

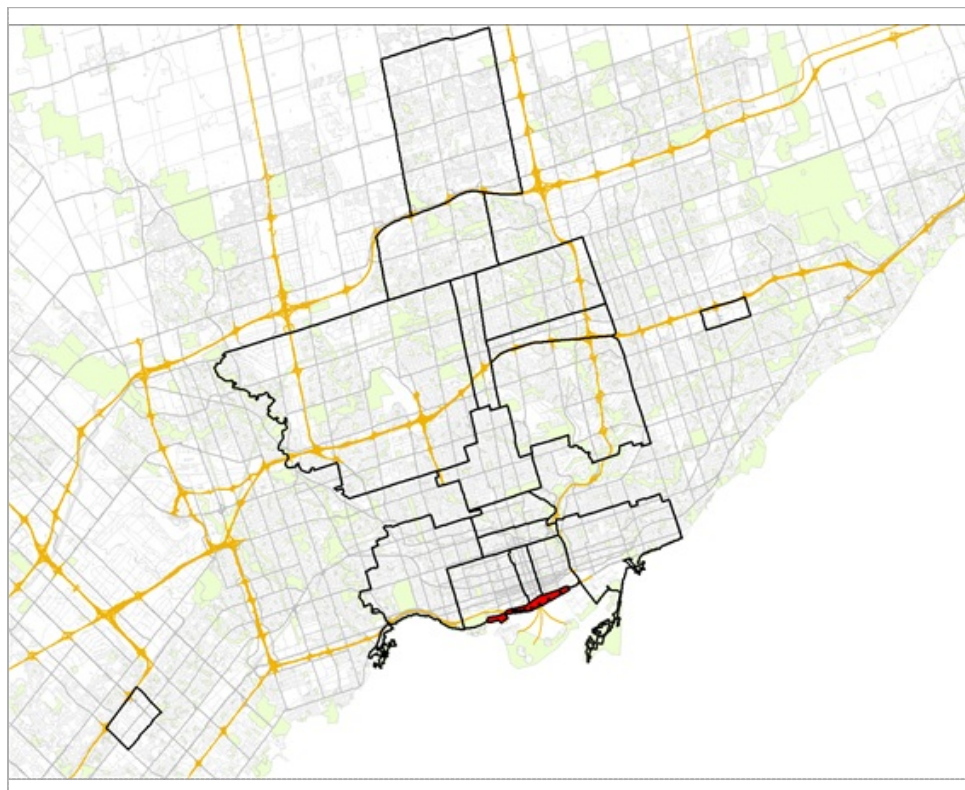


Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of December 2024

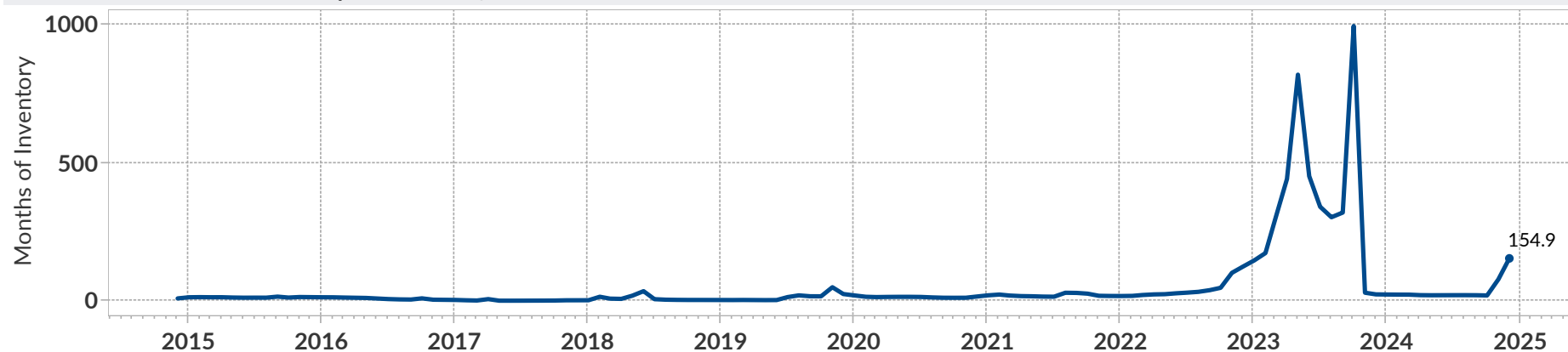


Central Waterfront Submarket Report - December 2024



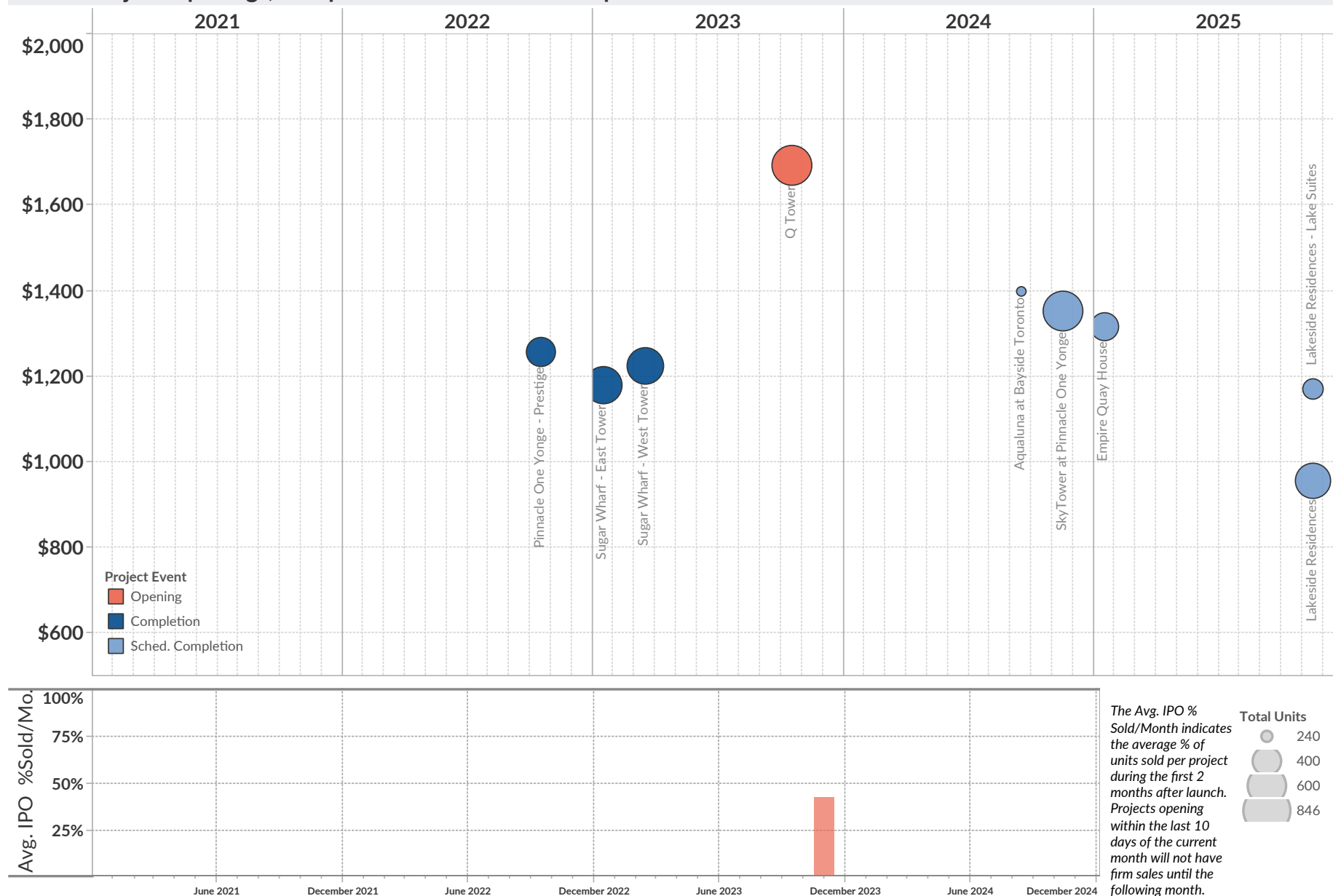
Central Waterfront		GTA
Distinct count of Site Name	4	335
No. of Units	2,641	86,795
Total Sales	1,802	69,828
Act Inv	839	16,967
Avg. \$/sf		\$1,406
Avg. Project \$/SF		\$1,309
Avg. SF		779
Avg. \$		\$1,095,629
Current Month Sales	0	150

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



Central Waterfront Submarket Report - December 2024

Recent Project Openings, Completions & Scheduled Completions



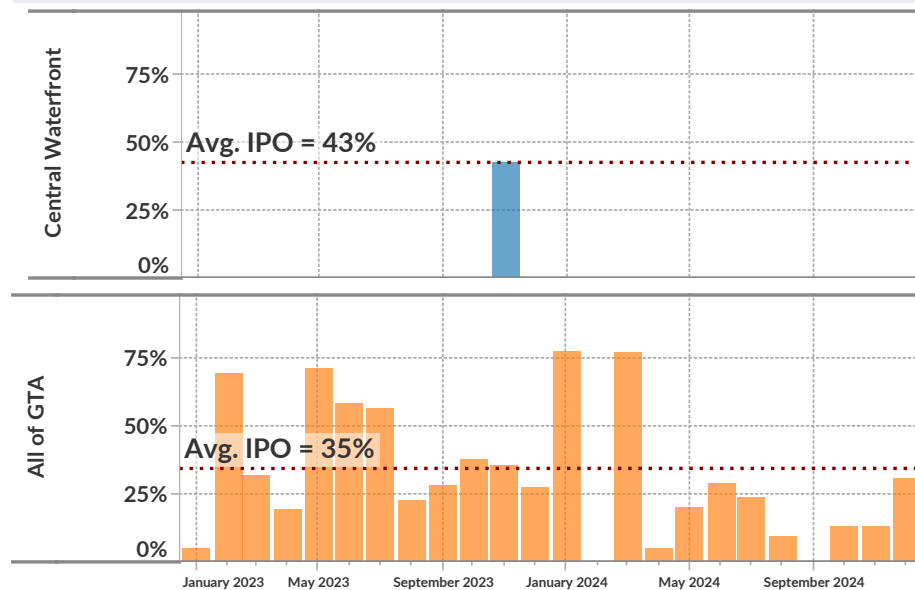
Central Waterfront Submarket Report - December 2024

Project Data by Unit Type

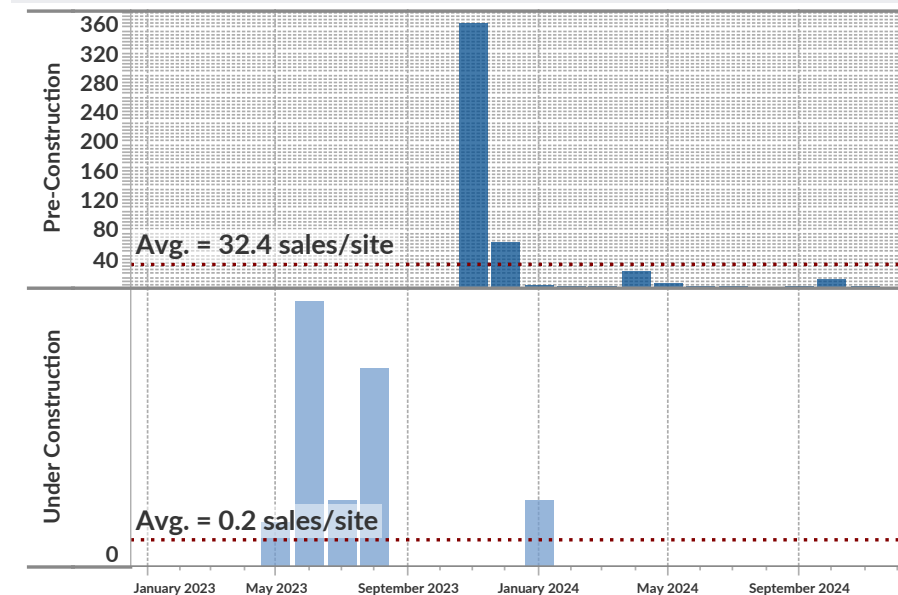
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	143	0	116	27
1 Bedroom	699	0	528	171
1 Bedroom + Den	817	0	627	190
2 Bedroom	387	0	259	128
2 Bedroom + Den	319	0	132	187
3 Bedroom & Up	275	0	140	135
Penthouse				
Other	1	0	0	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,792	361	361	\$642,900	\$650,900
\$1,688	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)

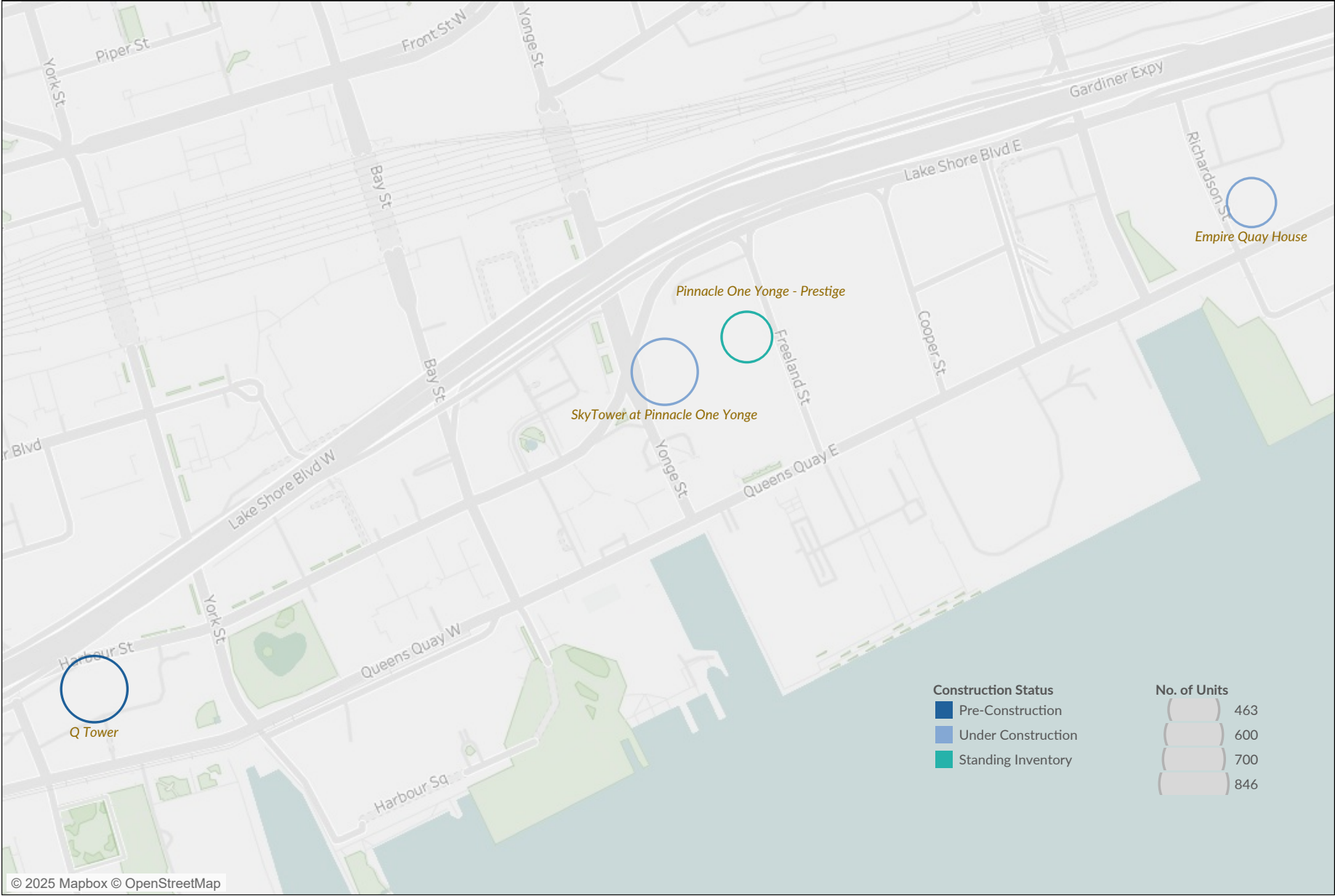


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - December 2024

Current Active Projects



Central Waterfront Submarket Report - December 2024

Current Active Project List

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Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. CurrentPrice PerSqFoot
Empire Quay House - Empire	Apartment	April 2025	0	0	12	463	\$1,317	\$1,589
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	0	63	360	846	\$1,693	\$1,658
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	July 2025	0	1	353	840	\$1,353	\$1,746

Central Waterfront Submarket Report - December 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	0	15
Central Waterfront	0	4
Don Mills - York Mills	1	8
Downtown Core	1	6
Downtown East	5	18
Downtown West	15	24
Etobicoke Waterfront	1	1
Highway7 - Yonge	1	4
Mississauga City Centre	4	10
North Toronto	0	15
North Yonge Corridor	17	9
North York East		
North York West	0	10
Not Applicable	85	169
Scarborough City Centre		
Sheppard Corridor	16	9
Thornhill	0	2
Toronto East	1	6
Toronto West	2	18
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,943	537	\$2,419	1,098	\$2,655,658
1,802	839	\$1,697	893	\$1,515,112
1,797	282	\$1,221	791	\$966,545
3,675	446	\$1,866	784	\$1,462,216
5,312	1,162	\$1,420	718	\$1,019,602
7,446	1,275	\$1,862	931	\$1,732,613
553	12	\$1,649	782	\$1,289,608
884	208	\$1,069	799	\$853,756
4,792	657	\$1,239	659	\$815,997
2,549	321	\$1,583	958	\$1,515,814
2,716	773	\$1,634	674	\$1,101,621
1,195	632	\$1,322	761	\$1,005,801
26,823	8,602	\$1,165	733	\$853,574
1,898	405	\$1,413	809	\$1,142,370
416	27	\$1,553	1,661	\$2,580,278
902	170	\$1,261	655	\$826,204
3,025	457	\$1,239	924	\$1,145,298
1,100	162	\$2,117	987	\$2,088,585



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