

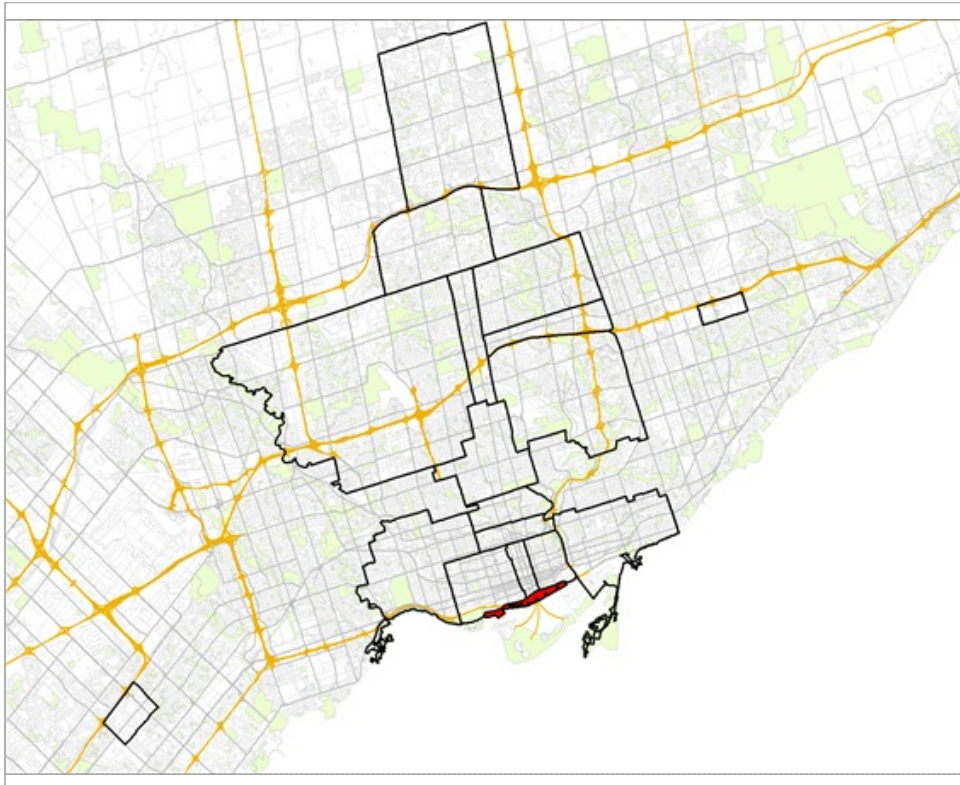


Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of August 2024

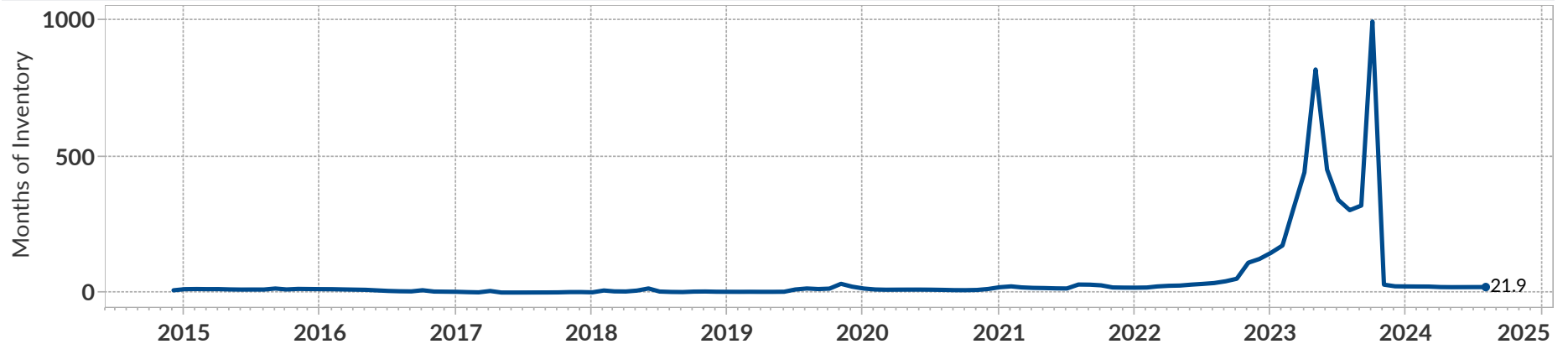


Central Waterfront Submarket Report - August 2024



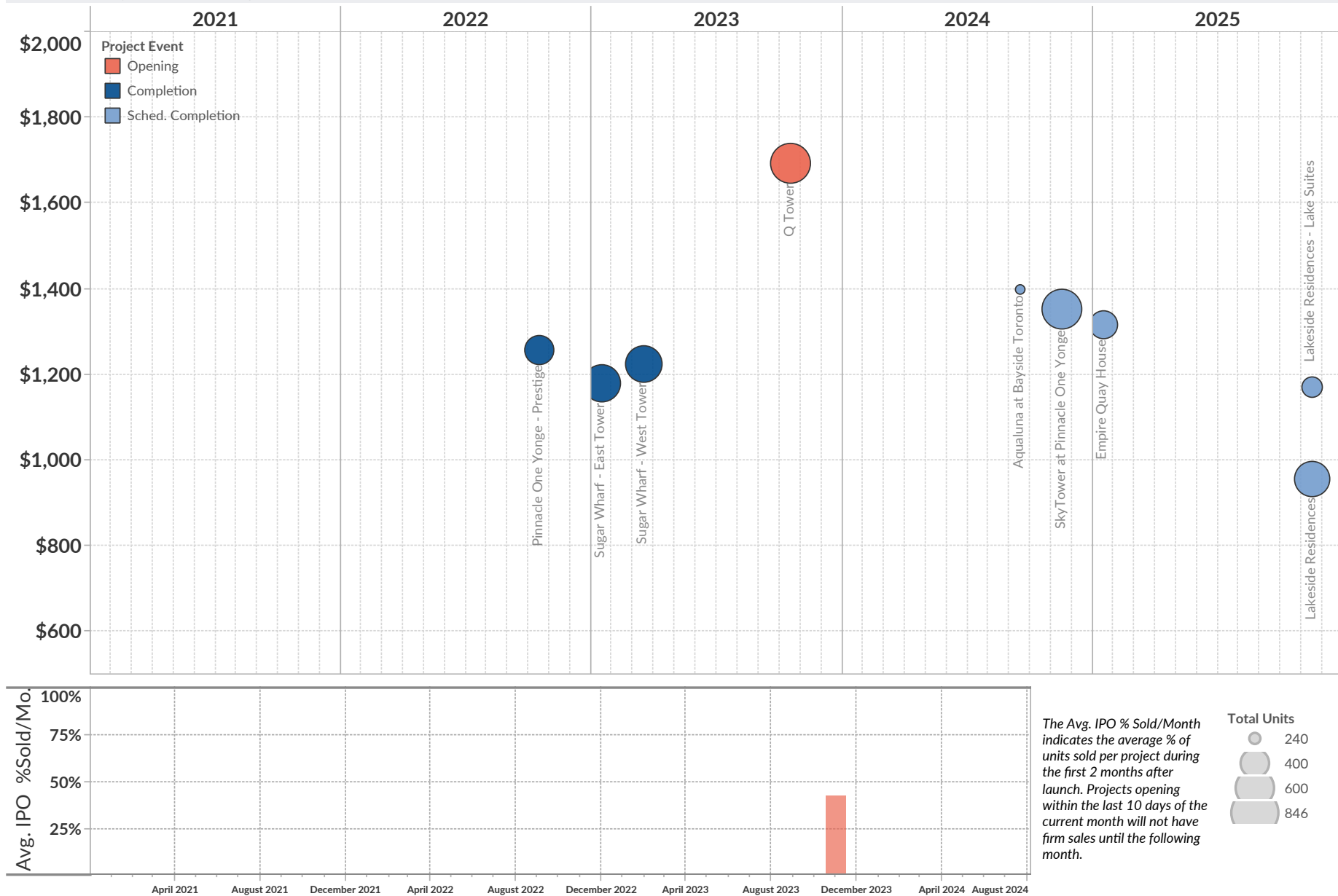
Central Waterfront		GTA
Distinct count of Site Name	6	345
No. of Units	3,634	89,028
Total Sales	2,777	71,795
Act Inv	857	17,233
Avg. \$/sf	\$1,687	\$1,408
Avg. Project \$/SF	\$1,529	\$1,314
Avg. SF	884	781
Avg. \$	\$1,491,025	\$1,099,571
Current Month Sales	1	235

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



Central Waterfront Submarket Report - August 2024

Recent Project Openings, Completions & Scheduled Completions



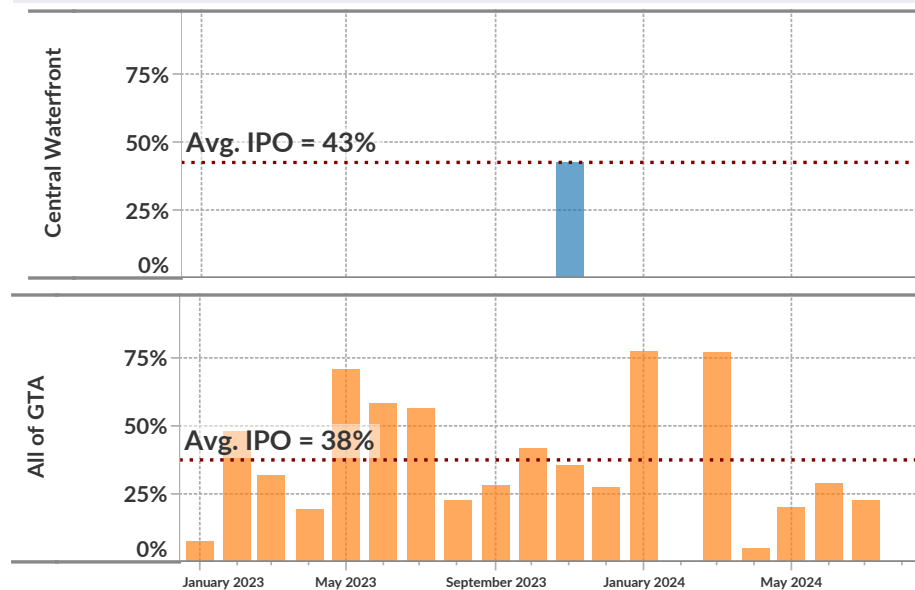
Central Waterfront Submarket Report - August 2024

Project Data by Unit Type

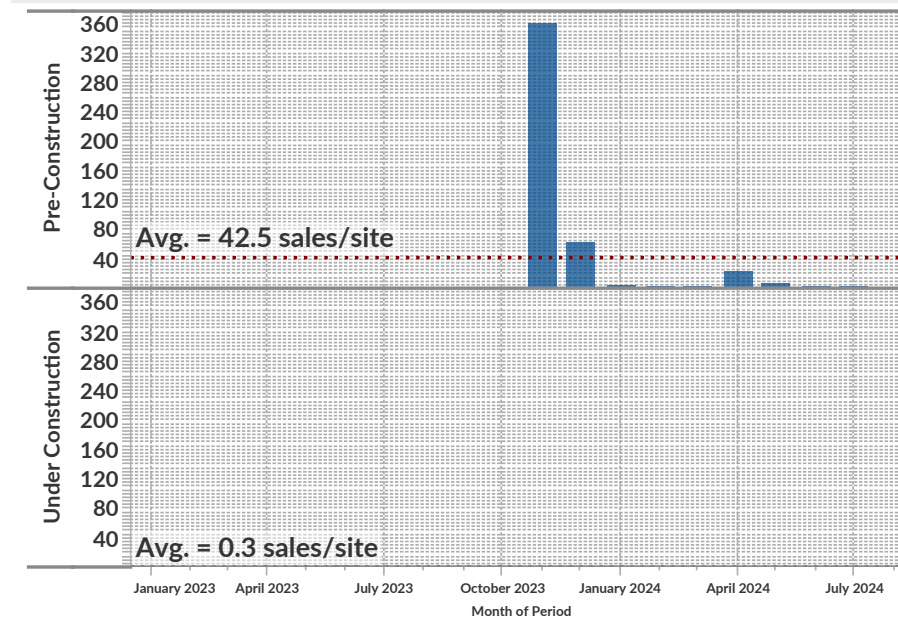
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	143	0	115	28
1 Bedroom	996	1	809	187
1 Bedroom + Den	1,158	0	967	191
2 Bedroom	552	0	424	128
2 Bedroom + Den	418	0	231	187
3 Bedroom & Up	366	0	231	135
Penthouse				
Other	1	0	0	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,735	361	361	\$601,900	\$650,900
\$1,648	448	586	\$741,900	\$943,900
\$1,609	442	780	\$758,900	\$1,288,900
\$1,664	618	1,567	\$925,900	\$2,585,900
\$1,679	699	1,330	\$1,004,900	\$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)

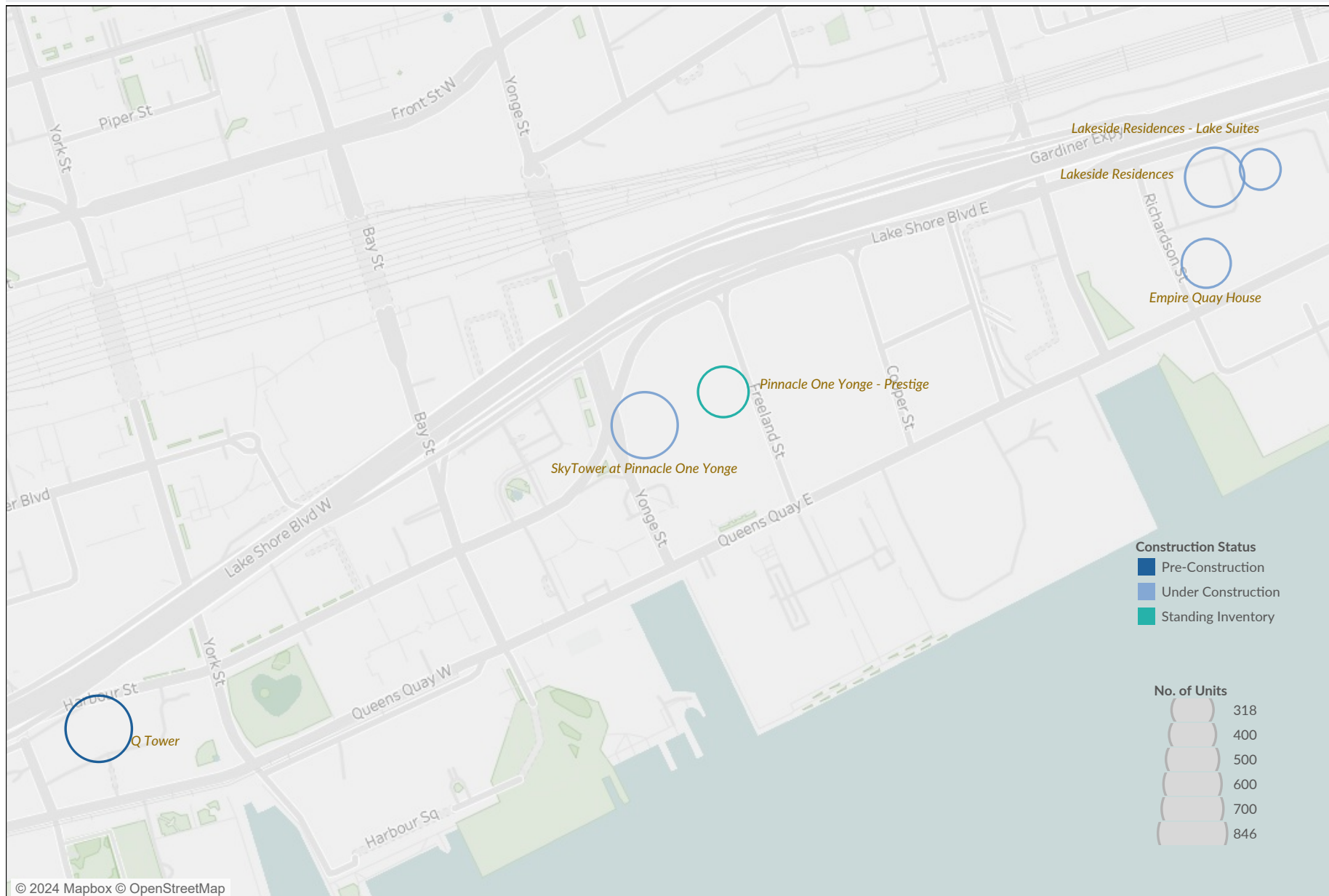


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - August 2024

Current Active Projects



Central Waterfront Submarket Report - August 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
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	1	45	378	846	\$1,693	\$1,623
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	July 2025	0	1	353	840	\$1,353	\$1,746

Central Waterfront Submarket Report - August 2024



Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	16
Central Waterfront	1	6
Don Mills - York Mills	11	8
Downtown Core	1	6
Downtown East	7	19
Downtown West	10	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	11	5
Mississauga City Centre	2	9
North Toronto	2	15
North Yonge Corridor	4	9
North York East		
North York West	5	9
Not Applicable	114	174
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	1	2
Toronto East	1	6
Toronto West	10	19
Yonge - St. Clair	49	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,546	550	\$2,416	1,095	\$2,644,459
2,777	857	\$1,687	884	\$1,491,025
1,794	285	\$1,214	783	\$950,543
3,670	451	\$1,869	784	\$1,465,270
5,547	1,521	\$1,440	692	\$995,929
7,558	1,254	\$1,839	932	\$1,713,783
552	13	\$1,640	854	\$1,400,746
1,063	219	\$1,064	800	\$851,267
4,267	625	\$1,234	660	\$814,210
2,560	304	\$1,584	956	\$1,514,735
2,697	792	\$1,635	671	\$1,097,839
1,084	433	\$1,368	830	\$1,134,772
27,162	8,625	\$1,168	741	\$865,477
1,870	455	\$1,429	813	\$1,161,522
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,240	484	\$1,225	925	\$1,133,216
1,095	167	\$2,119	979	\$2,075,126



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