

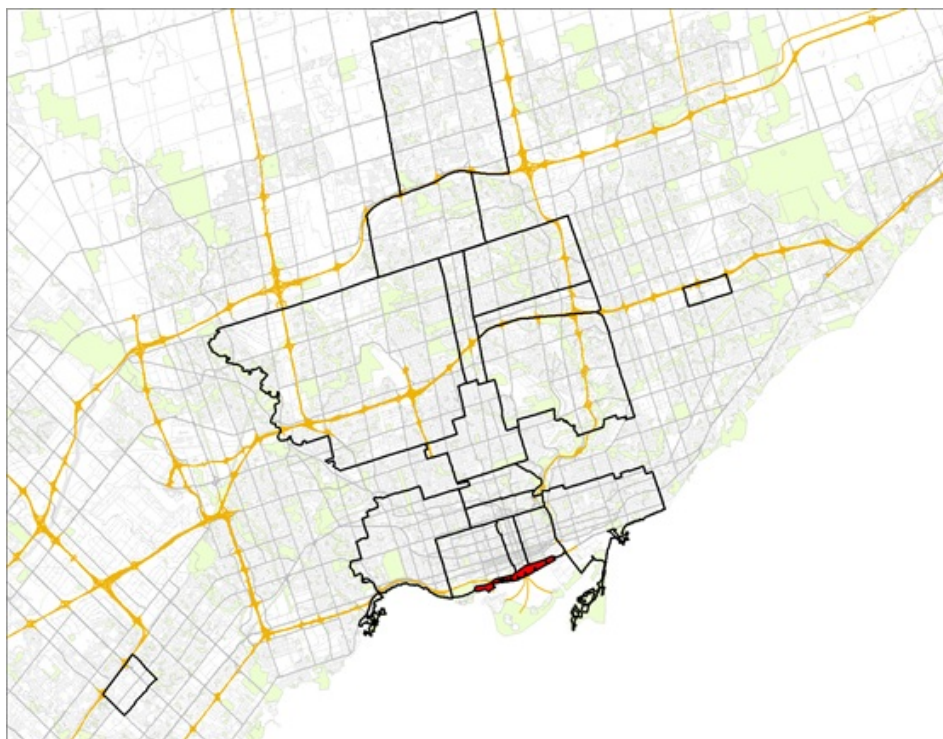


Greater Toronto Area  
Central Waterfront

New Homes High Rise Submarket Report  
Data as of June 2022



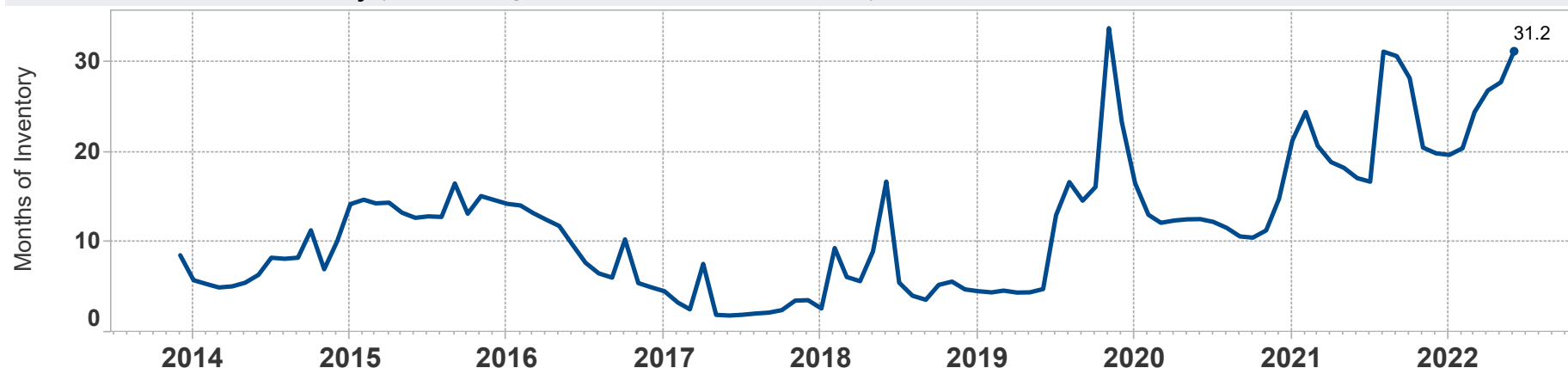
# Central Waterfront Submarket Report - June 2022



| Central Waterfront                            |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Distinct count of Site Name                   | 9           | 329         |
| No. of Units                                  | 4,704       | 85,434      |
| Total Sales                                   | 4,160       | 75,717      |
| Act Inv                                       | 544         | 9,717       |
| Avg. \$/sf                                    | \$1,617     | \$1,483     |
| Avg. Project \$/SF                            | \$1,492     | \$1,274     |
| Avg. SF                                       | 1,124       | 865         |
| Avg. \$                                       | \$1,817,044 | \$1,282,383 |
| Current Month Sales (incl. active & sold out) | 0           | 1,519       |

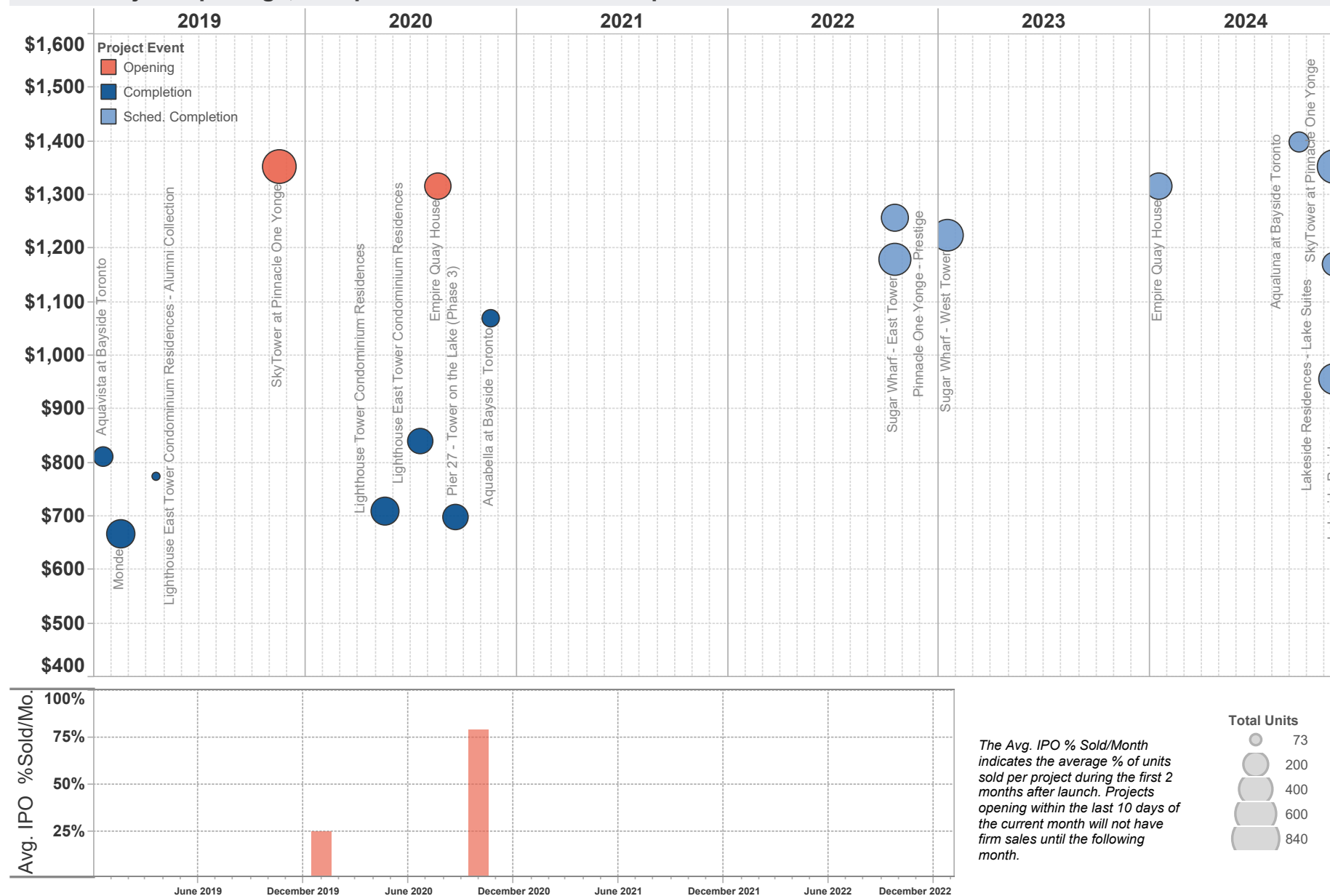
| Development Applications |        |                 |
|--------------------------|--------|-----------------|
| Central Waterfront       |        | City of Toronto |
| Count of Address         | 12     | 689             |
| Total Units              | 13,435 | 373,016         |
| Min. Density             | 1.5    | 0.0             |
| Max. Density             | 20.6   | 61.7            |
| Avg. Density             | 9.3    | 7.3             |

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



# Central Waterfront Submarket Report - June 2022

## Recent Project Openings, Completions & Scheduled Completions



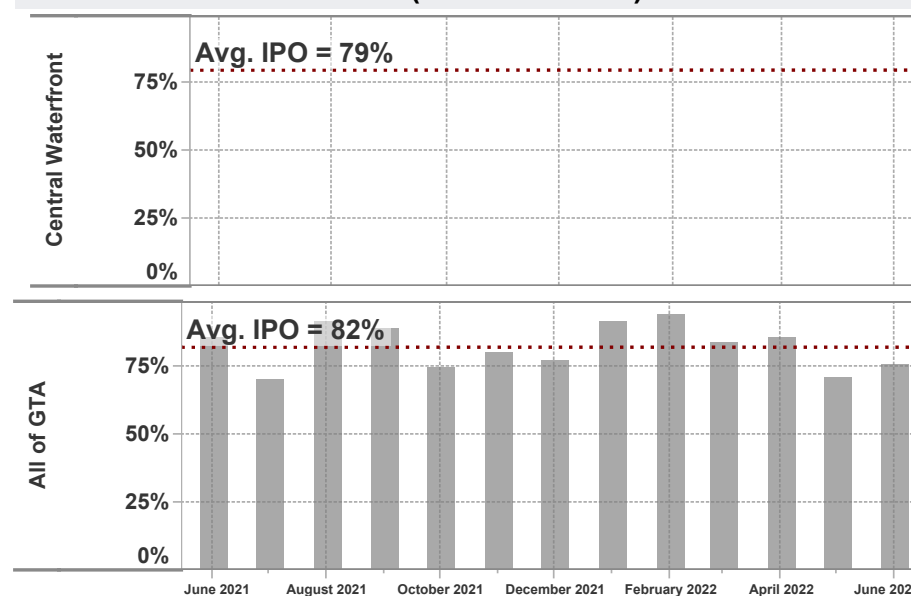
# Central Waterfront Submarket Report - June 2022

## Project Data by Unit Type

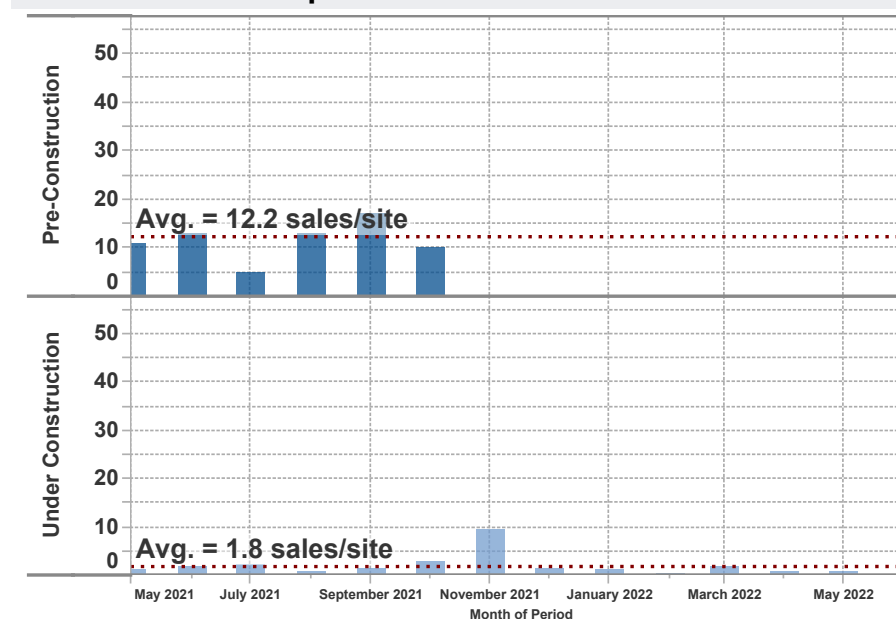
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 124          | 0                   | 123         | 1       |
| 1 Bedroom       | 1,304        | 0                   | 1,262       | 42      |
| 1 Bedroom + Den | 1,365        | 0                   | 1,253       | 112     |
| 2 Bedroom       | 839          | 0                   | 779         | 60      |
| 2 Bedroom + Den | 550          | 0                   | 412         | 138     |
| 3 Bedroom & Up  | 484          | 0                   | 298         | 186     |
| 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         |
| \$1,523    | 596             | 780              | \$825,990        | \$1,212,900       |
| \$1,666    | 759             | 1,567            | \$1,114,900      | \$2,585,900       |
| \$1,598    | 756             | 1,330            | \$988,990        | \$2,329,900       |
| \$1,653    | 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 - June 2022

## Current Active Projects



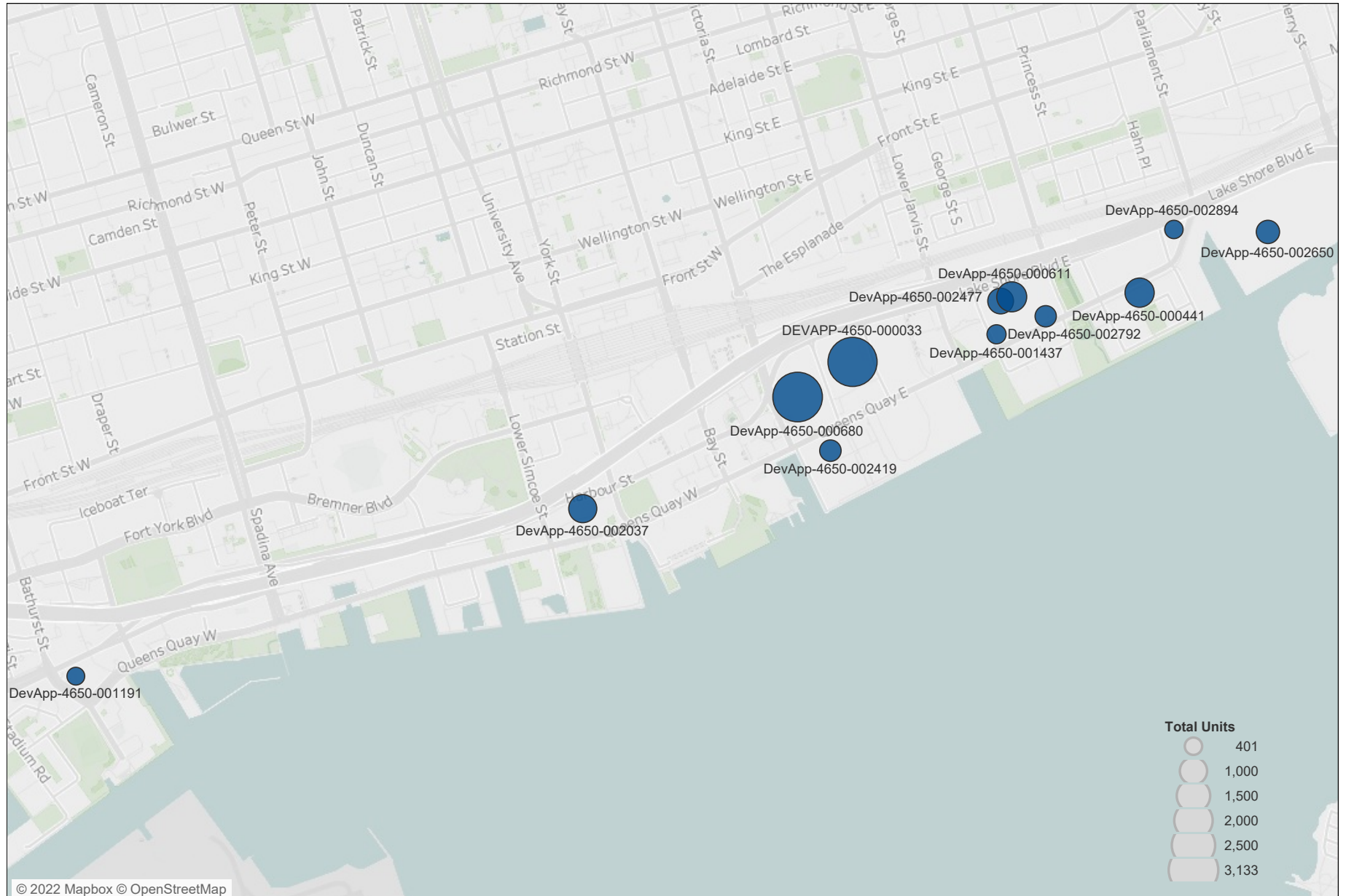
# Central Waterfront Submarket Report - June 2022

## 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                   | 6   | 6       | 240          | \$1,399             | \$1,517                        |
| 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    | October 2022            | 0                   | 1   | 116     | 492          | \$1,258             | \$1,635                        |
| SkyTower at Pinnacle One Yonge - Pinnacle International | Apartment    | November 2024           | 0                   | 19  | 357     | 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 - June 2022

## Current Development Applications



## Central Waterfront Submarket Report - June 2022

### Current Development Application List

| inventorynumber           | Address                                | Min. Density | Total Units |
|---------------------------|----------------------------------------|--------------|-------------|
| <b>DEVAPP-4650-000033</b> | 55 Lake Shore Boulevard East           | 1.5          | 3,076       |
| <b>DevApp-4650-000441</b> | 261 Queens Quay East                   | 3.9          | 1,086       |
| <b>DevApp-4650-000611</b> | 215 Lake Shore Boulevard East, Phase 1 | 12.9         | 1,147       |
| <b>DevApp-4650-000680</b> | 1 Yonge Street                         | 6.0          | 3,133       |
| <b>DevApp-4650-001191</b> | 545 Lake Shore Boulevard West          | 5.1          | 401         |
| <b>DevApp-4650-001437</b> | 162 Queens Quay East                   | 11.2         | 463         |
| <b>DevApp-4650-002037</b> | 200 Queens Quay West                   | 12.0         | 1,003       |
| <b>DevApp-4650-002419</b> | 25 Queens Quay East                    | 7.8          | 585         |
| <b>DevApp-4650-002477</b> | 215 Lake Shore Boulevard East, Phase 2 | 9.4          | 844         |
| <b>DevApp-4650-002650</b> | 351 Lake Shore Boulevard East          | 5.8          | 691         |
| <b>DevApp-4650-002792</b> | 178 Queens Quay East                   | 7.9          | 576         |
| <b>DevApp-4650-002894</b> | 307 Lake Shore Boulevard East          | 20.6         | 430         |

# Central Waterfront Submarket Report - June 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       | 0                   | 18                      | 5,030                       | 283     | \$2,596    | 1,463   | \$3,799,146 | 14,868      |
| Central Waterfront      | 0                   | 9                       | 4,160                       | 544     | \$1,617    | 1,124   | \$1,817,044 | 13,435      |
| Don Mills - York Mills  | 5                   | 14                      | 3,838                       | 173     | \$1,130    | 1,129   | \$1,276,555 | 16,234      |
| Downtown Core           | 58                  | 9                       | 5,090                       | 347     | \$1,940    | 919     | \$1,781,764 | 25,772      |
| Downtown East           | 145                 | 19                      | 6,047                       | 1,217   | \$1,551    | 656     | \$1,016,607 | 21,095      |
| Downtown West           | 107                 | 25                      | 7,434                       | 1,327   | \$1,748    | 879     | \$1,535,799 | 19,927      |
| Etobicoke Waterfront    | 4                   | 1                       | 530                         | 1       | \$1,626    | 466     | \$757,900   | 8,231       |
| Highway7 - Yonge        | 1                   | 5                       | 1,200                       | 24      | \$1,111    | 1,310   | \$1,454,833 | 17,726      |
| Mississauga City Centre | 64                  | 8                       | 3,323                       | 133     | \$1,242    | 708     | \$878,899   | 206         |
| North Toronto           | 5                   | 18                      | 3,738                       | 308     | \$1,541    | 1,060   | \$1,633,099 | 28,806      |
| North Yonge Corridor    | 1                   | 6                       | 1,782                       | 71      | \$1,567    | 931     | \$1,458,562 | 112,168     |
| North York East         | 0                   | 1                       | 497                         | 0       | .          | .       | .           | 18,119      |
| North York West         | 9                   | 7                       | 828                         | 180     | \$1,447    | 1,345   | \$1,944,902 | 13,740      |
| Not Applicable          | 898                 | 137                     | 23,285                      | 3,918   | \$1,185    | 777     | \$920,096   | 9,720       |
| Scarborough City Centre |                     |                         |                             |         |            |         |             | 20,848      |
| Sheppard Corridor       | 23                  | 11                      | 2,209                       | 296     | \$1,415    | 831     | \$1,175,761 | 27,591      |
| Thornhill               | 9                   | 2                       | 410                         | 29      | \$1,367    | 1,700   | \$2,323,017 | 4,530       |
| Toronto East            | 9                   | 11                      | 1,571                       | 156     | \$1,224    | 849     | \$1,039,096 |             |
| Toronto West            | 180                 | 21                      | 3,927                       | 622     | \$1,314    | 850     | \$1,117,609 |             |
| Yonge - St. Clair       | 1                   | 7                       | 818                         | 88      | \$2,100    | 1,562   | \$3,279,167 |             |

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