

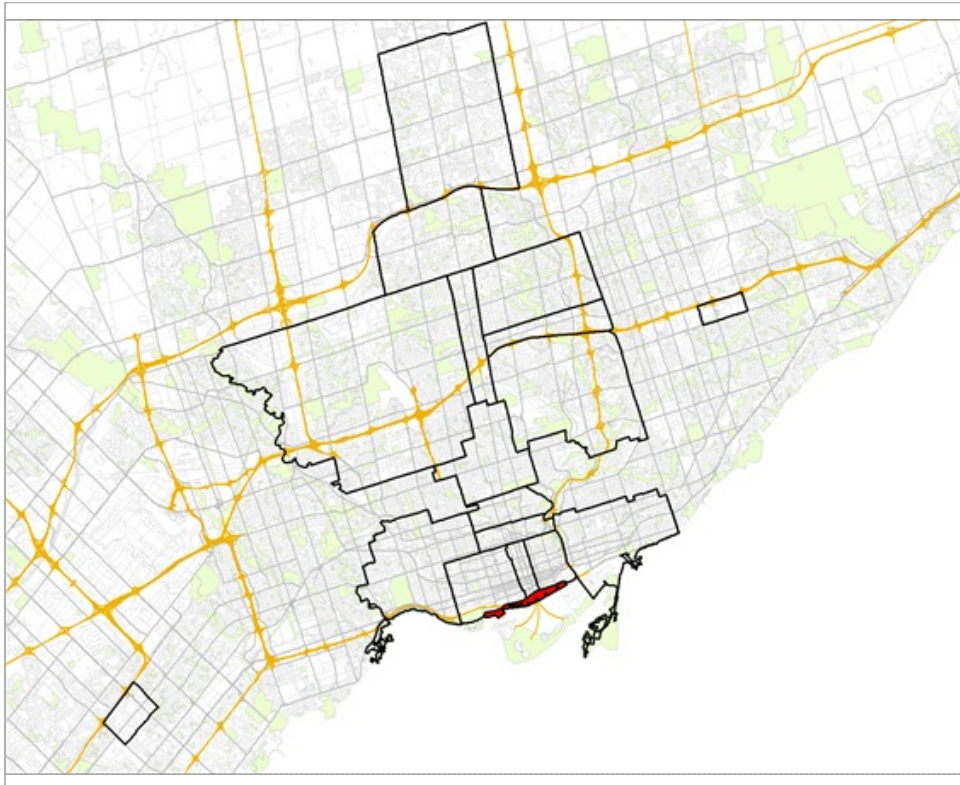


Greater Toronto Area | Central Waterfront New Homes High Rise Submarket Report

Data as of August 2026

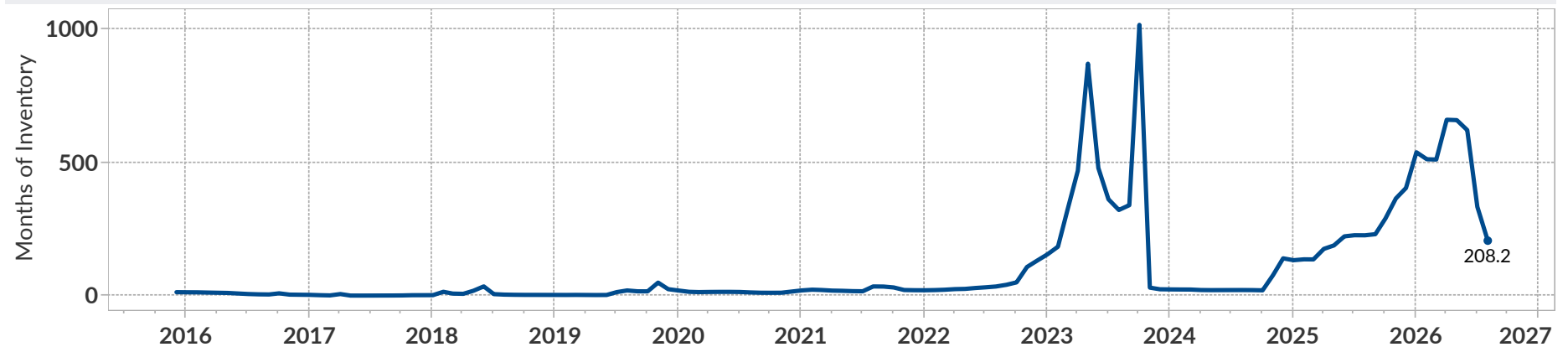


Central Waterfront Submarket Report - August 2026



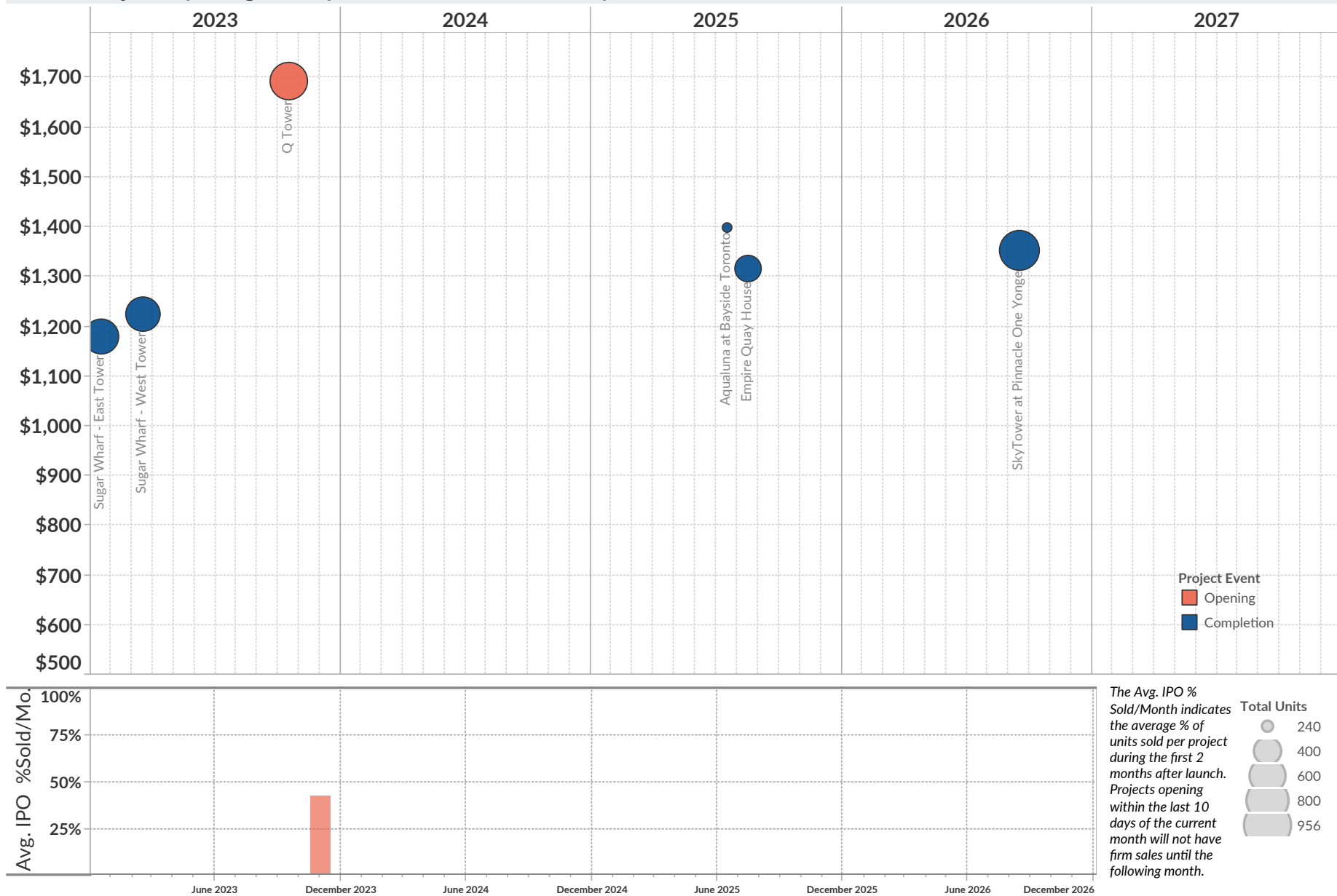
Central Waterfront		GTA
Distinct count of Site Name	4	290
No. of Units	2,757	74,874
Total Sales	1,855	62,140
Act Inv	902	12,734
Avg. \$/sf		\$1,352
Avg. Project \$/SF		\$1,271
Avg. SF		822
Avg. \$		\$1,110,782
Current Month Sales		215

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



Central Waterfront Submarket Report - August 2026

Recent Project Openings, Completions & Scheduled Completions



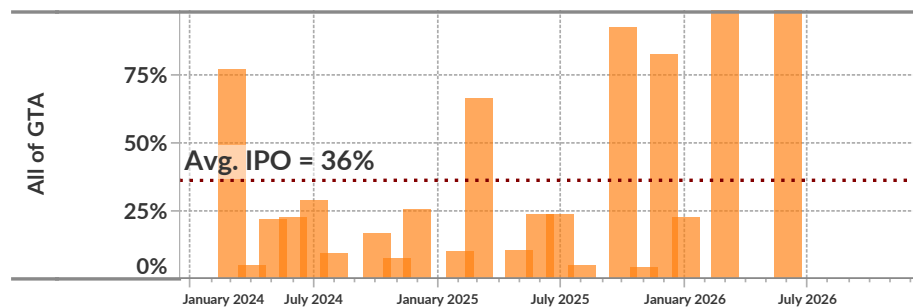
Central Waterfront Submarket Report - August 2026

Project Data by Unit Type

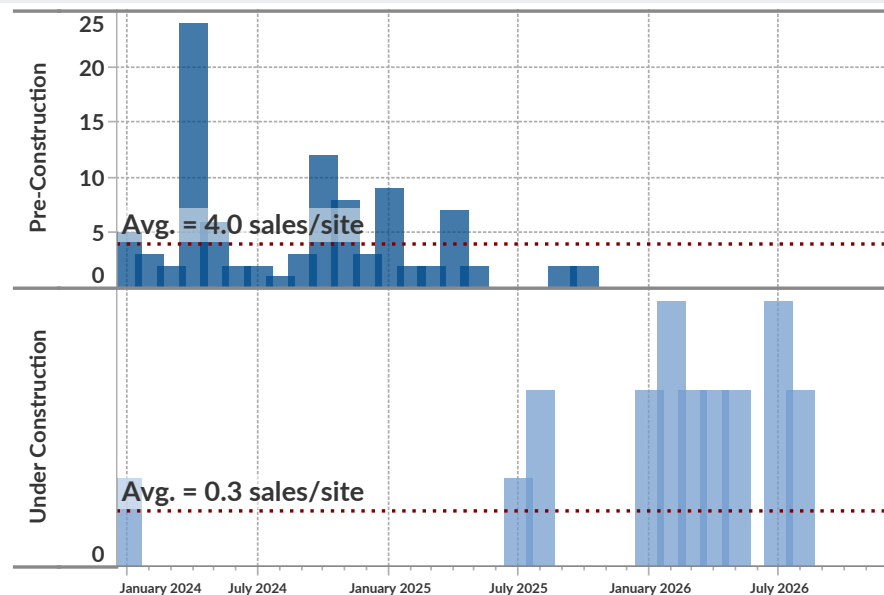
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	143	0	140	3
1 Bedroom	725	20	551	174
1 Bedroom + Den	865	0	628	237
2 Bedroom	380	0	259	121
2 Bedroom + Den	360	0	135	225
3 Bedroom & Up	280	0	142	138
Penthouse				
Other	4	0	0	4

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,780	361	361	\$619,900	\$664,900
\$1,646	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
\$1,705	699	1,980	\$1,034,900	\$3,699,900
\$1,855	1,088	2,500	\$1,699,990	\$4,999,900
\$2,099	1,740	2,200	\$3,269,900	\$4,999,900

IPO Launch Performance (first 2 months)

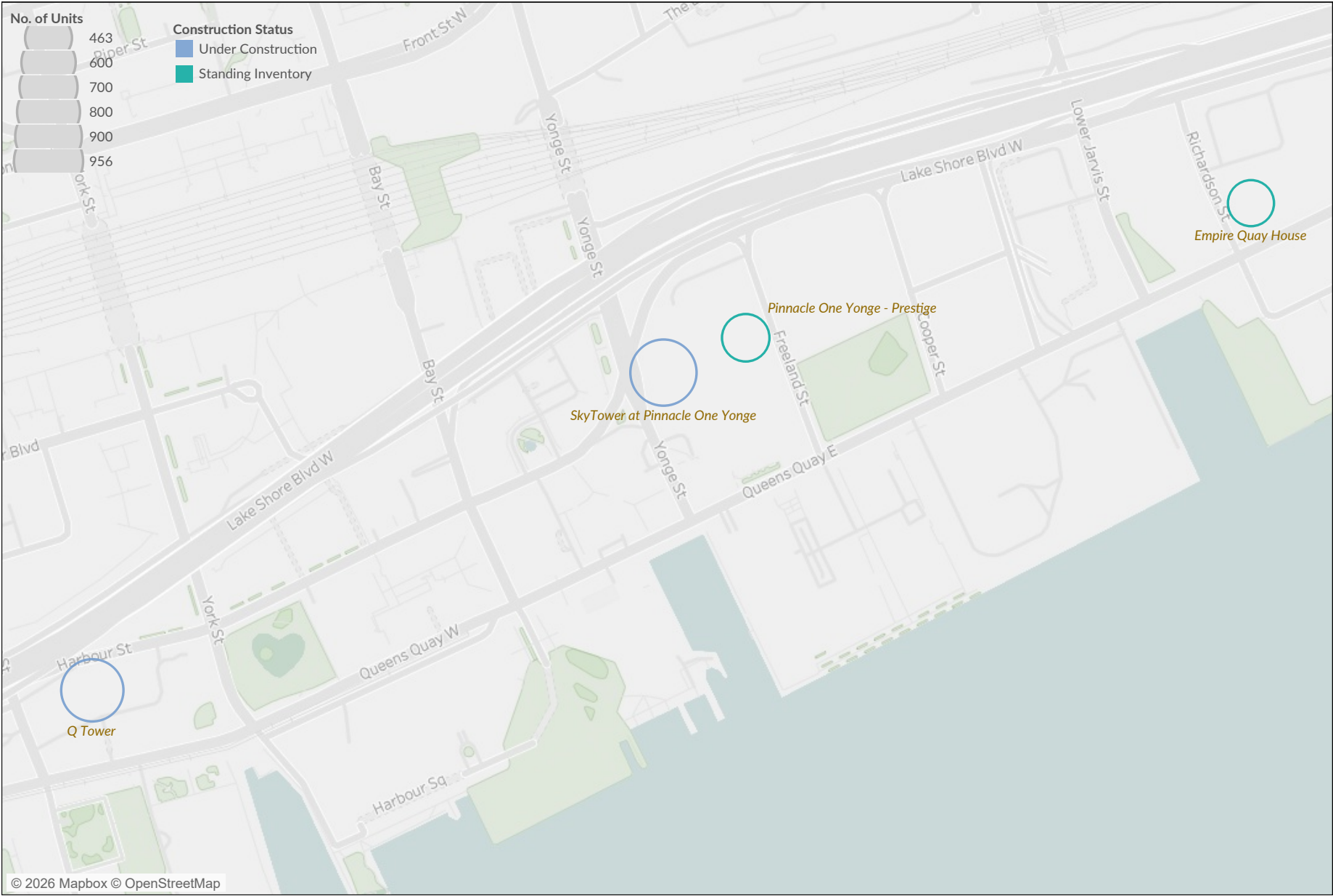


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - August 2026

Current Active Projects



Central Waterfront Submarket Report - August 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	18	32	11	463	\$1,317	\$1,591
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	13	313	846	\$1,693	\$1,655
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	September 2026	0	3	464	956	\$1,353	\$1,737

Central Waterfront Submarket Report - August 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	20	4
Don Mills - York Mills	0	11
Downtown Core	3	6
Downtown East	6	15
Downtown West	4	19
Etobicoke Waterfront		
Highway7 - Yonge	2	2
Mississauga City Centre	0	8
North Toronto	0	14
North Yonge Corridor	6	7
North York East		
North York West	1	5
Not Applicable	164	148
Scarborough City Centre		
Sheppard Corridor	1	8
Thornhill	1	1
Toronto East	0	5
Toronto West	6	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,992	399	\$2,335	1,028	\$2,400,671
1,855	902	\$1,701	1,007	\$1,713,073
1,759	263	\$1,109	1,177	\$1,305,513
3,696	426	\$1,866	790	\$1,473,369
4,520	657	\$1,340	739	\$990,650
5,987	737	\$1,902	1,017	\$1,934,684
584	154	\$1,050	754	\$791,398
4,049	621	\$1,214	656	\$796,392
2,334	304	\$1,583	889	\$1,406,795
2,093	648	\$1,609	665	\$1,070,444
691	466	\$1,260	747	\$941,919
24,853	6,275	\$1,062	780	\$828,162
1,960	267	\$1,397	837	\$1,169,416
154	17	\$1,556	1,687	\$2,623,824
891	165	\$1,216	686	\$833,692
2,646	283	\$1,326	845	\$1,120,142
1,076	150	\$2,169	1,308	\$2,837,027



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