

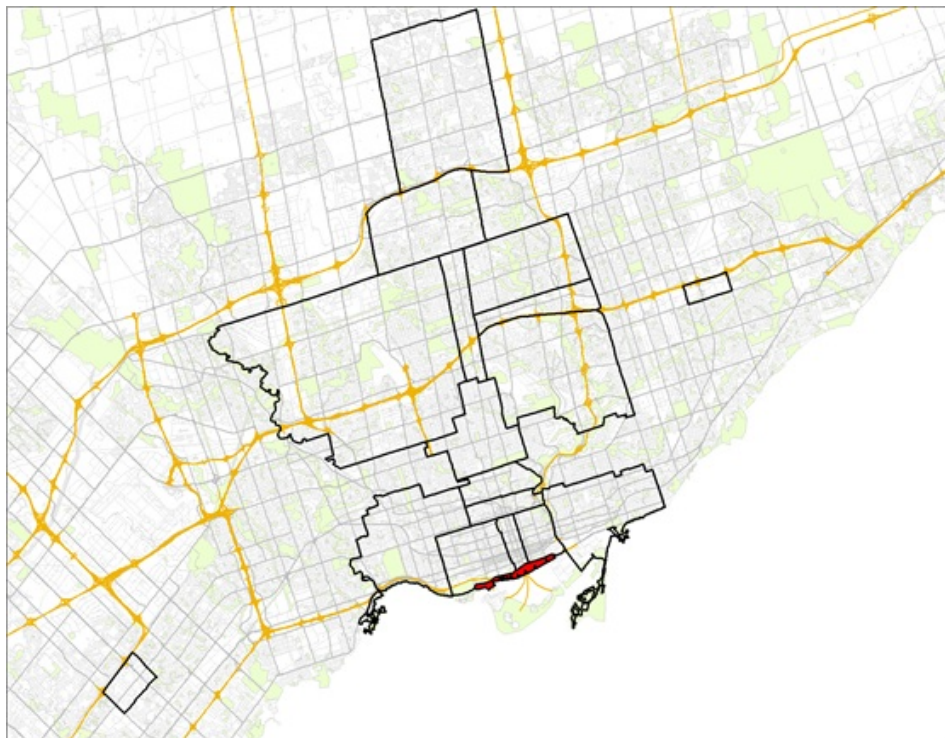


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of March 2022



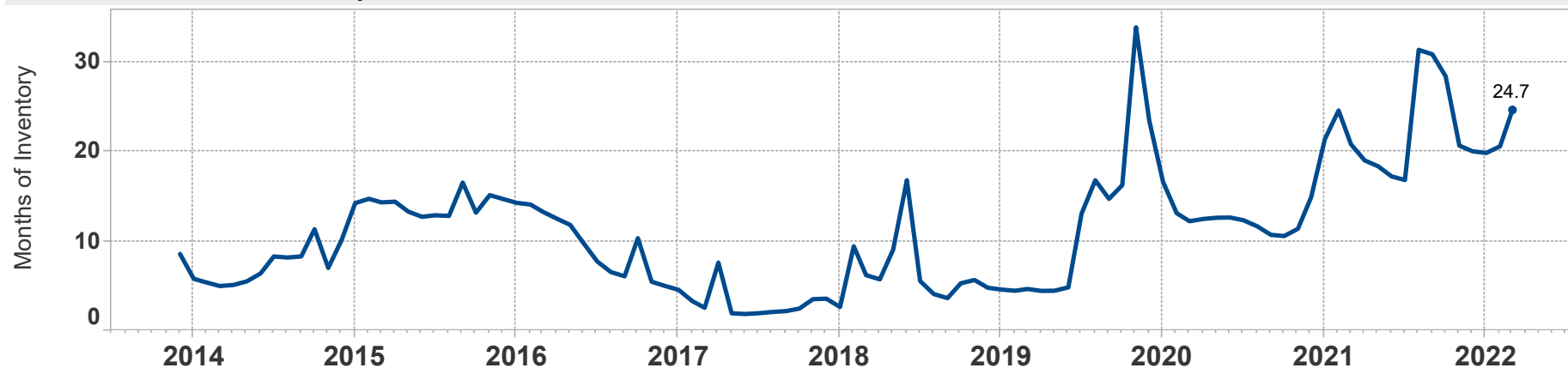
Central Waterfront Submarket Report - March 2022



Central Waterfront		GTA
Distinct count of Site Name	9	322
No. of Units	4,708	86,113
Total Sales	4,147	78,893
Act Inv	561	7,220
Avg. \$/sf	\$1,614	\$1,463
Avg. Project \$/SF	\$1,487	\$1,235
Avg. SF	1,128	978
Avg. \$	\$1,821,027	\$1,431,736
Current Month Sales (incl. active & sold out)	14	3,277

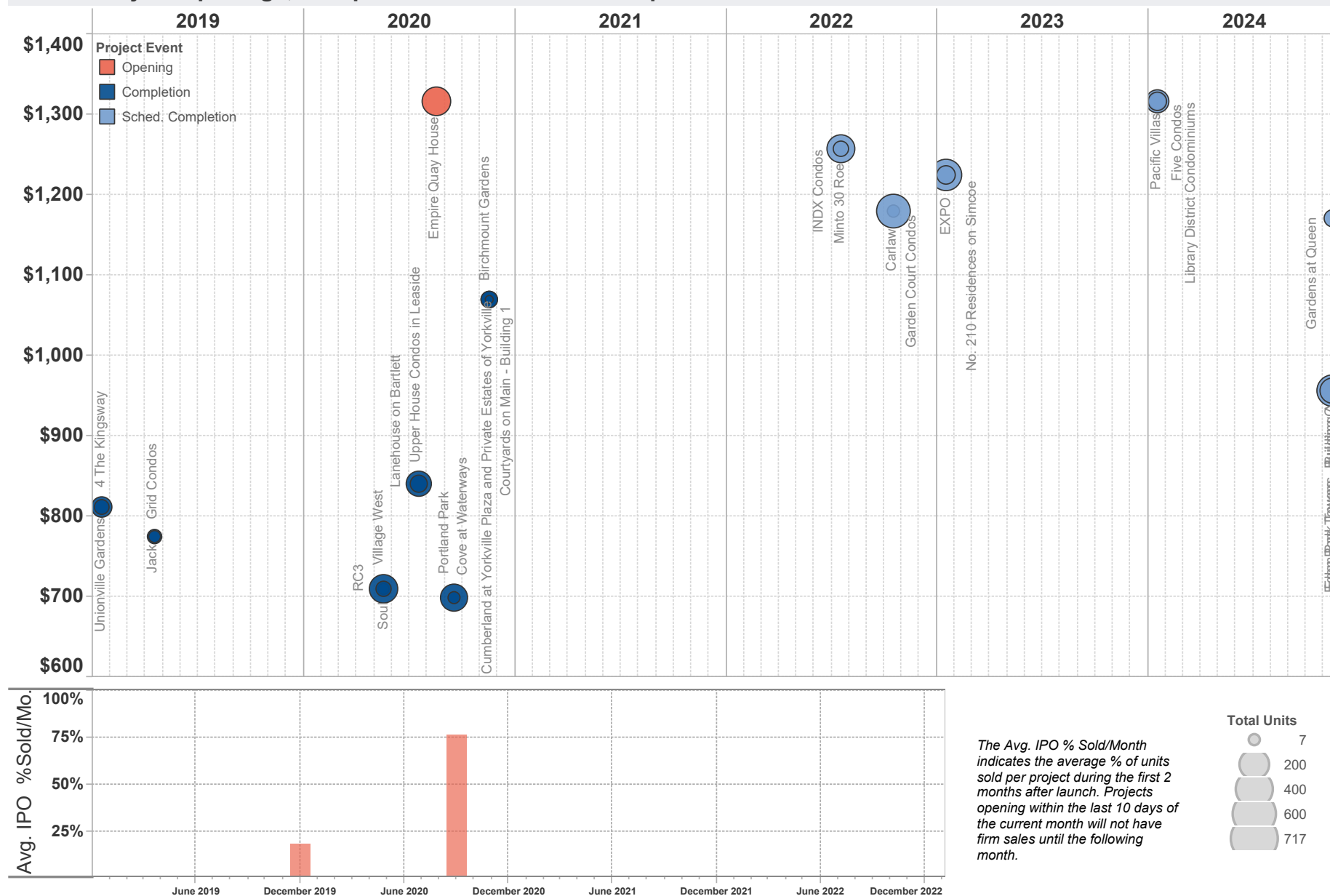
Development Applications		
Central Waterfront		City of Toronto
Count of Address	12	660
Total Units	16,313	271,565
Min. Density	1.5	0.0
Max. Density	16.4	620.0
Avg. Density	8.3	7.8

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



Central Waterfront Submarket Report - March 2022

Recent Project Openings, Completions & Scheduled Completions



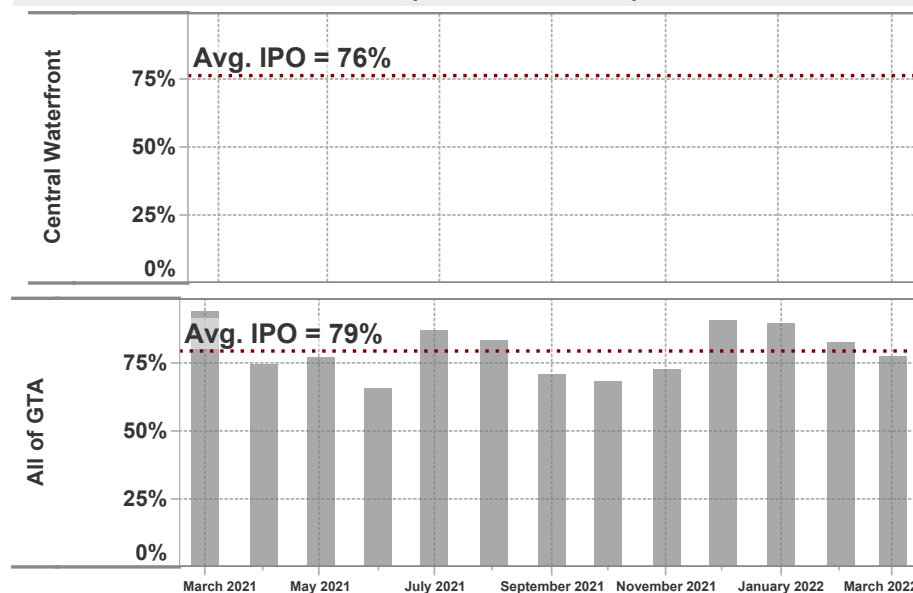
Central Waterfront Submarket Report - March 2022

Project Data by Unit Type

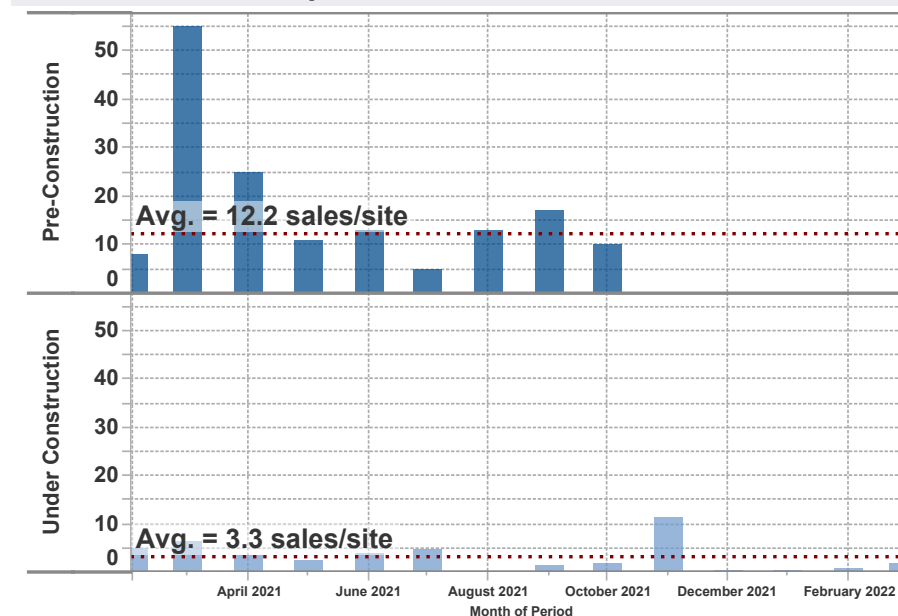
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	124	0	123	1
1 Bedroom	1,304	1	1,262	42
1 Bedroom + Den	1,365	3	1,249	116
2 Bedroom	839	1	779	60
2 Bedroom + Den	550	5	405	145
3 Bedroom & Up	484	4	296	188
Penthouse	24	0	19	5
Other	18	0	14	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,519	400	400	\$607,490	\$607,490
\$1,593	508	676	\$799,900	\$943,900
\$1,524	596	780	\$825,990	\$1,212,900
\$1,666	759	1,567	\$1,114,900	\$2,585,900
\$1,591	756	2,722	\$988,990	\$3,555,000
\$1,652	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 - March 2022

Current Active Projects



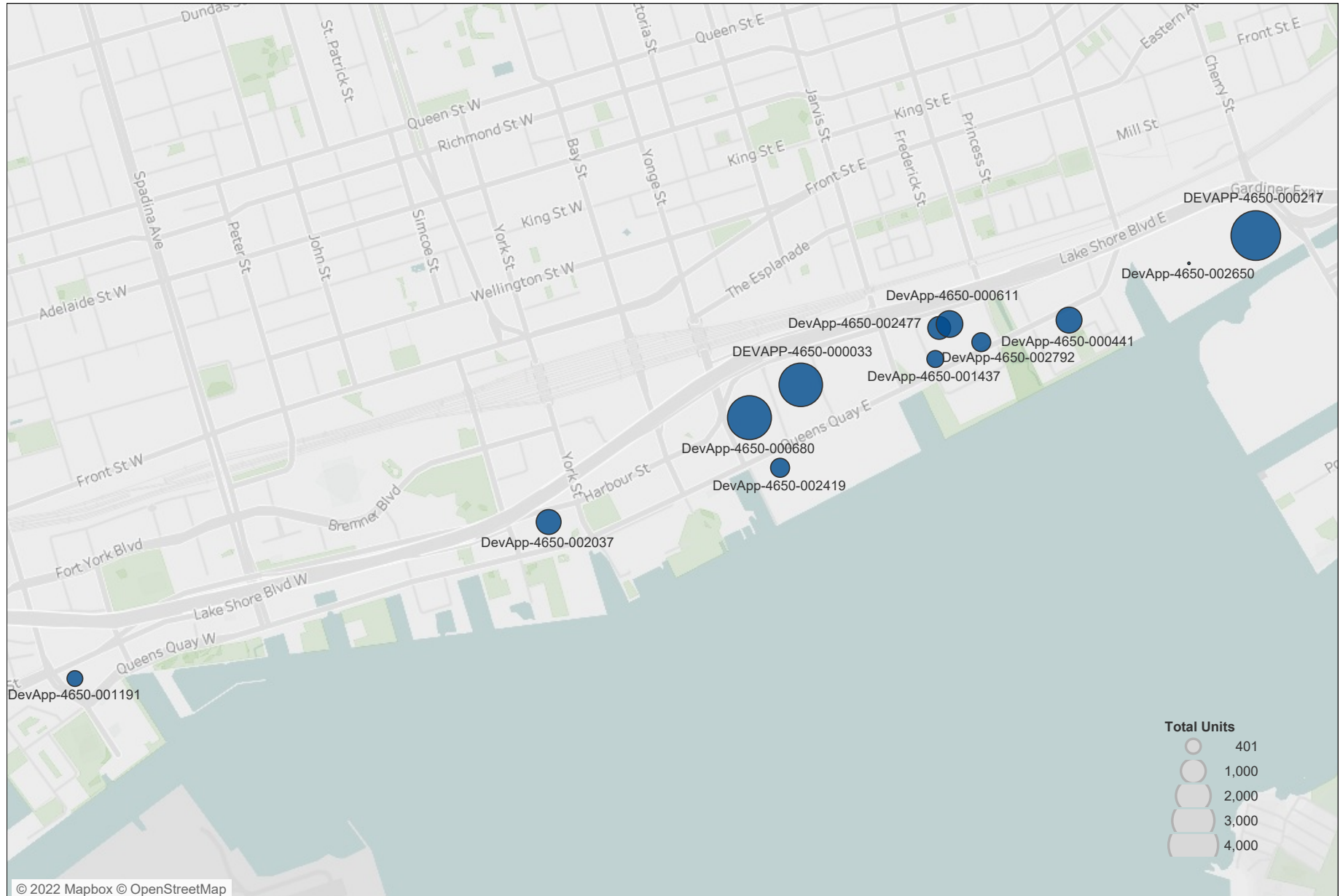
Central Waterfront Submarket Report - March 2022

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	2	3	9	240	\$1,399	\$1,480
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	1	120	496	\$1,258	\$1,635
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	4	9	367	840	\$1,353	\$1,655
Sugar Wharf - East Tower - Menkes	Apartment	October 2022	0	4	4	743	\$1,180	\$1,641
Sugar Wharf - West Tower - Menkes	Apartment	January 2023	8	8	3	720	\$1,225	\$1,599

Central Waterfront Submarket Report - March 2022

Current Development Applications



Central Waterfront Submarket Report - March 2022

Current Development Application List

inventorynumber	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		
DevApp-4650-002792	178 Queens Quay East	7.9	576

Central Waterfront Submarket Report - March 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	• 18	• 18	• 4,991	• 322	• \$2,465	• 1,532	• \$3,775,708	• 10,382
Central Waterfront	• 14	• 9	• 4,147	• 561	• \$1,614	• 1,128	• \$1,821,027	• 16,313
Don Mills - York Mills	• 161	• 14	• 3,675	• 321	• \$1,122	• 955	• \$1,071,323	• 11,228
Downtown Core	• 1,287	• 9	• 4,876	• 547	• \$2,011	• 887	• \$1,783,158	• 19,254
Downtown East	• 99	• 16	• 5,351	• 550	• \$1,389	• 822	• \$1,141,922	• 17,043
Downtown West	• 72	• 24	• 7,889	• 620	• \$1,583	• 1,030	• \$1,629,985	• 17,878
Etobicoke Waterfront	• 6	• 1	• 518	• 5	• \$1,560	• 486	• \$758,000	• 7,581
Highway7 - Yonge	• 0	• 5	• 1,196	• 28	• \$1,060	• 1,317	• \$1,396,000	• 5,645
Mississauga City Centre	• 358	• 11	• 6,774	• 126	• \$1,146	• 920	• \$1,054,225	• 206
North Toronto	• 49	• 18	• 3,714	• 323	• \$1,497	• 1,088	• \$1,629,305	• 23,718
North Yonge Corridor	• 34	• 6	• 1,772	• 81	• \$1,577	• 920	• \$1,451,141	• 90,704
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 1,157
North York West	• 20	• 6	• 544	• 99	• \$1,405	• 2,026	• \$2,846,414	• 7,354
Not Applicable	• 1,018	• 135	• 24,049	• 2,603	• \$1,081	• 853	• \$922,204	• 9,298
Scarborough City Centre								• 13,411
Sheppard Corridor	• 67	• 10	• 1,847	• 375	• \$1,440	• 766	• \$1,102,844	• 16,850
Thornhill	• 17	• 4	• 1,130	• 64	• \$1,187	• 1,336	• \$1,585,893	• 3,543
Toronto East	• 4	• 8	• 1,124	• 42	• \$1,273	• 1,070	• \$1,361,873	
Toronto West	• 44	• 20	• 4,020	• 426	• \$1,290	• 940	• \$1,211,723	
Yonge - St. Clair	• 9	• 7	• 779	• 127	• \$2,336	• 1,838	• \$4,293,605	

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