

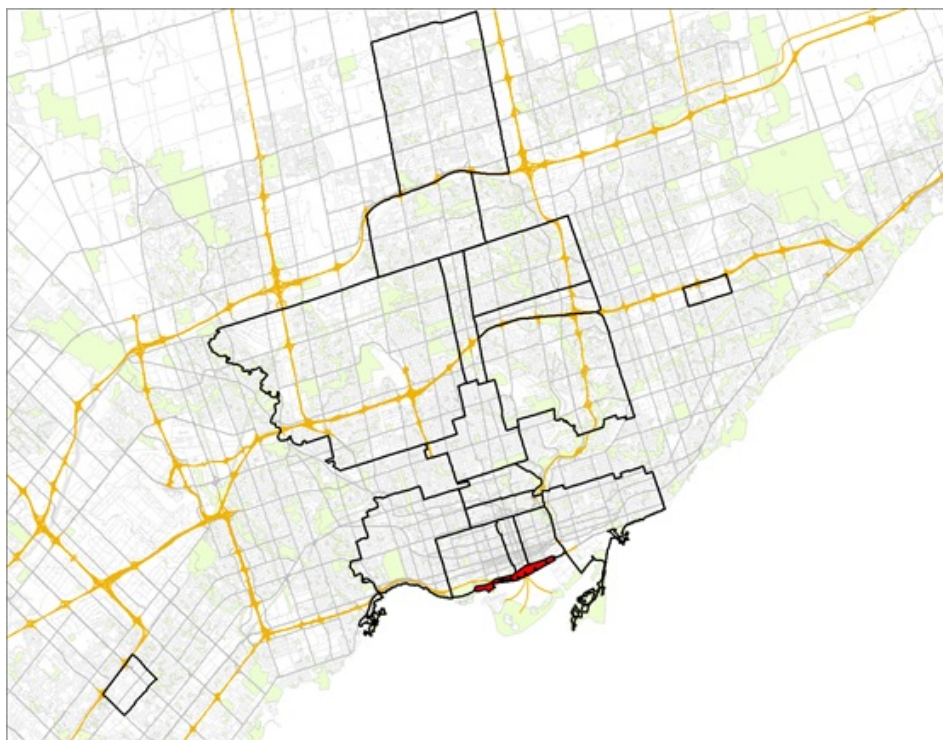


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of November 2023



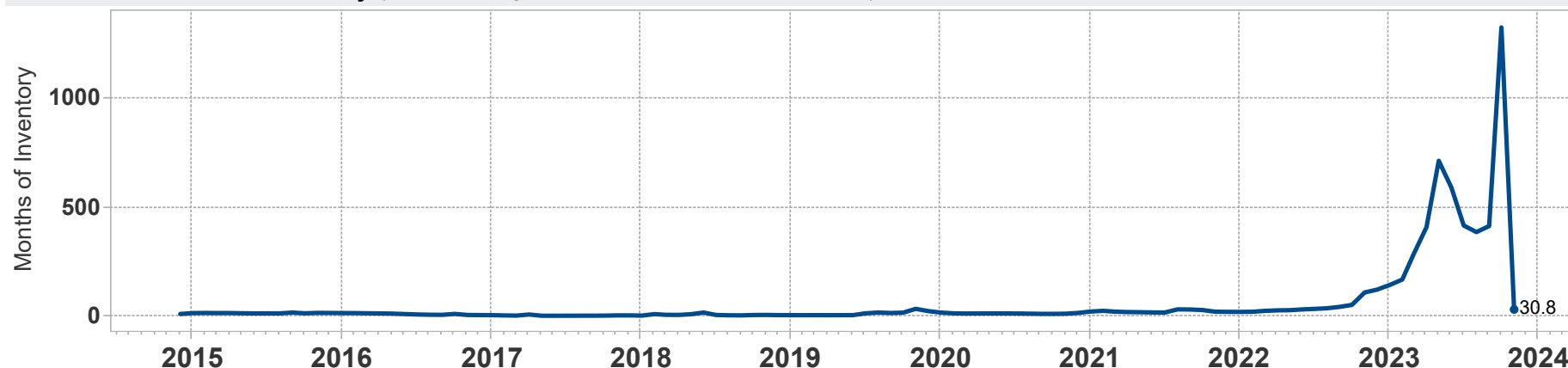
Central Waterfront Submarket Report - November 2023



Central Waterfront		GTA
Distinct count of Site Name	7	396
No. of Units	3,874	100,264
Total Sales	2,908	82,981
Act Inv	966	17,283
Avg. wt. \$/sf	\$1,704	\$1,404
Avg. Project \$/SF	\$1,546	\$1,296
Avg. SF	864	785
Avg. \$	\$1,471,594	\$1,102,213
Current Month Sales (incl. active & sold out)	364	1,310

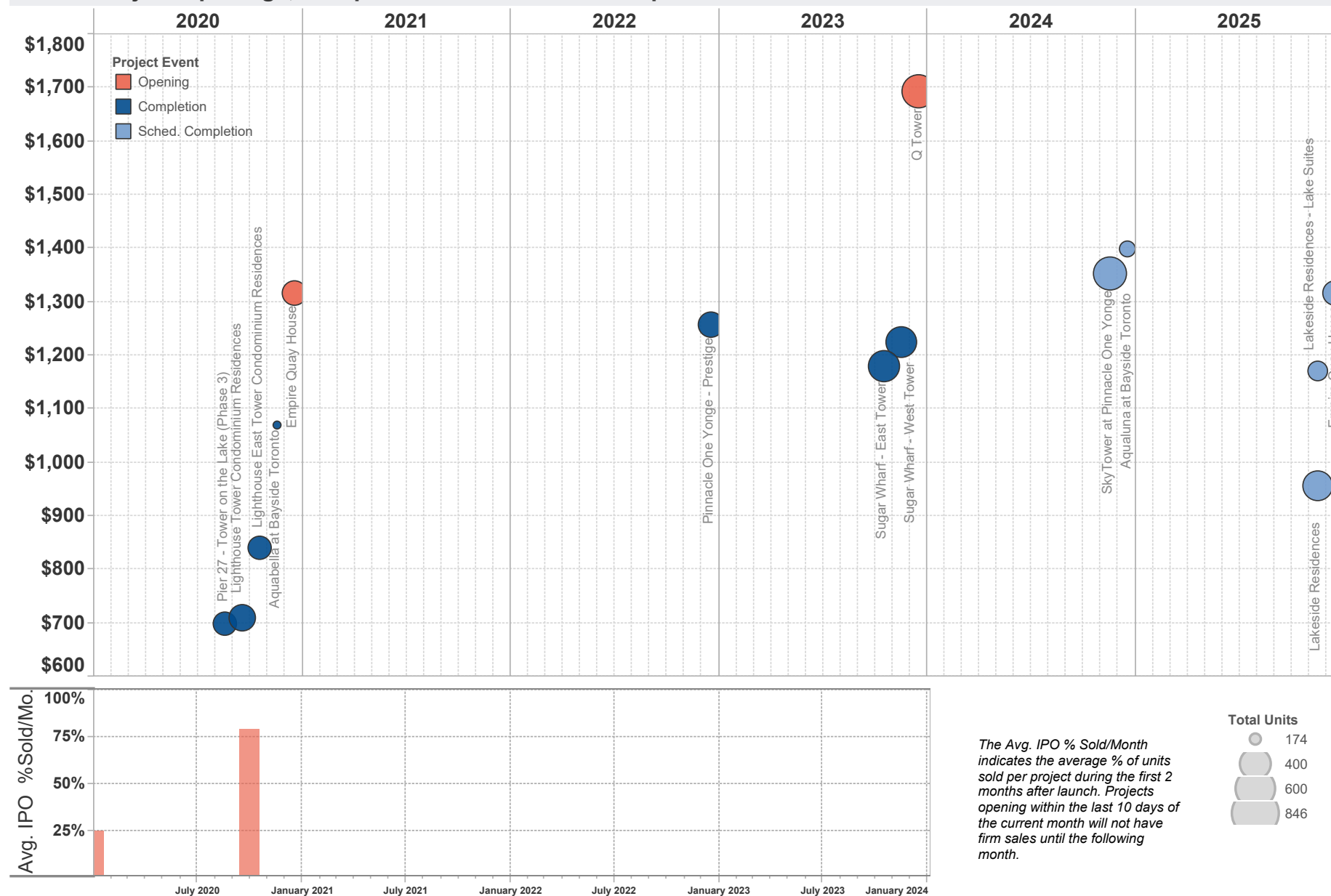
Development Applications		
Central Waterfront		City of Toronto
Count of Address	14	806
Total Units	17,168	466,957
Min. Density	1.5	0.0
Max. Density	20.6	61.7
Avg. Density	9.7	8.0

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



Central Waterfront Submarket Report - November 2023

Recent Project Openings, Completions & Scheduled Completions



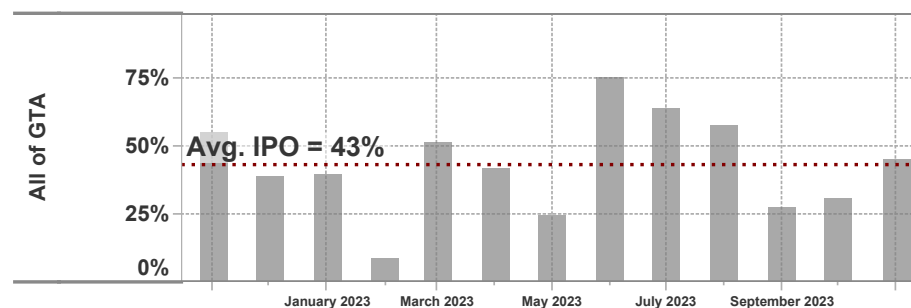
Central Waterfront Submarket Report - November 2023

Project Data by Unit Type

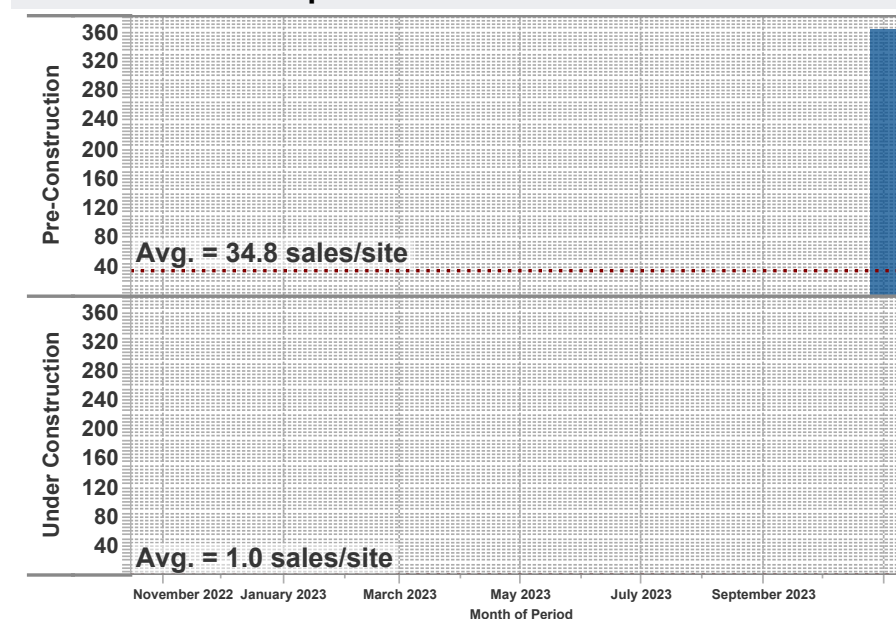
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	143	37	128	15
1 Bedroom	1,021	114	830	191
1 Bedroom + Den	1,164	125	941	223
2 Bedroom	688	83	560	128
2 Bedroom + Den	471	3	283	188
3 Bedroom & Up	371	2	154	217
Penthouse	3	0	2	1
Other	13	0	10	3

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,676	361	361	\$599,900	\$609,900
\$1,664	448	586	\$734,900	\$943,900
\$1,667	442	780	\$739,900	\$1,289,900
\$1,689	618	1,567	\$1,049,900	\$2,585,900
\$1,708	733	1,330	\$1,229,990	\$2,429,900
\$1,745	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)

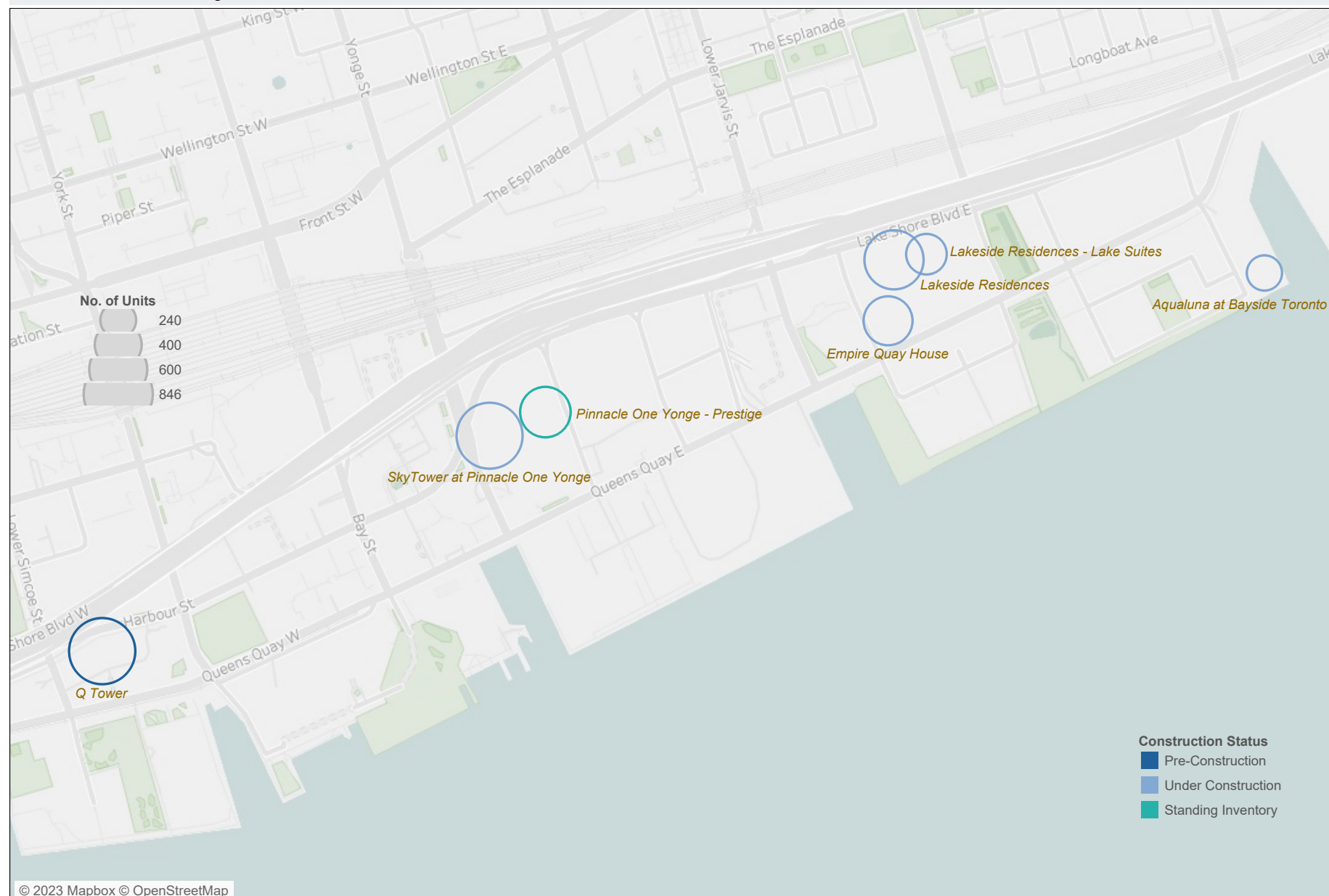


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - November 2023

Current Active Projects



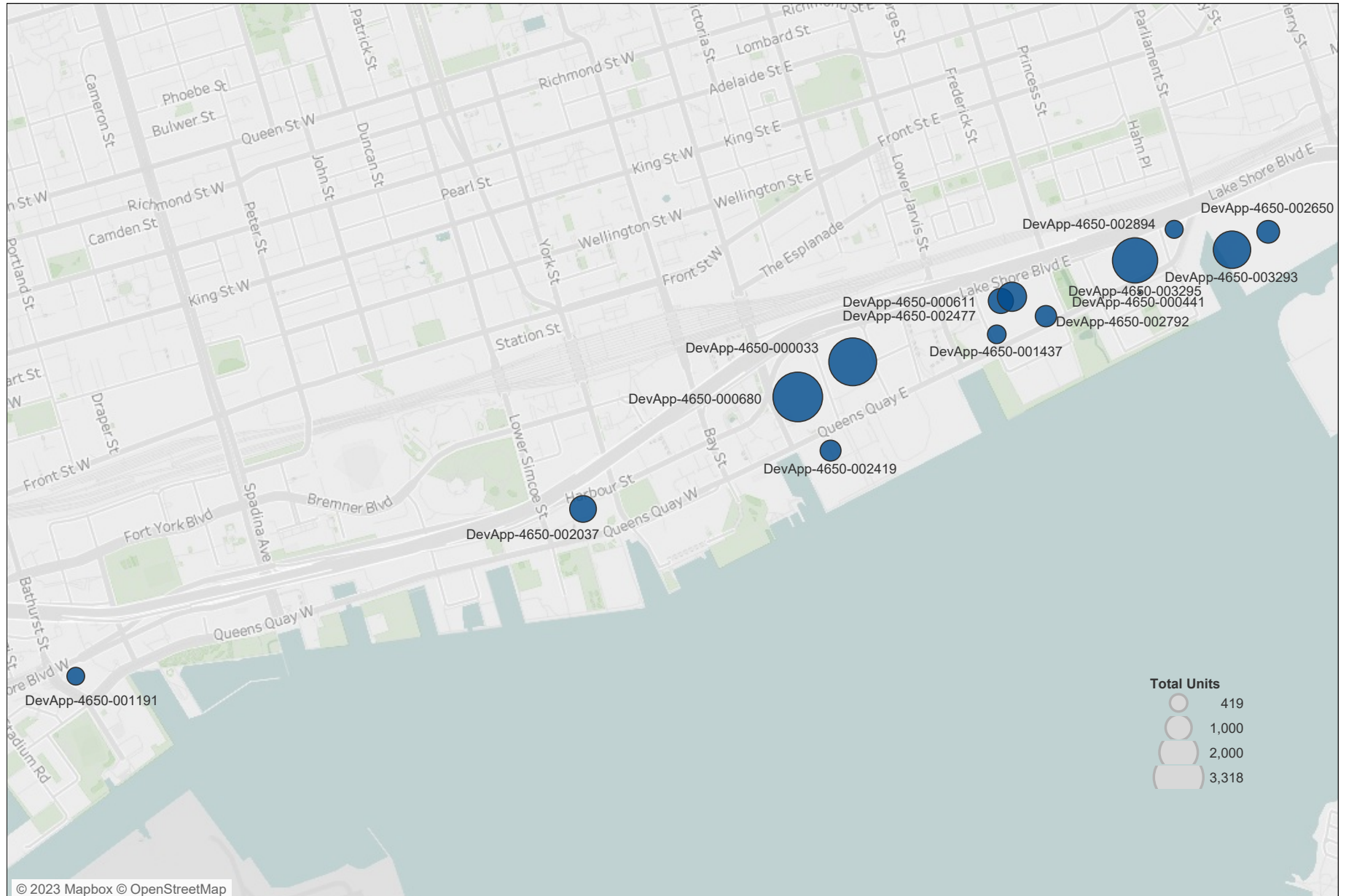
Central Waterfront Submarket Report - November 2023

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	364	364	482	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 - November 2023

Current Development Applications



Central Waterfront Submarket Report - November 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 - November 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	5	17	4,392	601	\$2,404	1,042	\$2,505,147	16,205
Central Waterfront	364	7	2,908	966	\$1,704	864	\$1,471,594	17,168
Don Mills - York Mills	7	13	3,228	312	\$1,179	852	\$1,003,895	27,949
Downtown Core	5	7	4,169	475	\$1,877	773	\$1,451,417	30,040
Downtown East	33	21	6,385	1,605	\$1,498	684	\$1,024,665	25,732
Downtown West	116	26	8,024	871	\$1,690	977	\$1,651,666	17,335
Etobicoke Waterfront	0	1	547	18	\$1,644	828	\$1,361,206	3,135
Highway7 - Yonge	0	4	898	35	\$1,090	1,137	\$1,239,200	26,334
Mississauga City Centre	42	9	4,223	643	\$1,240	628	\$778,770	28,180
North Toronto	1	18	3,514	373	\$1,578	937	\$1,478,881	305
North Yonge Corridor	65	9	2,710	777	\$1,551	709	\$1,098,765	37,631
North York East								144,225
North York West	13	10	1,118	447	\$1,371	827	\$1,133,902	26,693
Not Applicable	357	200	31,882	8,204	\$1,173	770	\$902,770	15,600
Scarborough City Centre								13,225
Sheppard Corridor	104	13	2,518	561	\$1,361	766	\$1,043,205	31,263
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,937
Toronto East	1	9	1,316	209	\$1,249	720	\$898,838	
Toronto West	52	22	3,726	469	\$1,276	910	\$1,161,564	
Yonge - St. Clair	145	8	1,012	689	\$1,789	623	\$1,114,910	



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