

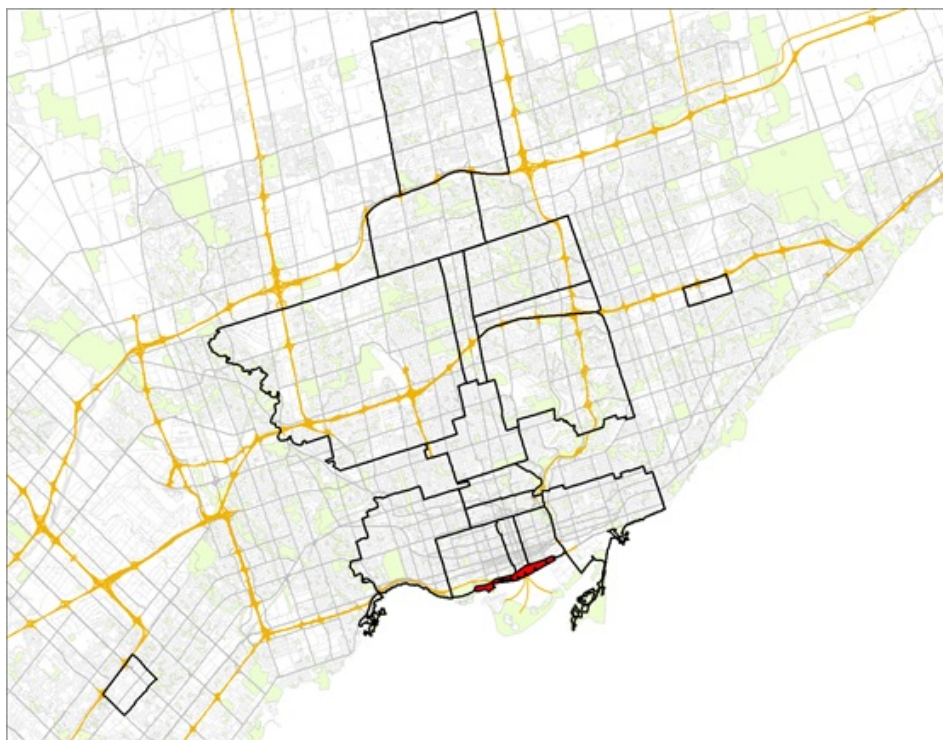


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of April 2022



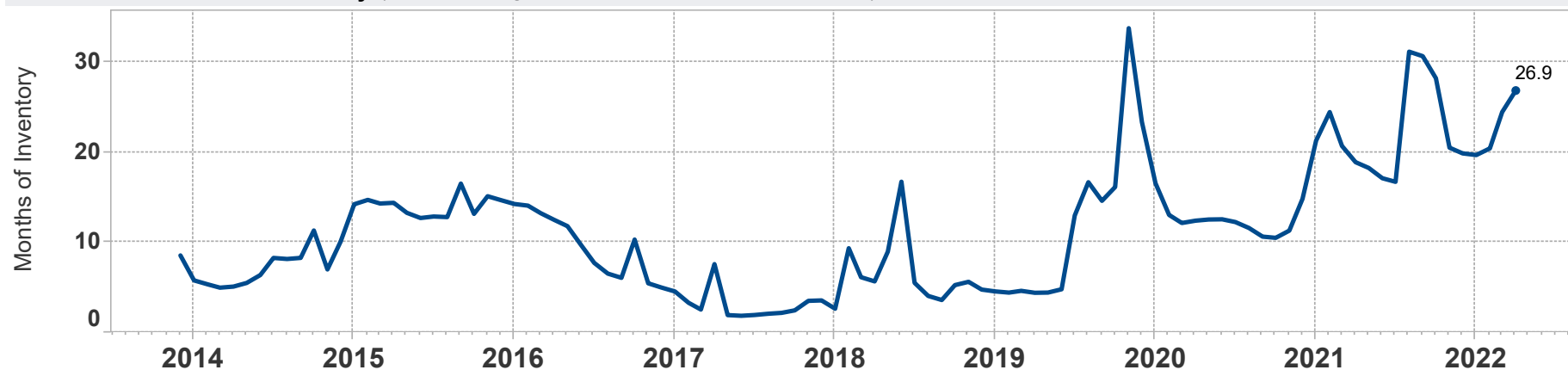
Central Waterfront Submarket Report - April 2022



Central Waterfront		GTA
Distinct count of Site Name	9	318
No. of Units	4,704	83,143
Total Sales	4,153	75,207
Act Inv	551	7,936
Avg. \$/sf	\$1,615	\$1,450
Avg. Project \$/SF	\$1,488	\$1,256
Avg. SF	1,128	921
Avg. \$	\$1,821,772	\$1,335,007
Current Month Sales (incl. active & sold out)	6	3,074

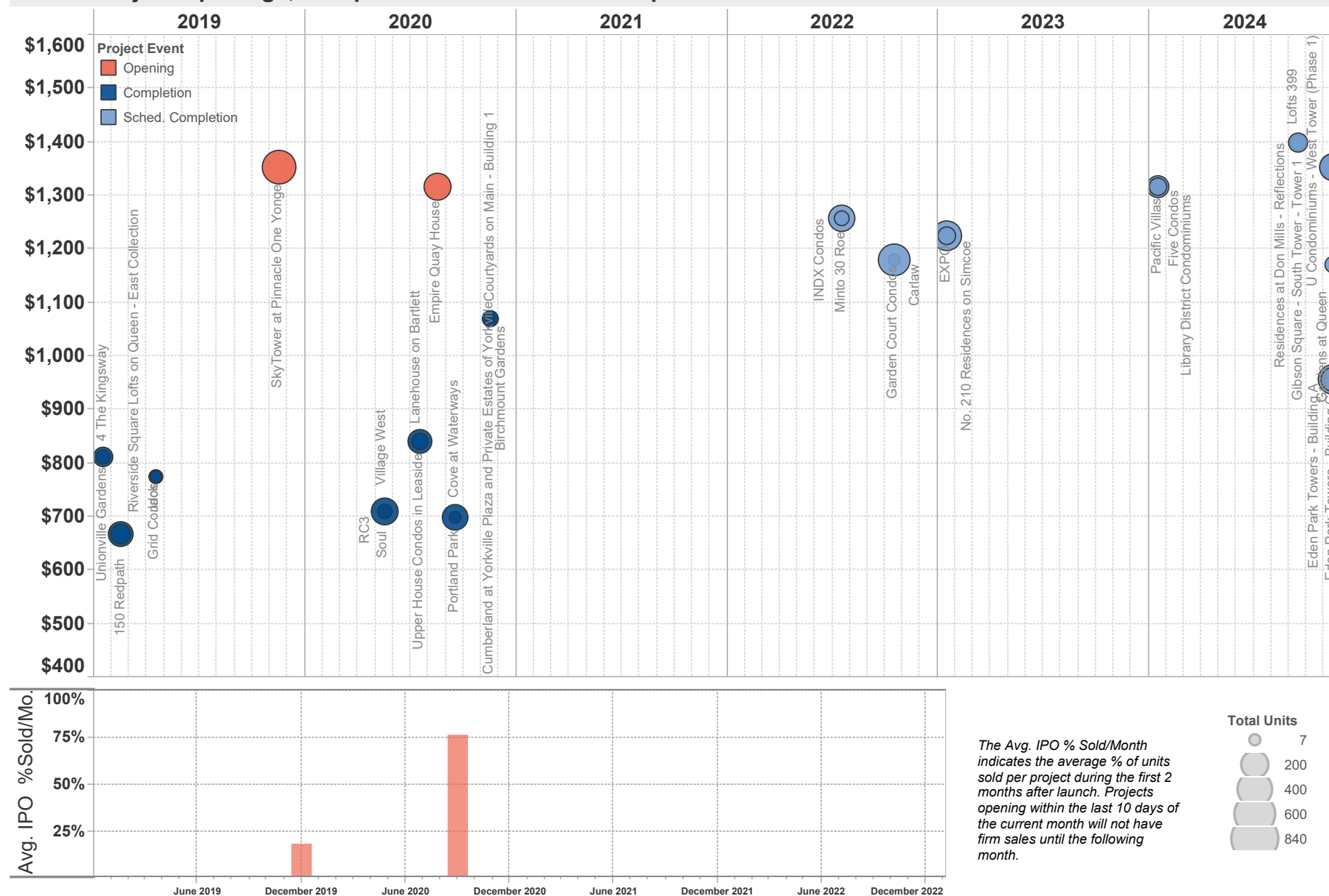
Development Applications		
Central Waterfront		City of Toronto
Count of Address	12	678
Total Units	17,005	376,440
Min. Density	1.5	0.0
Max. Density	16.4	620.0
Avg. Density	8.1	7.9

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



Central Waterfront Submarket Report - April 2022

Recent Project Openings, Completions & Scheduled Completions



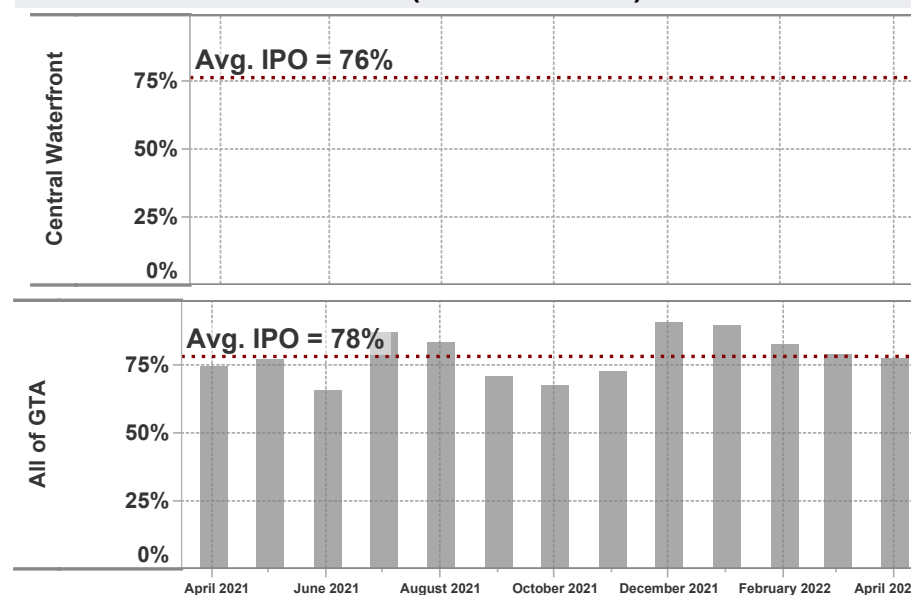
Central Waterfront Submarket Report - April 2022

Project Data by Unit Type

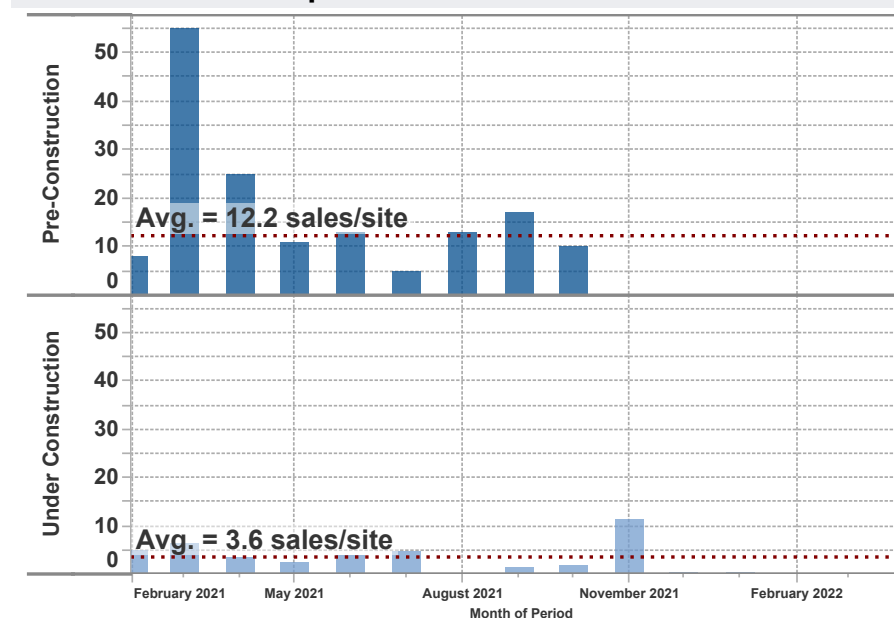
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	124	0	123	1
1 Bedroom	1,304	0	1,262	42
1 Bedroom + Den	1,365	1	1,250	115
2 Bedroom	839	0	779	60
2 Bedroom + Den	550	5	410	140
3 Bedroom & Up	484	0	296	188
Penthouse	20	0	19	1
Other	18	0	14	4

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 - April 2022

Current Active Projects



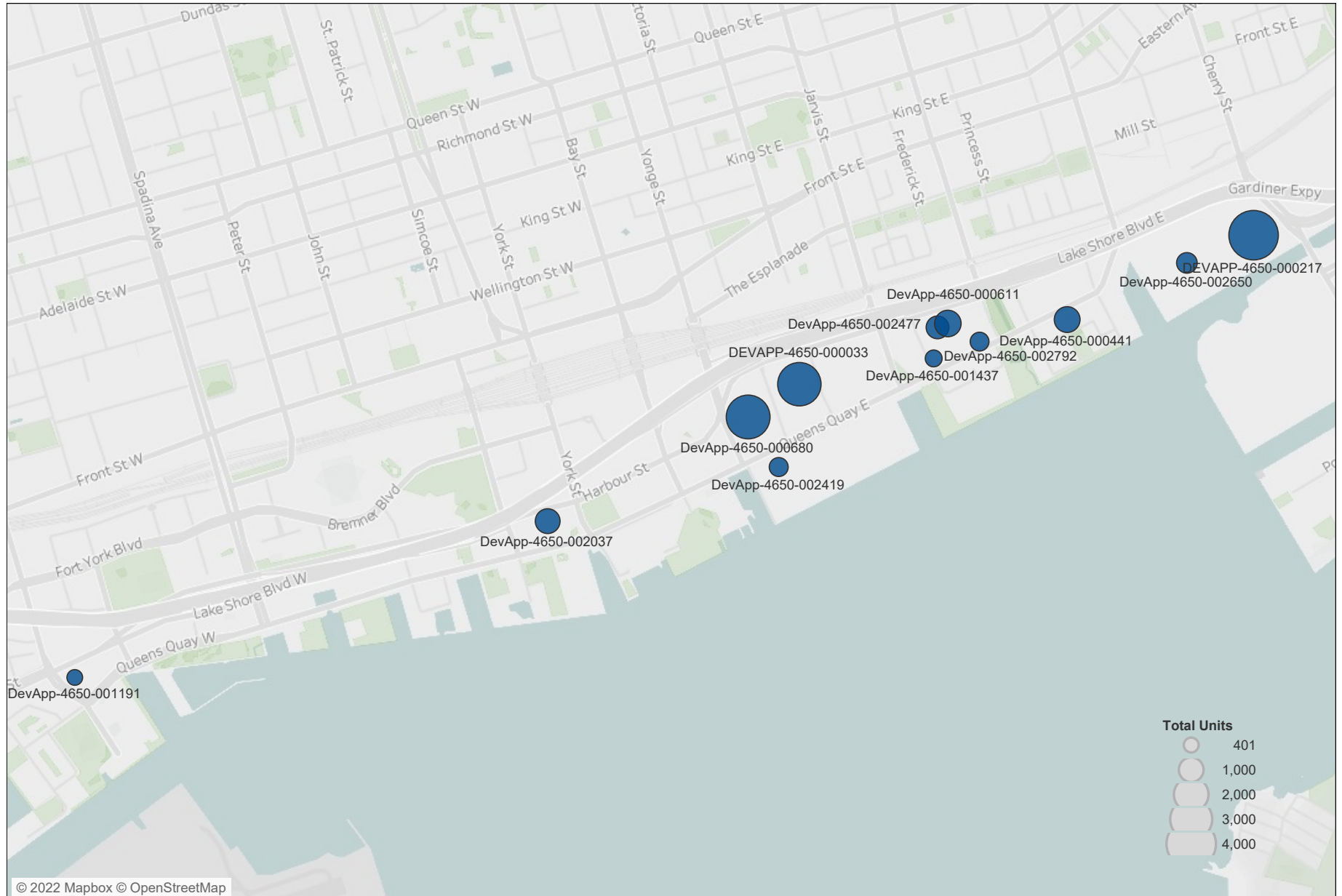
Central Waterfront Submarket Report - April 2022

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	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	116	492	\$1,258	\$1,635
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	6	15	361	840	\$1,353	\$1,656
Sugar Wharf - East Tower - Menkes	Apartment	October 2022	0	4	4	743	\$1,180	\$1,641
Sugar Wharf - West Tower - Menkes	Apartment	January 2023	0	8	3	720	\$1,225	\$1,599

Central Waterfront Submarket Report - April 2022

Current Development Applications



Central Waterfront Submarket Report - April 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	1,003
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	691
DevApp-4650-002792	178 Queens Quay East	7.9	576

Central Waterfront Submarket Report - April 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	• 25	• 18	• 5,018	• 295	• \$2,546	• 1,467	• \$3,734,949	• 13,720
Central Waterfront	• 6	• 9	• 4,153	• 551	• \$1,615	• 1,128	• \$1,821,772	• 17,005
Don Mills - York Mills	• 134	• 14	• 3,802	• 209	• \$1,117	• 1,076	• \$1,201,845	• 16,547
Downtown Core	• 63	• 9	• 4,937	• 500	• \$2,044	• 913	• \$1,866,757	• 23,837
Downtown East	• 425	• 17	• 5,794	• 623	• \$1,453	• 776	• \$1,128,195	• 21,563
Downtown West	• 14	• 23	• 7,322	• 606	• \$1,584	• 1,032	• \$1,634,266	• 19,692
Etobicoke Waterfront	• 4	• 1	• 522	• 3	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 3	• 5	• 1,199	• 25	• \$1,100	• 1,310	• \$1,440,856	• 17,735
Mississauga City Centre	• 32	• 9	• 4,306	• 470	• \$1,224	• 663	• \$811,116	• 206
North Toronto	• 17	• 18	• 3,729	• 310	• \$1,547	• 1,061	• \$1,641,329	• 28,648
North Yonge Corridor	• 4	• 6	• 1,776	• 77	• \$1,597	• 910	• \$1,452,551	• 116,845
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 18,119
North York West	• 2	• 7	• 546	• 491	• \$1,330	• 892	• \$1,186,578	• 14,304
Not Applicable	• 1,709	• 133	• 23,427	• 2,747	• \$1,120	• 836	• \$935,809	• 11,047
Scarborough City Centre								• 19,673
Sheppard Corridor	• 290	• 10	• 1,841	• 311	• \$1,444	• 792	• \$1,143,585	• 24,576
Thornhill	• 14	• 2	• 389	• 50	• \$1,237	• 1,441	• \$1,781,878	• 4,692
Toronto East	• 285	• 10	• 1,410	• 162	• \$1,214	• 798	• \$968,240	
Toronto West	• 19	• 19	• 3,732	• 407	• \$1,297	• 946	• \$1,226,903	
Yonge - St. Clair	• 28	• 7	• 807	• 99	• \$2,053	• 1,540	• \$3,161,457	

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