

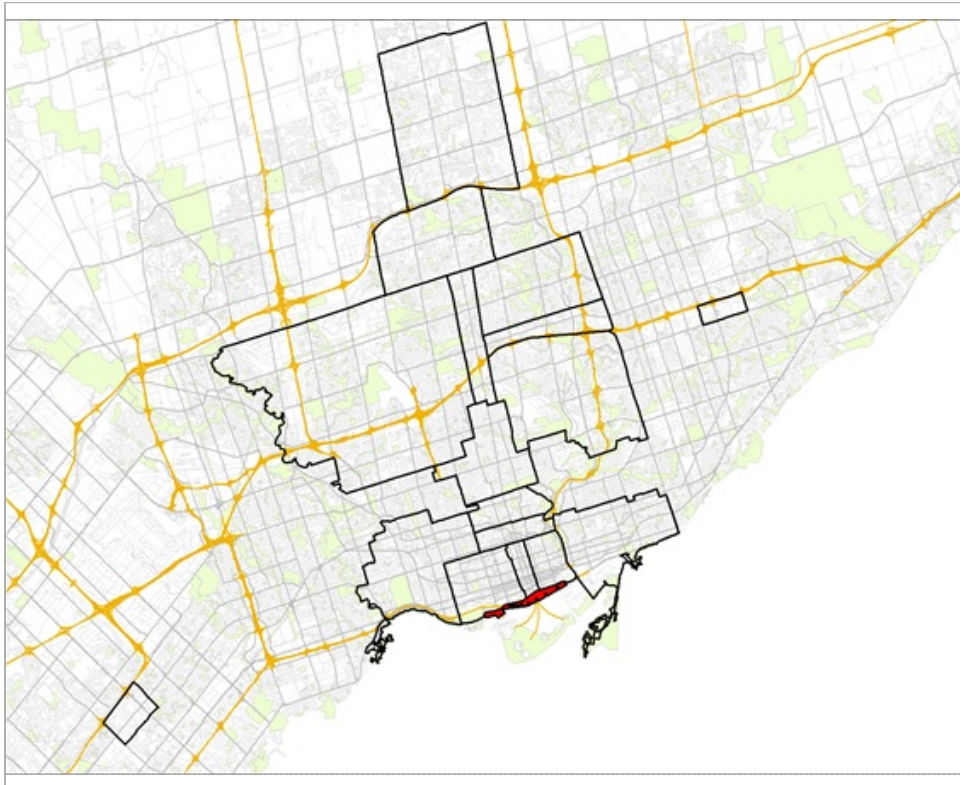


## Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of April 2024

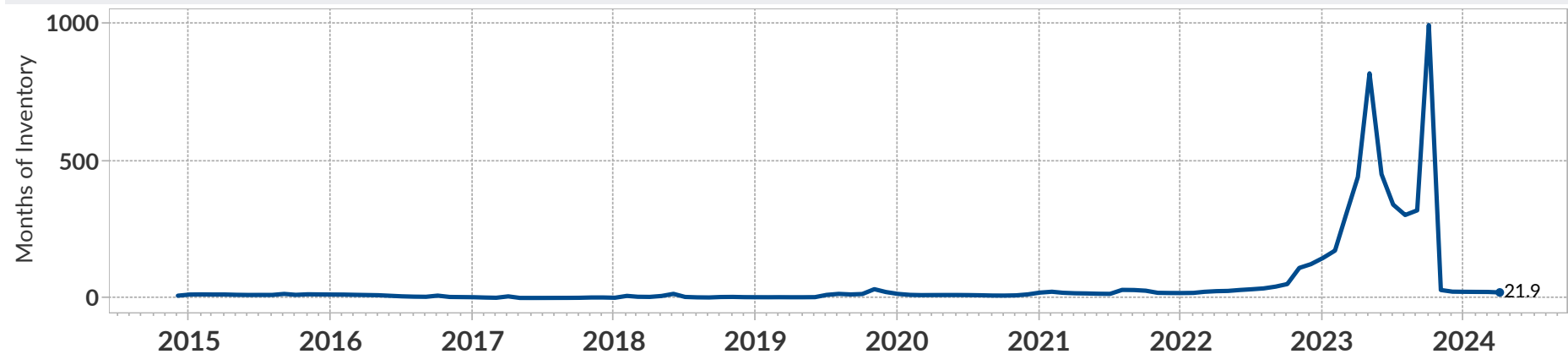


## Central Waterfront Submarket Report - April 2024



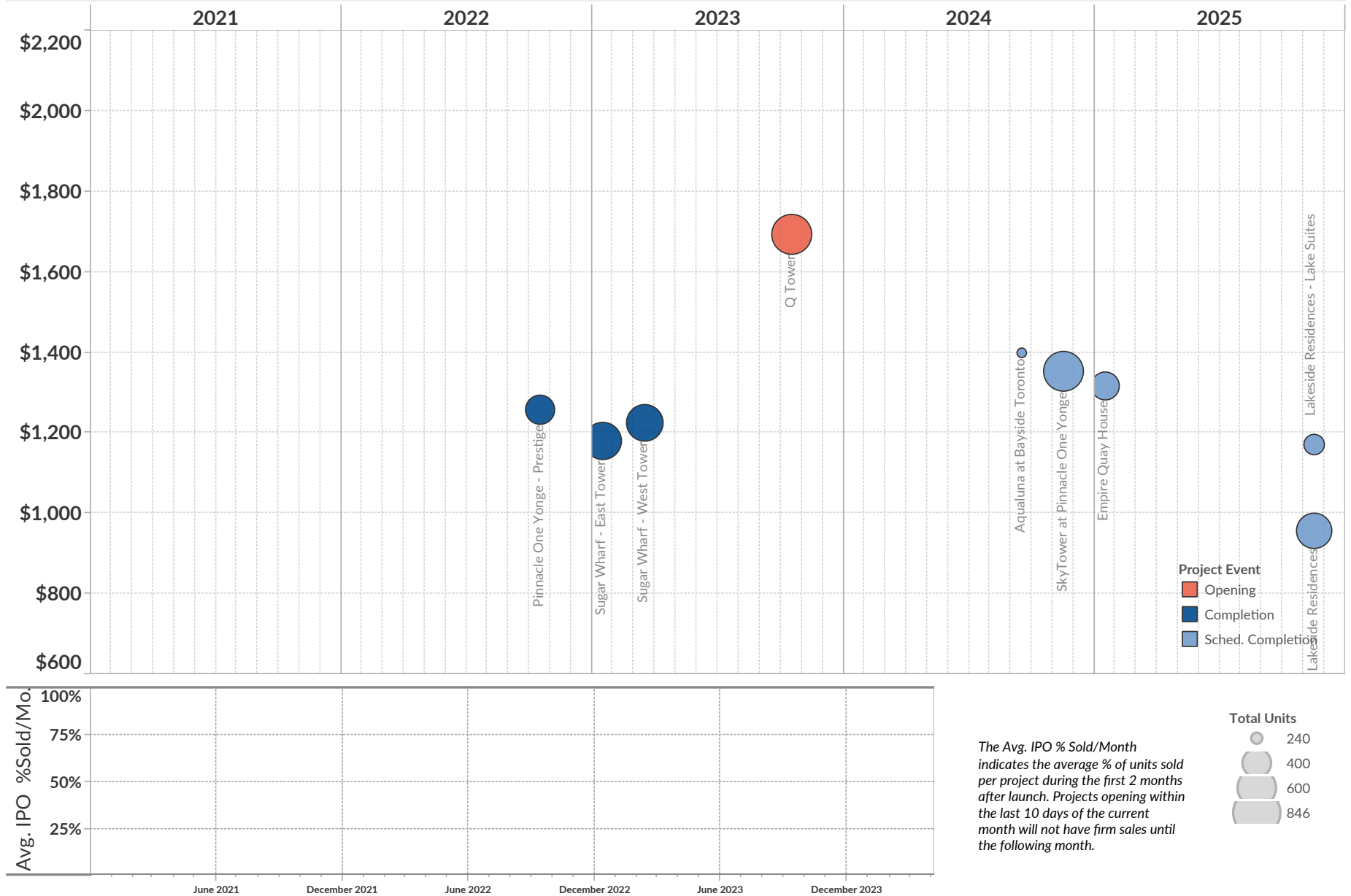
| Central Waterfront          |             | GTA         |
|-----------------------------|-------------|-------------|
| Distinct count of Site Name | 6           | 353         |
| No. of Units                | 3,634       | 90,746      |
| Total Sales                 | 2,766       | 74,268      |
| Act Inv                     | 868         | 16,478      |
| Avg. \$/sf                  | \$1,678     | \$1,420     |
| Avg. Project \$/SF          | \$1,524     | \$1,318     |
| Avg. SF                     | 881         | 794         |
| Avg. \$                     | \$1,478,693 | \$1,127,454 |
| Current Month Sales         | 24          | 518         |

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



# Central Waterfront Submarket Report - April 2024

## Recent Project Openings, Completions & Scheduled Completions



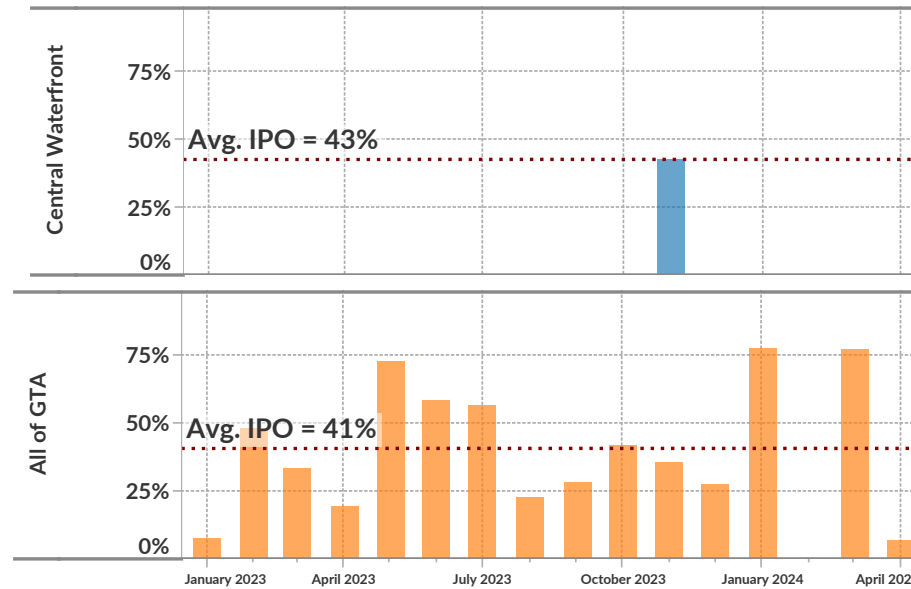
# Central Waterfront Submarket Report - April 2024

## Project Data by Unit Type

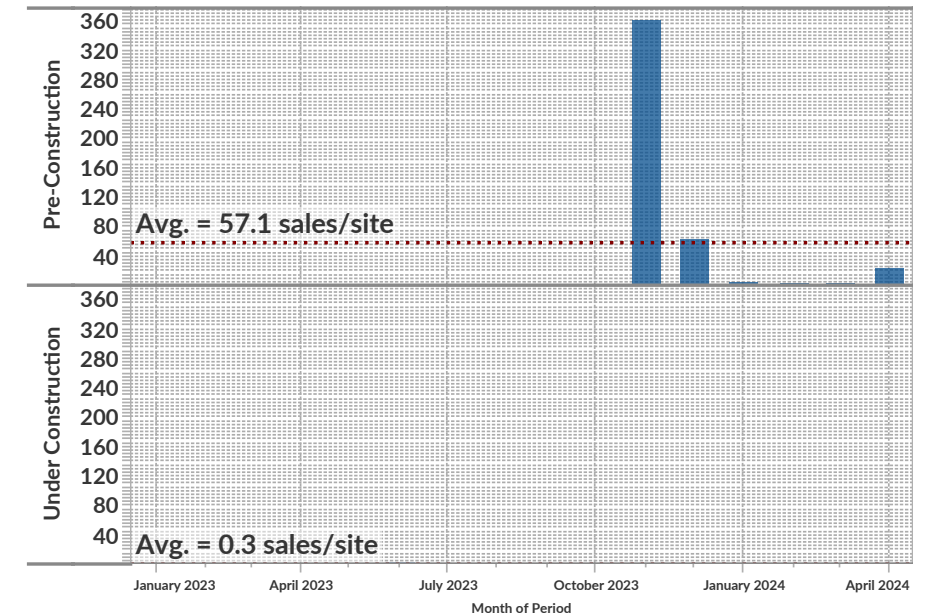
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 143          | 6                   | 115         | 28      |
| 1 Bedroom       | 996          | 9                   | 804         | 192     |
| 1 Bedroom + Den | 1,158        | 9                   | 963         | 195     |
| 2 Bedroom       | 552          | 0                   | 423         | 129     |
| 2 Bedroom + Den | 418          | 0                   | 230         | 188     |
| 3 Bedroom & Up  | 366          | 0                   | 231         | 135     |
| Penthouse       |              |                     |             |         |
| Other           | 1            | 0                   | 0           | 1       |

| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,735    | 361             | 361              | \$601,900        | \$650,900         |
| \$1,708    | 426             | 586              | \$734,900        | \$943,900         |
| \$1,548    | 532             | 780              | \$741,900        | \$1,288,900       |
| \$1,645    | 618             | 1,567            | \$909,900        | \$2,585,900       |
| \$1,672    | 699             | 1,330            | \$984,900        | \$2,429,900       |
| \$1,768    | 1,088           | 1,873            | \$1,699,990      | \$3,254,900       |
|            |                 |                  |                  |                   |
| \$1,680    | 1,720           | 1,720            | \$2,889,900      | \$2,889,900       |

## IPO Launch Performance (first 2 months)

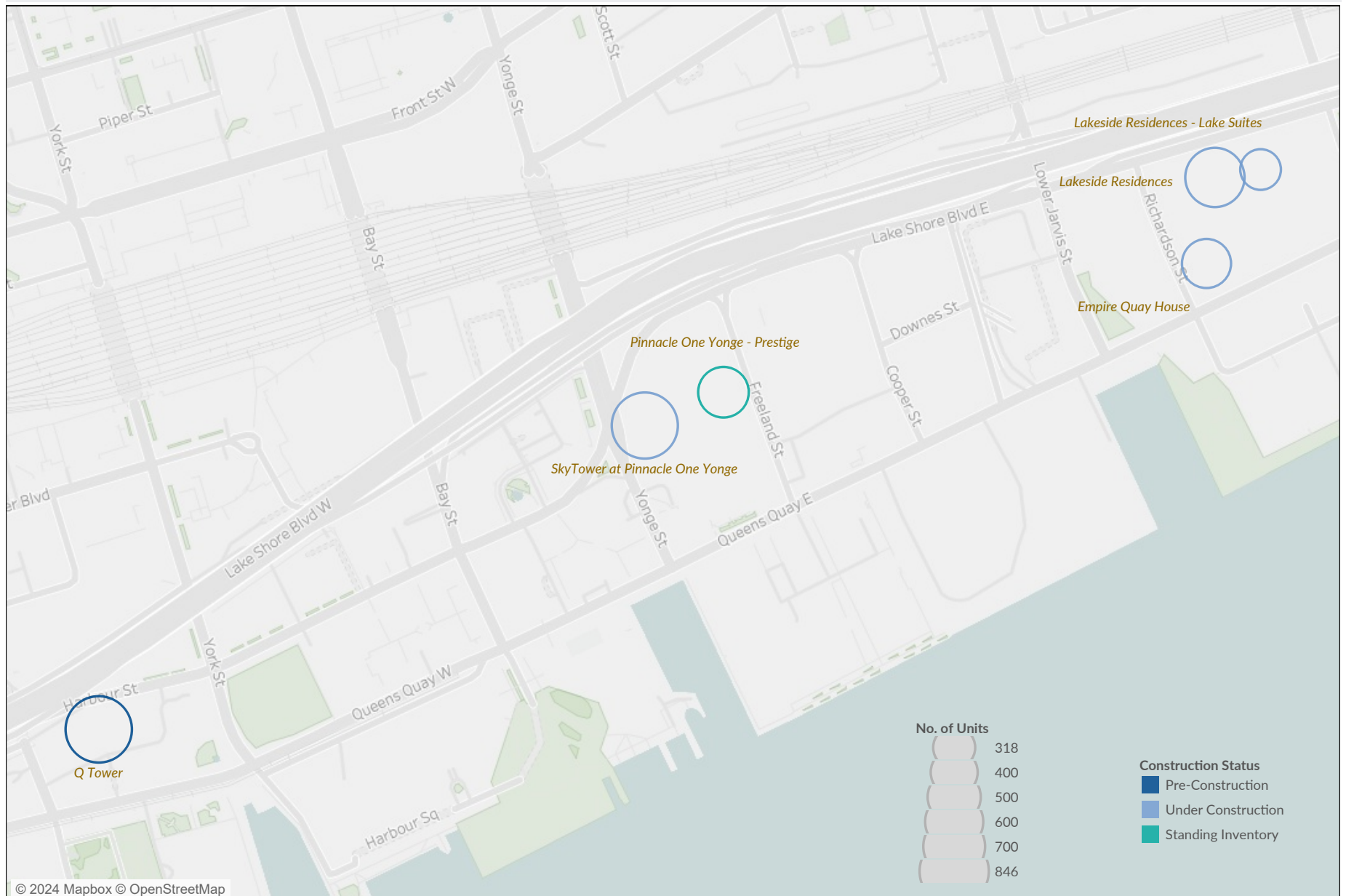


## Post Launch Absorption: Central Waterfront



# Central Waterfront Submarket Report - April 2024

## Current Active Projects



# Central Waterfront Submarket Report - April 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 \$/SF |
| 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            | 0                   | 1   | 114     | 492          | \$1,258             | \$1,636            |
| Q Tower - Lifetime Developments and Diamond Corp        | Apartment    | April 2029              | 24                  | 34  | 389     | 846          | \$1,693             | \$1,595            |
| SkyTower at Pinnacle One Yonge - Pinnacle International | Apartment    | November 2024           | 0                   | 1   | 353     | 840          | \$1,353             | \$1,746            |

# Central Waterfront Submarket Report - April 2024

## Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | 7                   | 17                          |
| Central Waterfront      | 24                  | 6                           |
| Don Mills - York Mills  | 9                   | 10                          |
| Downtown Core           | 5                   | 6                           |
| Downtown East           | 8                   | 20                          |
| Downtown West           | 162                 | 25                          |
| Etobicoke Waterfront    | 0                   | 1                           |
| Highway7 - Yonge        | 13                  | 5                           |
| Mississauga City Centre | 4                   | 9                           |
| North Toronto           | 3                   | 17                          |
| North Yonge Corridor    | 2                   | 9                           |
| North York East         |                     |                             |
| North York West         | 2                   | 9                           |
| Not Applicable          | 227                 | 175                         |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | 13                  | 9                           |
| Thornhill               | 0                   | 2                           |
| Toronto East            | 0                   | 6                           |
| Toronto West            | 13                  | 19                          |
| Yonge - St. Clair       | 26                  | 8                           |

## Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$     |
|-------------|---------|------------|---------|-------------|
| 4,066       | 585     | \$2,400    | 1,085   | \$2,602,961 |
| 2,766       | 868     | \$1,678    | 881     | \$1,478,693 |
| 2,401       | 311     | \$1,192    | 838     | \$999,002   |
| 3,666       | 455     | \$1,869    | 782     | \$1,462,632 |
| 5,951       | 1,535   | \$1,456    | 690     | \$1,004,278 |
| 7,391       | 1,421   | \$1,817    | 868     | \$1,578,028 |
| 551         | 14      | \$1,644    | 860     | \$1,414,329 |
| 1,165       | 39      | \$1,100    | 1,012   | \$1,113,310 |
| 4,256       | 636     | \$1,234    | 658     | \$811,624   |
| 3,304       | 354     | \$1,578    | 937     | \$1,477,917 |
| 2,748       | 741     | \$1,656    | 697     | \$1,154,309 |
|             |         |            |         |             |
| 1,074       | 443     | \$1,377    | 821     | \$1,130,591 |
| 27,481      | 7,762   | \$1,162    | 770     | \$894,594   |
|             |         |            |         |             |
| 1,850       | 475     | \$1,420    | 812     | \$1,153,054 |
| 411         | 28      | \$1,361    | 1,690   | \$2,301,250 |
| 890         | 178     | \$1,264    | 647     | \$817,465   |
| 3,225       | 416     | \$1,267    | 903     | \$1,144,027 |
| 1,072       | 217     | \$2,059    | 912     | \$1,876,784 |



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