



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of April 2019



Central Waterfront Submarket Report - April 2019

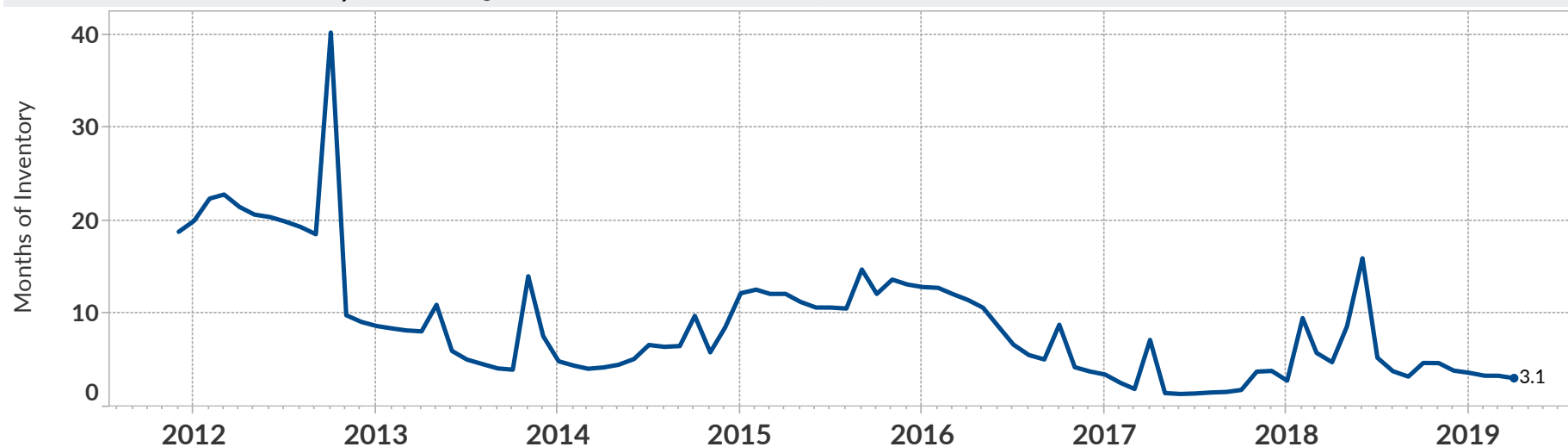


Central Waterfront		GTA
Active Projects	15	341
Total Units	6,871	90,749
Total Sales	6,228	73,661
Rem. Inv.	564	13,707
Avg. \$/SF	\$1,371	\$949
Avg. SF	1,054	872
Avg. \$	\$1,445,624	\$827,892
Current Month Sales (incl. active & sold out)	48	3,053

Development Applications

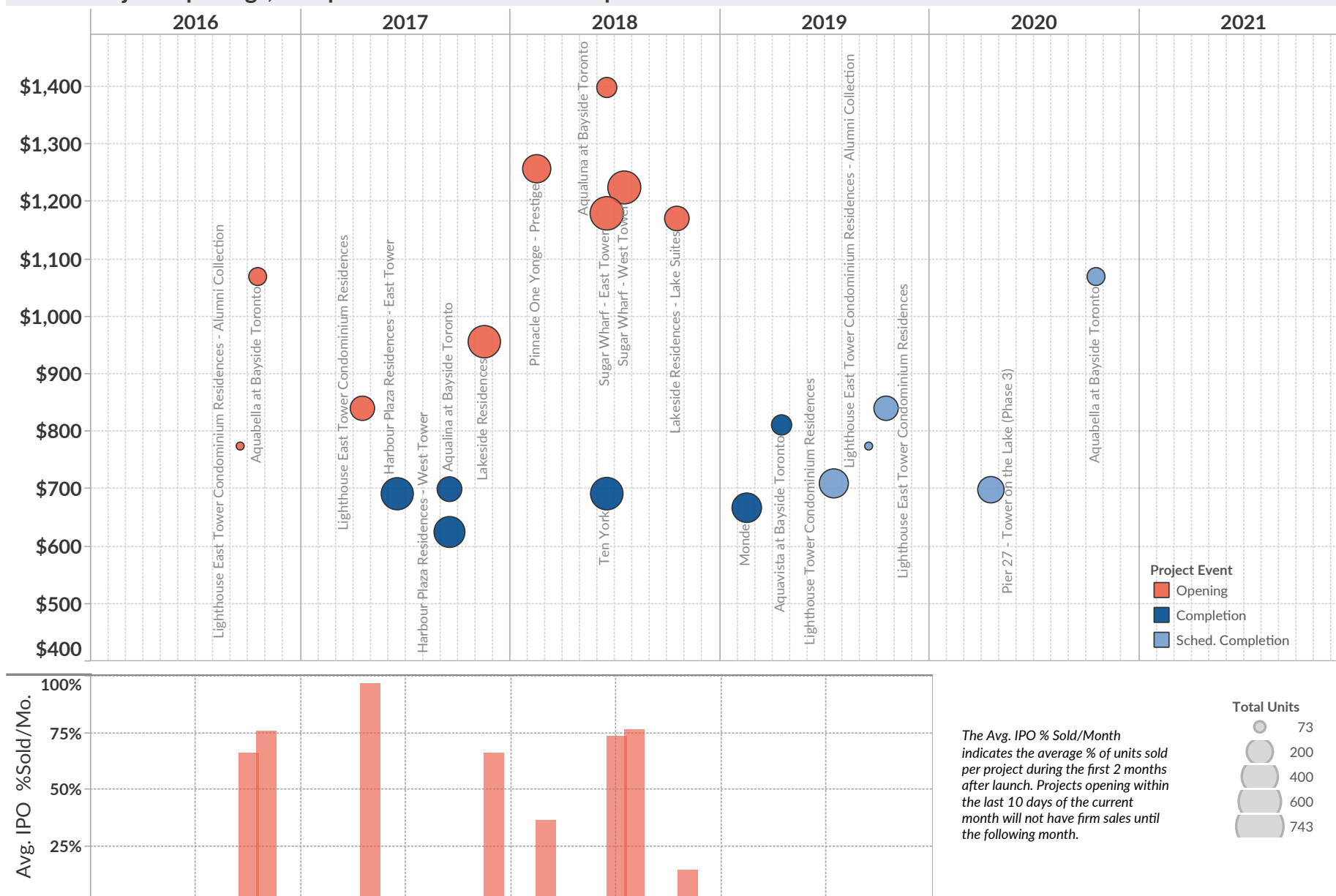
Central Waterfront		City of Toronto
Number of Dev. Apps.	7	319
Total Units	17,979	167,601
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	14.3	32.2
Avg. Floor Space Index	7.4	5.9

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



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Recent Project Openings, Completions & Scheduled Completions



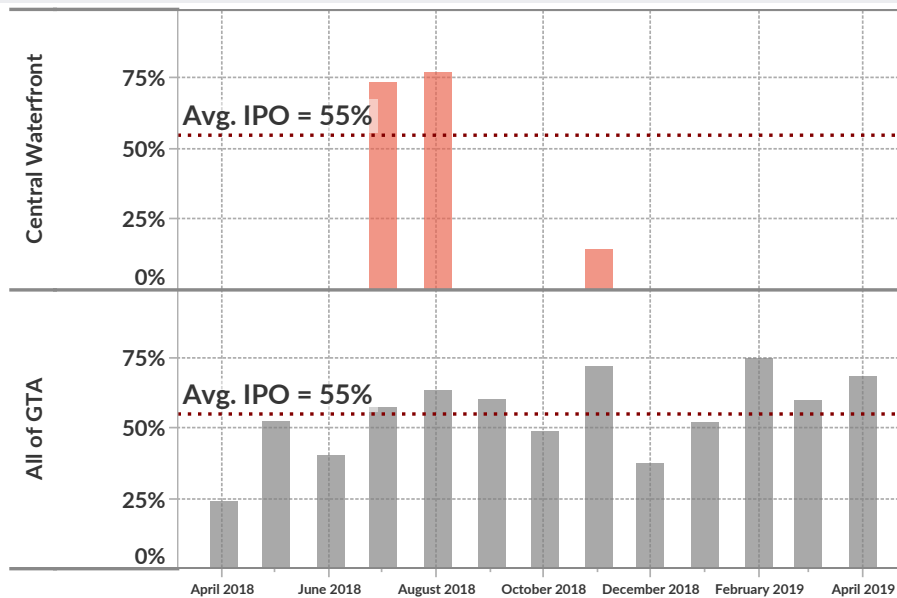
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Project Data by Unit Type

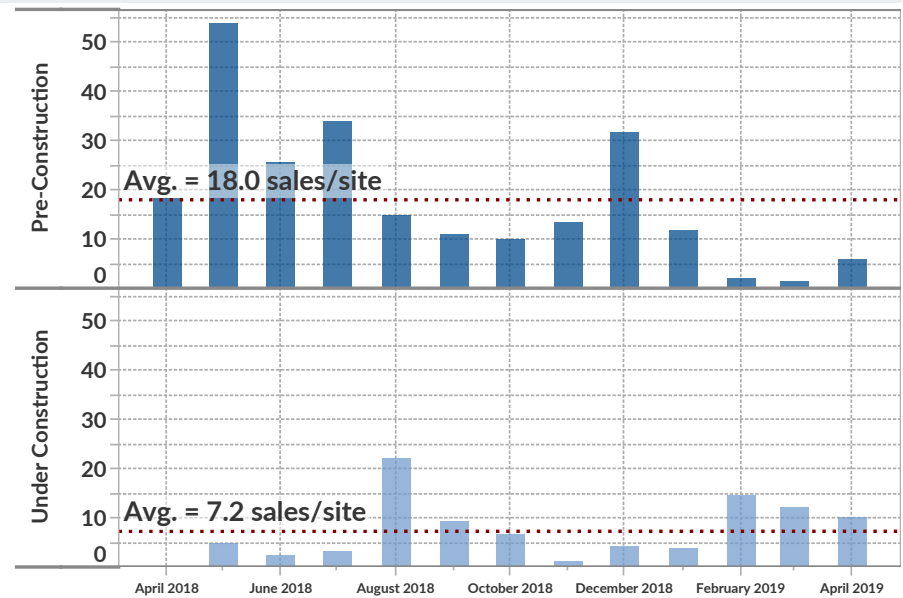
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	123	0	122	1
1 Bedroom	1,832	10	1,777	55
1 Bedroom + Den	2,149	18	2,035	114
2 Bedroom	1,247	8	1,141	106
2 Bedroom + Den	688	6	610	78
3 Bedroom & Up	476	6	284	192
Penthouse	209	0	197	12
Other	68	0	62	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,391	325	325	\$451,990	\$451,990
\$1,289	487	587	\$558,990	\$804,900
\$1,285	564	713	\$691,990	\$950,900
\$1,277	735	2,695	\$780,000	\$4,125,000
\$1,397	845	3,041	\$991,990	\$4,750,000
\$1,456	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



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Current Active Projects



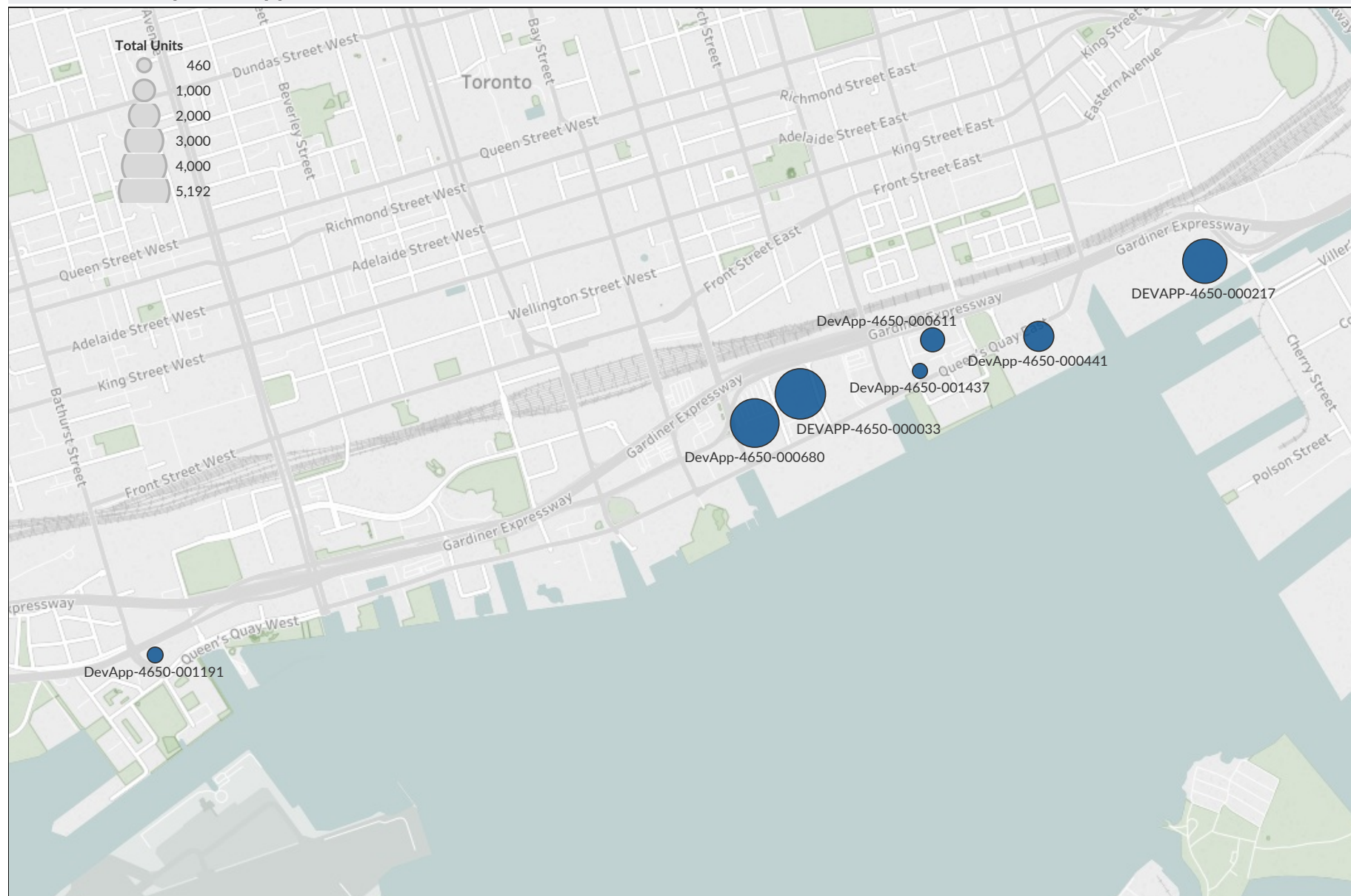
Central Waterfront Submarket Report - April 2019

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	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	5	38	225	\$1,399	\$1,465
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	April 2019	0	0	1	227	\$812	\$1,228
Lakeside Residences - Greenland Group	Apartment	July 2022	3	6	5	688	\$957	\$965
Lakeside Residences - Lake Suites - Greenland Group	Apartment	March 2023	14	52	161	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	0	1	6	551	\$668	\$1,362
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	20	25	211	496	\$1,258	\$1,492
Sugar Wharf - East Tower - Menkes	Apartment	February 2022	3	50	42	743	\$1,180	\$1,075
Sugar Wharf - West Tower - Menkes	Apartment	February 2022	7	46	85	720	\$1,225	\$1,382
Ten York - Tridel	Apartment	June 2018	0	0	5	694	\$692	\$966

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000033	55 Lake Shore Boulevard East	10.8	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	20.3	4,812
DevApp-4650-001191	545 Lake Shore Blvd West	7.5	508
DevApp-4650-001437	162 Queens Quay East	9.9	460

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.

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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	16	5,446	4,932	211	\$2,266	1,973	\$4,472,193	5,379
Central Waterfront	48	15	6,871	6,228	564	\$1,371	1,054	\$1,445,624	17,979
Don Mills - York Mills	12	8	2,327	2,108	159	\$879	1,163	\$1,022,876	7,028
Downtown Core	28	9	4,687	3,571	600	\$1,489	606	\$902,740	16,880
Downtown East	9	16	5,192	4,907	257	\$990	898	\$889,208	17,160
Downtown West	221	27	10,124	8,508	1,287	\$1,295	760	\$983,368	15,288
Etobicoke Waterfront	13	7	3,177	2,883	156	\$1,078	868	\$935,518	1,439
Highway7 - Yonge	32	7	1,704	1,216	420	\$654	927	\$605,759	.
Mississauga City Centre	569	10	5,691	4,421	1,001	\$800	712	\$569,645	.
North Toronto	73	10	3,192	2,792	328	\$1,129	844	\$952,799	6,499
North Yonge Corridor	317	7	2,612	2,076	434	\$943	783	\$738,412	4,807
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	126	11	2,820	2,147	624	\$800	744	\$595,283	10,413
Not Applicable	1,488	149	26,952	19,795	5,849	\$713	893	\$636,454	45,995
Scarborough City Centre									2,245
Sheppard Corridor	49	16	4,374	3,473	901	\$990	828	\$820,104	5,557
Thornhill	10	1	389	325	64	\$753	951	\$715,967	.
Toronto East	6	14	1,733	1,568	130	\$964	971	\$936,220	2,179
Toronto West	49	9	1,907	1,255	636	\$998	884	\$882,882	11,066
Yonge - St. Clair	2	7	1,023	957	58	\$1,331	1,310	\$1,742,672	1,553

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