

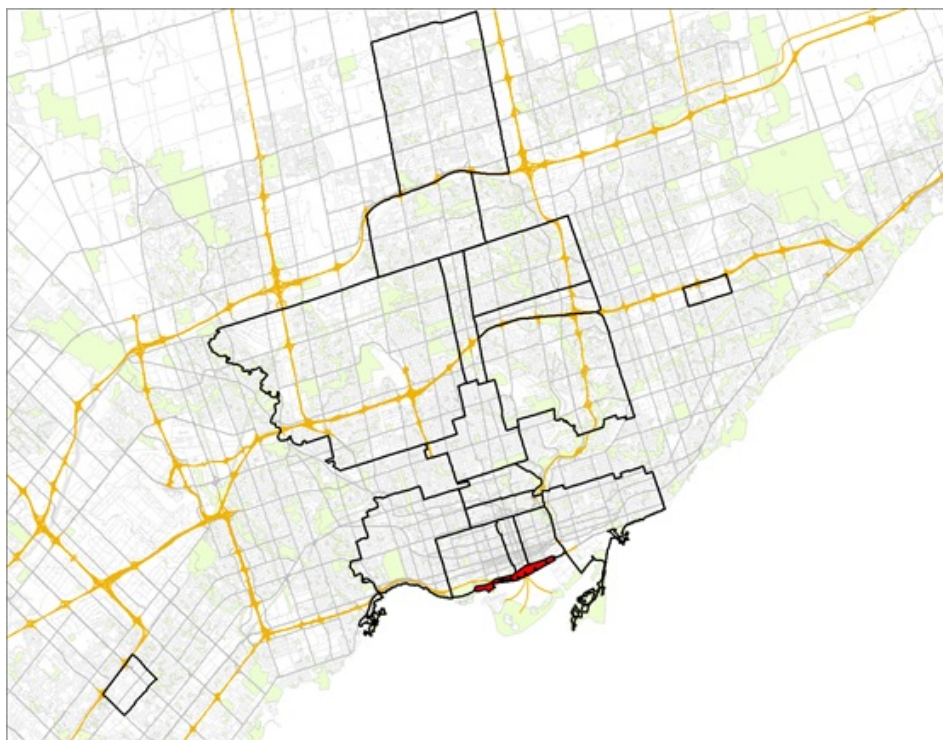


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of December 2022



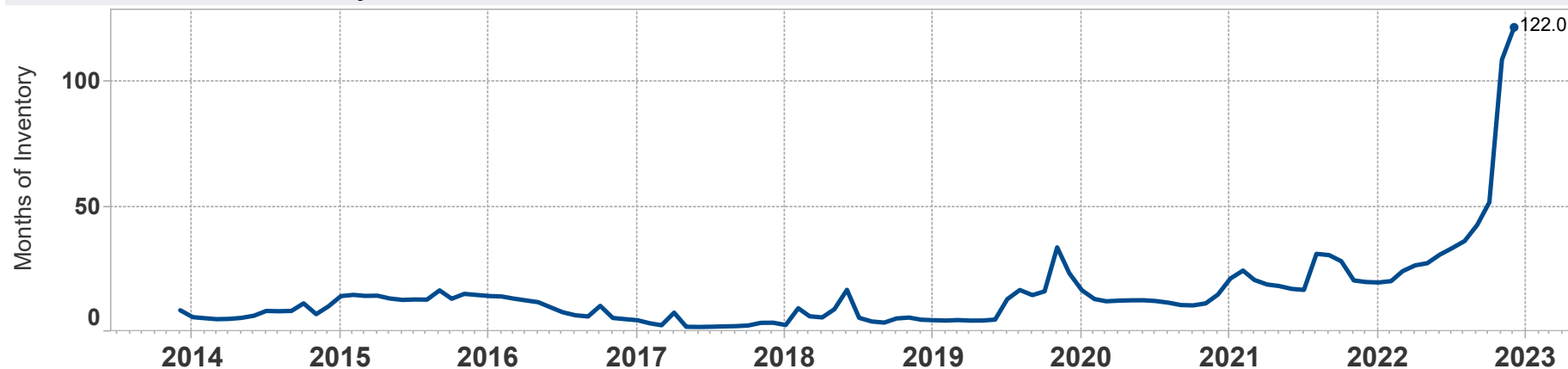
Central Waterfront Submarket Report - December 2022



Central Waterfront		GTA
Distinct count of Site Name	8	344
No. of Units	4,473	88,333
Total Sales	3,995	76,743
Act Inv	478	11,590
Avg. wt. \$/sf	\$1,709	\$1,418
Avg. Project \$/SF	\$1,495	\$1,290
Avg. SF	1,135	853
Avg. \$	\$1,939,854	\$1,209,903
Current Month Sales (incl. active & sold out)	0	398

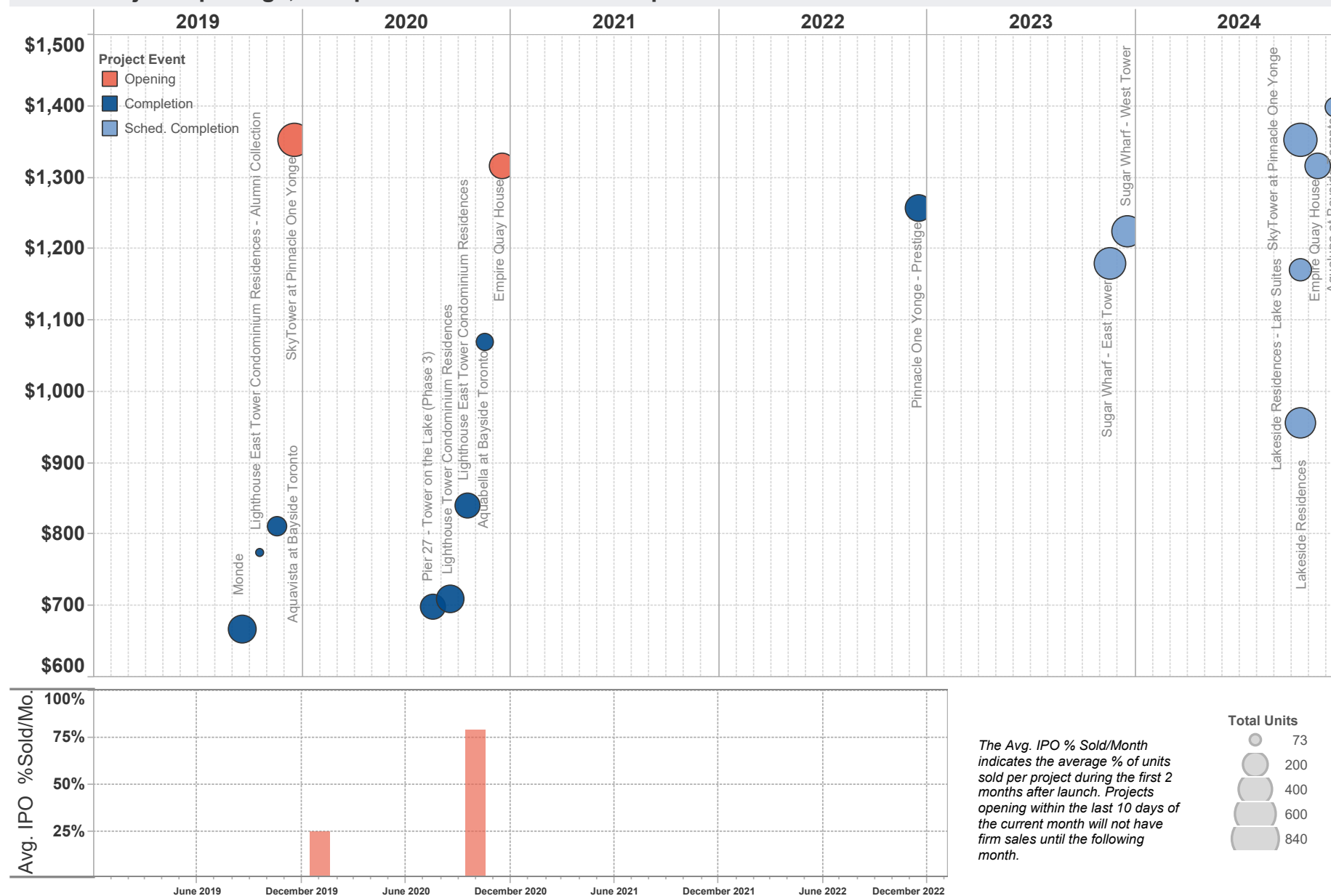
Development Applications		
Central Waterfront		City of Toronto
Count of Address	12	770
Total Units	30,507	620,781
Min. Density	1.5	0.0
Max. Density	20.6	61.7
Avg. Density	9.3	7.8

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



Central Waterfront Submarket Report - December 2022

Recent Project Openings, Completions & Scheduled Completions



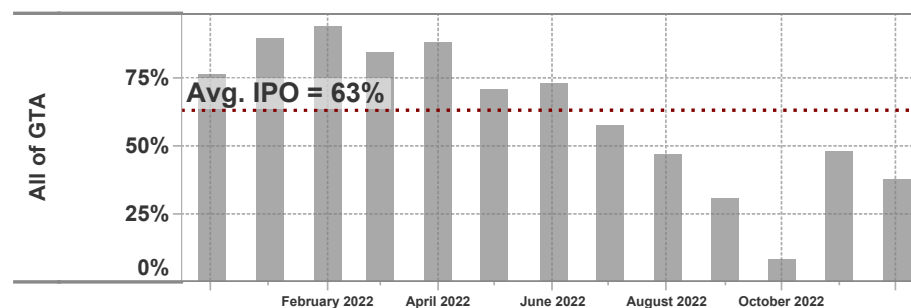
Central Waterfront Submarket Report - December 2022

Project Data by Unit Type

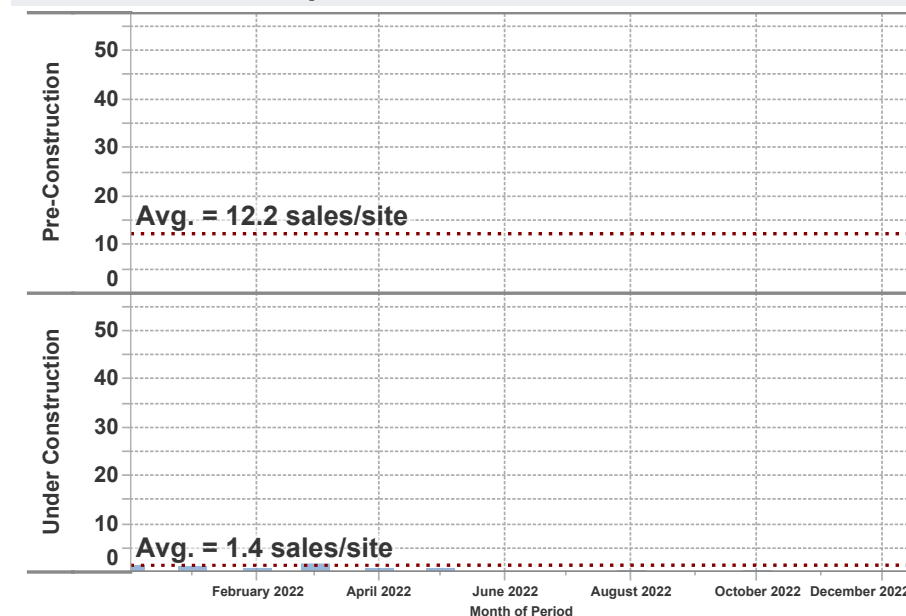
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	123	0	123	0
1 Bedroom	1,296	0	1,255	41
1 Bedroom + Den	1,341	0	1,231	110
2 Bedroom	774	0	716	58
2 Bedroom + Den	488	0	356	132
3 Bedroom & Up	435	0	303	132
Penthouse	3	0	2	1
Other	13	0	9	4

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
\$1,702	759	1,567	\$1,114,900	\$2,585,900
\$1,707	995	1,330	\$1,539,900	\$2,429,900
\$1,770	961	2,515	\$1,393,000	\$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)

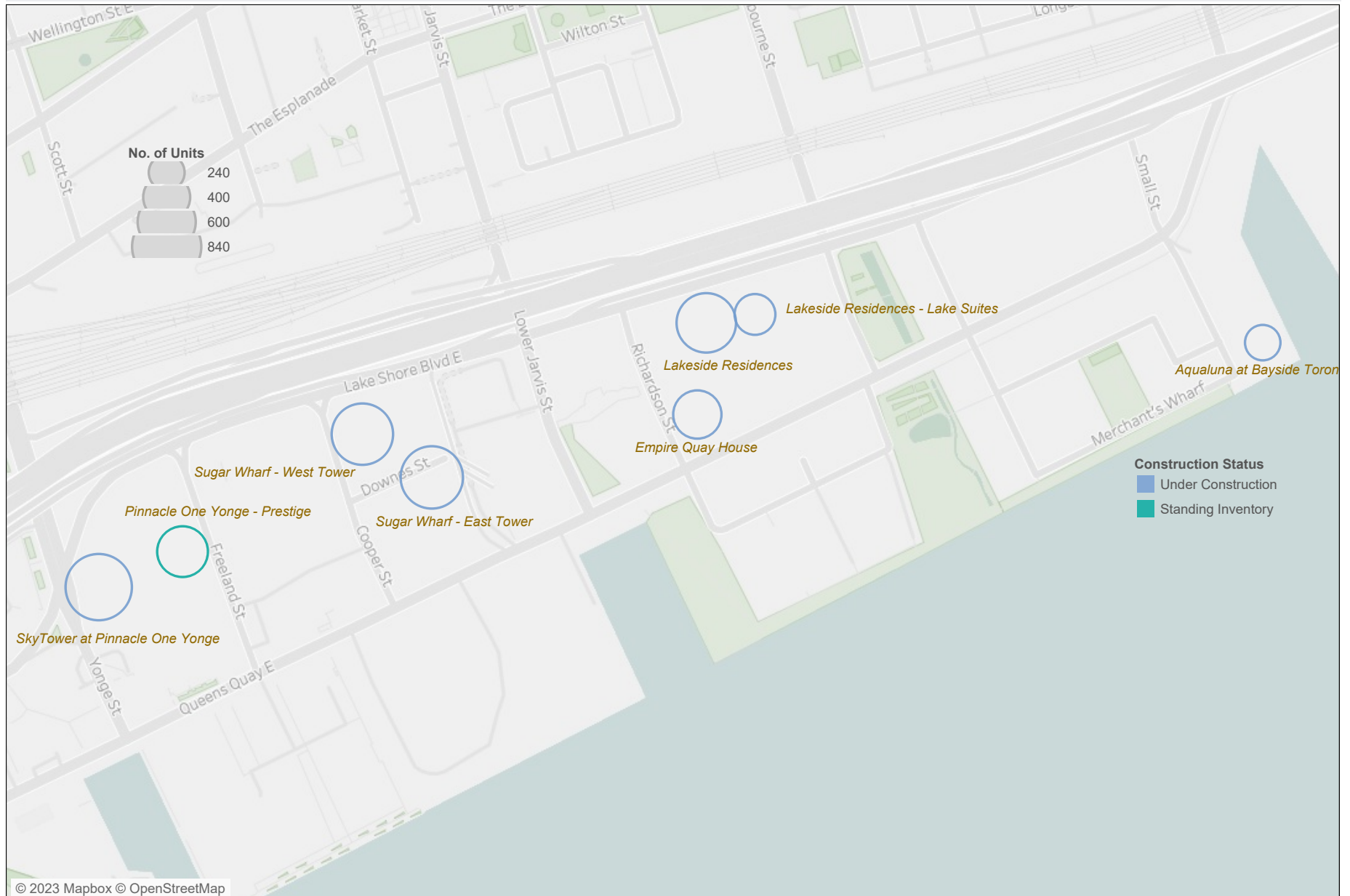


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - December 2022

Current Active Projects



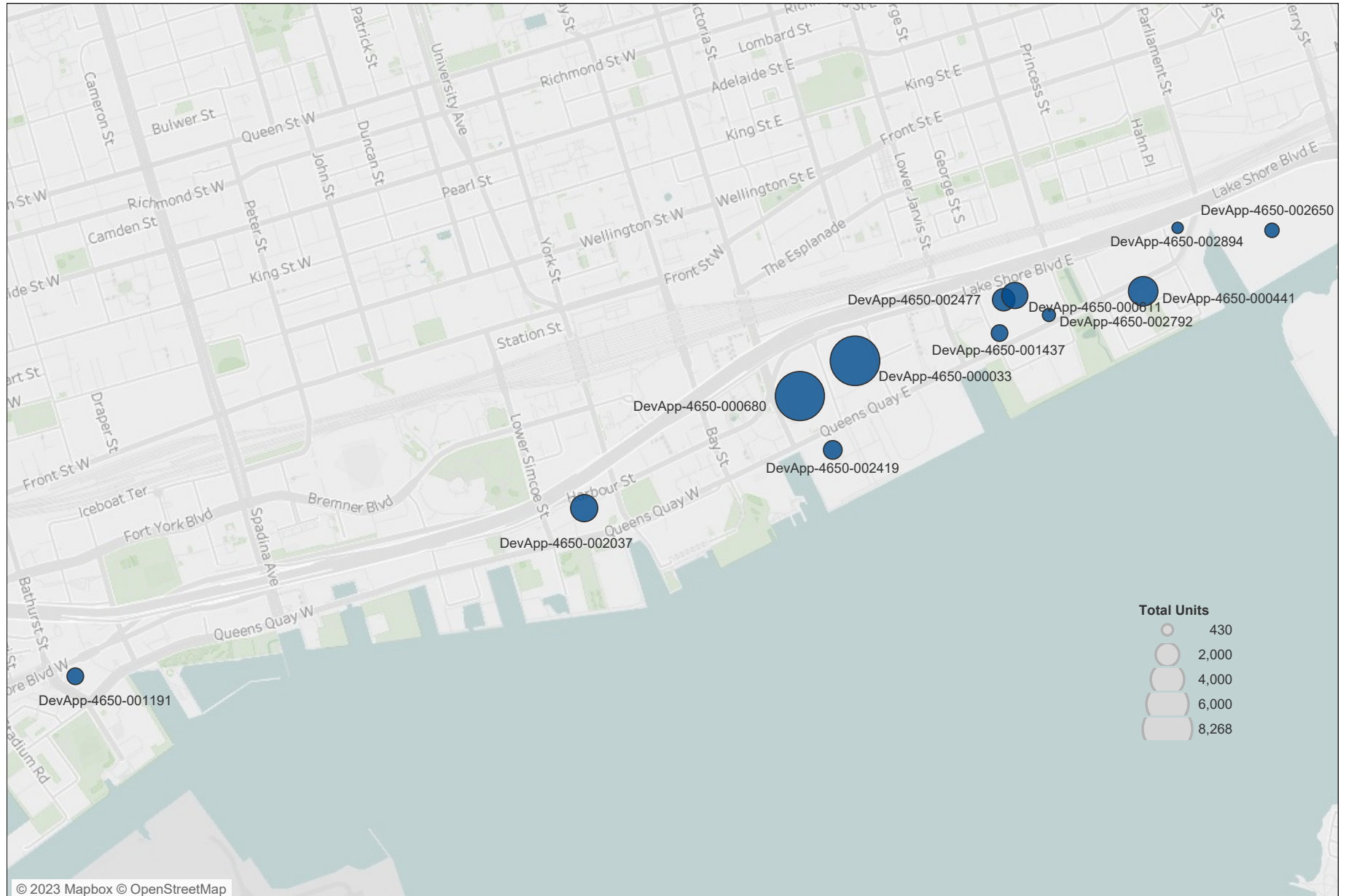
Central Waterfront Submarket Report - December 2022

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..
Aqualuna at Bayside Toronto - Tridel and Hines	Apartment	September 2024	0	7	5	240	\$1,399	\$1,523
Empire Quay House - Empire	Apartment	January 2024	0	0	0	445	\$1,317	\$1,326
Lakeside Residences - Greenland Group	Apartment	November 2024	0	0	0	675	\$957	\$1,238
Lakeside Residences - Lake Suites - Greenland Group	Apartment	November 2024	0	0	0	318	\$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	January 2023	0	4	4	743	\$1,180	\$1,528
Sugar Wharf - West Tower - Menkes	Apartment	March 2023	0	10	1	720	\$1,225	\$1,622

Central Waterfront Submarket Report - December 2022

Current Development Applications



Central Waterfront Submarket Report - December 2022

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000033	55 Lake Shore Boulevard East	1.5	8,268
DevApp-4650-000441	261 Queens Quay East	3.9	2,919
DevApp-4650-000611	215 Lake Shore Boulevard East, Phase 1	12.9	2,295
DevApp-4650-000680	1 Yonge Street	6.0	8,135
DevApp-4650-001191	545 Lake Shore Boulevard West	5.2	927
DevApp-4650-001437	162 Queens Quay East	11.2	923
DevApp-4650-002037	200 Queens Quay West	12.0	2,485
DevApp-4650-002419	25 Queens Quay East	7.8	1,170
DevApp-4650-002477	215 Lake Shore Boulevard East, Phase 2	9.4	1,688
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 - December 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	10	17	4,410	295	\$2,548	1,416	\$3,606,558	23,003
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	30,507
Don Mills - York Mills	0	14	3,851	85	\$1,140	1,222	\$1,393,092	37,120
Downtown Core	31	8	4,624	736	\$1,873	747	\$1,398,732	46,479
Downtown East	25	18	5,720	806	\$1,554	697	\$1,083,190	39,123
Downtown West	36	24	7,792	910	\$1,806	984	\$1,776,570	29,509
Etobicoke Waterfront	0	1	537	0	.	.	.	16,727
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	34,227
Mississauga City Centre	0	9	4,282	111	\$1,218	755	\$919,967	25,285
North Toronto	9	18	3,486	369	\$1,552	959	\$1,488,675	206
North Yonge Corridor	15	7	1,999	104	\$1,563	795	\$1,242,253	43,624
North York East	0	1	497	0	.	.	.	184,492
North York West	11	8	906	246	\$1,434	1,160	\$1,662,611	20,364
Not Applicable	227	154	24,824	5,984	\$1,141	791	\$902,136	20,011
Scarborough City Centre								16,376
Sheppard Corridor	4	11	2,225	280	\$1,431	827	\$1,184,161	45,986
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	7,742
Toronto East	3	12	1,625	402	\$1,263	706	\$892,135	
Toronto West	27	23	3,821	652	\$1,339	866	\$1,159,884	
Yonge - St. Clair	0	5	568	79	\$2,183	1,480	\$3,230,906	

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