

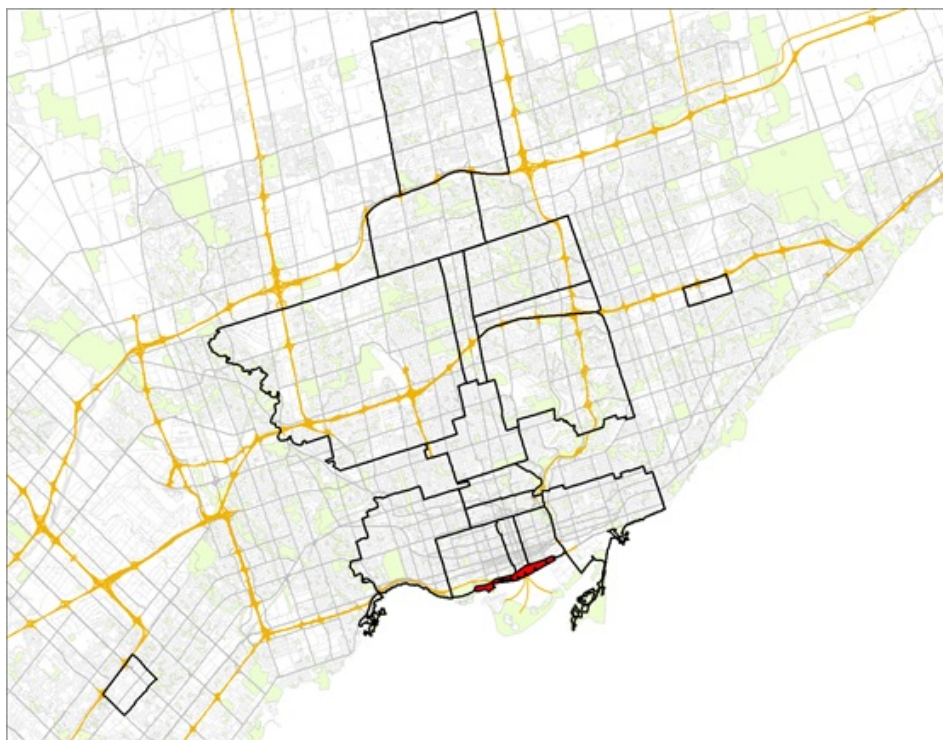


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of August 2022



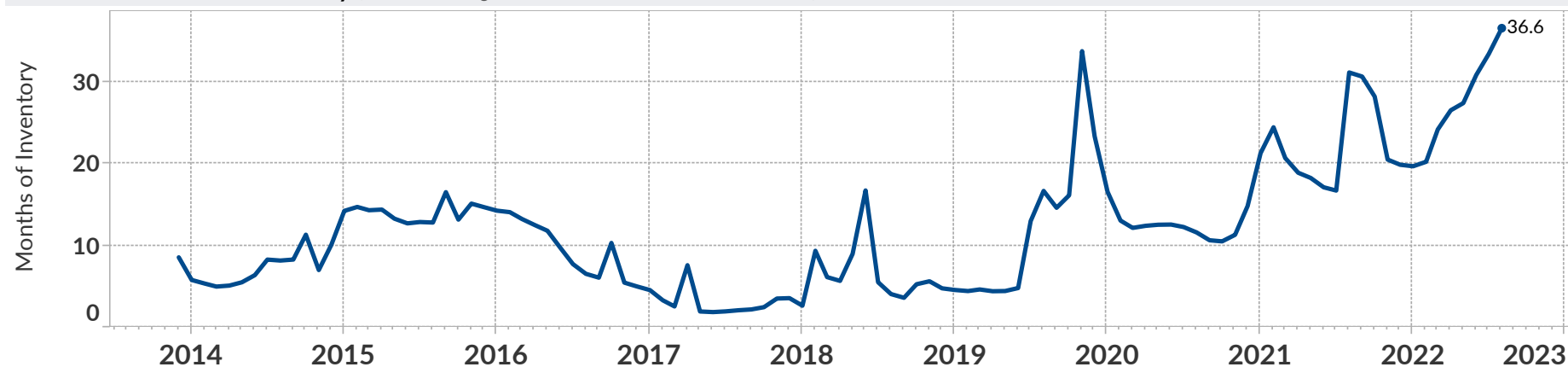
Central Waterfront Submarket Report - August 2022



Central Waterfront		GTA
Distinct count of Site Name	8	328
No. of Units	4,531	84,114
Total Sales	3,991	75,327
Act Inv	540	8,787
Avg. \$/sf	\$1,673	\$1,468
Avg. Project \$/SF	\$1,505	\$1,292
Avg. SF	1,122	882
Avg. \$	\$1,877,585	\$1,294,422
Current Month Sales (incl. active & sold out)	1	533

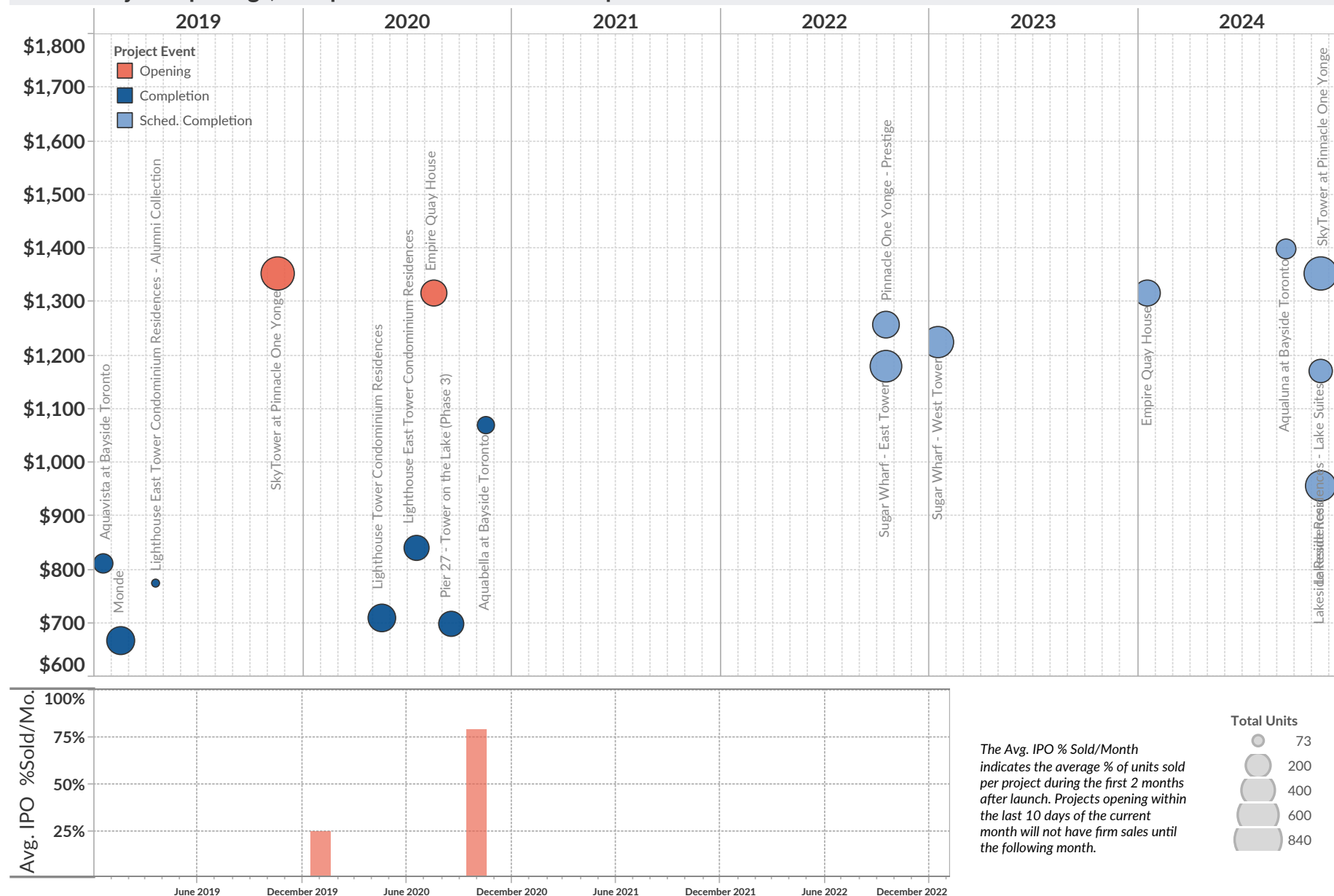
Development Applications		
Central Waterfront		City of Toronto
Count of Address	12	716
Total Units	13,435	393,016
Min. Density	1.5	0.0
Max. Density	20.6	61.7
Avg. Density	9.3	7.6

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



Central Waterfront Submarket Report - August 2022

Recent Project Openings, Completions & Scheduled Completions



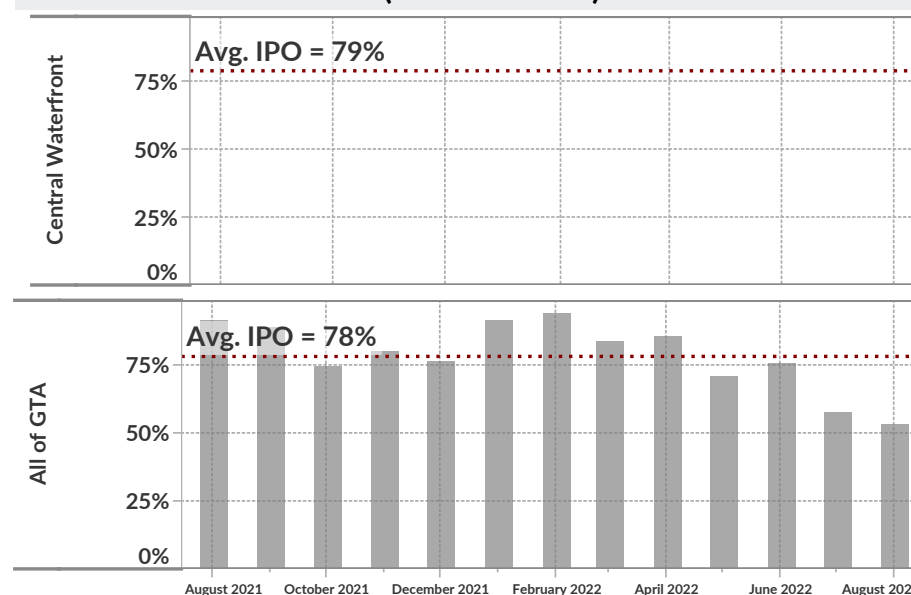
Central Waterfront Submarket Report - August 2022

Project Data by Unit Type

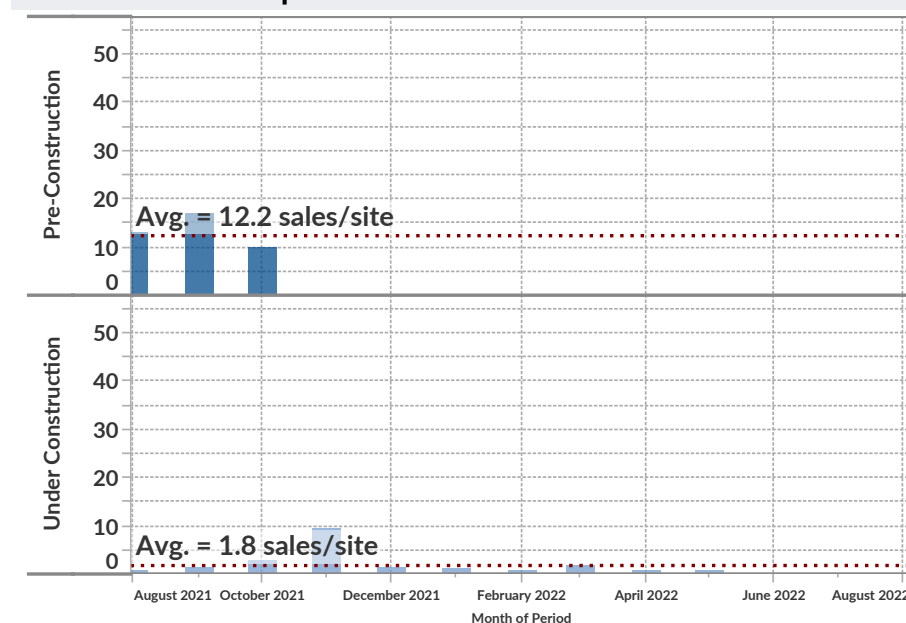
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	124	0	123	1
1 Bedroom	1,297	0	1,255	42
1 Bedroom + Den	1,343	0	1,231	112
2 Bedroom	775	1	716	59
2 Bedroom + Den	492	0	356	136
3 Bedroom & Up	484	0	299	185
Penthouse	3	0	2	1
Other	13	0	9	4

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
\$1,621	596	780	\$825,990	\$1,289,900
\$1,698	759	1,567	\$1,114,900	\$2,585,900
\$1,699	756	1,330	\$988,990	\$2,429,900
\$1,683	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)

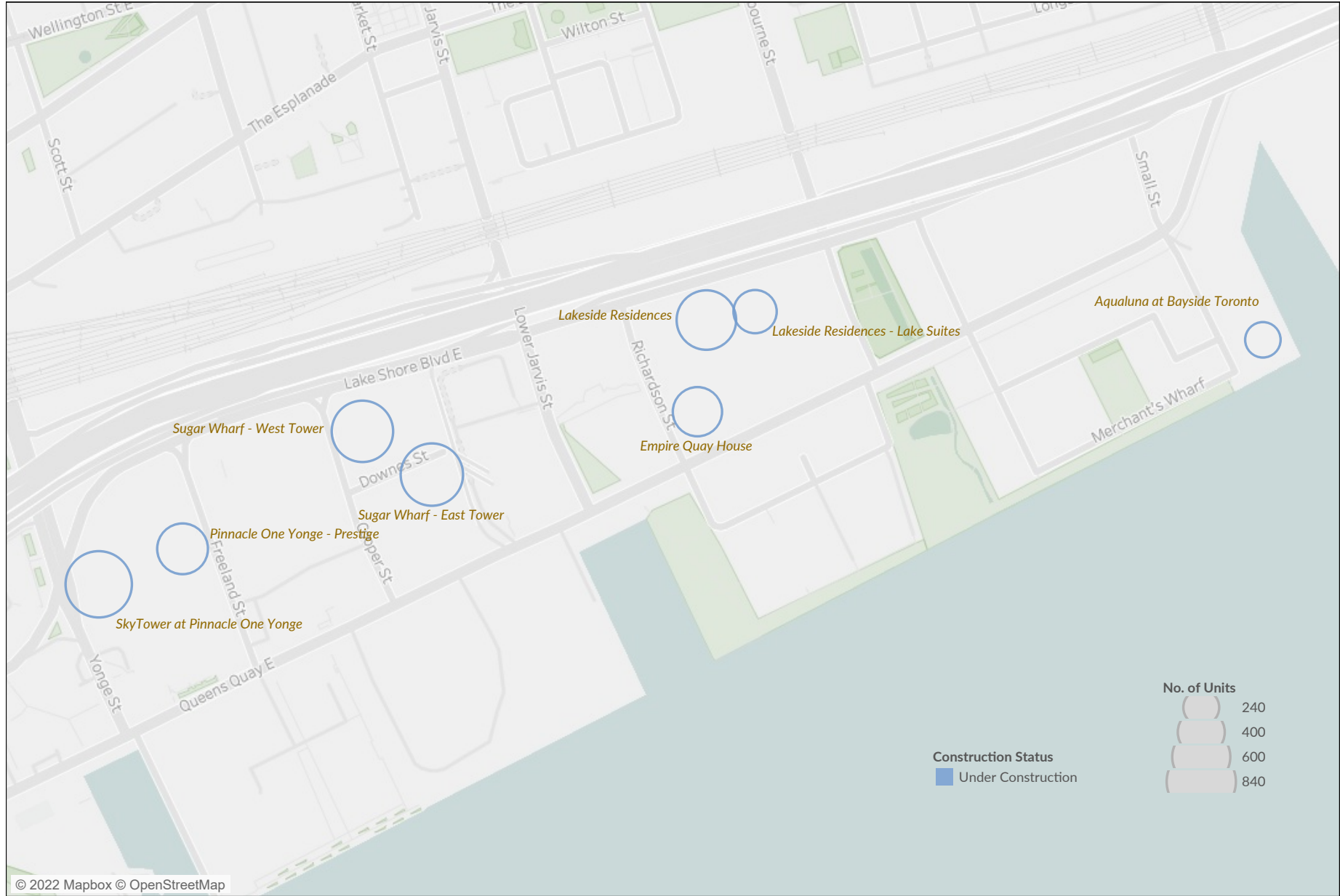


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - August 2022

Current Active Projects



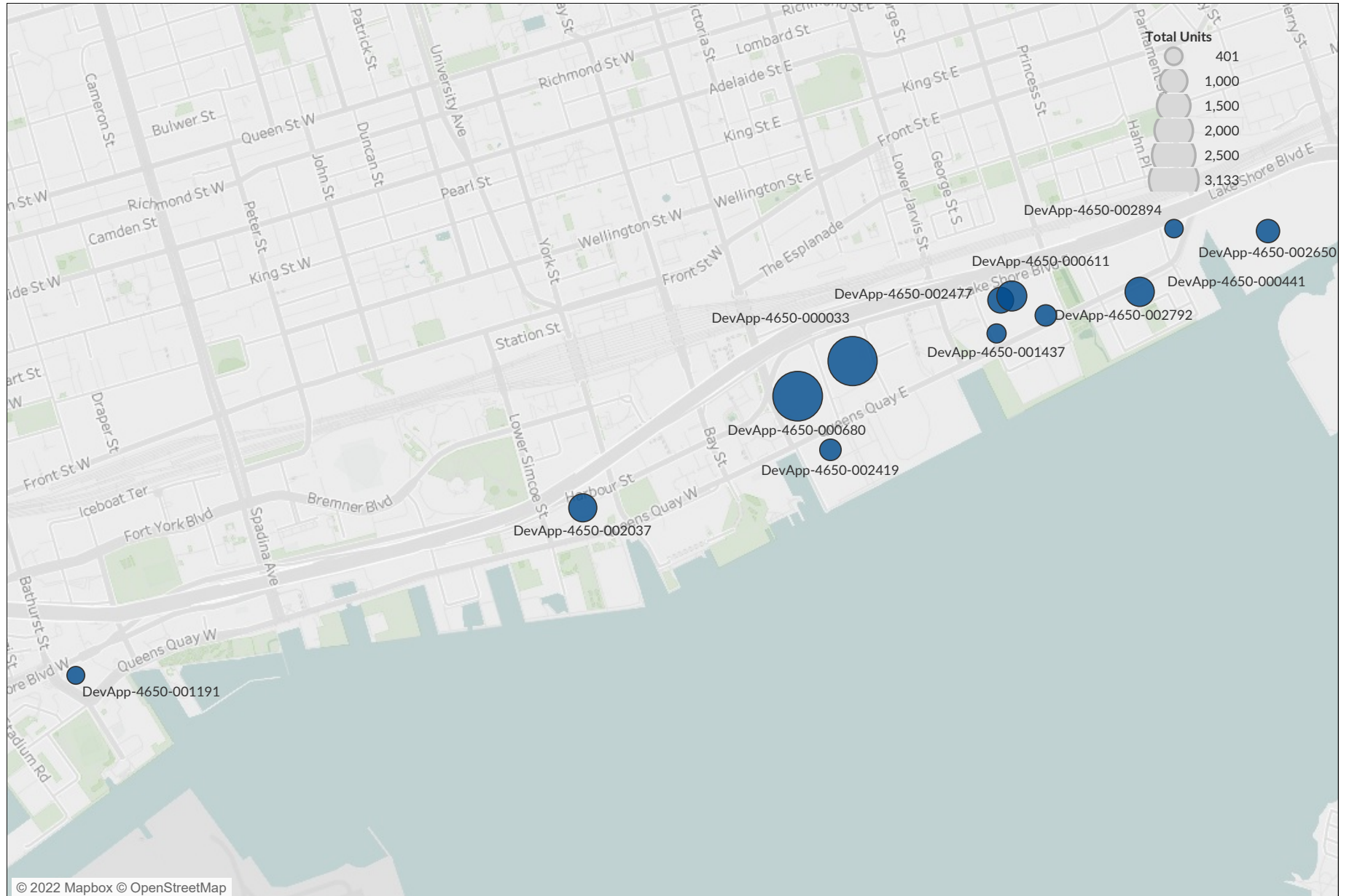
Central Waterfront Submarket Report - August 2022

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 Foot
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	1	2	115	492	\$1,258	\$1,636
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	0	22	354	840	\$1,353	\$1,746
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 - August 2022

Current Development Applications



Central Waterfront Submarket Report - August 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000033	55 Lake Shore Boulevard East	1.5	3,076
DevApp-4650-000441	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
DevApp-4650-002894	307 Lake Shore Boulevard East	20.6	430

Central Waterfront Submarket Report - August 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	• 3	• 16	• 4,355	• 261	• \$2,614	• 1,432	• \$3,743,520	• 15,125
Central Waterfront	• 1	• 8	• 3,991	• 540	• \$1,673	• 1,122	• \$1,877,585	• 13,435
Don Mills - York Mills	• 0	• 14	• 3,837	• 148	• \$1,138	• 1,082	• \$1,230,632	• 20,497
Downtown Core	• 50	• 8	• 4,584	• 512	• \$1,905	• 808	• \$1,539,808	• 26,741
Downtown East	• 88	• 17	• 5,508	• 996	• \$1,553	• 670	• \$1,040,944	• 24,125
Downtown West	• 133	• 25	• 8,046	• 718	• \$1,695	• 1,029	• \$1,743,451	• 19,862
Etobicoke Waterfront	• 0	• 1	• 530	• 1	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,111	• 1,310	• \$1,454,833	• 22,189
Mississauga City Centre	• 1	• 8	• 3,336	• 121	• \$1,225	• 714	• \$874,948	• 20,052
North Toronto	• 11	• 18	• 3,777	• 317	• \$1,557	• 1,047	• \$1,629,891	• 206
North Yonge Corridor	• 1	• 6	• 1,785	• 68	• \$1,563	• 936	• \$1,462,253	• 28,895
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 118,475
North York West	• 6	• 7	• 836	• 177	• \$1,454	• 1,385	• \$2,013,105	• 18,119
Not Applicable	• 212	• 139	• 23,706	• 3,765	• \$1,172	• 792	• \$928,033	• 13,740
Scarborough City Centre								• 10,195
Sheppard Corridor	• 2	• 11	• 2,210	• 295	• \$1,417	• 831	• \$1,177,641	• 28,660
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,469
Toronto East	• 13	• 13	• 1,852	• 200	• \$1,271	• 760	• \$965,100	
Toronto West	• 12	• 23	• 4,076	• 529	• \$1,340	• 872	• \$1,168,053	
Yonge - St. Clair	• 0	• 7	• 820	• 86	• \$2,103	• 1,587	• \$3,336,941	

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