

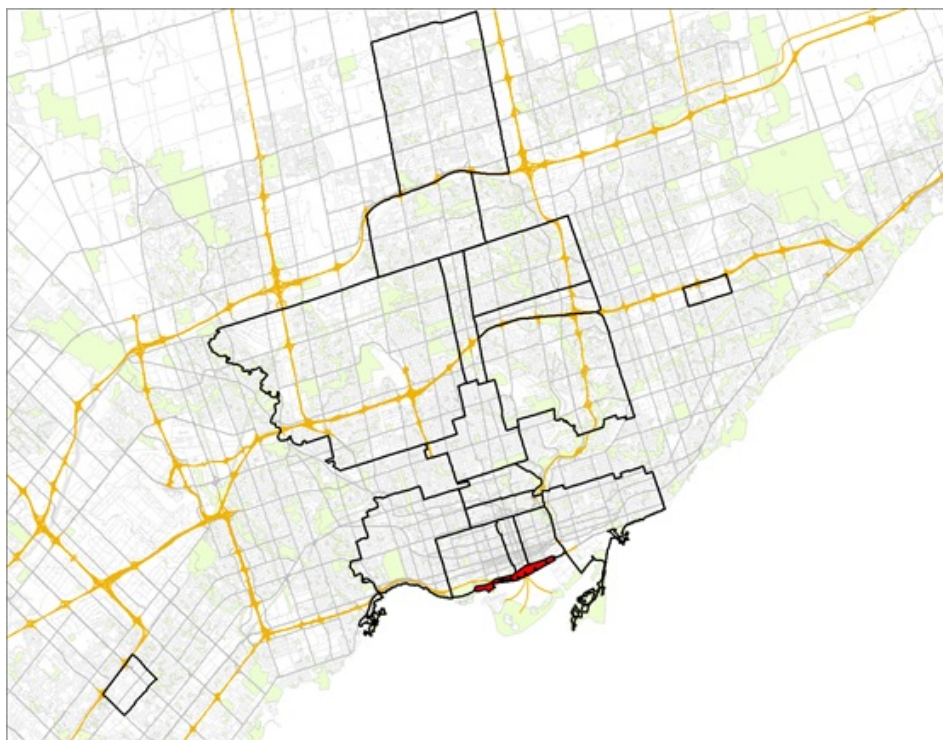


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of June 2023



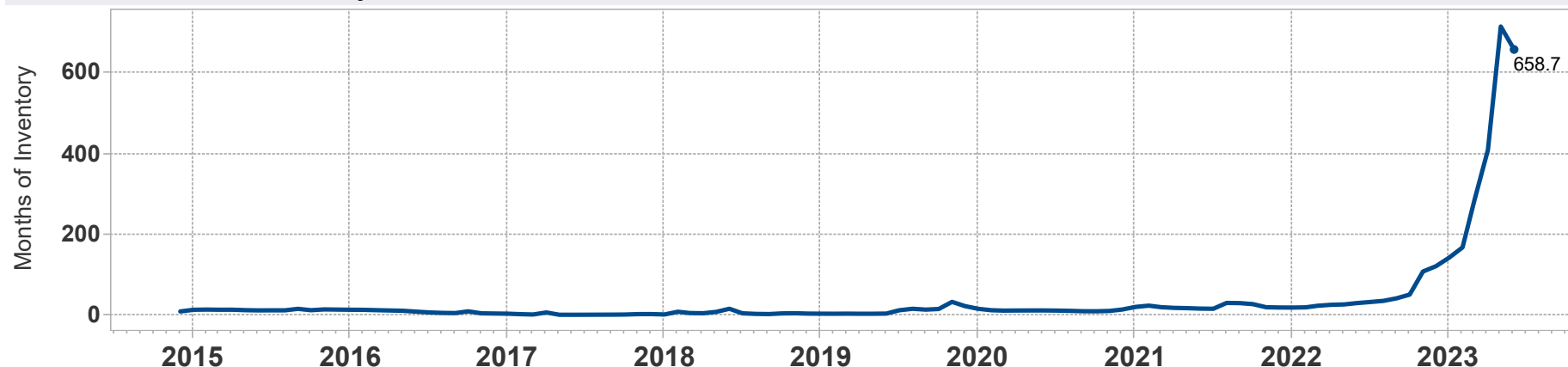
Central Waterfront Submarket Report - June 2023



Central Waterfront		GTA
Distinct count of Site Name	8	378
No. of Units	4,491	97,722
Total Sales	3,997	83,199
Act Inv	494	14,523
Avg. wt. \$/sf	\$1,707	\$1,425
Avg. Project \$/SF	\$1,533	\$1,296
Avg. SF	1,125	812
Avg. \$	\$1,920,253	\$1,157,082
Current Month Sales (incl. active & sold out)	1	1,957

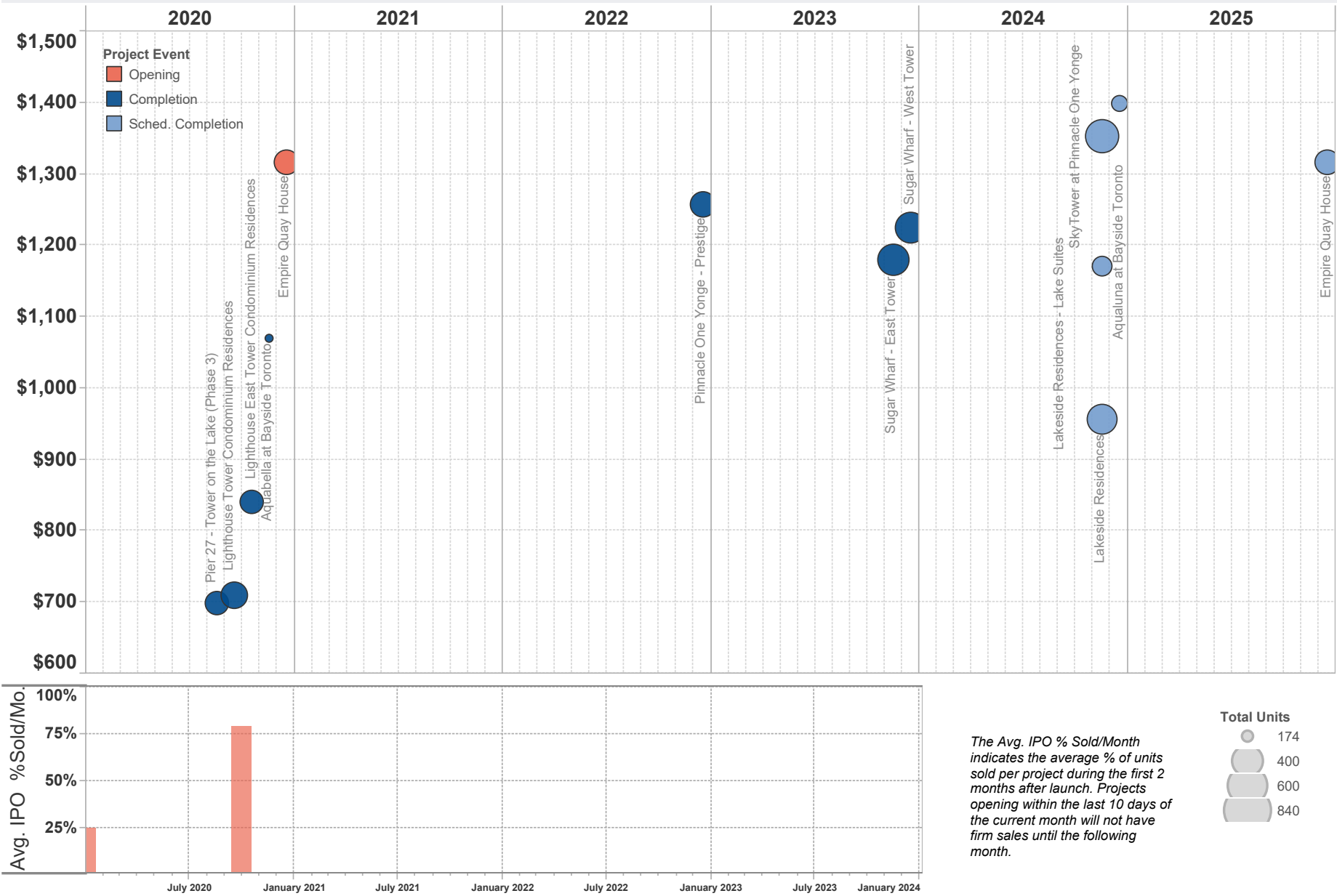
Development Applications		
Central Waterfront		City of Toronto
Count of Address	11	765
Total Units	12,588	424,430
Min. Density	1.5	0.0
Max. Density	20.6	61.9
Avg. Density	9.8	7.9

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



Central Waterfront Submarket Report - June 2023

Recent Project Openings, Completions & Scheduled Completions



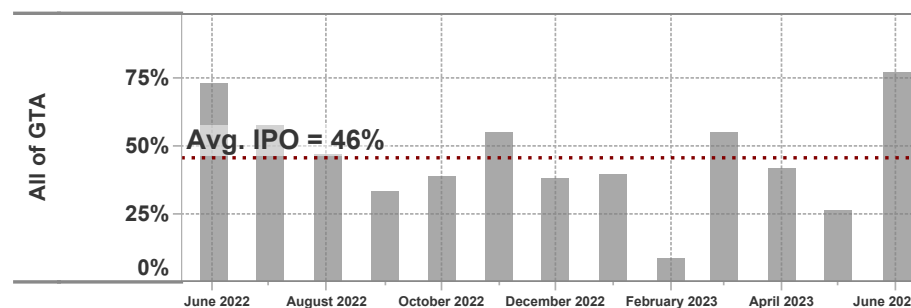
Central Waterfront Submarket Report - June 2023

Project Data by Unit Type

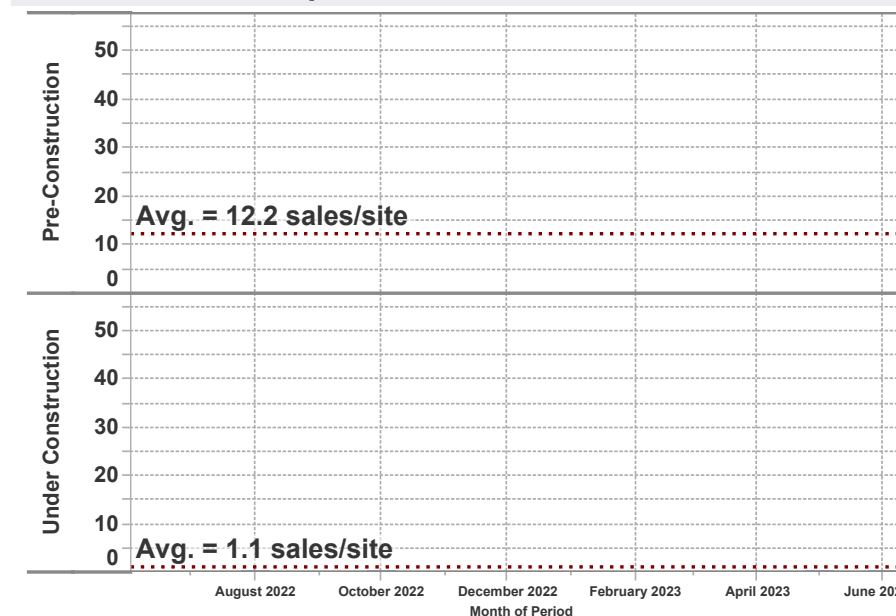
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	124	0	123	1
1 Bedroom	1,297	1	1,256	41
1 Bedroom + Den	1,343	0	1,231	112
2 Bedroom	775	0	716	59
2 Bedroom + Den	491	0	356	135
3 Bedroom & Up	445	0	303	142
Penthouse	3	0	2	1
Other	13	0	10	3

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,875	400	400	\$749,990	\$749,990
\$1,603	508	586	\$799,900	\$943,900
\$1,627	596	780	\$913,900	\$1,289,900
\$1,699	759	1,567	\$1,114,900	\$2,585,900
\$1,706	756	1,330	\$1,229,990	\$2,429,900
\$1,758	961	2,515	\$1,393,000	\$4,055,000
\$1,904	4,622	4,622	\$8,800,000	\$8,800,000
\$1,353	1,720	2,416	\$2,550,000	\$2,950,000

IPO Launch Performance (first 2 months)

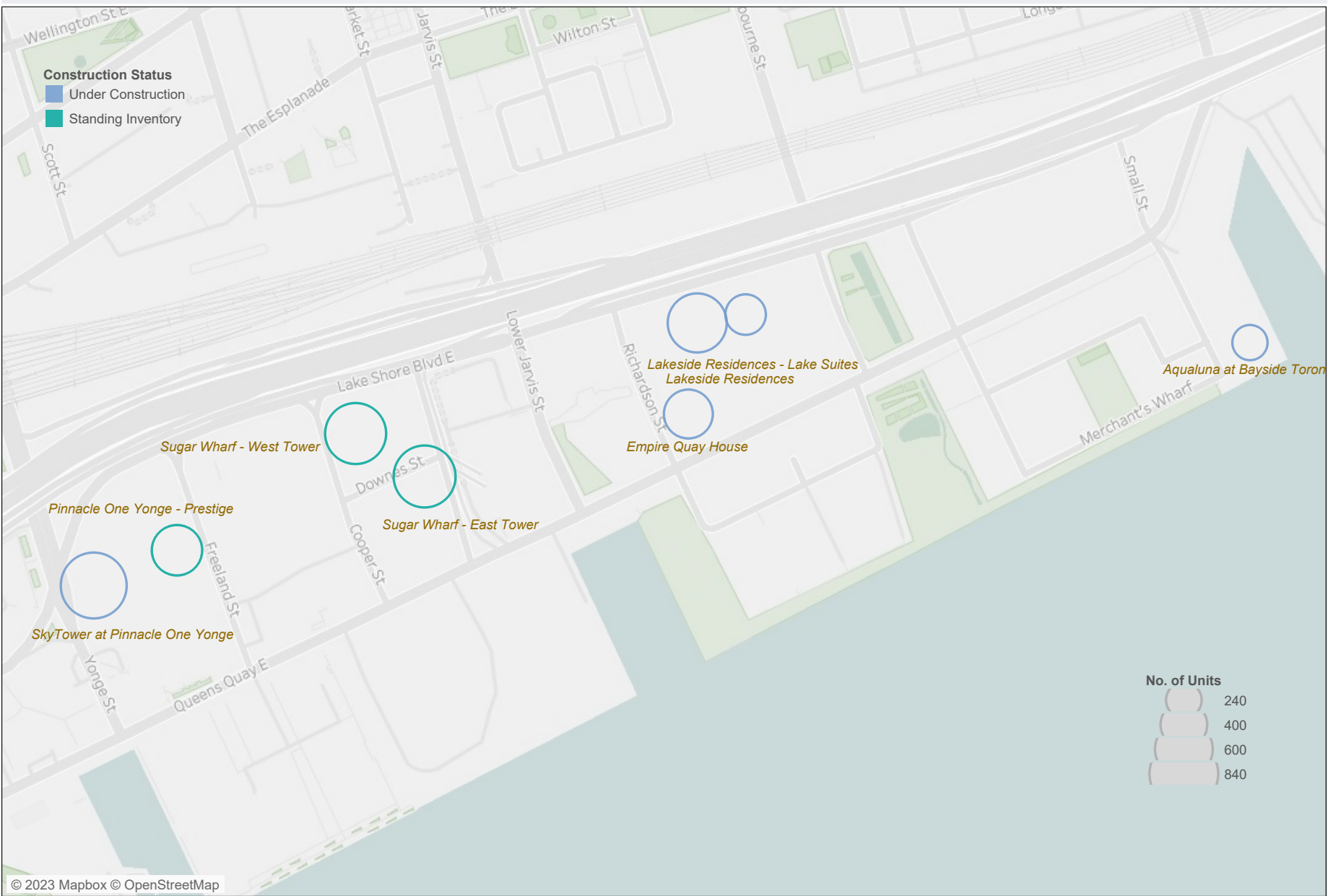


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - June 2023

Current Active Projects



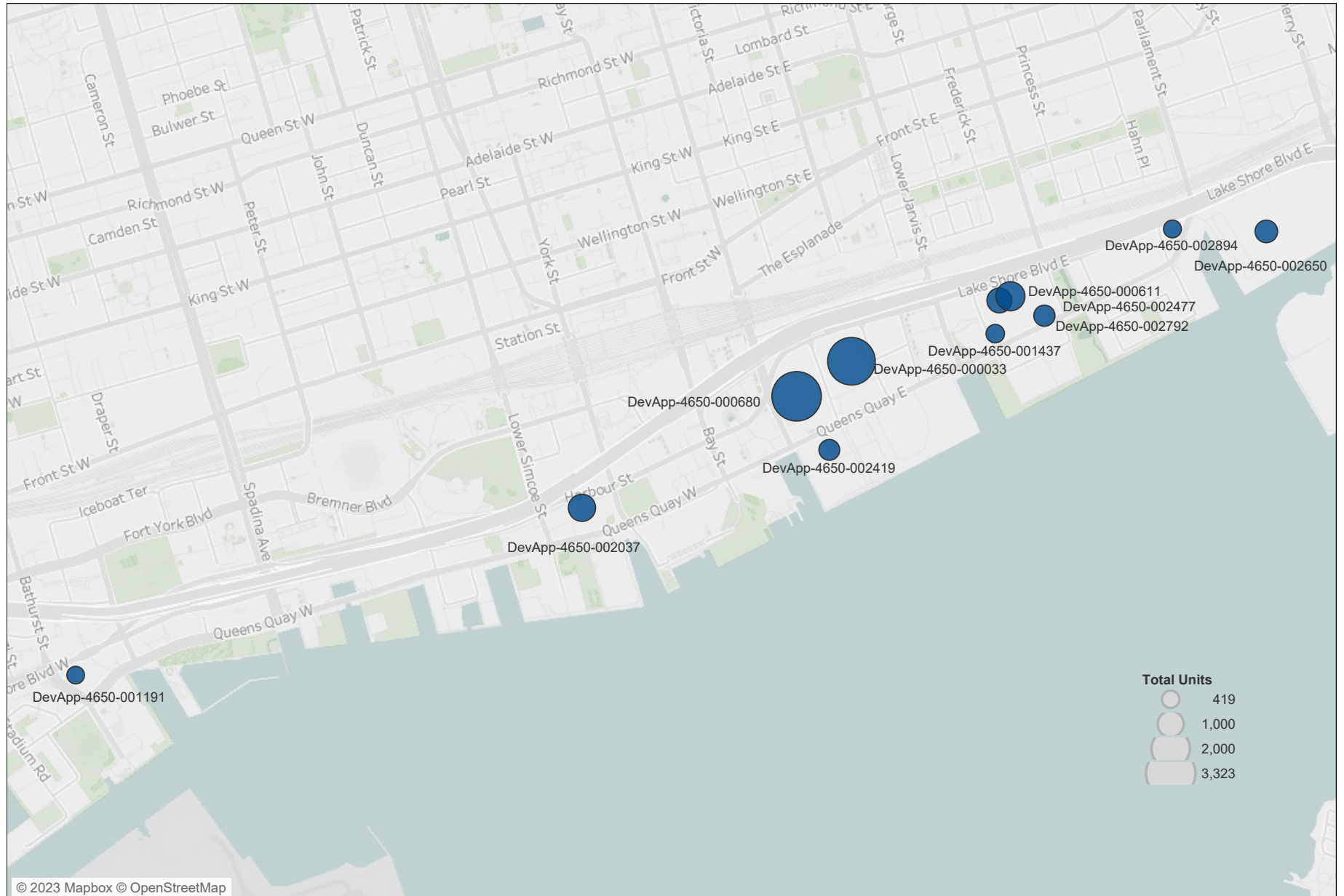
Central Waterfront Submarket Report - June 2023

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	1	4	240	\$1,399	\$1,580
Empire Quay House - Empire	Apartment	January 2025	1	1	17	463	\$1,317	\$1,570
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 - June 2023

Current Development Applications



Central Waterfront Submarket Report - June 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 - June 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	1	17	4,659	549	\$2,480	1,058	\$2,623,008	17,365
Central Waterfront	1	8	3,997	494	\$1,707	1,125	\$1,920,253	12,588
Don Mills - York Mills	0	14	3,848	106	\$1,137	1,182	\$1,343,895	26,740
Downtown Core	11	8	4,807	531	\$1,869	760	\$1,421,514	30,497
Downtown East	53	20	6,195	1,400	\$1,506	701	\$1,055,105	23,178
Downtown West	6	23	7,662	746	\$1,783	1,053	\$1,876,443	17,137
Etobicoke Waterfront	2	1	544	21	\$1,645	816	\$1,342,988	9,281
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	23,308
Mississauga City Centre	1	8	3,967	103	\$1,214	765	\$928,966	20,807
North Toronto	1	18	3,513	352	\$1,562	955	\$1,492,374	238
North Yonge Corridor	26	8	2,626	614	\$1,558	671	\$1,045,751	32,887
North York East	0	1	497	0	.	.	.	129,027
North York West	62	10	1,072	477	\$1,410	854	\$1,203,555	20,375
Not Applicable	1,750	184	29,764	7,524	\$1,183	765	\$904,288	14,778
Scarborough City Centre								12,760
Sheppard Corridor	12	12	2,617	280	\$1,444	831	\$1,199,983	29,036
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	4,428
Toronto East	9	10	1,438	373	\$1,267	708	\$896,552	
Toronto West	20	23	3,814	639	\$1,357	825	\$1,119,927	
Yonge - St. Clair	2	7	869	252	\$1,946	977	\$1,900,069	



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