



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of August 2019



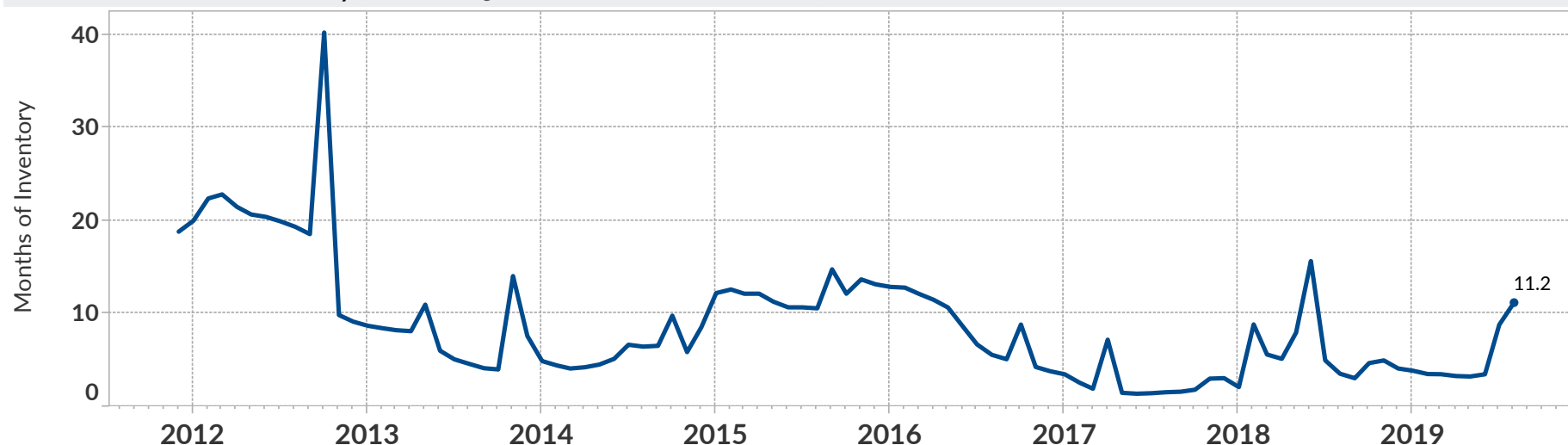
Central Waterfront Submarket Report - August 2019



Central Waterfront		GTA
Active Projects	13	345
Total Units	5,943	87,891
Total Sales	5,445	75,812
Rem. Inv.	498	12,079
Avg. \$/SF	\$1,403	\$991
Avg. SF	1,068	916
Avg. \$	\$1,498,387	\$907,368
Current Month Sales (incl. active & sold out)	19	961

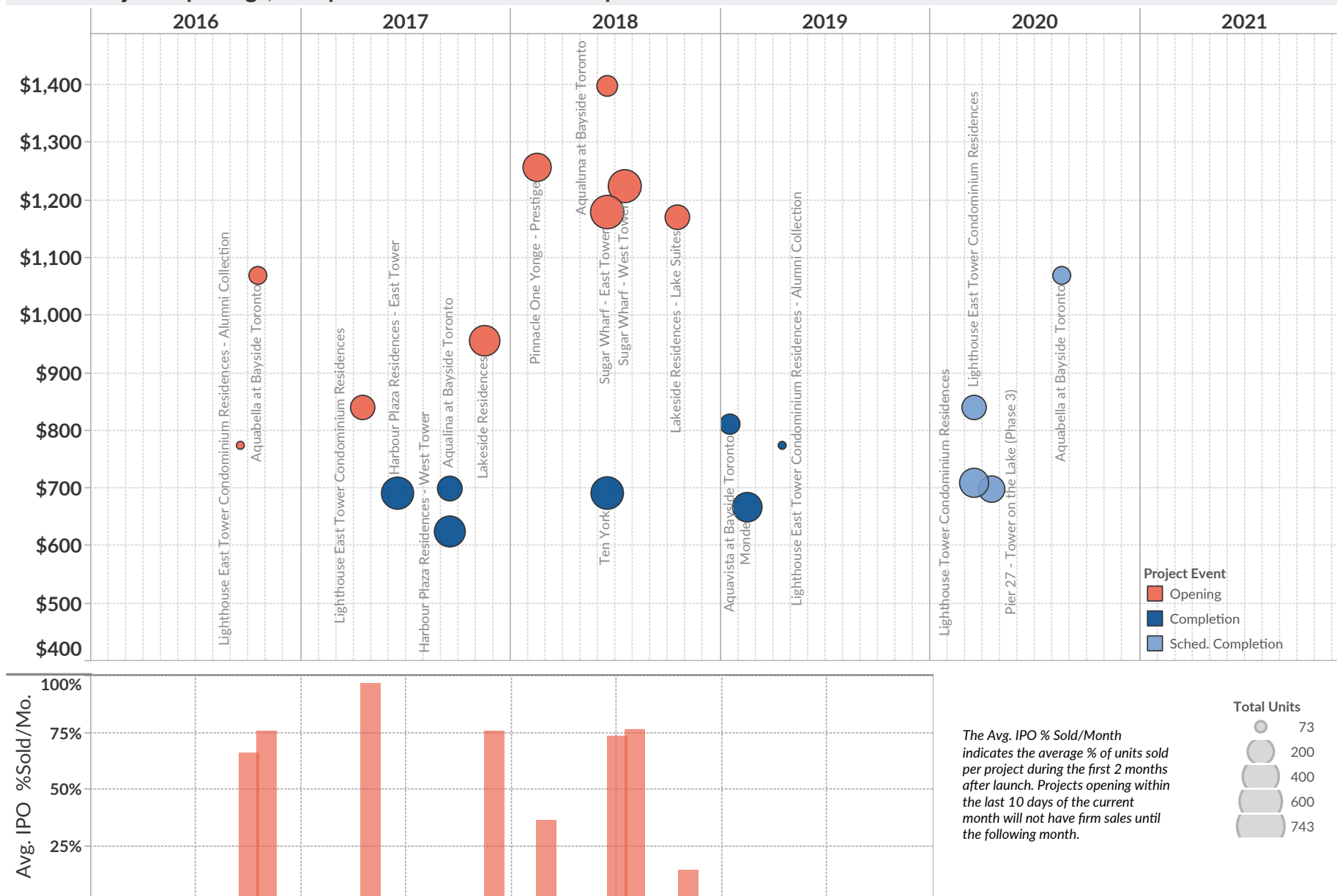
Development Applications		
Central Waterfront		City of Toronto
Number of Dev. Apps.	8	339
Total Units	18,503	179,893
Min. Floor Space Index	1.5	0.0
Max. Floor Space Index	14.3	34.1
Avg. Floor Space Index	7.8	5.9

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



Central Waterfront Submarket Report - August 2019

Recent Project Openings, Completions & Scheduled Completions



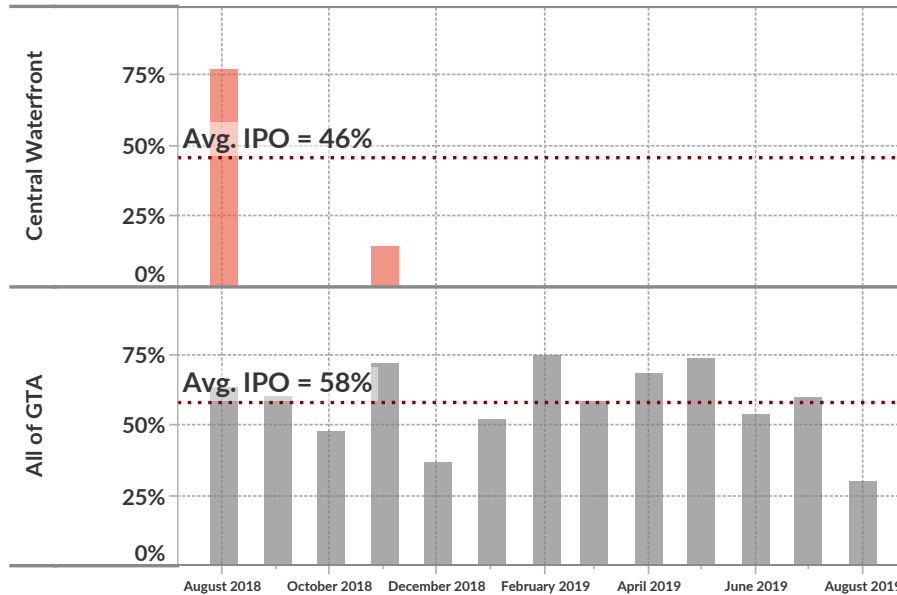
Central Waterfront Submarket Report - August 2019

Project Data by Unit Type

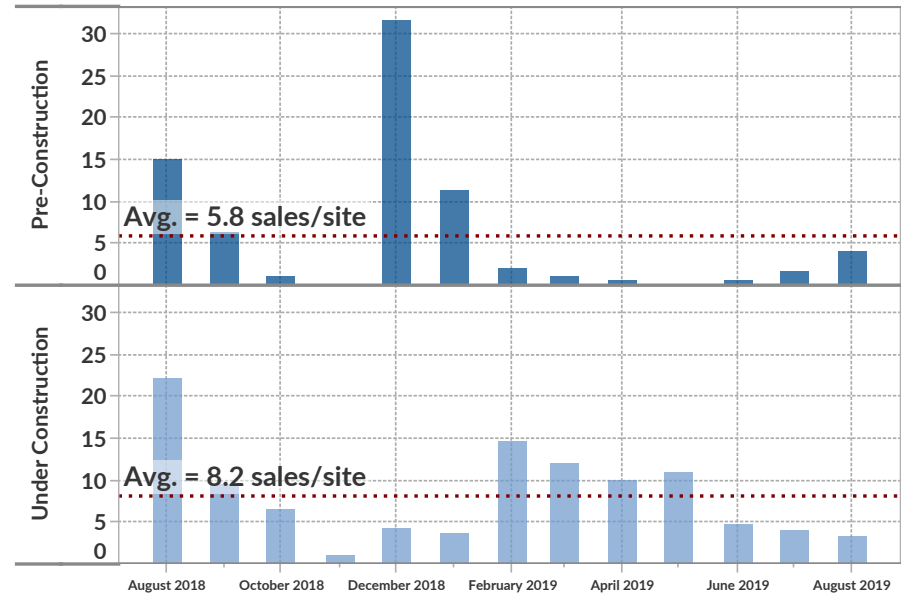
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	123	0	122	1
1 Bedroom	1,593	3	1,543	50
1 Bedroom + Den	1,793	5	1,715	78
2 Bedroom	1,163	9	1,066	97
2 Bedroom + Den	649	1	577	72
3 Bedroom & Up	463	0	275	188
Penthouse	115	0	108	7
Other	44	1	39	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,391	325	325	\$451,990	\$451,990
\$1,300	487	802	\$558,990	\$975,000
\$1,306	564	713	\$691,990	\$1,012,990
\$1,297	735	2,522	\$780,000	\$3,990,000
\$1,429	845	2,722	\$991,990	\$4,290,000
\$1,476	812	2,551	\$895,000	\$3,990,000
\$1,397	938	6,106	\$1,228,990	\$8,800,000
\$1,226	1,847	2,416	\$2,275,000	\$2,950,000

IPO Launch Performance (first 2 months)

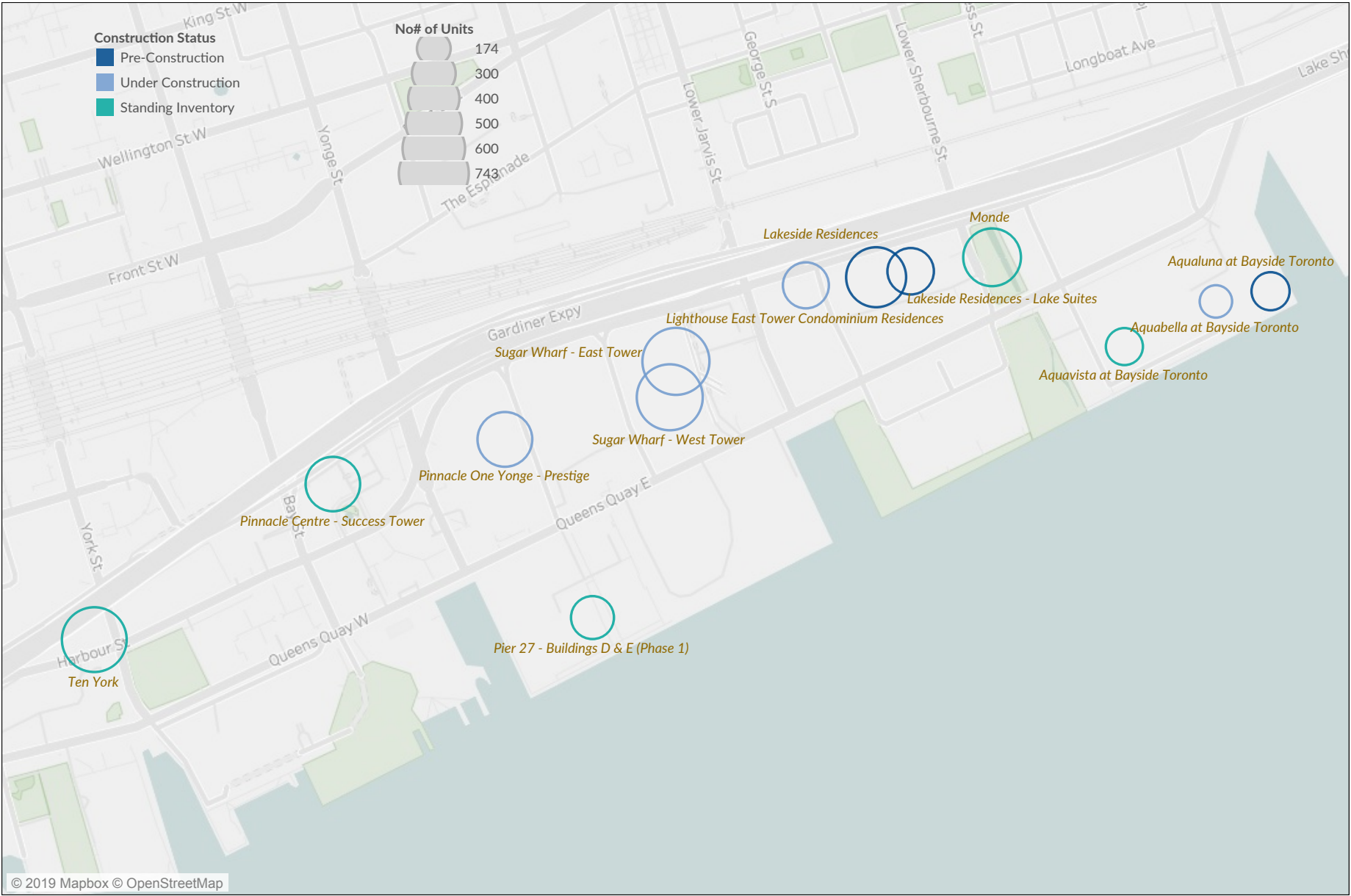


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - August 2019

Current Active Projects



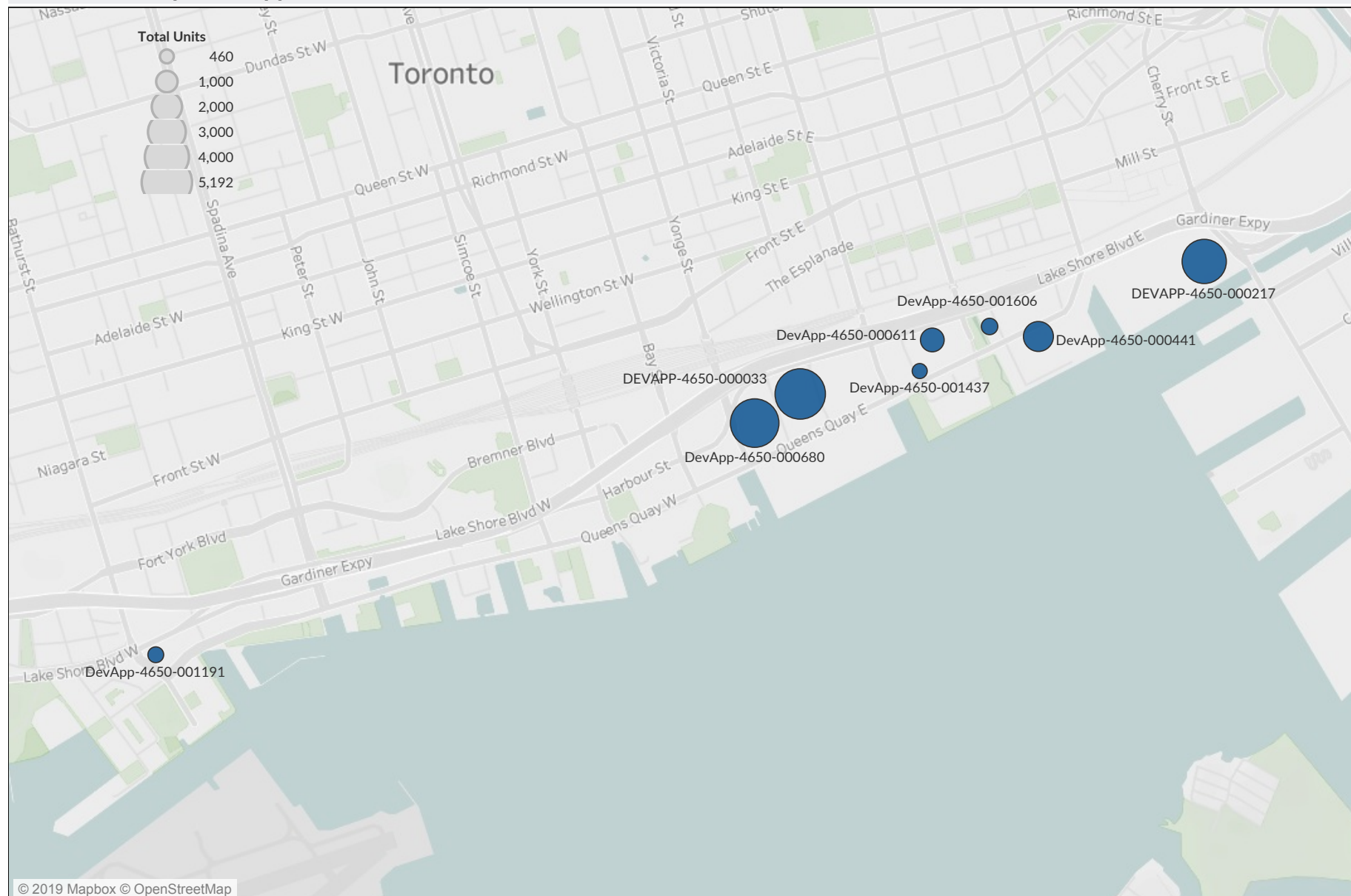
Central Waterfront Submarket Report - August 2019

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	August 2020	0	3	1	174	\$1,070	\$1,473
Aqualuna at Bayside Toronto - Tridel and Hines	Apartment	June 2023	5	13	45	240	\$1,399	\$1,482
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	January 2019	0	0	1	227	\$812	\$1,341
Lakeside Residences - Greenland Group	Apartment	July 2022	0	4	2	595	\$957	\$946
Lakeside Residences - Lake Suites - Greenland Group	Apartment	March 2023	3	43	170	357	\$1,171	\$1,329
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	March 2020	0	0	0	350	\$841	\$842
Monde - Great Gulf	Apartment	February 2019	0	3	4	551	\$668	\$1,413
Pier 27 - Buildings D & E (Phase 1) - Fernbrook Homes and Cit..	Apartment	August 2014	1	2	1	305	\$722	\$1,161
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	8	78	158	496	\$1,258	\$1,528
Sugar Wharf - East Tower - Menkes	Apartment	February 2022	0	54	38	743	\$1,180	\$1,073
Sugar Wharf - West Tower - Menkes	Apartment	February 2022	2	58	73	720	\$1,225	\$1,385
Ten York - Tridel	Apartment	June 2018	0	1	4	694	\$692	\$888

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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	10.7	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	10.1	1,147
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
DevApp-4650-001606	12 Bonnycastle Street	11.3	551

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 - August 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	10	15	4,989	4,759	230	\$2,228	1,726	\$3,846,448	6,419
Central Waterfront	19	13	5,943	5,445	498	\$1,403	1,068	\$1,498,387	18,503
Don Mills - York Mills	34	11	3,149	2,691	458	\$937	1,047	\$981,060	6,357
Downtown Core	27	9	4,638	3,968	670	\$1,476	661	\$975,972	12,541
Downtown East	61	17	5,395	4,938	457	\$1,012	842	\$852,502	16,345
Downtown West	116	28	9,864	8,750	1,114	\$1,377	862	\$1,186,883	16,163
Etobicoke Waterfront	3	4	1,985	1,893	92	\$1,110	817	\$907,259	2,841
Highway7 - Yonge	8	6	1,467	1,120	347	\$653	919	\$600,406	-
Mississauga City Centre	64	11	6,105	5,562	543	\$814	852	\$694,210	-
North Toronto	91	10	3,036	2,507	529	\$1,158	749	\$867,213	9,287
North Yonge Corridor	31	6	1,953	1,791	162	\$1,012	816	\$826,042	3,872
North York East	2	2	527	501	26	\$941	1,021	\$960,092	2,080
North York West	37	10	2,191	1,829	362	\$830	1,075	\$891,870	9,698
Not Applicable	382	153	27,207	22,258	4,949	\$732	932	\$681,769	59,789
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,252	768	\$1,033	814	\$841,074	5,334
Thornhill	4	1	389	386	3	\$780	958	\$747,567	-
Toronto East	13	15	1,740	1,590	150	\$1,018	998	\$1,016,139	2,287
Toronto West	46	13	2,298	1,607	691	\$1,035	903	\$933,772	10,753
Yonge - St. Clair	4	7	995	965	30	\$1,386	1,612	\$2,234,330	1,840

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