

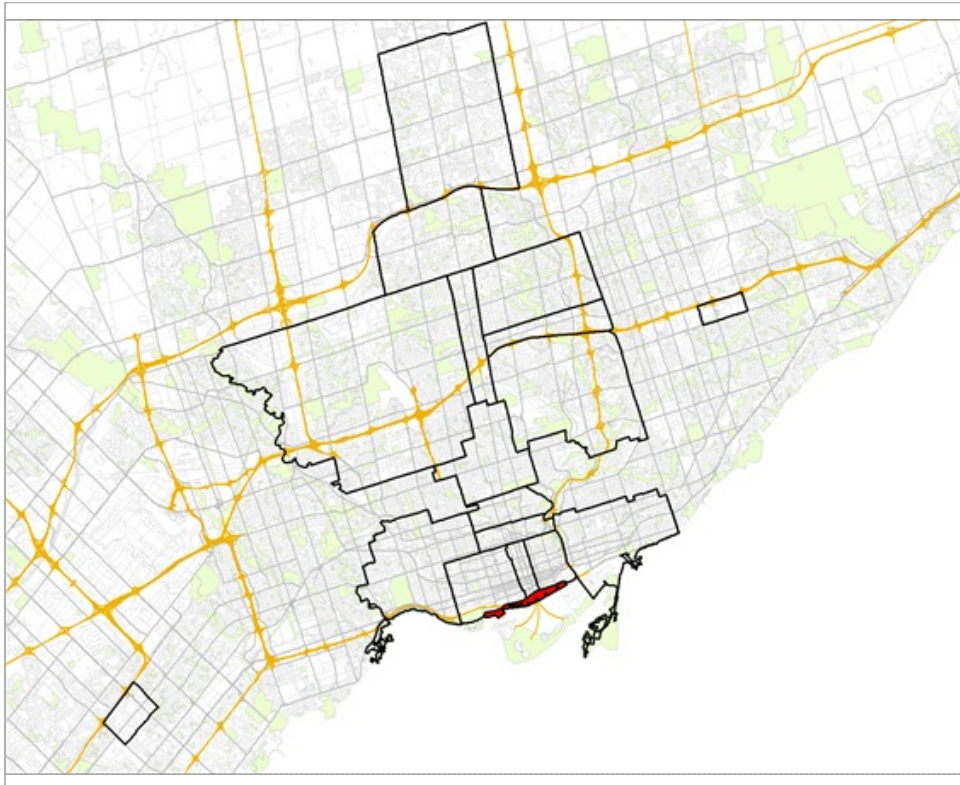


Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of September 2024

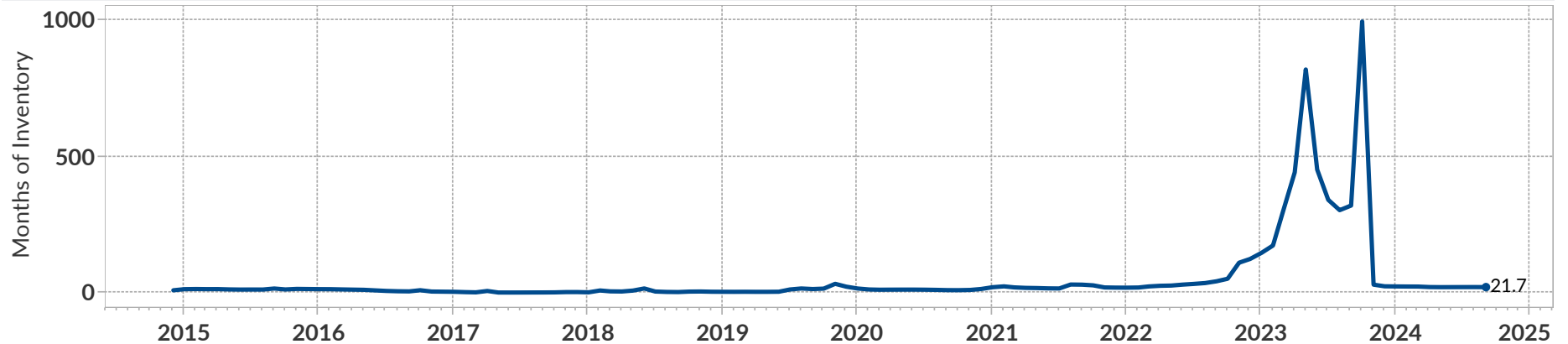


Central Waterfront Submarket Report - September 2024



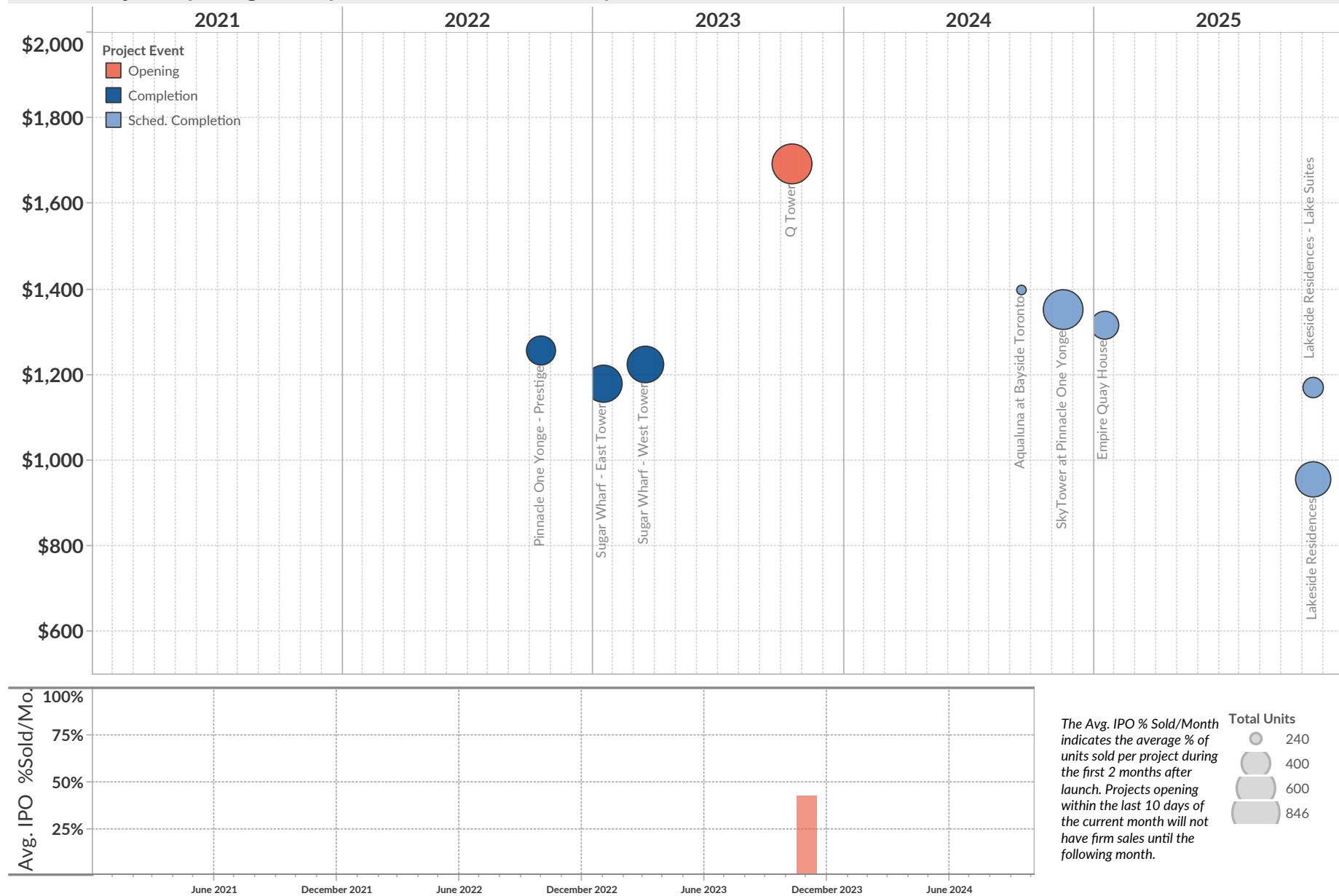
Central Waterfront		GTA
Distinct count of Site Name	6	343
No. of Units	3,634	89,282
Total Sales	2,780	71,855
Act Inv	854	17,427
Avg. \$/sf	\$1,697	\$1,400
Avg. Project \$/SF	\$1,535	\$1,310
Avg. SF	886	780
Avg. \$	\$1,503,138	\$1,091,976
Current Month Sales	3	247

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



Central Waterfront Submarket Report - September 2024

Recent Project Openings, Completions & Scheduled Completions



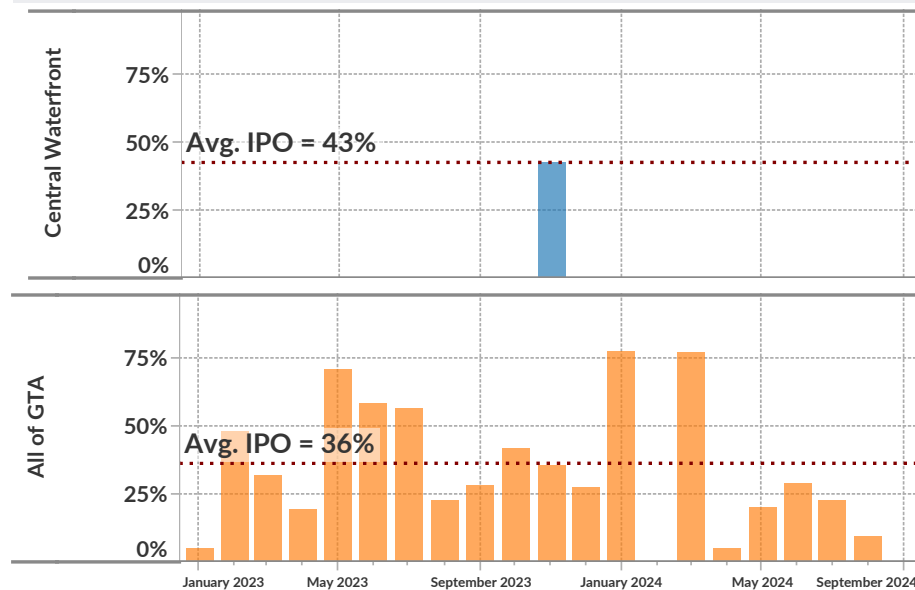
Central Waterfront Submarket Report - September 2024

Project Data by Unit Type

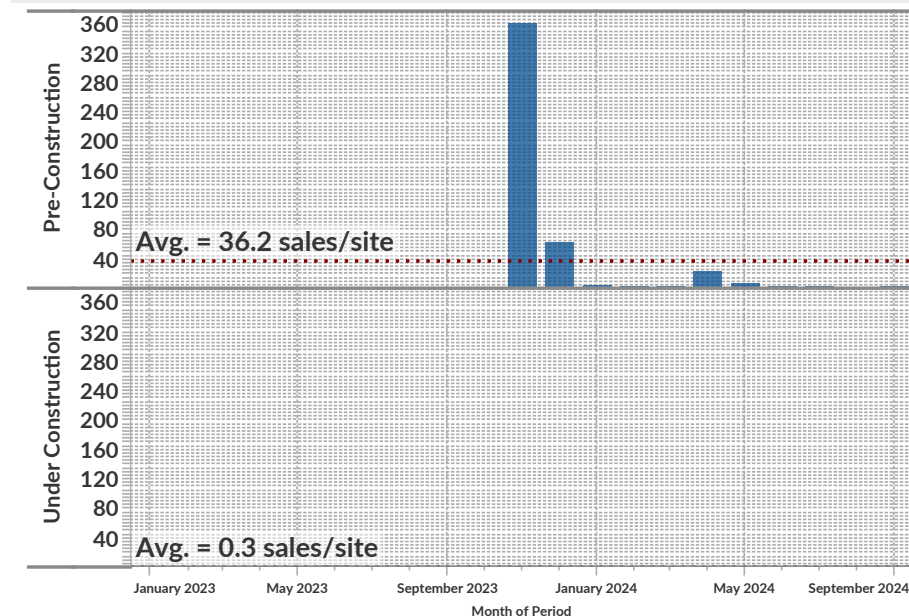
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	143	1	116	27
1 Bedroom	996	1	810	186
1 Bedroom + Den	1,158	1	968	190
2 Bedroom	552	0	424	128
2 Bedroom + Den	418	0	231	187
3 Bedroom & Up	366	0	231	135
Penthouse				
Other	1	0	0	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,792	361	361	\$642,900	\$650,900
\$1,691	448	586	\$775,900	\$943,900
\$1,622	442	780	\$778,900	\$1,288,900
\$1,682	618	1,567	\$955,900	\$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)

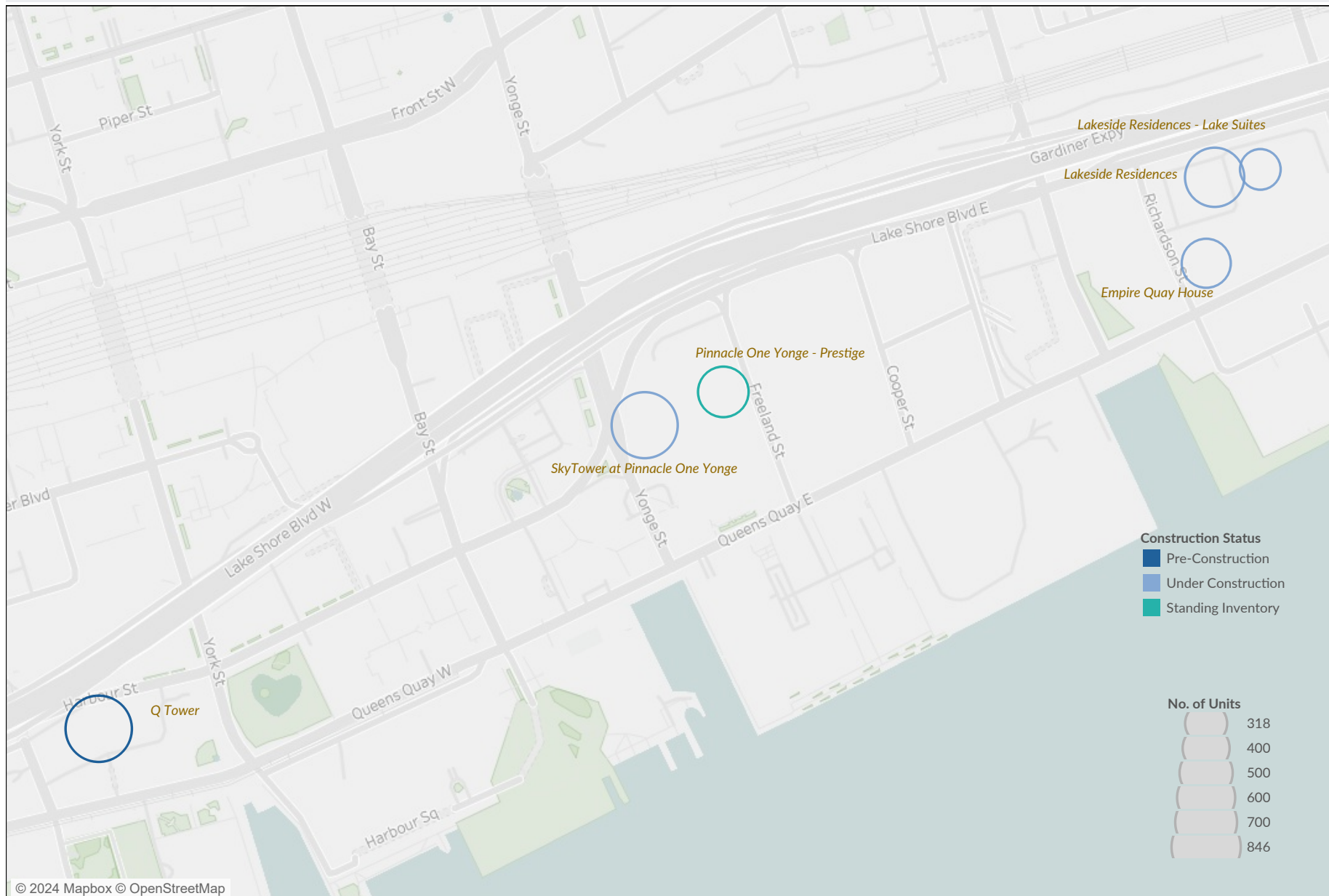


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - September 2024

Current Active Projects



Central Waterfront Submarket Report - September 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	3	48	375	846	\$1,693	\$1,660
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	July 2025	0	1	353	840	\$1,353	\$1,746

Central Waterfront Submarket Report - September 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	7	16
Central Waterfront	3	6
Don Mills - York Mills	0	8
Downtown Core	1	6
Downtown East	1	19
Downtown West	18	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	9	5
Mississauga City Centre	3	10
North Toronto	2	15
North Yonge Corridor	1	9
North York East		
North York West	16	9
Not Applicable	178	172
Scarborough City Centre		
Sheppard Corridor	4	9
Thornhill	0	2
Toronto East	0	6
Toronto West	4	19
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,553	543	\$2,418	1,101	\$2,661,177
2,780	854	\$1,697	886	\$1,503,138
1,794	285	\$1,214	783	\$950,543
3,671	450	\$1,869	785	\$1,466,368
5,548	1,520	\$1,436	697	\$1,000,497
7,465	1,231	\$1,821	933	\$1,698,688
552	13	\$1,640	854	\$1,400,746
1,072	227	\$1,032	861	\$888,662
4,785	646	\$1,230	660	\$812,197
2,557	313	\$1,579	942	\$1,487,350
2,698	791	\$1,636	672	\$1,098,337
1,099	434	\$1,351	834	\$1,126,237
26,755	8,739	\$1,166	736	\$857,711
1,877	533	\$1,383	816	\$1,128,200
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,241	483	\$1,228	926	\$1,137,124
1,095	167	\$2,119	979	\$2,075,126



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