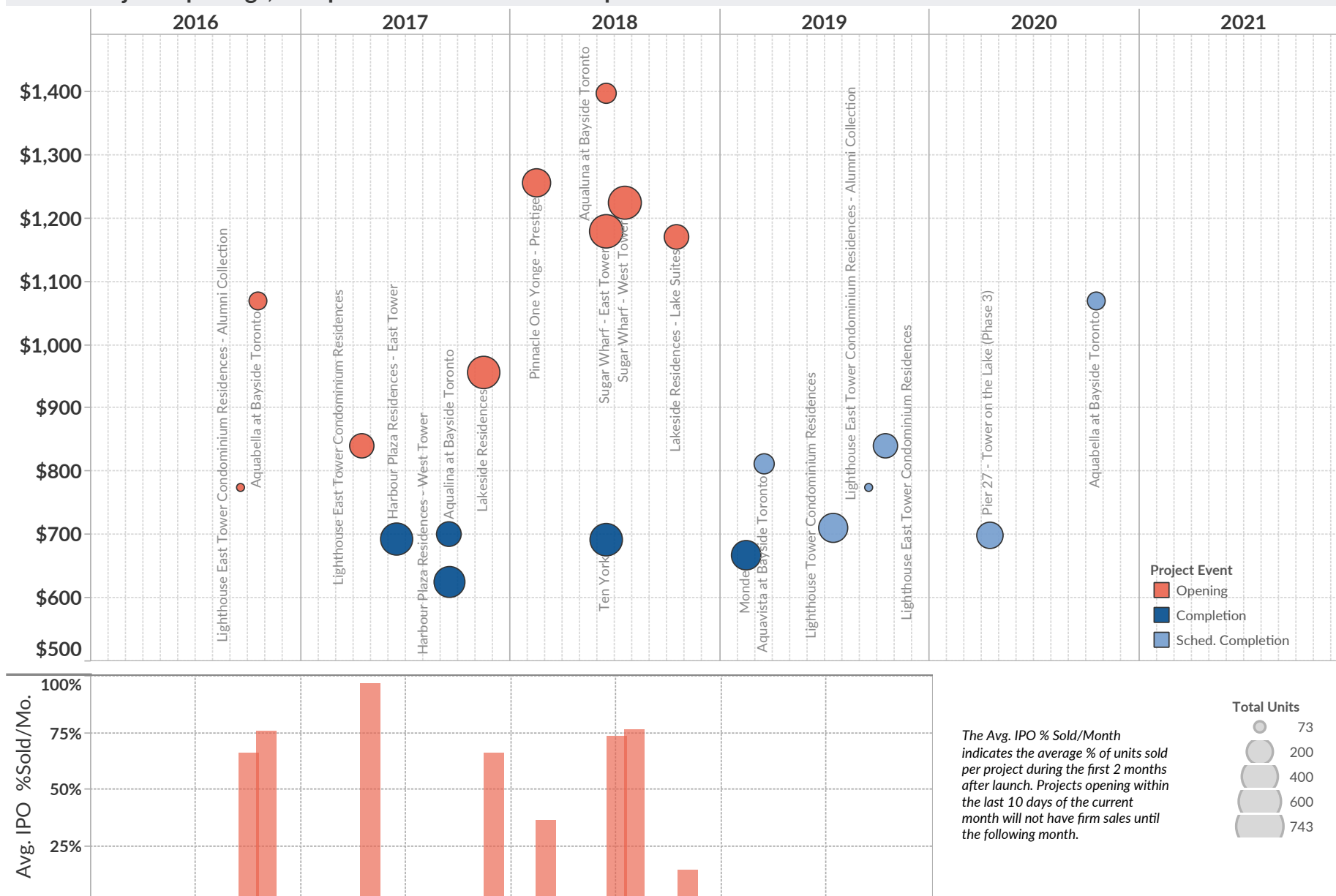
Central Waterfront		City of Toronto
Number of Dev. Apps.	6	323
Total Units	16,844	166,695
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	22.0	45.5
Avg. Floor Space Index	8.1	5.8

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



Central Waterfront Submarket Report - February 2019

Recent Project Openings, Completions & Scheduled Completions



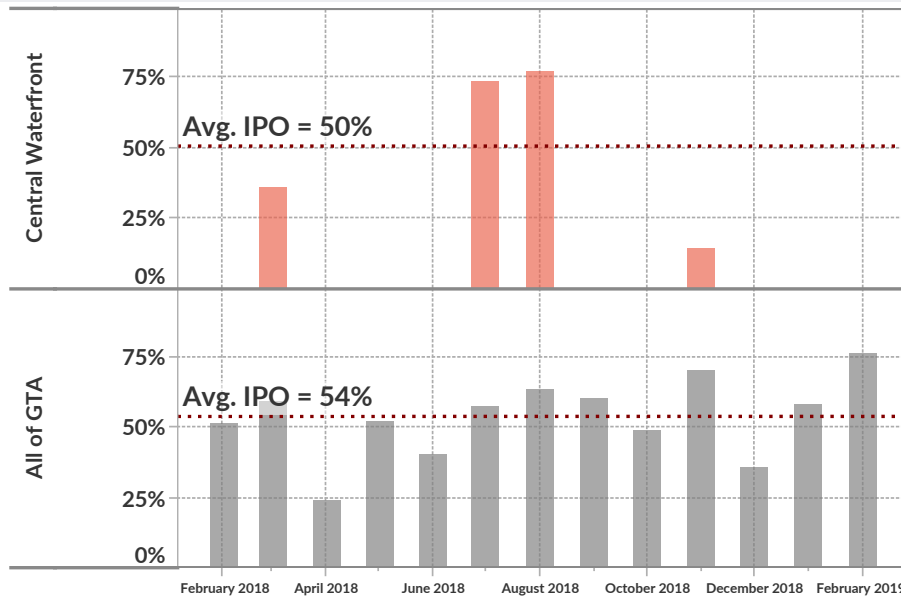
Central Waterfront Submarket Report - February 2019

Project Data by Unit Type

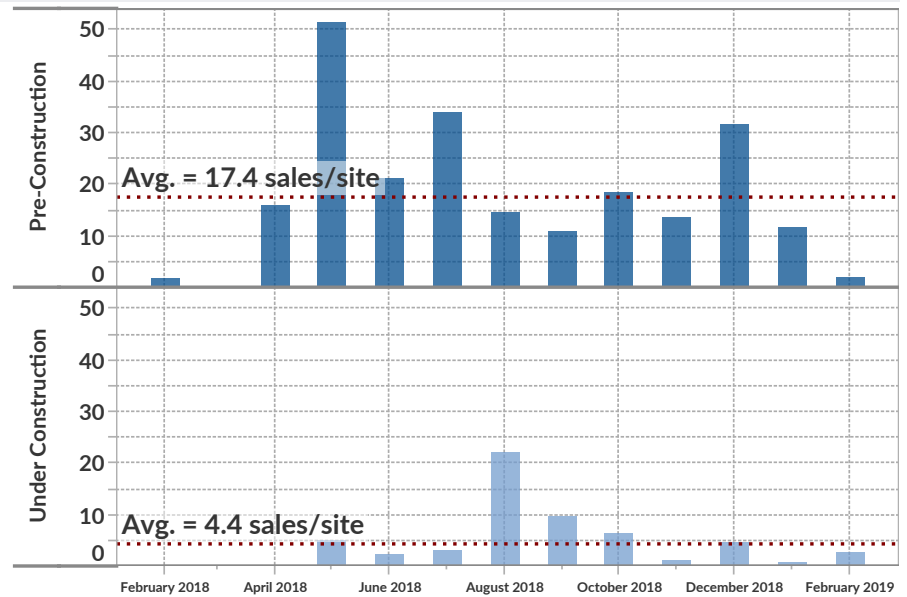
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	123	0	122	1
1 Bedroom	1,832	5	1,730	102
1 Bedroom + Den	2,149	5	1,955	194
2 Bedroom	1,247	4	1,128	119
2 Bedroom + Den	688	1	600	88
3 Bedroom & Up	476	0	268	208
Penthouse	209	1	197	12
Other	68	0	62	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,391	325	325	\$451,990	\$451,990
\$1,237	466	587	\$545,000	\$797,990
\$1,180	564	743	\$691,990	\$941,990
\$1,228	735	2,695	\$780,000	\$4,125,000
\$1,396	845	3,041	\$991,990	\$4,750,000
\$1,404	812	2,551	\$895,000	\$3,950,000
\$1,338	948	6,106	\$1,228,990	\$8,800,000
\$1,119	1,847	3,066	\$2,275,000	\$3,035,000

IPO Launch Performance (first 2 months)

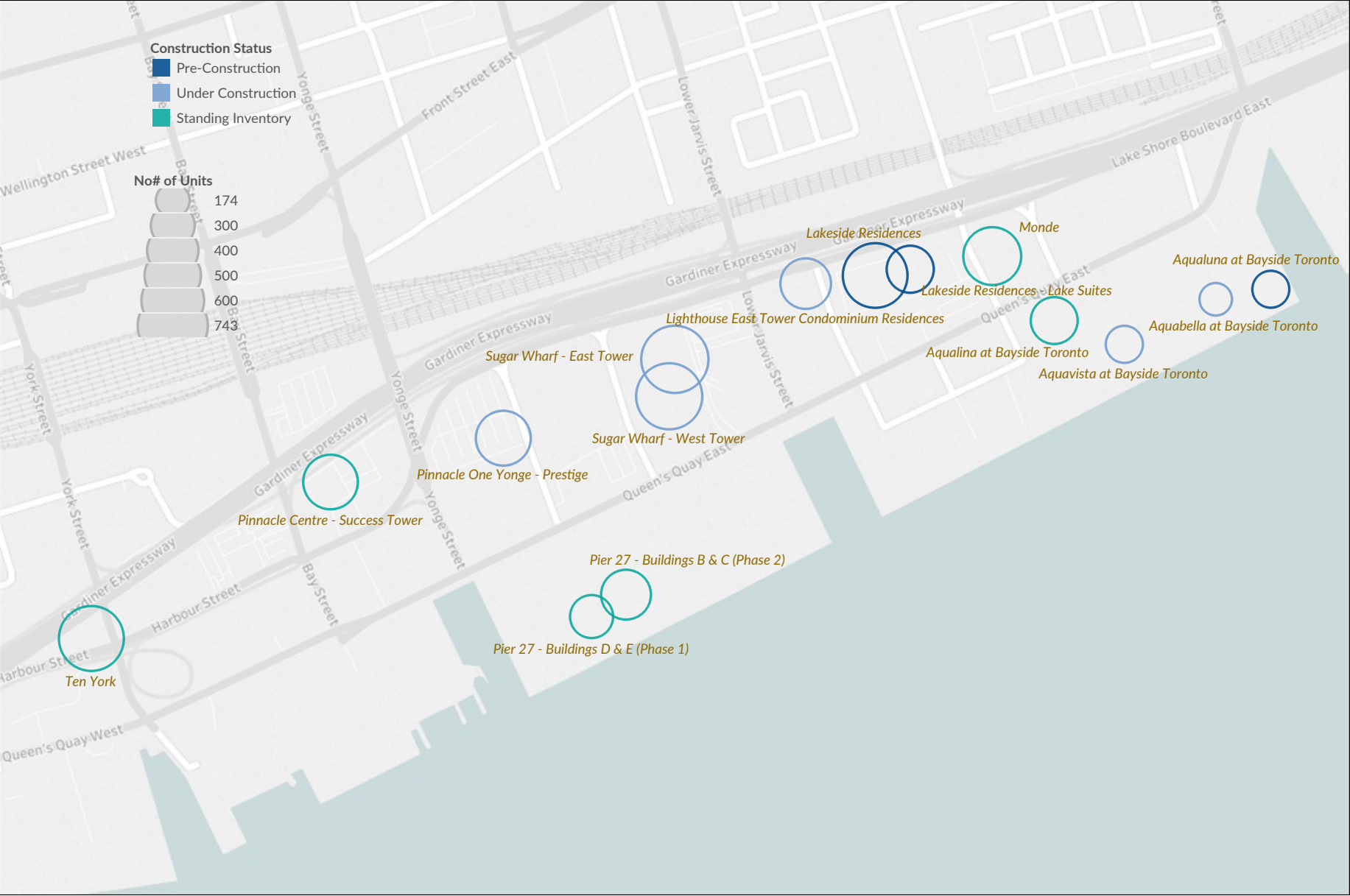


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - February 2019

Current Active Projects



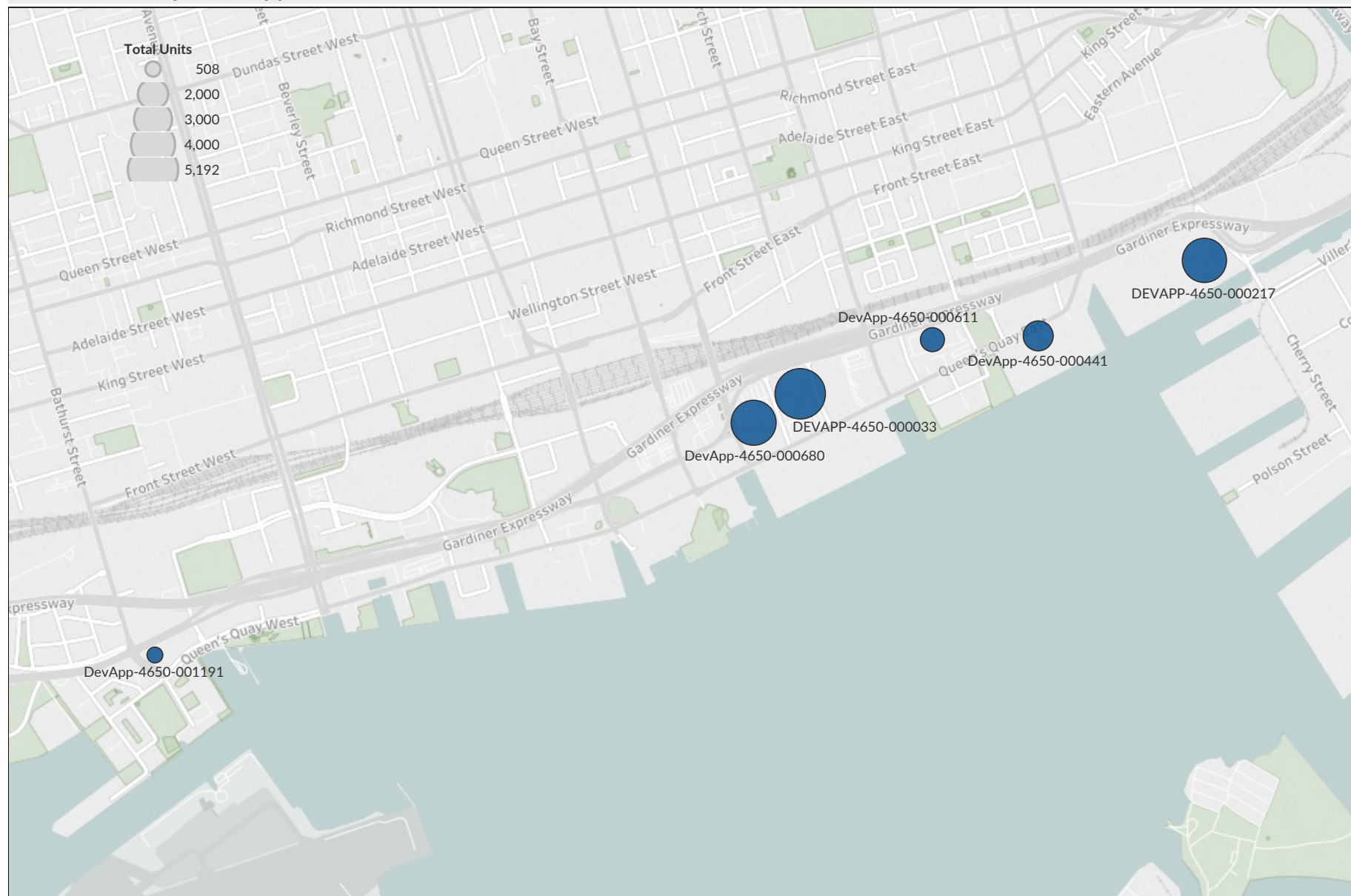
Central Waterfront Submarket Report - February 2019

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	1	1	3	174	\$1,070	\$1,538
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	3	40	225	\$1,399	\$1,466
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	March 2019	0	0	1	227	\$812	\$1,228
Lakeside Residences - Greenland Group	Apartment	July 2022	0	2	44	688	\$957	\$1,053
Lakeside Residences - Lake Suites - Greenland Group	Apartment	March 2023	5	36	177	365	\$1,171	\$1,274
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	October 2019	0	0	0	421	\$841	\$842
Monde - Great Gulf	Apartment	February 2019	1	2	5	551	\$668	\$1,360
Pier 27 - Buildings B & C (Phase 2) - Fernbrook Homes and Cit..	Apartment	June 2014	0	0	2	409	\$674	\$994
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	1	3	233	496	\$1,258	\$1,393
Sugar Wharf - East Tower - Menkes	Apartment	February 2022	4	4	87	743	\$1,180	\$1,078
Sugar Wharf - West Tower - Menkes	Apartment	February 2022	3	3	128	720	\$1,225	\$1,359
Ten York - Tridel	Apartment	June 2018	0	0	5	694	\$692	\$966

Central Waterfront Submarket Report - February 2019

Current Development Applications



Central Waterfront Submarket Report - February 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	1,174
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 - February 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	1	17	5,751	5,232	220	\$2,254	1,962	\$4,421,244	5,168
Central Waterfront	16	15	6,871	6,062	730	\$1,315	997	\$1,311,498	16,844
Don Mills - York Mills	5	8	2,327	2,087	180	\$865	1,173	\$1,014,796	10,889
Downtown Core	21	8	4,272	3,864	317	\$1,300	593	\$771,172	20,308
Downtown East	4	16	5,192	4,874	290	\$986	893	\$880,817	16,321
Downtown West	124	30	11,377	9,593	1,321	\$1,248	772	\$963,248	13,807
Etobicoke Waterfront	3	8	3,726	3,409	180	\$1,086	847	\$919,157	1,439
Highway7 - Yonge	1	6	1,582	1,186	256	\$653	918	\$598,848	.
Mississauga City Centre	36	8	4,495	3,811	528	\$786	775	\$609,355	.
North Toronto	36	10	3,192	2,519	575	\$1,142	810	\$925,390	6,287
North Yonge Corridor	28	6	2,254	1,575	502	\$935	780	\$729,132	4,495
North York East	1	2	528	499	28	\$937	1,016	\$952,400	2,381
North York West	10	9	2,266	1,996	249	\$809	722	\$583,510	10,665
Not Applicable	277	141	24,534	18,703	4,358	\$701	950	\$665,554	40,105
Scarborough City Centre									2,245
Sheppard Corridor	176	14	4,391	3,755	636	\$933	806	\$752,334	4,168
Thornhill									.
Toronto East	6	13	1,600	1,431	127	\$992	985	\$976,528	2,168
Toronto West	27	11	2,037	1,311	709	\$982	866	\$850,700	12,983
Yonge - St. Clair	0	8	1,286	1,215	63	\$1,215	1,275	\$1,548,293	169

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