

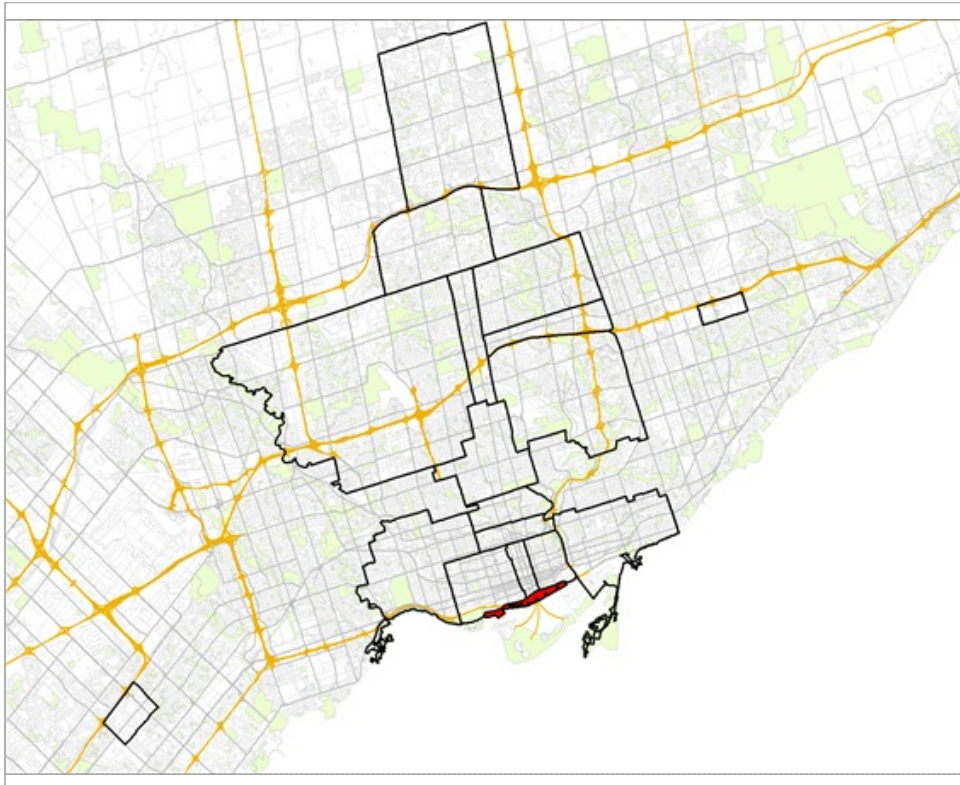


Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of March 2026

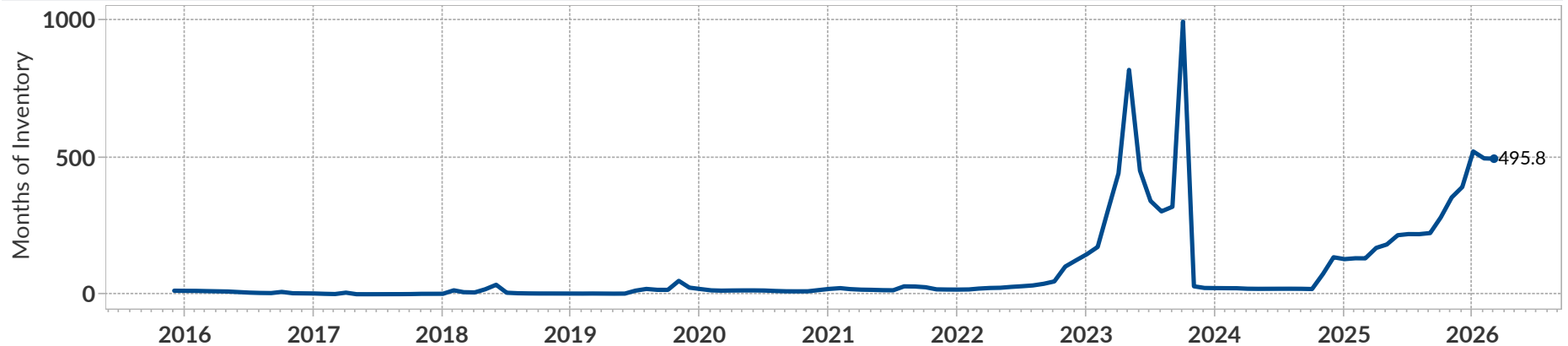


Central Waterfront Submarket Report - March 2026



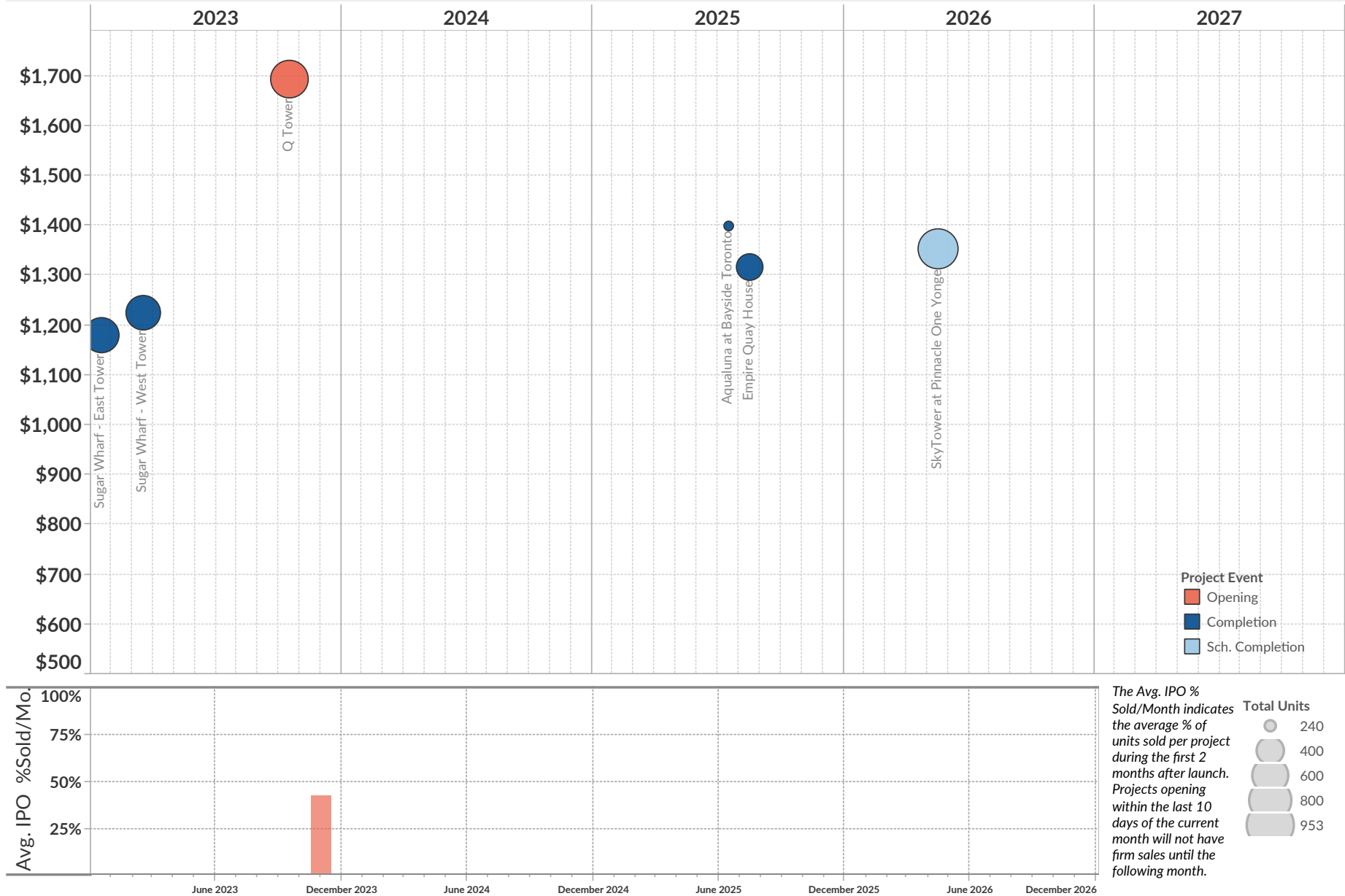
Central Waterfront		GTA
Distinct count of Site Name	4	305
No. of Units	2,754	79,030
Total Sales	1,845	65,304
Act Inv	909	13,726
Avg. \$/sf		\$1,367
Avg. Project \$/SF		\$1,290
Avg. SF		801
Avg. \$		\$1,095,159
Current Month Sales		263

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



Central Waterfront Submarket Report - March 2026

Recent Project Openings, Completions & Scheduled Completions



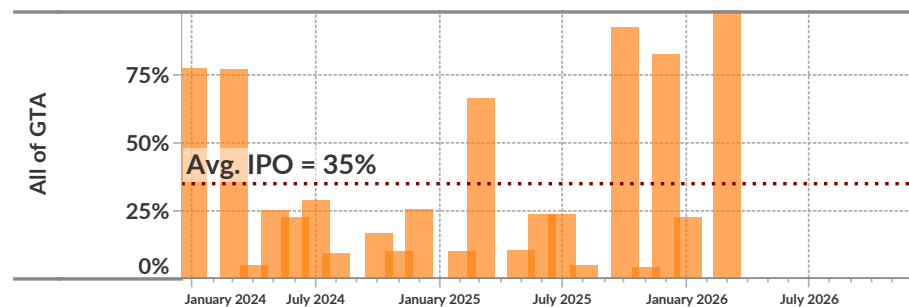
Central Waterfront Submarket Report - March 2026

Project Data by Unit Type

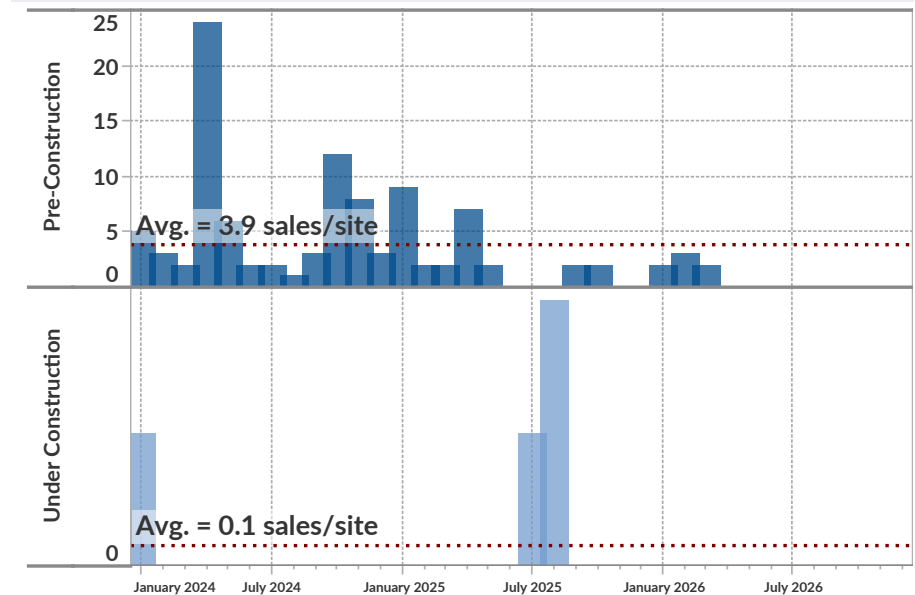
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	143	0	140	3
1 Bedroom	725	2	545	180
1 Bedroom + Den	865	0	628	237
2 Bedroom	380	0	259	121
2 Bedroom + Den	360	0	133	227
3 Bedroom & Up	280	0	140	140
Penthouse				
Other	1	0	0	1

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,780	361	361	\$619,900	\$664,900
\$1,648	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)

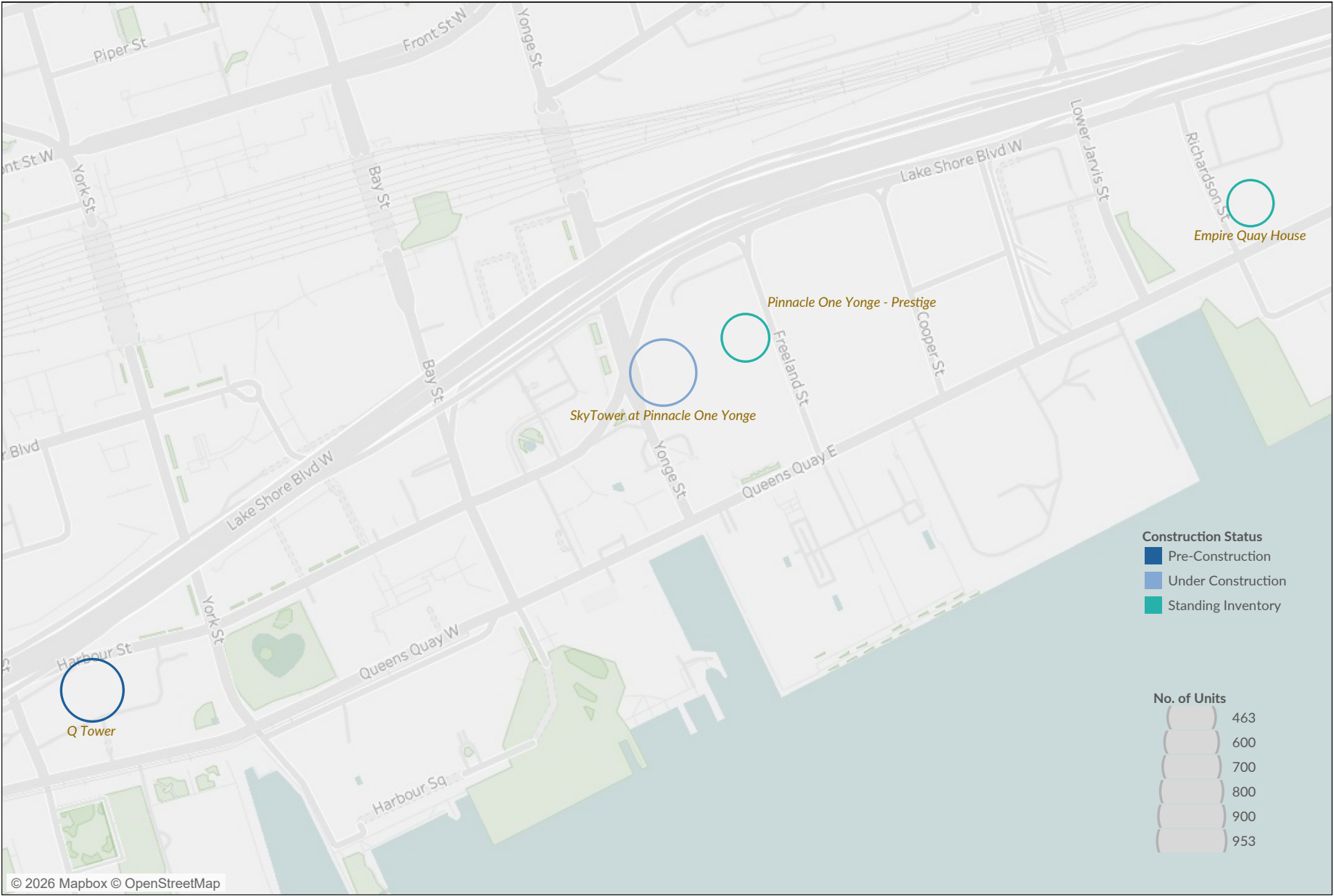


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - March 2026

Current Active Projects



Central Waterfront Submarket Report - March 2026

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	2	7	319	846	\$1,693	\$1,656
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	May 2026	0	0	464	953	\$1,353	\$1,639

Central Waterfront Submarket Report - March 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 15
Central Waterfront	• 2	• 4
Don Mills - York Mills	• 3	• 9
Downtown Core	• 0	• 6
Downtown East	• 1	• 15
Downtown West	• 4	• 19
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 2	• 3
Mississauga City Centre	• 3	• 9
North Toronto	• 5	• 14
North Yonge Corridor	• 3	• 8
North York East		
North York West	• 5	• 7
Not Applicable	• 224	• 158
Scarborough City Centre		
Sheppard Corridor	• 2	• 8
Thornhill	• 0	• 2
Toronto East	• 2	• 5
Toronto West	• 5	• 16
Yonge - St. Clair	• 0	• 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,986	• 405	• \$2,312	• 1,030	• \$2,382,146
• 1,845	• 909	• \$1,642	• 908	• \$1,490,693
• 1,790	• 100	• \$1,346	• 1,345	• \$1,809,992
• 3,689	• 433	• \$1,864	• 787	• \$1,467,700
• 4,492	• 684	• \$1,333	• 743	• \$990,500
• 6,027	• 697	• \$1,943	• 1,031	• \$2,003,481
• 559	• 6	• \$1,677	• 621	• \$1,041,400
• 764	• 174	• \$1,002	• 829	• \$830,496
• 4,581	• 628	• \$1,209	• 656	• \$792,836
• 2,331	• 291	• \$1,605	• 899	• \$1,442,696
• 2,415	• 686	• \$1,606	• 679	• \$1,091,380
• 760	• 509	• \$1,305	• 747	• \$974,307
• 26,130	• 7,212	• \$1,122	• 761	• \$854,345
• 1,929	• 334	• \$1,334	• 835	• \$1,113,892
• 423	• 30	• \$1,573	• 1,718	• \$2,701,583
• 890	• 166	• \$1,221	• 681	• \$831,025
• 2,617	• 312	• \$1,308	• 838	• \$1,096,522
• 1,076	• 150	• \$2,169	• 1,308	• \$2,837,027



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