

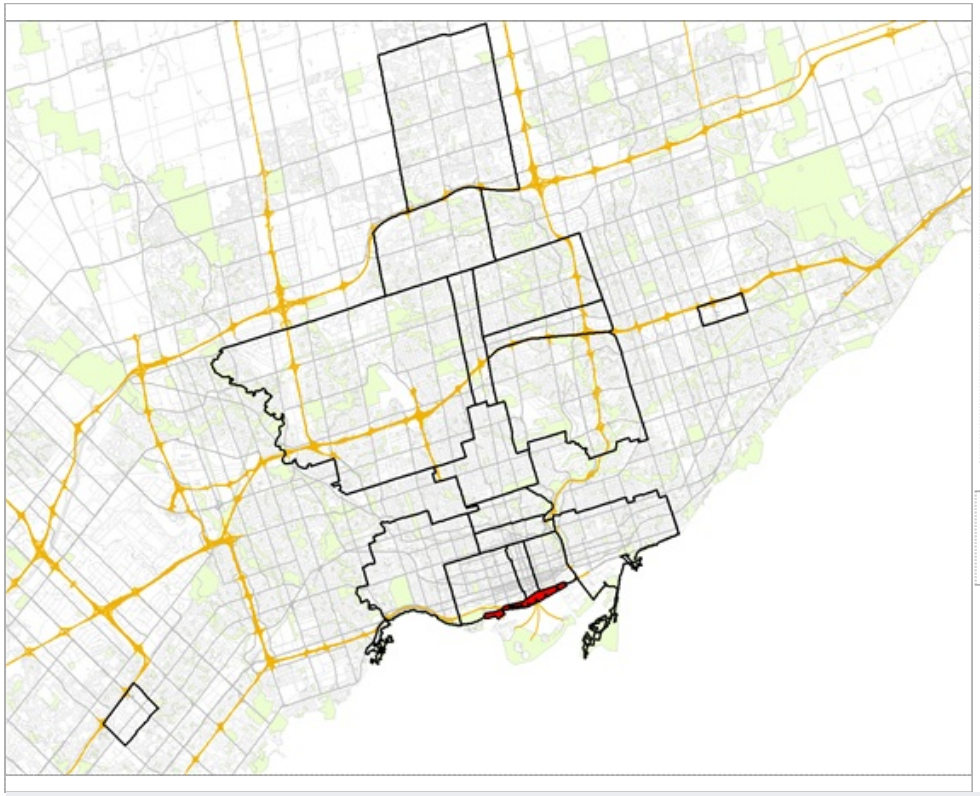
Greater Toronto Area | Central Waterfront

New Homes High Rise Submarket Report

Data as of September 2026

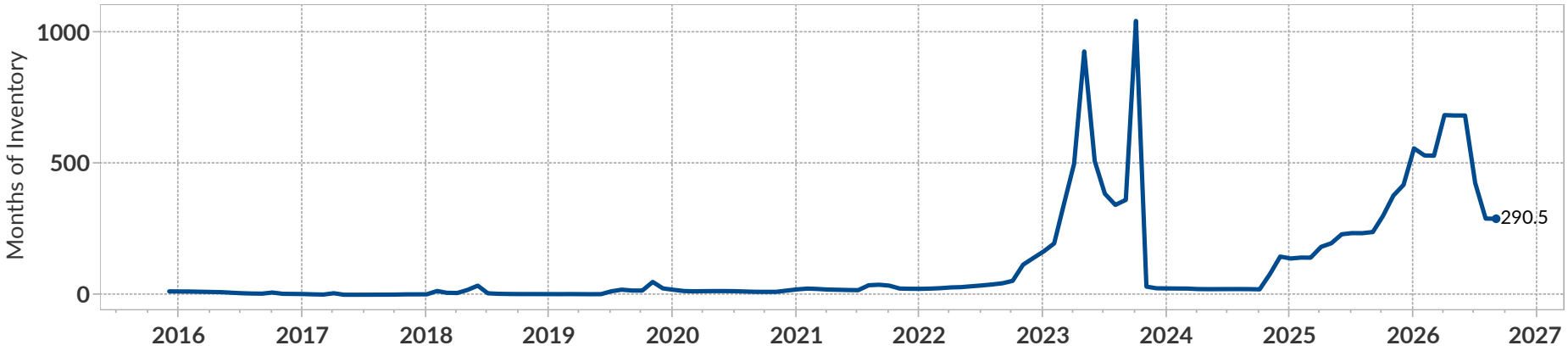
Altus Group

Central Waterfront Submarket Report - September 2026



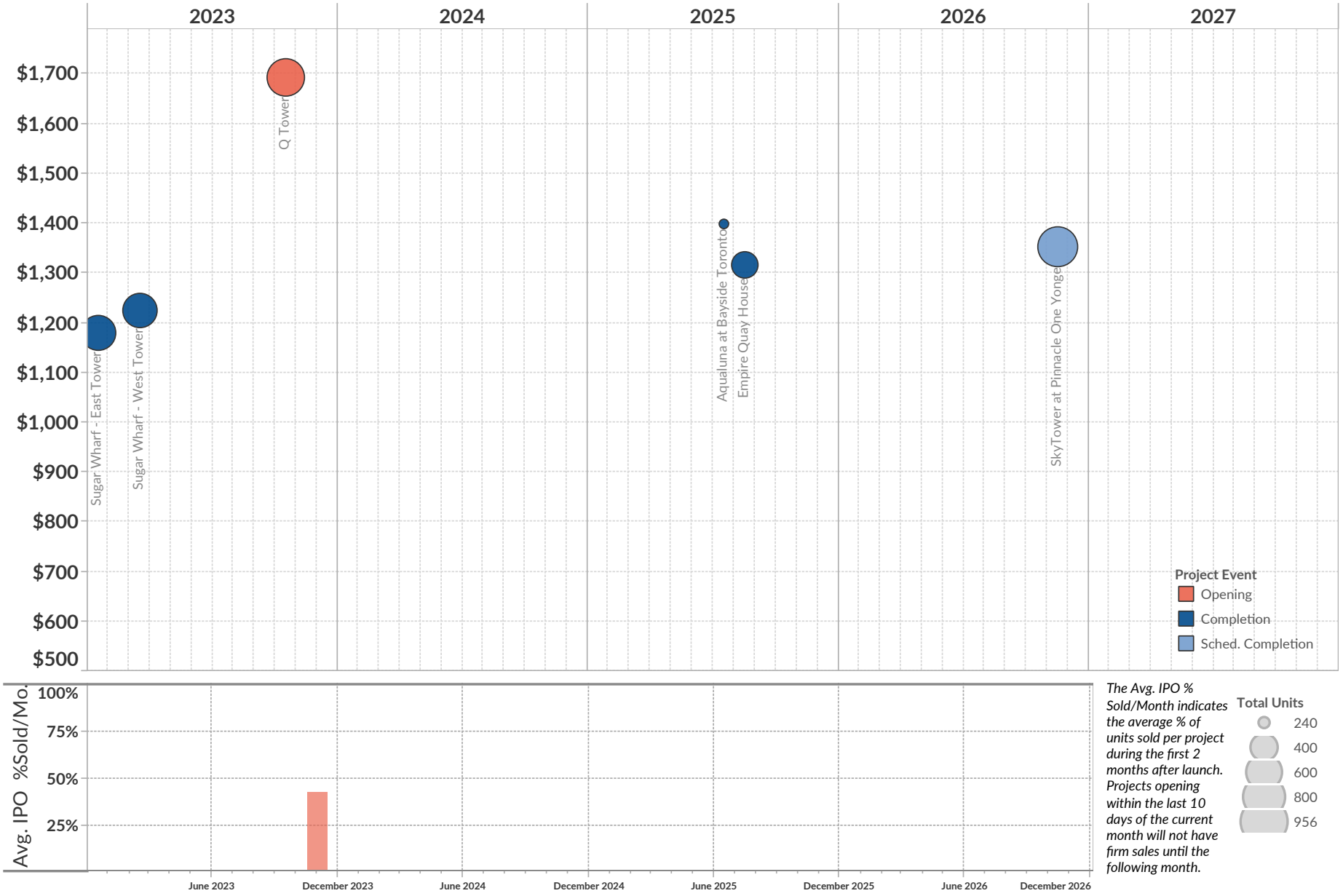
Central Waterfront		GTA
Distinct count of Site Name	4	289
No. of Units	2,757	74,344
Total Sales	1,813	61,435
Act Inv	944	12,909
Avg. $/sf	$1,697	$1,341
Avg. Project $/SF	$1,652	$1,266
Avg. SF	997	823
Avg. $	$1,691,411	$1,103,238
Current Month Sales	2	129

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



Central Waterfront Submarket Report - September 2026

Recent Project Openings, Completions & Scheduled Completions



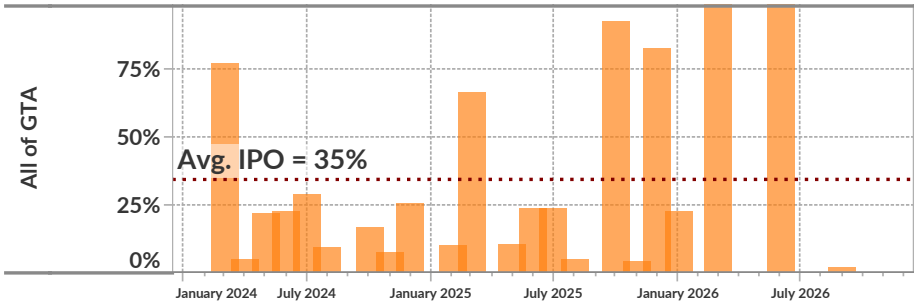
The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.

Central Waterfront Submarket Report - September 2026

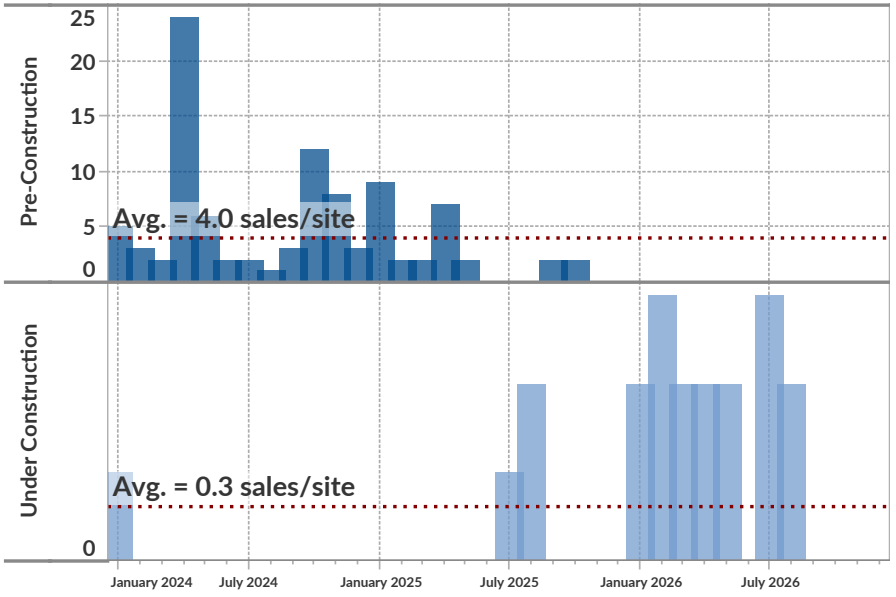
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv	Avg. $/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
Studio	143	2	135	8	$1,841	361	400	$619,900	$749,990
1 Bedroom	725	0	538	187	$1,638	448	676	$743,900	$1,049,990
1 Bedroom + Den	865	0	625	240	$1,522	442	820	$778,900	$1,248,900
2 Bedroom	380	0	250	130	$1,619	618	1,567	$955,900	$2,585,900
2 Bedroom + Den	360	0	133	227	$1,705	699	1,980	$1,034,900	$3,699,900
3 Bedroom & Up	280	0	132	148	$1,843	1,088	2,500	$1,699,990	$4,999,900
Penthouse									
Other	4	0	0	4	$2,099	1,740	2,200	$3,269,900	$4,999,900

IPO Launch Performance (first 2 months)

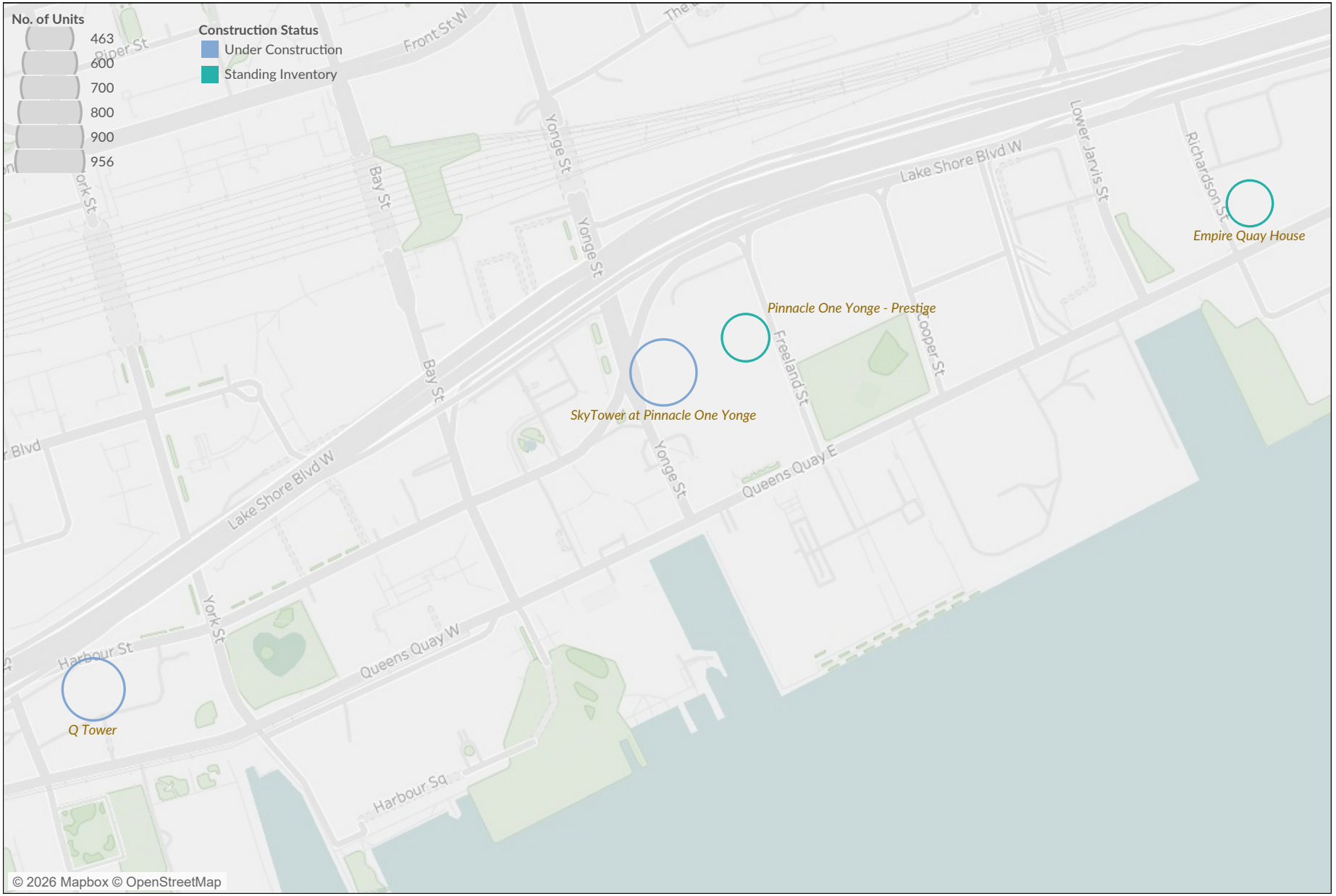


Post Launch Absorption: Central Waterfront



Central Waterfront Submarket Report - September 2026

Current Active Projects



Central Waterfront Submarket Report - September 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	2	21	53	463	$1,317	$1,580
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	13	313	846	$1,693	$1,655
SkyTower at Pinnacle One Yonge - Pinnacle International	Apartment	November 2026	0	3	464	956	$1,353	$1,737

Central Waterfront Submarket Report - September 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	2	4
Don Mills - York Mills	0	11
Downtown Core	0	6
Downtown East	5	15
Downtown West	6	18
Etobicoke Waterfront		
Highway7 - Yonge	1	2
Mississauga City Centre	2	8
North Toronto	3	14
North Yonge Corridor	3	7
North York East		
North York West	2	5
Not Applicable	89	148
Scarborough City Centre		
Sheppard Corridor	6	8
Thornhill	0	1
Toronto East	0	5
Toronto West	5	16
Yonge - St. Clair	4	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. $/sf	Avg. SF	Avg. $
2,993	398	$2,357	1,067	$2,514,137
1,813	944	$1,697	997	$1,691,411
1,761	263	$1,109	1,177	$1,305,513
3,696	426	$1,866	790	$1,473,369
4,522	655	$1,338	740	$989,807
5,734	718	$1,919	1,023	$1,962,707
585	153	$1,050	736	$773,154
4,051	619	$1,214	656	$796,277
2,337	301	$1,573	892	$1,402,762
2,096	678	$1,525	670	$1,021,565
693	464	$1,260	748	$942,564
24,475	6,363	$1,052	779	$819,796
1,883	344	$1,300	831	$1,079,838
155	16	$1,550	1,708	$2,647,813
891	162	$1,190	684	$813,509
2,650	279	$1,328	846	$1,123,943
1,100	126	$2,066	1,515	$3,128,931



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