

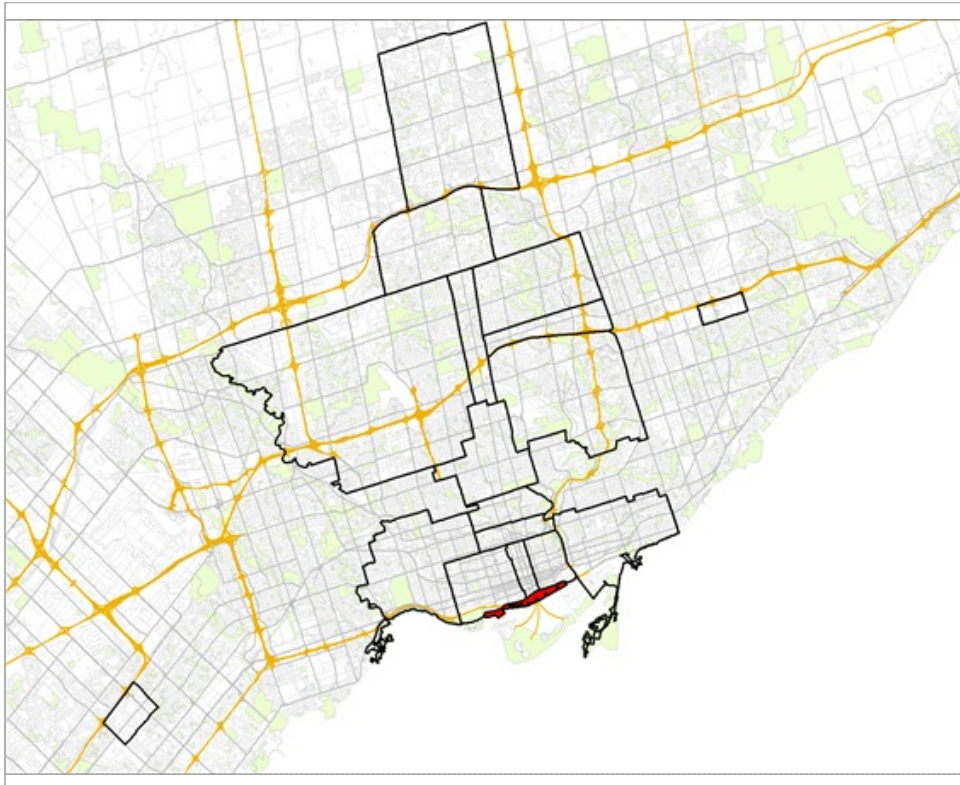


Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of August 2025

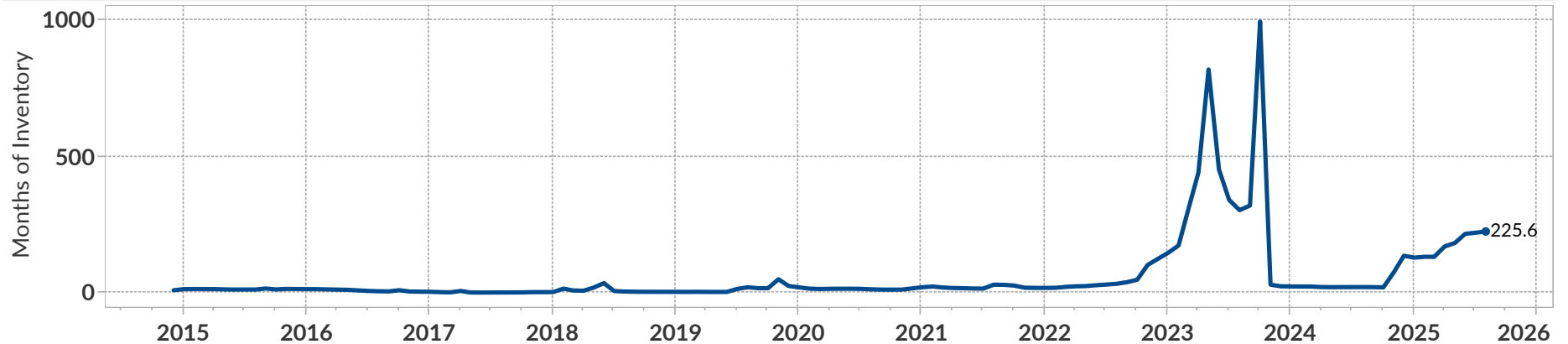


Central Waterfront Submarket Report - August 2025



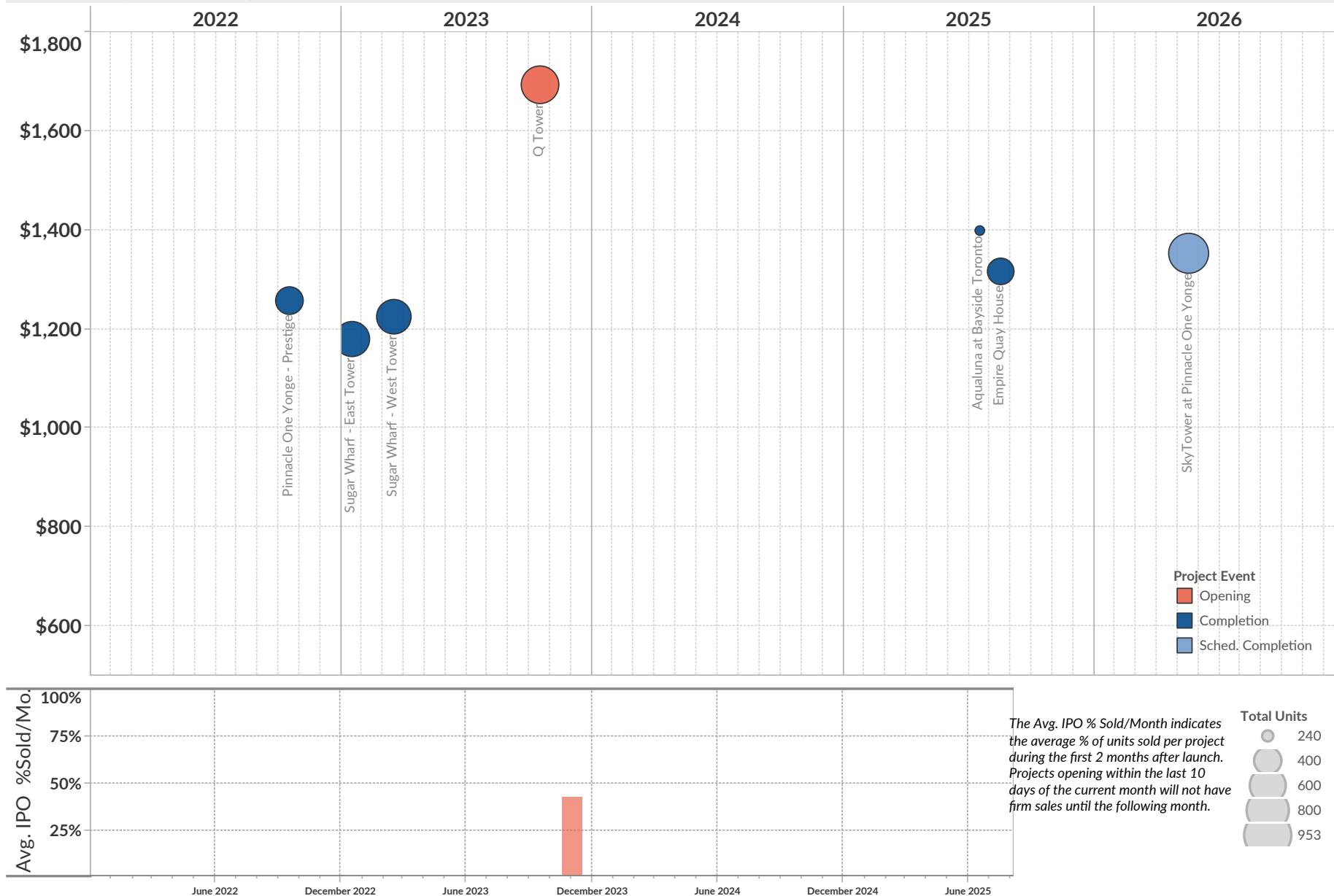
Central Waterfront		GTA
Distinct count of Site Name	4	330
No. of Units	2,754	84,491
Total Sales	1,833	68,044
Act Inv	921	16,447
Avg. \$/sf		\$1,385
Avg. Project \$/SF		\$1,305
Avg. SF		787
Avg. \$		\$1,090,094
Current Month Sales		118

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



Central Waterfront Submarket Report - August 2025

Recent Project Openings, Completions & Scheduled Completions



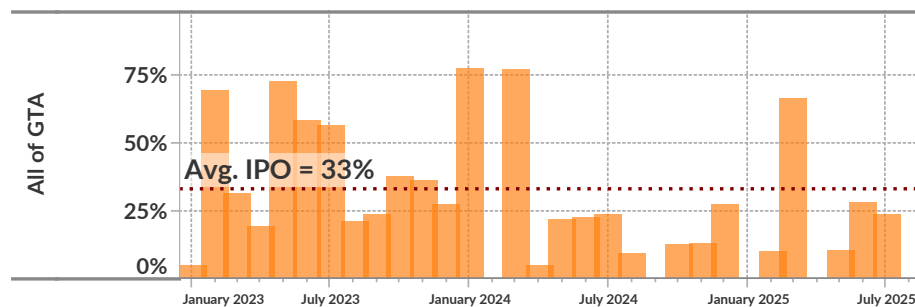
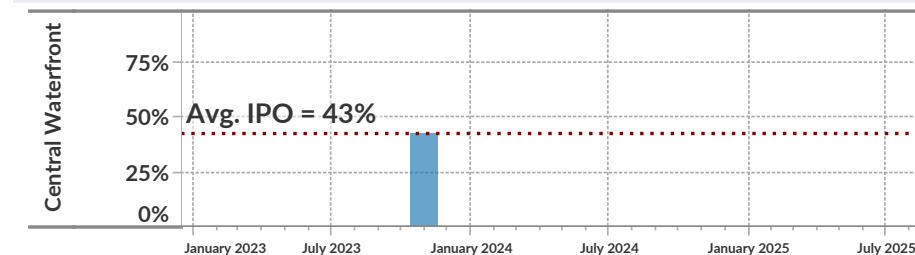
Central Waterfront Submarket Report - August 2025

Project Data by Unit Type

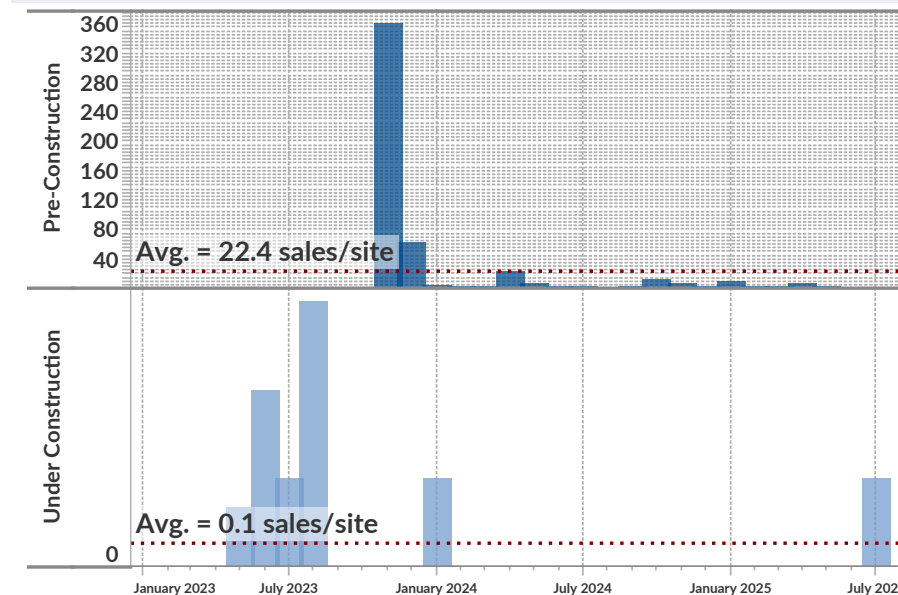
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	143	0	140	3
1 Bedroom	725	0	534	191
1 Bedroom + Den	865	0	628	237
2 Bedroom	380	0	259	121
2 Bedroom + Den	360	0	132	228
3 Bedroom & Up	280	0	140	140
Penthouse				
Other	1	0	0	1

*				
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)

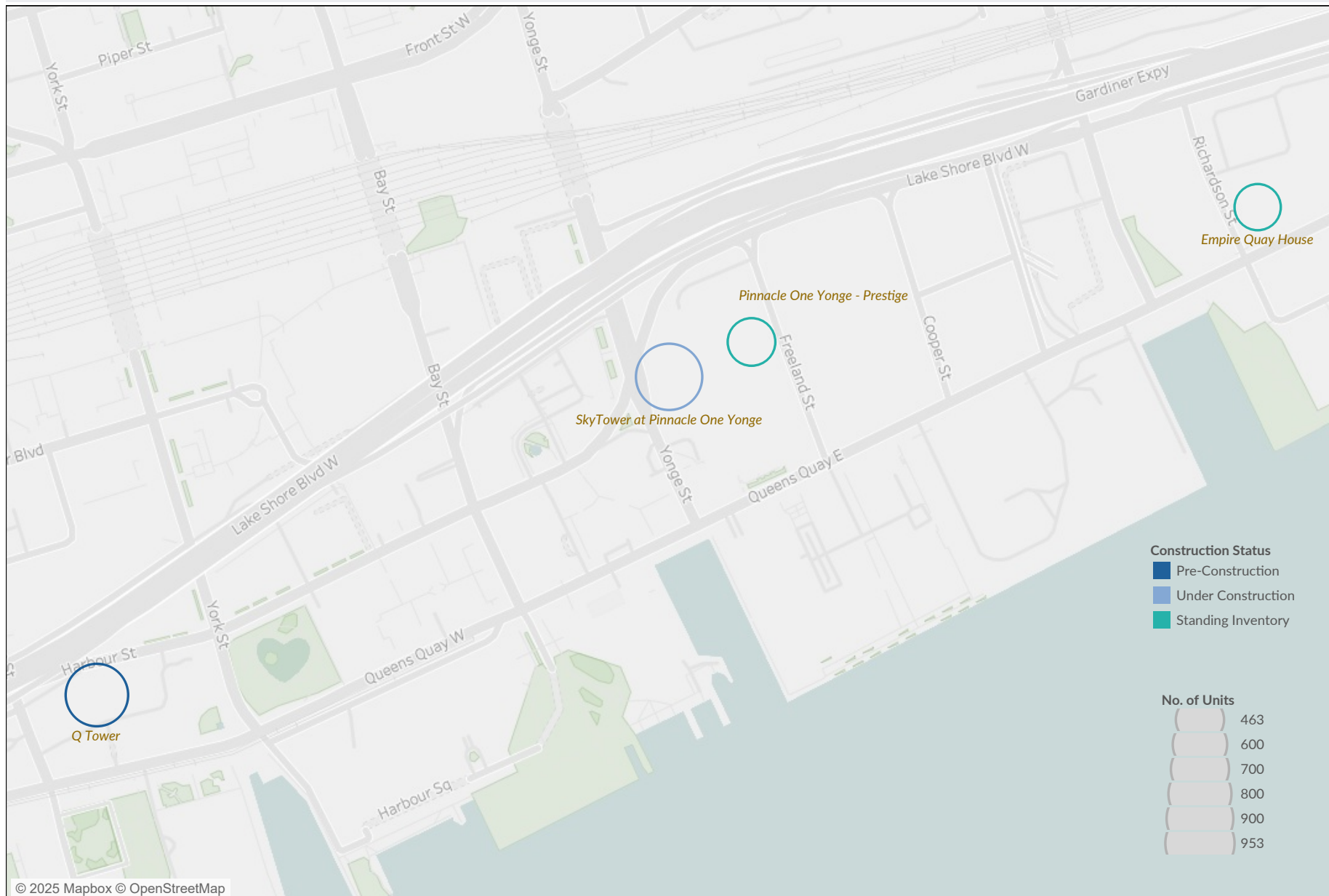


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - August 2025

Current Active Projects



Central Waterfront Submarket Report - August 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	May 2026	0	1	465	953	\$1,353	\$1,639

Central Waterfront Submarket Report - August 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	16
Central Waterfront	0	4
Don Mills - York Mills	1	9
Downtown Core	2	6
Downtown East	12	18
Downtown West	6	21
Etobicoke Waterfront	2	1
Highway7 - Yonge	2	4
Mississauga City Centre	3	9
North Toronto	1	16
North Yonge Corridor	0	8
North York East		
North York West	3	10
Not Applicable	77	169
Scarborough City Centre		
Sheppard Corridor	3	9
Thornhill	1	2
Toronto East	0	5
Toronto West	3	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,000	425	\$2,349	999	\$2,347,350
1,833	921	\$1,642	903	\$1,483,572
1,806	280	\$1,593	1,005	\$1,601,440
3,684	437	\$1,867	789	\$1,472,037
5,354	1,120	\$1,377	712	\$981,350
6,340	1,131	\$1,876	958	\$1,797,659
557	8	\$1,642	827	\$1,357,056
894	198	\$1,056	798	\$842,726
4,573	636	\$1,222	662	\$808,725
2,573	326	\$1,588	938	\$1,488,856
2,352	749	\$1,625	679	\$1,103,015
1,213	608	\$1,328	759	\$1,008,283
26,943	8,525	\$1,145	748	\$855,541
1,919	407	\$1,398	814	\$1,138,459
418	25	\$1,547	1,686	\$2,607,500
880	166	\$1,256	663	\$833,110
2,594	334	\$1,334	847	\$1,130,155
1,111	151	\$2,155	1,241	\$2,674,955



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