



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of May 2019



Central Waterfront Submarket Report - May 2019

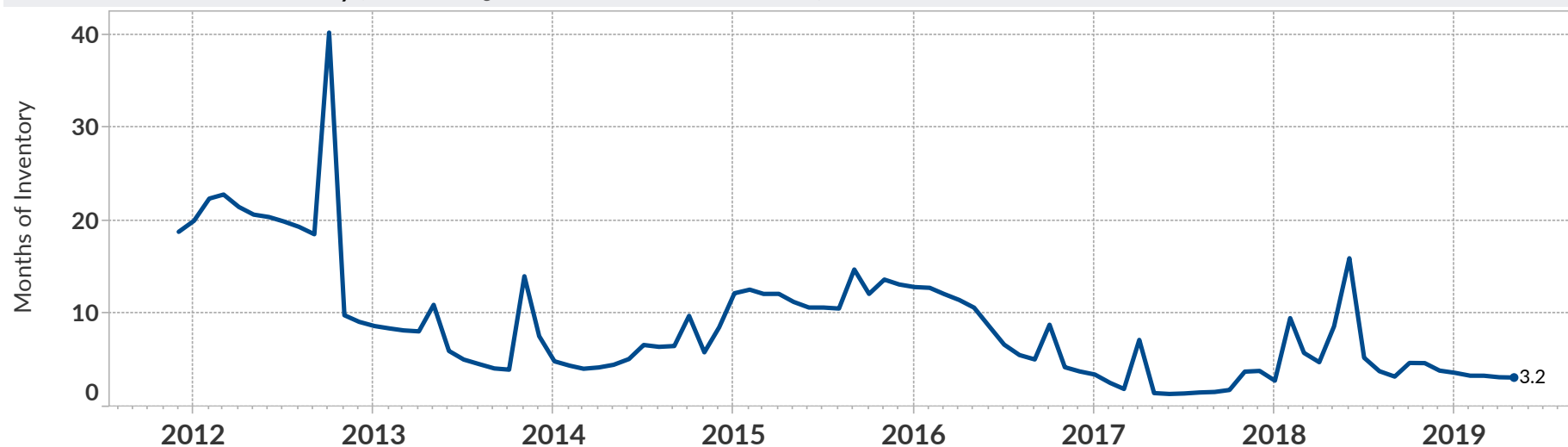


Central Waterfront		GTA
Active Projects	15	344
Total Units	6,871	90,927
Total Sales	6,250	75,278
Rem. Inv.	542	12,537
Avg. \$/SF	\$1,377	\$961
Avg. SF	1,058	891
Avg. \$	\$1,457,587	\$855,970
Current Month Sales (incl. active & sold out)	36	3,790

Development Applications

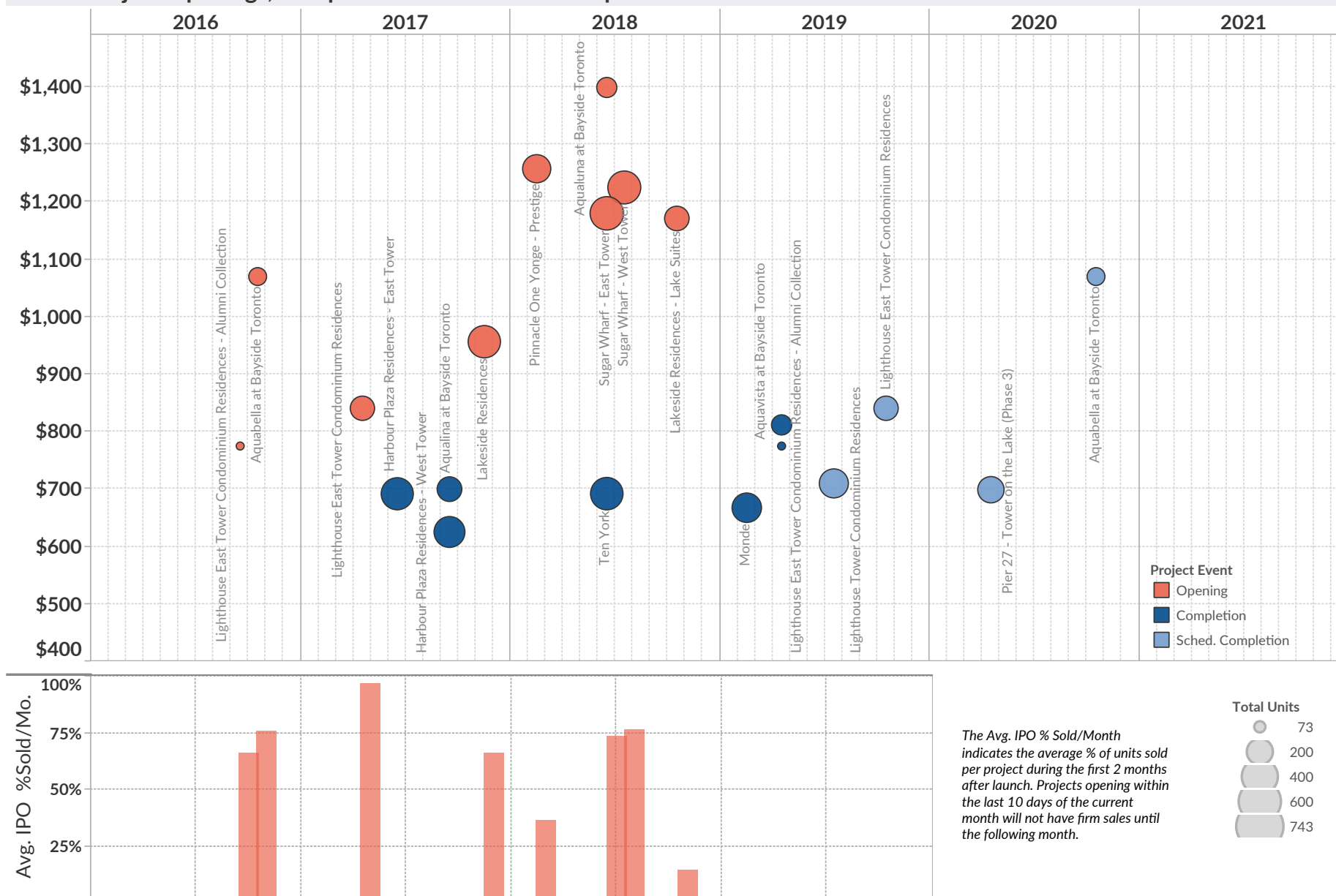
Central Waterfront		City of Toronto
Number of Dev. Apps.	7	321
Total Units	17,979	166,507
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	14.3	32.2
Avg. Floor Space Index	7.4	5.9

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



Central Waterfront Submarket Report - May 2019

Recent Project Openings, Completions & Scheduled Completions



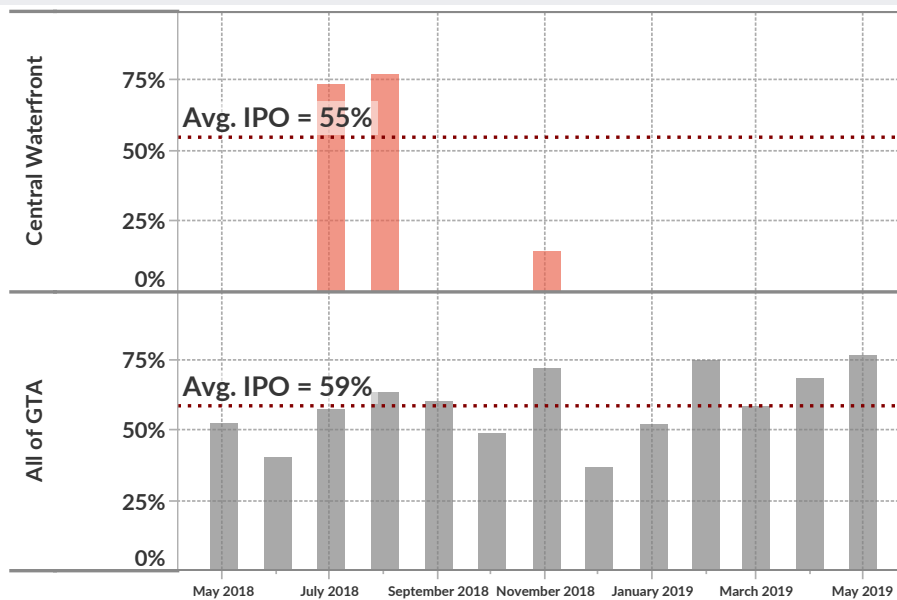
Central Waterfront Submarket Report - May 2019

Project Data by Unit Type

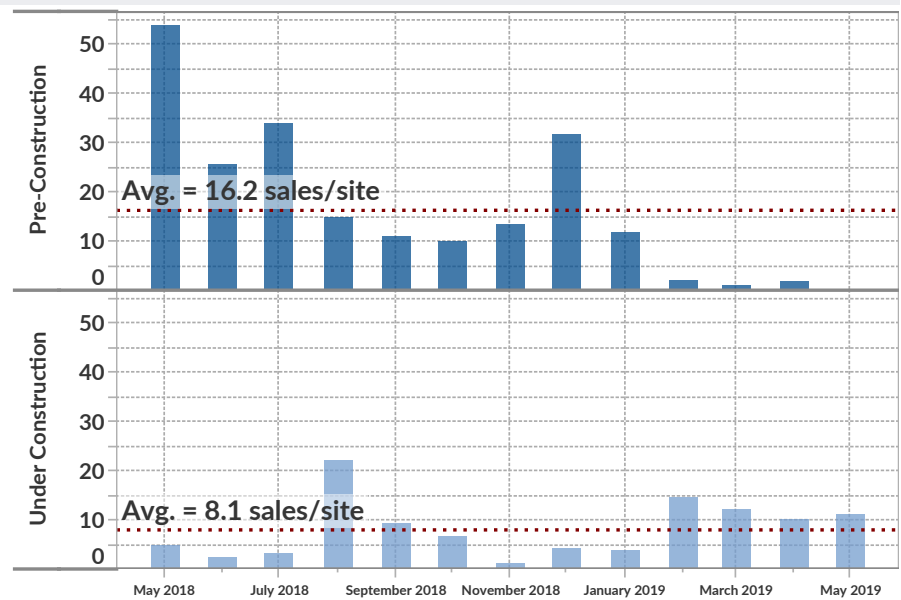
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	123	0	122	1
1 Bedroom	1,832	6	1,778	54
1 Bedroom + Den	2,149	15	2,046	103
2 Bedroom	1,247	2	1,140	107
2 Bedroom + Den	688	8	618	70
3 Bedroom & Up	476	4	286	190
Penthouse	209	1	198	11
Other	68	0	62	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,391	325	325	\$451,990	\$451,990
\$1,368	487	586	\$558,990	\$881,990
\$1,261	564	713	\$691,990	\$950,900
\$1,258	735	2,695	\$780,000	\$4,125,000
\$1,405	845	3,041	\$992,990	\$4,750,000
\$1,471	812	2,551	\$895,000	\$3,950,000
\$1,344	938	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)

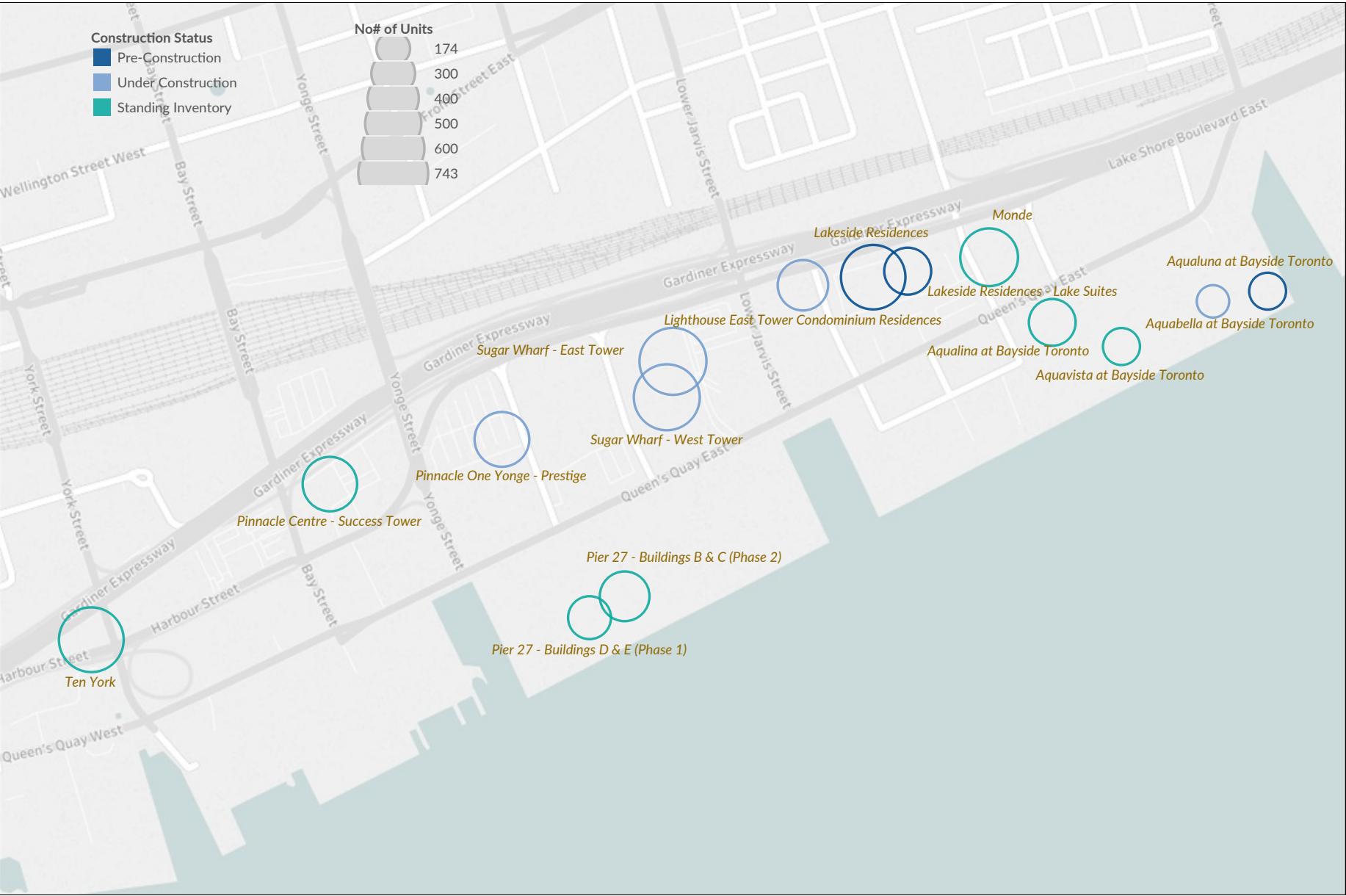


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - May 2019

Current Active Projects



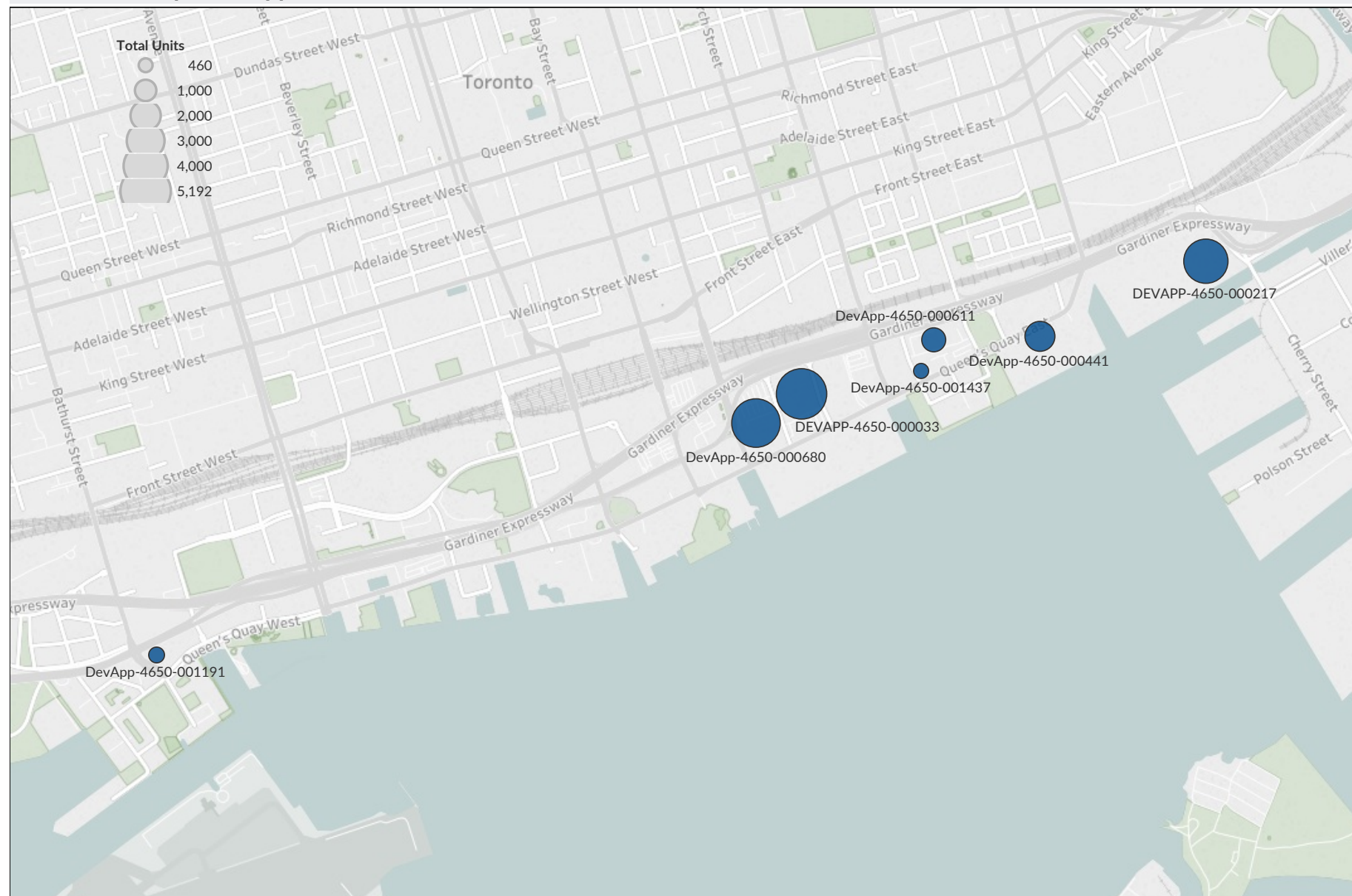
Central Waterfront Submarket Report - May 2019

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	0	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	0	6	5	688	\$957	\$965
Lakeside Residences - Lake Suites - Greenland Group	Apartment	March 2023	0	38	175	365	\$1,171	\$1,292
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	October 2019	0	0	0	421	\$841	\$842
Monde - Great Gulf	Apartment	February 2019	2	3	4	551	\$668	\$1,413
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	19	44	192	496	\$1,258	\$1,503
Sugar Wharf - East Tower - Menkes	Apartment	February 2022	4	54	38	743	\$1,180	\$1,073
Sugar Wharf - West Tower - Menkes	Apartment	February 2022	10	56	75	720	\$1,225	\$1,382
Ten York - Tridel	Apartment	June 2018	1	1	4	694	\$692	\$888

Central Waterfront Submarket Report - May 2019

Current Development Applications



Central Waterfront Submarket Report - May 2019

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.

Central Waterfront Submarket Report - May 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	4	16	5,436	4,937	196	\$2,278	2,050	\$4,671,101	5,337
Central Waterfront	36	15	6,871	6,250	542	\$1,377	1,058	\$1,457,587	17,979
Don Mills - York Mills	144	9	2,578	2,264	254	\$929	1,317	\$1,223,770	6,429
Downtown Core	80	8	4,656	3,645	523	\$1,524	620	\$945,340	16,880
Downtown East	17	16	5,194	4,906	260	\$1,002	885	\$886,118	17,086
Downtown West	66	27	10,058	8,547	1,182	\$1,308	758	\$991,479	14,202
Etobicoke Waterfront	21	6	2,808	2,537	133	\$1,107	840	\$929,970	1,280
Highway7 - Yonge	5	6	1,535	1,052	415	\$653	926	\$604,938	.
Mississauga City Centre	663	11	6,064	5,081	979	\$822	758	\$623,431	.
North Toronto	14	10	3,160	2,793	295	\$1,156	753	\$870,843	6,578
North Yonge Corridor	89	7	2,612	2,223	261	\$997	810	\$807,199	4,430
North York East	0	2	528	499	28	\$937	1,016	\$952,400	2,144
North York West	313	10	2,604	2,270	256	\$777	761	\$591,293	9,444
Not Applicable	2,150	154	27,700	20,844	5,578	\$714	912	\$651,694	48,961
Scarborough City Centre									2,245
Sheppard Corridor	118	15	4,167	3,383	784	\$1,015	802	\$814,359	5,581
Thornhill	4	1	389	329	60	\$753	913	\$687,754	.
Toronto East	19	14	1,637	1,448	155	\$947	1,050	\$994,157	2,068
Toronto West	47	10	1,907	1,312	579	\$1,010	896	\$904,992	11,066
Yonge - St. Clair	0	7	1,023	958	57	\$1,334	1,307	\$1,743,509	1,553

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.