

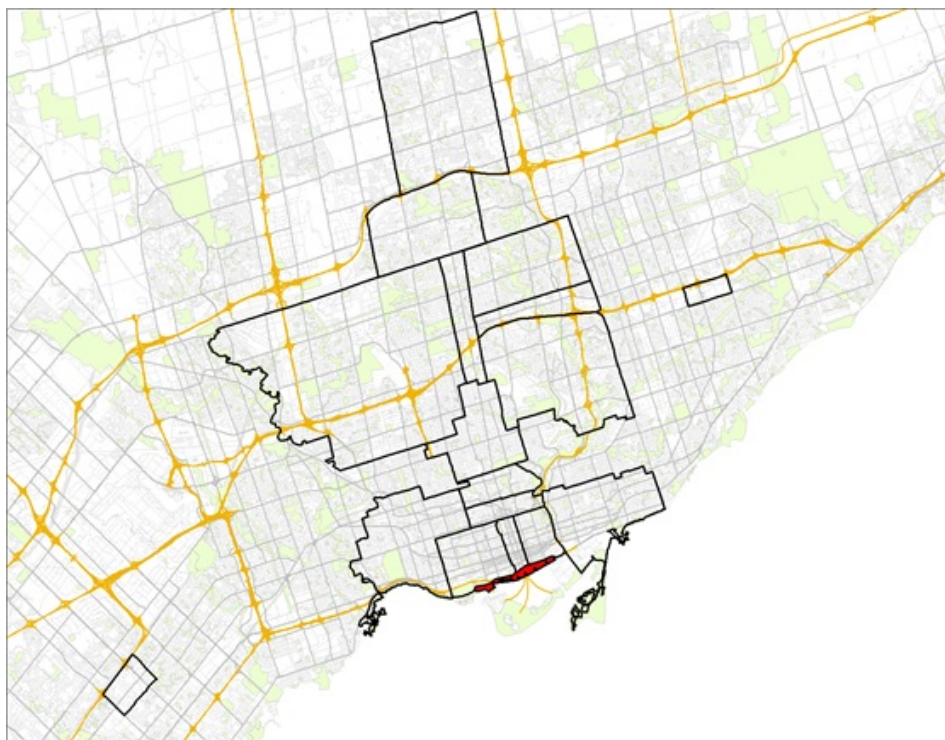


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of September 2021



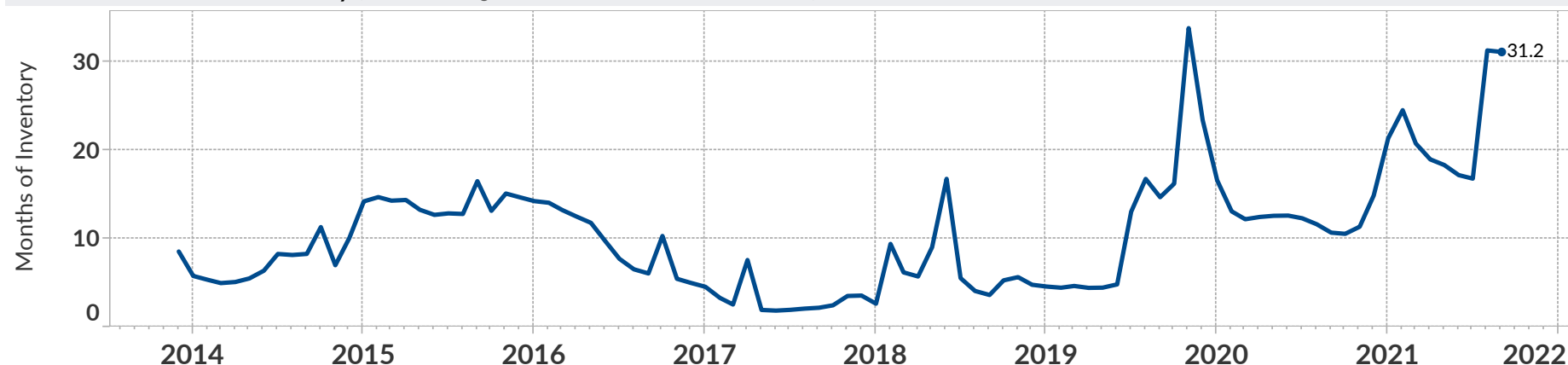
Central Waterfront Submarket Report - September 2021



Central Waterfront		GTA
Active Projects	9	345
Total Units	4,708	89,461
Total Sales	4,014	78,354
Rem. Inv.	694	11,107
Avg. \$/SF	\$1,556	\$1,256
Avg. Project \$/SF	\$1,427	\$1,125
Avg. SF	1,081	922
Avg. \$	\$1,681,409	\$1,158,650
Current Month Sales (incl. active & sold out)	26	2,488

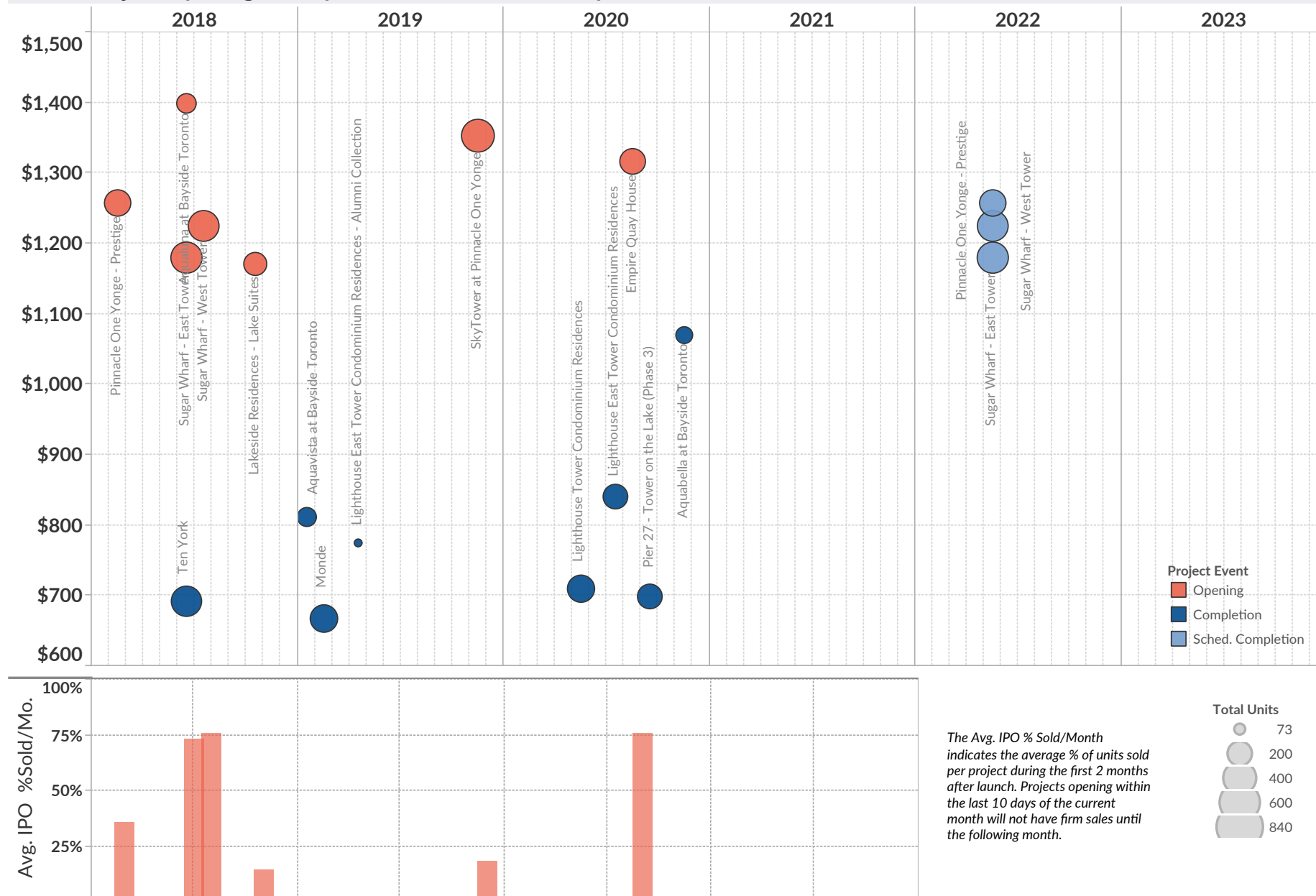
Development Applications		
Central Waterfront		City of Toronto
Number of Dev. Apps.	10	495
Total Units	17,819	268,467
Min. Floor Space Index	1.5	0.1
Max. Floor Space Index	19.1	61.7
Avg. Floor Space Index	9.1	6.9

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



Central Waterfront Submarket Report - September 2021

Recent Project Openings, Completions & Scheduled Completions



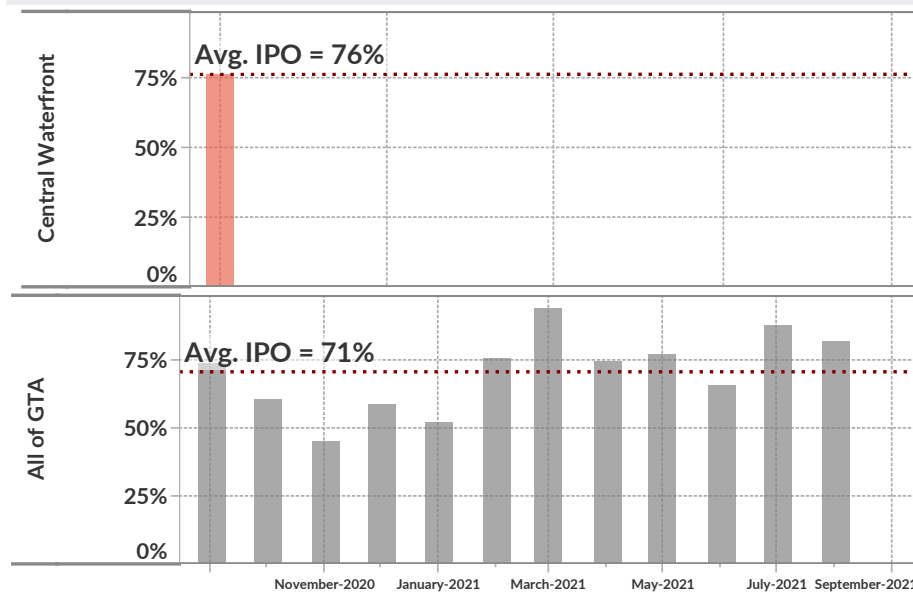
Central Waterfront Submarket Report - September 2021

Project Data by Unit Type

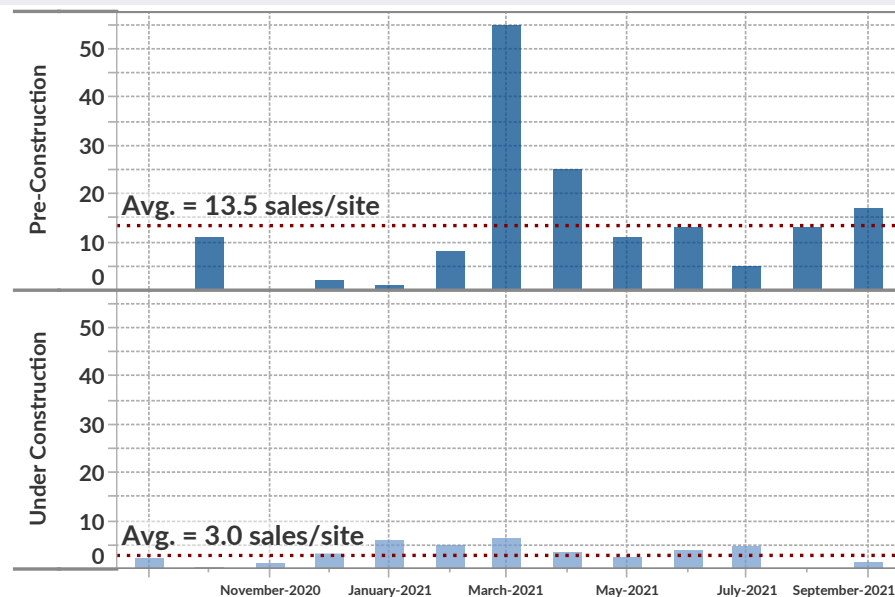
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	124	4	123	1
1 Bedroom	1,304	1	1,252	52
1 Bedroom + Den	1,365	2	1,213	152
2 Bedroom	839	3	762	77
2 Bedroom + Den	550	5	362	188
3 Bedroom & Up	484	11	271	213
Penthouse	24	0	19	5
Other	18	0	12	6

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,519	400	400	\$607,490	\$607,490
\$1,509	466	676	\$545,000	\$943,900
\$1,416	564	790	\$692,000	\$1,133,900
\$1,566	735	2,435	\$780,000	\$3,340,000
\$1,514	756	2,722	\$988,990	\$3,390,000
\$1,645	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)

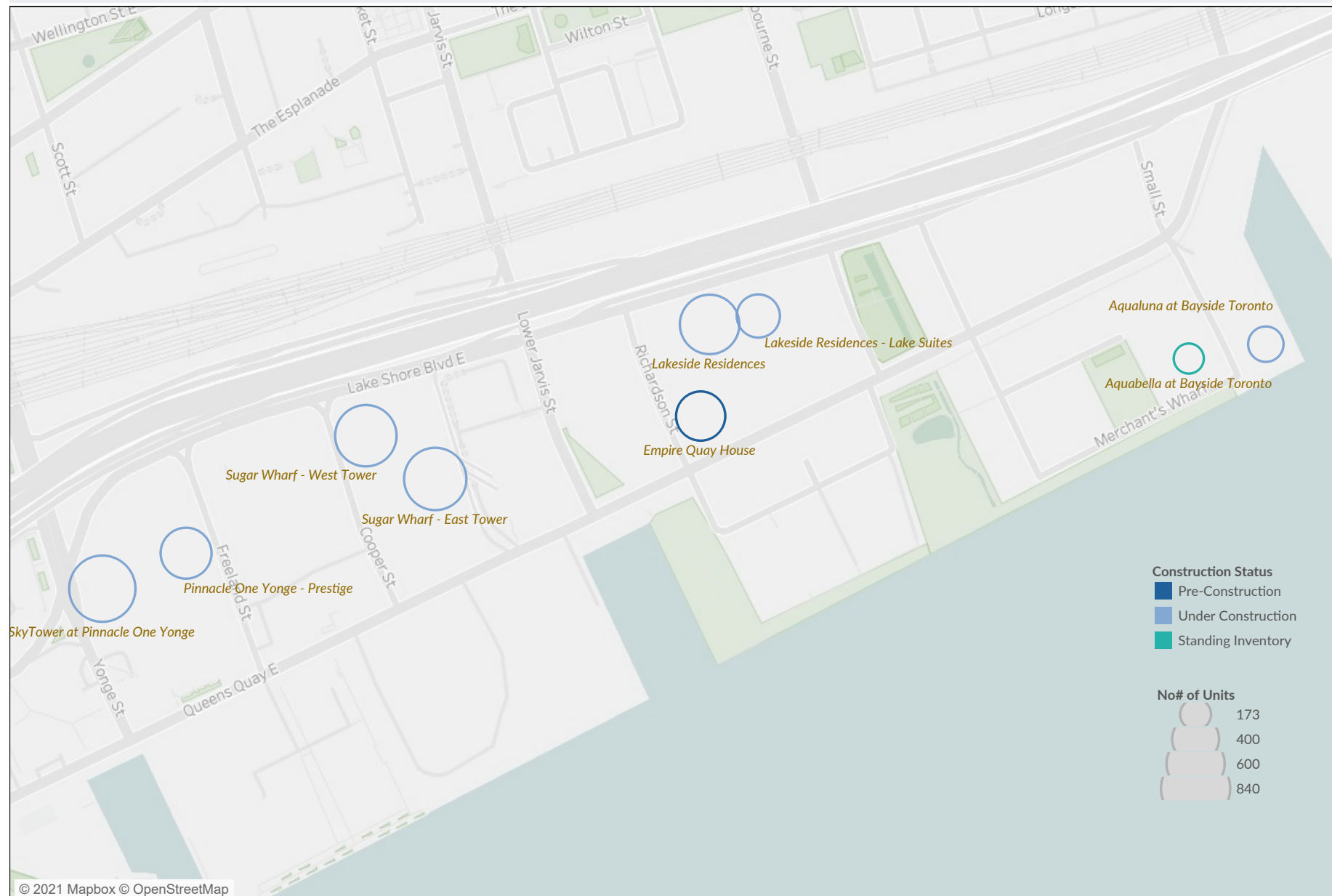


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - September 2021

Current Active Projects



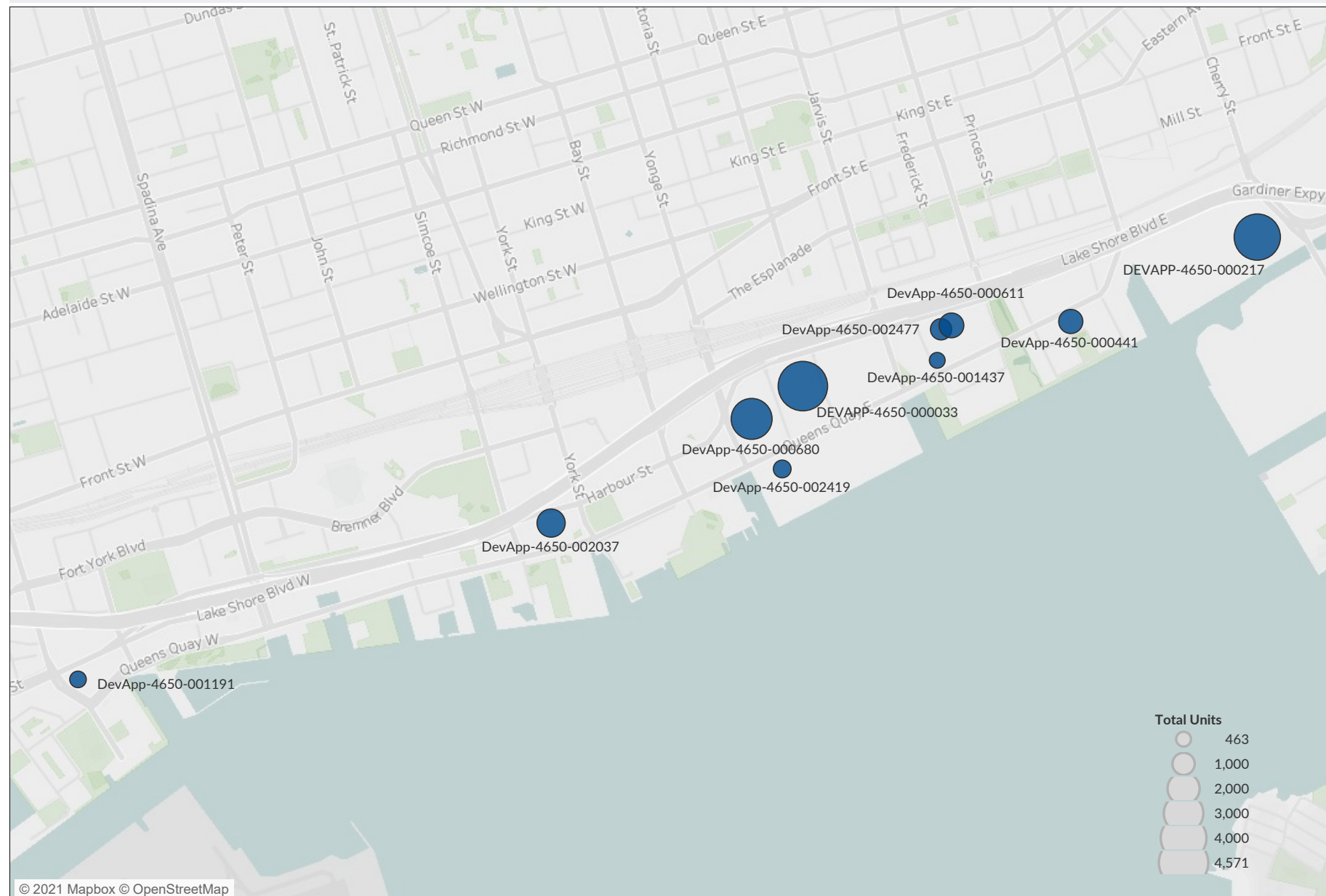
Central Waterfront Submarket Report - September 2021

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	4	8	22	240	\$1,399	\$1,374
Empire Quay House - Empire	Apartment	January-2024	17	148	28	463	\$1,317	\$1,320
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	1	6	124	496	\$1,258	\$1,693
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November-2024	4	73	408	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 - September 2021

Current Development Applications



Central Waterfront Submarket Report - September 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 - September 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	• 16	• 15	• 4,155	• 3,779	• 376	• \$2,337	• 1,526	• \$3,567,122	• 8,623
Central Waterfront	• 26	• 9	• 4,708	• 4,014	• 694	• \$1,556	• 1,081	• \$1,681,409	• 17,819
Don Mills - York Mills	• 20	• 13	• 3,706	• 3,457	• 249	• \$1,012	• 1,048	• \$1,060,452	• 11,491
Downtown Core	• 20	• 7	• 3,756	• 3,541	• 215	• \$1,897	• 849	• \$1,610,331	• 17,238
Downtown East	• 481	• 22	• 7,812	• 6,634	• 1,178	• \$1,310	• 709	• \$928,777	• 15,902
Downtown West	• 54	• 25	• 8,324	• 7,525	• 799	• \$1,506	• 932	• \$1,403,441	• 18,862
Etobicoke Waterfront	• 0	• 1	• 503	• 494	• 9	• \$1,398	• 616	• \$861,650	• 7,504
Highway7 - Yonge	• 189	• 7	• 1,775	• 1,458	• 317	• \$968	• 717	• \$694,375	• 14,114
Mississauga City Centre	• 80	• 12	• 7,424	• 7,000	• 424	• \$1,053	• 862	• \$907,556	• 5,652
North Toronto	• 14	• 17	• 3,893	• 3,314	• 579	• \$1,369	• 998	• \$1,365,907	• 206
North Yonge Corridor	• 113	• 5	• 1,540	• 1,224	• 316	• \$1,397	• 694	• \$968,910	• 22,789
North York East	• 1	• 2	• 527	• 526	• 1	• \$949	• 1,028	• \$974,900	• 96,673
North York West	• 293	• 10	• 1,522	• 1,001	• 521	• \$1,210	• 999	• \$1,208,767	• 3,039
Not Applicable	• 973	• 141	• 28,746	• 24,624	• 4,122	• \$926	• 868	• \$804,020	• 7,135
Scarborough City Centre									• 3,301
Sheppard Corridor	• 15	• 11	• 2,426	• 2,200	• 226	• \$1,130	• 1,020	• \$1,152,892	• 16,997
Thornhill	• 20	• 8	• 1,967	• 1,791	• 176	• \$1,064	• 1,192	• \$1,267,684	• 3,470
Toronto East	• 107	• 12	• 1,548	• 1,445	• 103	• \$1,152	• 986	• \$1,136,268	
Toronto West	• 50	• 20	• 4,080	• 3,518	• 562	• \$1,205	• 936	• \$1,128,063	
Yonge - St. Clair	• 16	• 8	• 1,049	• 809	• 240	• \$1,917	• 1,386	• \$2,656,999	

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