

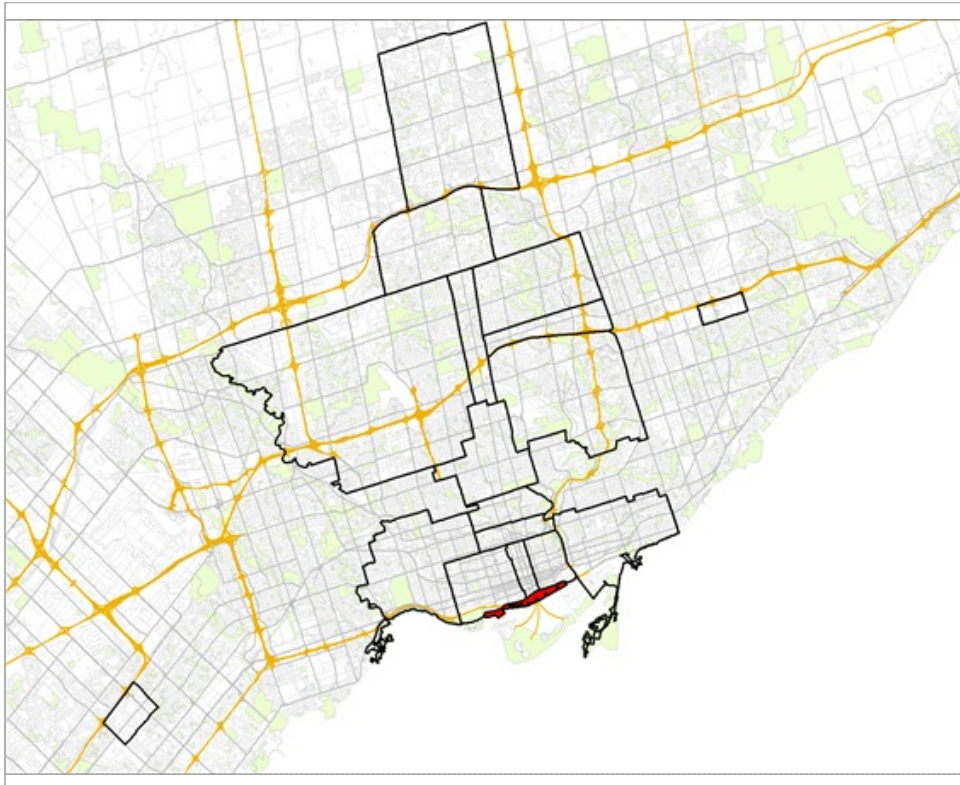


Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of July 2025

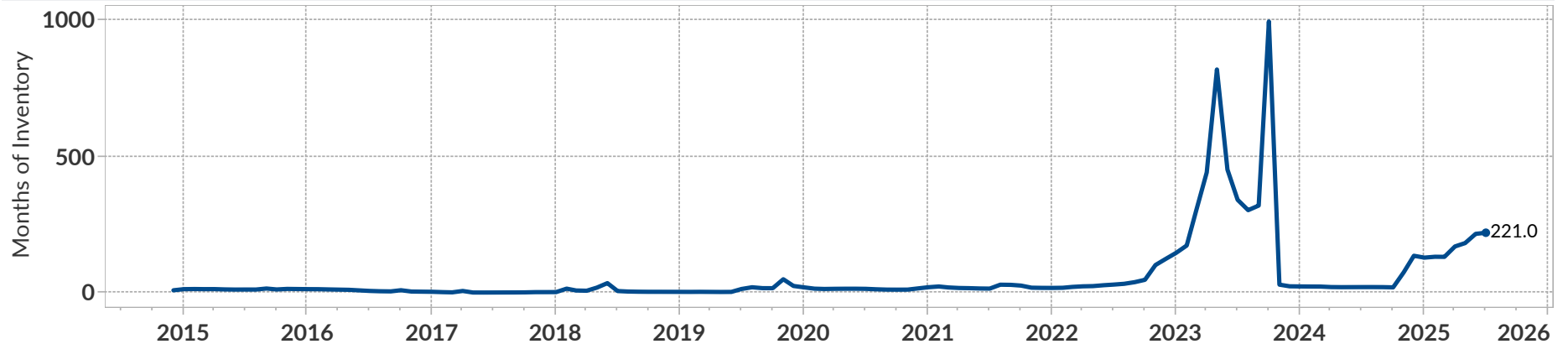


Central Waterfront Submarket Report - July 2025



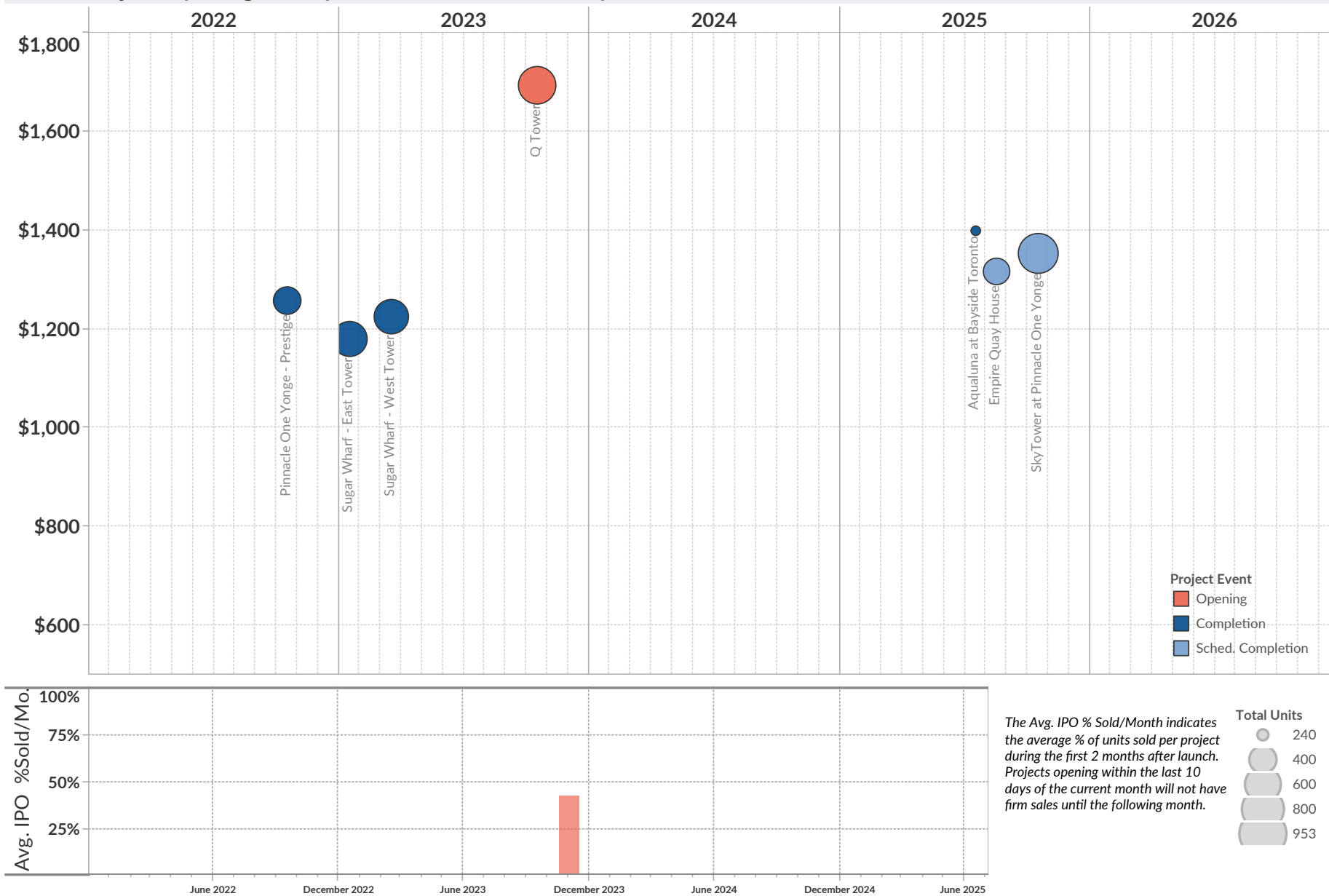
Central Waterfront		GTA
Distinct count of Site Name	4	330
No. of Units	2,754	84,272
Total Sales	1,833	67,602
Act Inv	921	16,670
Avg. \$/sf	\$1,642	\$1,386
Avg. Project \$/SF	\$1,630	\$1,309
Avg. SF	903	786
Avg. \$	\$1,483,572	\$1,089,142
Current Month Sales	1	150

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



Central Waterfront Submarket Report - July 2025

Recent Project Openings, Completions & Scheduled Completions



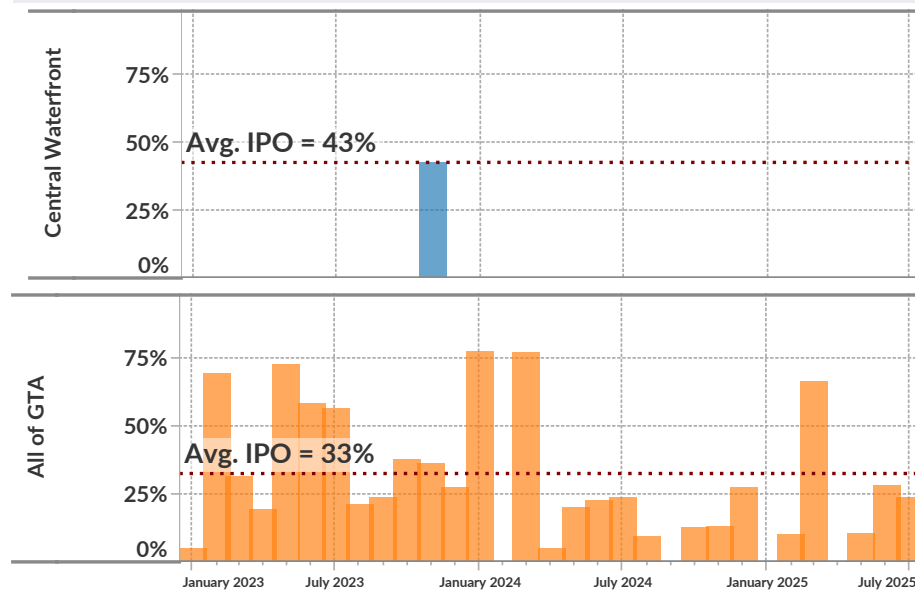
Central Waterfront Submarket Report - July 2025

Project Data by Unit Type

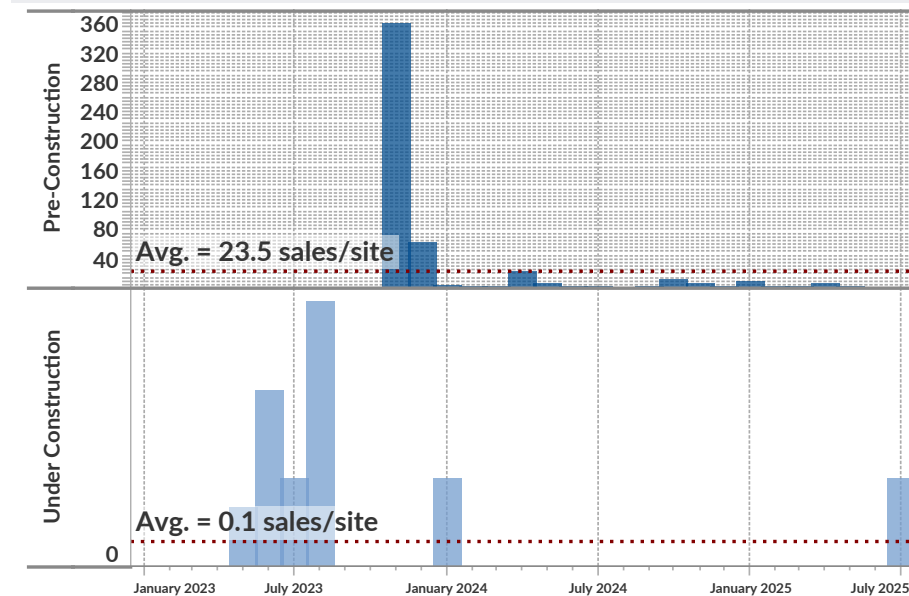
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	143	0	140	3
1 Bedroom	725	0	534	191
1 Bedroom + Den	865	1	628	237
2 Bedroom	380	0	259	121
2 Bedroom + Den	360	0	132	228
3 Bedroom & Up	280	0	140	140
Penthouse				
Other	1	0	0	1

*				
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	\$1,248,900
\$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)

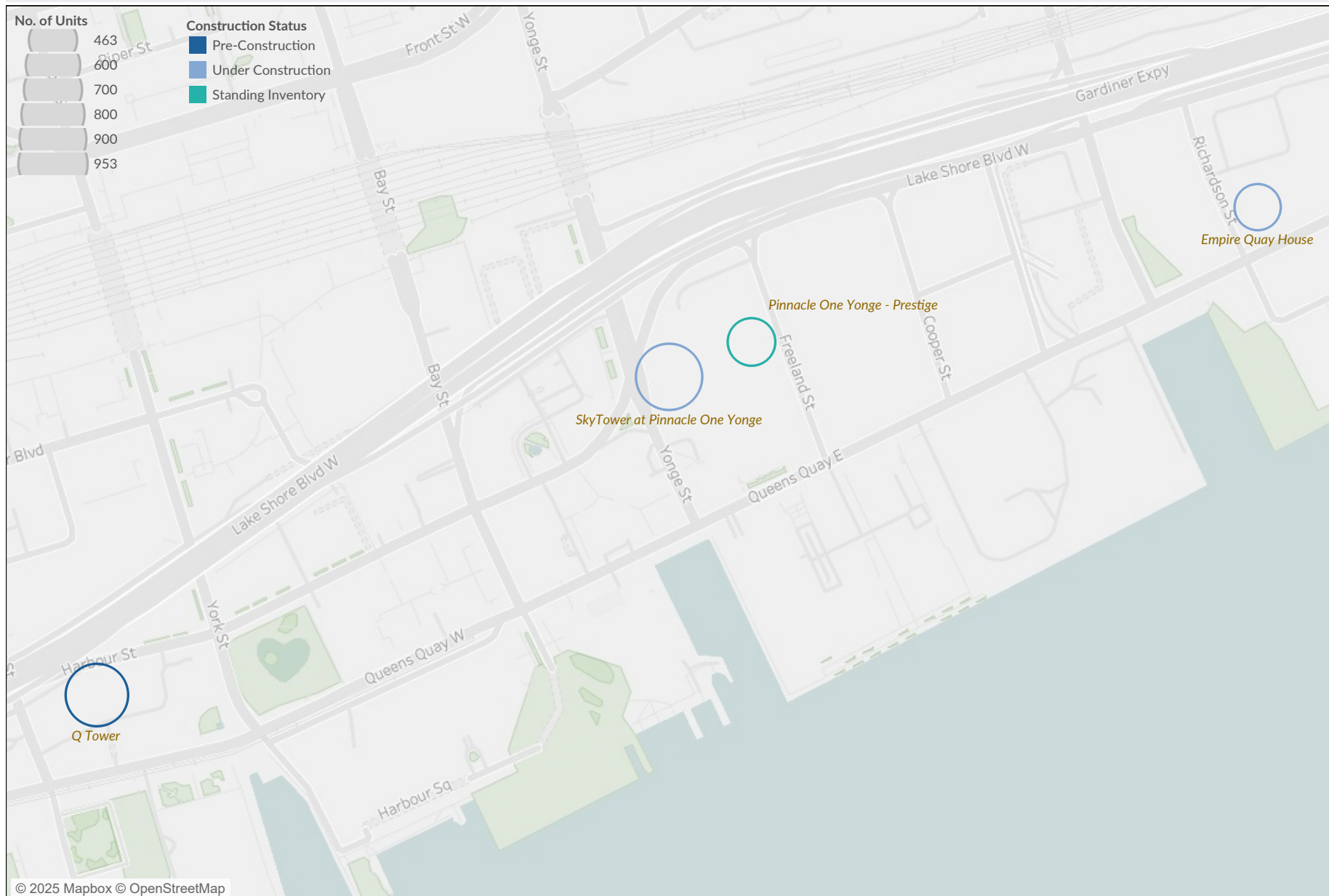


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - July 2025

Current Active Projects



Central Waterfront Submarket Report - July 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	1	1	465	953	\$1,353	\$1,639

Central Waterfront Submarket Report - July 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 16
Central Waterfront	• 1	• 4
Don Mills - York Mills	• 1	• 9
Downtown Core	• 0	• 6
Downtown East	• 3	• 18
Downtown West	• 2	• 21
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 1	• 4
Mississauga City Centre	• 0	• 9
North Toronto	• 1	• 16
North Yonge Corridor	• 2	• 7
North York East		
North York West	• 0	• 10
Not Applicable	• 133	• 169
Scarborough City Centre		
Sheppard Corridor	• 1	• 9
Thornhill	• 1	• 2
Toronto East	• 0	• 6
Toronto West	• 1	• 16
Yonge - St. Clair	• 1	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,998	• 427	• \$2,349	• 996	• \$2,340,517
• 1,833	• 921	• \$1,642	• 903	• \$1,483,572
• 1,805	• 281	• \$1,594	• 1,008	• \$1,606,595
• 3,682	• 439	• \$1,866	• 788	• \$1,470,493
• 5,345	• 1,129	• \$1,375	• 713	• \$979,683
• 6,292	• 1,179	• \$1,880	• 937	• \$1,760,985
• 555	• 10	• \$1,649	• 759	• \$1,250,725
• 892	• 200	• \$1,055	• 800	• \$843,540
• 4,578	• 631	• \$1,221	• 661	• \$807,456
• 2,572	• 327	• \$1,589	• 936	• \$1,488,346
• 1,999	• 742	• \$1,629	• 677	• \$1,102,847
• 1,209	• 612	• \$1,328	• 762	• \$1,011,494
• 26,875	• 8,708	• \$1,150	• 747	• \$859,295
• 1,916	• 410	• \$1,400	• 812	• \$1,136,921
• 418	• 25	• \$1,552	• 1,663	• \$2,581,400
• 915	• 157	• \$1,243	• 668	• \$830,915
• 2,607	• 321	• \$1,339	• 851	• \$1,139,890
• 1,111	• 151	• \$2,155	• 1,241	• \$2,674,955



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