



Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of May 2020



Central Waterfront Submarket Report - May 2020

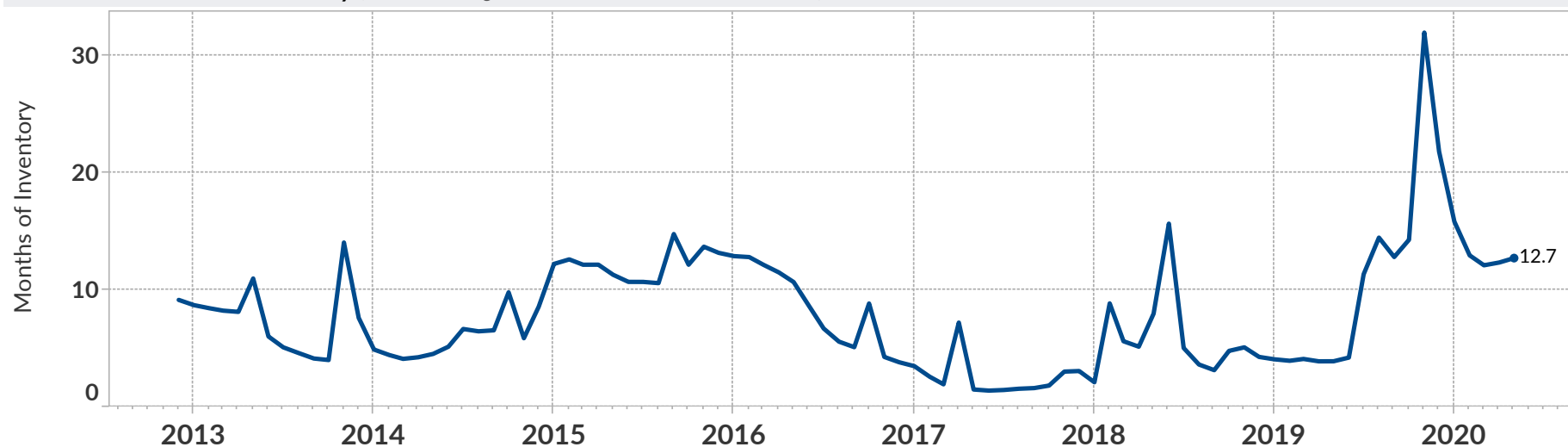


Central Waterfront		GTA
Active Projects	13	361
Total Units	6,642	95,019
Total Sales	5,791	80,914
Rem. Inv.	837	9,526
Avg. \$/SF	\$1,419	\$1,079
Avg. SF	1,002	985
Avg. \$	\$1,421,994	\$1,062,758
Current Month Sales (incl. active & sold out)	5	428

Development Applications

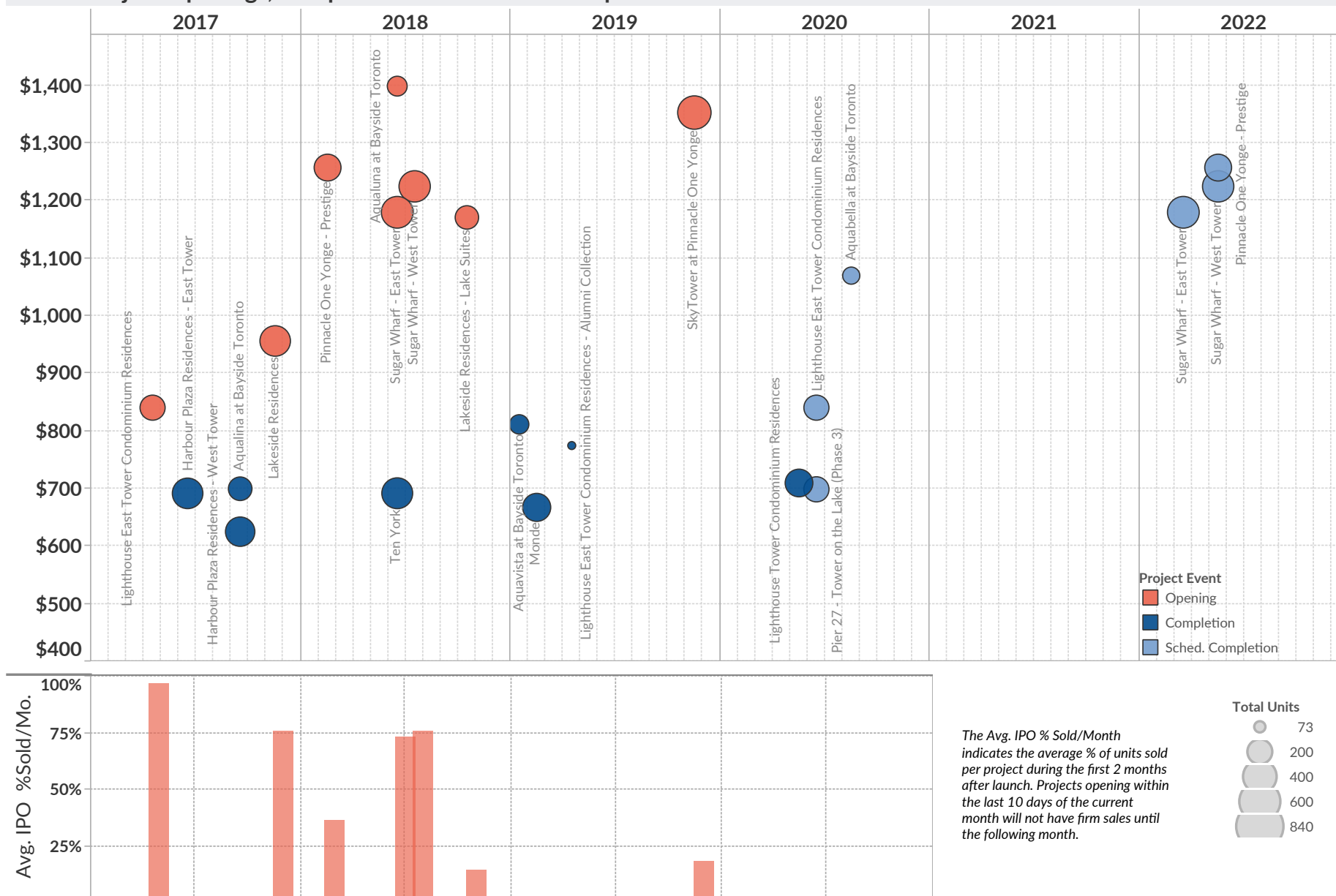
Central Waterfront	City of Toronto
Number of Dev. Apps.	390
Total Units	221,166
Min. Floor Space Index	0.1
Max. Floor Space Index	61.7
Avg. Floor Space Index	6.6

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



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Recent Project Openings, Completions & Scheduled Completions



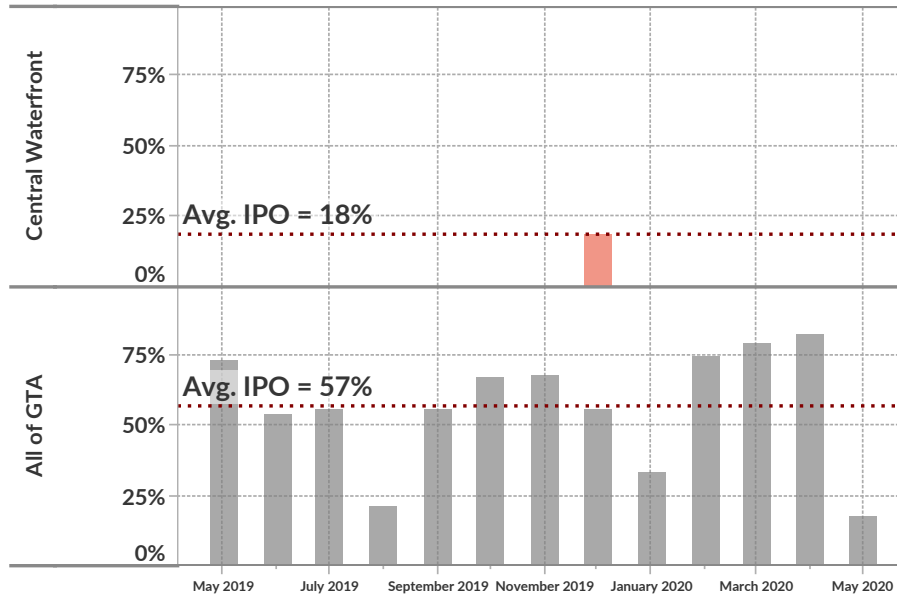
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Project Data by Unit Type

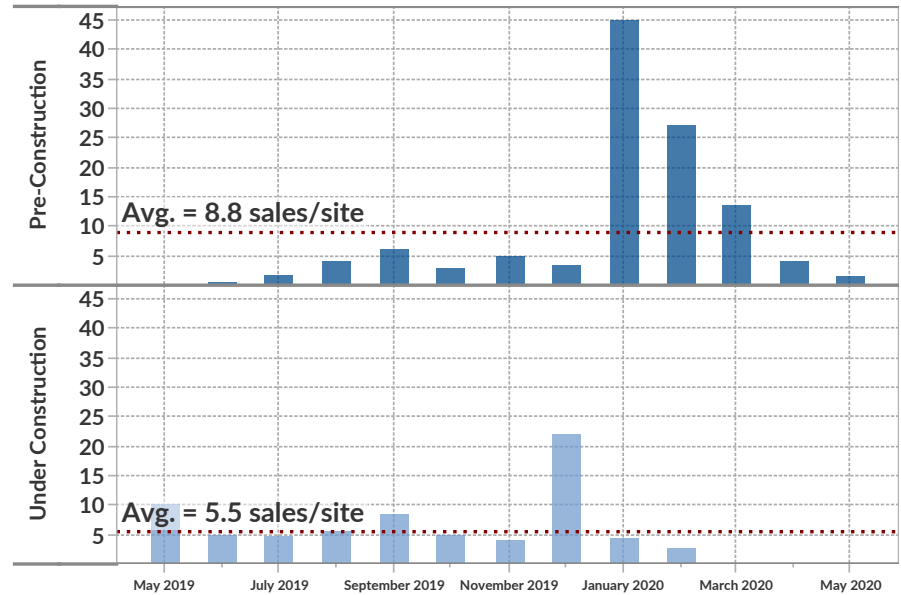
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	129	0	129	0
1 Bedroom	1,795	5	1,735	60
1 Bedroom + Den	2,013	0	1,813	200
2 Bedroom	1,191	0	1,117	74
2 Bedroom + Den	841	0	596	245
3 Bedroom & Up	563	0	315	248
Penthouse	78	0	74	4
Other	18	0	12	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,477	466	586	\$739,990	\$834,900
\$1,378	564	790	\$692,000	\$1,079,900
\$1,457	600	2,258	\$761,900	\$3,990,000
\$1,386	845	2,722	\$1,078,900	\$4,290,000
\$1,476	812	2,551	\$961,000	\$3,990,000
\$1,468	938	6,106	\$1,279,990	\$8,800,000
\$1,226	1,847	2,416	\$2,275,000	\$2,950,000

IPO Launch Performance (first 2 months)

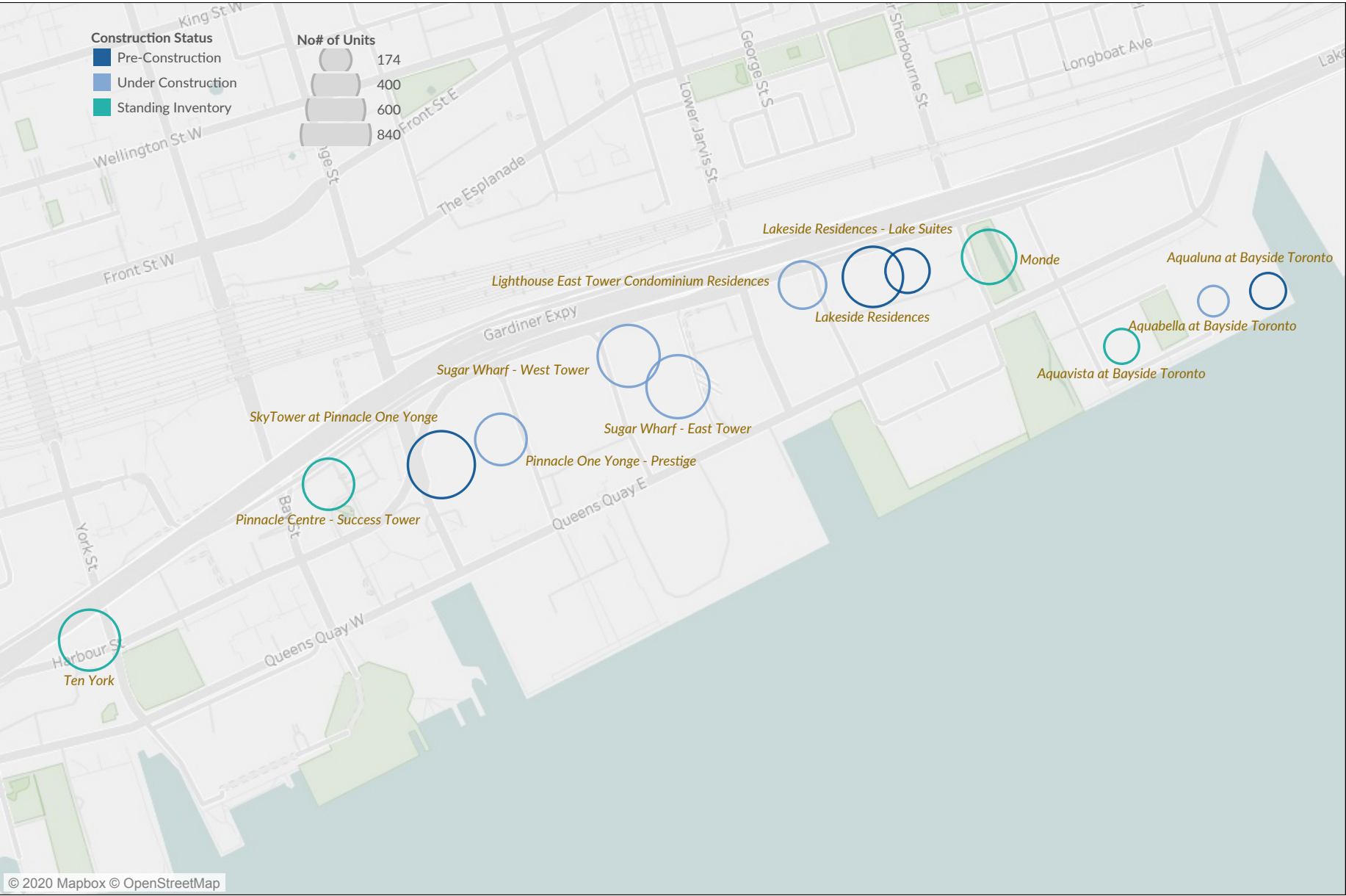


Post Launch Absorption: Central Waterfront



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Current Active Projects



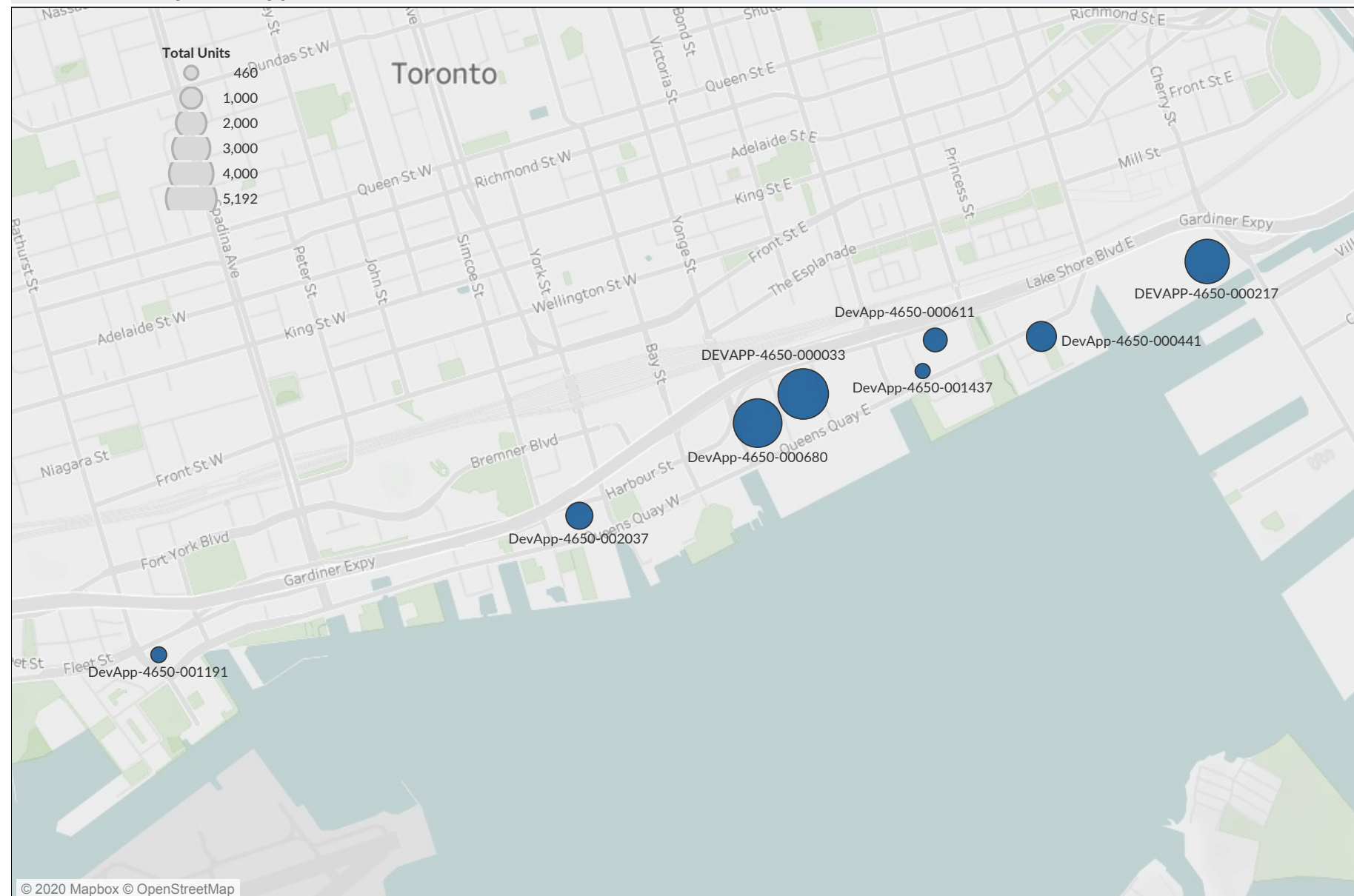
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Current Active Project List

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	0	0	174	\$1,070	\$1,473
Aqualuna at Bayside Toronto - Tridel and Hines	Apartment	June 2023	0	1	34	240	\$1,399	\$1,522
Aquavista at Bayside Toronto - Tridel and Hines	Apartment	January 2019	0	0	0	227	\$812	\$1,341
Lakeside Residences - Greenland Group	Apartment	June 2023	0	10	8	680	\$957	\$1,328
Lakeside Residences - Lake Suites - Greenland Group	Apartment	September 2023	0	98	47	365	\$1,171	\$1,290
Lighthouse East Tower Condominium Residences - Daniels Co..	Apartment	June 2020	0	2	4	421	\$841	\$1,240
Monde - Great Gulf	Apartment	February 2019	0	1	3	551	\$668	\$1,319
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	0	6	132	496	\$1,258	\$1,542
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	3	155	531	840	\$1,353	\$1,376
Sugar Wharf - East Tower - Menkes	Apartment	March 2022	0	23	31	743	\$1,180	\$1,358
Sugar Wharf - West Tower - Menkes	Apartment	May 2022	2	9	43	720	\$1,225	\$1,417
Ten York - Tridel	Apartment	June 2018	0	1	3	694	\$692	\$1,374

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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	12.9	1,147
DevApp-4650-000680	1 Yonge Street	20.3	4,812
DevApp-4650-001191	545 Lake Shore Boulevard West	7.5	508
DevApp-4650-001437	162 Queens Quay East	11.3	460
DevApp-4650-002037	200 Queens Quay West	19.1	1,482

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	0	16	6,217	5,413	179	\$2,454	1,838	\$4,510,204	8,610
Central Waterfront	5	13	6,642	5,791	837	\$1,419	1,002	\$1,421,994	19,434
Don Mills - York Mills	9	11	3,306	2,923	248	\$937	1,194	\$1,118,702	11,337
Downtown Core	0	8	4,759	4,086	255	\$1,644	733	\$1,205,854	18,040
Downtown East	11	19	6,371	5,634	533	\$1,253	821	\$1,029,143	15,959
Downtown West	9	32	10,872	9,571	882	\$1,457	908	\$1,322,157	18,111
Etobicoke Waterfront	1	3	1,632	1,469	70	\$1,226	756	\$927,024	8,726
Highway7 - Yonge	22	7	1,742	1,535	207	\$691	1,196	\$827,017	.
Mississauga City Centre	7	11	6,441	5,854	363	\$828	890	\$736,777	.
North Toronto	7	11	3,150	2,504	468	\$1,245	823	\$1,024,426	8,331
North Yonge Corridor	2	6	1,792	1,404	169	\$1,118	845	\$944,043	7,587
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	29	8	1,110	987	96	\$1,051	1,508	\$1,583,941	9,087
Not Applicable	292	162	30,675	24,994	3,786	\$778	982	\$763,198	73,347
Scarborough City Centre									2,245
Sheppard Corridor	3	13	3,648	3,195	452	\$1,101	920	\$1,013,295	7,793
Thornhill	11	5	1,443	1,147	296	\$1,083	1,203	\$1,303,196	.
Toronto East	3	13	1,352	1,139	172	\$989	927	\$916,534	3,051
Toronto West	12	14	2,613	2,117	412	\$1,136	946	\$1,074,717	11,001
Yonge - St. Clair	5	7	726	632	93	\$1,464	1,606	\$2,352,130	2,413

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