

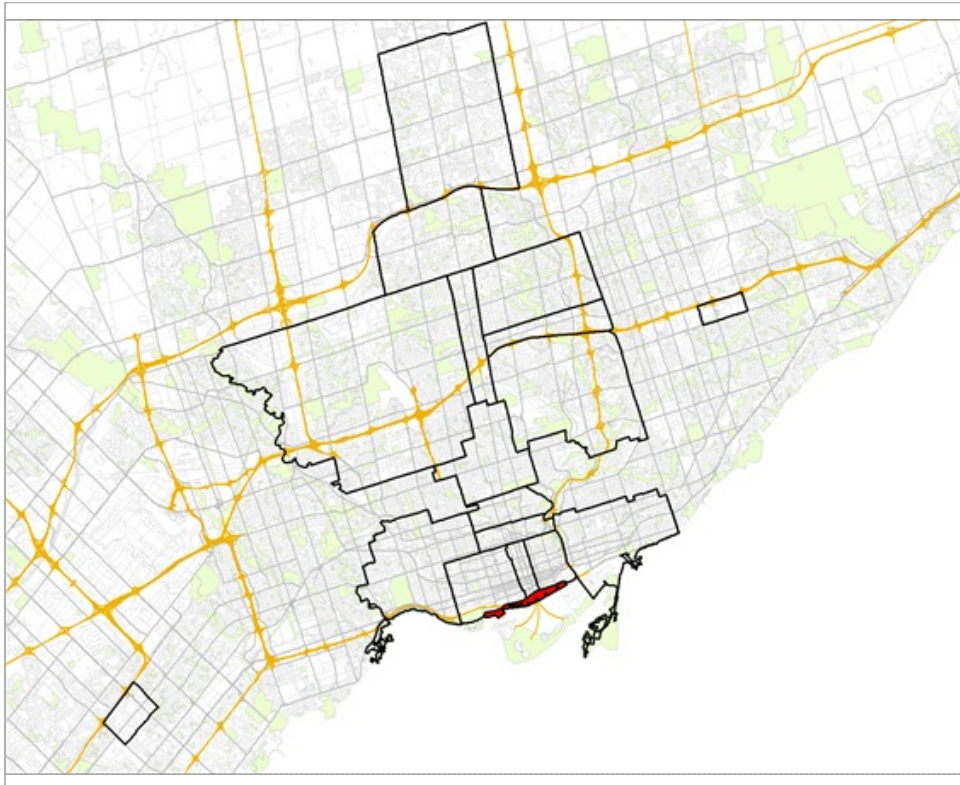


Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of December 2025

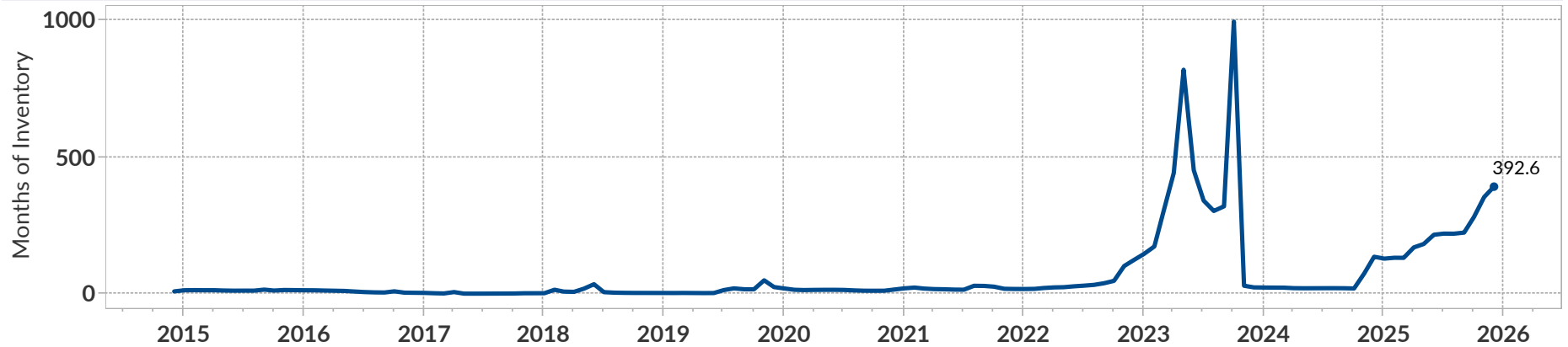


Central Waterfront Submarket Report - December 2025



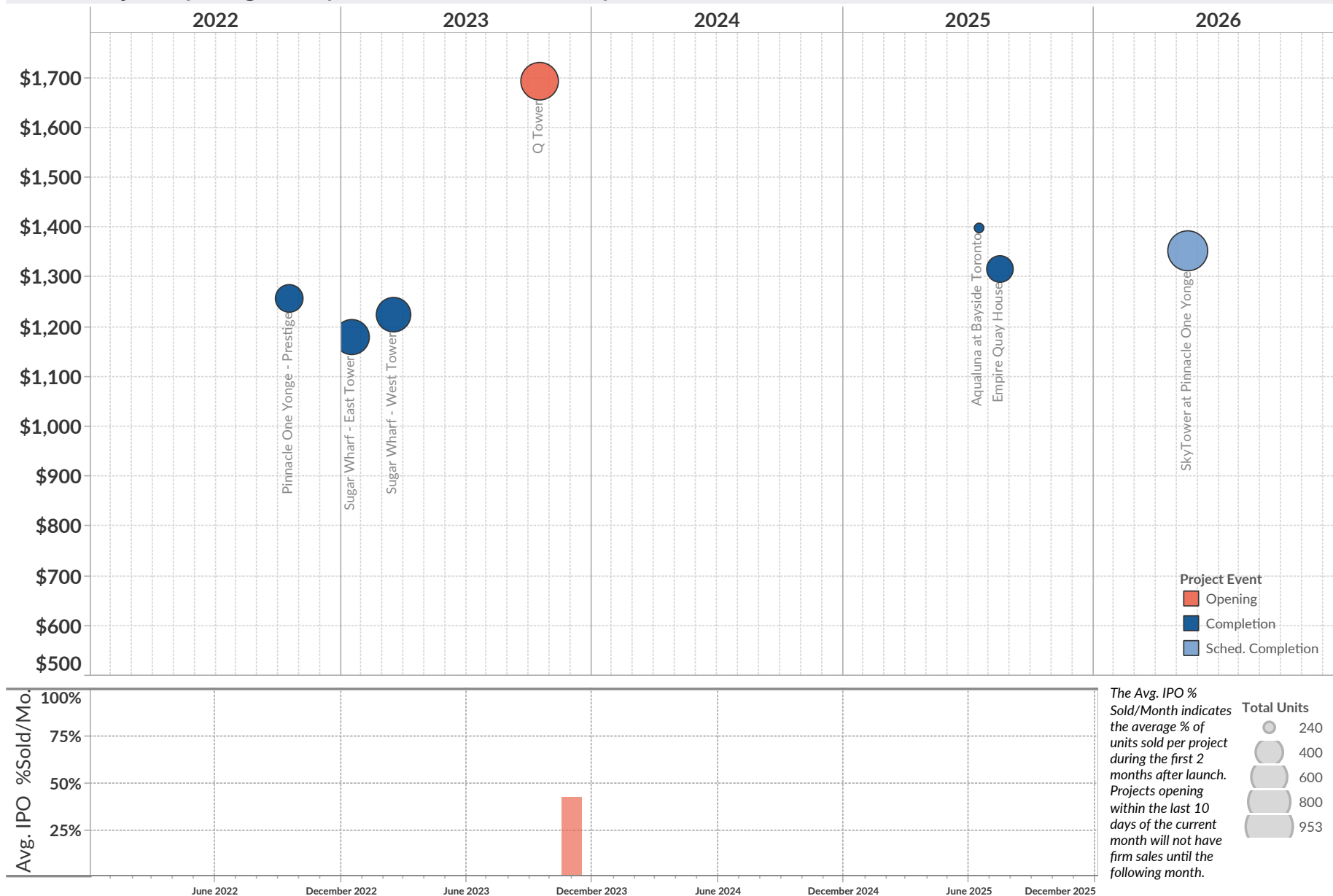
Central Waterfront		GTA
Distinct count of Site Name	4	317
No. of Units	2,754	81,546
Total Sales	1,838	66,431
Act Inv	916	15,115
Avg. \$/sf		\$1,368
Avg. Project \$/SF		\$1,286
Avg. SF		792
Avg. \$		\$1,083,198
Current Month Sales		87

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



Central Waterfront Submarket Report - December 2025

Recent Project Openings, Completions & Scheduled Completions



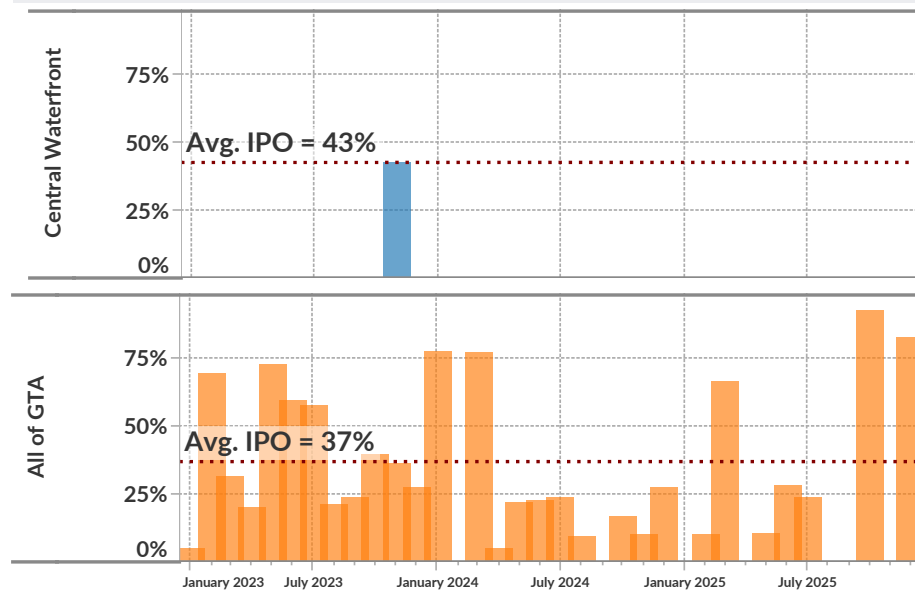
Central Waterfront Submarket Report - December 2025

Project Data by Unit Type

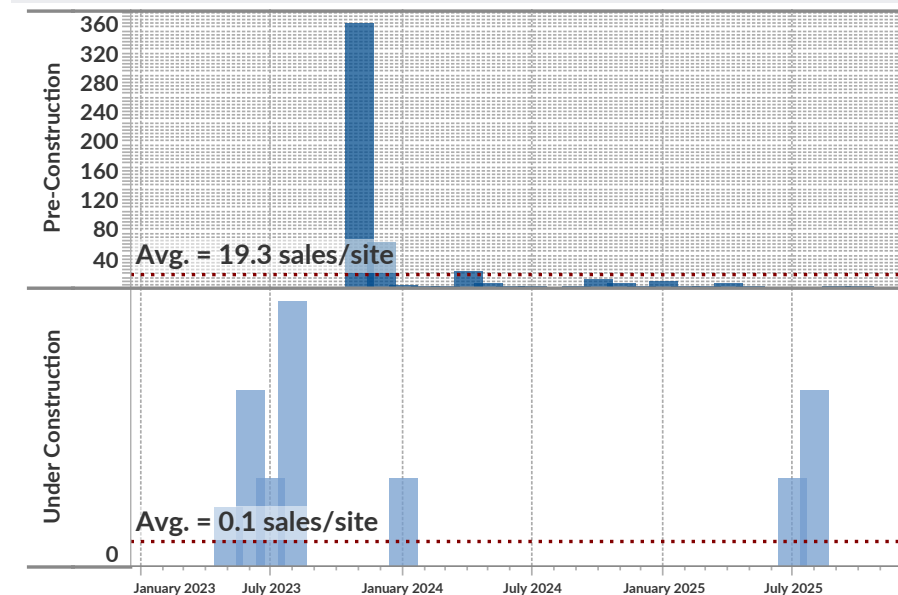
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	143	0	140	3
1 Bedroom	725	0	538	187
1 Bedroom + Den	865	0	628	237
2 Bedroom	380	0	259	121
2 Bedroom + Den	360	0	133	227
3 Bedroom & Up	280	0	140	140
Penthouse				
Other	1	0	0	1

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,780	361	361	\$619,900	\$664,900
\$1,650	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)

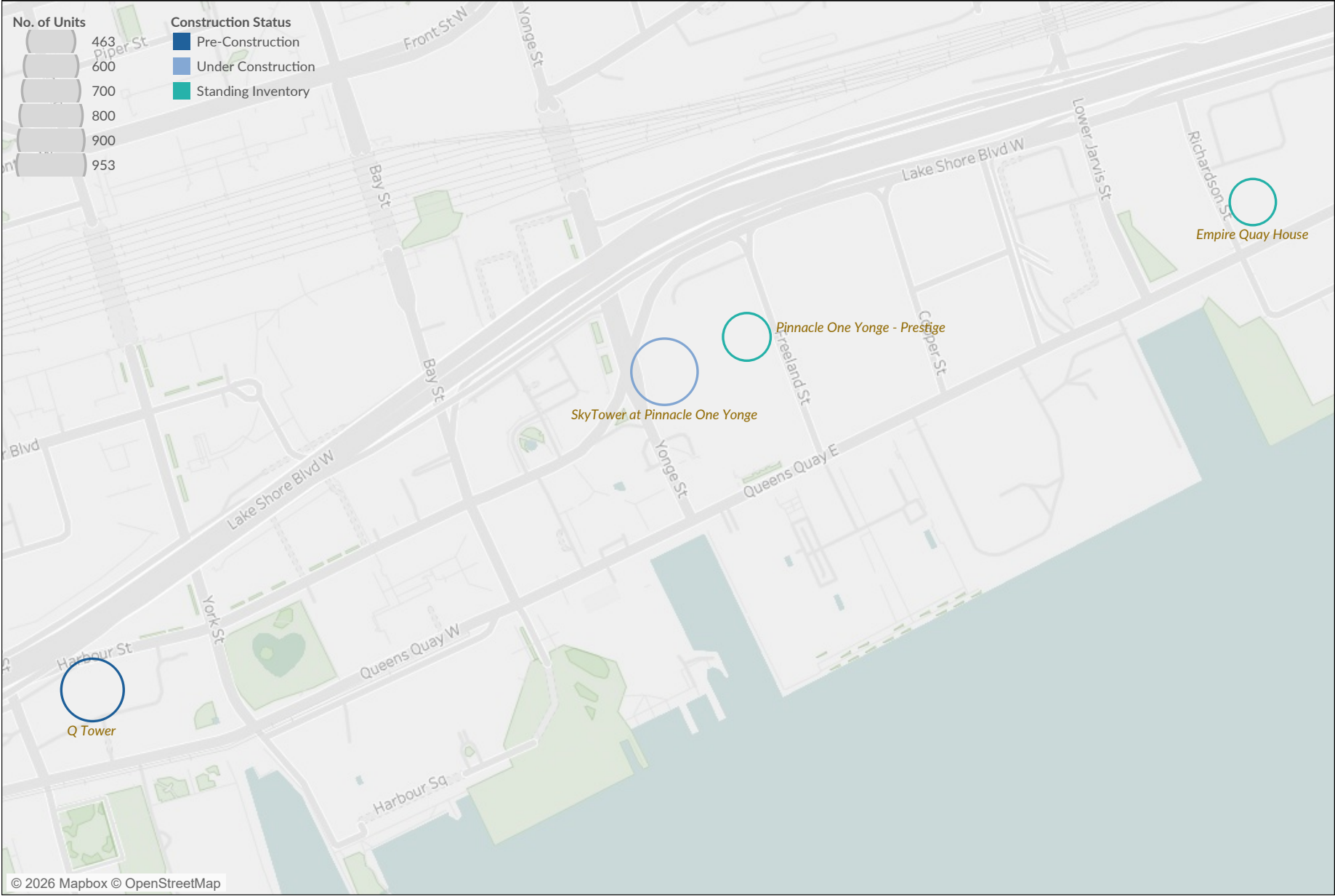


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - December 2025

Current Active Projects



Central Waterfront Submarket Report - December 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	26	326	846	\$1,693	\$1,657
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	May 2026	0	2	464	953	\$1,353	\$1,639

Central Waterfront Submarket Report - December 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	0	16
Central Waterfront	0	4
Don Mills - York Mills	1	10
Downtown Core	0	6
Downtown East	0	15
Downtown West	4	19
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	0	9
North Toronto	1	14
North Yonge Corridor	0	8
North York East		
North York West	2	9
Not Applicable	67	165
Scarborough City Centre		
Sheppard Corridor	3	8
Thornhill	0	2
Toronto East	0	5
Toronto West	9	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,006	419	\$2,348	996	\$2,337,249
1,838	916	\$1,642	905	\$1,485,872
1,828	260	\$1,420	910	\$1,292,699
3,687	435	\$1,865	785	\$1,464,664
4,489	767	\$1,364	753	\$1,026,137
5,947	965	\$1,881	943	\$1,774,088
559	6	\$1,636	782	\$1,278,733
894	198	\$1,056	798	\$842,726
4,579	630	\$1,223	661	\$807,827
2,379	306	\$1,597	911	\$1,453,690
2,350	712	\$1,624	687	\$1,115,830
1,133	535	\$1,305	763	\$994,947
26,827	7,975	\$1,125	754	\$848,370
1,925	338	\$1,328	837	\$1,112,190
419	24	\$1,550	1,708	\$2,647,813
888	158	\$1,251	667	\$833,914
2,609	319	\$1,308	842	\$1,100,855
1,074	152	\$2,168	1,301	\$2,819,861



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