

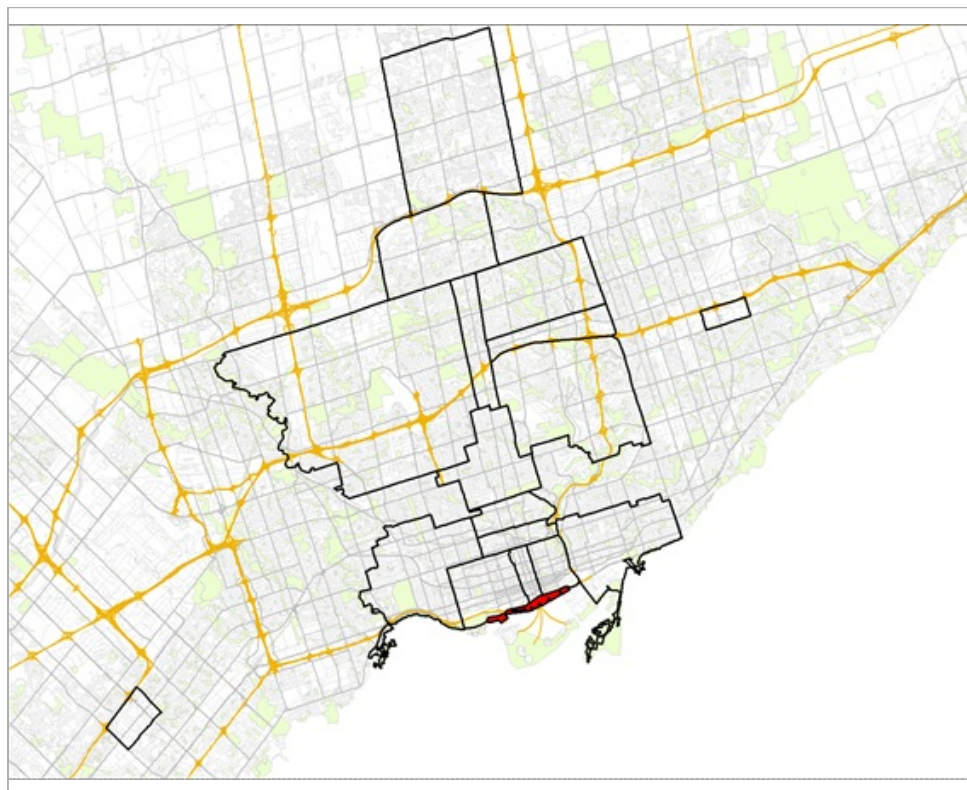


Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of April 2025

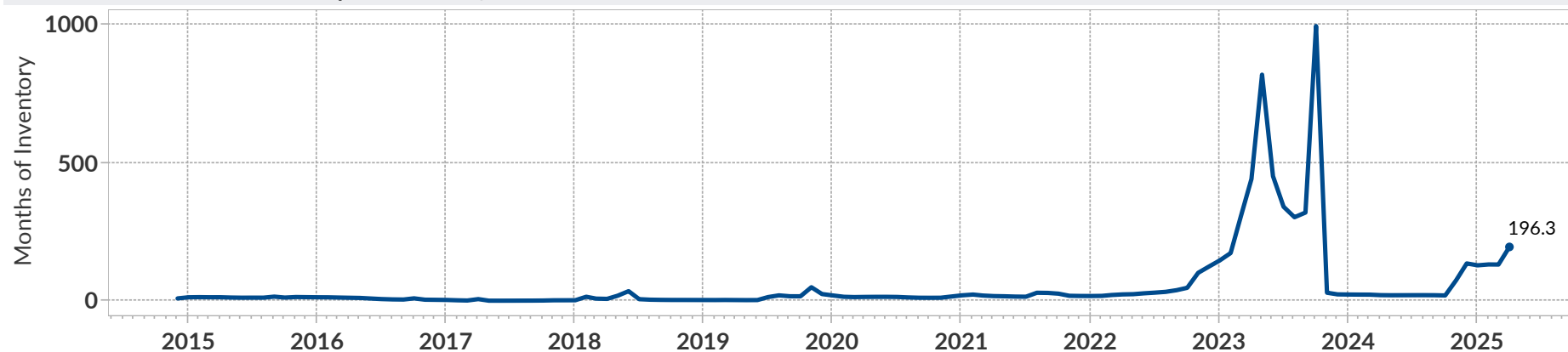


Central Waterfront Submarket Report - April 2025



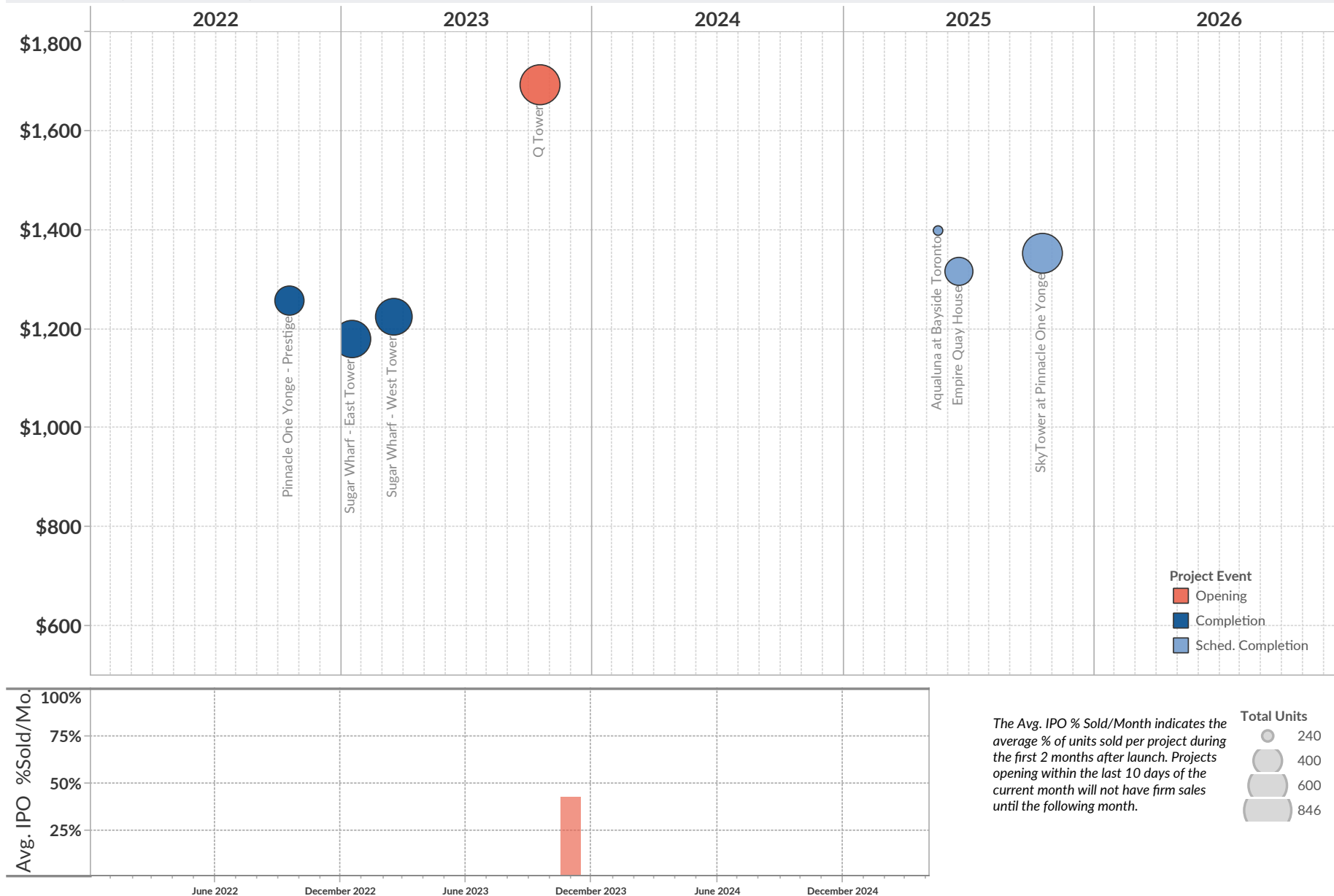
Central Waterfront		GTA
Distinct count of Site Name	4	331
No. of Units	2,641	84,902
Total Sales	1,823	68,347
Act Inv	818	16,555
Avg. \$/sf	\$1,698	\$1,385
Avg. Project \$/SF	\$1,658	\$1,311
Avg. SF	908	779
Avg. \$	\$1,541,892	\$1,079,548
Current Month Sales	0	105

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



Central Waterfront Submarket Report - April 2025

Recent Project Openings, Completions & Scheduled Completions



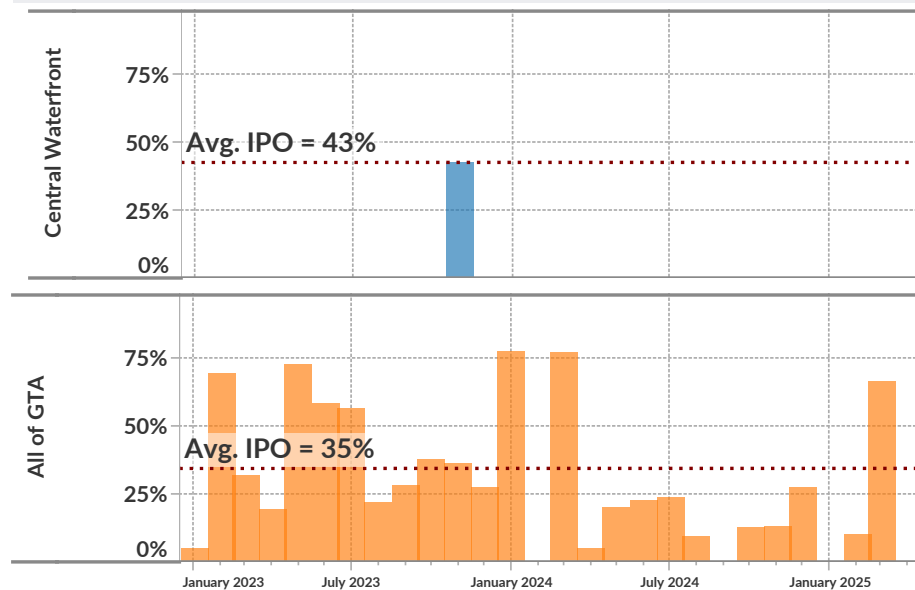
Central Waterfront Submarket Report - April 2025

Project Data by Unit Type

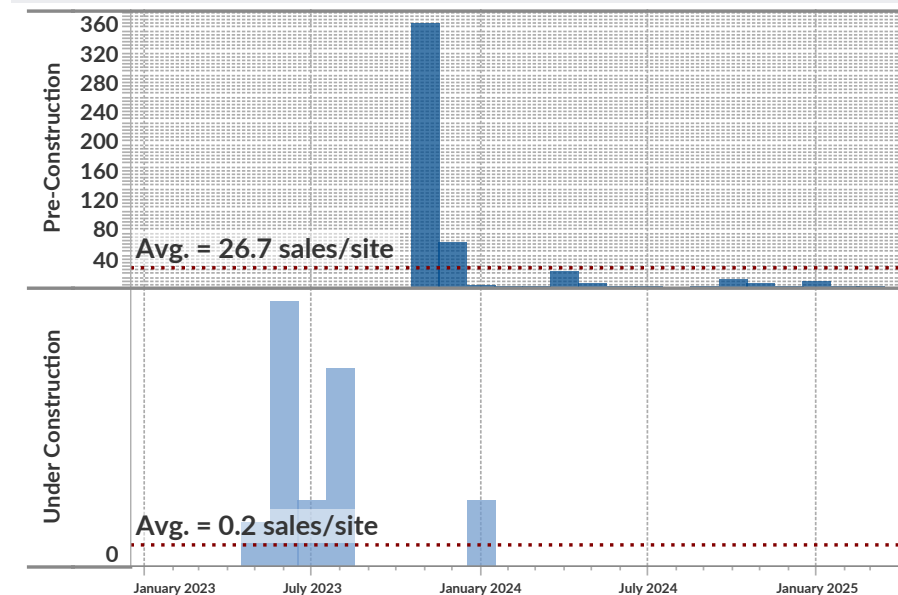
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	143	0	131	12
1 Bedroom	699	0	534	165
1 Bedroom + Den	817	0	627	190
2 Bedroom	387	0	259	128
2 Bedroom + Den	319	0	132	187
3 Bedroom & Up	275	0	140	135
Penthouse				
Other	1	0	0	1

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,780	361	361	\$619,900	\$664,900
\$1,677	448	586	\$786,900	\$943,900
\$1,622	442	780	\$778,900	\$1,288,900
\$1,682	618	1,567	\$955,900	\$2,585,900
\$1,689	699	1,330	\$1,034,900	\$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)

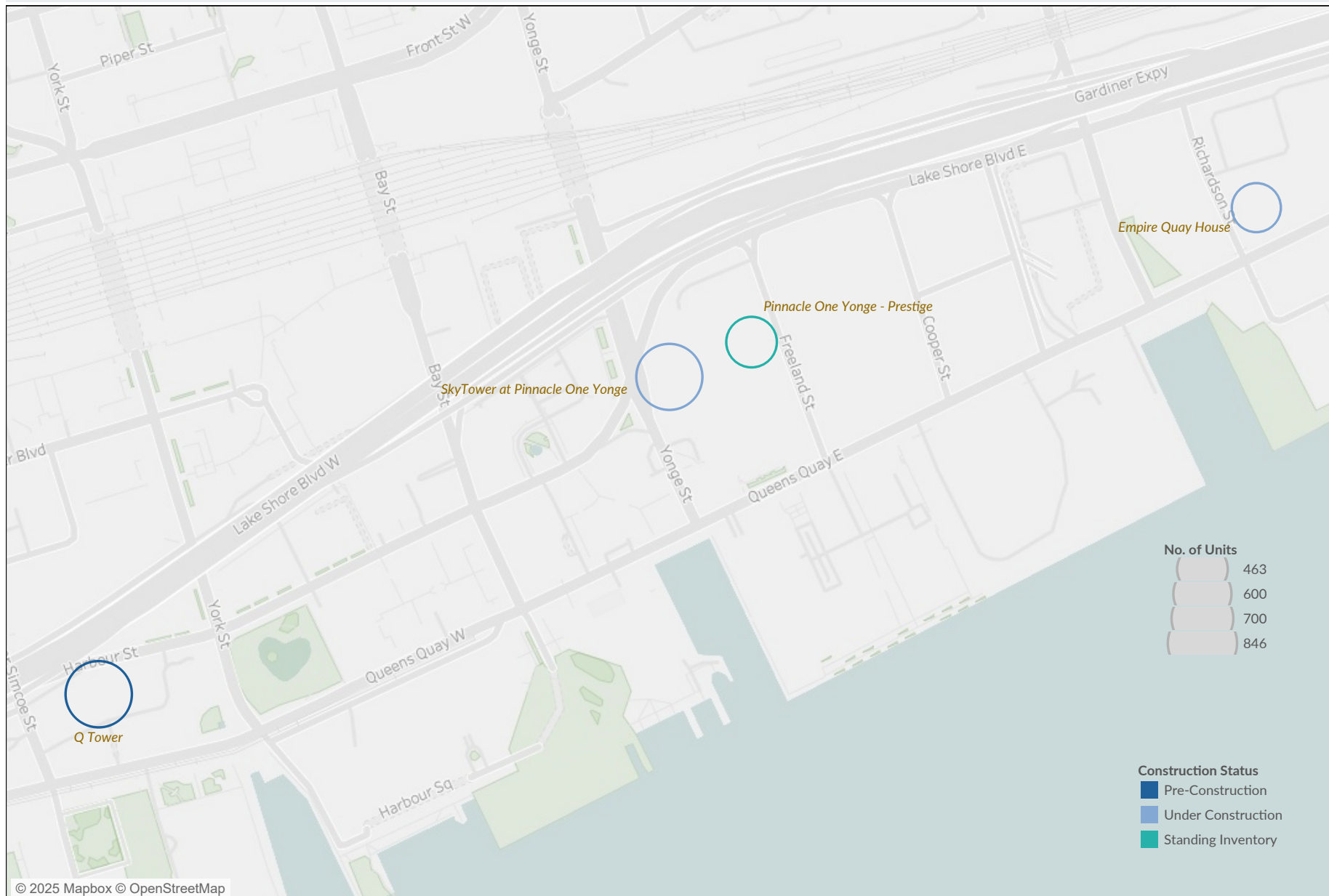


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - April 2025

Current Active Projects



Central Waterfront Submarket Report - April 2025

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	June 2025	0	0	12	463	\$1,317	\$1,589
Pinnacle One Yonge - Prestige - Pinnacle International	Apartment	October 2022	0	0	114	492	\$1,258	\$1,636
Q Tower - Lifetime Developments and Diamond Corp	Apartment	April 2029	0	13	339	846	\$1,693	\$1,659
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	October 2025	0	0	353	840	\$1,353	\$1,746

Central Waterfront Submarket Report - April 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	15
Central Waterfront	0	4
Don Mills - York Mills	0	8
Downtown Core	2	6
Downtown East	1	18
Downtown West	6	22
Etobicoke Waterfront	1	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	10
North Toronto	1	16
North Yonge Corridor	0	9
North York East		
North York West	2	10
Not Applicable	80	168
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	1	2
Toronto East	0	6
Toronto West	5	16
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,981	428	\$2,341	994	\$2,326,159
1,823	818	\$1,698	908	\$1,541,892
1,797	282	\$1,221	791	\$966,545
3,681	440	\$1,867	787	\$1,468,986
5,336	1,138	\$1,368	713	\$975,168
6,502	1,227	\$1,865	935	\$1,744,057
554	11	\$1,652	770	\$1,271,832
889	203	\$1,055	799	\$842,676
4,802	668	\$1,212	678	\$821,629
2,558	341	\$1,591	940	\$1,495,846
2,723	790	\$1,620	677	\$1,097,034
1,205	622	\$1,326	763	\$1,012,178
26,558	8,507	\$1,152	742	\$854,296
1,916	410	\$1,397	809	\$1,130,552
417	26	\$1,550	1,673	\$2,593,365
903	169	\$1,259	661	\$831,439
2,594	321	\$1,361	849	\$1,156,173
1,108	154	\$2,155	1,240	\$2,672,197



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