

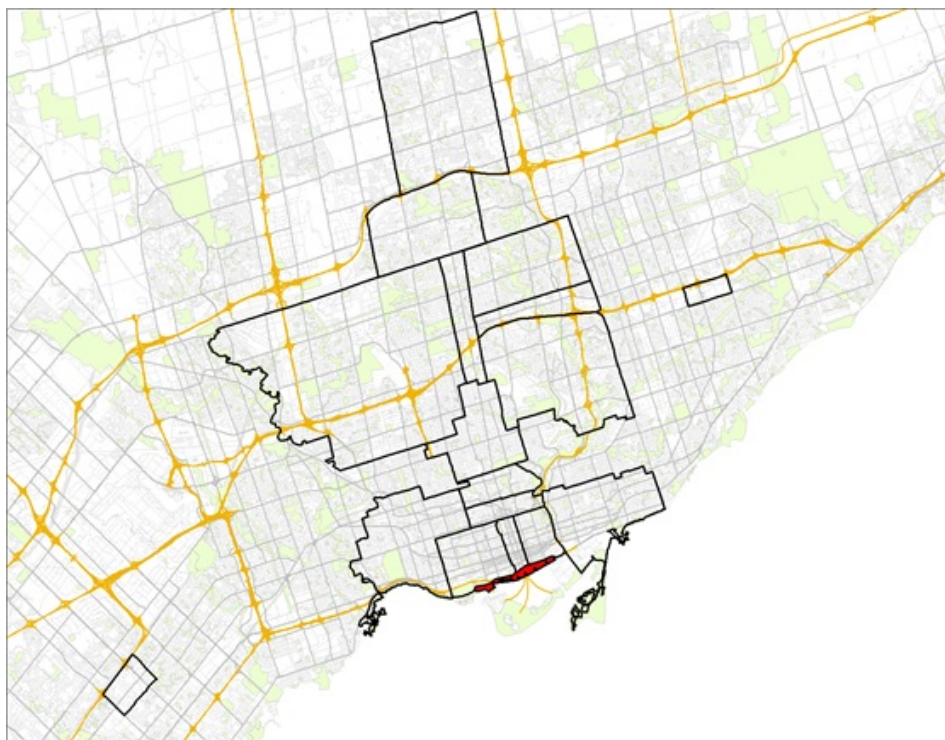


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of November 2022



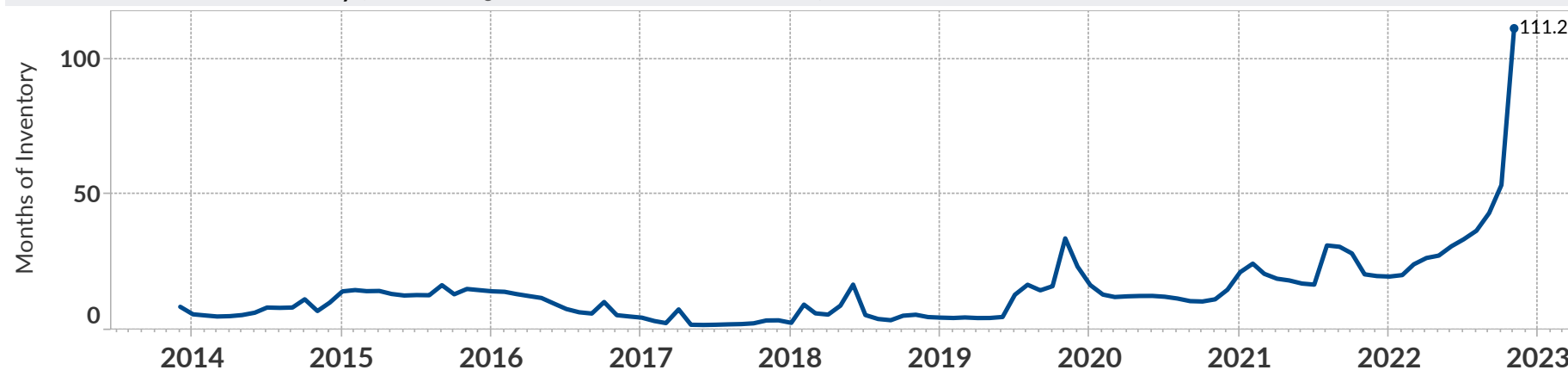
Central Waterfront Submarket Report - November 2022



Central Waterfront		GTA
Distinct count of Site Name	8	345
No. of Units	4,513	88,680
Total Sales	3,994	76,683
Act Inv	519	11,997
Avg. wt. \$/sf	\$1,682	\$1,431
Avg. Project \$/SF	\$1,482	\$1,290
Avg. SF	1,130	846
Avg. \$	\$1,900,994	\$1,210,702
Current Month Sales (incl. active & sold out)	2	1,053

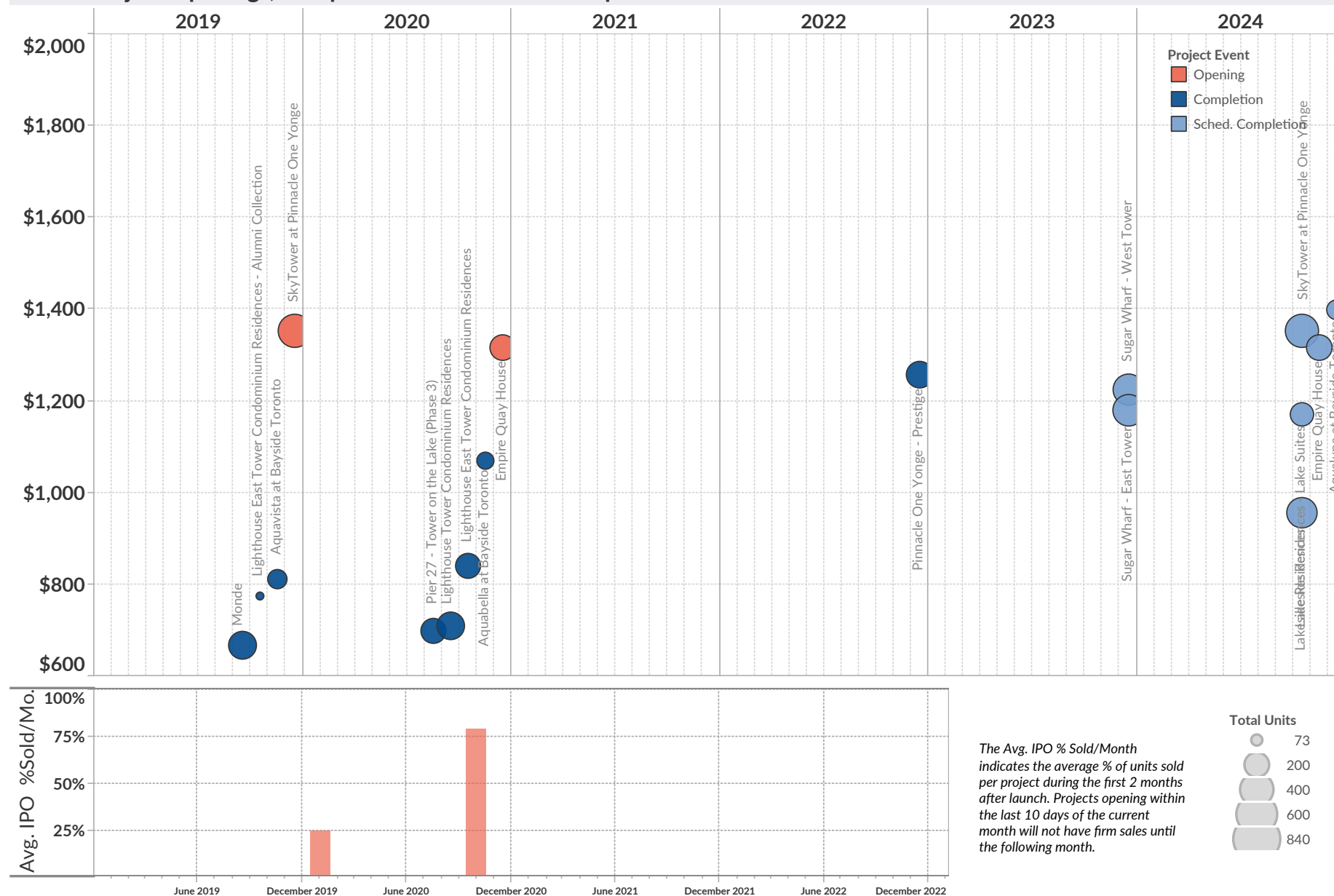
Development Applications		
Central Waterfront		City of Toronto
Count of Address	12	759
Total Units	13,643	417,669
Min. Density	1.5	0.0
Max. Density	20.6	61.7
Avg. Density	9.3	7.8

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



Central Waterfront Submarket Report - November 2022

Recent Project Openings, Completions & Scheduled Completions



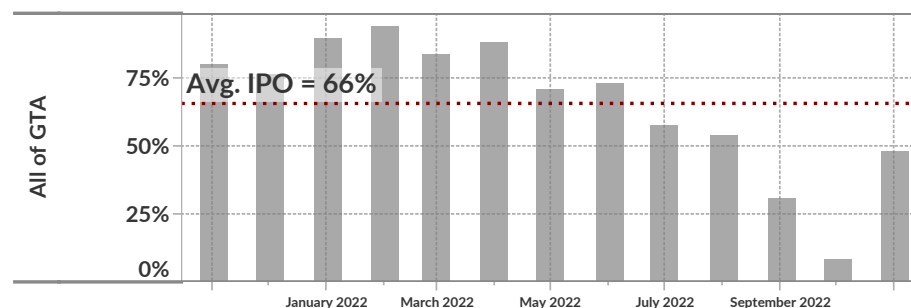
Central Waterfront Submarket Report - November 2022

Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	123	0	123	0
1 Bedroom	1,296	0	1,255	41
1 Bedroom + Den	1,341	0	1,231	110
2 Bedroom	774	1	717	57
2 Bedroom + Den	489	0	356	133
3 Bedroom & Up	474	1	301	173
Penthouse	3	0	2	1
Other	13	0	9	4

*				
Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,603	508	586	\$799,900	\$943,900
\$1,626	596	780	\$913,900	\$1,289,900
\$1,701	759	1,567	\$1,114,900	\$2,585,900
\$1,706	845	1,330	\$1,227,990	\$2,429,900
\$1,697	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)

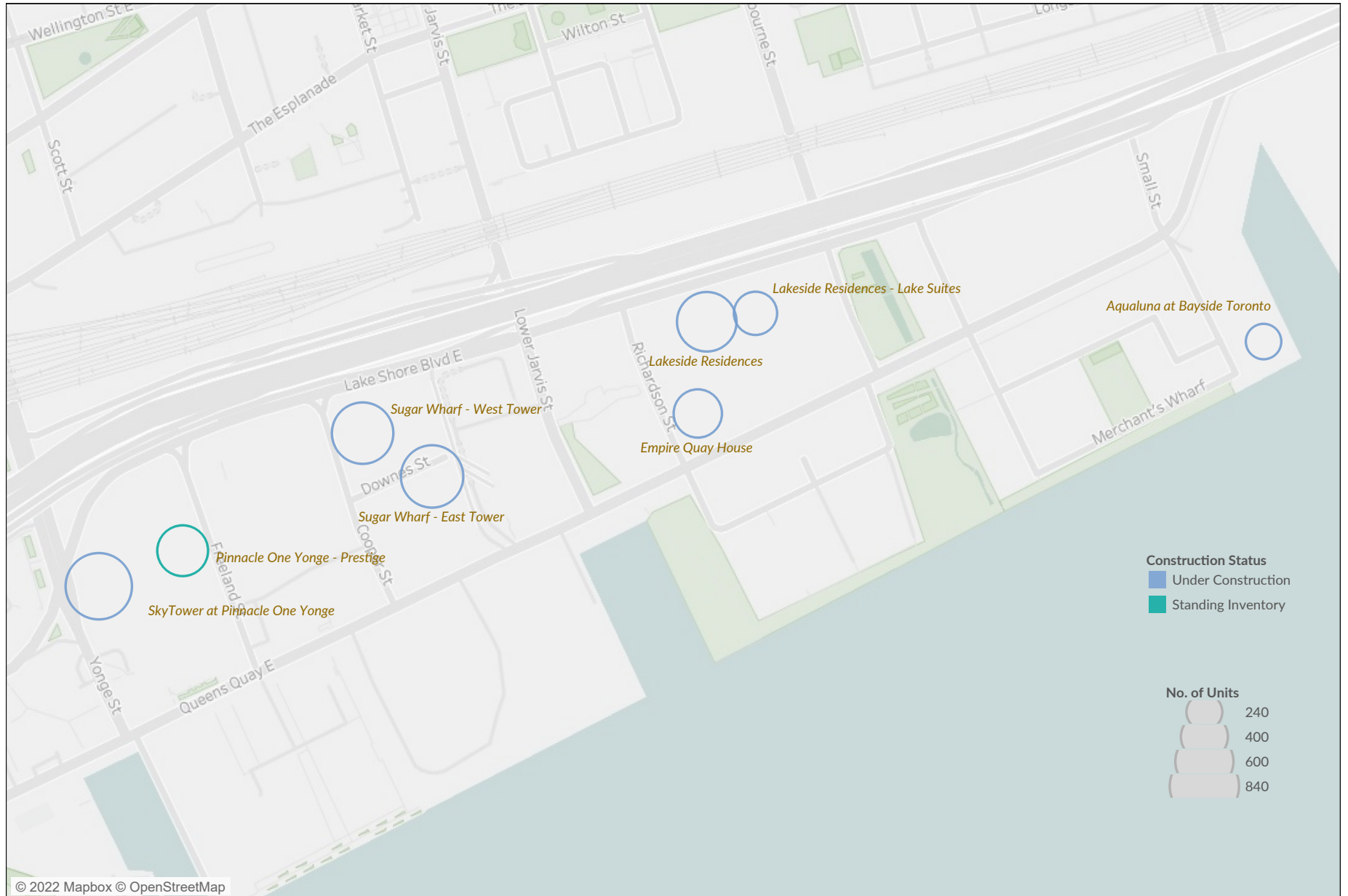


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - November 2022

Current Active Projects



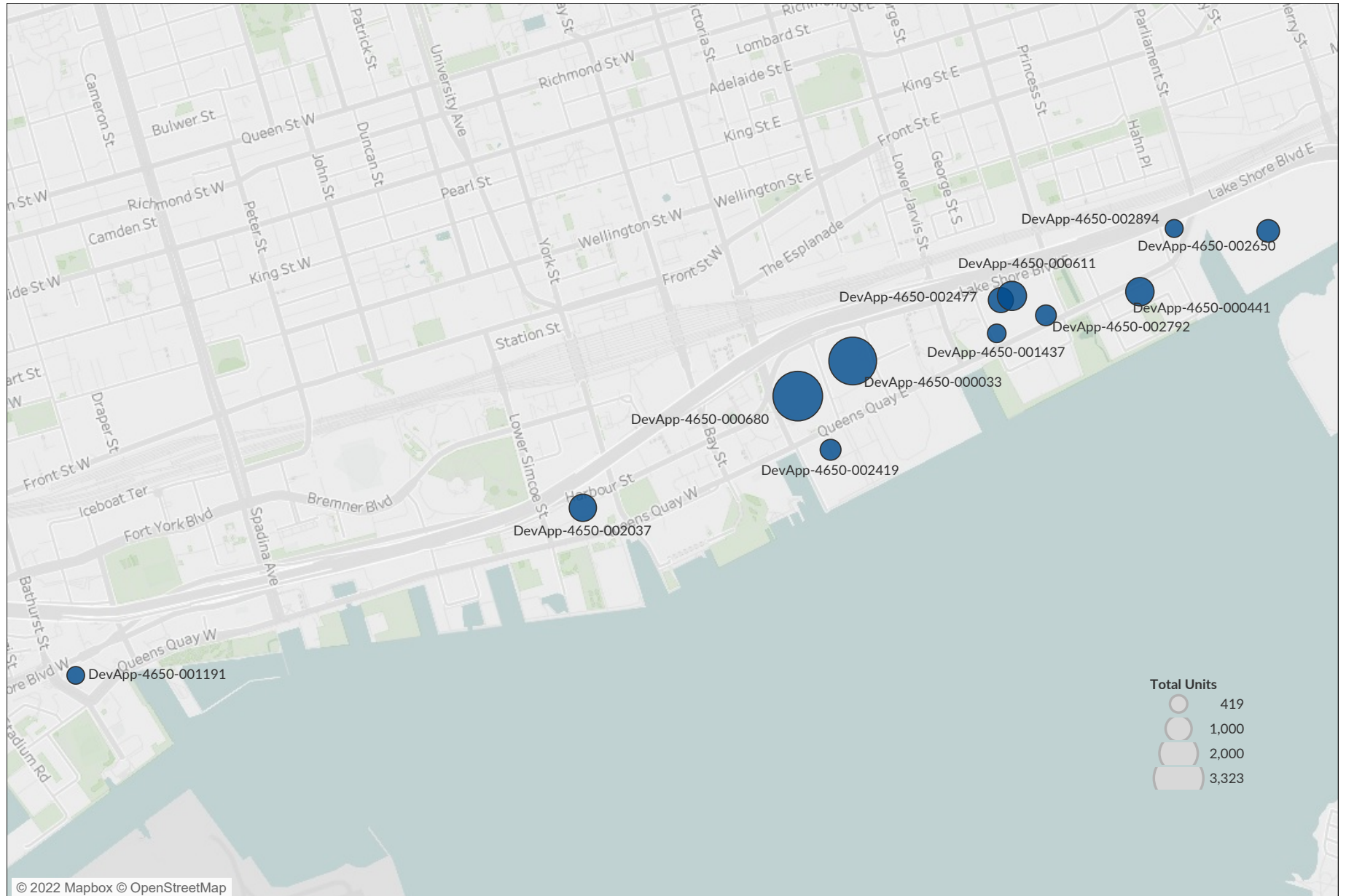
Central Waterfront Submarket Report - November 2022

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	0	445	\$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	3	114	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	March 2023	2	6	2	743	\$1,180	\$1,451
Sugar Wharf - West Tower - Menkes	Apartment	March 2023	0	8	3	720	\$1,225	\$1,599

Central Waterfront Submarket Report - November 2022

Current Development Applications



Central Waterfront Submarket Report - November 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	3,323
DevApp-4650-001191	545 Lake Shore Boulevard West	5.2	419
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 - November 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 16	• 17	• 4,374	• 332	• \$2,511	• 1,422	• \$3,571,151	• 16,039
Central Waterfront	• 2	• 8	• 3,994	• 519	• \$1,682	• 1,130	• \$1,900,994	• 13,643
Don Mills - York Mills	• 2	• 14	• 3,842	• 83	• \$1,146	• 1,210	• \$1,387,154	• 24,933
Downtown Core	• 17	• 8	• 4,586	• 774	• \$1,842	• 751	• \$1,383,156	• 28,717
Downtown East	• 13	• 18	• 5,686	• 841	• \$1,551	• 695	• \$1,077,458	• 25,407
Downtown West	• 4	• 24	• 7,795	• 886	• \$1,813	• 987	• \$1,790,127	• 18,911
Etobicoke Waterfront	• 0	• 1	• 533	• 1	• \$1,626	• 466	• \$757,900	• 9,281
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,113	• 1,310	• \$1,457,125	• 23,957
Mississauga City Centre	• 5	• 9	• 4,282	• 111	• \$1,218	• 755	• \$919,967	• 20,775
North Toronto	• 6	• 18	• 3,477	• 378	• \$1,557	• 959	• \$1,493,166	• 206
North Yonge Corridor	• 202	• 7	• 1,985	• 118	• \$1,537	• 775	• \$1,190,863	• 33,243
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 123,527
North York West	• 48	• 8	• 895	• 257	• \$1,432	• 1,160	• \$1,661,056	• 18,119
Not Applicable	• 640	• 154	• 24,941	• 6,194	• \$1,166	• 776	• \$904,759	• 14,847
Scarborough City Centre								• 11,407
Sheppard Corridor	• 6	• 11	• 2,221	• 284	• \$1,432	• 827	• \$1,184,479	• 29,741
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,916
Toronto East	• 1	• 13	• 1,639	• 419	• \$1,264	• 711	• \$898,221	
Toronto West	• 88	• 23	• 3,787	• 668	• \$1,335	• 856	• \$1,143,026	
Yonge - St. Clair	• 3	• 5	• 568	• 79	• \$2,183	• 1,480	• \$3,230,906	

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