



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of December 2019



Central Waterfront Submarket Report - December 2019

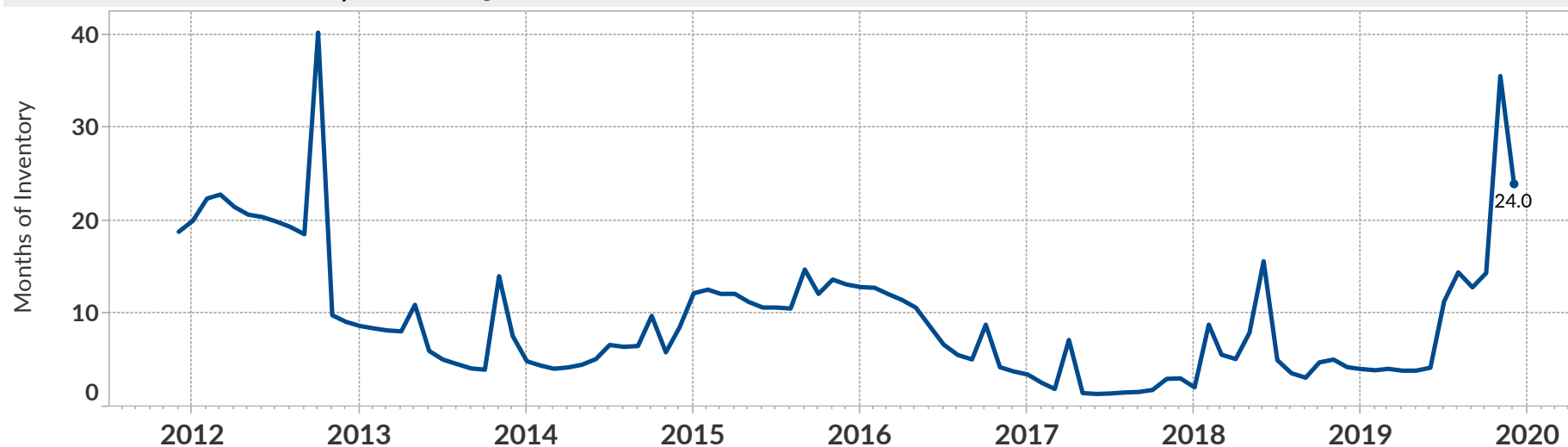


Central Waterfront		GTA
Active Projects	13	355
Total Units	6,642	93,377
Total Sales	5,448	77,895
Rem. Inv.	1,182	12,280
Avg. \$/SF	\$1,418	\$1,055
Avg. SF	912	930
Avg. \$	\$1,292,723	\$980,872
Current Month Sales (incl. active & sold out)	222	1,871

Development Applications

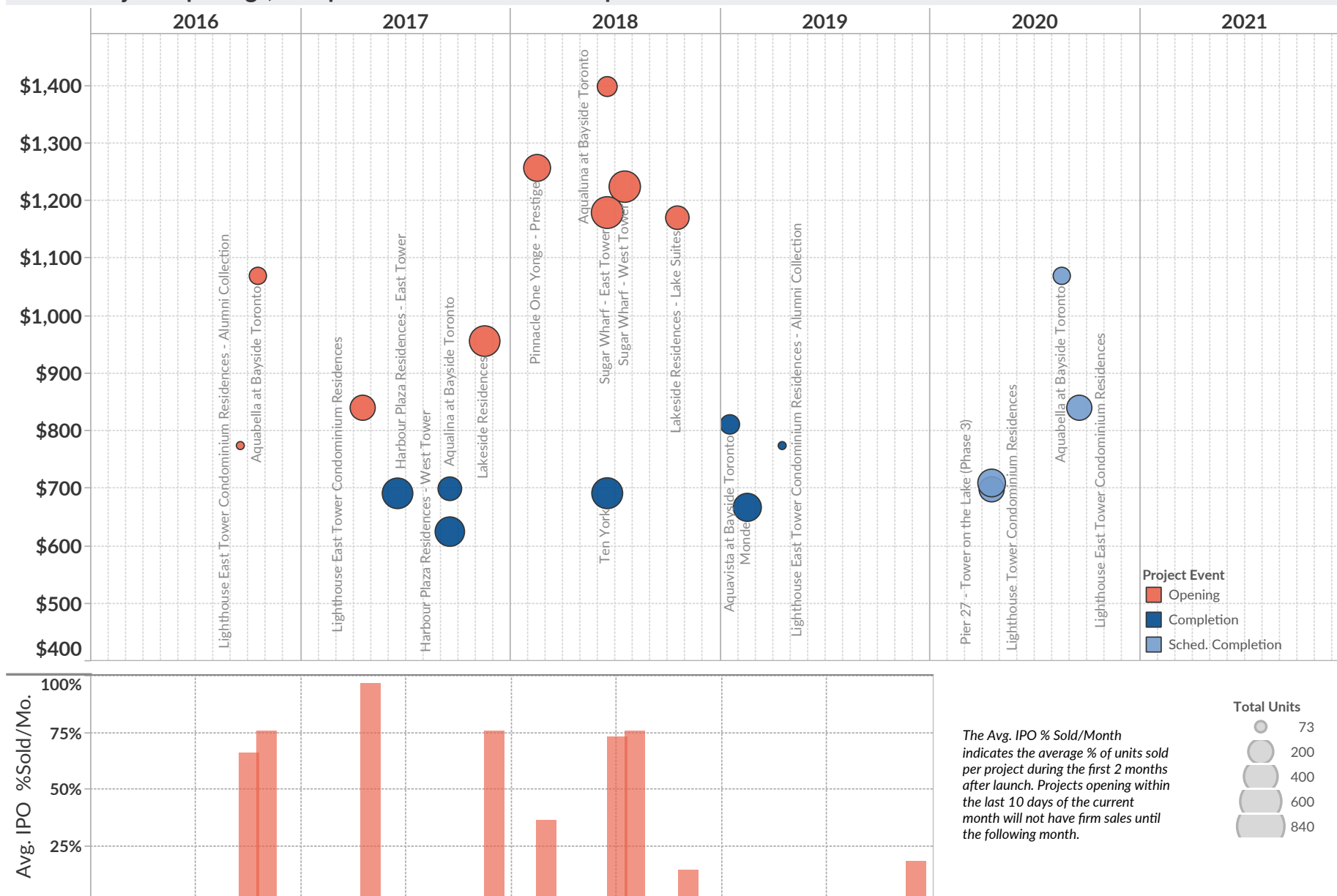
Central Waterfront		City of Toronto
Number of Dev. Apps.	7	375
Total Units	17,952	202,805
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	14.3	44.5
Avg. Floor Space Index	7.4	6.2

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



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Recent Project Openings, Completions & Scheduled Completions



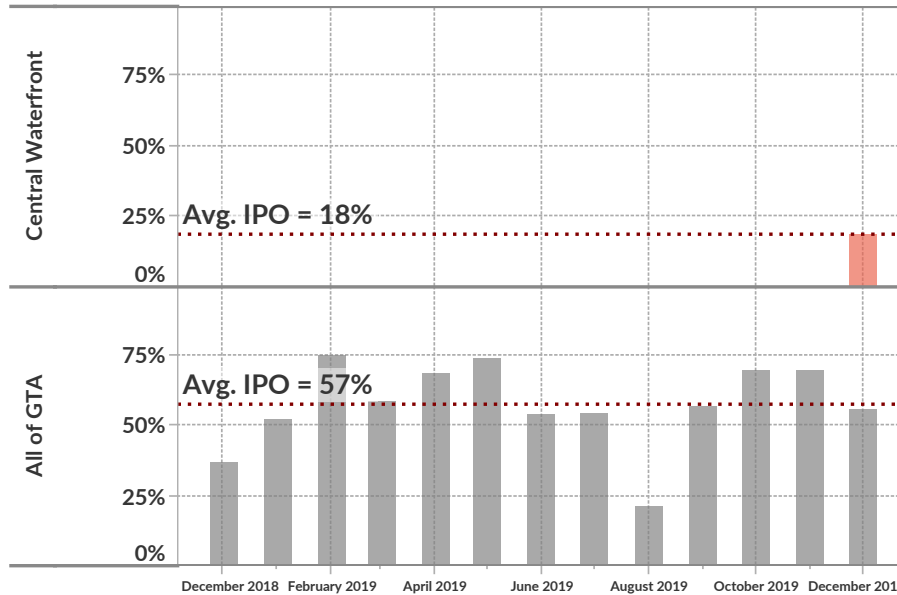
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Project Data by Unit Type

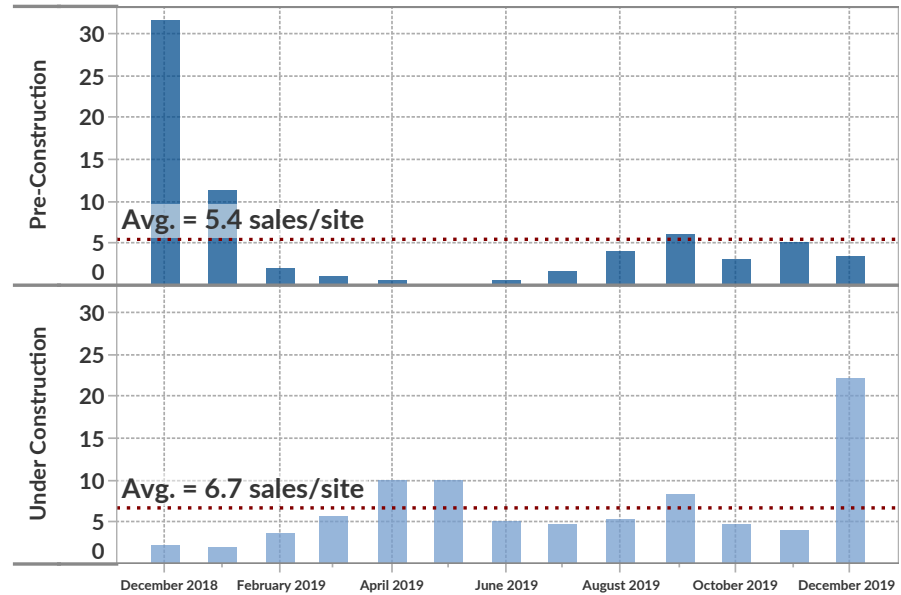
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	129	1	129	0
1 Bedroom	1,795	90	1,627	168
1 Bedroom + Den	2,013	82	1,700	313
2 Bedroom	1,192	6	1,065	127
2 Bedroom + Den	841	36	555	286
3 Bedroom & Up	563	7	287	276
Penthouse	79	0	73	6
Other	18	0	12	6

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,427	466	586	\$545,000	\$826,900
\$1,398	564	790	\$692,000	\$1,146,900
\$1,313	600	2,258	\$761,900	\$3,990,000
\$1,404	804	2,722	\$991,990	\$4,290,000
\$1,493	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)

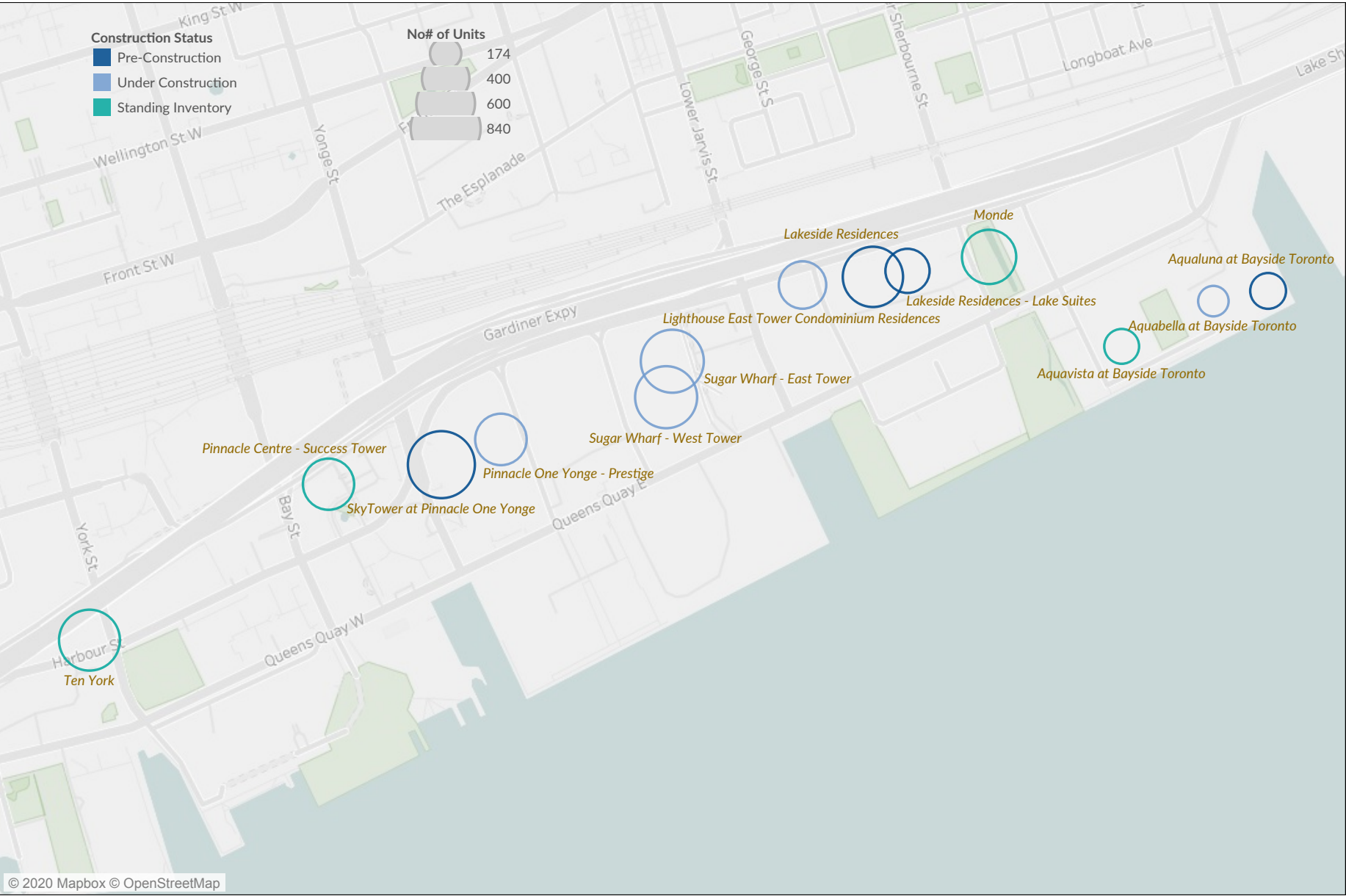


Post Launch Absorption: Central Waterfront



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Current Active Projects



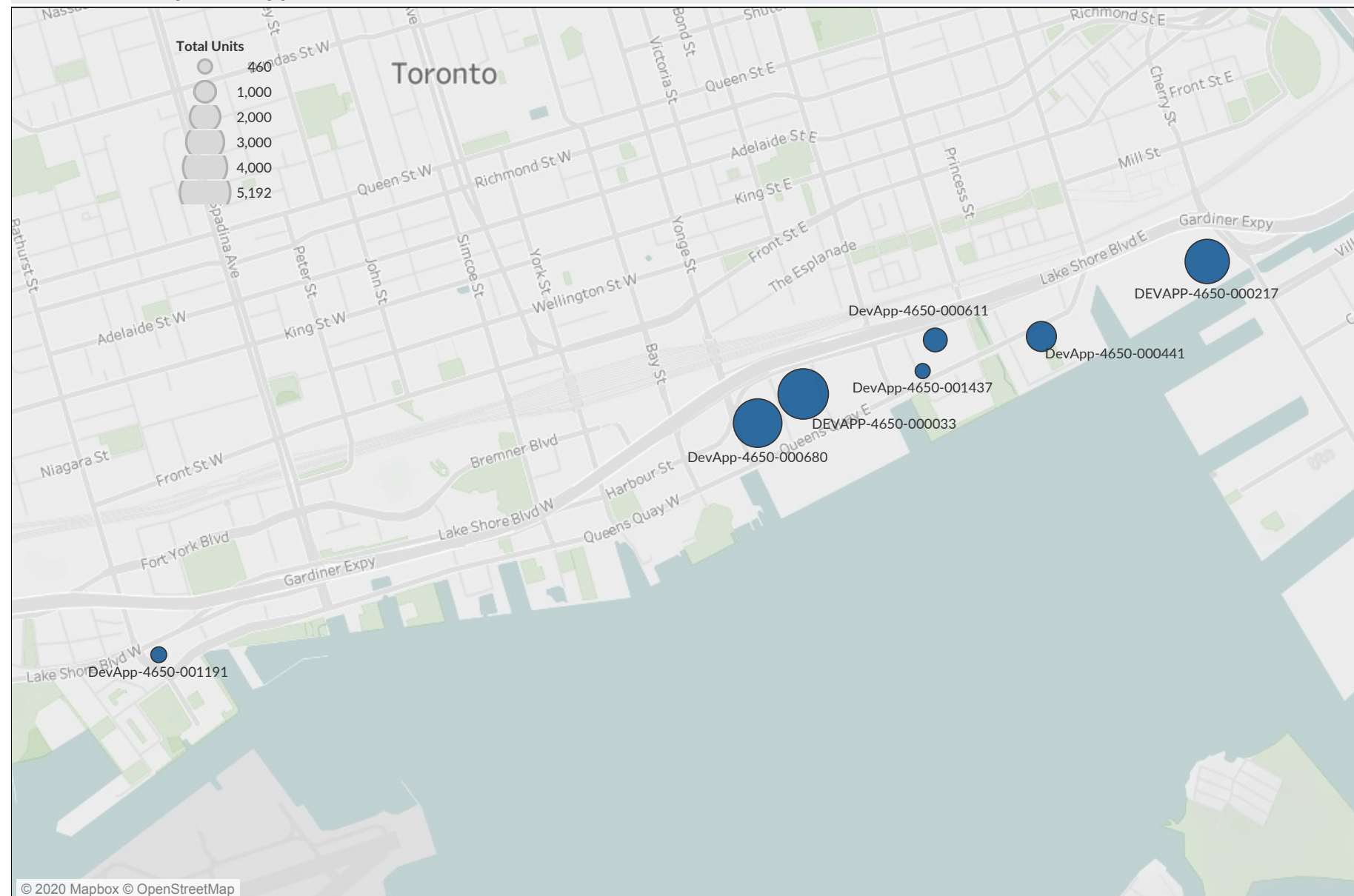
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Current Active Project List

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	1	23	35	240	\$1,399	\$1,525
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	January 2019	0	0	1	227	\$812	\$1,341
Lakeside Residences - Greenland Group	Apartment	July 2022	13	33	54	680	\$957	\$1,305
Lakeside Residences - Lake Suites - Greenland Group	Apartment	March 2023	6	68	145	365	\$1,171	\$1,330
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	September 2020	0	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	4	97	139	496	\$1,258	\$1,542
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	154	154	686	840	\$0	\$1,418
Sugar Wharf - East Tower - Menkes	Apartment	February 2022	26	54	54	743	\$1,180	\$1,336
Sugar Wharf - West Tower - Menkes	Apartment	February 2022	18	85	52	720	\$1,225	\$1,370
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

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	5	15	5,704	5,061	348	\$2,111	1,285	\$2,712,126	8,068
Central Waterfront	222	13	6,642	5,448	1,182	\$1,418	912	\$1,292,723	17,952
Don Mills - York Mills	17	11	3,289	2,837	379	\$945	1,080	\$1,020,388	7,471
Downtown Core	39	8	4,457	3,592	681	\$1,543	668	\$1,031,118	15,031
Downtown East	184	19	6,513	5,624	691	\$1,186	791	\$937,883	13,408
Downtown West	127	30	10,279	8,815	1,137	\$1,403	872	\$1,223,880	17,553
Etobicoke Waterfront	12	4	2,126	1,927	66	\$1,158	862	\$998,967	7,446
Highway7 - Yonge	70	8	1,862	1,365	282	\$652	1,164	\$758,821	.
Mississauga City Centre	66	11	6,227	5,764	397	\$798	917	\$731,659	.
North Toronto	21	9	2,396	1,892	434	\$1,214	821	\$996,561	8,137
North Yonge Corridor	1	5	1,692	1,367	106	\$1,105	775	\$855,995	5,372
North York East	11	2	528	519	8	\$965	986	\$951,150	2,056
North York West	17	9	1,812	1,525	262	\$901	1,147	\$1,033,818	9,050
Not Applicable	959	159	29,797	24,092	4,491	\$755	962	\$726,568	67,193
Scarborough City Centre									2,245
Sheppard Corridor	9	14	4,020	3,338	677	\$1,080	830	\$896,967	8,157
Thornhill	21	2	736	574	162	\$822	739	\$607,524	.
Toronto East	39	12	1,395	1,154	191	\$1,011	915	\$924,465	3,735
Toronto West	34	16	2,924	2,141	679	\$1,068	919	\$981,074	13,238
Yonge - St. Clair	17	8	978	860	107	\$1,474	1,700	\$2,506,240	2,383

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