

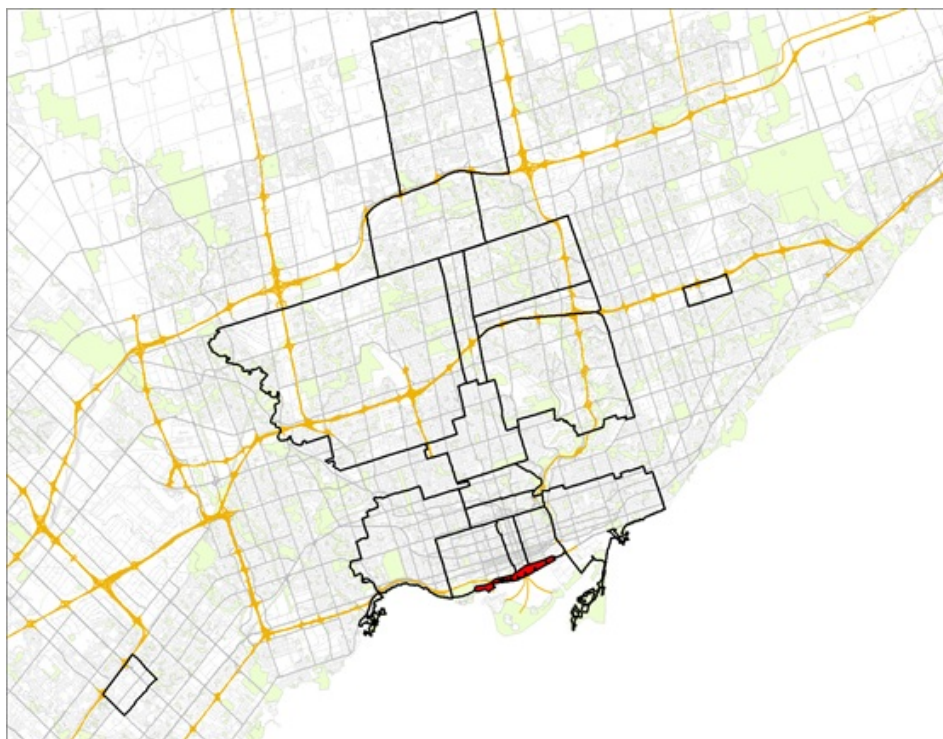


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of February 2023



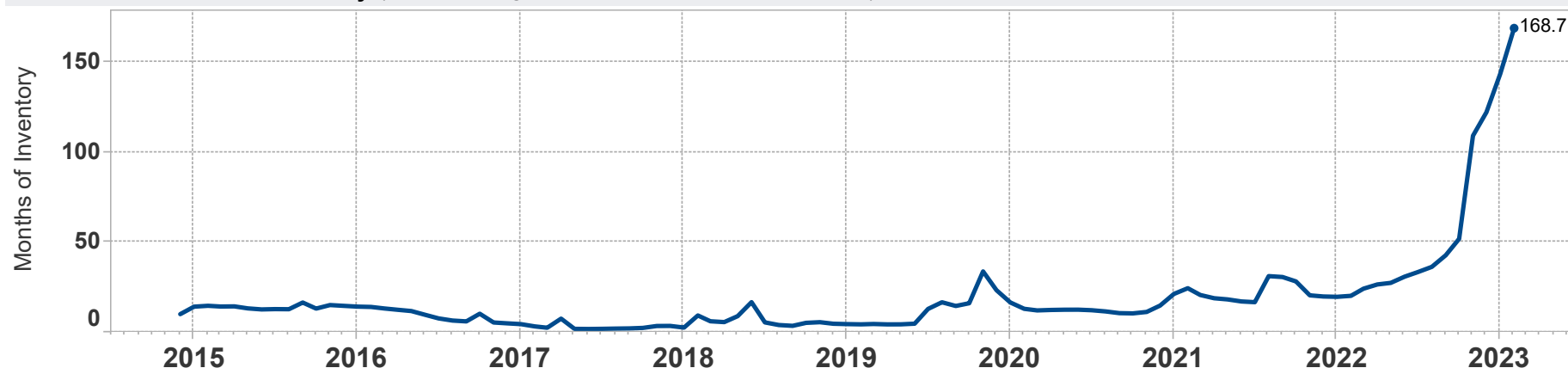
Central Waterfront Submarket Report - February 2023



Central Waterfront		GTA
Distinct count of Site Name	8	350
No. of Units	4,473	90,342
Total Sales	3,995	77,311
Act Inv	478	13,031
Avg. wt. \$/sf	\$1,709	\$1,432
Avg. Project \$/SF	\$1,495	\$1,289
Avg. SF	1,135	825
Avg. \$	\$1,939,854	\$1,180,936
Current Month Sales (incl. active & sold out)	0	697

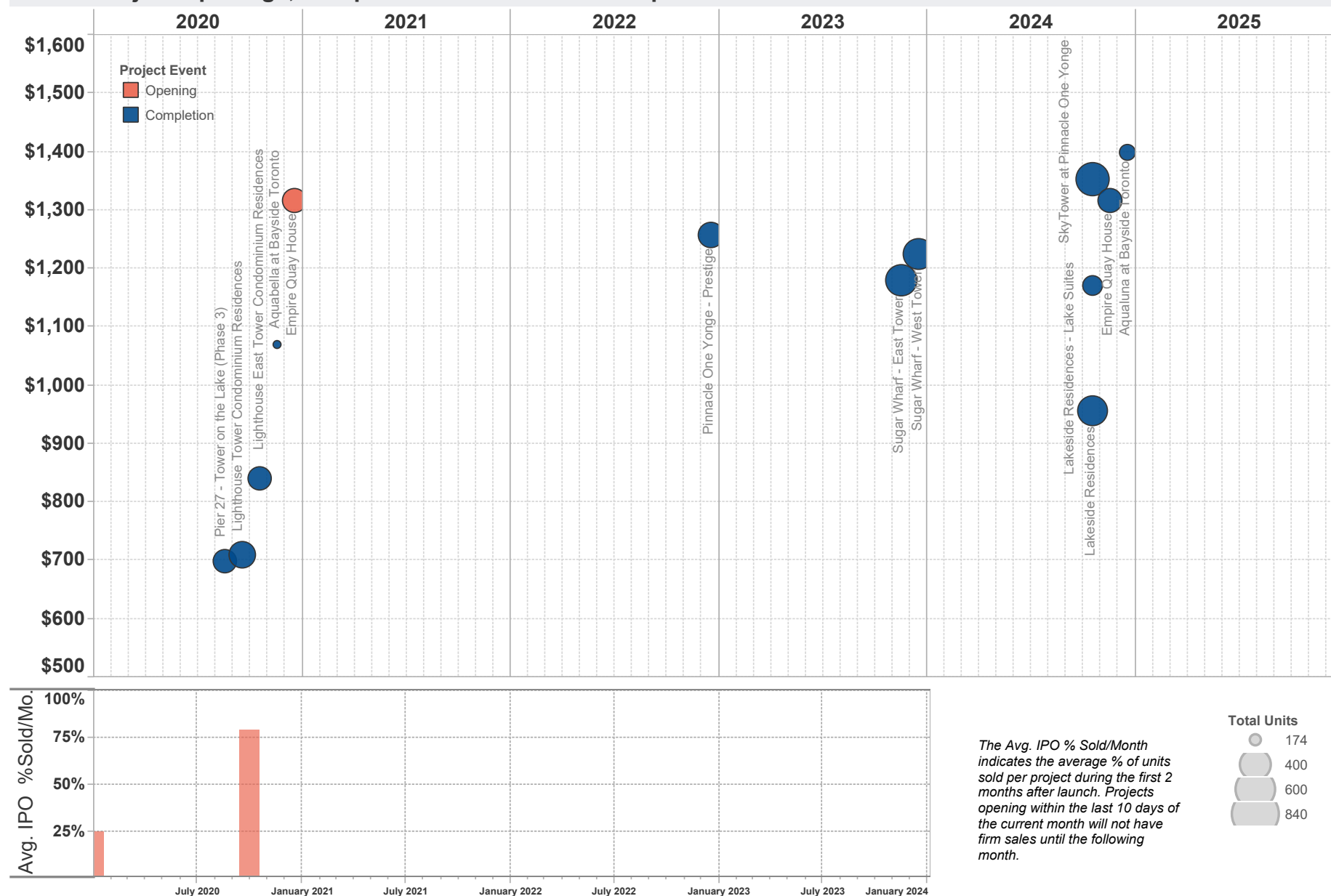
Development Applications		
Central Waterfront		City of Toronto
Count of Address	11	765
Total Units	12,588	424,430
Min. Density	1.5	0.0
Max. Density	20.6	61.9
Avg. Density	9.8	7.9

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



Central Waterfront Submarket Report - February 2023

Recent Project Openings, Completions & Scheduled Completions



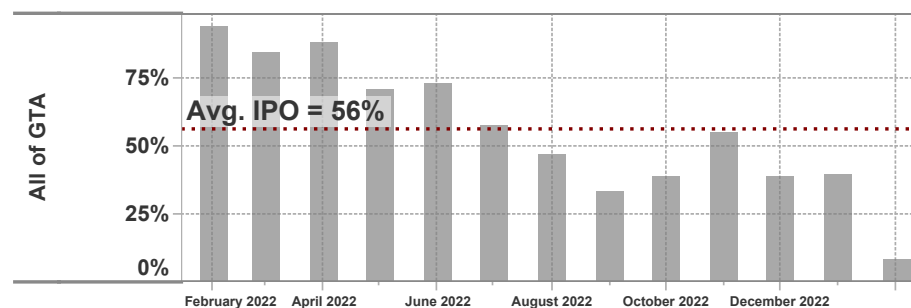
Central Waterfront Submarket Report - February 2023

Project Data by Unit Type

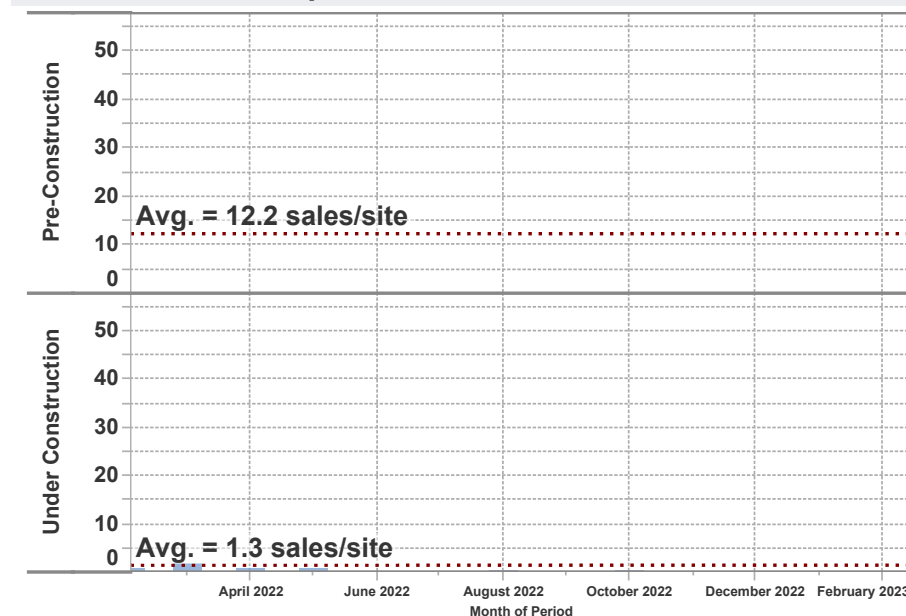
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	123	0	123	0
1 Bedroom	1,296	0	1,255	41
1 Bedroom + Den	1,341	0	1,231	110
2 Bedroom	774	0	716	58
2 Bedroom + Den	488	0	356	132
3 Bedroom & Up	435	0	303	132
Penthouse	3	0	2	1
Other	13	0	9	4

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)

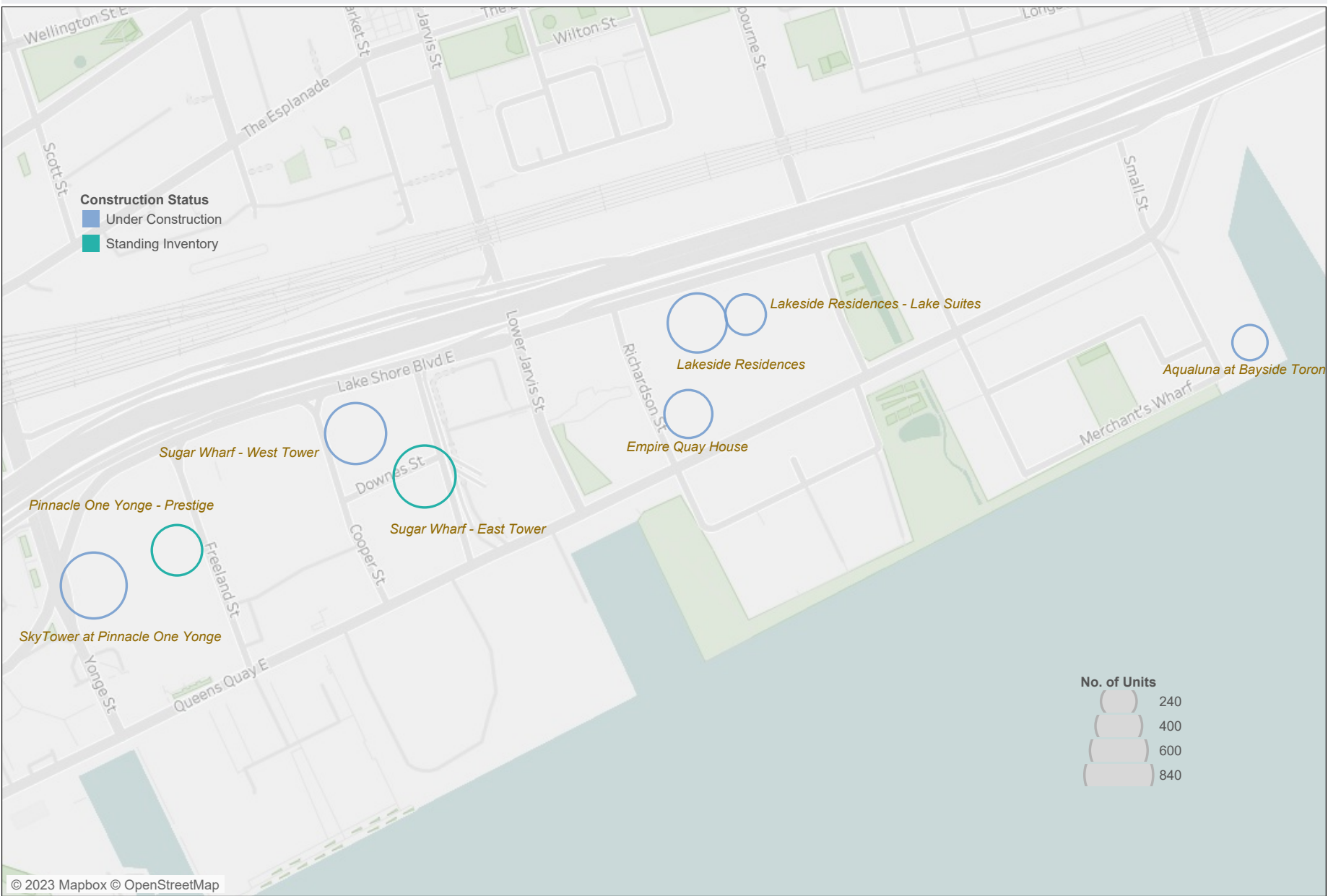


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - February 2023

Current Active Projects



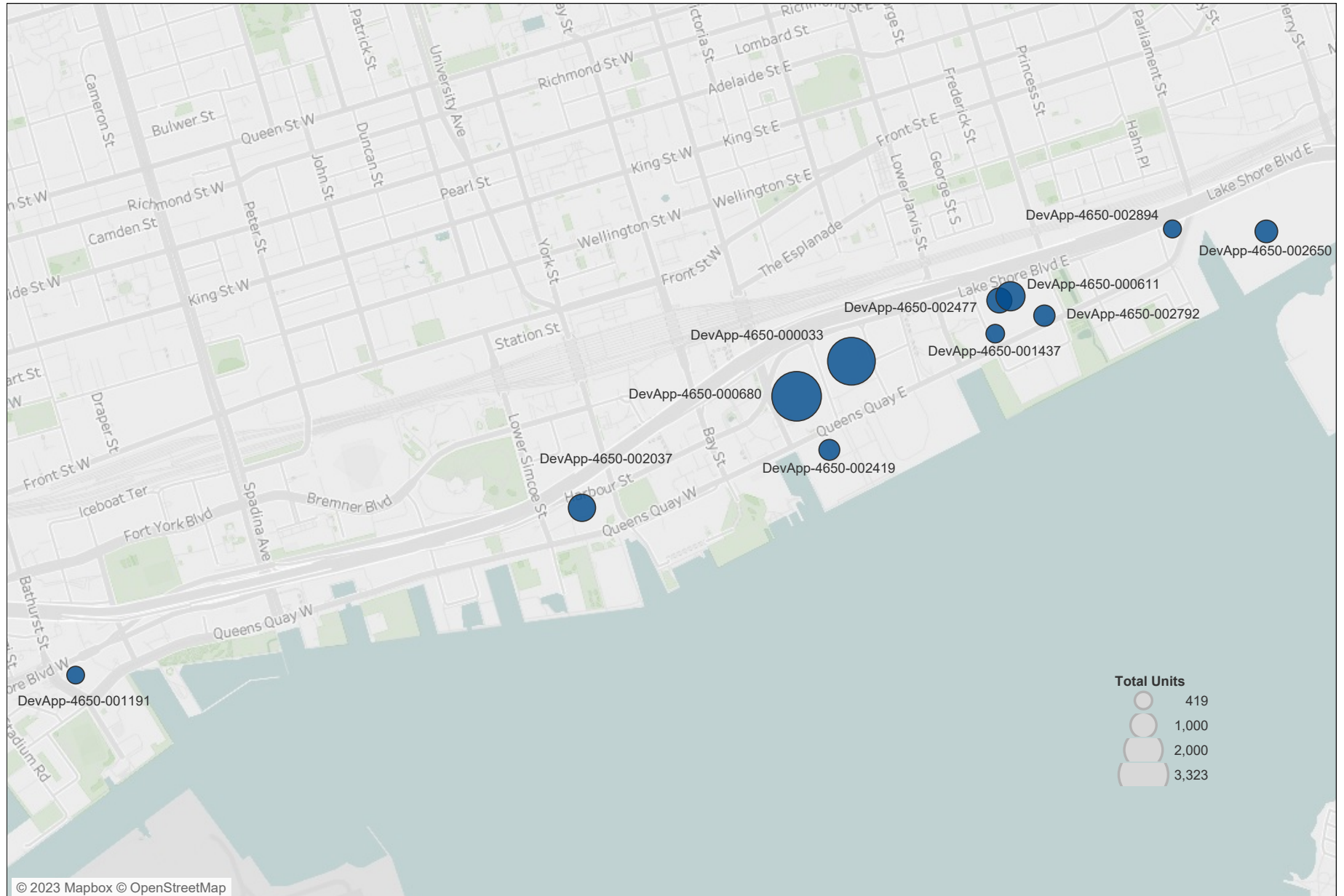
Central Waterfront Submarket Report - February 2023

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	0	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	0	114	492	\$1,258	\$1,636
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	0	0	354	840	\$1,353	\$1,746
Sugar Wharf - East Tower - Menkes	Apartment	January 2023	0	0	4	743	\$1,180	\$1,528
Sugar Wharf - West Tower - Menkes	Apartment	March 2023	0	0	1	720	\$1,225	\$1,622

Central Waterfront Submarket Report - February 2023

Current Development Applications



Central Waterfront Submarket Report - February 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000033	55 Lake Shore Boulevard East	1.5	3,076
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	607
DevApp-4650-002894	307 Lake Shore Boulevard East	20.6	430

Central Waterfront Submarket Report - February 2023

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	• 2	• 17	• 4,424	• 281	• \$2,593	• 1,397	• \$3,620,660	• 17,365
Central Waterfront	• 0	• 8	• 3,995	• 478	• \$1,709	• 1,135	• \$1,939,854	• 12,588
Don Mills - York Mills	• 0	• 14	• 3,850	• 86	• \$1,142	• 1,217	• \$1,389,468	• 26,740
Downtown Core	• 23	• 8	• 4,704	• 659	• \$1,879	• 761	• \$1,429,177	• 30,497
Downtown East	• 53	• 18	• 5,777	• 1,125	• \$1,541	• 684	• \$1,054,621	• 23,178
Downtown West	• 98	• 22	• 7,479	• 804	• \$1,794	• 1,028	• \$1,844,752	• 17,137
Etobicoke Waterfront	• 3	• 1	• 540	• 25	• \$1,627	• 795	• \$1,293,233	• 9,281
Highway7 - Yonge	• 2	• 5	• 1,295	• 38	• \$1,103	• 1,123	• \$1,238,292	• 23,308
Mississauga City Centre	• 0	• 9	• 4,282	• 111	• \$1,218	• 755	• \$919,967	• 20,807
North Toronto	• 0	• 18	• 3,494	• 357	• \$1,545	• 946	• \$1,461,767	• 238
North Yonge Corridor	• 263	• 9	• 2,294	• 941	• \$1,693	• 651	• \$1,102,189	• 32,887
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 129,027
North York West	• 3	• 8	• 911	• 243	• \$1,462	• 1,141	• \$1,669,227	• 20,375
Not Applicable	• 127	• 157	• 24,931	• 5,688	• \$1,141	• 786	• \$897,324	• 14,778
Scarborough City Centre								• 12,760
Sheppard Corridor	• 0	• 12	• 2,228	• 690	• \$1,301	• 728	• \$947,824	• 29,036
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,428
Toronto East	• 7	• 10	• 1,421	• 390	• \$1,259	• 703	• \$884,290	
Toronto West	• 94	• 24	• 3,926	• 818	• \$1,333	• 830	• \$1,105,831	
Yonge - St. Clair	• 22	• 7	• 853	• 268	• \$1,907	• 960	• \$1,831,612	

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