

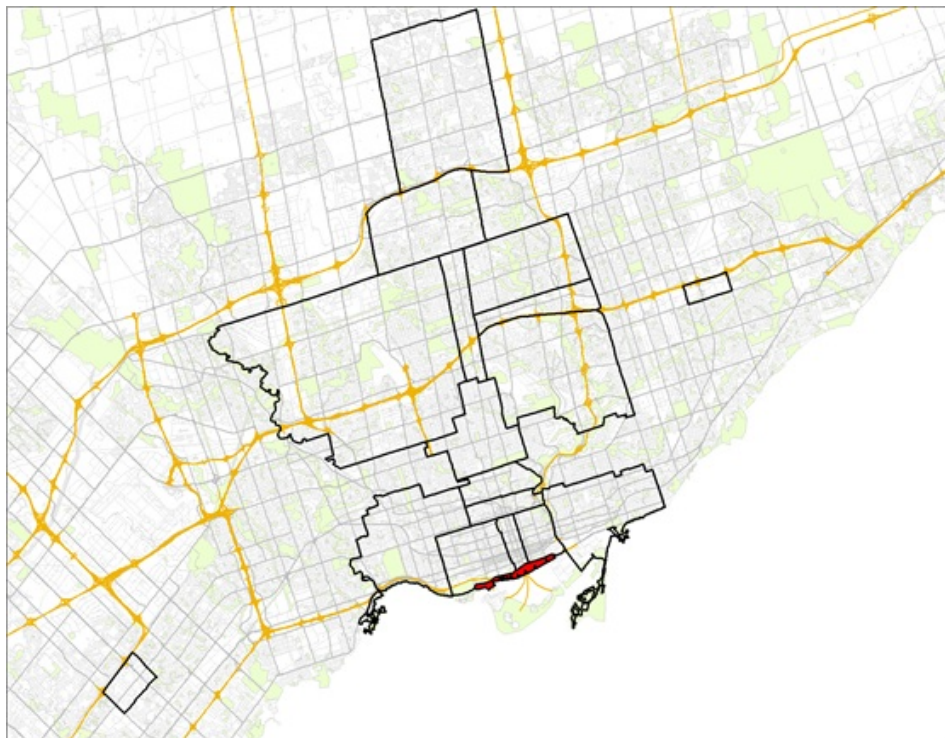


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of February 2022



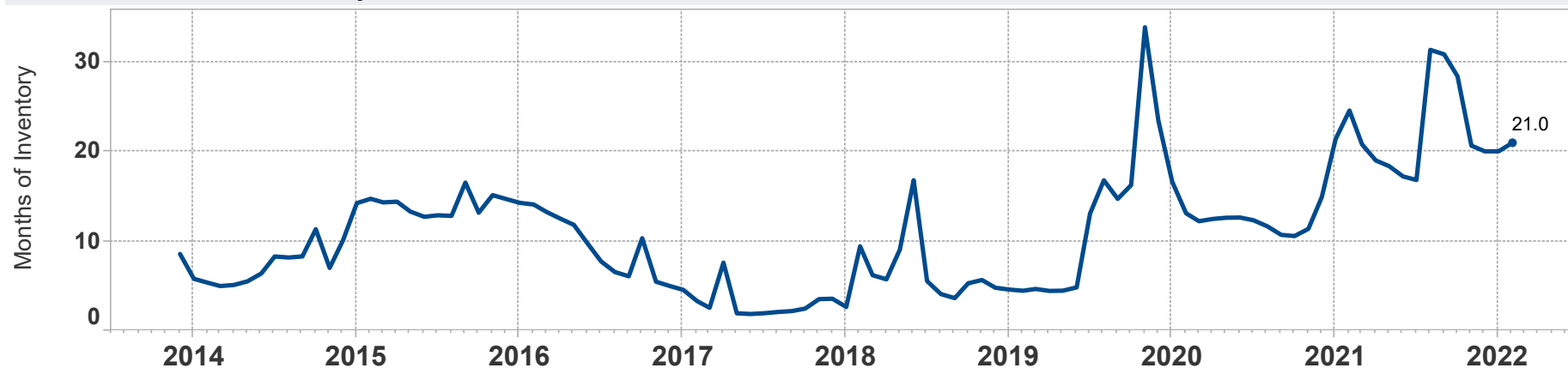
Central Waterfront Submarket Report - February 2022



Central Waterfront		GTA
Distinct count of Site Name	9	328
No. of Units	4,708	87,845
Total Sales	4,129	79,226
Act Inv	579	8,619
Avg. \$/sf	\$1,611	\$1,413
Avg. Project \$/SF	\$1,475	\$1,204
Avg. SF	1,127	934
Avg. \$	\$1,816,254	\$1,318,992
No Measure Value	2	3,048

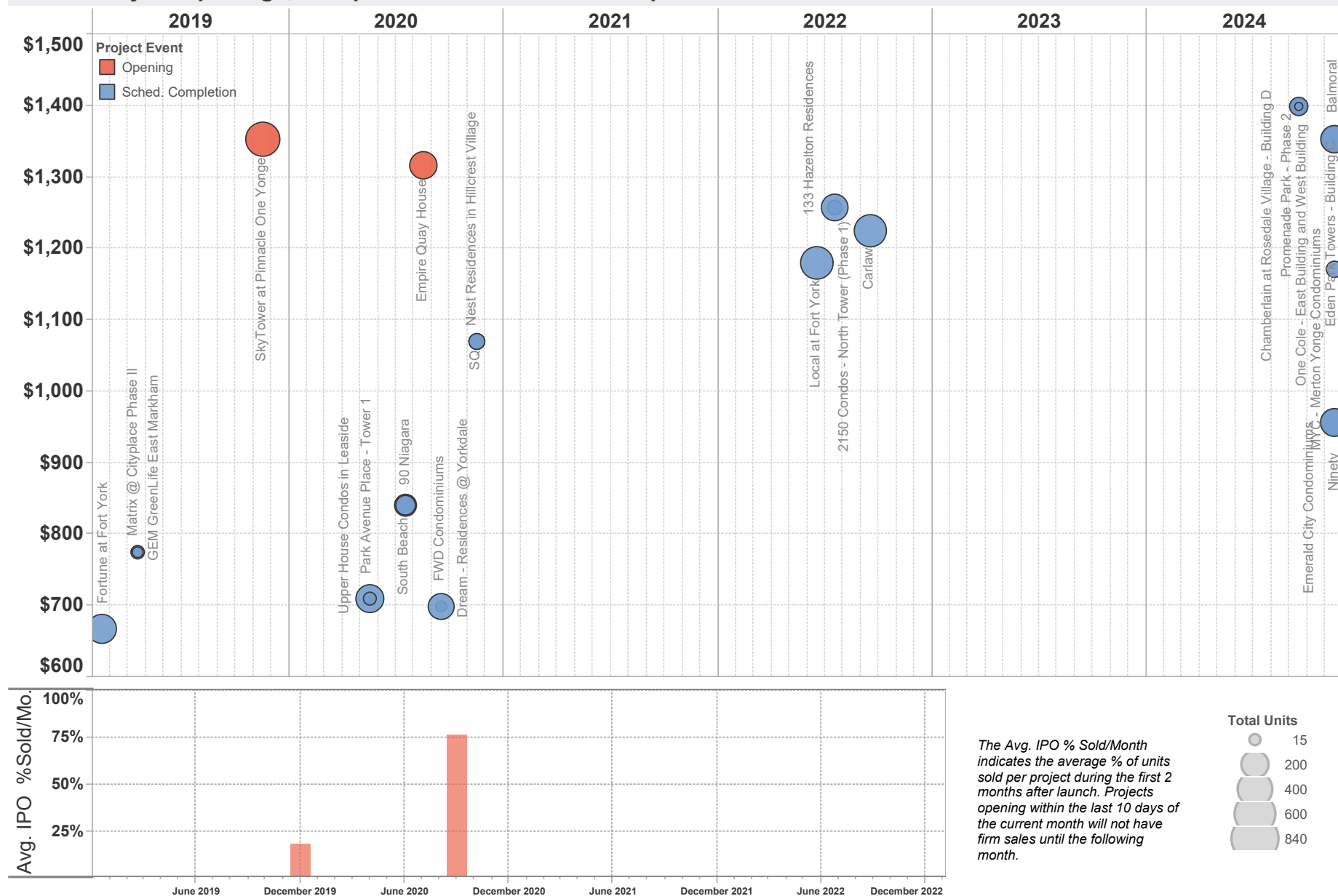
Development Applications		
Central Waterfront		City of Toronto
Count of Address	12	648
Total Units	16,313	364,157
Min. Density	1.5	0.0
Max. Density	16.4	620.0
Avg. Density	8.1	7.9

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



Central Waterfront Submarket Report - February 2022

Recent Project Openings, Completions & Scheduled Completions



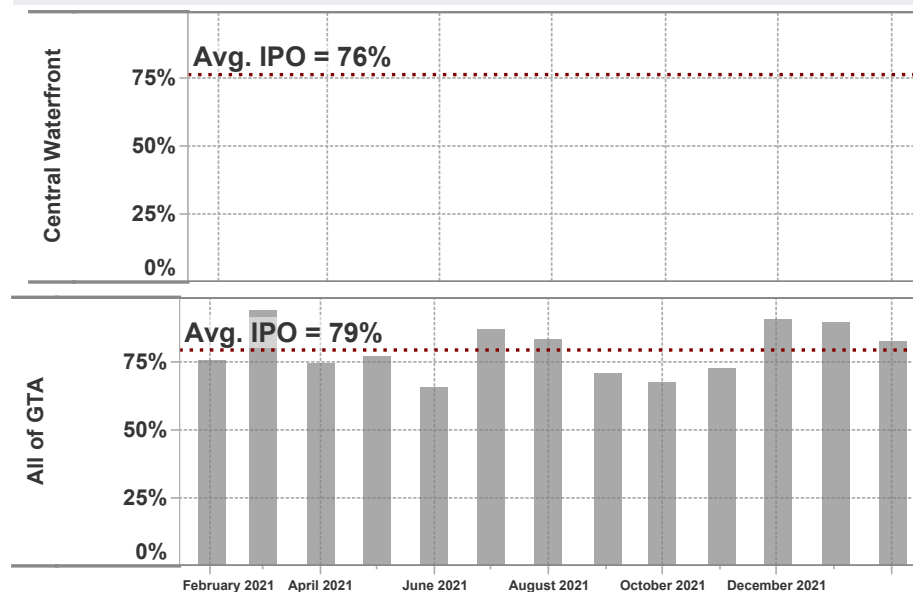
Central Waterfront Submarket Report - February 2022

Project Data by Unit Type

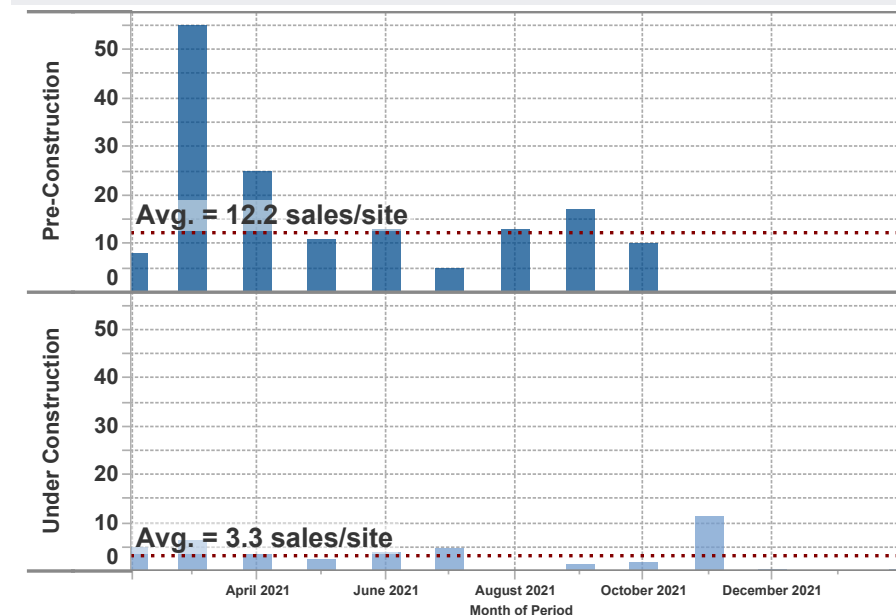
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	124	0	123	1
1 Bedroom	1,304	0	1,261	43
1 Bedroom + Den	1,365	1	1,246	119
2 Bedroom	839	0	778	61
2 Bedroom + Den	550	1	400	150
3 Bedroom & Up	484	0	288	196
Penthouse	24	0	19	5
Other	18	0	14	4

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
\$1,524	596	780	\$825,990	\$1,212,900
\$1,665	759	1,567	\$1,114,900	\$2,585,900
\$1,585	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 - February 2022

Current Active Projects



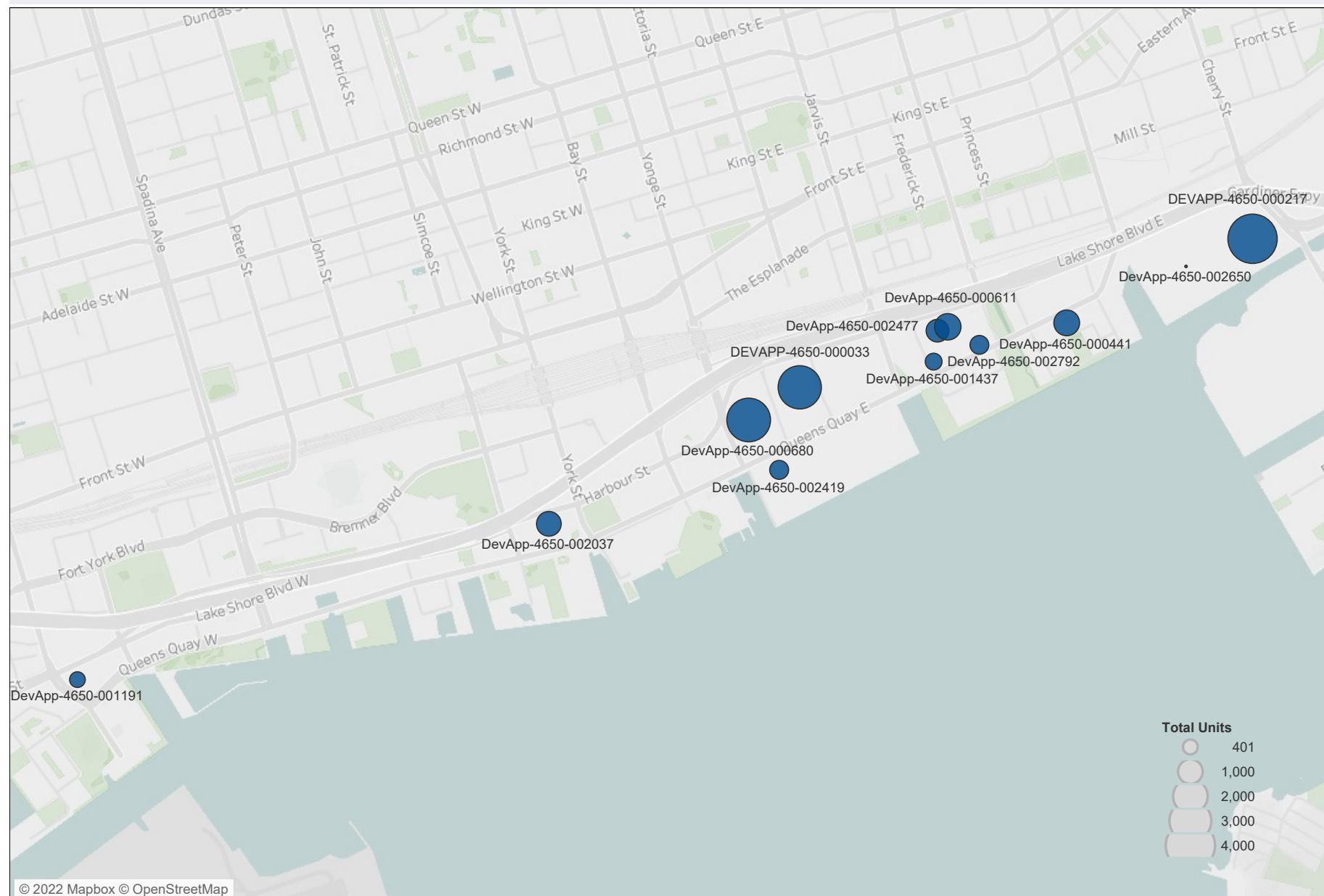
Central Waterfront Submarket Report - February 2022

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	1	1	11	240	\$1,399	\$1,452
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	1	1	120	496	\$1,258	\$1,635
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	0	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 - February 2022

Current Development Applications



Central Waterfront Submarket Report - February 2022

Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DEVAPP-4650-000033	55 Lake Shore Boulevard East	1.5	3,076
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	6.0	3,133
DevApp-4650-001191	545 Lake Shore Boulevard West	5.1	401
DevApp-4650-001437	162 Queens Quay East	11.2	463
DevApp-4650-002037	200 Queens Quay West	12.0	1,002
DevApp-4650-002419	25 Queens Quay East	7.8	585
DevApp-4650-002477	215 Lake Shore Boulevard East, Phase 2	9.4	844
DevApp-4650-002650	351 Lake Shore Boulevard East	5.8	
DevApp-4650-002792	178 Queens Quay East	7.9	576

Central Waterfront Submarket Report - February 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	• 78	• 18	• 4,961	• 345	• \$2,449	• 1,492	• \$3,653,966	• 13,579
Central Waterfront	• 2	• 9	• 4,129	• 579	• \$1,611	• 1,127	• \$1,816,254	• 16,313
Don Mills - York Mills	• 249	• 14	• 3,519	• 413	• \$1,073	• 894	• \$958,974	• 15,283
Downtown Core	• 50	• 8	• 3,581	• 1,280	• \$1,534	• 699	• \$1,071,937	• 23,554
Downtown East	• 47	• 18	• 5,891	• 572	• \$1,337	• 823	• \$1,101,131	• 18,747
Downtown West	• 43	• 24	• 7,764	• 747	• \$1,564	• 990	• \$1,548,722	• 19,843
Etobicoke Waterfront	• 3	• 1	• 512	• 5	• \$1,601	• 466	• \$745,900	• 8,154
Highway7 - Yonge	• 10	• 5	• 1,196	• 28	• \$1,060	• 1,317	• \$1,396,000	• 18,360
Mississauga City Centre	• 54	• 13	• 7,286	• 486	• \$1,234	• 757	• \$934,200	• 16,957
North Toronto	• 36	• 18	• 3,639	• 396	• \$1,453	• 1,046	• \$1,520,180	• 206
North Yonge Corridor	• 361	• 6	• 1,728	• 113	• \$1,614	• 801	• \$1,293,228	• 27,148
North York East	• 0	• 1	• 497	• 0	•	•	•	• 118,766
North York West	• 8	• 9	• 1,354	• 128	• \$1,358	• 1,741	• \$2,364,608	• 16,707
Not Applicable	• 1,890	• 134	• 23,898	• 2,561	• \$1,072	• 862	• \$923,935	• 11,036
Scarborough City Centre								• 10,992
Sheppard Corridor	• 15	• 11	• 2,281	• 213	• \$1,153	• 1,005	• \$1,159,295	• 24,334
Thornhill	• 32	• 4	• 1,113	• 81	• \$1,195	• 1,306	• \$1,561,338	• 4,178
Toronto East	• 10	• 8	• 1,120	• 42	• \$1,264	• 1,046	• \$1,322,389	
Toronto West	• 143	• 20	• 3,987	• 494	• \$1,275	• 912	• \$1,163,475	
Yonge - St. Clair	• 17	• 7	• 770	• 136	• \$2,340	• 1,807	• \$4,228,215	

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