



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of October 2019



Central Waterfront Submarket Report - October 2019

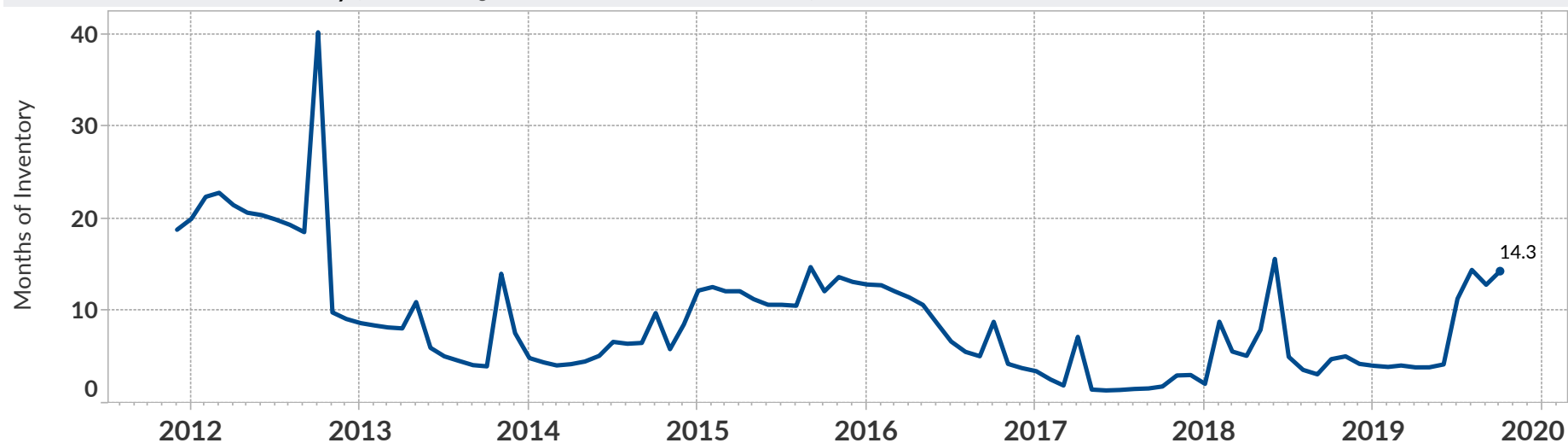


Central Waterfront		GTA
Active Projects	12	362
Total Units	5,883	94,645
Total Sales	5,193	76,566
Rem. Inv.	597	14,323
Avg. \$/SF	\$1,403	\$992
Avg. SF	980	907
Avg. \$	\$1,374,783	\$900,552
Current Month Sales (incl. active & sold out)	26	3,424

Development Applications

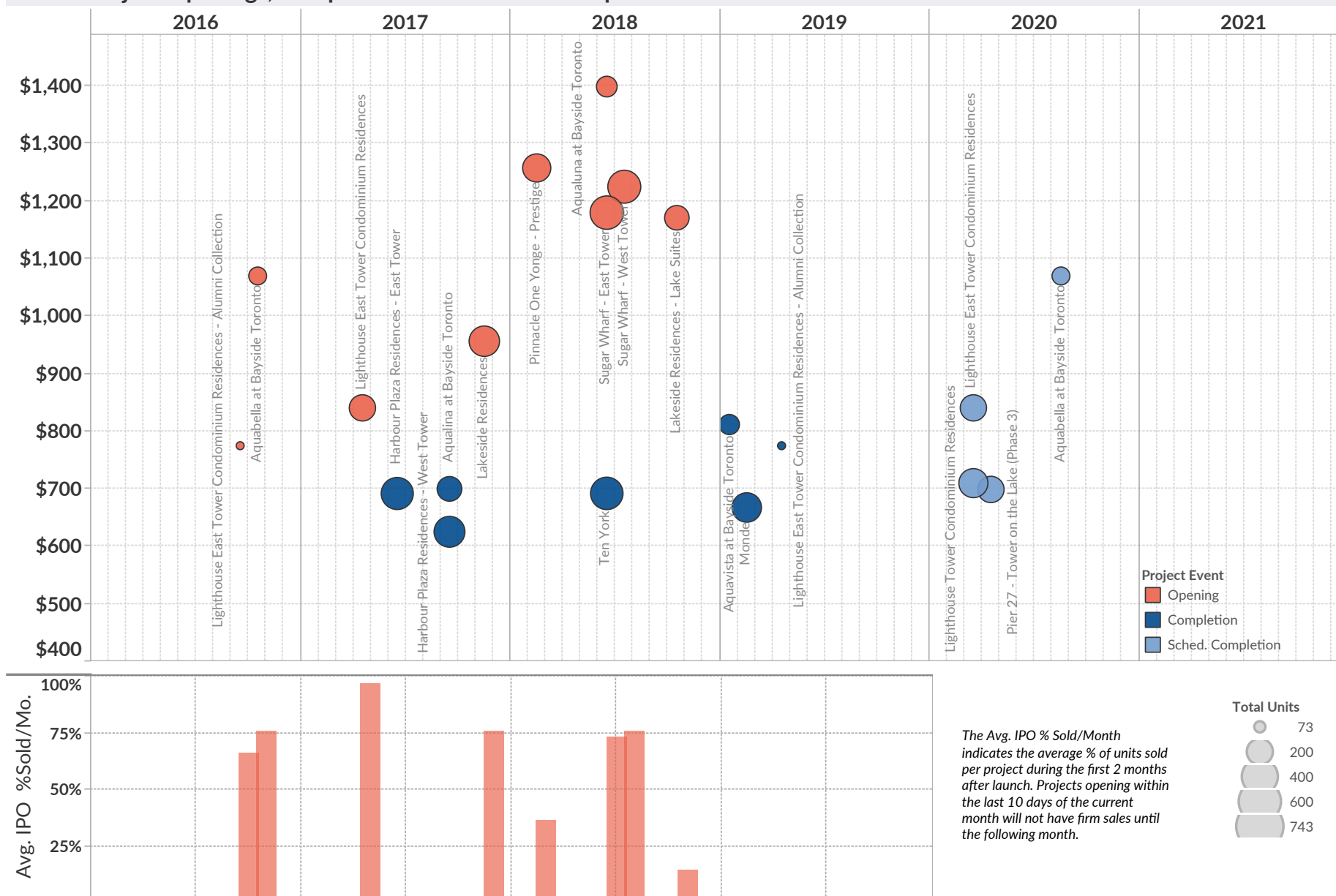
Central Waterfront		City of Toronto
Number of Dev. Apps.	8	387
Total Units	18,503	211,227
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	14.3	44.5
Avg. Floor Space Index	7.8	6.2

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



Central Waterfront Submarket Report - October 2019

Recent Project Openings, Completions & Scheduled Completions



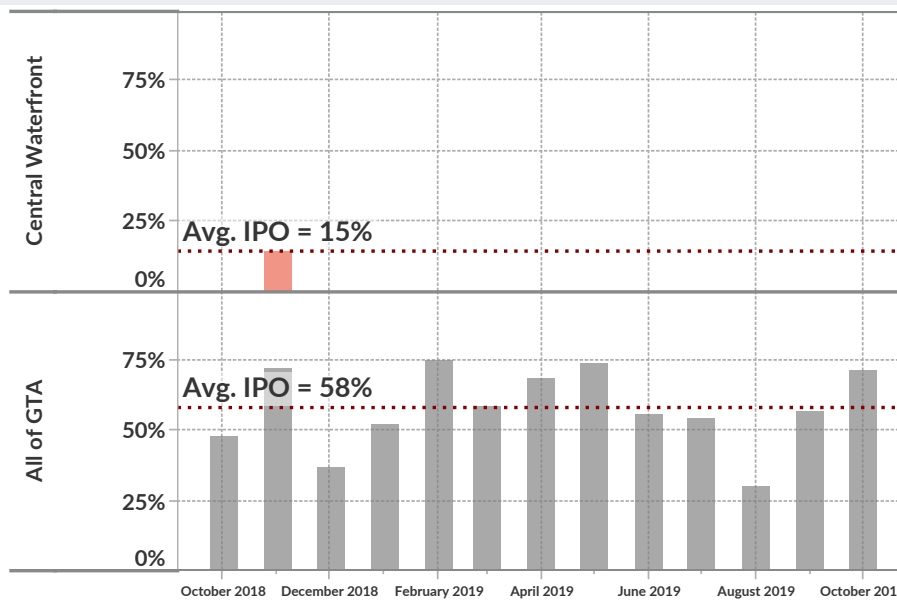
Central Waterfront Submarket Report - October 2019

Project Data by Unit Type

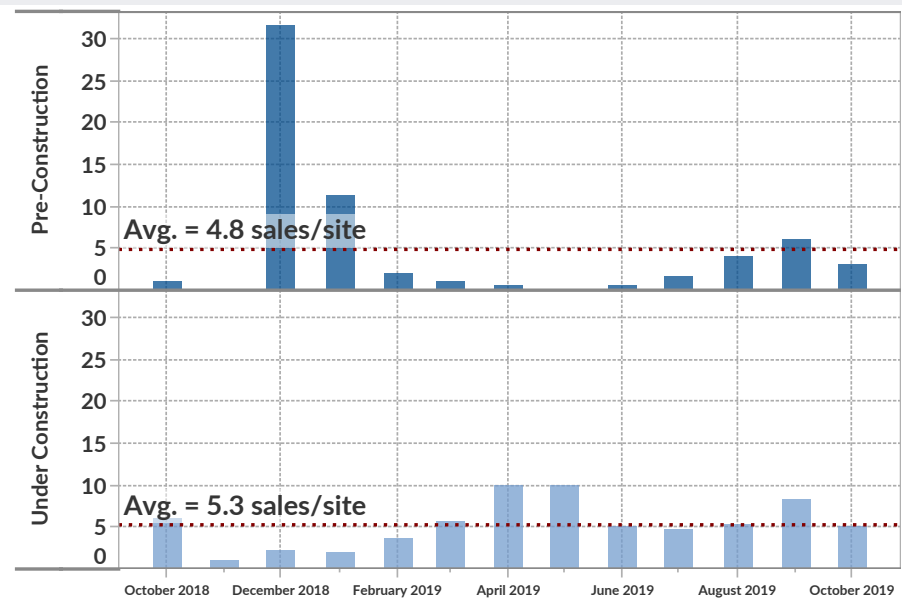
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	129	1	128	1
1 Bedroom	1,620	4	1,523	97
1 Bedroom + Den	1,718	8	1,610	108
2 Bedroom	1,161	6	1,056	105
2 Bedroom + Den	586	4	514	72
3 Bedroom & Up	480	2	277	203
Penthouse	79	0	73	6
Other	17	0	12	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,408	325	325	\$452,000	\$463,000
\$1,290	466	802	\$545,000	\$975,000
\$1,308	564	713	\$692,000	\$1,012,990
\$1,293	600	2,125	\$761,900	\$3,350,000
\$1,426	804	2,722	\$991,990	\$4,290,000
\$1,489	812	2,551	\$895,000	\$3,990,000
\$1,458	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)

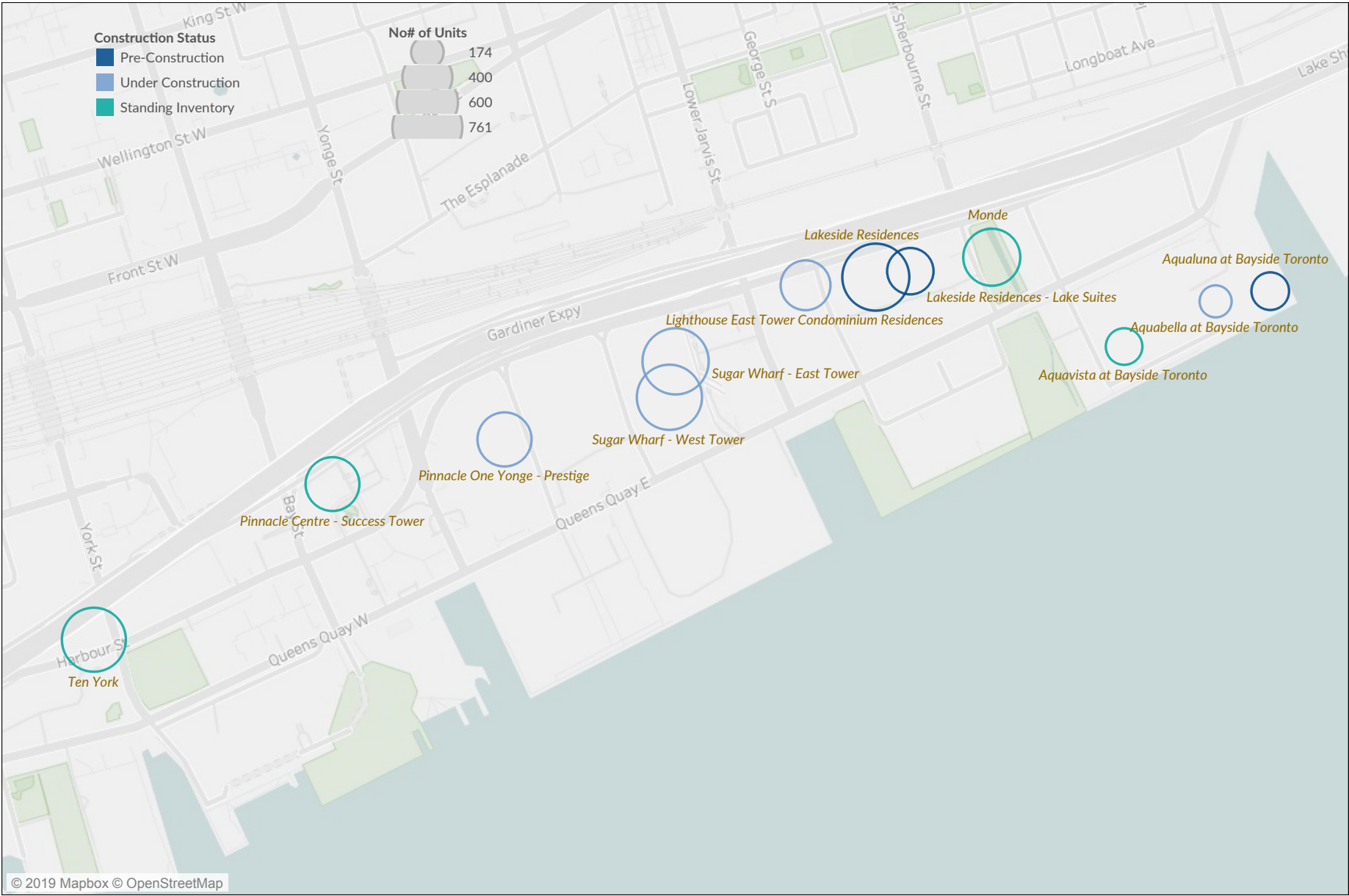


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - October 2019

Current Active Projects



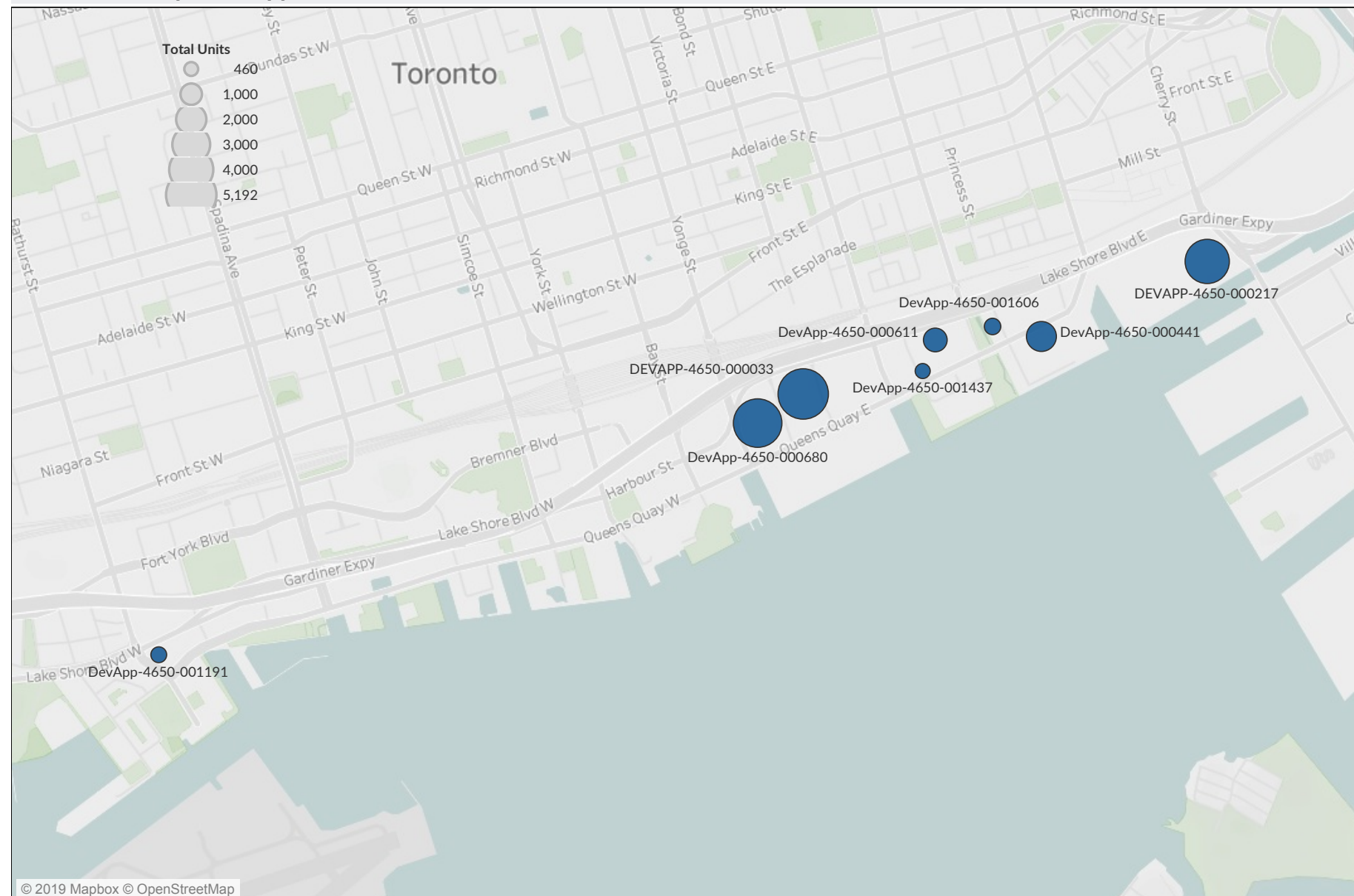
Central Waterfront Submarket Report - October 2019

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	1	20	38	240	\$1,399	\$1,498
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	6	81	761	\$957	\$1,302
Lakeside Residences - Lake Suites - Greenland Group	Apartment	March 2023	5	54	159	365	\$1,171	\$1,331
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	September 2020	4	65	6	421	\$841	\$1,255
Monde - Great Gulf	Apartment	February 2019	0	3	4	551	\$668	\$1,413
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	10	92	144	496	\$1,258	\$1,538
Sugar Wharf - East Tower - Menkes	Apartment	February 2022	1	25	83	743	\$1,180	\$1,435
Sugar Wharf - West Tower - Menkes	Apartment	February 2022	4	62	75	720	\$1,225	\$1,425
Ten York - Tridel	Apartment	June 2018	0	1	4	694	\$692	\$888

Central Waterfront Submarket Report - October 2019

Current Development Applications



Central Waterfront Submarket Report - October 2019

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 - October 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	317	14	5,086	4,396	395	\$2,140	1,272	\$2,721,039	9,129
Central Waterfront	26	12	5,883	5,193	597	\$1,403	980	\$1,374,783	18,503
Don Mills - York Mills	26	11	3,306	2,778	395	\$953	1,050	\$1,000,417	7,441
Downtown Core	143	9	5,148	4,183	790	\$1,537	657	\$1,010,315	15,193
Downtown East	73	17	5,706	5,062	411	\$1,010	863	\$871,618	18,202
Downtown West	125	30	10,173	8,643	1,188	\$1,402	903	\$1,266,200	19,055
Etobicoke Waterfront	0	4	2,121	1,898	85	\$1,156	818	\$945,135	10,287
Highway7 - Yonge	66	8	1,715	1,187	455	\$673	1,083	\$728,525	.
Mississauga City Centre	365	12	6,548	5,999	495	\$813	882	\$717,233	.
North Toronto	85	9	2,413	1,711	607	\$1,197	780	\$934,309	9,773
North Yonge Corridor	12	6	2,057	1,807	146	\$1,028	826	\$848,881	4,393
North York East	2	2	528	504	23	\$941	1,022	\$961,965	2,056
North York West	353	12	2,697	2,216	342	\$879	1,084	\$952,932	9,738
Not Applicable	1,280	162	30,626	22,549	6,296	\$741	907	\$672,811	66,556
Scarborough City Centre									2,245
Sheppard Corridor	23	14	4,020	3,278	742	\$1,067	819	\$874,136	8,352
Thornhill	401	2	736	401	335	\$826	797	\$658,314	.
Toronto East	26	16	2,141	1,817	268	\$969	912	\$883,298	2,031
Toronto West	70	14	2,444	1,719	705	\$1,031	934	\$962,665	12,992
Yonge - St. Clair	31	8	1,297	1,225	48	\$1,370	1,355	\$1,855,441	2,190

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.