

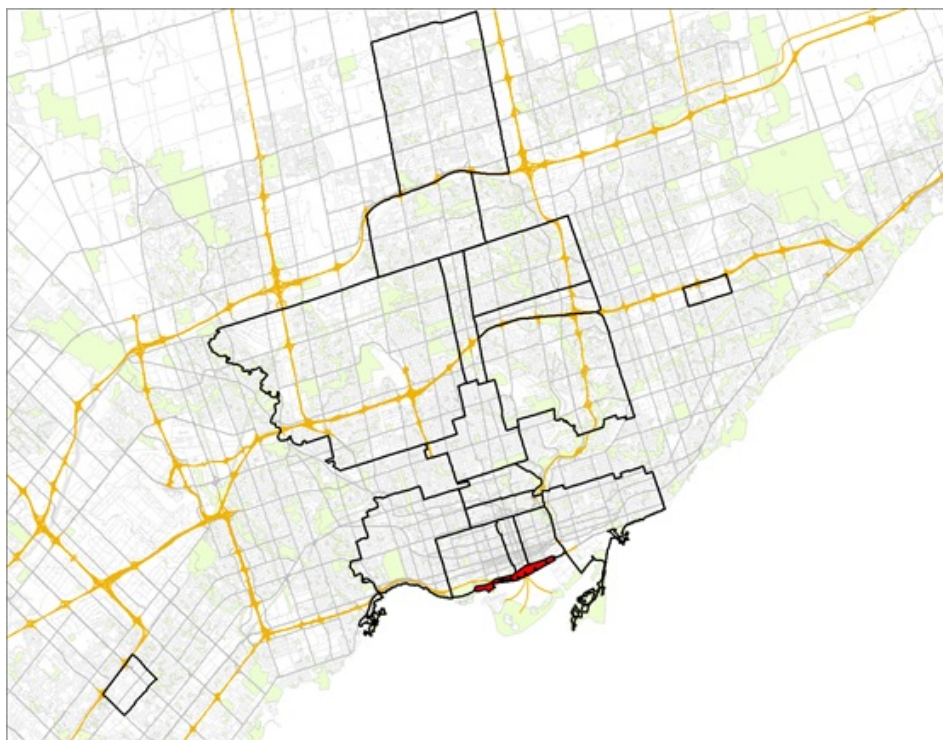


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of September 2023



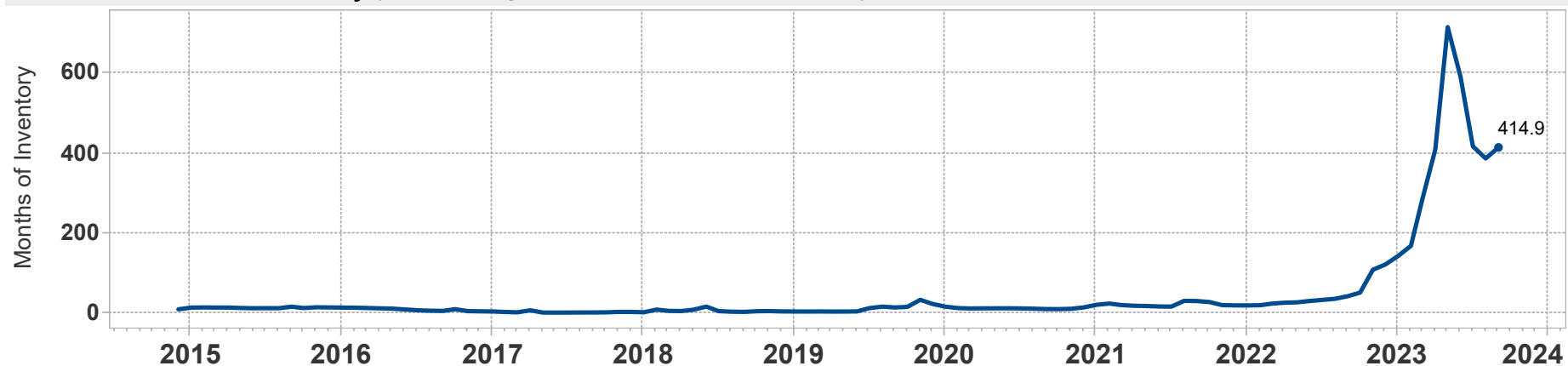
Central Waterfront Submarket Report - September 2023



Central Waterfront		GTA
Distinct count of Site Name	6	390
No. of Units	3,028	99,243
Total Sales	2,544	82,881
Act Inv	484	16,362
Avg. wt. \$/sf	\$1,710	\$1,400
Avg. Project \$/SF	\$1,522	\$1,289
Avg. SF	1,130	786
Avg. \$	\$1,932,586	\$1,100,373
Current Month Sales (incl. active & sold out)	0	1,290

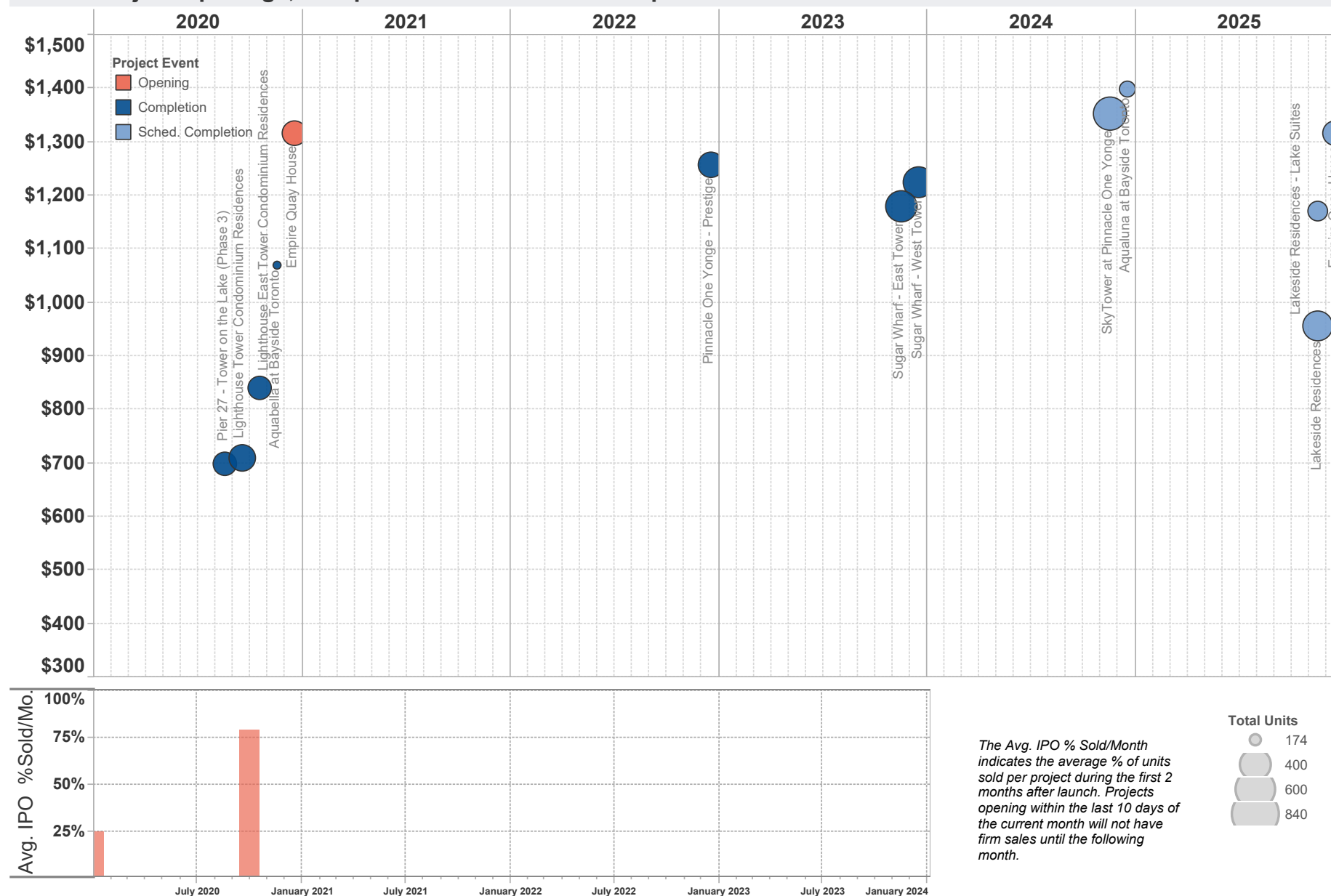
Development Applications		
Central Waterfront		City of Toronto
Count of Address	14	792
Total Units	17,168	462,470
Min. Density	1.5	0.0
Max. Density	20.6	61.7
Avg. Density	9.7	8.1

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



Central Waterfront Submarket Report - September 2023

Recent Project Openings, Completions & Scheduled Completions



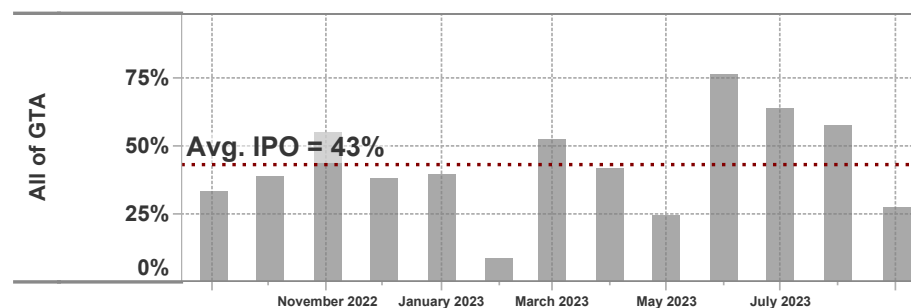
Central Waterfront Submarket Report - September 2023

Project Data by Unit Type

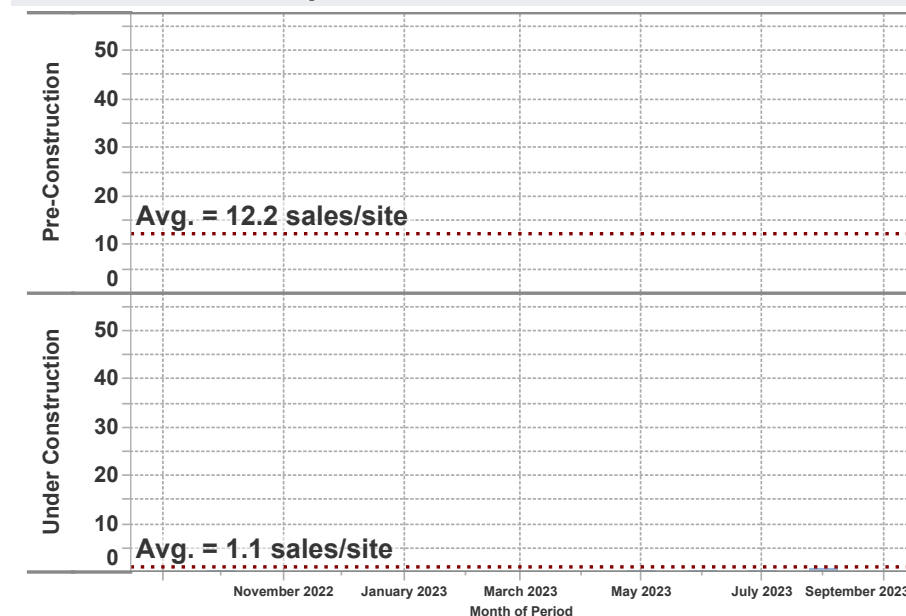
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	91	0	91	0
1 Bedroom	757	0	716	41
1 Bedroom + Den	927	0	816	111
2 Bedroom	534	0	477	57
2 Bedroom + Den	415	0	280	135
3 Bedroom & Up	288	0	152	136
Penthouse	3	0	2	1
Other	13	0	10	3

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,603	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	756	1,330	\$1,229,990	\$2,429,900
\$1,766	1,088	2,515	\$1,699,990	\$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)

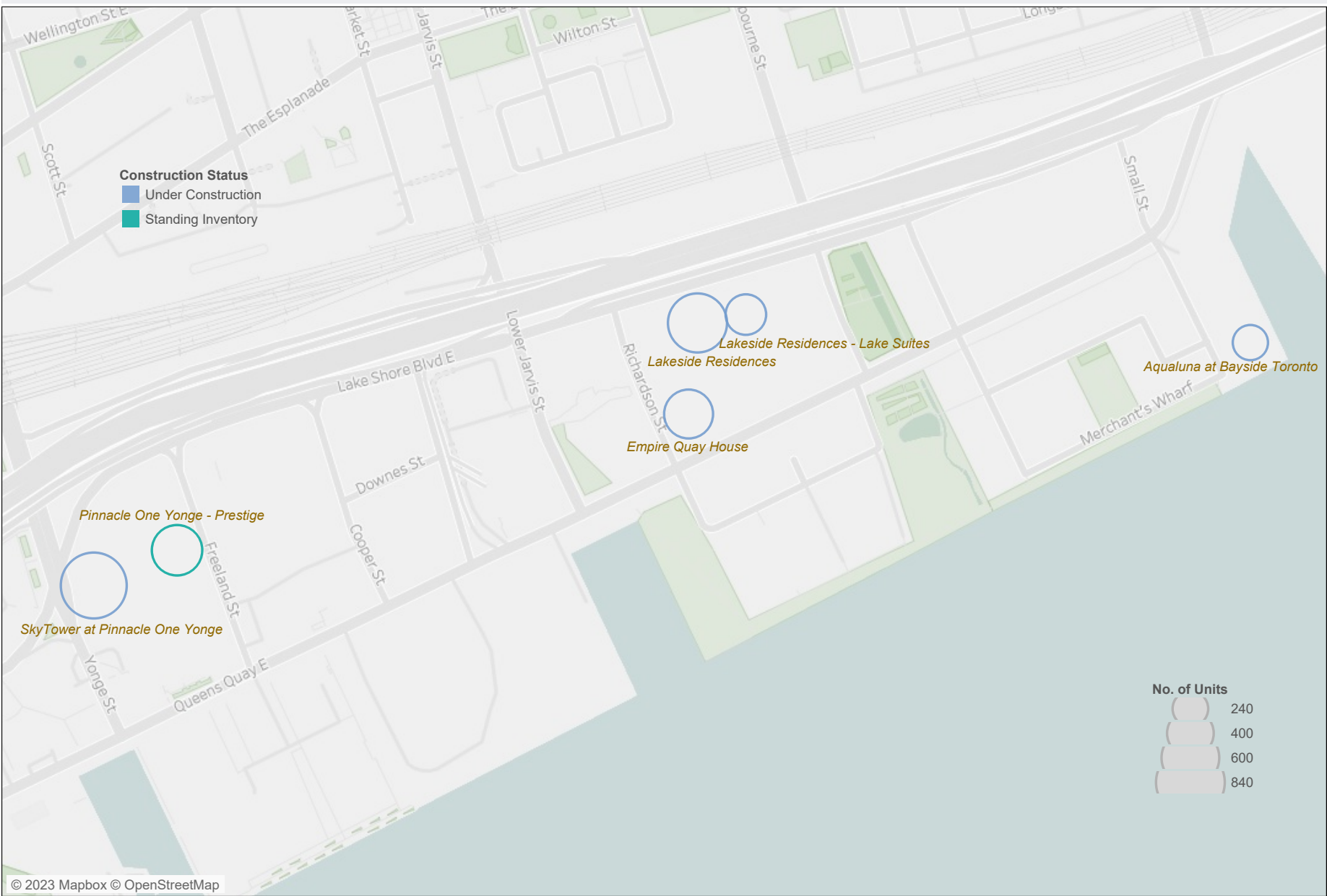


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - September 2023

Current Active Projects



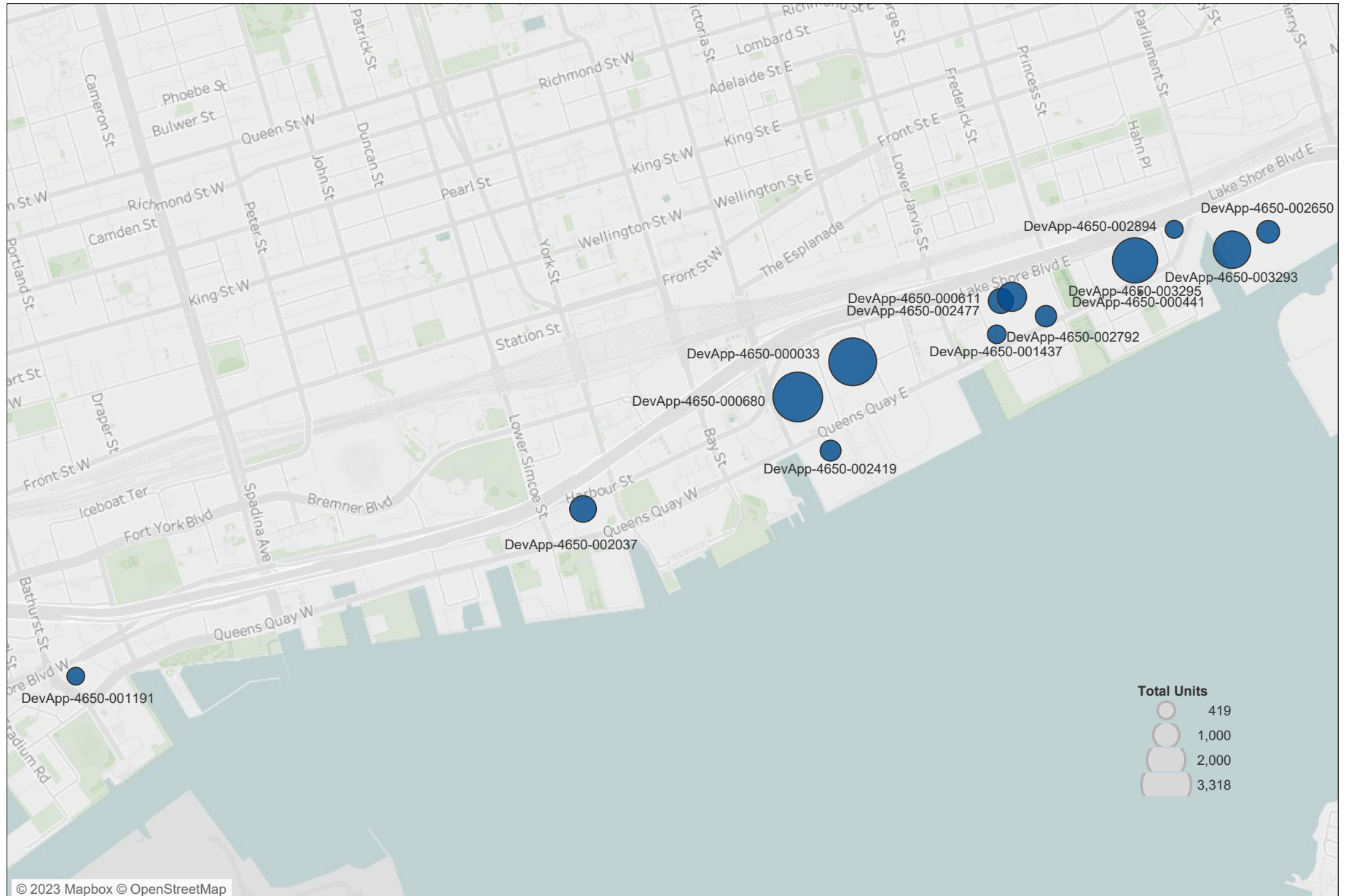
Central Waterfront Submarket Report - September 2023

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	0	6	12	463	\$1,317	\$1,589
Lakeside Residences - Greenland Group	Apartment	November 2025	0	0	0	675	\$957	\$1,238
Lakeside Residences - Lake Suites - Greenland Group	Apartment	November 2025	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

Central Waterfront Submarket Report - September 2023

Current Development Applications



Central Waterfront Submarket Report - September 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000033	55 Lake Shore Boulevard East	1.5	3,076
DevApp-4650-000441	261 Queens Quay East		
DevApp-4650-000611	215 Lake Shore Boulevard East, Phase 1	12.9	1,147
DevApp-4650-000680	1 Yonge Street	6.0	3,318
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	11.8	954
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
DevApp-4650-003293	333 Lake Shore Boulevard East	8.5	1,882
DevApp-4650-003295	259 Lake Shore Boulevard East	10.6	2,752

Central Waterfront Submarket Report - September 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	130	17	4,374	645	\$2,364	993	\$2,347,311	16,534
Central Waterfront	0	6	2,544	484	\$1,710	1,130	\$1,932,586	17,168
Don Mills - York Mills	5	13	3,531	100	\$1,141	1,173	\$1,338,302	27,949
Downtown Core	5	8	4,820	518	\$1,872	760	\$1,421,931	31,614
Downtown East	14	21	6,232	1,757	\$1,495	668	\$998,899	25,506
Downtown West	130	24	7,798	832	\$1,776	1,019	\$1,809,473	17,279
Etobicoke Waterfront	1	1	546	19	\$1,647	811	\$1,335,505	8,698
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	26,252
Mississauga City Centre	0	9	3,961	934	\$1,244	578	\$718,713	25,804
North Toronto	1	18	3,519	368	\$1,565	930	\$1,455,739	305
North Yonge Corridor	14	8	2,650	590	\$1,563	672	\$1,049,549	32,858
North York East	0	1	497	0	.	.	.	143,616
North York West	38	10	1,093	484	\$1,385	854	\$1,183,788	24,358
Not Applicable	809	198	31,367	8,474	\$1,167	757	\$883,833	14,963
Scarborough City Centre								13,202
Sheppard Corridor	36	11	2,361	244	\$1,404	836	\$1,174,095	30,647
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,717
Toronto East	91	10	1,584	227	\$1,256	730	\$916,542	
Toronto West	15	22	3,819	378	\$1,386	879	\$1,218,272	
Yonge - St. Clair	1	7	875	246	\$1,917	951	\$1,823,364	



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