

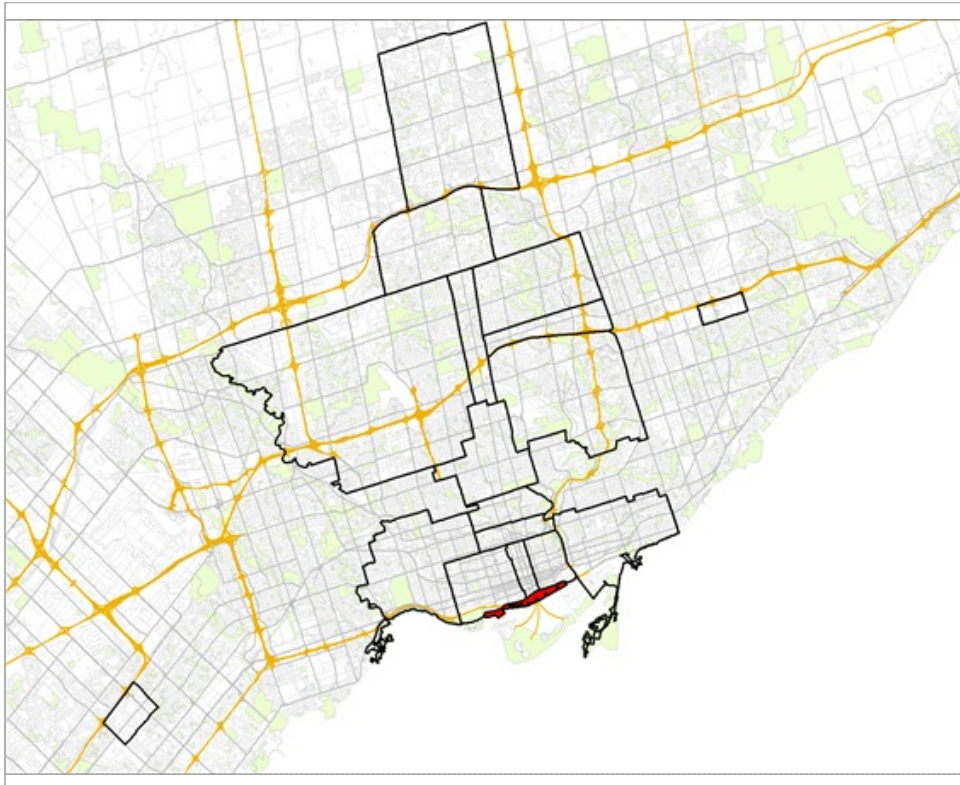


## Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of May 2025

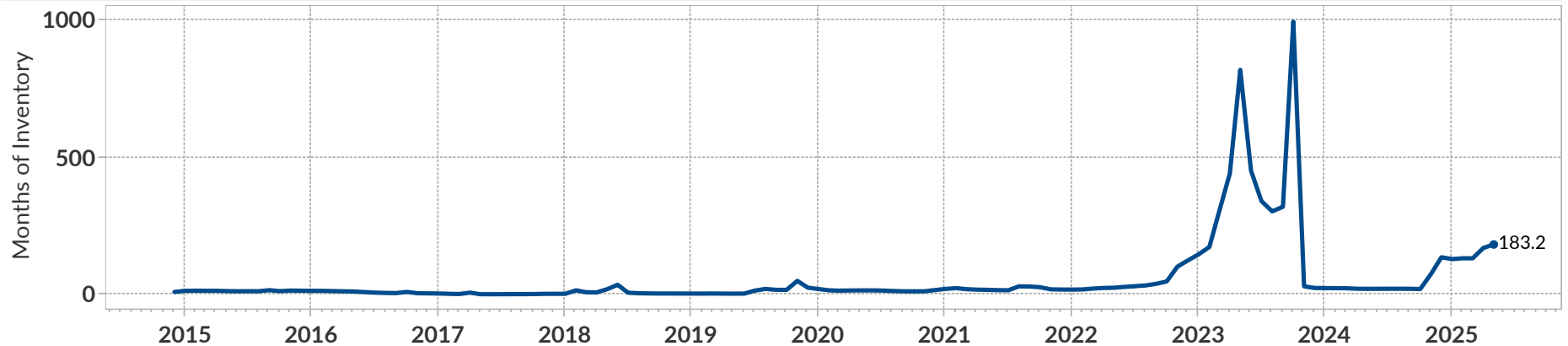


# Central Waterfront Submarket Report - May 2025



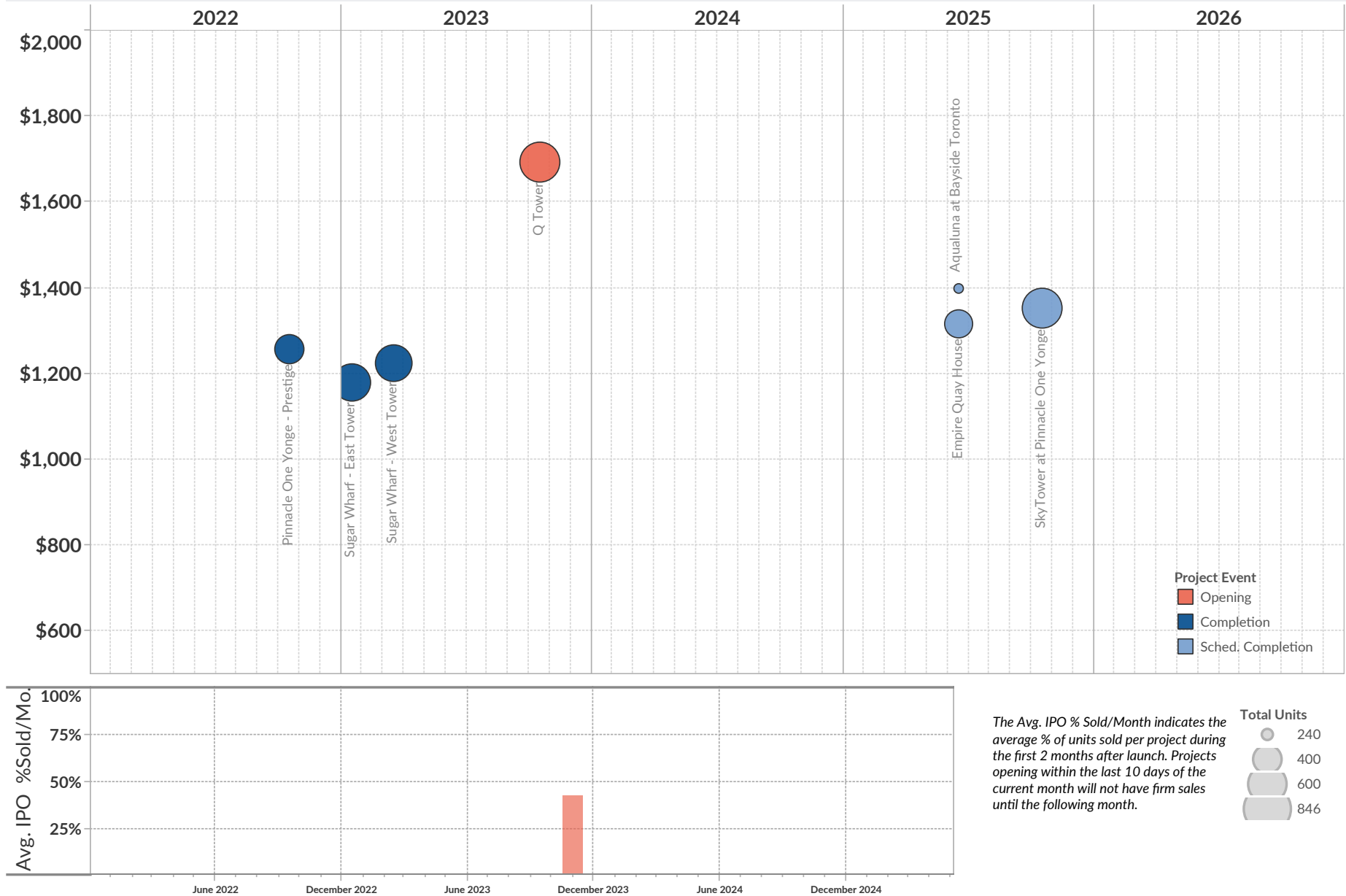
| Central Waterfront          |       | GTA         |
|-----------------------------|-------|-------------|
| Distinct count of Site Name | 4     | 329         |
| No. of Units                | 2,641 | 84,006      |
| Total Sales                 | 1,832 | 67,622      |
| Act Inv                     | 809   | 16,384      |
| Avg. \$/sf                  |       | \$1,388     |
| Avg. Project \$/SF          |       | \$1,310     |
| Avg. SF                     |       | 780         |
| Avg. \$                     |       | \$1,082,883 |
| Current Month Sales         |       | 137         |

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



# Central Waterfront Submarket Report - May 2025

## Recent Project Openings, Completions & Scheduled Completions



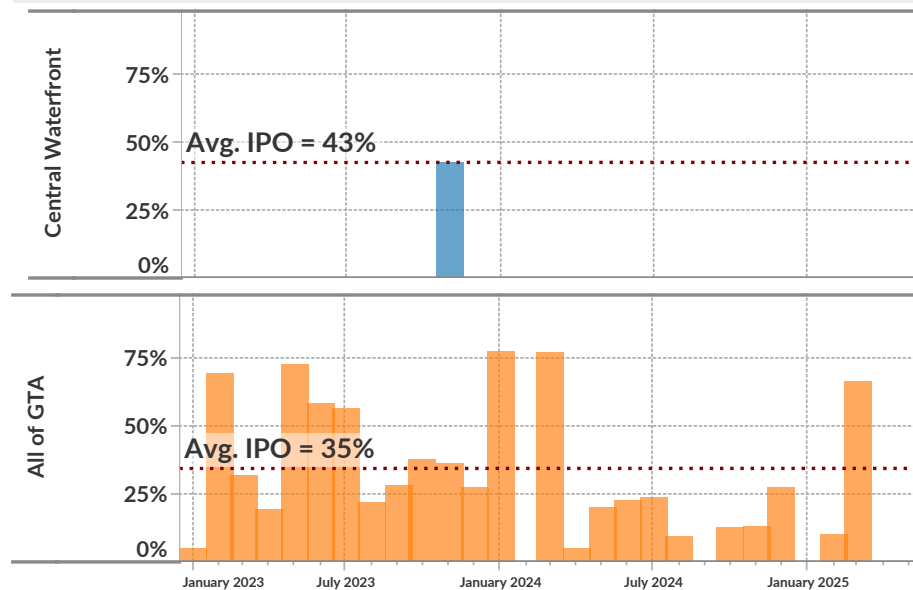
# Central Waterfront Submarket Report - May 2025

## Project Data by Unit Type

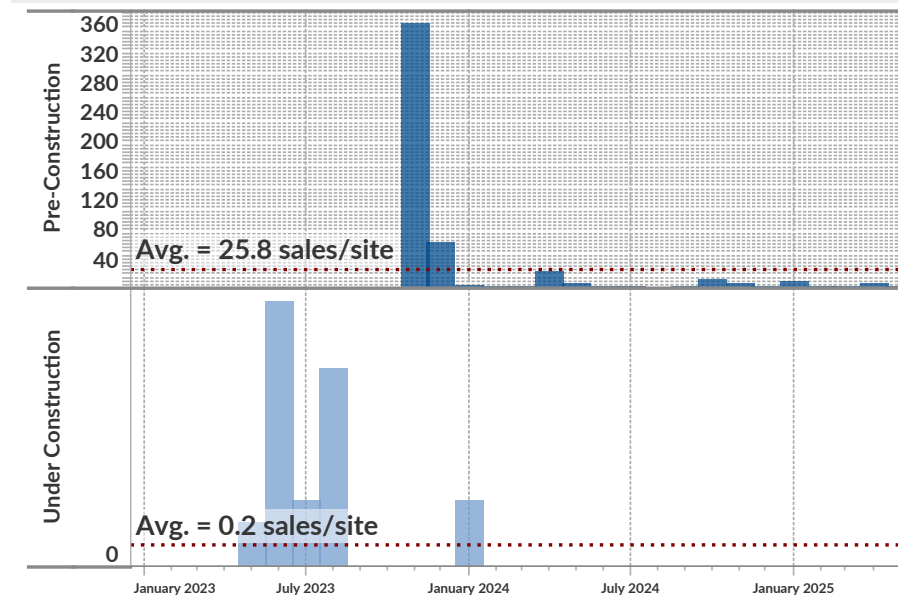
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 143          | 2                   | 140         | 3       |
| 1 Bedroom       | 699          | 0                   | 534         | 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)

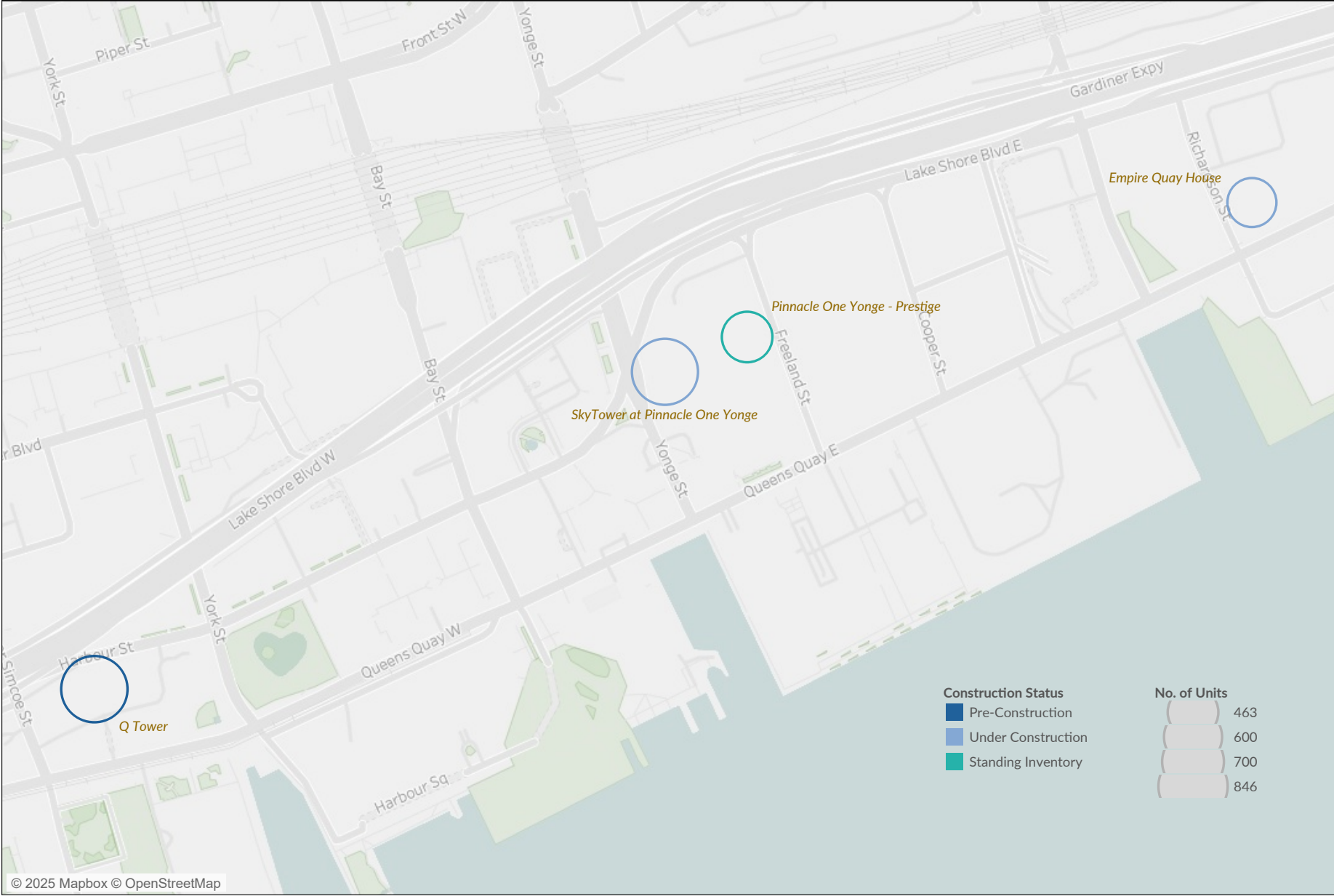


## Post Launch Absorption: Central Waterfront



# Central Waterfront Submarket Report - May 2025

## Current Active Projects



## Central Waterfront Submarket Report - May 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              | 2                   | 22  | 330     | 846          | \$1,693             | \$1,657            |
| SkyTower at Pinnacle One Yonge - Pinnacle International | Apartment    | October 2025            | 0                   | 0   | 353     | 840          | \$1,353             | \$1,746            |

## Central Waterfront Submarket Report - May 2025

### Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | 6                   | 16                          |
| Central Waterfront      | 2                   | 4                           |
| Don Mills - York Mills  | 0                   | 8                           |
| Downtown Core           | 0                   | 6                           |
| Downtown East           | 4                   | 18                          |
| Downtown West           | 3                   | 22                          |
| Etobicoke Waterfront    | 0                   | 1                           |
| Highway7 - Yonge        | 0                   | 4                           |
| Mississauga City Centre | 0                   | 9                           |
| North Toronto           | 1                   | 16                          |
| North Yonge Corridor    | 0                   | 7                           |
| North York East         |                     |                             |
| North York West         | 2                   | 10                          |
| Not Applicable          | 111                 | 168                         |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | 0                   | 9                           |
| Thornhill               | 0                   | 2                           |
| Toronto East            | 2                   | 6                           |
| Toronto West            | 6                   | 16                          |
| Yonge - St. Clair       | 0                   | 7                           |

### Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$     |
|-------------|---------|------------|---------|-------------|
| 2,987       | 436     | \$2,348    | 999     | \$2,347,045 |
| 1,832       | 809     | \$1,697    | 914     | \$1,551,898 |
| 1,797       | 233     | \$1,308    | 765     | \$1,000,872 |
| 3,681       | 440     | \$1,867    | 787     | \$1,468,986 |
| 5,339       | 1,135   | \$1,368    | 713     | \$975,664   |
| 6,516       | 1,213   | \$1,869    | 938     | \$1,753,501 |
| 554         | 11      | \$1,652    | 770     | \$1,271,832 |
| 889         | 203     | \$1,055    | 799     | \$842,676   |
| 4,576       | 654     | \$1,205    | 677     | \$816,191   |
| 2,559       | 340     | \$1,591    | 942     | \$1,498,452 |
| 1,965       | 776     | \$1,632    | 672     | \$1,097,489 |
|             |         |            |         |             |
| 1,208       | 619     | \$1,328    | 763     | \$1,012,970 |
| 26,776      | 8,431   | \$1,152    | 743     | \$855,963   |
|             |         |            |         |             |
| 1,913       | 413     | \$1,392    | 811     | \$1,128,514 |
| 417         | 26      | \$1,550    | 1,673   | \$2,593,365 |
| 905         | 167     | \$1,258    | 663     | \$833,339   |
| 2,600       | 324     | \$1,339    | 846     | \$1,132,645 |
| 1,108       | 154     | \$2,155    | 1,240   | \$2,672,197 |



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