

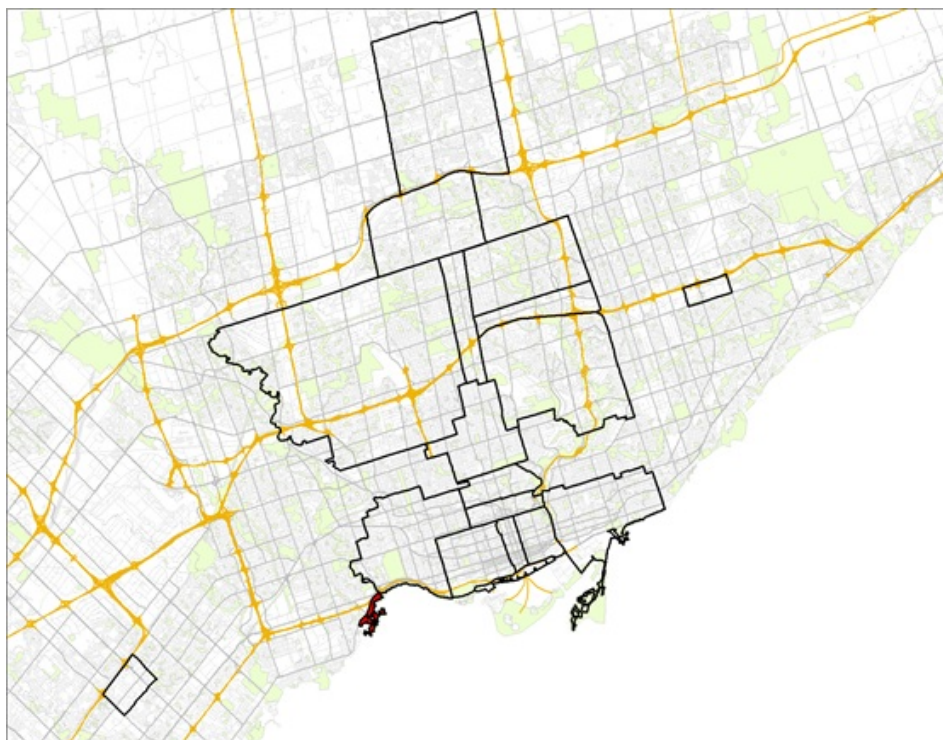


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of January 2023



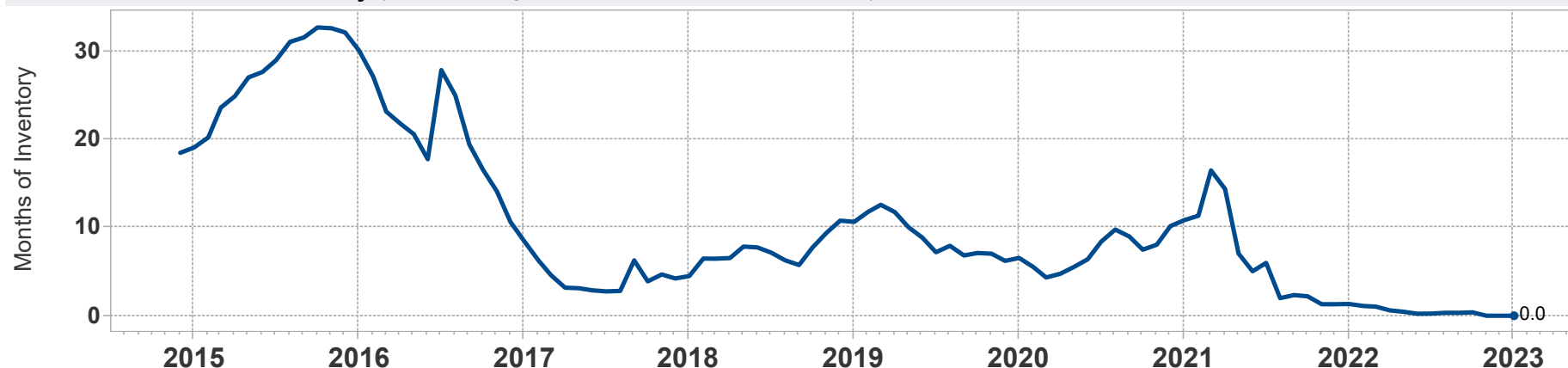
Etobicoke Waterfront Submarket Report - January 2023



Etobicoke Waterfront		GTA
Distinct count of Site Name	1	345
No. of Units	537	88,911
Total Sales	537	77,042
Act Inv	0	11,869
Avg. wt. \$/sf		\$1,421
Avg. Project \$/SF	\$1,626	\$1,293
Avg. SF		845
Avg. \$		\$1,201,296
Current Month Sales (incl. active & sold out)	0	381

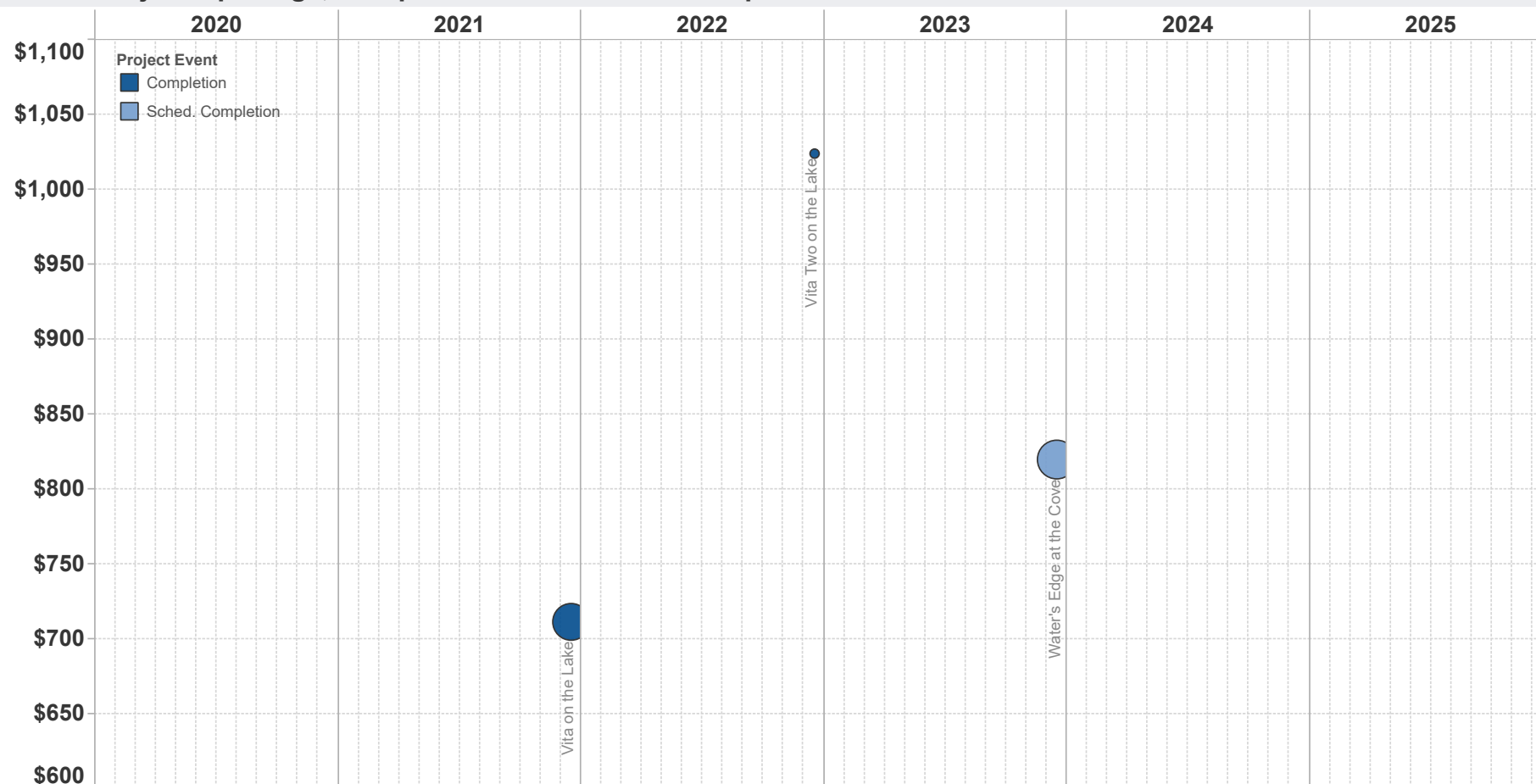
Development Applications		
Etobicoke Waterfront		City of Toronto
Count of Address	4	761
Total Units	9,281	422,579
Min. Density	6.3	0.0
Max. Density	16.4	61.7
Avg. Density	9.3	7.9

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

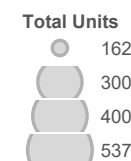


Etobicoke Waterfront Submarket Report - January 2023

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.

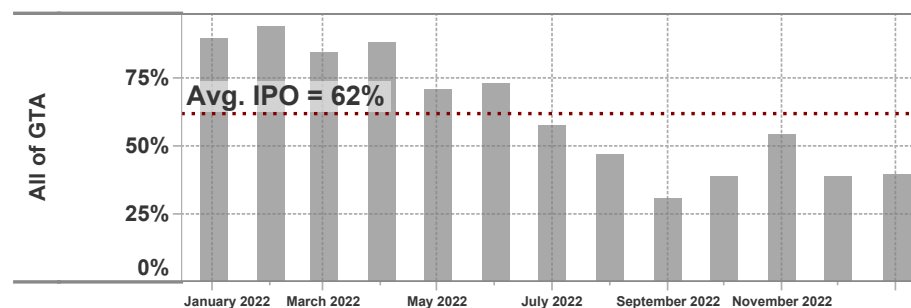


Etobicoke Waterfront Submarket Report - January 2023

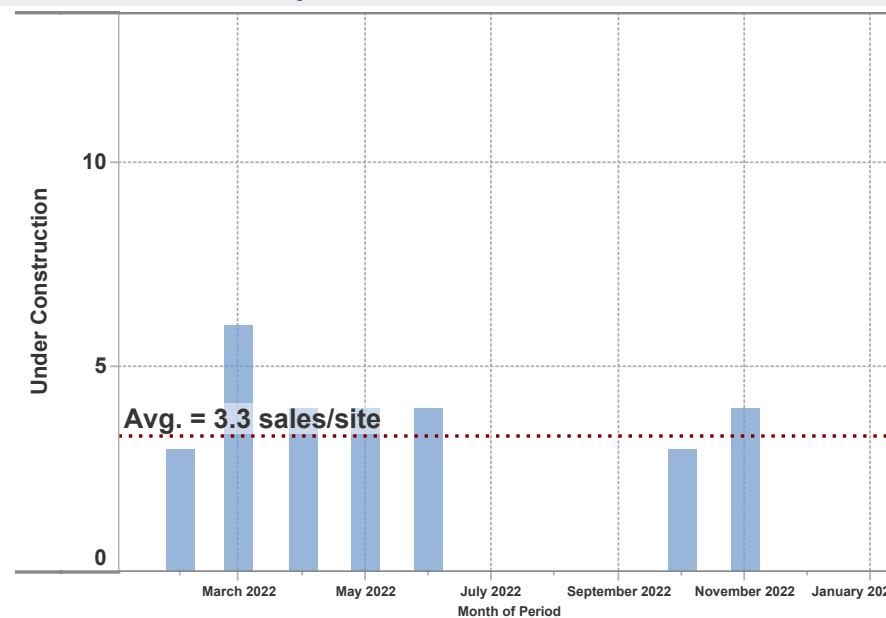
Project Data by Unit Type

Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	0	0	0	0
1 Bedroom	106	0	106	0
1 Bedroom + Den	273	0	273	0
2 Bedroom	105	0	105	0
2 Bedroom + Den	52	0	52	0
3 Bedroom & Up	1	0	1	0
Penthouse				
Other				

IPO Launch Performance (first 2 months)

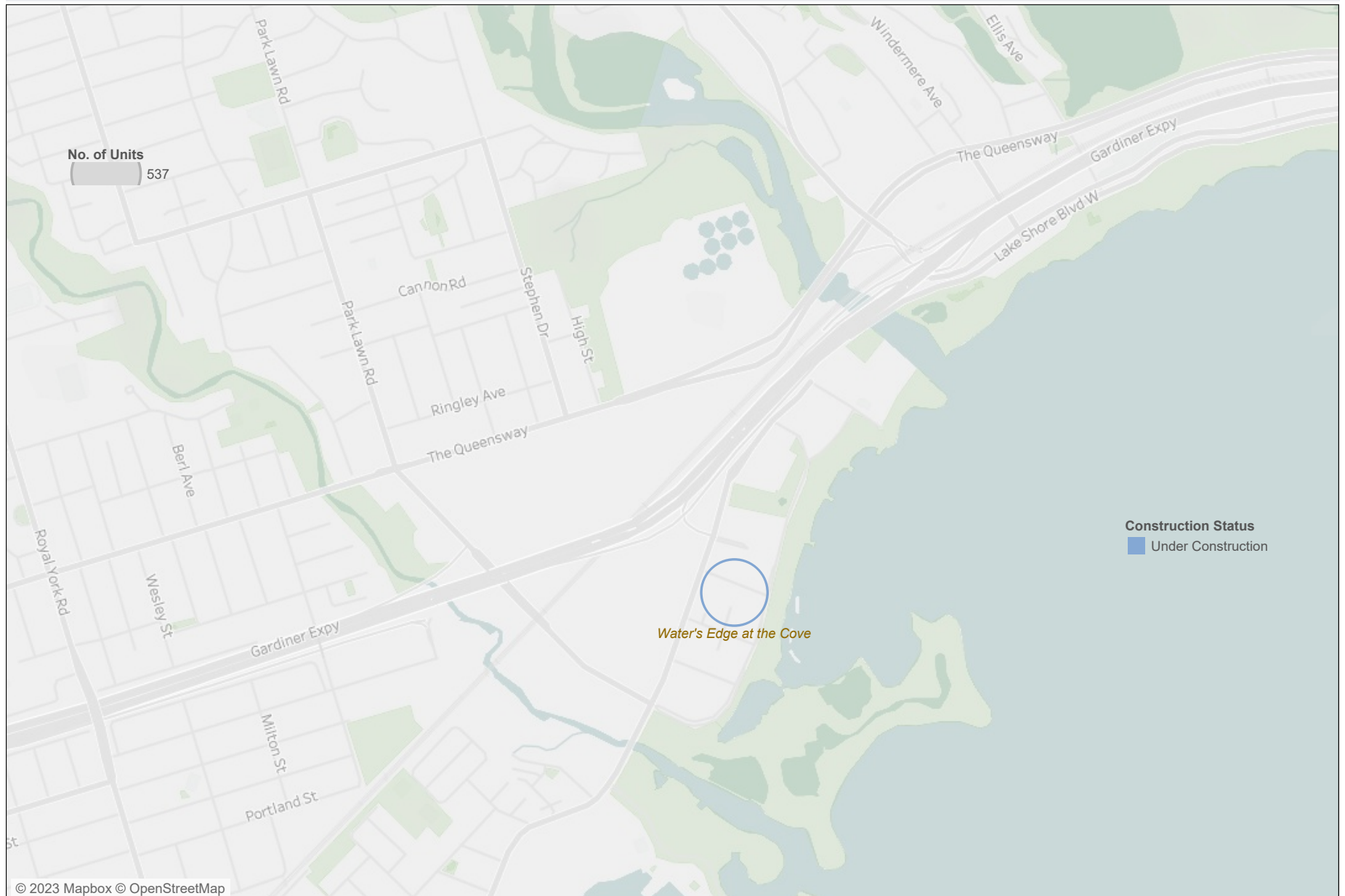


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - January 2023

Current Active Projects



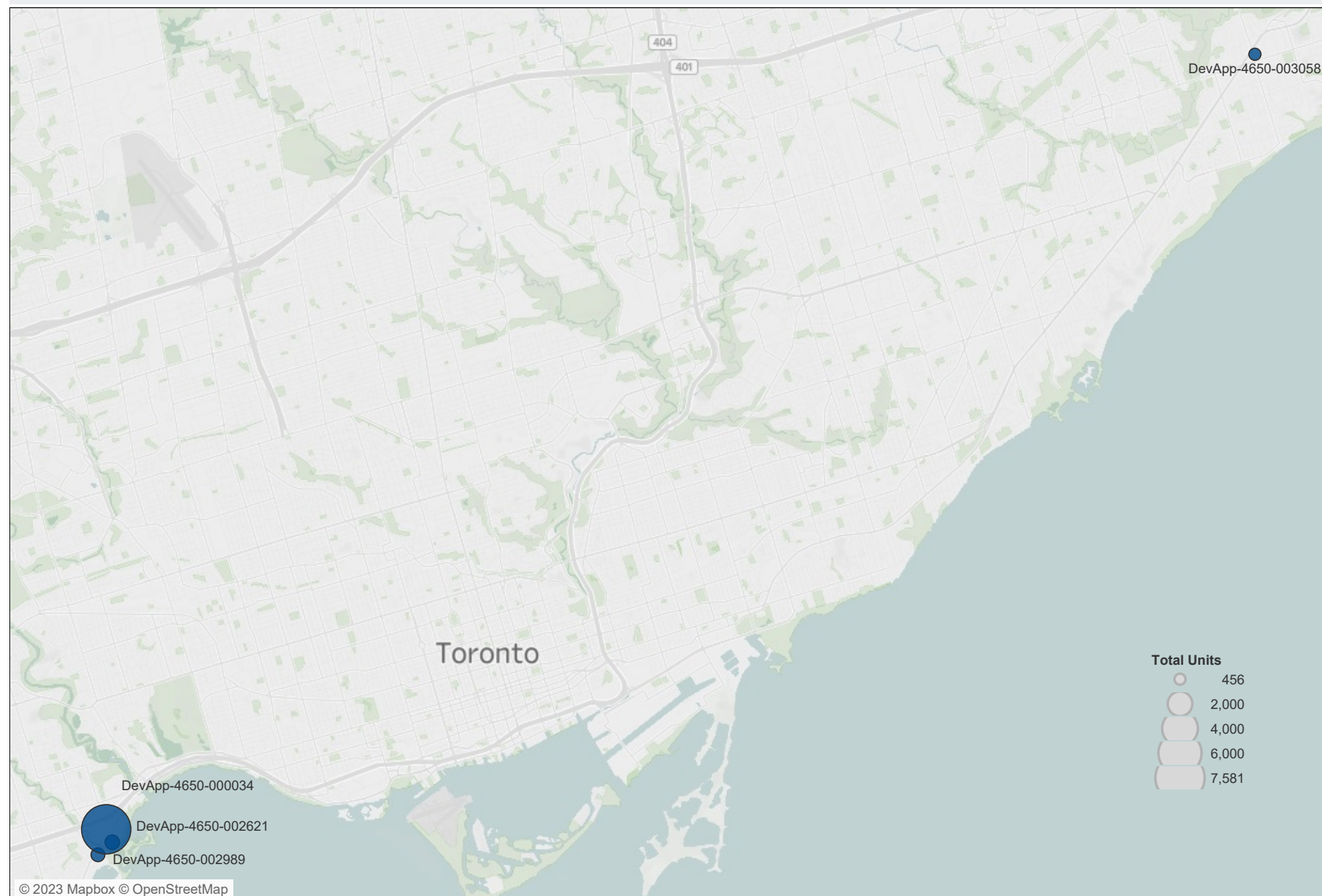
Etobicoke Waterfront Submarket Report - January 2023

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 Price Per Sq Fo..
Water's Edge at the Cove - Conservatory Group	Apartment	June 2023	0	0	0	537	\$820	\$1,626

Etobicoke Waterfront Submarket Report - January 2023

Current Development Applications



Etobicoke Waterfront Submarket Report - January 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000034	2150 Lake Shore Boulevard West	6.3	7,581
DevApp-4650-002621	2189 Lake Shore Boulevard West	16.4	650
DevApp-4650-002989	2256 Lake Shore Boulevard West	6.3	594
DevApp-4650-003058	255 Morningside Avenue	8.3	456

Etobicoke Waterfront Submarket Report - January 2023

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	14	17	4,424	281	\$2,575	1,404	\$3,616,696	16,046
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	13,674
Don Mills - York Mills	0	14	3,850	86	\$1,142	1,217	\$1,389,468	26,178
Downtown Core	1	8	4,625	736	\$1,867	749	\$1,397,511	29,932
Downtown East	216	19	5,936	1,184	\$1,542	680	\$1,049,382	23,877
Downtown West	6	24	7,799	903	\$1,805	984	\$1,776,927	18,422
Etobicoke Waterfront	0	1	537	0	.	.	.	9,281
Highway7 - Yonge	0	5	1,293	40	\$1,102	1,106	\$1,218,985	24,242
Mississauga City Centre	0	9	4,282	111	\$1,218	755	\$919,967	20,820
North Toronto	8	18	3,494	357	\$1,545	946	\$1,462,361	238
North Yonge Corridor	32	8	2,031	521	\$1,311	686	\$899,158	33,217
North York East	0	1	497	0	.	.	.	125,448
North York West	3	8	908	246	\$1,461	1,154	\$1,685,273	20,375
Not Applicable	73	153	24,774	5,517	\$1,137	799	\$908,486	14,794
Scarborough City Centre								12,605
Sheppard Corridor	8	11	2,233	272	\$1,442	828	\$1,193,633	28,988
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	4,442
Toronto East	4	11	1,554	397	\$1,261	713	\$898,721	
Toronto West	16	23	3,832	632	\$1,346	876	\$1,179,420	
Yonge - St. Clair	0	5	568	79	\$2,183	1,480	\$3,230,906	

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