

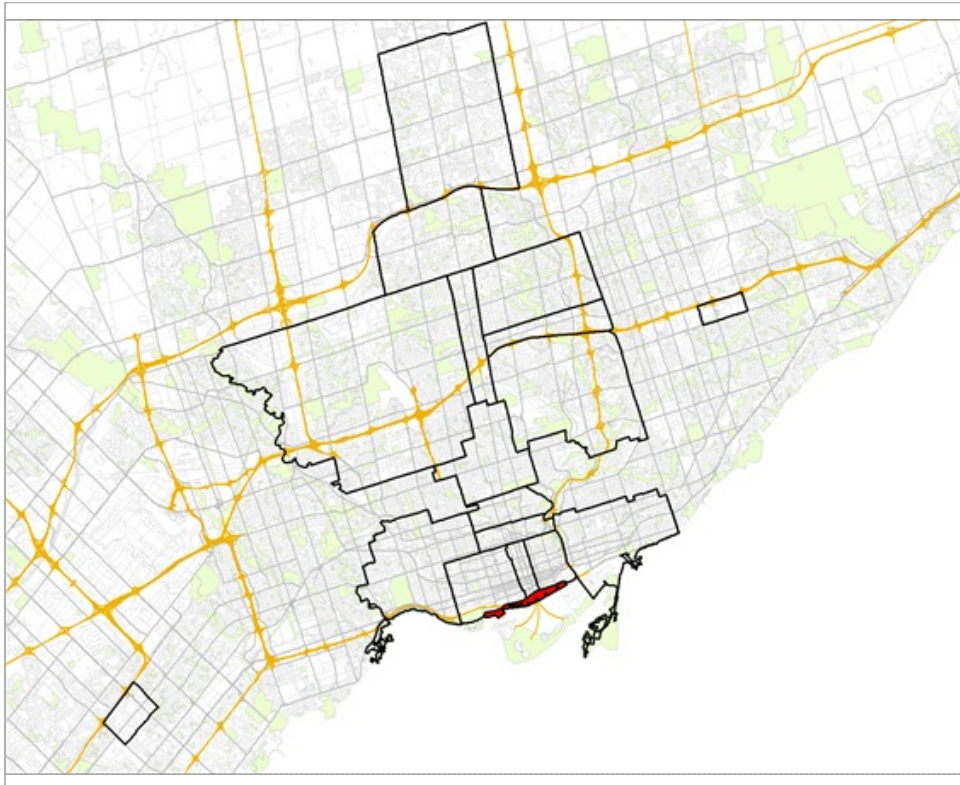


Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of October 2024

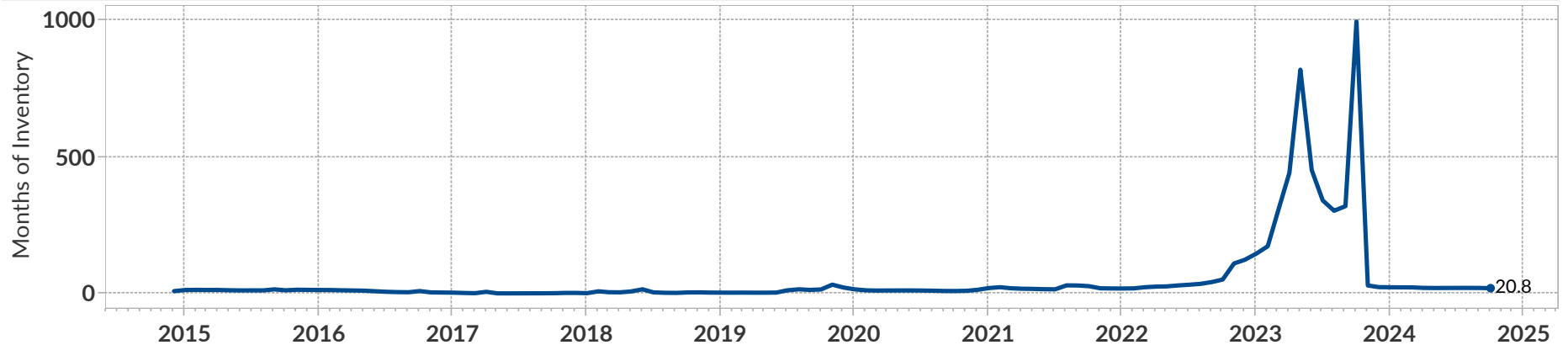


Central Waterfront Submarket Report - October 2024



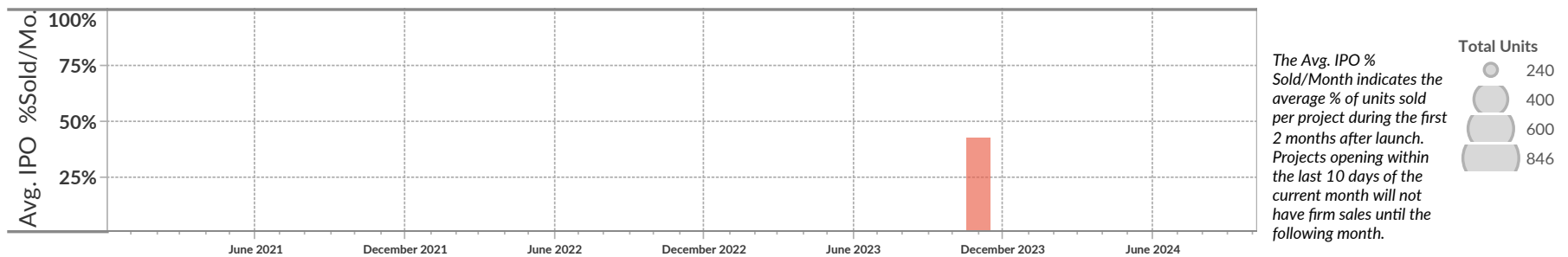
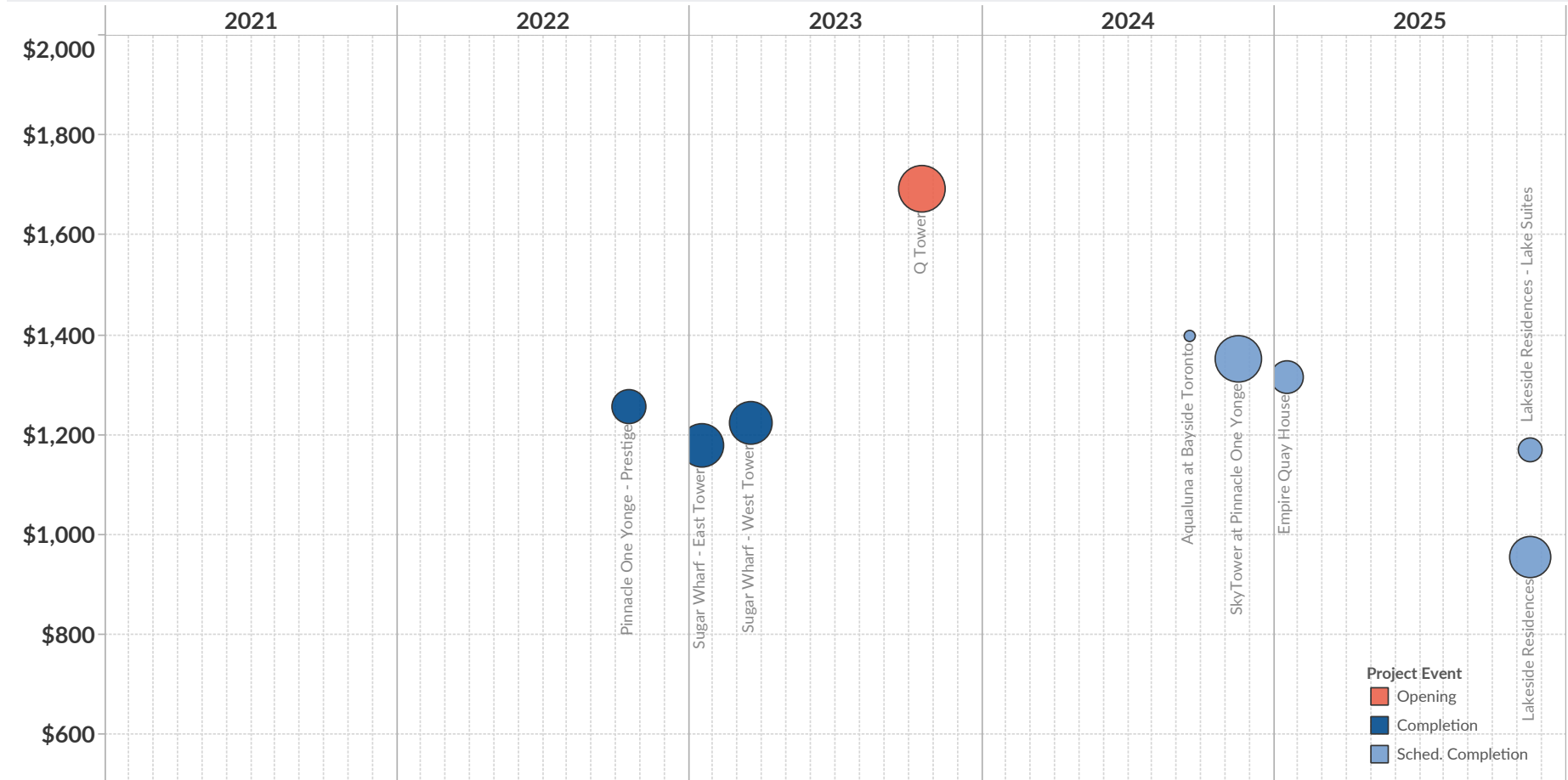
Central Waterfront		GTA
Distinct count of Site Name	6	338
No. of Units	3,634	87,750
Total Sales	2,792	70,068
Act Inv	842	17,682
Avg. \$/sf	\$1,697	\$1,393
Avg. Project \$/SF	\$1,535	\$1,309
Avg. SF	891	776
Avg. \$	\$1,512,683	\$1,081,599
Current Month Sales	12	210

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



Central Waterfront Submarket Report - October 2024

Recent Project Openings, Completions & Scheduled Completions



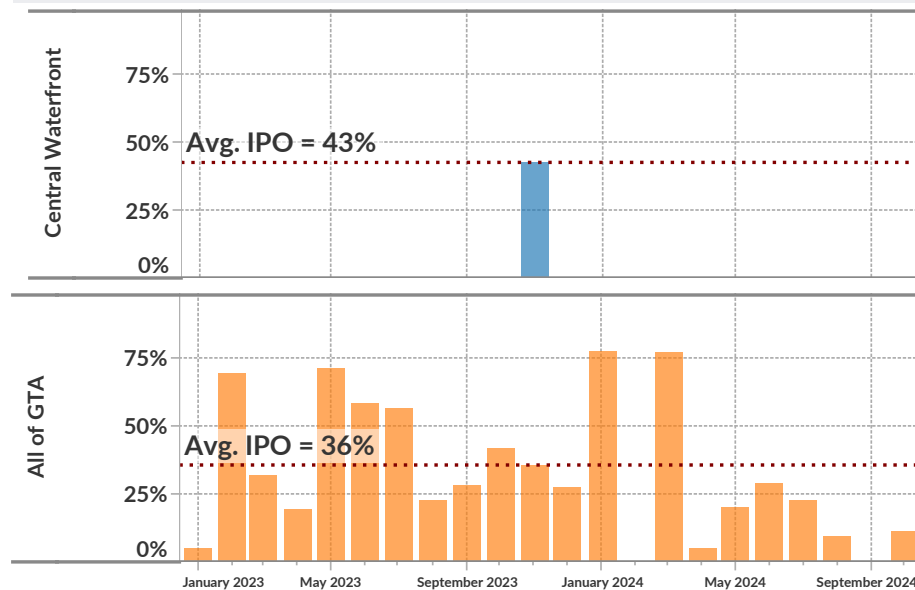
Central Waterfront Submarket Report - October 2024

Project Data by Unit Type

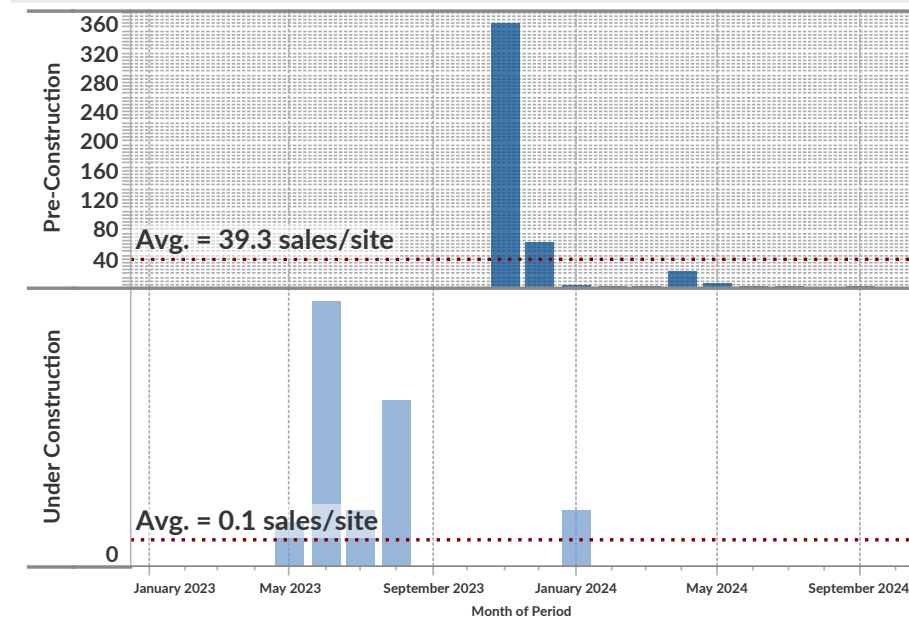
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	143	0	116	27
1 Bedroom	996	12	822	174
1 Bedroom + Den	1,158	0	968	190
2 Bedroom	552	0	424	128
2 Bedroom + Den	418	0	231	187
3 Bedroom & Up	366	0	231	135
Penthouse				
Other	1	0	0	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,792	361	361	\$642,900	\$650,900
\$1,689	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)

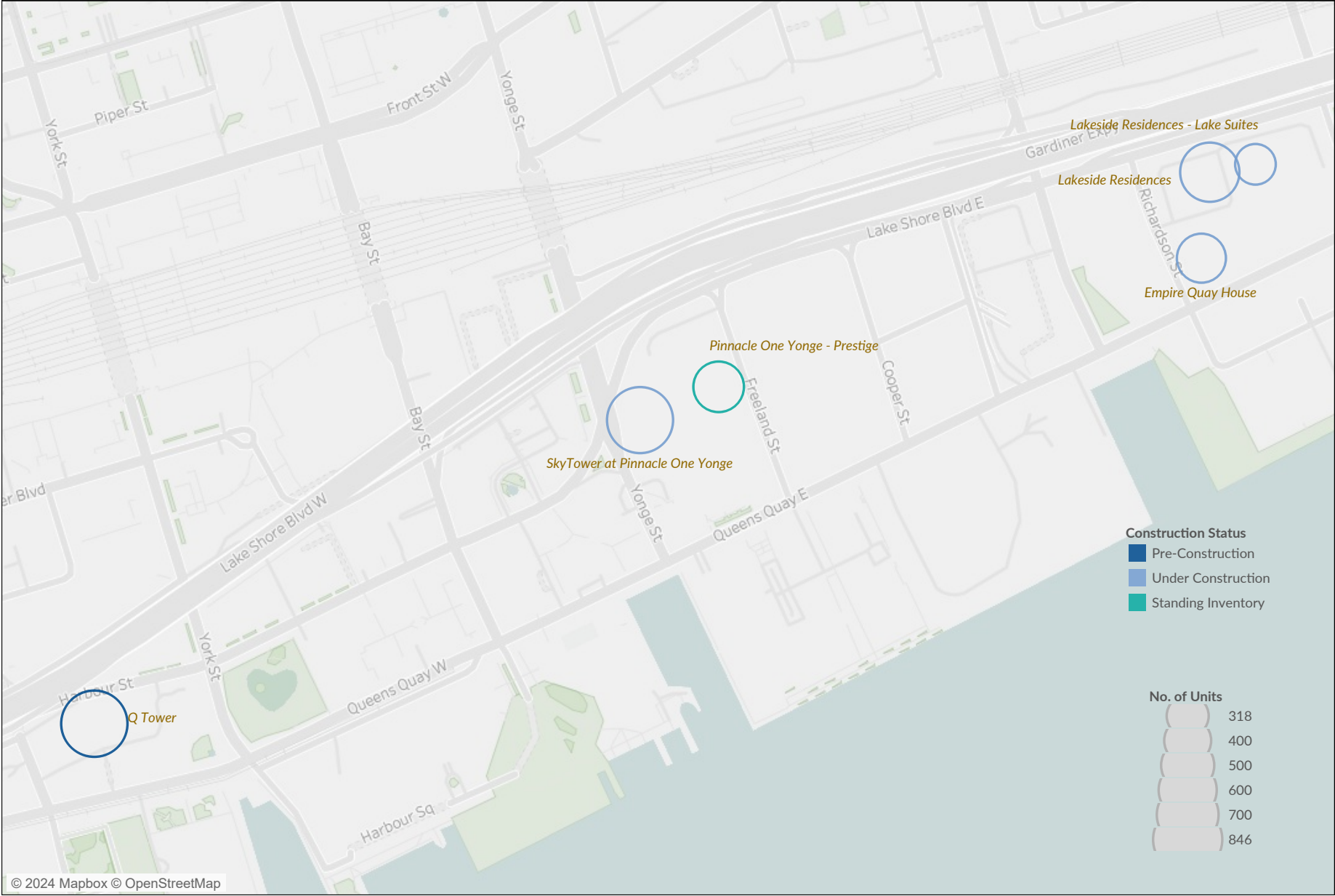


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - October 2024

Current Active Projects



Central Waterfront Submarket Report - October 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 SqFoot
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	12	60	363	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 - October 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	15
Central Waterfront	12	6
Don Mills - York Mills	2	8
Downtown Core	3	6
Downtown East	7	18
Downtown West	33	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	10
North Toronto	3	15
North Yonge Corridor	5	9
North York East		
North York West	12	10
Not Applicable	115	170
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	0	2
Toronto East	1	6
Toronto West	8	18
Yonge - St. Clair	2	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,941	539	\$2,419	1,102	\$2,667,085
2,792	842	\$1,697	891	\$1,512,683
1,796	283	\$1,221	791	\$966,161
3,674	447	\$1,866	787	\$1,467,683
5,303	1,171	\$1,419	717	\$1,017,908
7,510	1,211	\$1,865	959	\$1,788,630
552	13	\$1,640	854	\$1,400,746
881	211	\$1,069	798	\$852,767
4,786	663	\$1,218	669	\$814,845
2,560	310	\$1,576	939	\$1,480,579
2,703	786	\$1,636	672	\$1,099,752
1,173	728	\$1,287	751	\$966,116
26,088	9,122	\$1,159	728	\$843,365
1,878	532	\$1,383	816	\$1,127,719
414	25	\$1,361	1,683	\$2,289,400
900	172	\$1,262	657	\$829,501
3,020	462	\$1,238	923	\$1,142,788
1,097	165	\$2,122	984	\$2,088,813



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