

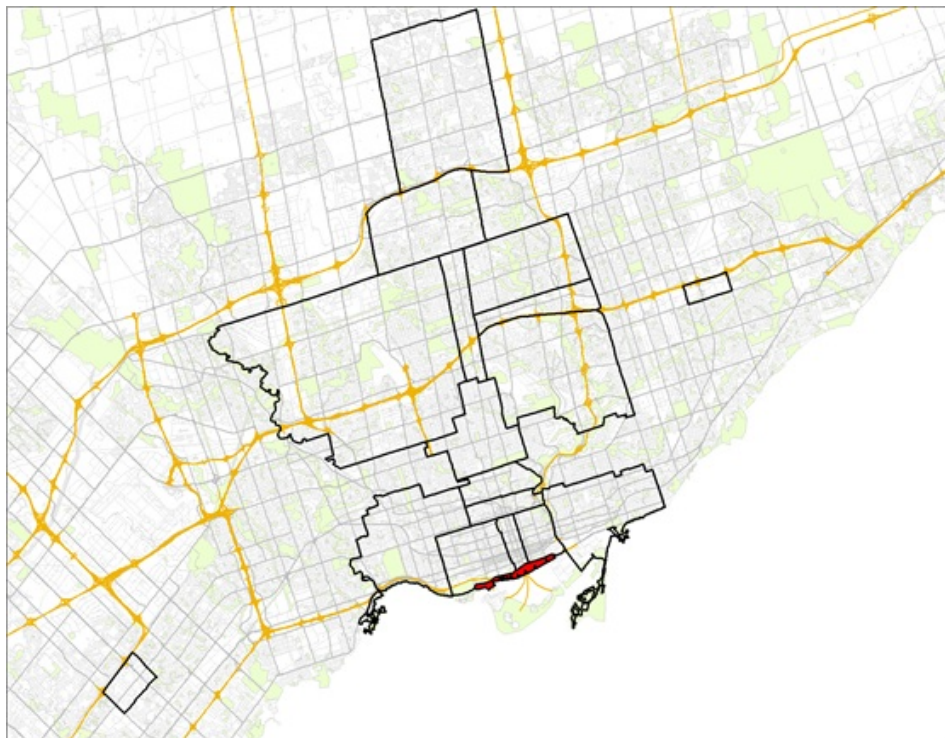


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of January 2022



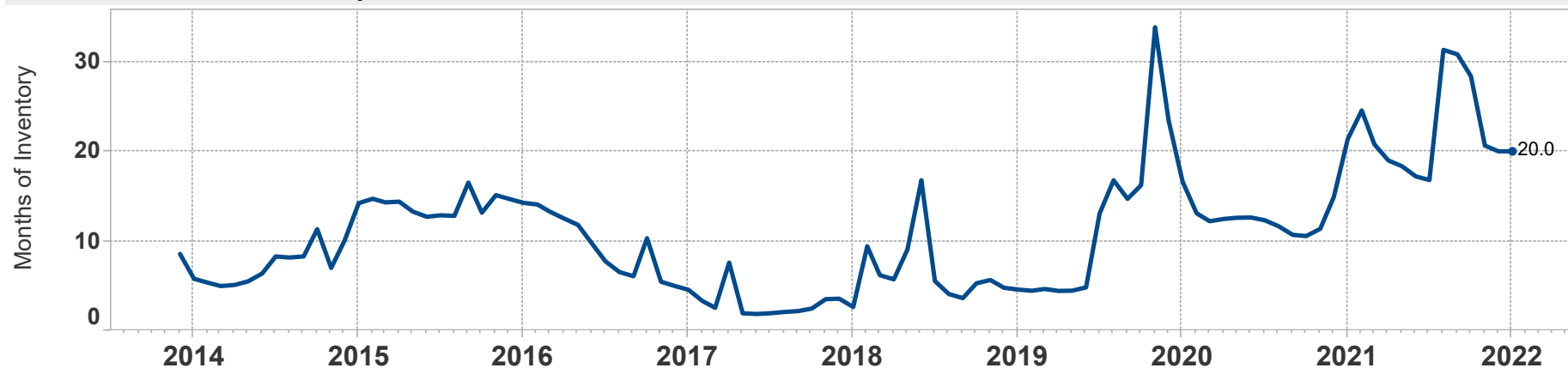
Central Waterfront Submarket Report - January 2022



Central Waterfront		GTA
Distinct count of Site Name	9	341
No. of Units	4,708	89,623
Total Sales	4,127	81,290
Act Inv	581	8,333
Avg. \$/sf	\$1,610	\$1,363
Avg. Project \$/SF	\$1,474	\$1,182
Avg. SF	1,128	961
Avg. \$	\$1,816,302	\$1,309,467
No Measure Value	5	2,274

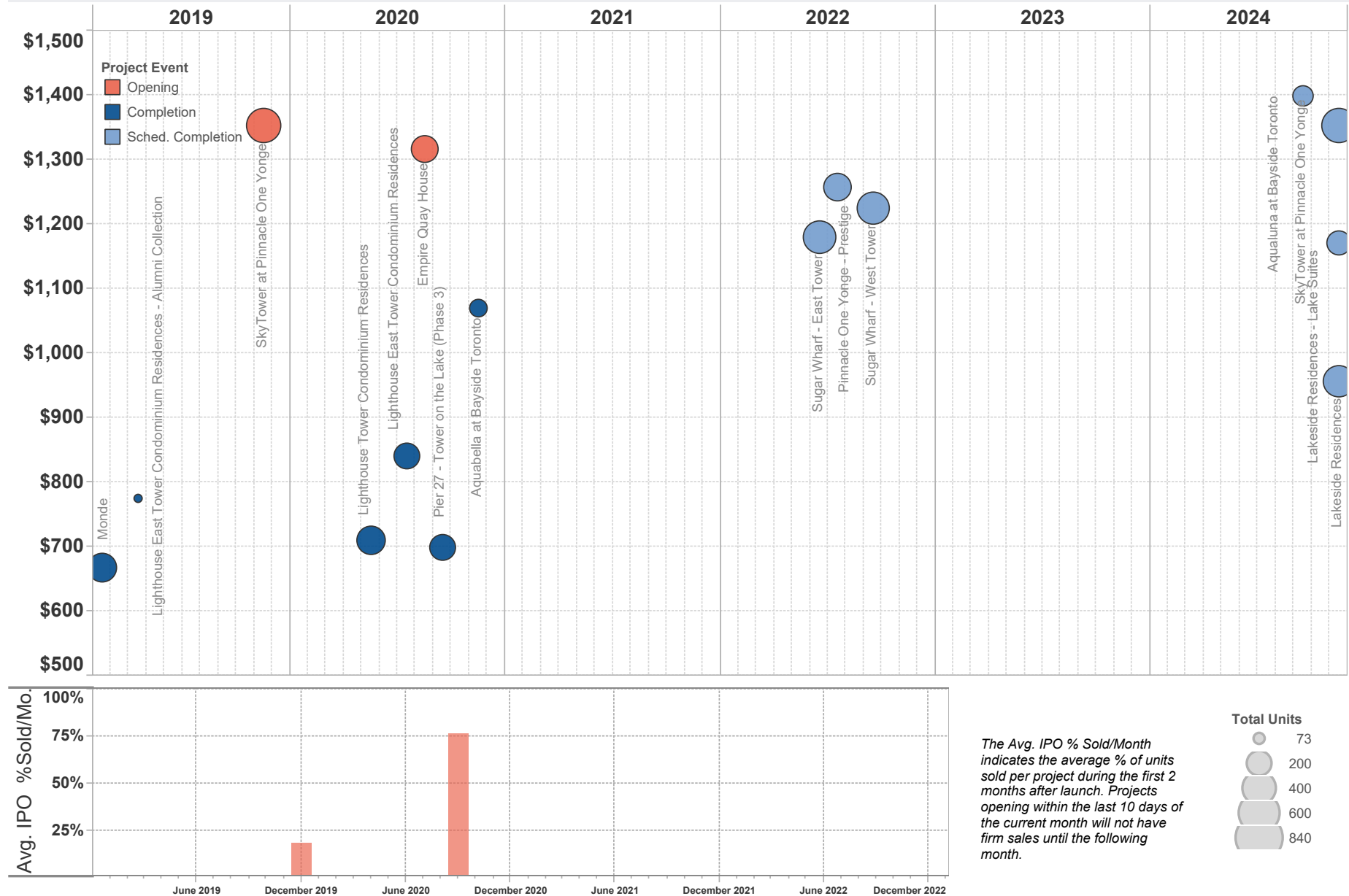
Development Applications		
Central Waterfront		City of Toronto
Count of Address	11	631
Total Units	38,096	636,062
Min. Density	1.5	0.0
Max. Density	16.4	620.0
Avg. Density	8.1	7.9

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



Central Waterfront Submarket Report - January 2022

Recent Project Openings, Completions & Scheduled Completions



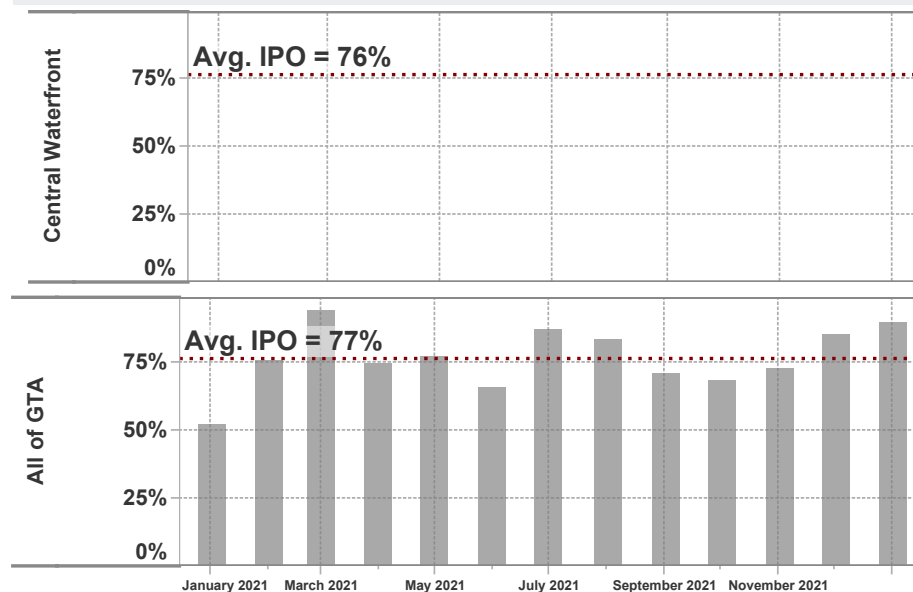
Central Waterfront Submarket Report - January 2022

Project Data by Unit Type

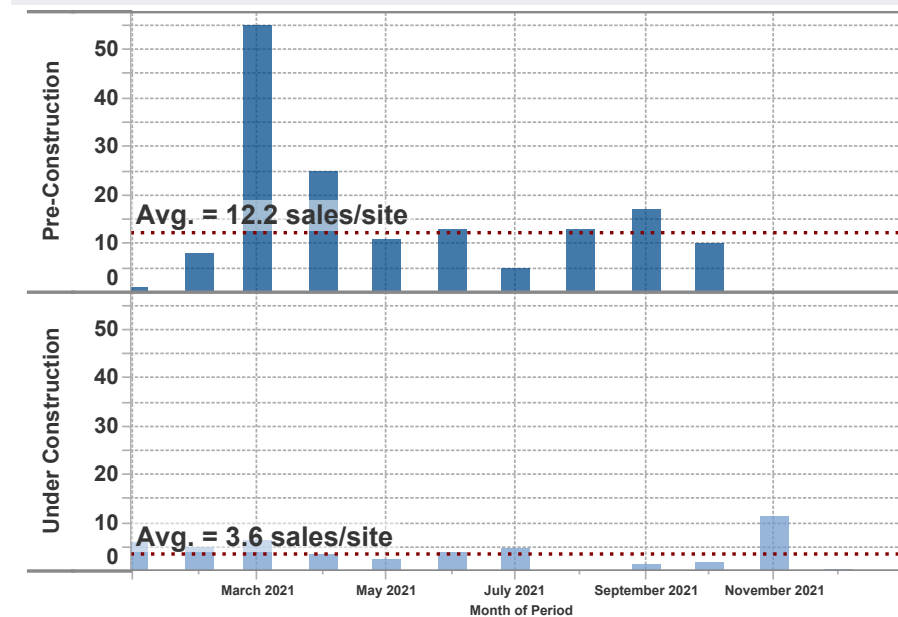
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	124	0	123	1
1 Bedroom	1,304	0	1,261	43
1 Bedroom + Den	1,365	4	1,245	120
2 Bedroom	839	0	778	61
2 Bedroom + Den	550	0	399	151
3 Bedroom & Up	484	1	288	196
Penthouse	24	0	19	5
Other	18	0	14	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,519	400	400	\$607,490	\$607,490
\$1,594	494	676	\$799,900	\$943,900
\$1,523	596	780	\$825,990	\$1,212,900
\$1,665	759	1,567	\$1,114,900	\$2,585,900
\$1,581	756	2,722	\$988,990	\$3,555,000
\$1,649	960	2,515	\$1,185,990	\$4,055,000
\$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)

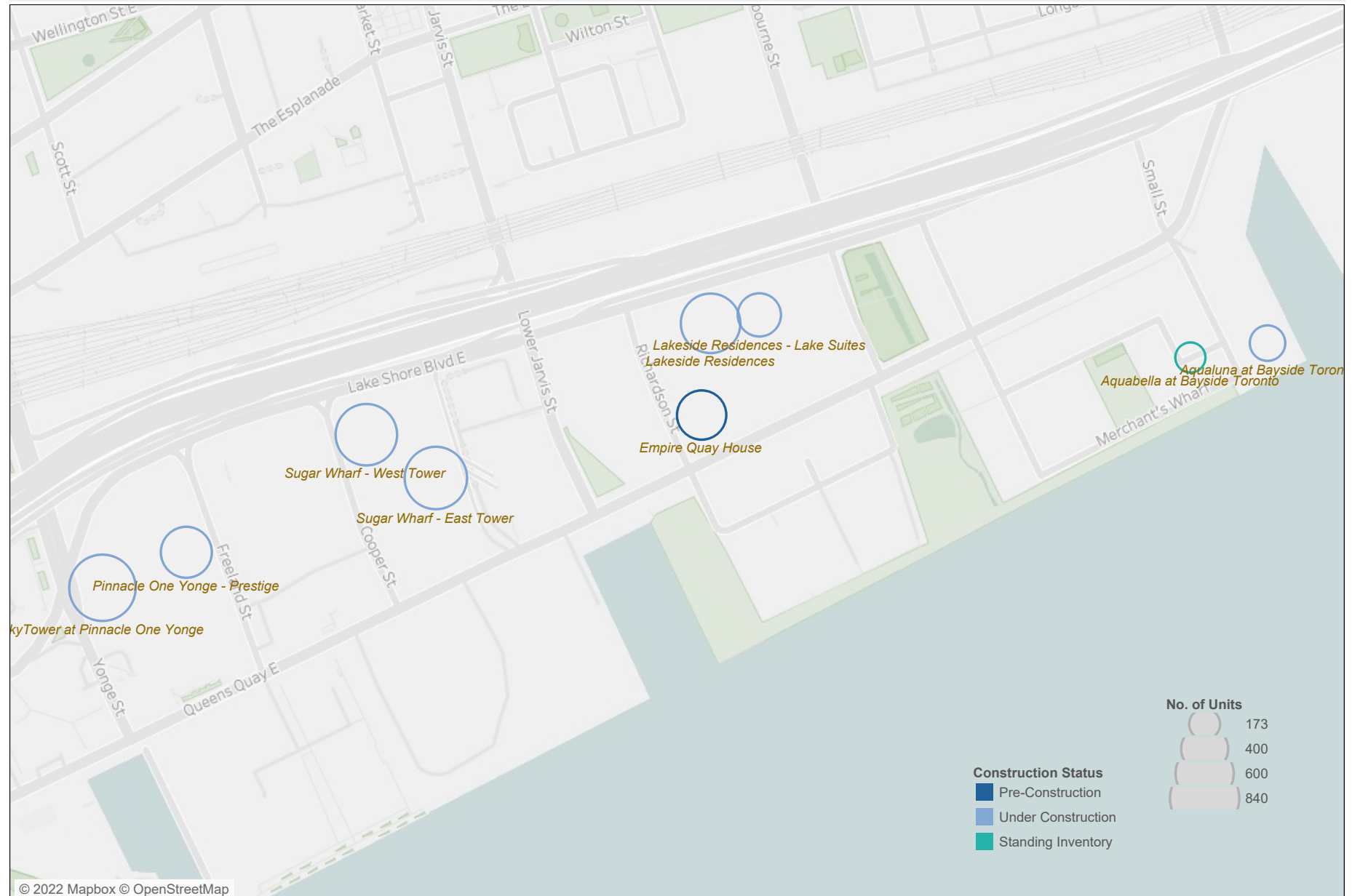


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - January 2022

Current Active Projects



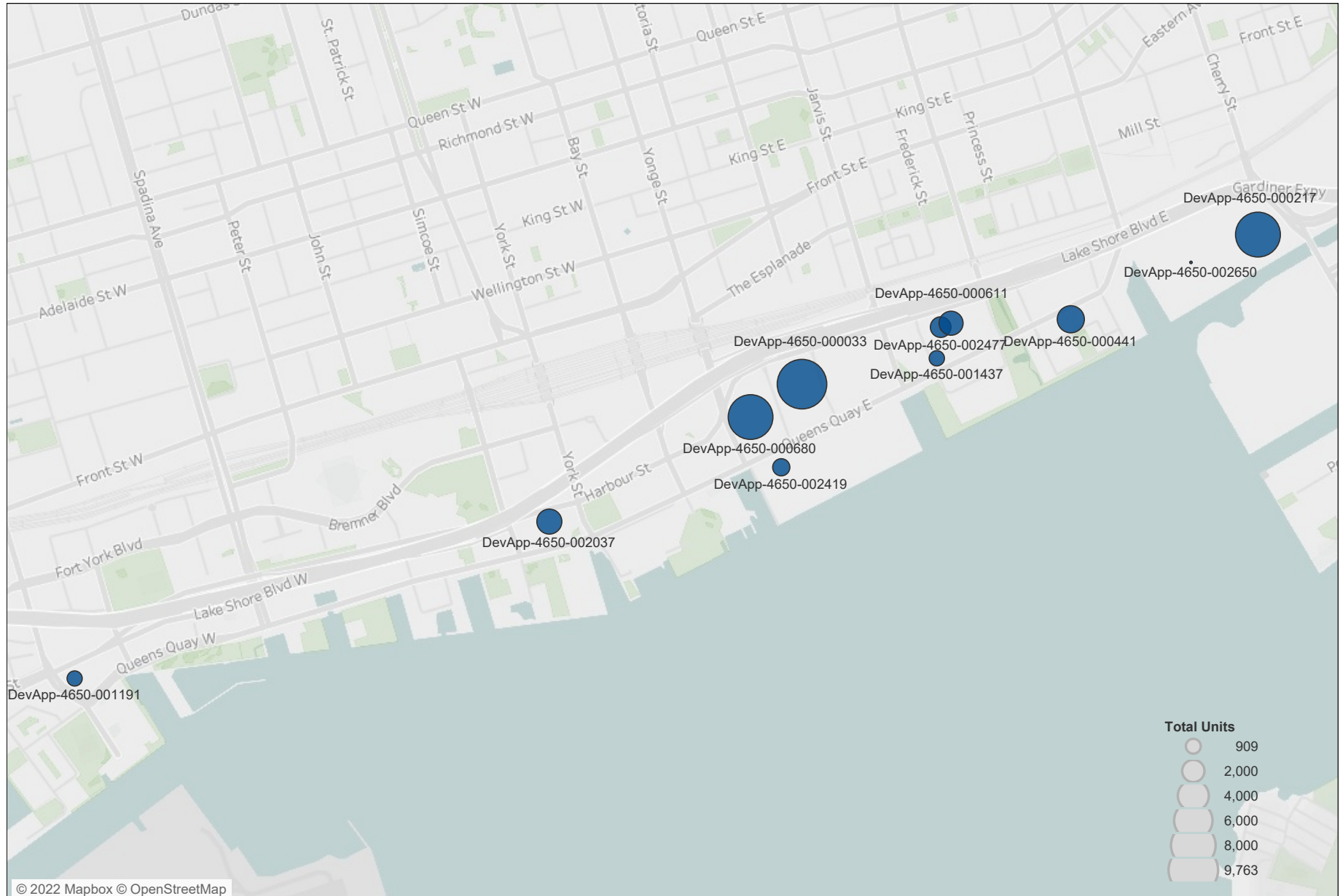
Central Waterfront Submarket Report - January 2022

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Fo..
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	0	12	240	\$1,399	\$1,441
Empire Quay House - Empire	Apartment	January 2024	0	0	18	463	\$1,317	\$1,326
Lakeside Residences - Greenland Group	Apartment	November 2024	0	0	1	676	\$957	\$1,238
Lakeside Residences - Lake Suites - Greenland Group	Apartment	November 2024	0	0	39	357	\$1,171	\$1,340
Pinnacle One Yonge - Prestige - Pinnacle International	Apartment	July 2022	0	0	121	496	\$1,258	\$1,635
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	5	5	371	840	\$1,353	\$1,654
Sugar Wharf - East Tower - Menkes	Apartment	June 2022	0	0	8	743	\$1,180	\$1,585
Sugar Wharf - West Tower - Menkes	Apartment	September 2022	0	0	11	720	\$1,225	\$1,576

Central Waterfront Submarket Report - January 2022

Current Development Applications



Central Waterfront Submarket Report - January 2022

Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DevApp-4650-000033	55 Lake Shore Boulevard East	1.5	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	6.0	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	12.0	2,484
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 - January 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 30	• 18	• 4,884	• 371	• \$2,399	• 1,453	• \$3,484,803	• 23,683
Central Waterfront	• 5	• 9	• 4,127	• 581	• \$1,610	• 1,128	• \$1,816,302	• 38,096
Don Mills - York Mills	• 36	• 13	• 3,272	• 175	• \$1,049	• 1,116	• \$1,170,511	• 30,497
Downtown Core	• 614	• 8	• 4,187	• 252	• \$1,936	• 903	• \$1,747,021	• 42,806
Downtown East	• 34	• 19	• 6,003	• 617	• \$1,333	• 817	• \$1,090,011	• 35,238
Downtown West	• 193	• 25	• 8,029	• 800	• \$1,554	• 974	• \$1,514,452	• 37,461
Etobicoke Waterfront	• 0	• 1	• 509	• 6	• \$1,601	• 466	• \$745,900	• 15,600
Highway7 - Yonge	• 9	• 6	• 1,552	• 38	• \$1,013	• 1,307	• \$1,323,684	• 31,614
Mississauga City Centre	• 46	• 12	• 7,232	• 291	• \$1,122	• 866	• \$971,730	• 22,002
North Toronto	• 69	• 18	• 3,602	• 433	• \$1,433	• 1,025	• \$1,468,698	• 412
North Yonge Corridor	• 7	• 5	• 1,367	• 79	• \$1,584	• 802	• \$1,270,765	• 42,142
North York East	• 1	• 1	• 497	• 0	• .	• .	• .	• 217,068
North York West	• 58	• 9	• 1,347	• 135	• \$1,351	• 1,713	• \$2,314,272	• 20,900
Not Applicable	• 812	• 139	• 24,742	• 3,357	• \$1,033	• 839	• \$866,164	• 13,947
Scarborough City Centre								• 15,217
Sheppard Corridor	• 13	• 11	• 2,261	• 233	• \$1,158	• 990	• \$1,145,602	• 41,546
Thornhill	• 11	• 7	• 1,529	• 130	• \$1,061	• 1,231	• \$1,305,573	• 7,833
Toronto East	• 25	• 11	• 1,410	• 47	• \$1,267	• 1,019	• \$1,291,188	
Toronto West	• 283	• 22	• 3,987	• 635	• \$1,246	• 878	• \$1,094,317	
Yonge - St. Clair	• 28	• 7	• 753	• 153	• \$2,208	• 1,626	• \$3,591,360	

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