



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of September 2019



Central Waterfront Submarket Report - September 2019

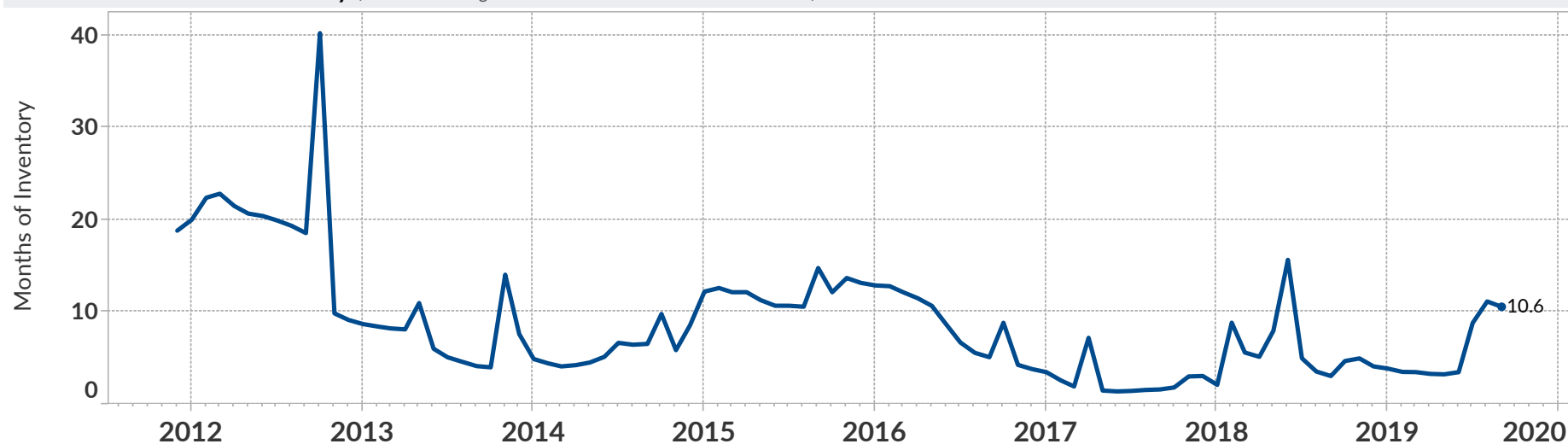


Central Waterfront		GTA
Active Projects	13	349
Total Units	6,093	92,732
Total Sales	5,529	75,071
Rem. Inv.	485	13,715
Avg. \$/SF	\$1,405	\$1,011
Avg. SF	1,061	903
Avg. \$	\$1,490,316	\$913,157
Current Month Sales (incl. active & sold out)	83	2,107

Development Applications

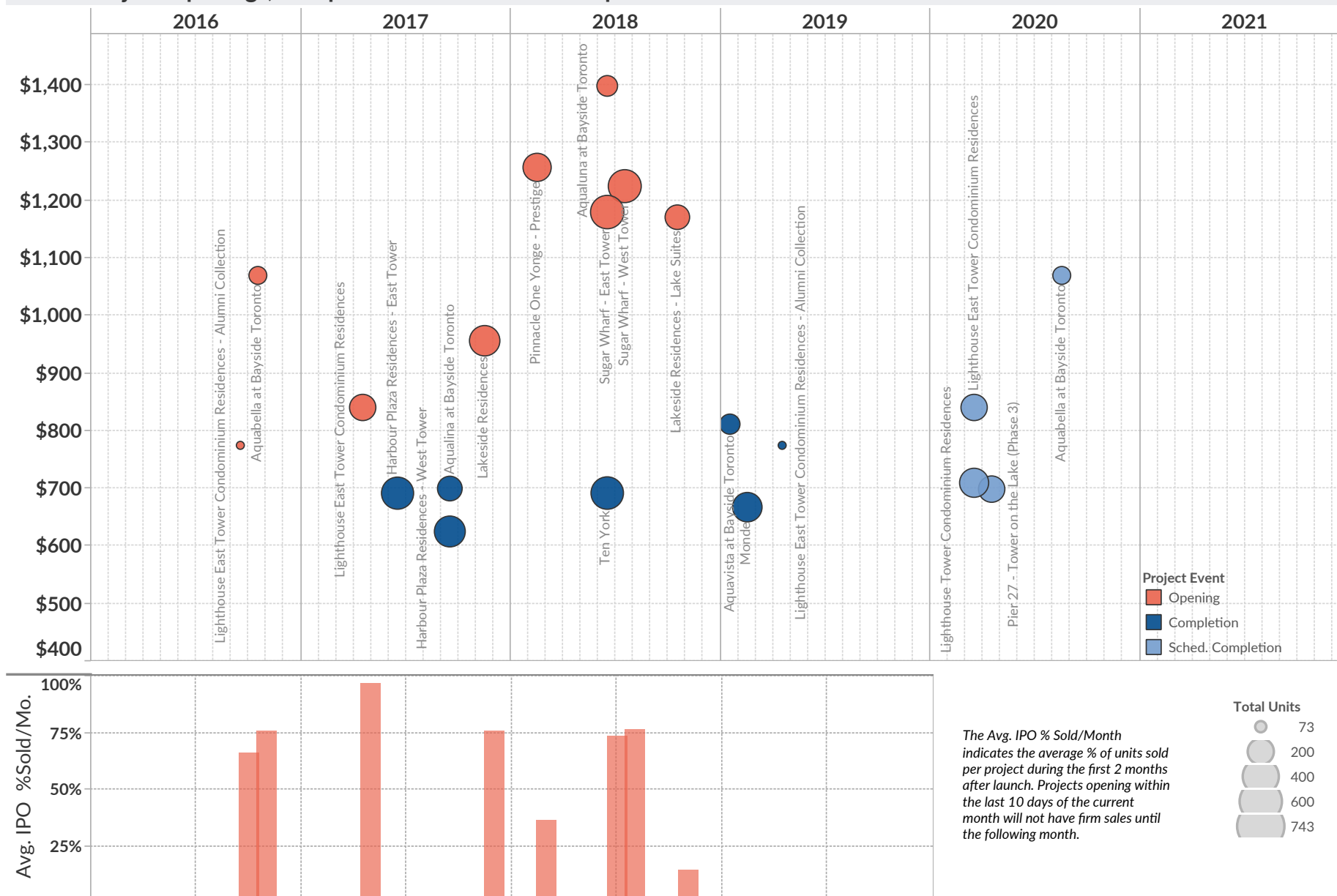
Central Waterfront		City of Toronto
Number of Dev. Apps.	8	368
Total Units	18,503	192,605
Min. Floor Space Index	1.5	0.0
Max. Floor Space Index	14.3	34.1
Avg. Floor Space Index	7.8	6.2

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



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Recent Project Openings, Completions & Scheduled Completions



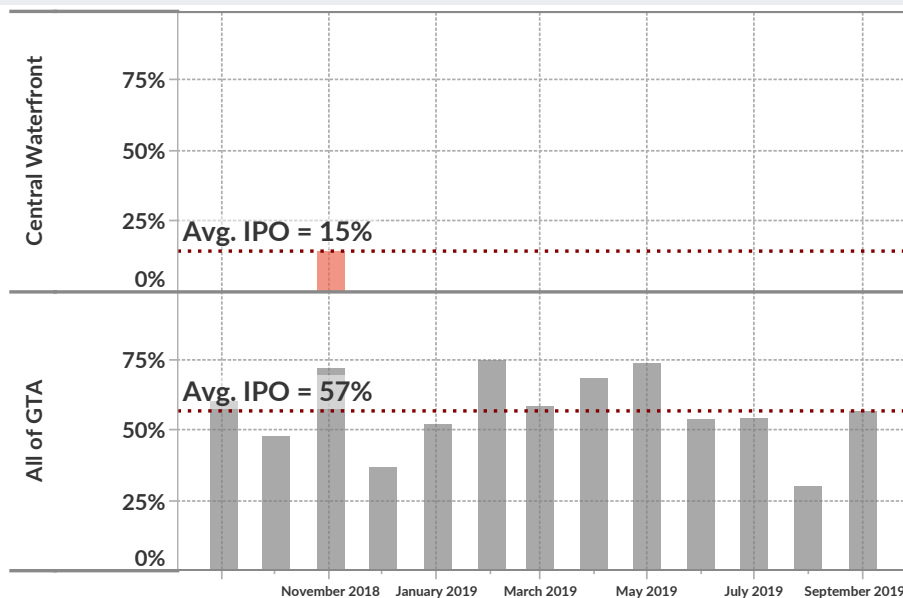
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Project Data by Unit Type

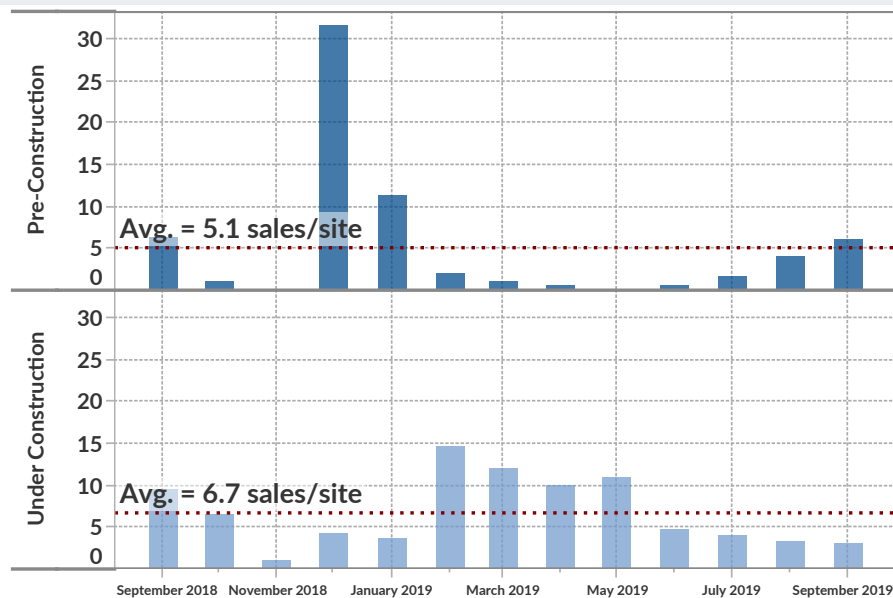
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	134	10	132	2
1 Bedroom	1,607	18	1,561	46
1 Bedroom + Den	1,810	18	1,733	77
2 Bedroom	1,186	25	1,091	95
2 Bedroom + Den	655	11	588	67
3 Bedroom & Up	463	1	277	186
Penthouse	115	0	108	7
Other	44	0	39	5

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,318	325	421	\$451,990	\$530,990
\$1,302	487	802	\$558,990	\$975,000
\$1,305	564	713	\$691,990	\$1,012,990
\$1,288	600	2,522	\$761,900	\$3,990,000
\$1,427	845	2,722	\$991,990	\$4,290,000
\$1,482	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)

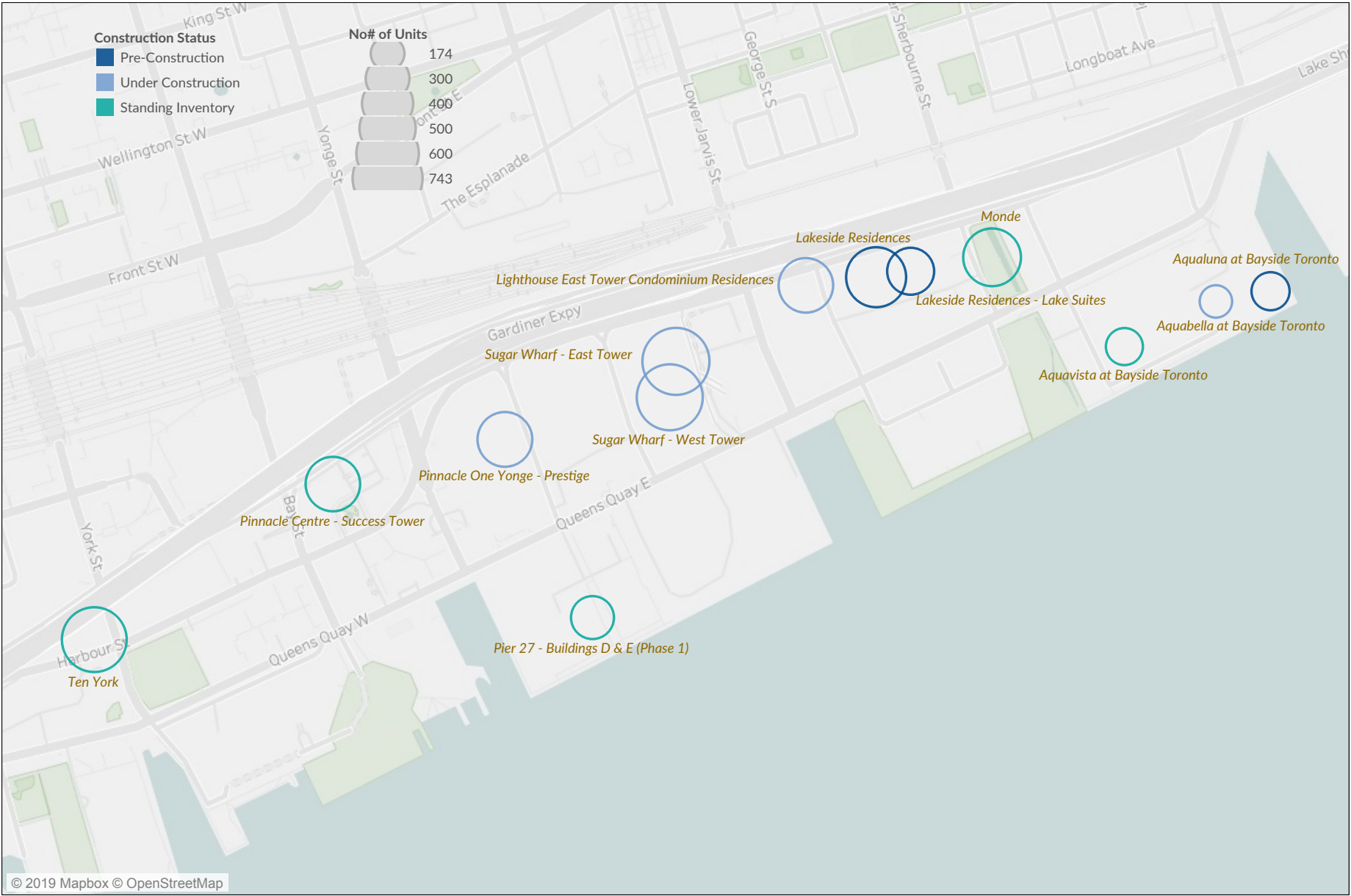


Post Launch Absorption: Central Waterfront



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Current Active Projects



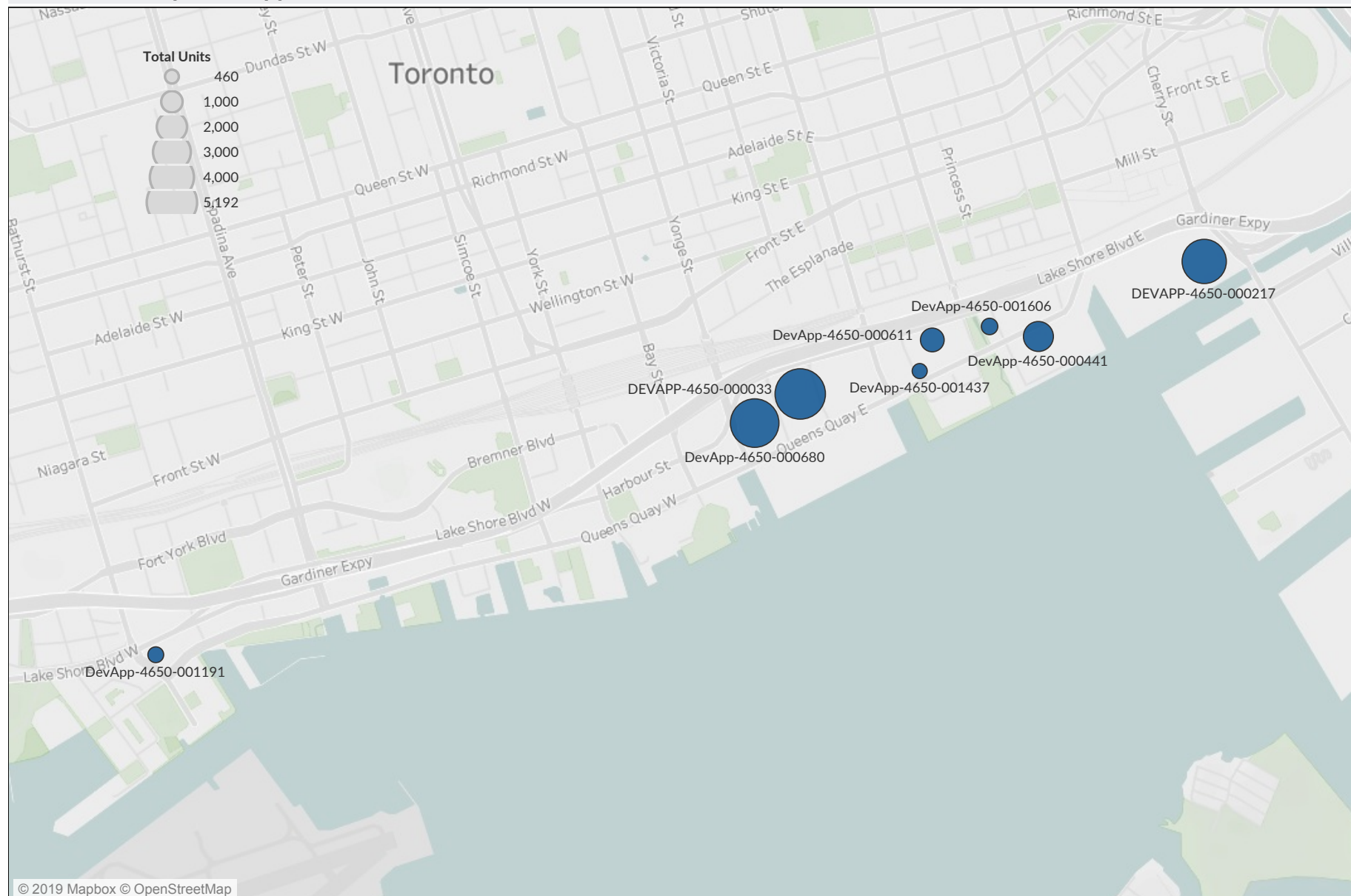
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Current Active Project List

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	6	19	39	240	\$1,399	\$1,491
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	January 2019	0	0	1	227	\$812	\$1,341
Lakeside Residences - Greenland Group	Apartment	July 2022	1	6	0	595	\$957	\$946
Lakeside Residences - Lake Suites - Greenland Group	Apartment	March 2023	6	49	164	365	\$1,171	\$1,330
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	March 2020	61	61	10	492	\$841	\$1,255
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	0	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	4	82	154	496	\$1,258	\$1,531
Sugar Wharf - East Tower - Menkes	Apartment	February 2022	2	56	36	743	\$1,180	\$1,071
Sugar Wharf - West Tower - Menkes	Apartment	February 2022	3	61	70	720	\$1,225	\$1,386
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.

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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	176	16	5,951	4,916	703	\$1,918	997	\$1,913,050	7,593
Central Waterfront	83	13	6,093	5,529	485	\$1,405	1,061	\$1,490,316	18,503
Don Mills - York Mills	19	11	3,254	2,714	424	\$929	1,034	\$960,159	6,805
Downtown Core	85	9	5,445	4,041	941	\$1,559	652	\$1,016,661	13,414
Downtown East	60	17	5,682	4,998	424	\$1,011	863	\$872,667	17,386
Downtown West	225	29	10,443	8,981	1,144	\$1,392	897	\$1,248,290	18,804
Etobicoke Waterfront	10	3	1,370	1,152	80	\$1,160	812	\$941,264	2,841
Highway7 - Yonge	1	6	1,535	1,121	346	\$652	916	\$597,307	.
Mississauga City Centre	72	12	6,555	5,635	631	\$819	839	\$687,102	.
North Toronto	59	10	2,858	2,083	689	\$1,199	770	\$923,043	8,590
North Yonge Corridor	3	6	2,057	1,793	160	\$1,022	820	\$838,490	3,872
North York East	1	2	528	502	25	\$942	1,023	\$964,400	2,056
North York West	36	11	2,268	1,865	371	\$876	1,069	\$936,610	9,645
Not Applicable	880	153	28,872	21,945	5,370	\$729	935	\$681,881	64,686
Scarborough City Centre									2,245
Sheppard Corridor	15	14	4,020	3,265	755	\$1,032	819	\$845,671	6,347
Thornhill	3								.
Toronto East	204	16	2,141	1,791	294	\$965	895	\$863,106	2,460
Toronto West	64	13	2,368	1,664	684	\$1,020	928	\$946,548	12,077
Yonge - St. Clair	111	8	1,292	1,076	189	\$1,405	1,668	\$2,343,763	2,190

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