

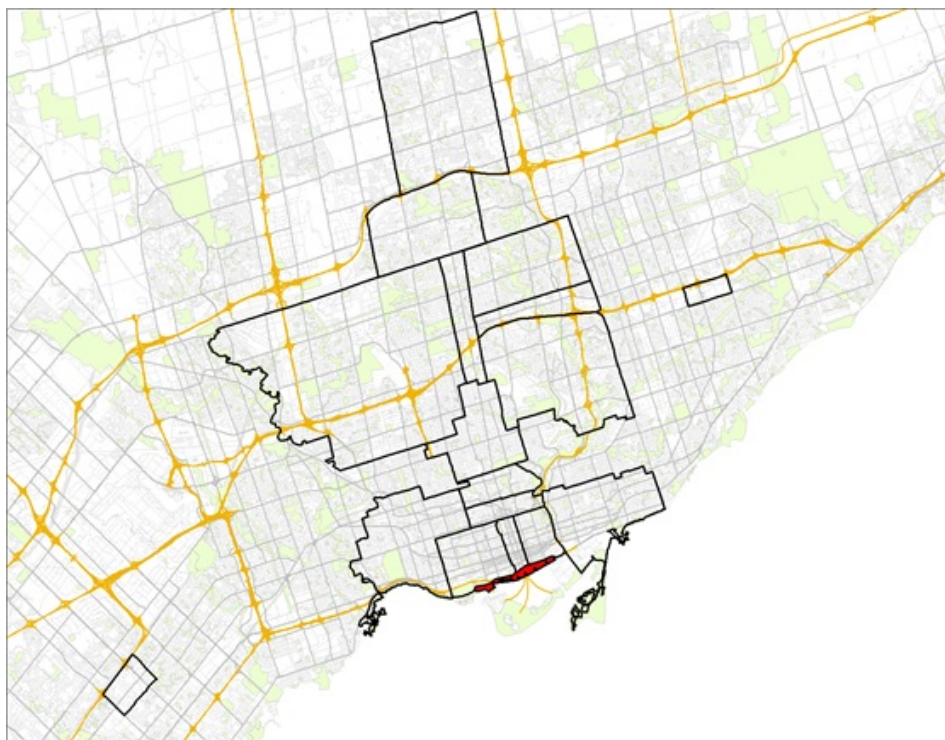


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of June 2021



Central Waterfront Submarket Report - June 2021

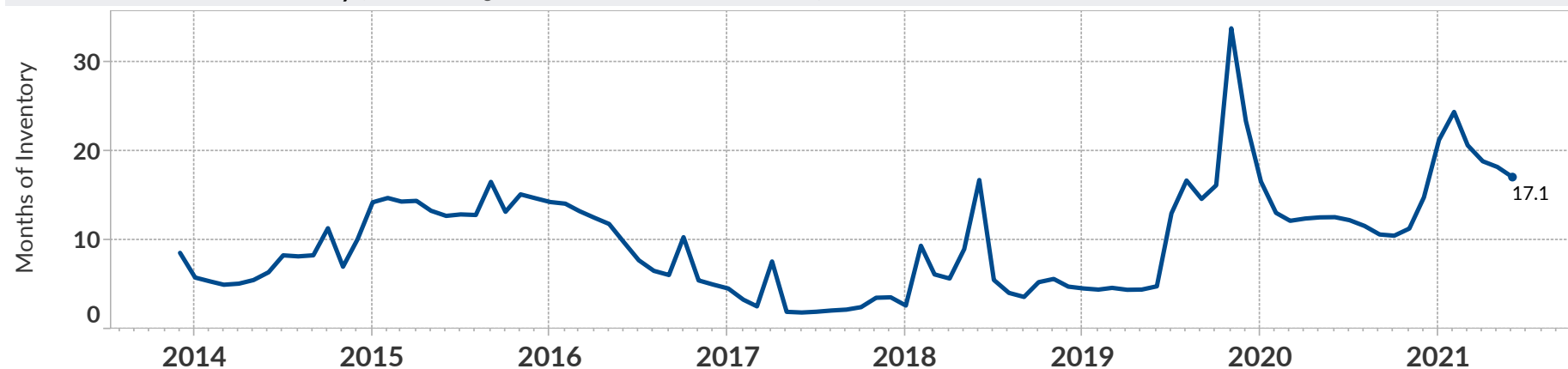


Central Waterfront		GTA
Active Projects	9	334
Total Units	4,708	85,993
Total Sales	3,952	76,497
Rem. Inv.	756	9,496
Avg. \$/SF	\$1,523	\$1,224
Avg. Project \$/SF	\$1,408	\$1,102
Avg. SF	1,060	994
Avg. \$	\$1,614,087	\$1,215,921
Current Month Sales (incl. active & sold out)	26	2,775

Development Applications

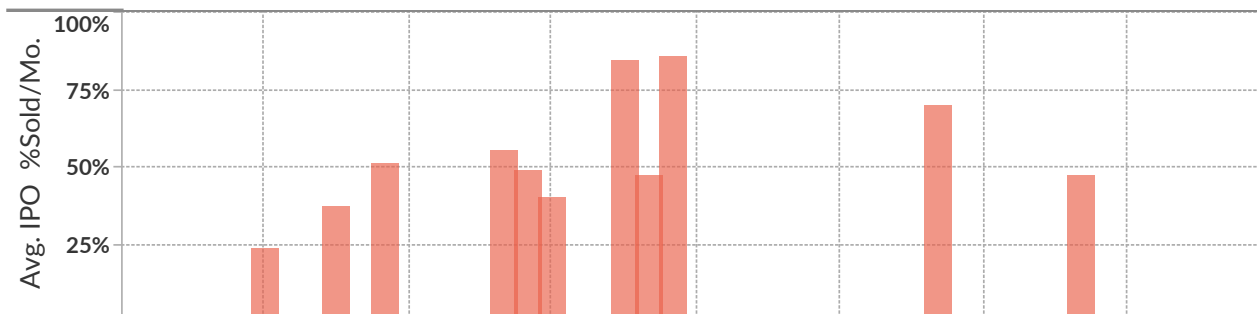
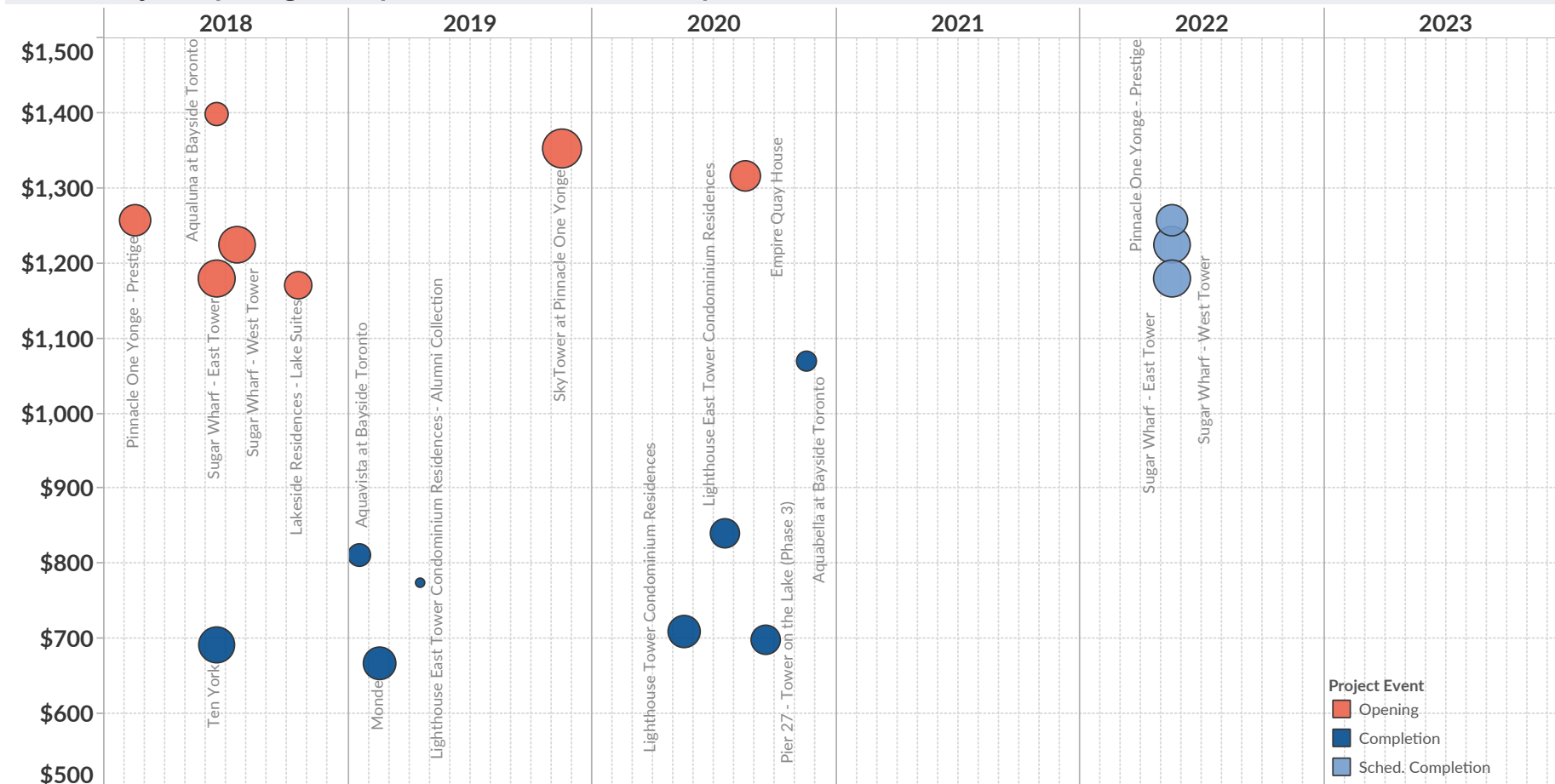
Central Waterfront		City of Toronto
Number of Dev. Apps.	10	504
Total Units	17,819	276,211
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	19.1	61.7
Avg. Floor Space Index	9.1	6.8

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

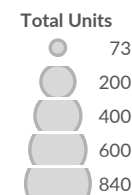


Central Waterfront Submarket Report - June 2021

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



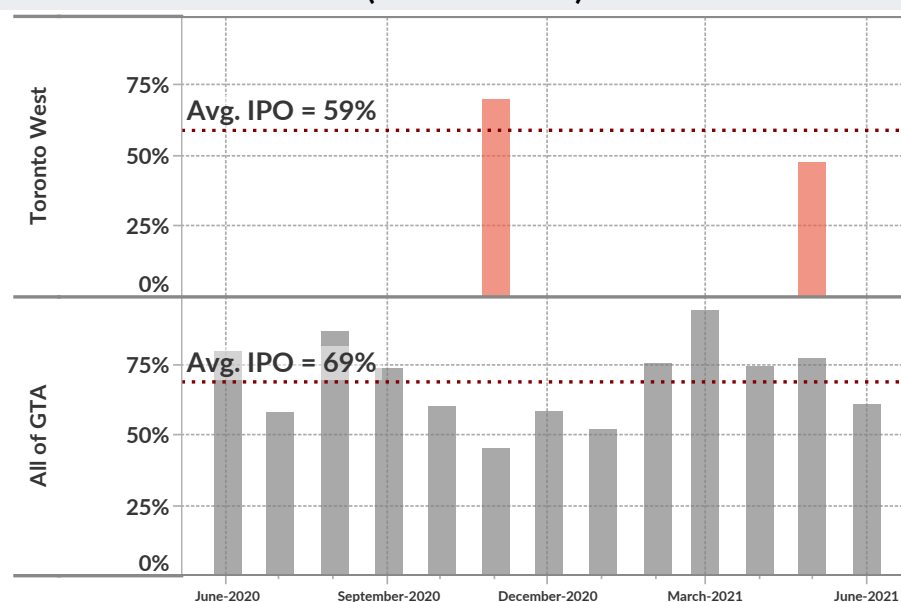
Central Waterfront Submarket Report - June 2021

Project Data by Unit Type

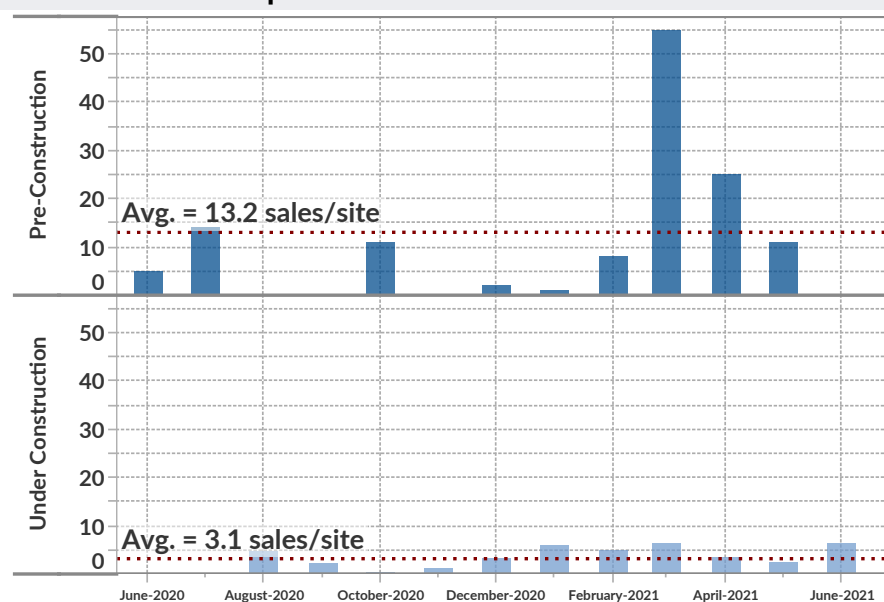
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	124	3	112	12
1 Bedroom	1,304	2	1,248	56
1 Bedroom + Den	1,365	3	1,202	163
2 Bedroom	825	1	754	71
2 Bedroom + Den	550	8	347	203
3 Bedroom & Up	502	9	257	245
Penthouse	20	0	20	0
Other	18	0	12	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,484	400	400	\$590,990	\$595,990
\$1,465	466	676	\$545,000	\$850,900
\$1,398	564	790	\$692,000	\$1,139,900
\$1,482	627	2,435	\$780,000	\$3,340,000
\$1,512	756	2,722	\$988,990	\$3,390,000
\$1,596	812	2,515	\$961,000	\$3,990,000
\$1,287	1,720	2,416	\$2,550,000	\$2,950,000

IPO Launch Performance (first 2 months)

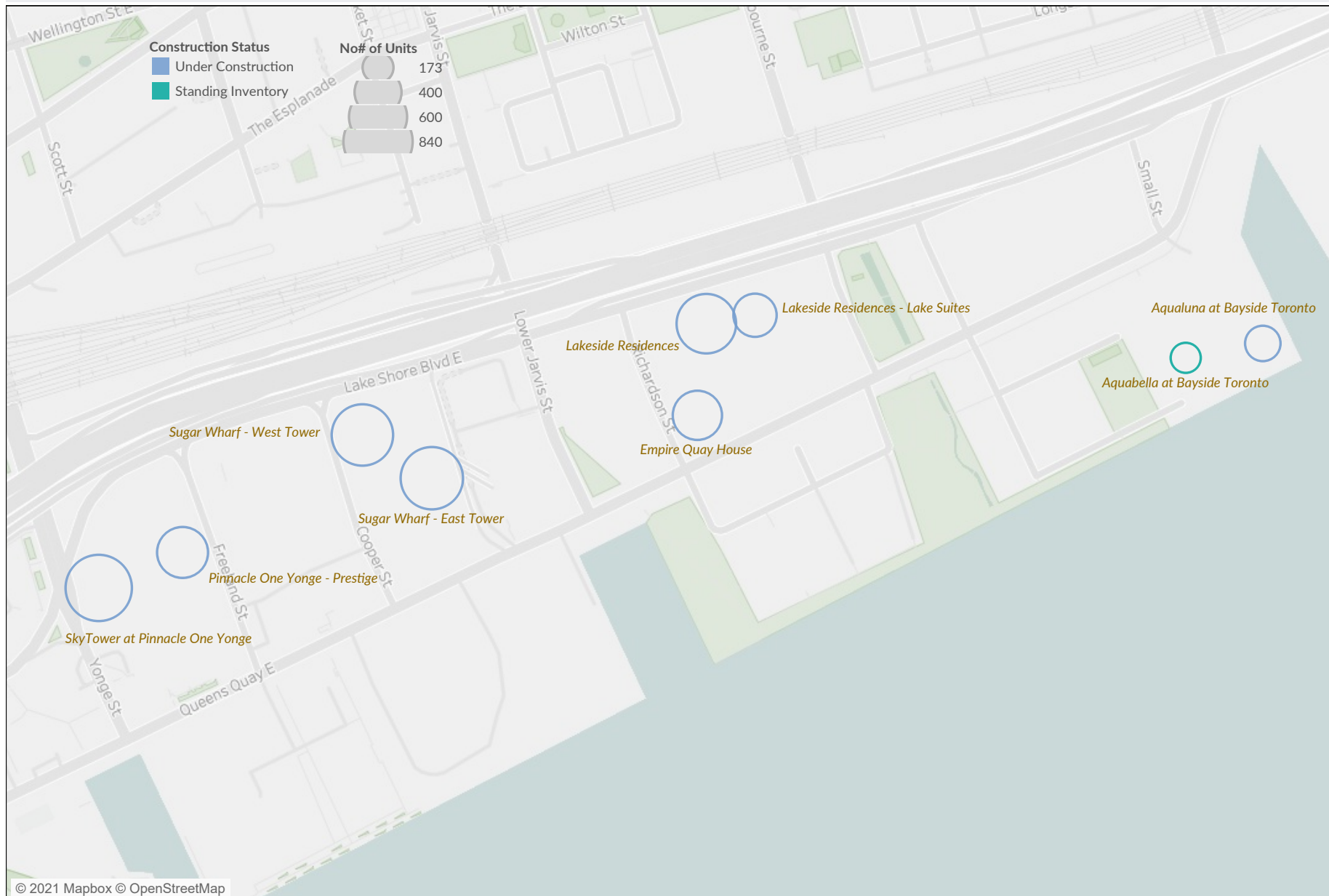


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - June 2021

Current Active Projects



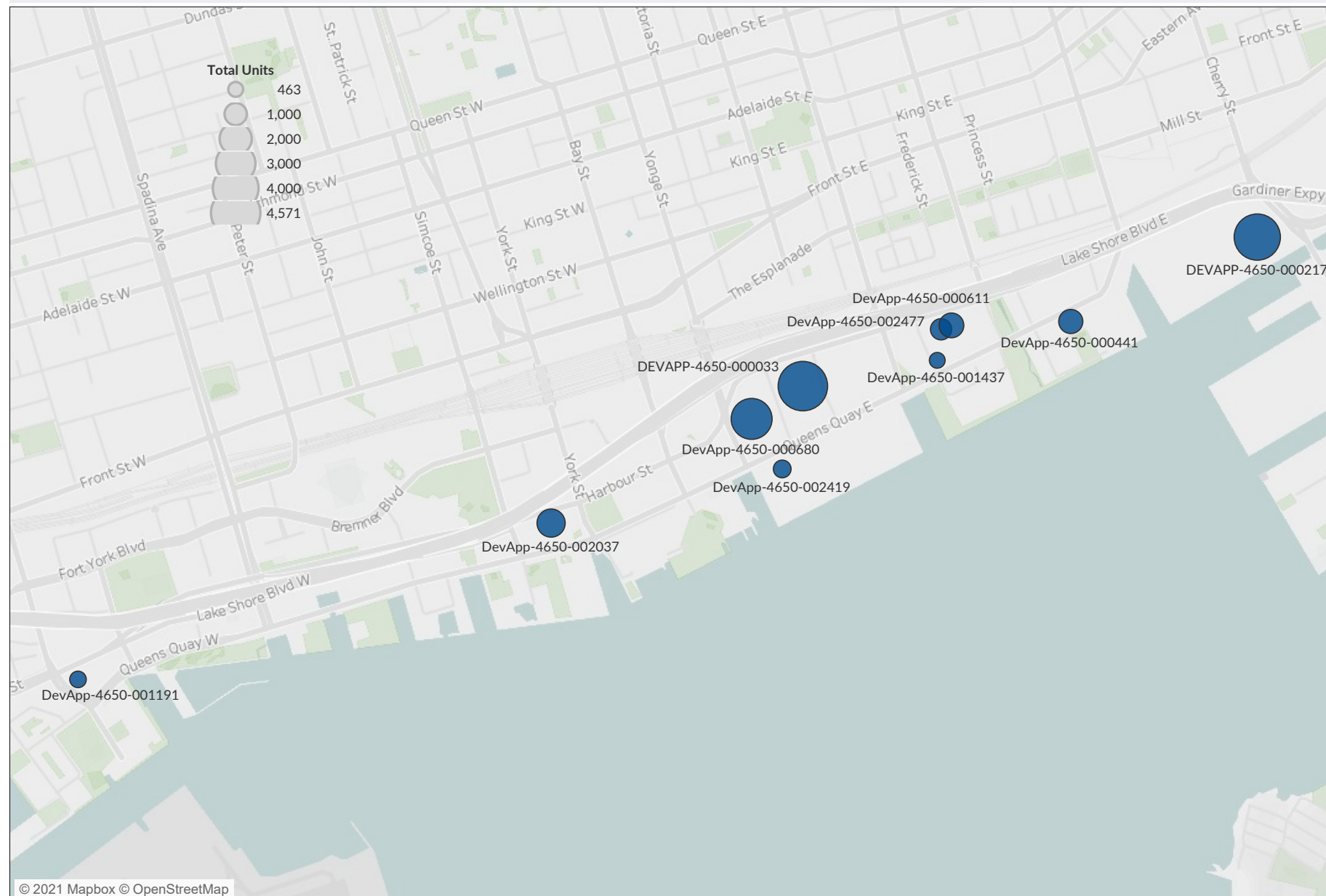
Central Waterfront Submarket Report - June 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
Aquabella at Bayside Toronto - Tridel and Hines	Apartment	November-2020	0	0	0	173	\$1,070	\$1,473
Aqualuna at Bayside Toronto - Tridel and Hines	Apartment	September-2024	1	4	25	240	\$1,399	\$1,311
Empire Quay House - Empire	Apartment	January-2024	13	113	63	463	\$1,317	\$1,333
Lakeside Residences - Greenland Group	Apartment	November-2024	0	2	1	676	\$957	\$1,238
Lakeside Residences - Lake Suites - Greenland Group	Apartment	November-2024	0	6	39	357	\$1,171	\$1,340
Pinnacle One Yonge - Prestige - Pinnacle International	Apartment	May-2022	0	3	127	496	\$1,258	\$1,571
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November-2024	12	52	429	840	\$1,353	\$1,584
Sugar Wharf - East Tower - Menkes	Apartment	May-2022	0	0	29	743	\$1,180	\$1,396
Sugar Wharf - West Tower - Menkes	Apartment	May-2022	0	0	43	720	\$1,225	\$1,423

Central Waterfront Submarket Report - June 2021

Current Development Applications



Central Waterfront Submarket Report - June 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000033	55 Lake Shore Boulevard East	10.8	4,571
DEVAPP-4650-000217	324 Cherry Street; 429 Lake Shore Boulevard East	4.1	4,000
DevApp-4650-000441	261 Queens Quay East	3.9	1,086
DevApp-4650-000611	215 Lake Shore Boulevard East, Phase 1	12.9	1,147
DevApp-4650-000680	1 Yonge Street	22.4	3,133
DevApp-4650-001191	545 Lake Shore Boulevard West	7.5	508
DevApp-4650-001437	162 Queens Quay East	11.3	463
DevApp-4650-002037	200 Queens Quay West	19.1	1,482
DevApp-4650-002419	25 Queens Quay East	7.8	585
DevApp-4650-002477	215 Lake Shore Boulevard East, Phase 2	9.4	844

Central Waterfront Submarket Report - June 2021

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	• 21	• 16	• 4,890	• 4,515	• 375	• \$2,202	• 1,598	• \$3,518,803	• 8,821
Central Waterfront	• 26	• 9	• 4,708	• 3,952	• 756	• \$1,523	• 1,060	• \$1,614,087	• 17,819
Don Mills - York Mills	• 19	• 12	• 3,515	• 3,292	• 223	• \$978	• 1,097	• \$1,072,317	• 14,305
Downtown Core	• 10	• 8	• 4,591	• 4,312	• 279	• \$1,816	• 826	• \$1,500,069	• 18,361
Downtown East	• 66	• 20	• 7,051	• 6,427	• 624	• \$1,270	• 815	• \$1,034,349	• 15,684
Downtown West	• 45	• 25	• 8,311	• 7,370	• 941	• \$1,492	• 905	• \$1,350,195	• 19,758
Etobicoke Waterfront	• 4	• 1	• 493	• 477	• 16	• \$1,343	• 860	• \$1,154,463	• 7,504
Highway7 - Yonge	• 43	• 6	• 1,384	• 1,166	• 218	• \$781	• 1,218	• \$951,434	•
Mississauga City Centre	• 457	• 12	• 7,258	• 6,790	• 468	• \$1,014	• 848	• \$860,515	•
North Toronto	• 64	• 16	• 3,735	• 3,264	• 471	• \$1,325	• 912	• \$1,208,059	• 14,291
North Yonge Corridor	• 3	• 6	• 1,591	• 1,532	• 59	• \$1,202	• 853	• \$1,026,082	• 8,190
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 206
North York West	• 19	• 10	• 1,227	• 1,008	• 219	• \$1,275	• 1,581	• \$2,016,012	• 23,111
Not Applicable	• 1,887	• 134	• 26,251	• 22,974	• 3,277	• \$883	• 947	• \$835,841	• 97,066
Scarborough City Centre									• 3,039
Sheppard Corridor	• 8	• 11	• 2,426	• 2,148	• 278	• \$1,119	• 1,010	• \$1,130,786	• 7,827
Thornhill	• 43	• 8	• 1,967	• 1,747	• 220	• \$1,068	• 1,165	• \$1,244,038	•
Toronto East	• 7	• 11	• 1,322	• 1,211	• 111	• \$1,124	• 980	• \$1,101,314	• 3,301
Toronto West	• 45	• 19	• 3,734	• 3,029	• 705	• \$1,206	• 899	• \$1,084,399	• 16,997
Yonge - St. Clair	• 8	• 8	• 1,012	• 758	• 254	• \$1,664	• 1,217	• \$2,025,161	• 3,470

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.