

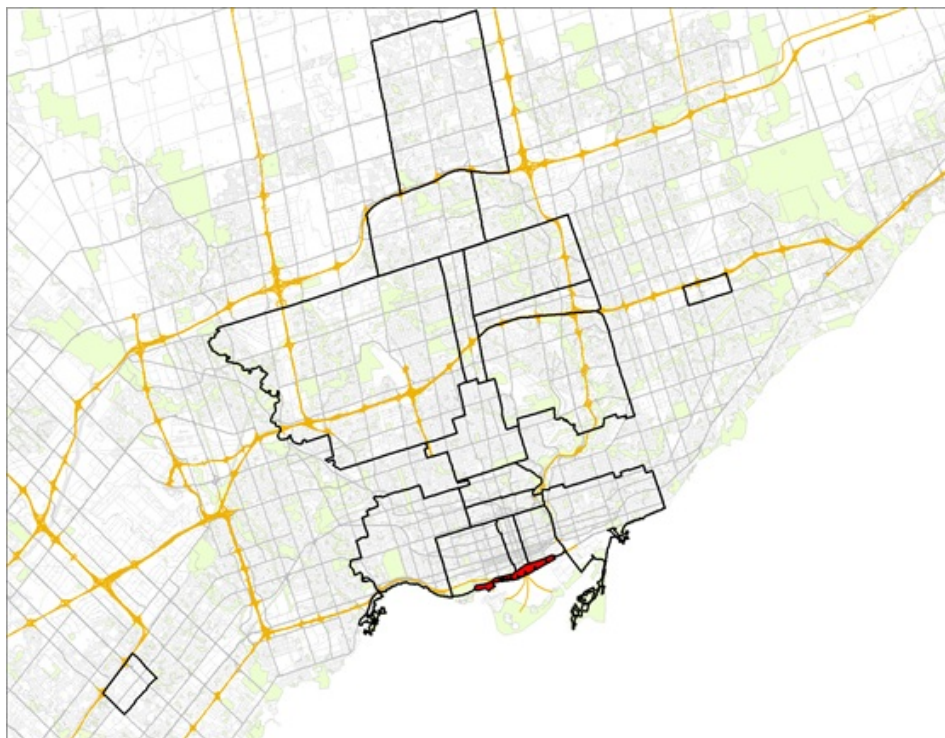


Greater Toronto Area
Central Waterfront

New Homes High Rise Submarket Report
Data as of February 2024

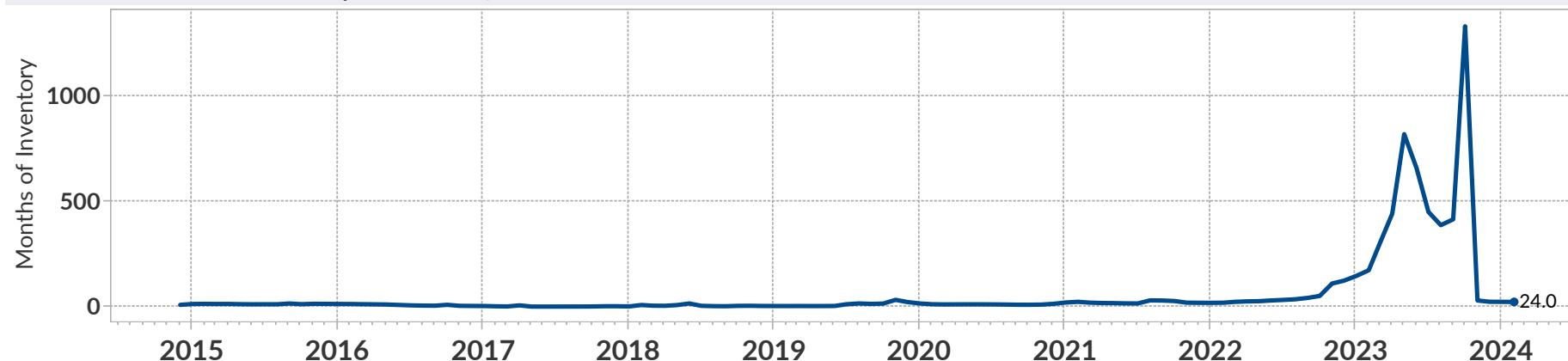


Central Waterfront Submarket Report - February 2024



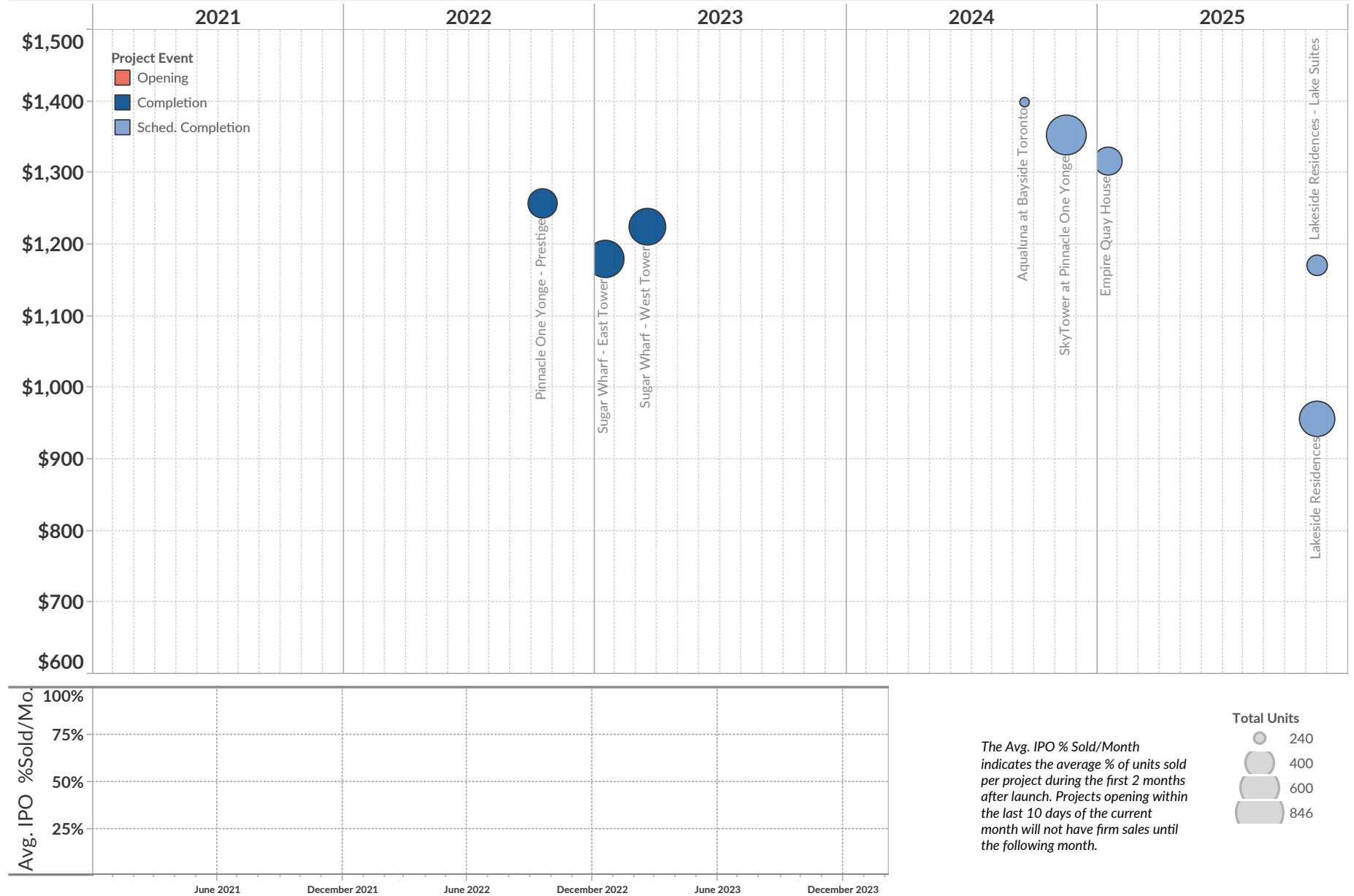
Central Waterfront		GTA
Distinct count of Site Name	7	380
No. of Units	3,874	97,390
Total Sales	2,979	80,643
Act Inv	895	16,747
Avg. \$/sf	\$1,653	\$1,402
Avg. Project \$/SF	\$1,526	\$1,303
Avg. SF	964	792
Avg. \$	\$1,593,022	\$1,110,173
No Measure Value	4	379

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



Central Waterfront Submarket Report - February 2024

Recent Project Openings, Completions & Scheduled Completions



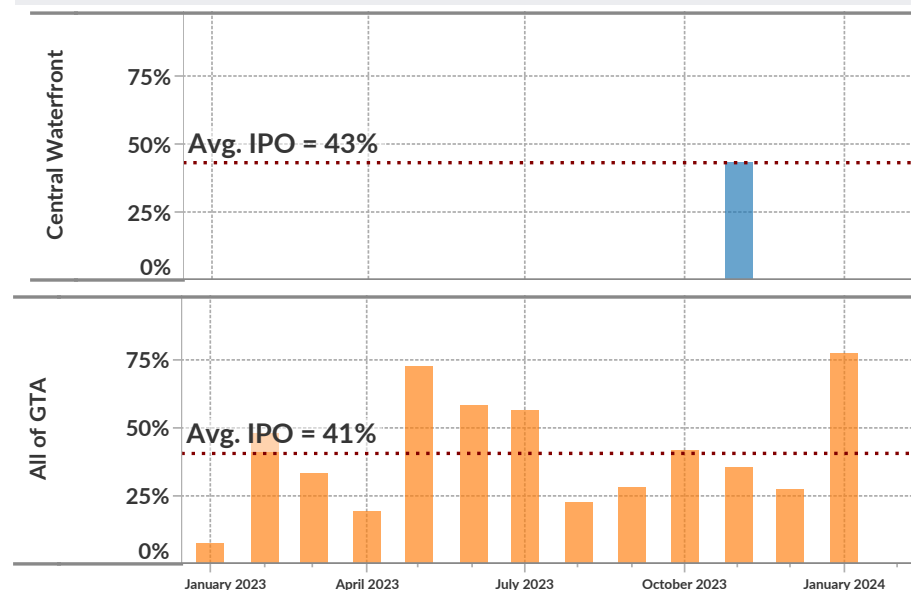
Central Waterfront Submarket Report - February 2024

Project Data by Unit Type

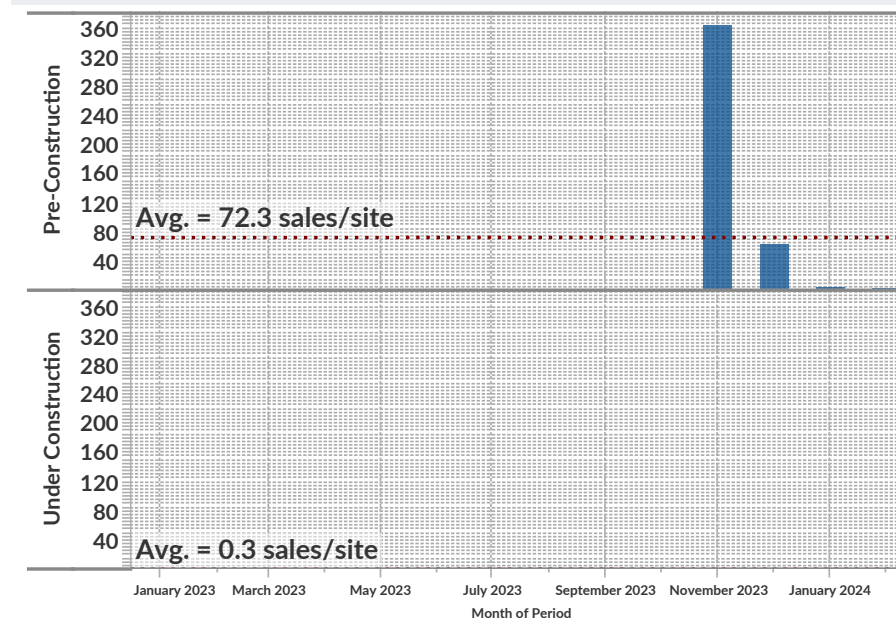
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	143	0	128	15
1 Bedroom	1,021	2	883	138
1 Bedroom + Den	1,164	2	960	204
2 Bedroom	688	0	559	129
2 Bedroom + Den	471	0	283	188
3 Bedroom & Up	371	0	154	217
Penthouse	3	0	2	1
Other	13	0	10	3

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,702	361	361	\$613,900	\$614,900
\$1,608	426	586	\$699,900	\$943,900
\$1,561	532	780	\$794,900	\$1,288,900
\$1,636	618	1,567	\$879,900	\$2,585,900
\$1,658	699	1,330	\$879,900	\$2,429,900
\$1,708	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)

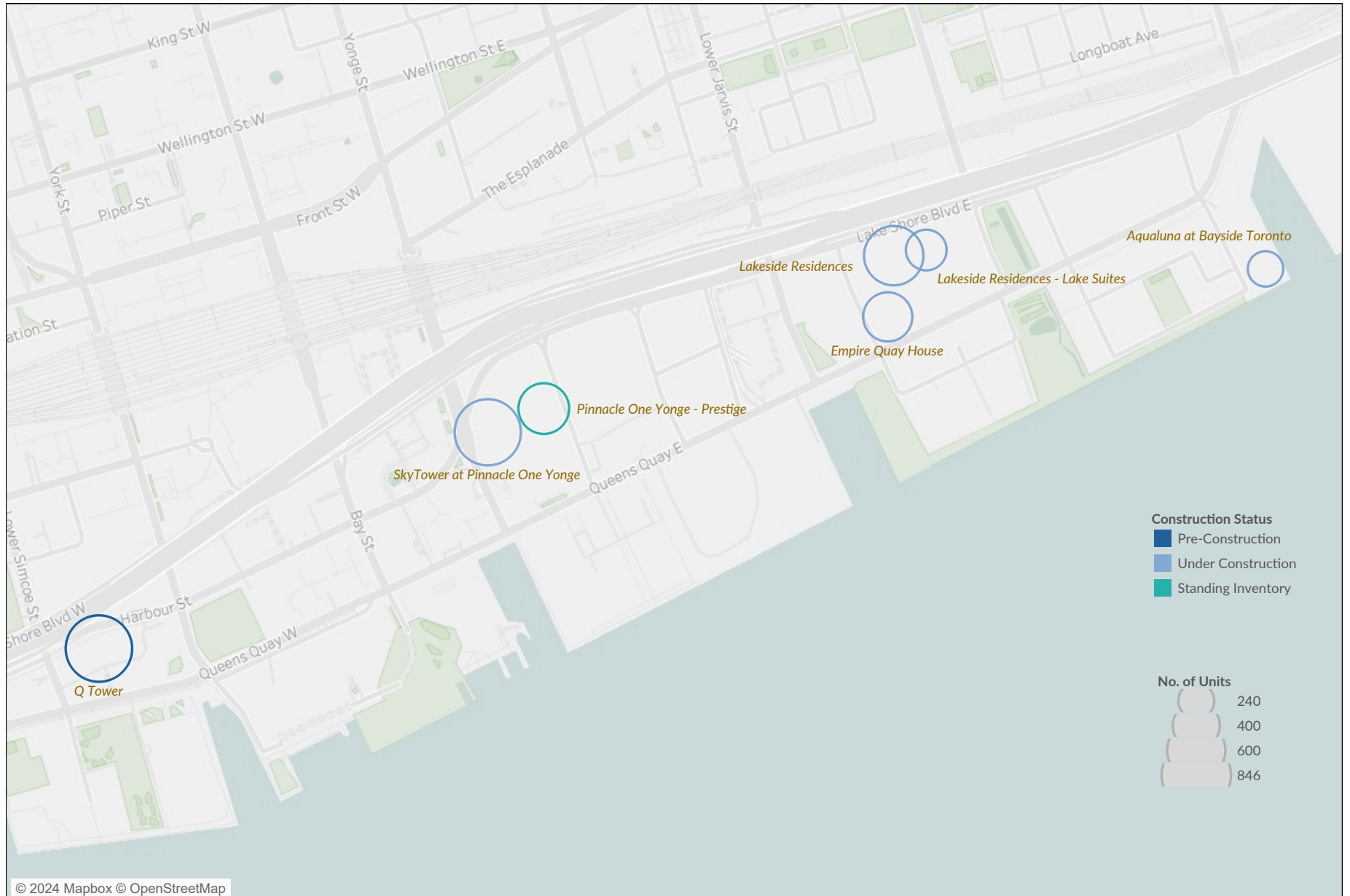


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - February 2024

Current Active Projects



Central Waterfront Submarket Report - February 2024

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 Foot
Aqualuna at Bayside Toronto - Tridel and Hines	Apartment	September 2024	0	0	4	240	\$1,399	\$1,580
Empire Quay House - Empire	Apartment	January 2025	0	0	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	1	1	114	492	\$1,258	\$1,636
Q Tower - Lifetime Developments and Diamond Corp	Apartment	April 2029	3	8	412	846	\$1,693	\$1,555
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2024	0	1	353	840	\$1,353	\$1,746

Central Waterfront Submarket Report - February 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	35	17
Central Waterfront	4	7
Don Mills - York Mills	0	13
Downtown Core	3	6
Downtown East	10	20
Downtown West	6	25
Etobicoke Waterfront	3	1
Highway7 - Yonge	0	5
Mississauga City Centre	6	9
North Toronto	2	18
North Yonge Corridor	9	9
North York East		
North York West	0	10
Not Applicable	251	192
Scarborough City Centre		
Sheppard Corridor	31	12
Thornhill	0	2
Toronto East	9	6
Toronto West	6	20
Yonge - St. Clair	4	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,446	577	\$2,387	1,071	\$2,556,762
2,979	895	\$1,653	964	\$1,593,022
3,237	303	\$1,178	858	\$1,011,319
3,658	463	\$1,878	780	\$1,464,300
5,925	1,561	\$1,445	696	\$1,005,677
7,942	832	\$1,694	983	\$1,665,259
551	14	\$1,644	860	\$1,414,329
913	278	\$1,020	709	\$722,745
4,243	623	\$1,241	631	\$782,322
3,522	368	\$1,579	930	\$1,467,442
2,745	744	\$1,656	696	\$1,153,097
1,118	447	\$1,366	827	\$1,130,437
31,167	7,879	\$1,176	770	\$905,938
2,596	445	\$1,432	828	\$1,185,204
411	28	\$1,367	1,690	\$2,310,536
887	181	\$1,263	645	\$814,792
3,262	449	\$1,277	909	\$1,161,589
1,041	660	\$1,806	623	\$1,124,676



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