

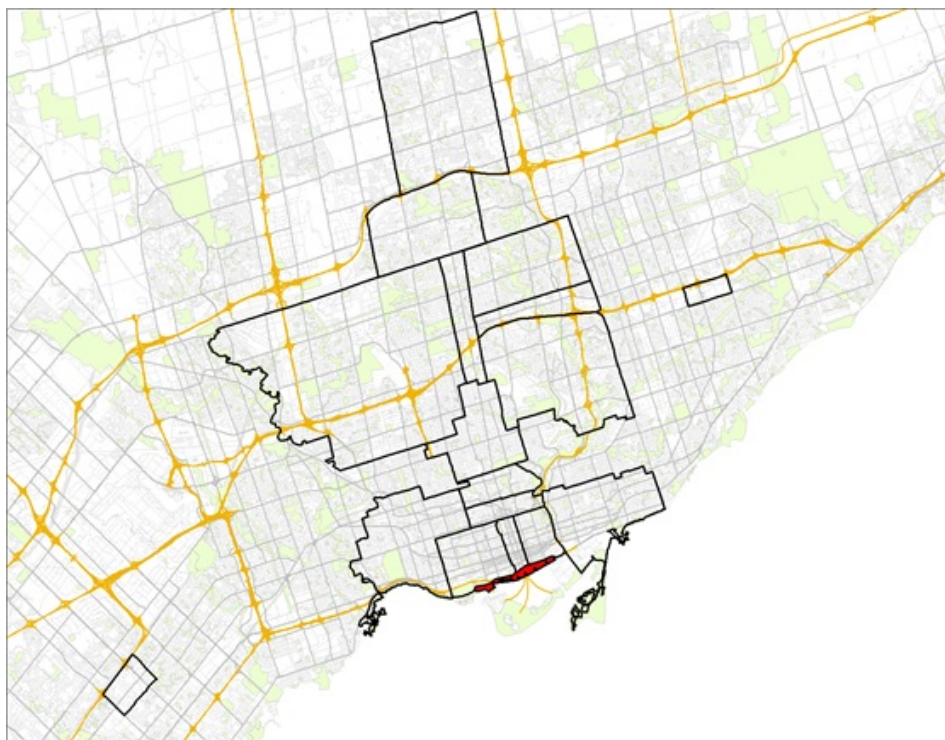


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of July 2021



Central Waterfront Submarket Report - July 2021



Central Waterfront		GTA
Active Projects	9	335
Total Units	4,708	86,584
Total Sales	3,972	77,101
Rem. Inv.	736	9,483
Avg. \$/SF	\$1,524	\$1,237
Avg. Project \$/SF	\$1,409	\$1,113
Avg. SF	1,069	983
Avg. \$	\$1,628,754	\$1,215,603
Current Month Sales (incl. active & sold out)	20	1,478

Development Applications

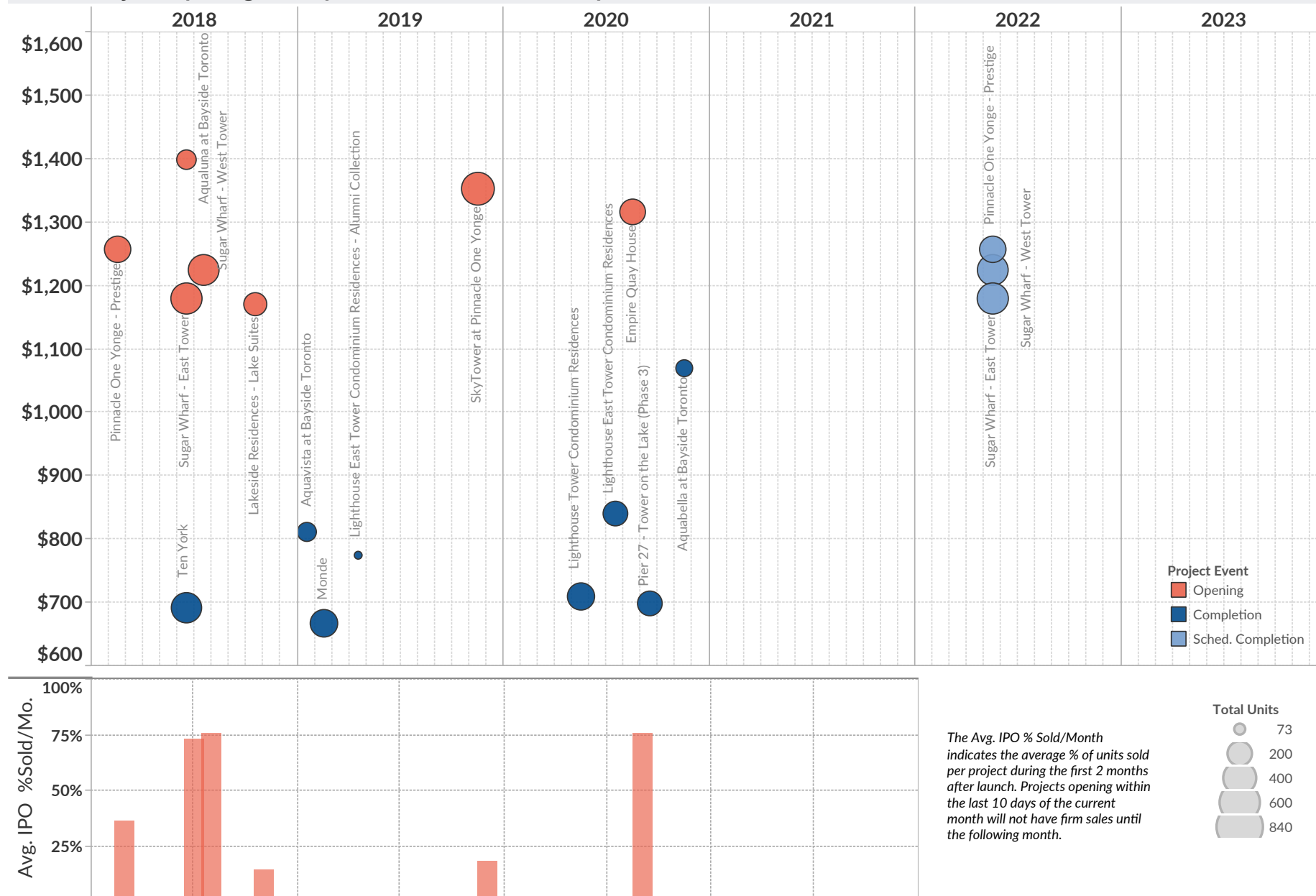
Central Waterfront		City of Toronto
Number of Dev. Apps.	10	503
Total Units	17,819	275,909
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	19.1	61.7
Avg. Floor Space Index	9.1	6.8

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



Central Waterfront Submarket Report - July 2021

Recent Project Openings, Completions & Scheduled Completions



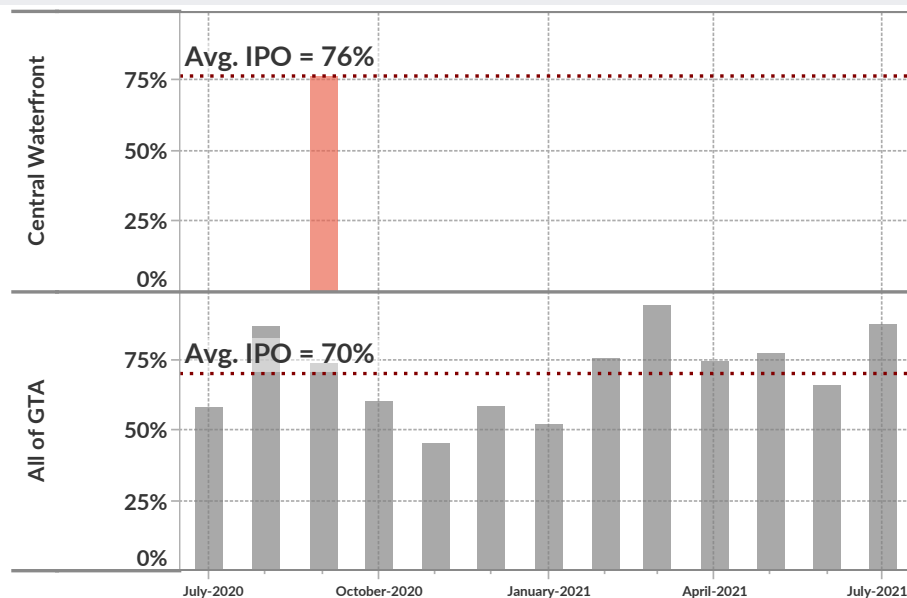
Central Waterfront Submarket Report - July 2021

Project Data by Unit Type

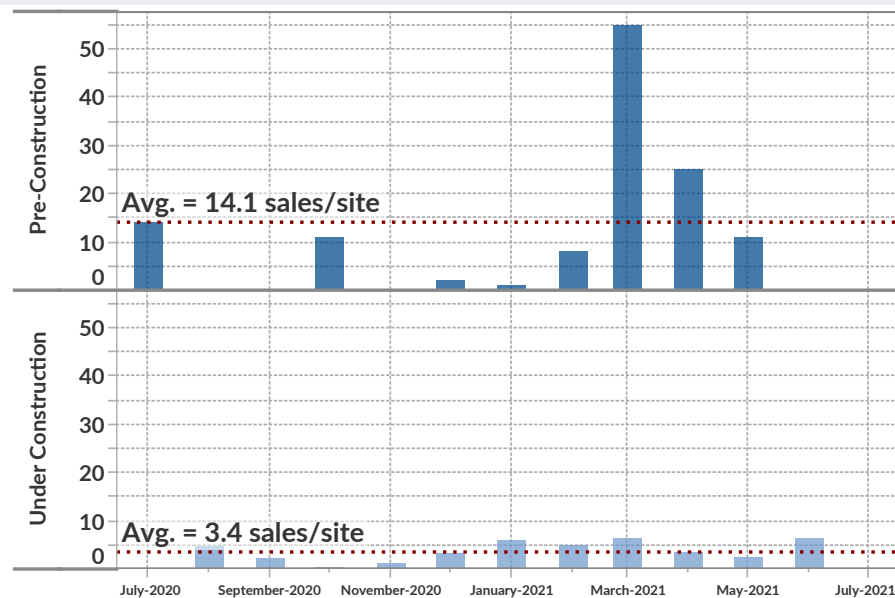
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	124	1	113	11
1 Bedroom	1,304	3	1,251	53
1 Bedroom + Den	1,365	7	1,209	156
2 Bedroom	825	2	756	69
2 Bedroom + Den	550	6	353	197
3 Bedroom & Up	502	1	258	244
Penthouse	20	0	20	0
Other	18	0	12	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,484	400	400	\$590,990	\$595,990
\$1,467	466	676	\$545,000	\$850,900
\$1,395	564	790	\$692,000	\$1,133,900
\$1,483	735	2,435	\$780,000	\$3,340,000
\$1,512	756	2,722	\$988,990	\$3,390,000
\$1,597	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)

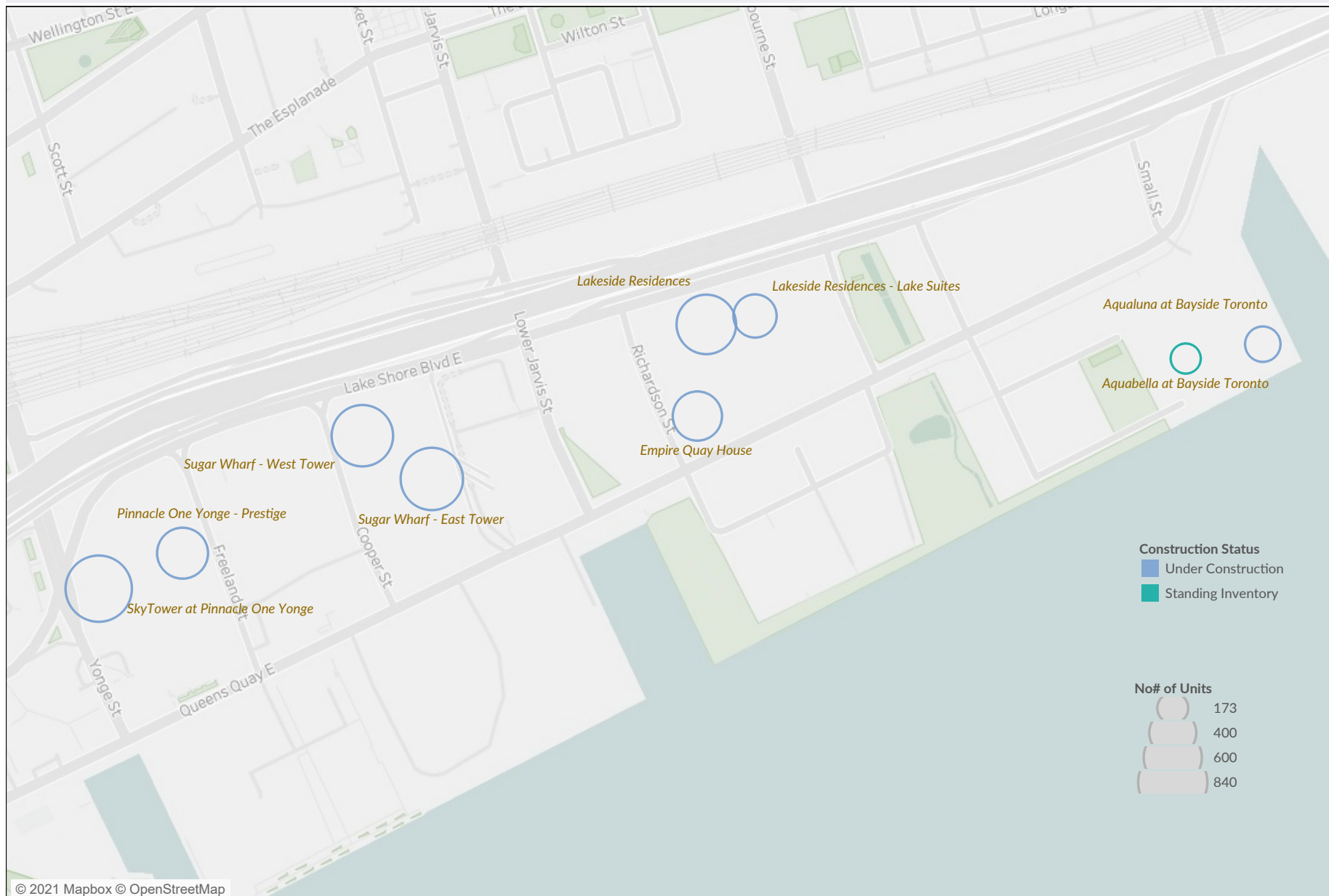


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - July 2021

Current Active Projects



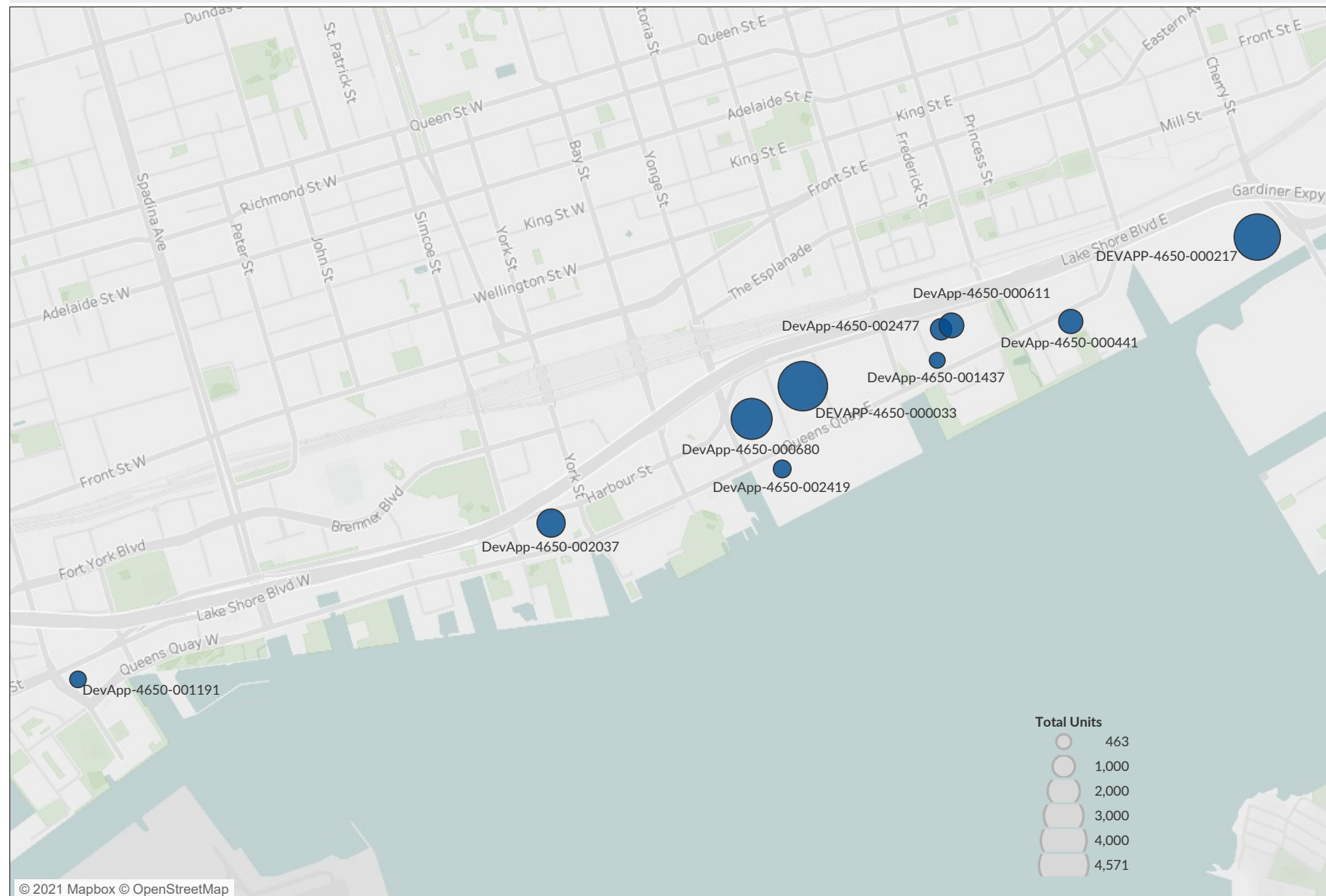
Central Waterfront Submarket Report - July 2021

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	0	4	25	240	\$1,399	\$1,311
Empire Quay House - Empire	Apartment	January-2024	6	119	57	463	\$1,317	\$1,339
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	2	5	125	496	\$1,258	\$1,573
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November-2024	12	64	417	840	\$1,353	\$1,585
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 - July 2021

Current Development Applications



Central Waterfront Submarket Report - July 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 - July 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	• 34	• 16	• 4,891	• 4,549	• 342	• \$2,346	• 1,638	• \$3,843,427	• 8,821
Central Waterfront	• 20	• 9	• 4,708	• 3,972	• 736	• \$1,524	• 1,069	• \$1,628,754	• 17,819
Don Mills - York Mills	• 46	• 13	• 3,706	• 3,338	• 368	• \$1,038	• 953	• \$989,847	• 13,868
Downtown Core	• 16	• 8	• 4,591	• 4,328	• 263	• \$1,824	• 821	• \$1,497,196	• 17,854
Downtown East	• 55	• 20	• 7,058	• 6,478	• 580	• \$1,291	• 821	• \$1,060,155	• 15,684
Downtown West	• 38	• 25	• 8,316	• 7,407	• 909	• \$1,502	• 918	• \$1,379,021	• 20,492
Etobicoke Waterfront	• 4	• 1	• 502	• 481	• 21	• \$1,362	• 719	• \$978,793	• 7,504
Highway7 - Yonge	• 17	• 6	• 1,384	• 1,183	• 201	• \$826	• 1,196	• \$987,757	•
Mississauga City Centre	• 26	• 12	• 7,258	• 6,816	• 442	• \$1,025	• 856	• \$878,211	•
North Toronto	• 32	• 16	• 3,735	• 3,296	• 439	• \$1,348	• 924	• \$1,246,124	• 8,036
North Yonge Corridor	• 16	• 6	• 1,591	• 1,545	• 46	• \$1,191	• 878	• \$1,045,170	• 206
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 23,187
North York West	• 18	• 9	• 1,055	• 855	• 200	• \$1,290	• 1,624	• \$2,094,282	• 97,052
Not Applicable	• 973	• 134	• 26,674	• 23,256	• 3,418	• \$901	• 918	• \$827,213	• 3,039
Scarborough City Centre									• 7,827
Sheppard Corridor	• 13	• 11	• 2,426	• 2,161	• 265	• \$1,116	• 1,017	• \$1,135,435	•
Thornhill	• 12	• 8	• 1,967	• 1,756	• 211	• \$1,066	• 1,173	• \$1,250,487	• 3,301
Toronto East	• 111	• 12	• 1,459	• 1,322	• 137	• \$1,093	• 935	• \$1,021,612	• 14,291
Toronto West	• 14	• 19	• 3,724	• 3,042	• 682	• \$1,208	• 911	• \$1,099,937	• 16,997
Yonge - St. Clair	• 33	• 8	• 1,012	• 791	• 221	• \$1,682	• 1,274	• \$2,143,398	• 3,470

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