

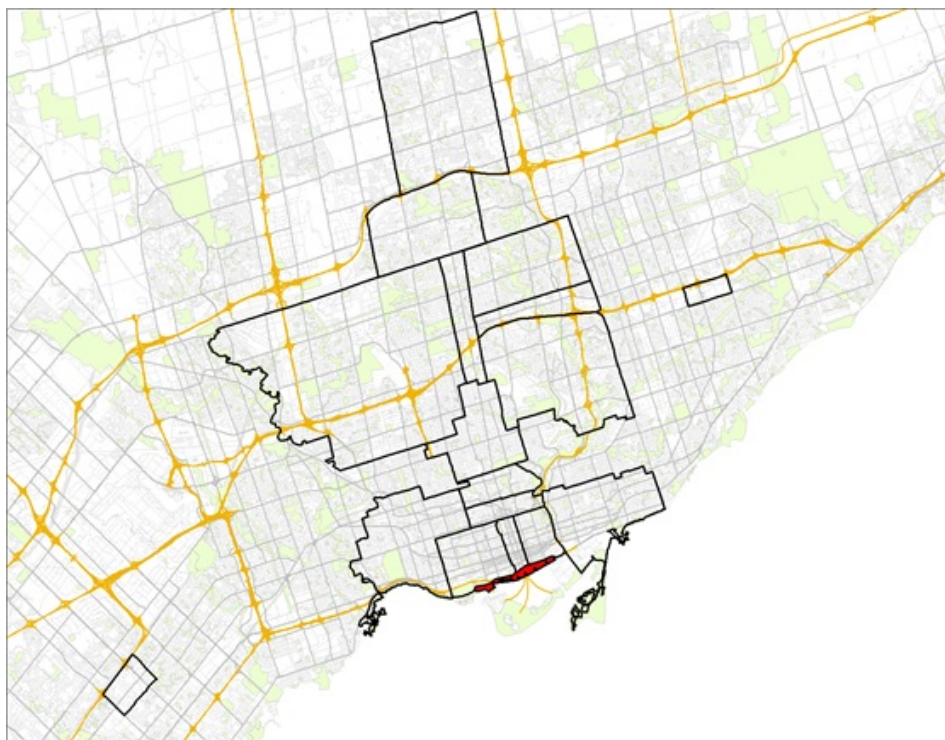


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of October 2021



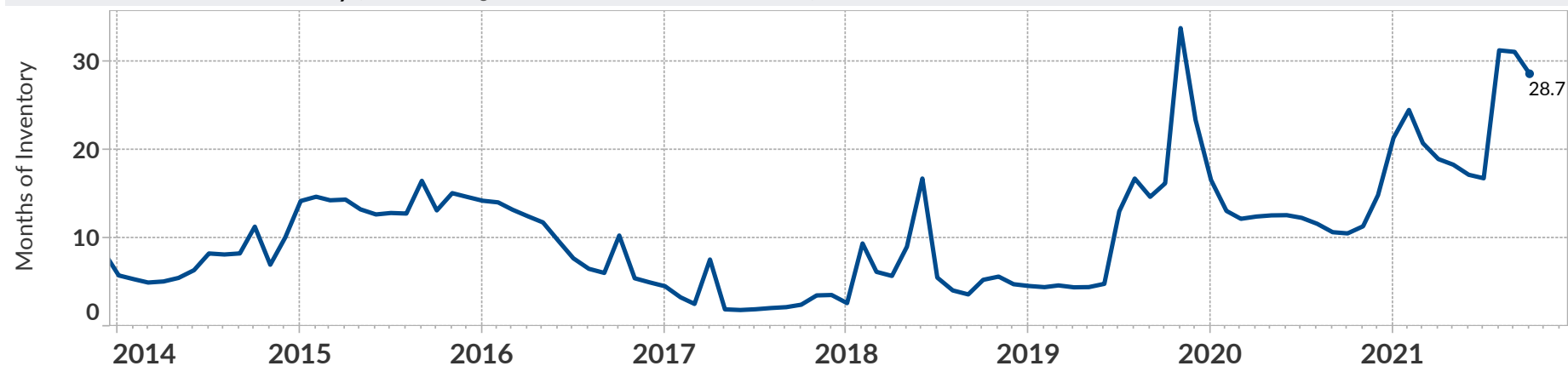
Central Waterfront Submarket Report - October 2021



Central Waterfront		GTA
Active Projects	9	354
Total Units	4,708	91,632
Total Sales	4,043	79,659
Rem. Inv.	665	11,973
Avg. \$/SF	\$1,565	\$1,323
Avg. Project \$/SF	\$1,432	\$1,136
Avg. SF	1,074	901
Avg. \$	\$1,680,508	\$1,192,469
Current Month Sales (incl. active & sold out)	29	3,168

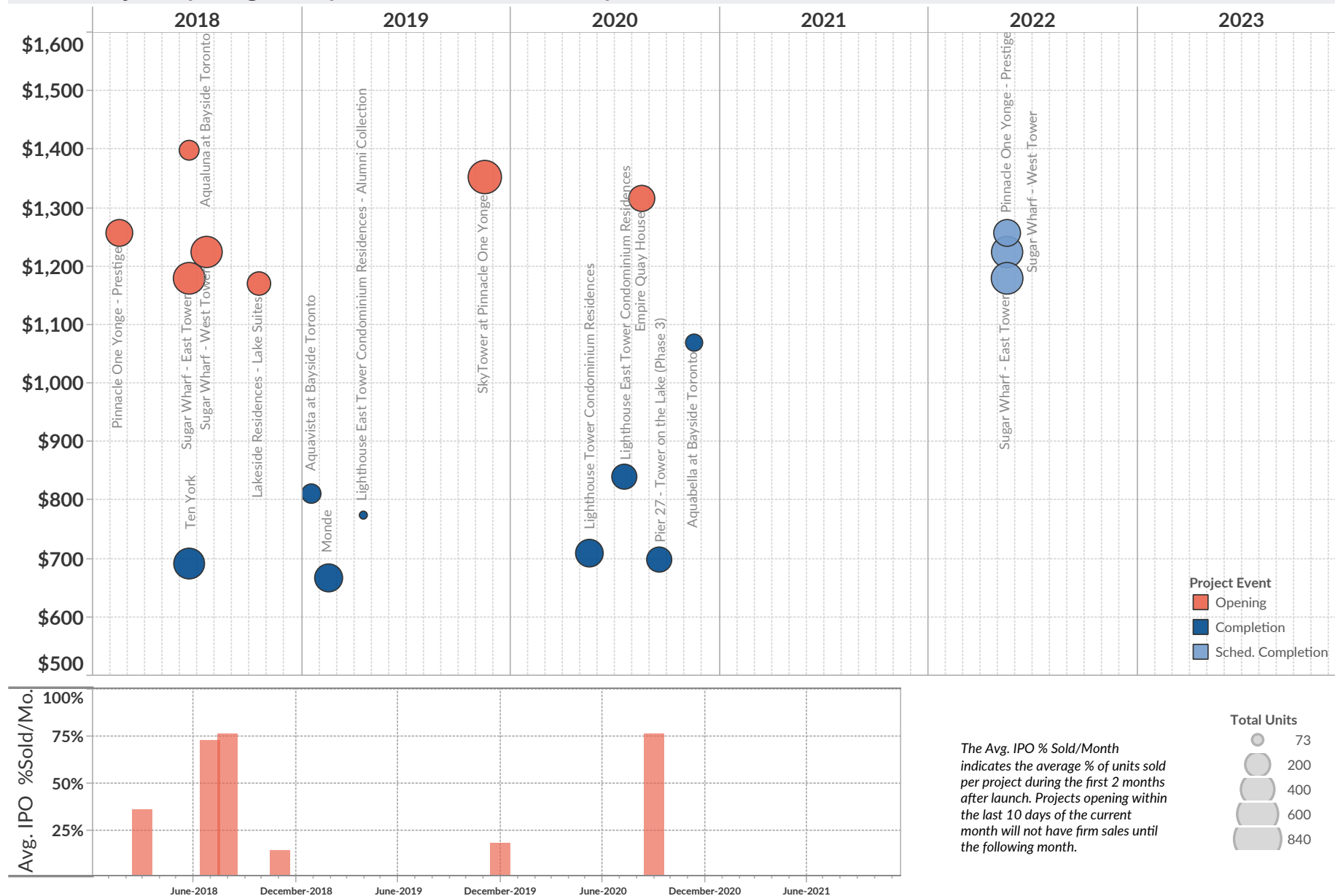
Development Applications		
Central Waterfront		City of Toronto
Number of Dev. Apps.	11	589
Total Units	38,576	602,633
Min. Density	1.5	0.0
Max. Density	19.1	620.0
Avg. Density	8.6	7.7

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



Central Waterfront Submarket Report - October 2021

Recent Project Openings, Completions & Scheduled Completions



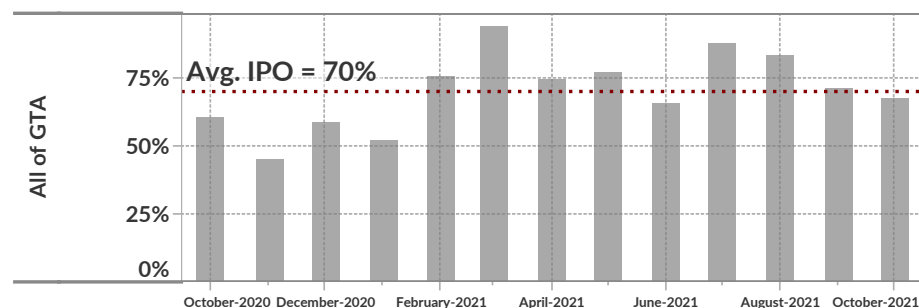
Central Waterfront Submarket Report - October 2021

Project Data by Unit Type

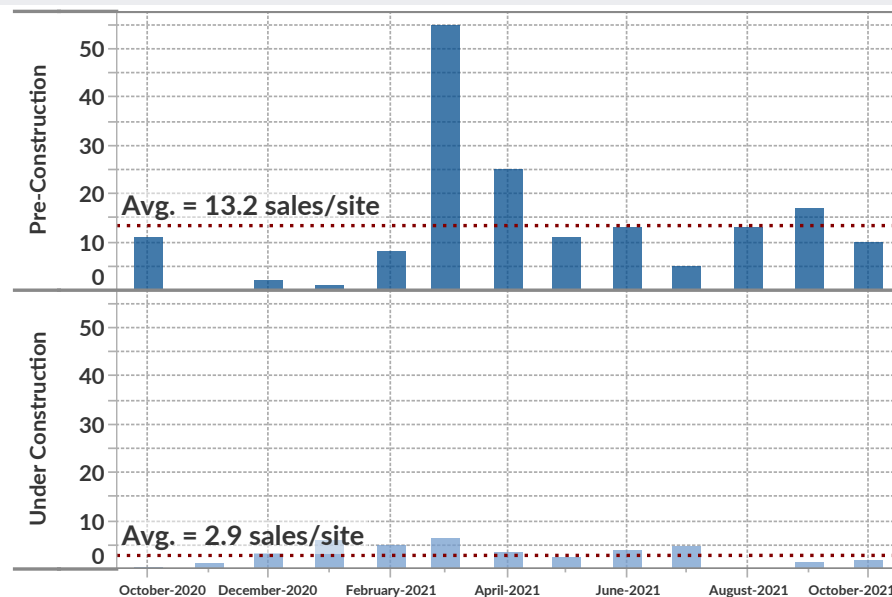
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	124	0	123	1
1 Bedroom	1,304	0	1,252	52
1 Bedroom + Den	1,365	4	1,217	148
2 Bedroom	839	6	768	71
2 Bedroom + Den	550	16	378	172
3 Bedroom & Up	484	1	272	212
Penthouse	24	0	19	5
Other	18	2	14	4

*				
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
\$1,417	564	790	\$692,000	\$1,133,900
\$1,584	735	1,407	\$780,000	\$2,274,900
\$1,525	756	2,722	\$988,990	\$3,390,000
\$1,646	812	2,515	\$961,000	\$3,990,000
\$1,904	4,622	4,622	\$8,800,000	\$8,800,000
\$1,319	1,720	2,416	\$2,550,000	\$2,950,000

IPO Launch Performance (first 2 months)

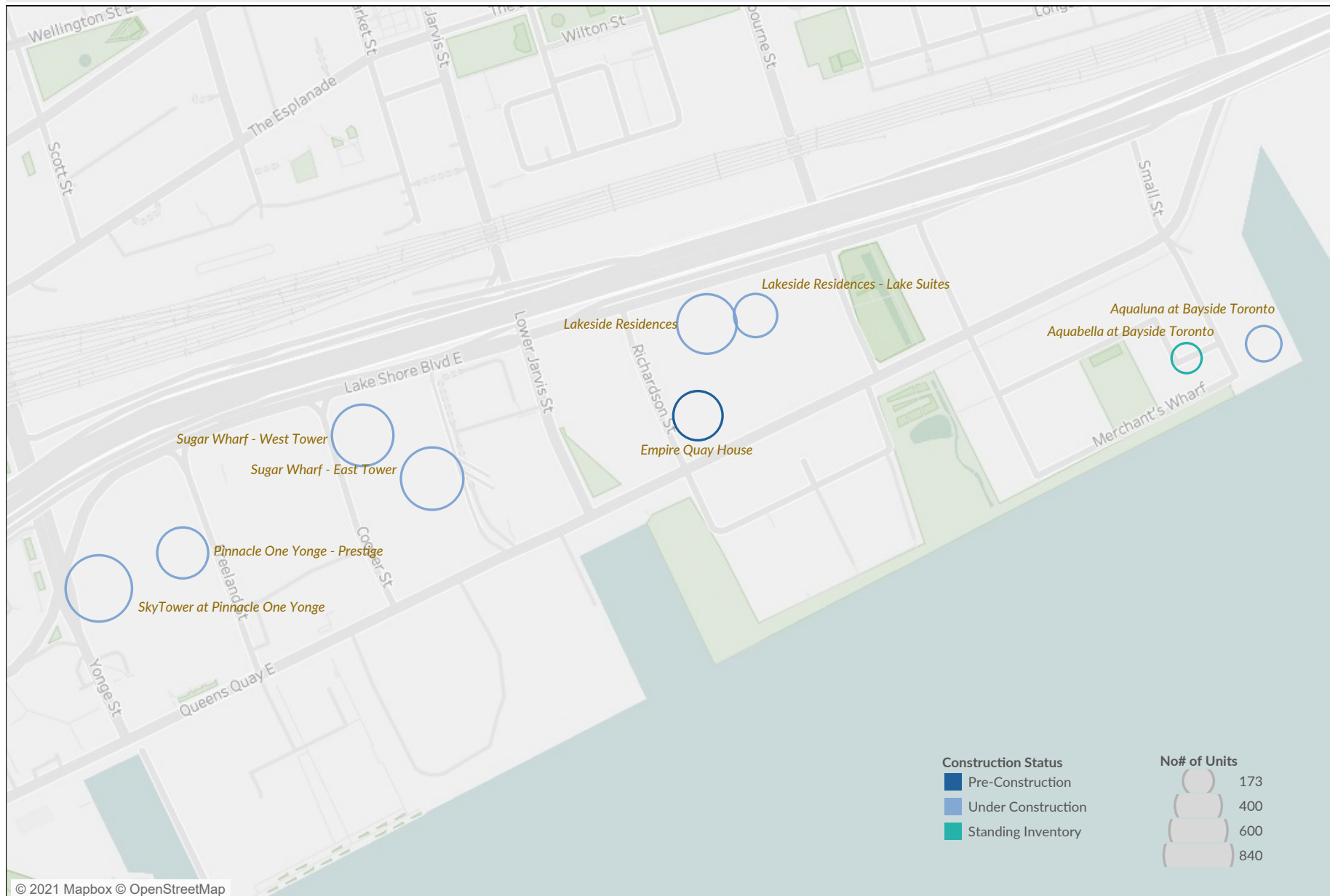


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - October 2021

Current Active Projects



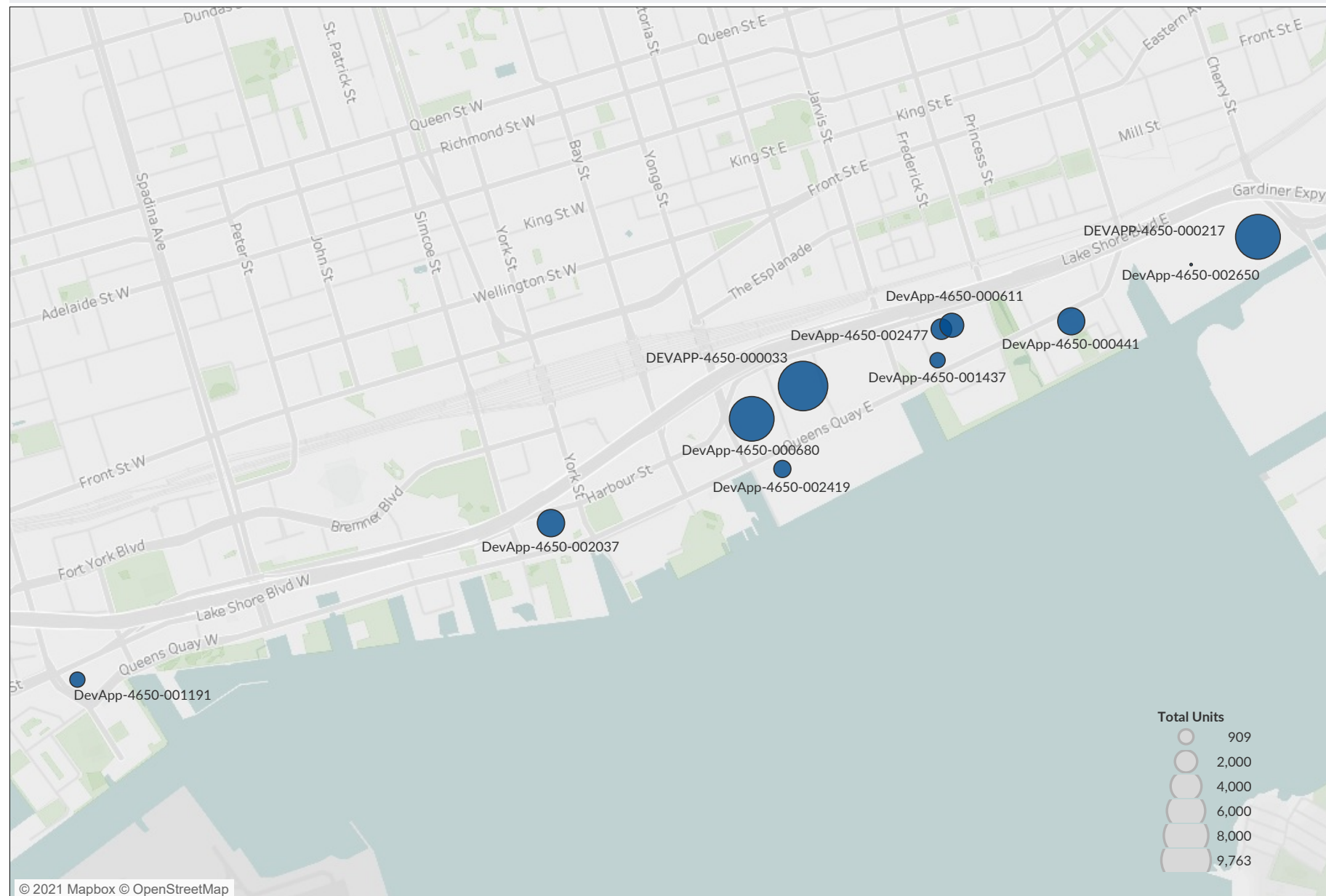
Central Waterfront Submarket Report - October 2021

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	7	15	15	240	\$1,399	\$1,415
Empire Quay House - Empire	Apartment	January-2024	10	158	18	463	\$1,317	\$1,325
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	7	123	496	\$1,258	\$1,693
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November-2024	11	84	397	840	\$1,353	\$1,587
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 - October 2021

Current Development Applications



Central Waterfront Submarket Report - October 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000033	55 Lake Shore Boulevard East	10.8	9,763
DEVAPP-4650-000217	324 Cherry Street; 429 Lake Shore Boulevard East	4.1	8,000
DevApp-4650-000441	261 Queens Quay East	3.9	2,919
DevApp-4650-000611	215 Lake Shore Boulevard East, Phase 1	12.9	2,295
DevApp-4650-000680	1 Yonge Street	22.4	7,945
DevApp-4650-001191	545 Lake Shore Boulevard West	5.1	909
DevApp-4650-001437	162 Queens Quay East	11.3	923
DevApp-4650-002037	200 Queens Quay West	19.1	2,964
DevApp-4650-002419	25 Queens Quay East	7.8	1,170
DevApp-4650-002477	215 Lake Shore Boulevard East, Phase 2	9.4	1,688
DevApp-4650-002650	351 Lake Shore Boulevard East	5.8	

Central Waterfront Submarket Report - October 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	185	18	5,500	3,965	1,535	\$2,151	876	\$1,884,236	20,583
Central Waterfront	29	9	4,708	4,043	665	\$1,565	1,074	\$1,680,508	38,576
Don Mills - York Mills	7	12	3,368	3,157	211	\$987	1,099	\$1,084,331	27,166
Downtown Core	21	7	3,756	3,562	194	\$1,898	875	\$1,661,367	39,519
Downtown East	298	22	7,812	6,933	879	\$1,296	752	\$974,044	33,489
Downtown West	74	26	8,763	7,603	1,160	\$1,485	837	\$1,243,666	37,171
Etobicoke Waterfront	3	1	503	497	6	\$1,429	466	\$665,900	15,600
Highway7 - Yonge	187	7	1,775	1,645	130	\$896	951	\$851,963	31,788
Mississauga City Centre	47	12	7,424	7,047	377	\$1,056	870	\$918,561	13,261
North Toronto	63	18	4,044	3,377	667	\$1,345	971	\$1,305,863	412
North Yonge Corridor	87	5	1,540	1,311	229	\$1,403	717	\$1,006,634	40,355
North York East	0	2	527	526	1	\$949	1,028	\$974,900	209,731
North York West	220	10	1,522	1,249	273	\$1,275	1,246	\$1,587,983	20,900
Not Applicable	1,854	148	29,867	25,422	4,445	\$962	850	\$817,394	13,104
Scarborough City Centre									15,227
Sheppard Corridor	15	10	2,214	2,003	211	\$1,129	1,021	\$1,153,064	38,435
Thornhill	20	7	1,659	1,498	161	\$1,058	1,205	\$1,274,913	7,316
Toronto East	6	12	1,521	1,449	72	\$1,180	1,056	\$1,246,149	
Toronto West	50	20	4,080	3,561	519	\$1,208	959	\$1,157,958	
Yonge - St. Clair	2	8	1,049	811	238	\$1,920	1,384	\$2,657,583	

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