

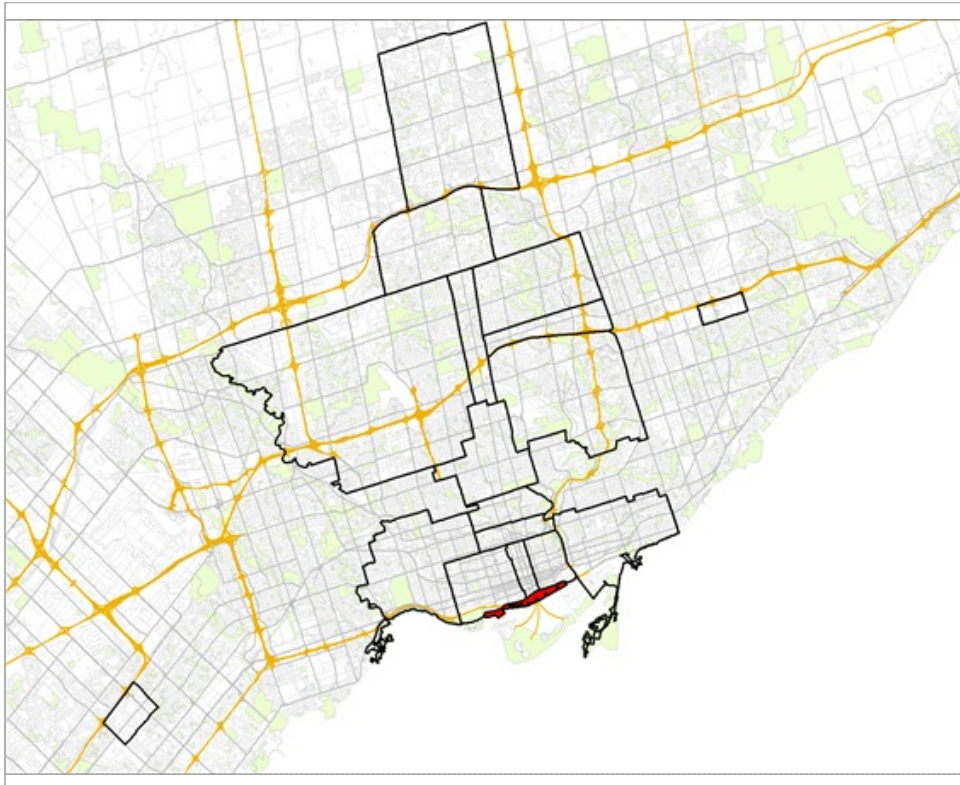


Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of June 2025

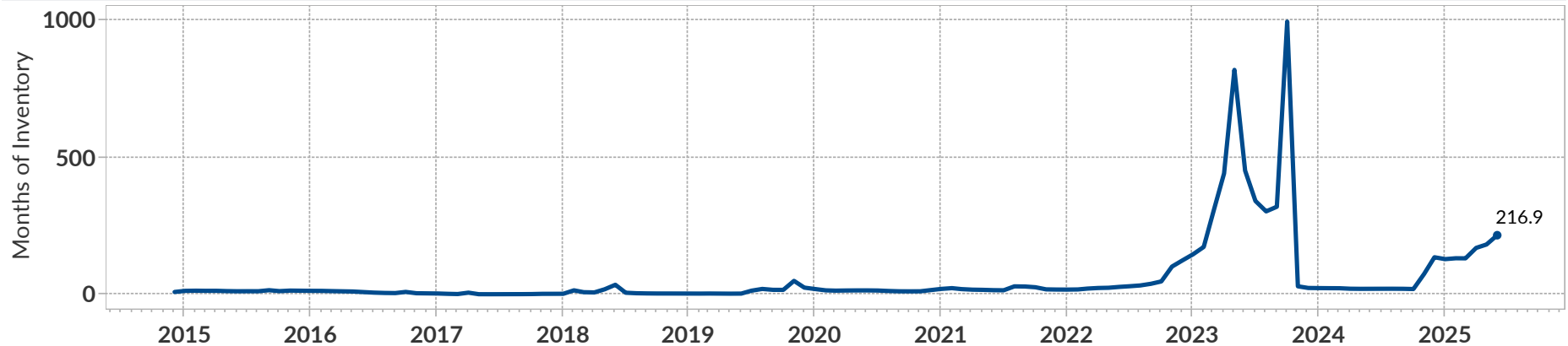


Central Waterfront Submarket Report - June 2025



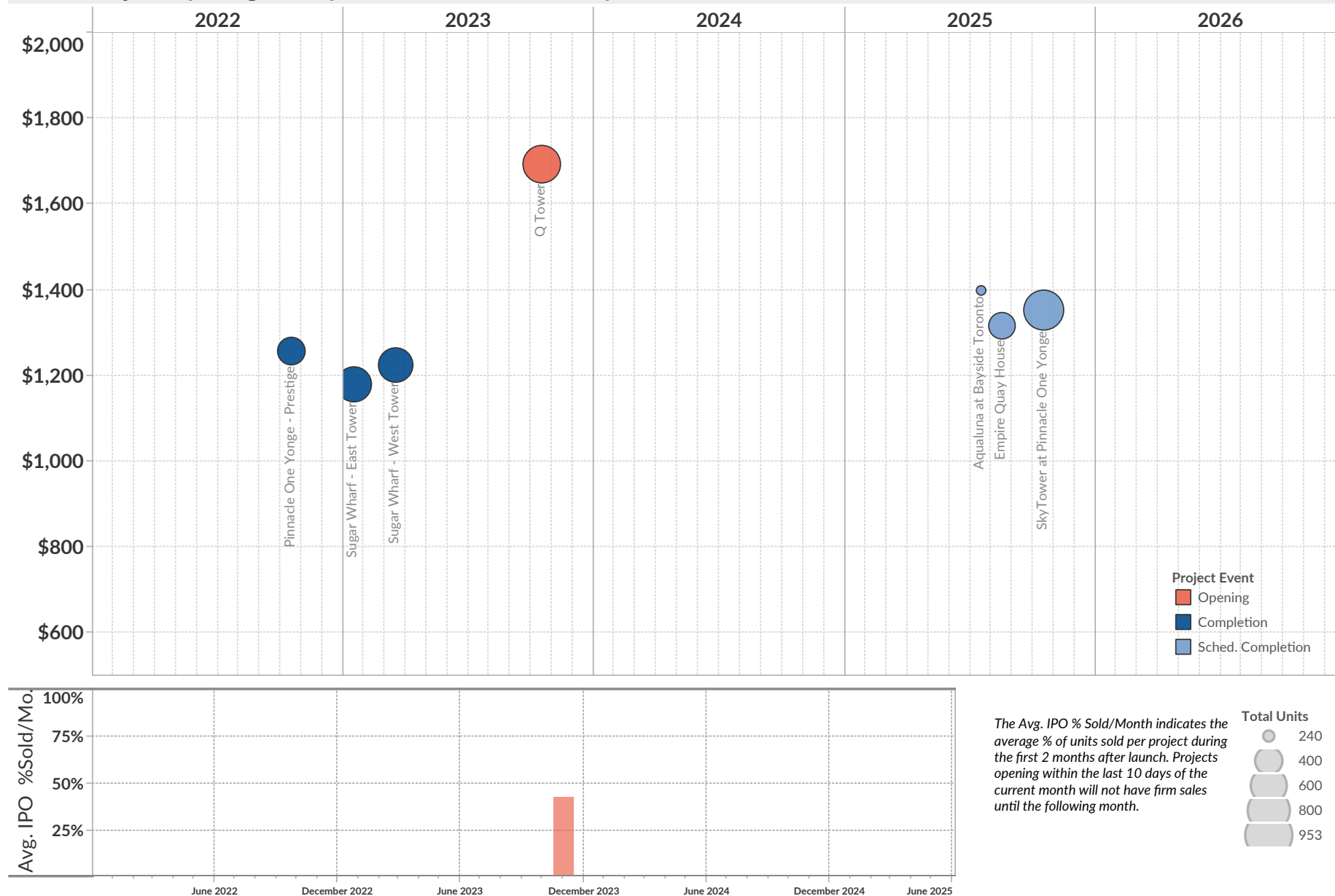
Central Waterfront		GTA
Distinct count of Site Name	4	329
No. of Units	2,754	84,228
Total Sales	1,832	67,532
Act Inv	922	16,696
Avg. \$/sf	\$1,642	\$1,385
Avg. Project \$/SF	\$1,630	\$1,310
Avg. SF	903	783
Avg. \$	\$1,483,222	\$1,084,408
Current Month Sales	0	217

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



Central Waterfront Submarket Report - June 2025

Recent Project Openings, Completions & Scheduled Completions



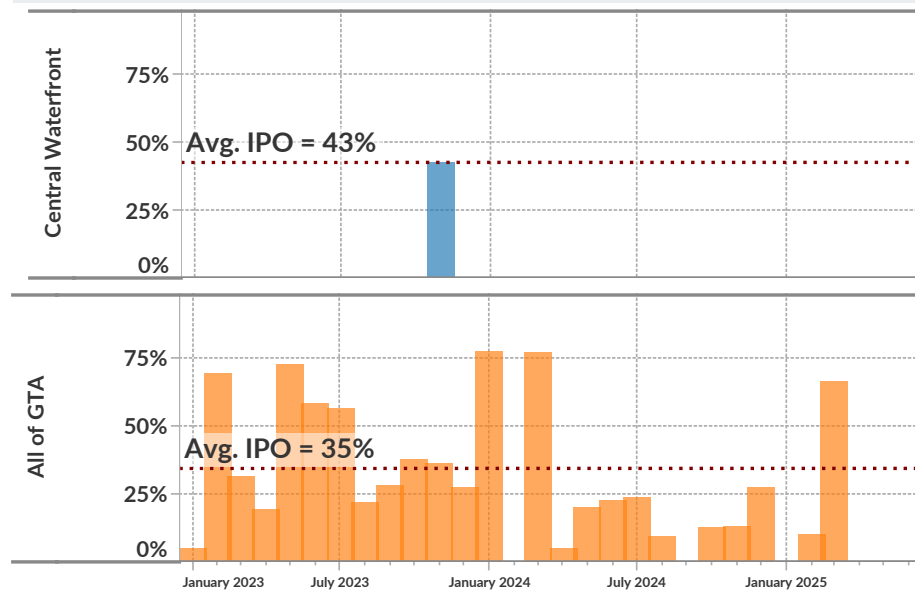
Central Waterfront Submarket Report - June 2025

Project Data by Unit Type

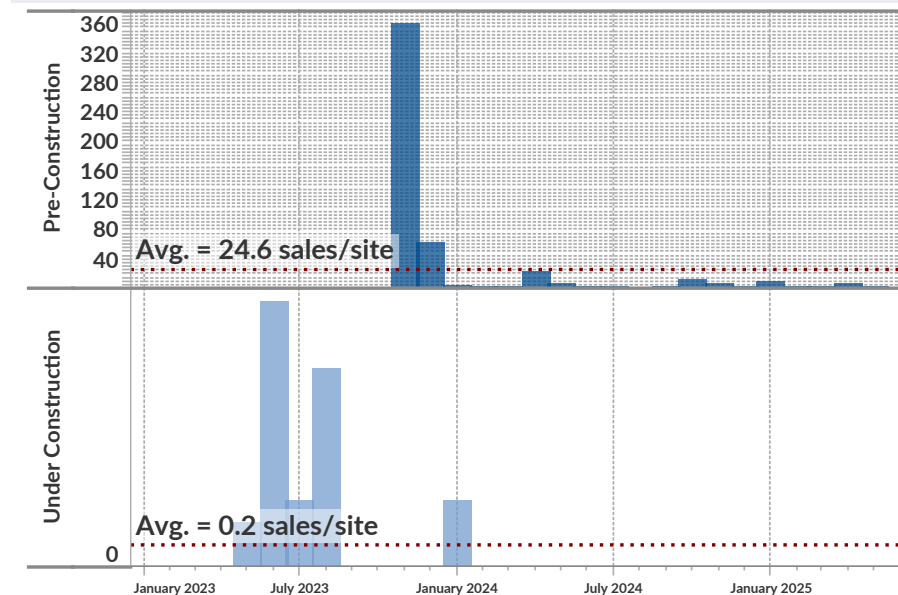
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	143	0	140	3
1 Bedroom	725	0	534	191
1 Bedroom + Den	865	0	627	238
2 Bedroom	380	0	259	121
2 Bedroom + Den	360	0	132	228
3 Bedroom & Up	280	0	140	140
Penthouse				
Other	1	0	0	1

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,780	361	361	\$619,900	\$664,900
\$1,651	448	586	\$743,900	\$943,900
\$1,520	442	820	\$778,900	\$1,249,900
\$1,628	618	1,567	\$955,900	\$2,585,900
\$1,610	699	1,335	\$1,034,900	\$2,329,900
\$1,772	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)

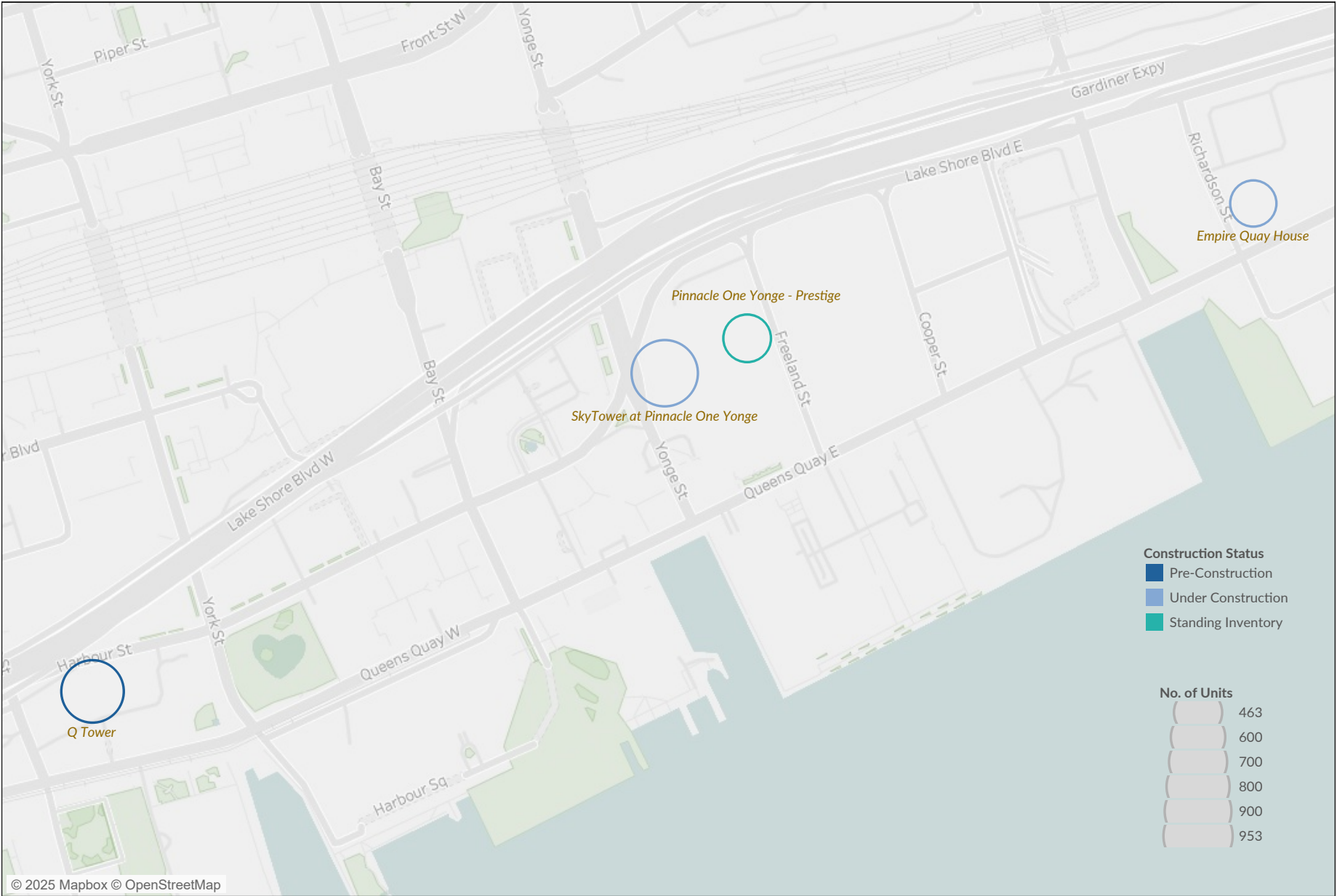


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - June 2025

Current Active Projects



Central Waterfront Submarket Report - June 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	August 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	22	330	846	\$1,693	\$1,657
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	October 2025	0	0	466	953	\$1,353	\$1,639

Central Waterfront Submarket Report - June 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	● 9	● 16
Central Waterfront	· 0	· 4
Don Mills - York Mills	· 4	· 9
Downtown Core	· 1	· 6
Downtown East	· 2	● 18
Downtown West	· 4	● 21
Etobicoke Waterfront	· 1	· 1
Highway7 - Yonge	· 2	· 4
Mississauga City Centre	· 2	· 9
North Toronto	● 11	● 16
North Yonge Corridor	· 0	· 7
North York East		
North York West	· 1	· 10
Not Applicable	● 162	● 168
Scarborough City Centre		
Sheppard Corridor	· 2	· 9
Thornhill	· 0	· 2
Toronto East	● 10	· 6
Toronto West	· 6	● 16
Yonge - St. Clair	· 0	· 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
● 2,996	· 429	● \$2,348	● 997	● \$2,342,020
● 1,832	● 922	● \$1,642	● 903	● \$1,483,222
● 1,804	· 282	● \$1,599	● 1,013	● \$1,619,338
● 3,682	· 439	● \$1,866	● 788	● \$1,470,493
● 5,342	● 1,132	● \$1,372	● 713	● \$978,634
● 6,290	● 1,181	● \$1,880	● 936	● \$1,759,620
· 555	· 10	● \$1,649	● 759	● \$1,250,725
· 891	· 201	● \$1,055	● 799	● \$842,895
● 4,578	● 631	● \$1,221	● 661	● \$807,456
● 2,571	· 328	● \$1,587	● 938	● \$1,489,540
● 1,965	● 776	● \$1,632	● 672	● \$1,097,489
· 1,209	· 618	● \$1,329	● 763	● \$1,013,372
● 26,856	● 8,677	● \$1,143	● 743	● \$848,808
· 1,915	· 411	● \$1,393	● 812	● \$1,130,303
· 417	· 26	● \$1,550	● 1,673	● \$2,593,365
· 915	· 157	● \$1,243	● 668	● \$830,915
● 2,606	· 322	● \$1,339	● 851	● \$1,139,248
· 1,108	· 154	● \$2,155	● 1,240	● \$2,672,197



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