

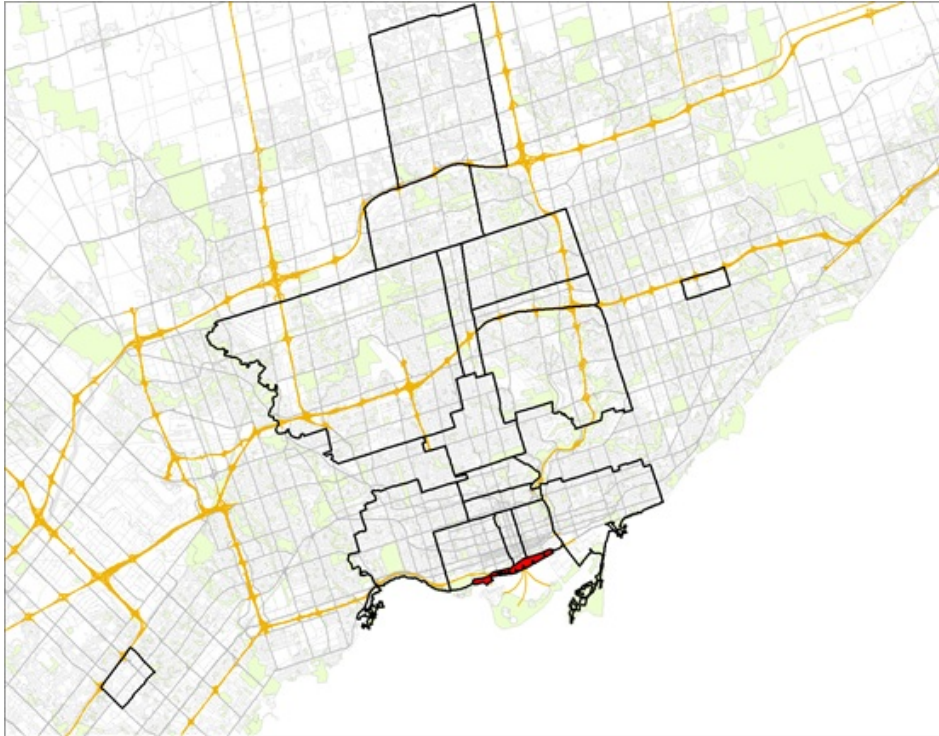


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of August 2021



Central Waterfront Submarket Report - August 2021

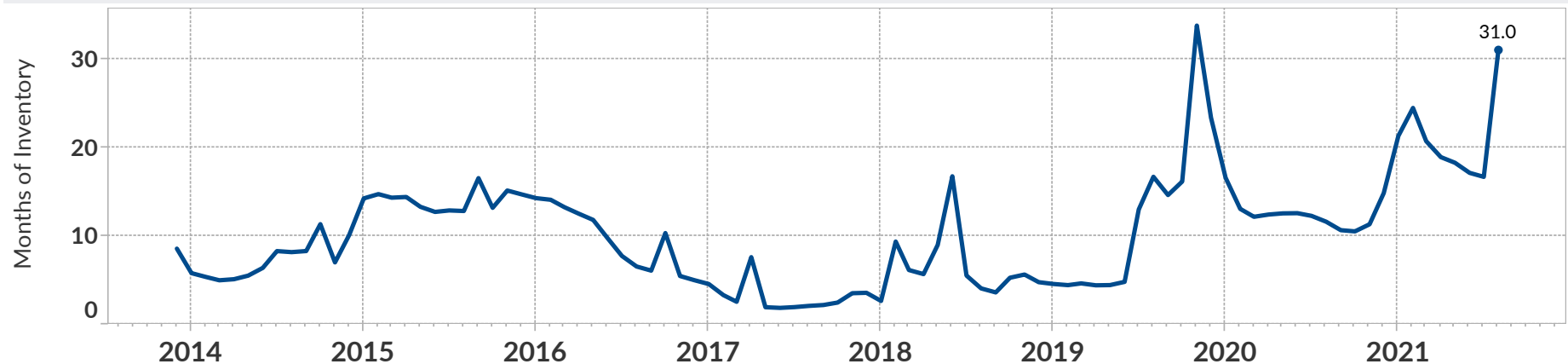


Central Waterfront		GTA
Active Projects	9	338
Total Units	4,708	88,198
Total Sales	3,989	78,231
Rem. Inv.	719	9,967
Avg. \$/SF	\$1,528	\$1,235
Avg. Project \$/SF	\$1,414	\$1,119
Avg. SF	1,081	962
Avg. \$	\$1,652,284	\$1,188,107
Current Month Sales (incl. active & sold out)	18	3,162

Development Applications

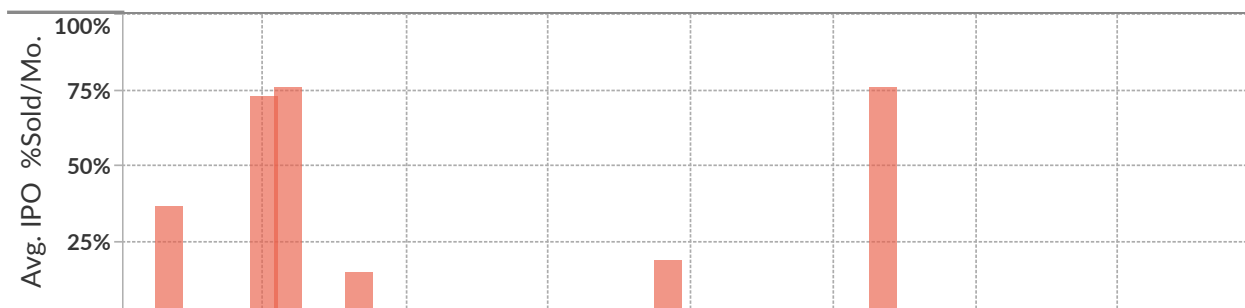
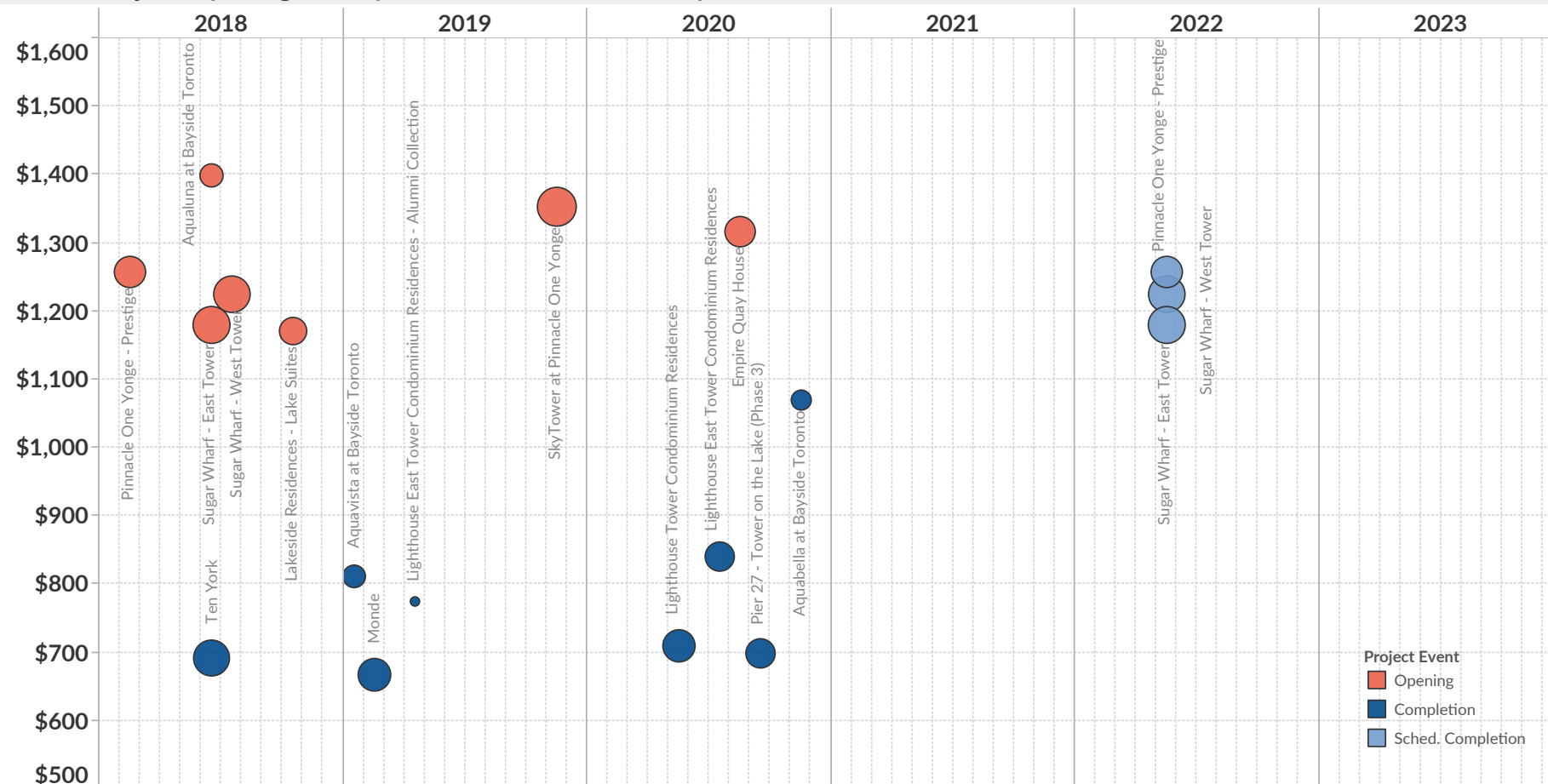
Central Waterfront		City of Toronto
Number of Dev. Apps.	10	425
Total Units	9,248	219,211
Min. Floor Space Index	3.9	0.1
Max. Floor Space Index	19.1	61.7
Avg. Floor Space Index	10.4	7.3

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

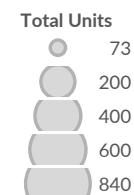


Central Waterfront Submarket Report - August 2021

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.



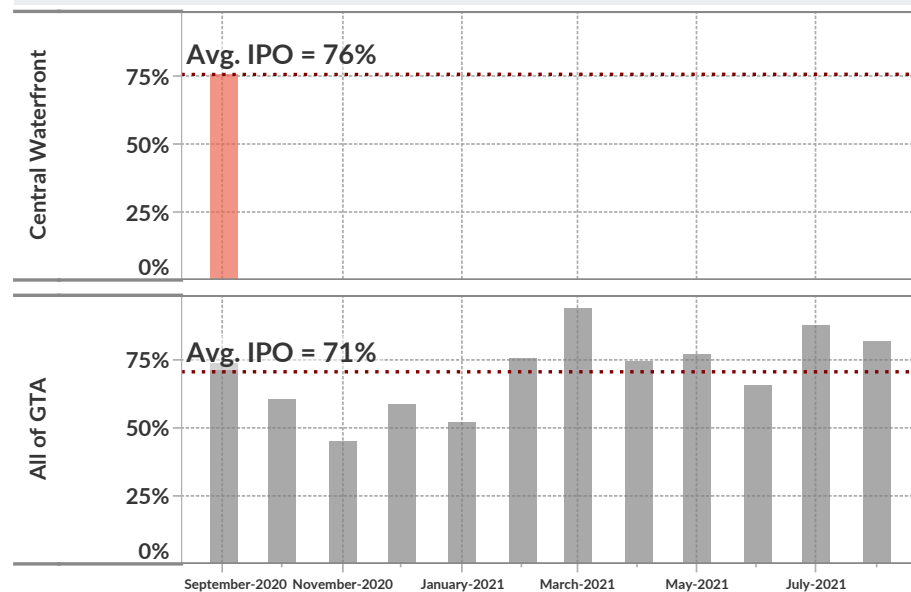
Central Waterfront Submarket Report - August 2021

Project Data by Unit Type

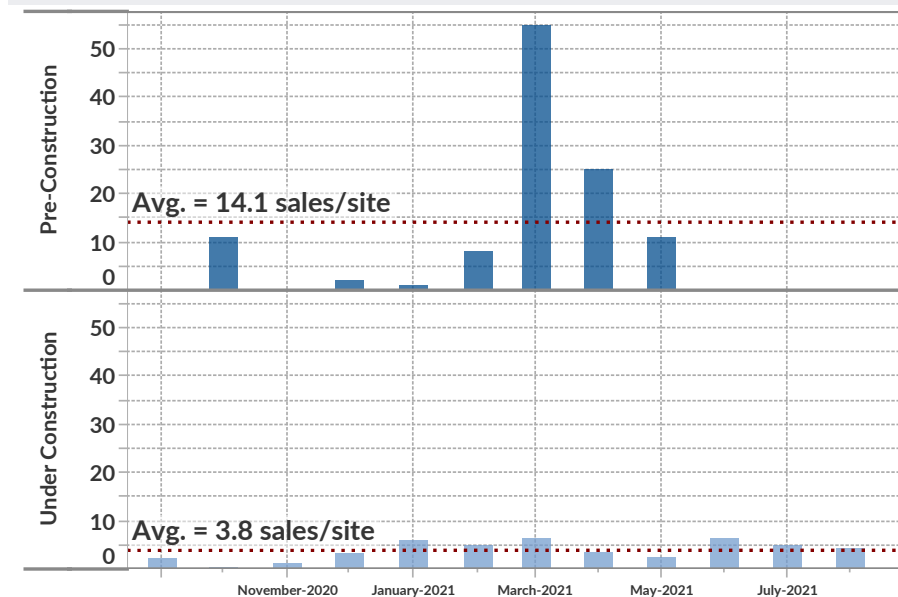
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	124	6	119	5
1 Bedroom	1,304	0	1,251	53
1 Bedroom + Den	1,365	2	1,211	154
2 Bedroom	825	3	759	66
2 Bedroom + Den	550	5	358	192
3 Bedroom & Up	502	2	260	242
Penthouse	20	0	19	1
Other	18	0	12	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,520	400	400	\$607,490	\$608,490
\$1,468	466	676	\$545,000	\$850,900
\$1,395	564	790	\$692,000	\$1,133,900
\$1,490	735	2,435	\$780,000	\$3,340,000
\$1,512	756	2,722	\$988,990	\$3,390,000
\$1,598	812	2,515	\$961,000	\$3,990,000
\$1,904	4,622	4,622	\$8,800,000	\$8,800,000
\$1,287	1,720	2,416	\$2,550,000	\$2,950,000

IPO Launch Performance (first 2 months)

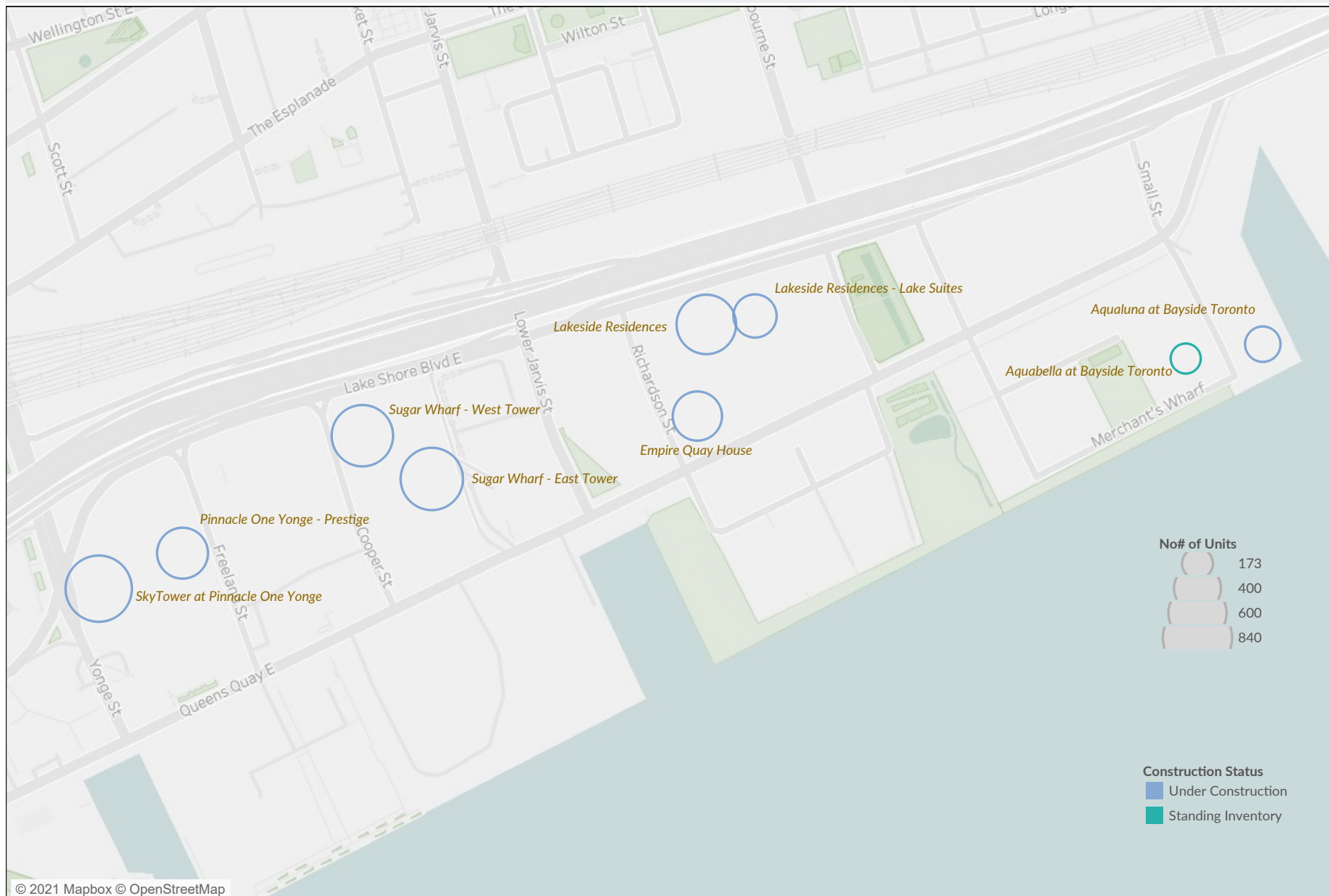


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - August 2021

Current Active Projects



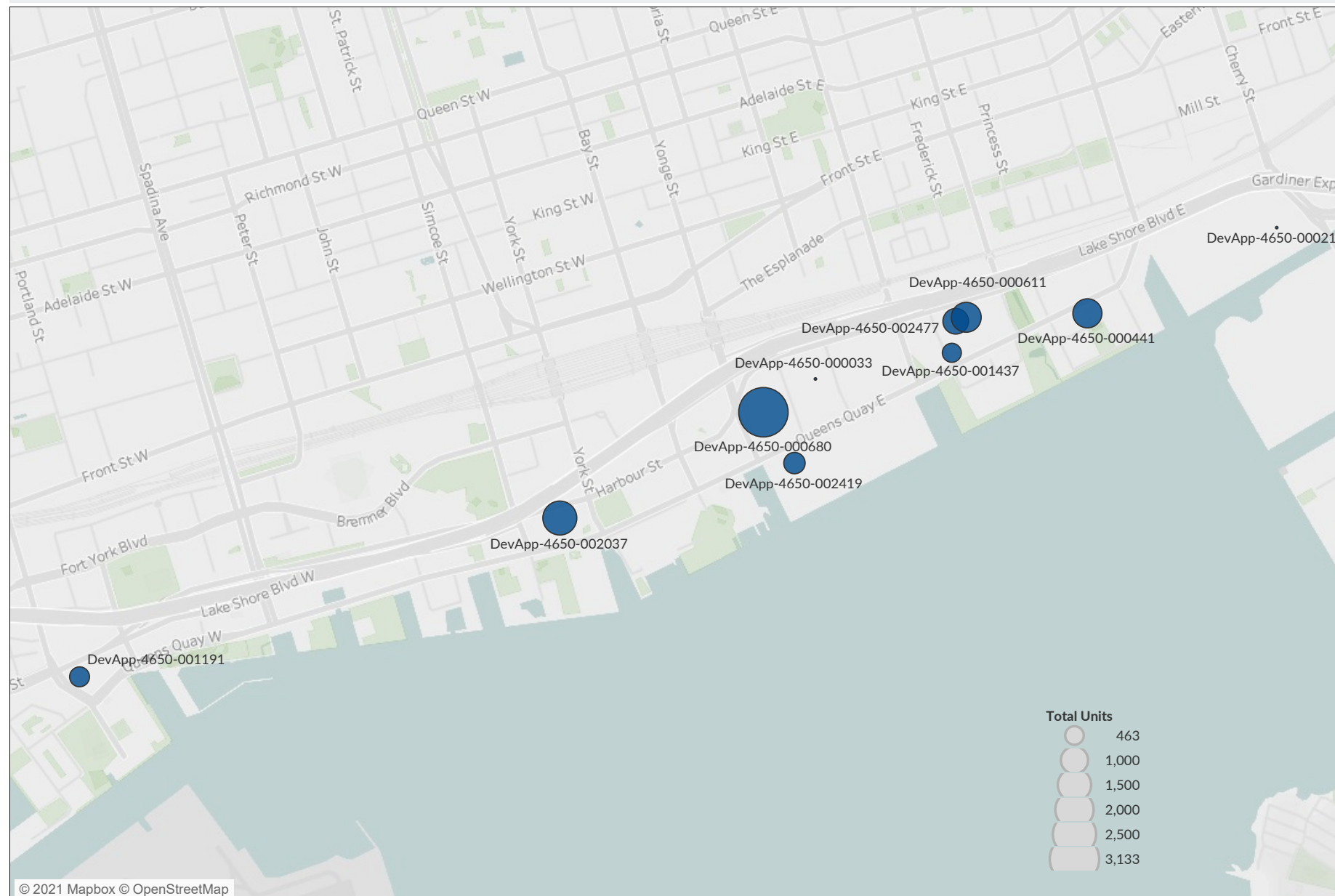
Central Waterfront Submarket Report - August 2021

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	26	240	\$1,399	\$1,358
Empire Quay House - Empire	Apartment	January-2024	13	132	44	463	\$1,317	\$1,335
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	5	125	496	\$1,258	\$1,573
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November-2024	5	69	412	840	\$1,353	\$1,586
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 - August 2021

Current Development Applications



Central Waterfront Submarket Report - August 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000033	55 Lake Shore Boulevard East		
DevApp-4650-000217	324 Cherry Street; 429 Lake Shore Boulevard East		
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 - August 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	• 136	• 15	• 4,169	• 3,761	• 408	• \$2,323	• 1,475	• \$3,427,383	• 8,470
Central Waterfront	• 18	• 9	• 4,708	• 3,989	• 719	• \$1,528	• 1,081	• \$1,652,284	• 9,248
Don Mills - York Mills	• 24	• 13	• 3,706	• 3,437	• 269	• \$1,017	• 1,020	• \$1,037,452	• 12,829
Downtown Core	• 9	• 8	• 4,591	• 4,337	• 254	• \$1,829	• 820	• \$1,499,332	• 16,410
Downtown East	• 286	• 21	• 7,427	• 6,750	• 677	• \$1,282	• 807	• \$1,034,099	• 13,132
Downtown West	• 20	• 25	• 8,318	• 7,428	• 890	• \$1,502	• 923	• \$1,386,513	• 16,825
Etobicoke Waterfront	• 13	• 1	• 503	• 494	• 9	• \$1,398	• 616	• \$861,650	• 12,731
Highway7 - Yonge	• 55	• 6	• 1,384	• 1,270	• 114	• \$816	• 1,197	• \$977,116	• 5,860
Mississauga City Centre	• 528	• 13	• 7,923	• 7,404	• 519	• \$1,057	• 852	• \$900,441	• 206
North Toronto	• 13	• 16	• 3,747	• 3,303	• 444	• \$1,358	• 928	• \$1,259,939	• 19,046
North Yonge Corridor	• 11	• 4	• 1,146	• 1,111	• 35	• \$1,229	• 841	• \$1,033,361	• 77,857
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 3,039
North York West	• 7	• 9	• 1,055	• 860	• 195	• \$1,280	• 1,641	• \$2,099,767	• 6,950
Not Applicable	• 1,943	• 138	• 28,370	• 24,381	• 3,989	• \$905	• 880	• \$796,052	• 2,916
Scarborough City Centre									• 13,761
Sheppard Corridor	• 12	• 11	• 2,426	• 2,173	• 253	• \$1,114	• 1,026	• \$1,143,916	• 3,470
Thornhill	• 15	• 8	• 1,967	• 1,771	• 196	• \$1,068	• 1,191	• \$1,271,341	
Toronto East	• 21	• 12	• 1,461	• 1,340	• 121	• \$1,086	• 935	• \$1,015,152	
Toronto West	• 49	• 19	• 3,724	• 3,104	• 620	• \$1,210	• 926	• \$1,120,422	
Yonge - St. Clair	• 2	• 8	• 1,046	• 793	• 253	• \$1,679	• 1,249	• \$2,097,405	

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