

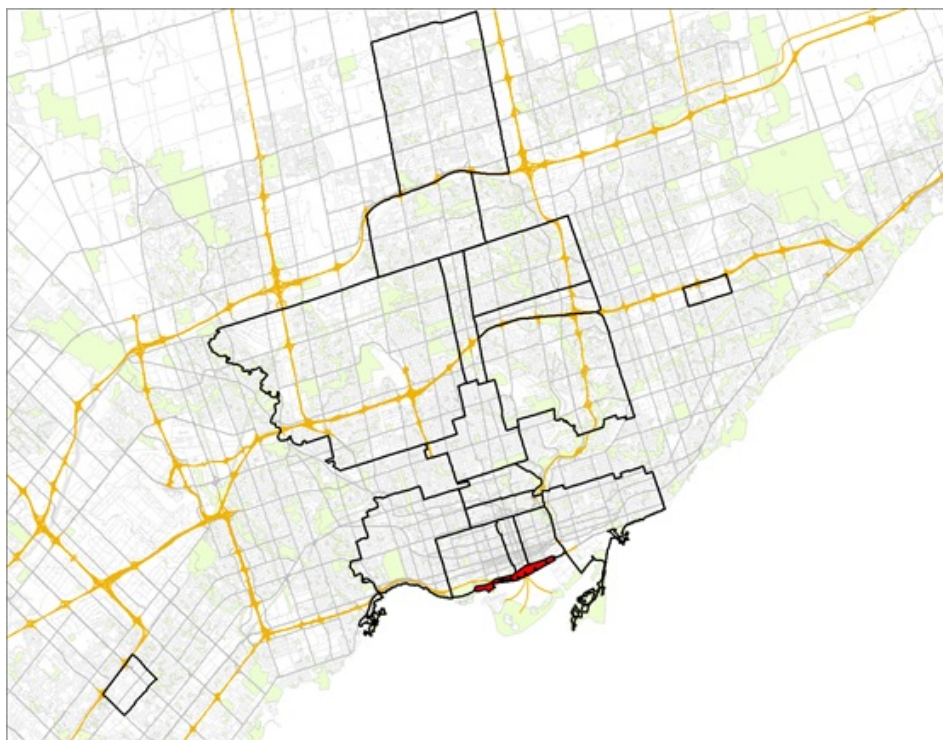


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of October 2023



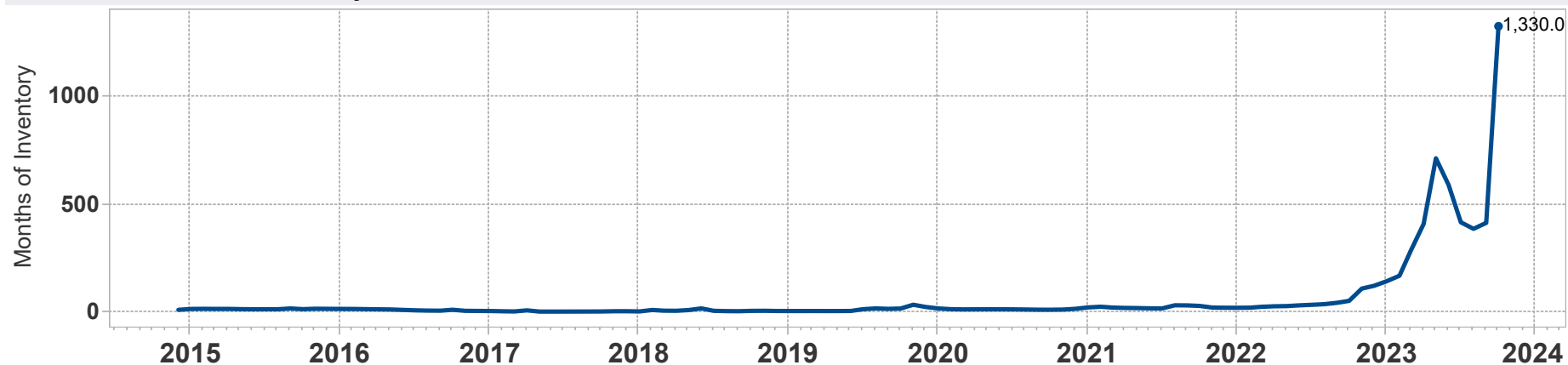
Central Waterfront Submarket Report - October 2023



Central Waterfront		GTA
Distinct count of Site Name	7	395
No. of Units	3,874	99,939
Total Sales	2,544	82,009
Act Inv	1,330	17,930
Avg. wt. \$/sf	\$1,702	\$1,406
Avg. Project \$/SF	\$1,546	\$1,292
Avg. SF	772	771
Avg. \$	\$1,313,568	\$1,084,633
Current Month Sales (incl. active & sold out)	0	1,304

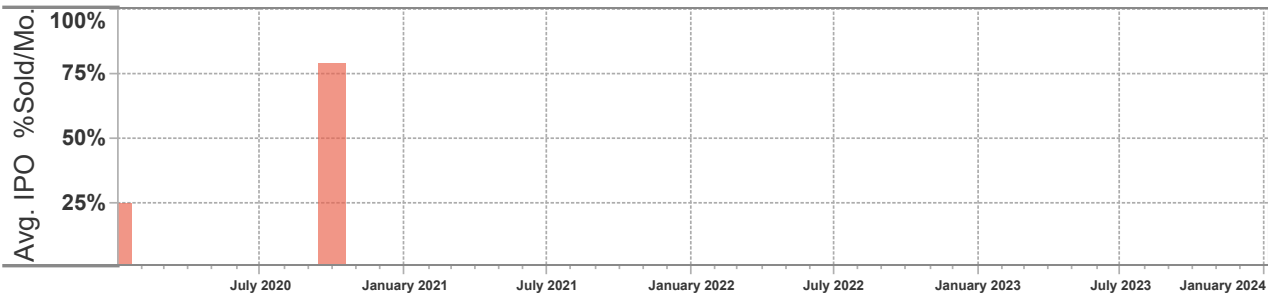
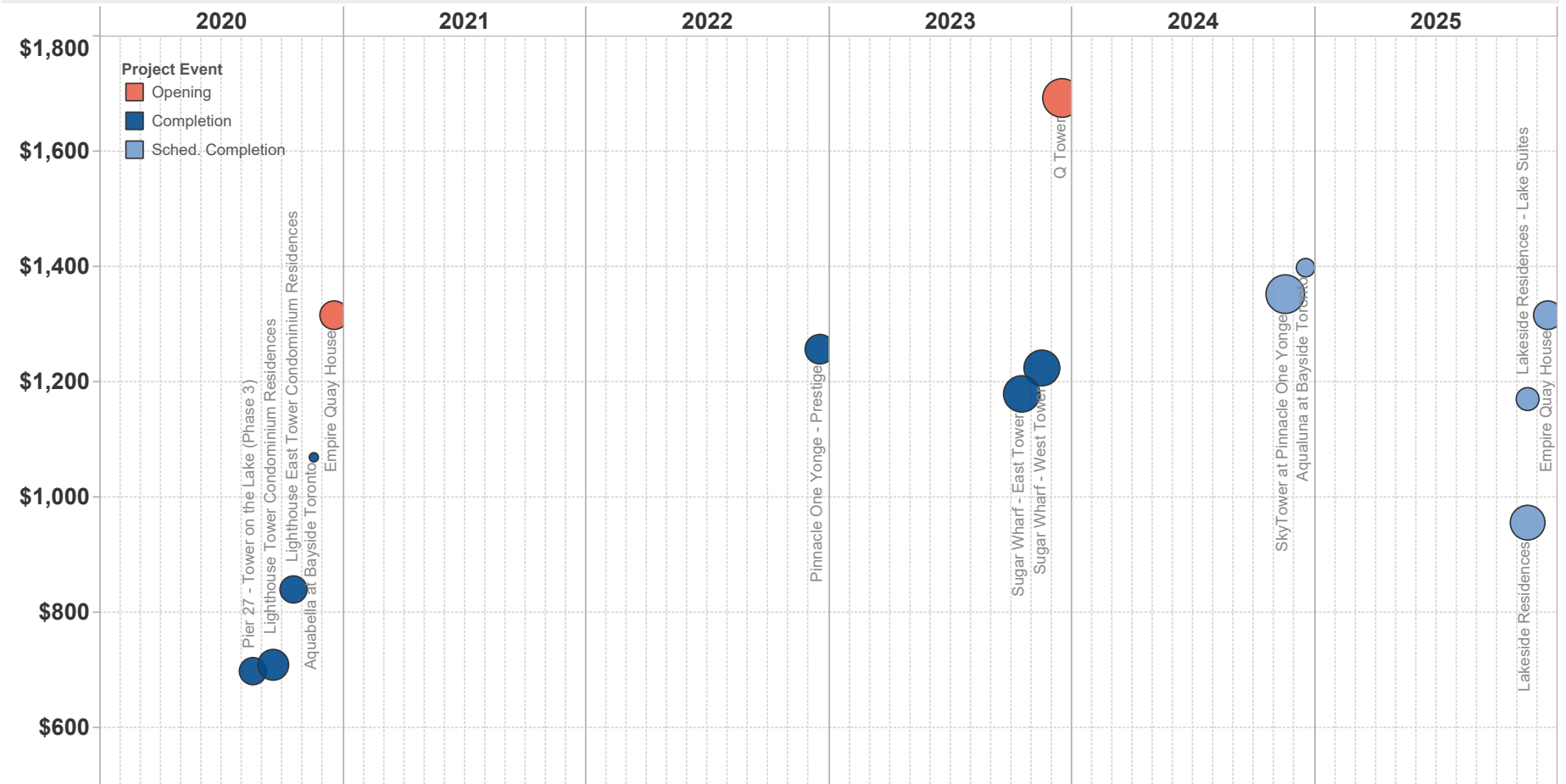
Development Applications		
Central Waterfront		City of Toronto
Count of Address	14	798
Total Units	17,168	464,779
Min. Density	1.5	0.0
Max. Density	20.6	61.7
Avg. Density	9.7	8.1

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

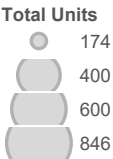


Central Waterfront Submarket Report - October 2023

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



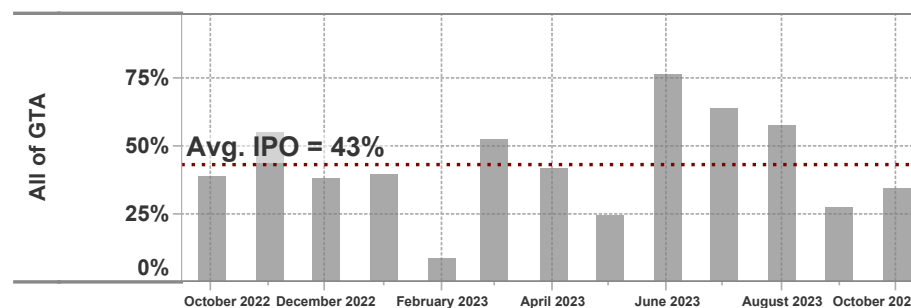
Central Waterfront Submarket Report - October 2023

Project Data by Unit Type

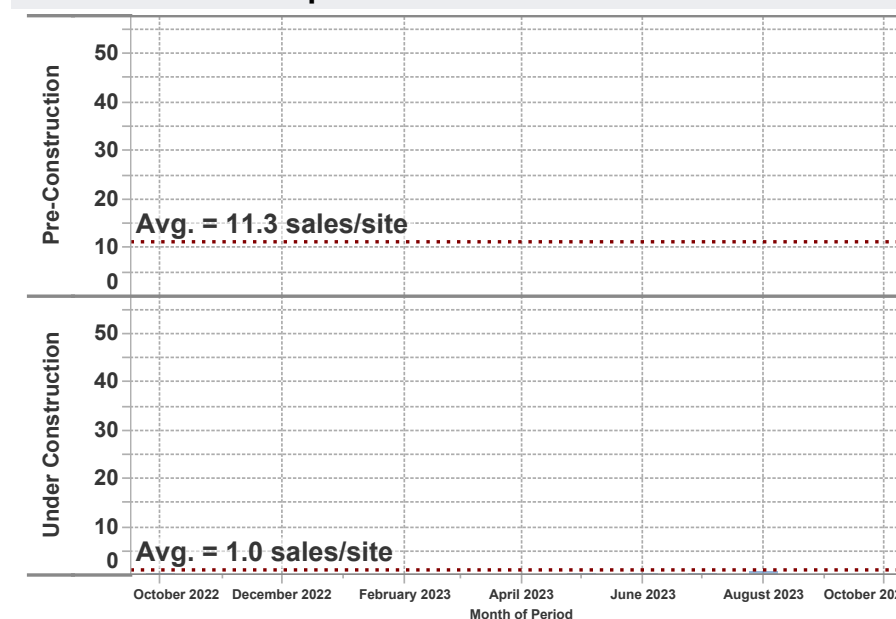
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	143	0	91	52
1 Bedroom	1,021	0	716	305
1 Bedroom + Den	1,164	0	816	348
2 Bedroom	688	0	477	211
2 Bedroom + Den	471	0	280	191
3 Bedroom & Up	371	0	152	219
Penthouse	3	0	2	1
Other	13	0	10	3

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,676	361	361	\$599,900	\$609,900
\$1,671	448	586	\$734,900	\$943,900
\$1,686	442	780	\$739,900	\$1,289,900
\$1,684	618	1,567	\$1,049,900	\$2,585,900
\$1,708	733	1,330	\$1,229,990	\$2,429,900
\$1,744	788	2,515	\$1,299,900	\$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)

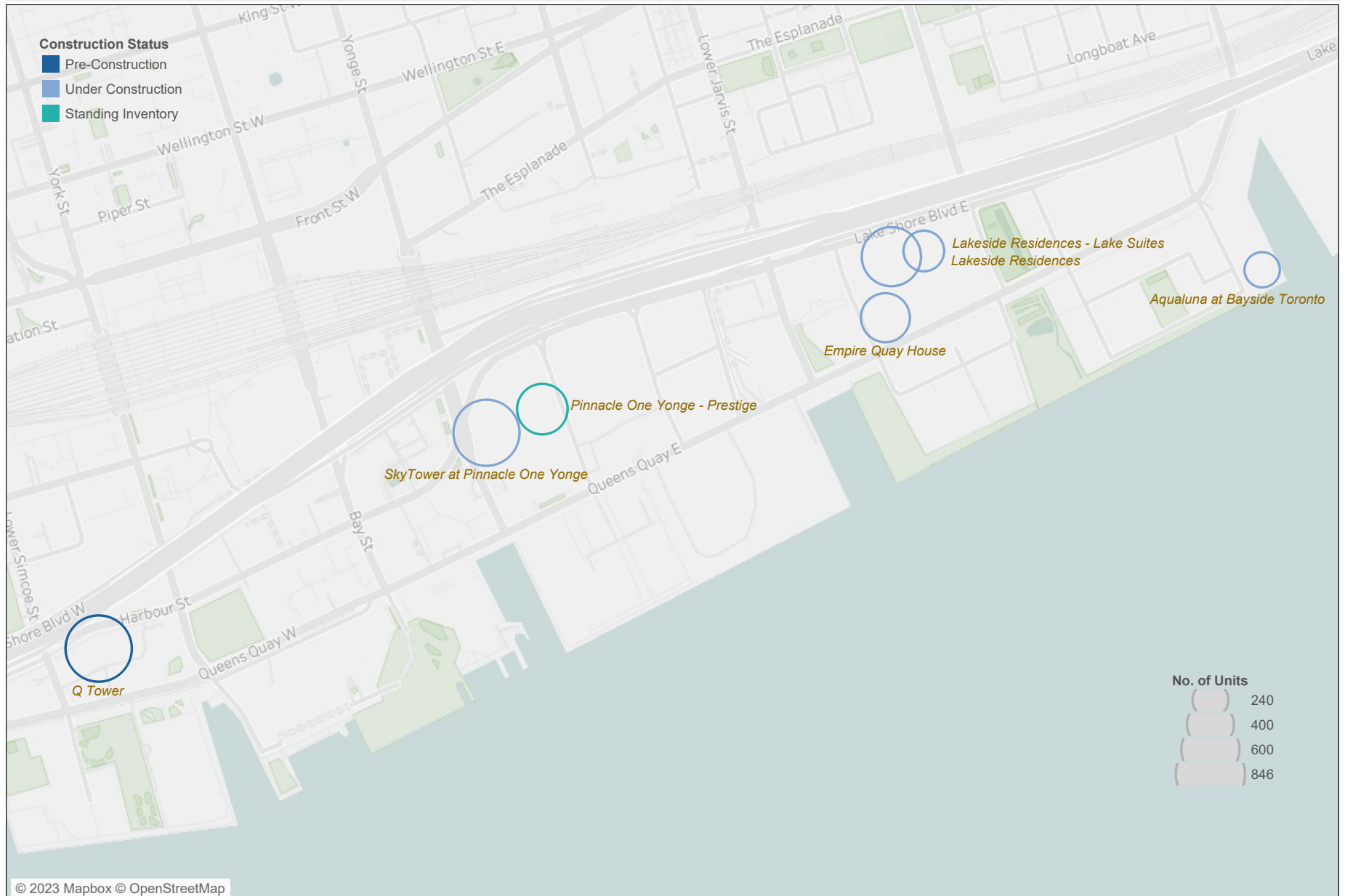


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - October 2023

Current Active Projects



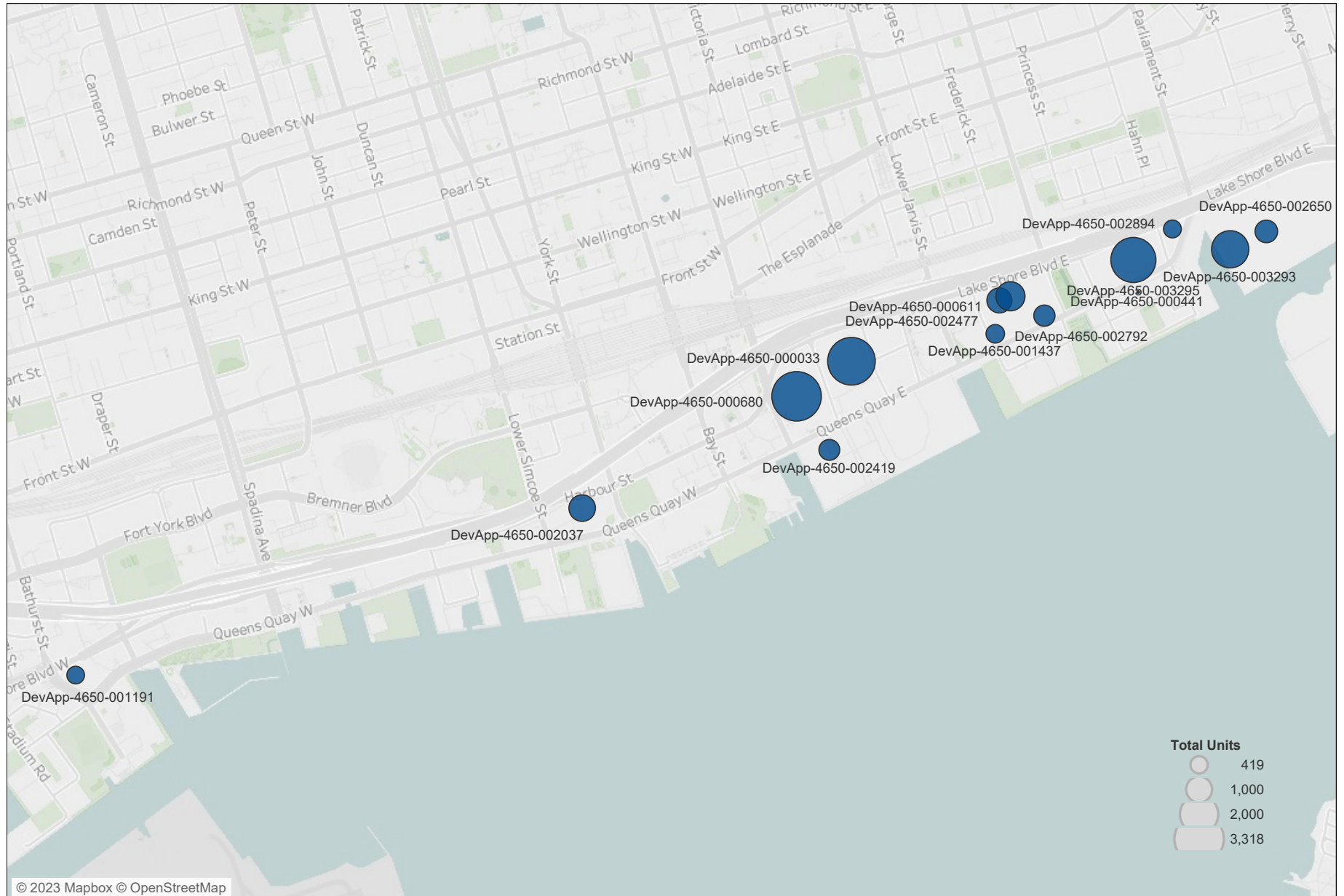
Central Waterfront Submarket Report - October 2023

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
Q Tower - Lifetime Developments and Diamond Corp	Apartment	April 2029	0	0	846	846	\$1,693	\$1,693
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	0	0	354	840	\$1,353	\$1,746

Central Waterfront Submarket Report - October 2023

Current Development Applications



Central Waterfront Submarket Report - October 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 - October 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	● 36	● 17	● 4,396	● 623	● \$2,398	● 1,040	● \$2,494,961	● 17,259
Central Waterfront	● 0	● 7	● 2,544	● 1,330	● \$1,702	● 772	● \$1,313,568	● 17,168
Don Mills - York Mills	● 5	● 13	● 3,222	● 280	● \$1,174	● 855	● \$1,003,447	● 27,949
Downtown Core	● 33	● 7	● 4,164	● 480	● \$1,876	● 771	● \$1,446,416	● 30,787
Downtown East	● 108	● 21	● 6,352	● 1,637	● \$1,496	● 681	● \$1,018,238	● 25,508
Downtown West	● 99	● 26	● 7,932	● 963	● \$1,662	● 945	● \$1,571,343	● 17,335
Etobicoke Waterfront	● 1	● 1	● 547	● 18	● \$1,644	● 828	● \$1,361,206	● 3,135
Highway7 - Yonge	● 0	● 4	● 899	● 34	● \$1,112	● 1,145	● \$1,272,782	● 26,249
Mississauga City Centre	● 220	● 9	● 4,181	● 714	● \$1,242	● 608	● \$754,753	● 26,772
North Toronto	● 2	● 18	● 3,521	● 366	● \$1,565	● 933	● \$1,459,080	● 305
North Yonge Corridor	● 1	● 9	● 2,651	● 640	● \$1,557	● 674	● \$1,050,004	● 37,608
North York East								● 142,877
North York West	● 9	● 10	● 1,102	● 462	● \$1,386	● 857	● \$1,188,302	● 26,693
Not Applicable	● 757	● 200	● 31,817	● 8,342	● \$1,176	● 765	● \$899,729	● 14,960
Scarborough City Centre								● 13,225
Sheppard Corridor	● 9	● 12	● 2,415	● 456	● \$1,287	● 728	● \$936,687	● 31,232
Thornhill	● 0	● 2	● 411	● 28	● \$1,367	● 1,690	● \$2,310,536	● 5,717
Toronto East	● 17	● 9	● 1,315	● 210	● \$1,249	● 722	● \$901,652	
Toronto West	● 7	● 22	● 3,673	● 513	● \$1,257	● 899	● \$1,130,130	
Yonge - St. Clair	● 0	● 8	● 867	● 834	● \$1,759	● 589	● \$1,035,600	



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