

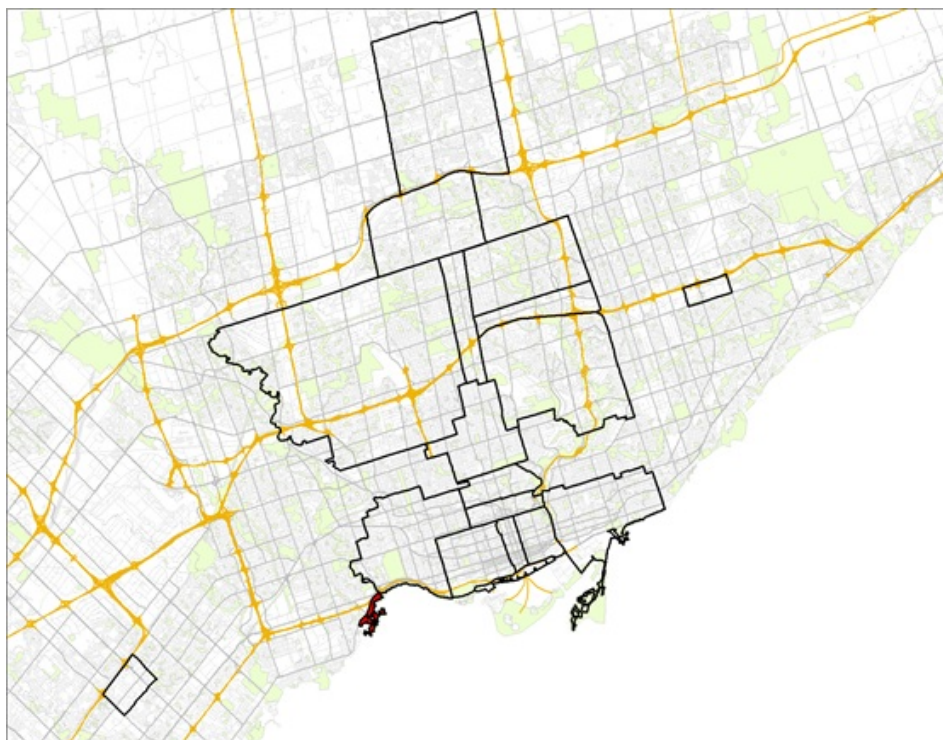


Greater Toronto Area  
Etobicoke Waterfront

New Homes High Rise Submarket Report  
Data as of July 2023



# Etobicoke Waterfront Submarket Report - July 2023



| Etobicoke Waterfront                          |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Distinct count of Site Name                   | 1           | 382         |
| No. of Units                                  | 565         | 96,539      |
| Total Sales                                   | 544         | 81,924      |
| Act Inv                                       | 21          | 14,615      |
| Avg. wt. \$/sf                                | \$1,645     | \$1,412     |
| Avg. Project \$/SF                            | \$1,645     | \$1,287     |
| Avg. SF                                       | 816         | 817         |
| Avg. \$                                       | \$1,342,988 | \$1,152,829 |
| Current Month Sales (incl. active & sold out) | 0           | 828         |

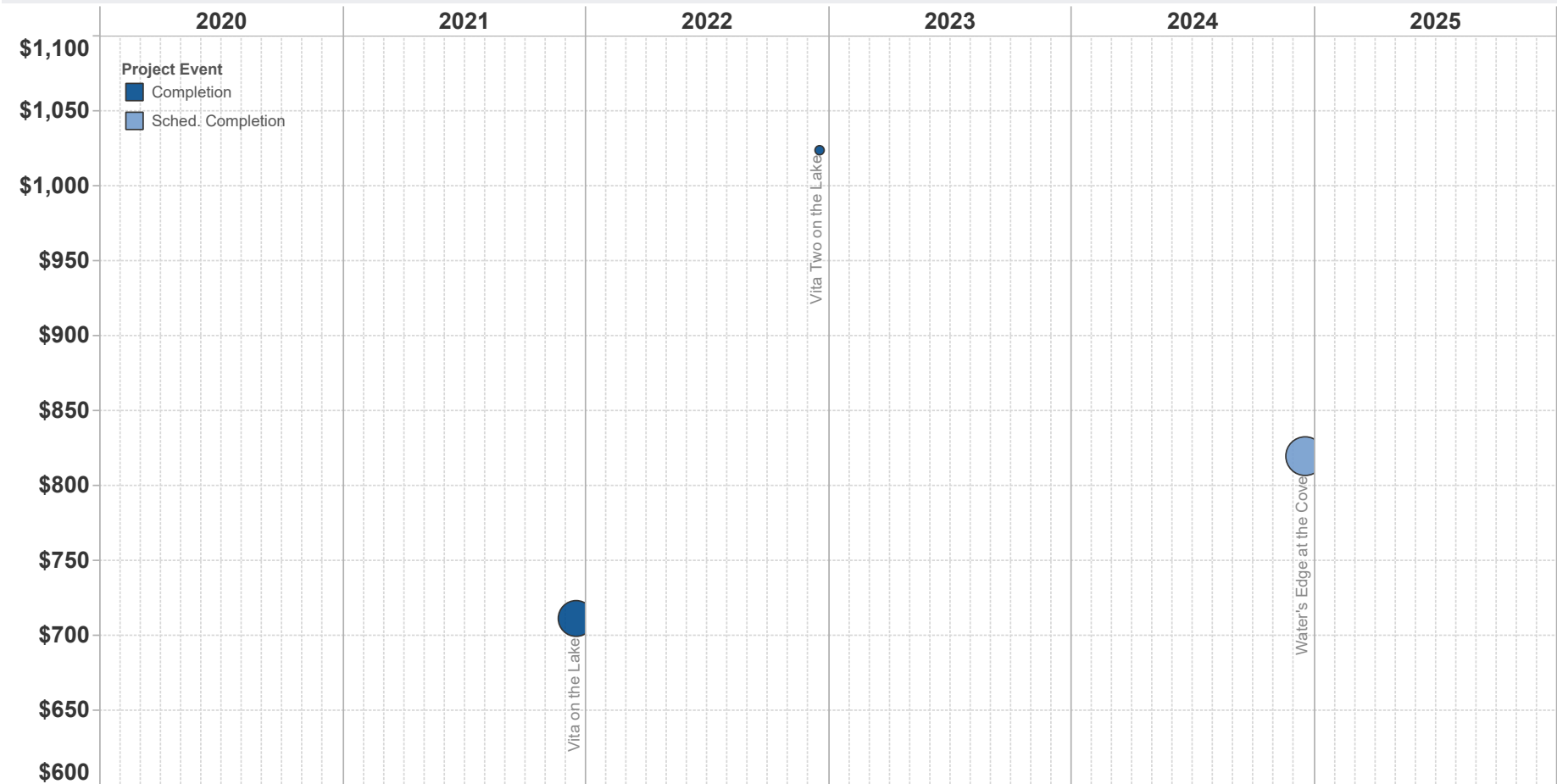
| Development Applications |       |                 |
|--------------------------|-------|-----------------|
| Etobicoke Waterfront     |       | City of Toronto |
| Count of Address         | 4     | 765             |
| Total Units              | 9,281 | 424,430         |
| Min. Density             | 6.3   | 0.0             |
| Max. Density             | 16.4  | 61.9            |
| Avg. Density             | 9.3   | 7.9             |

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

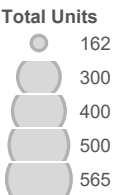


# Etobicoke Waterfront Submarket Report - July 2023

## 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.



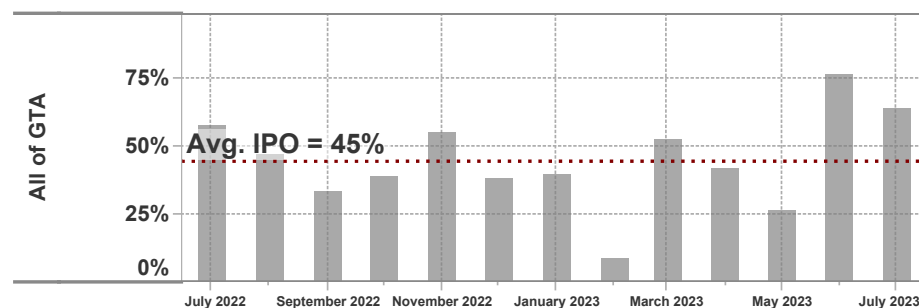
# Etobicoke Waterfront Submarket Report - July 2023

## Project Data by Unit Type

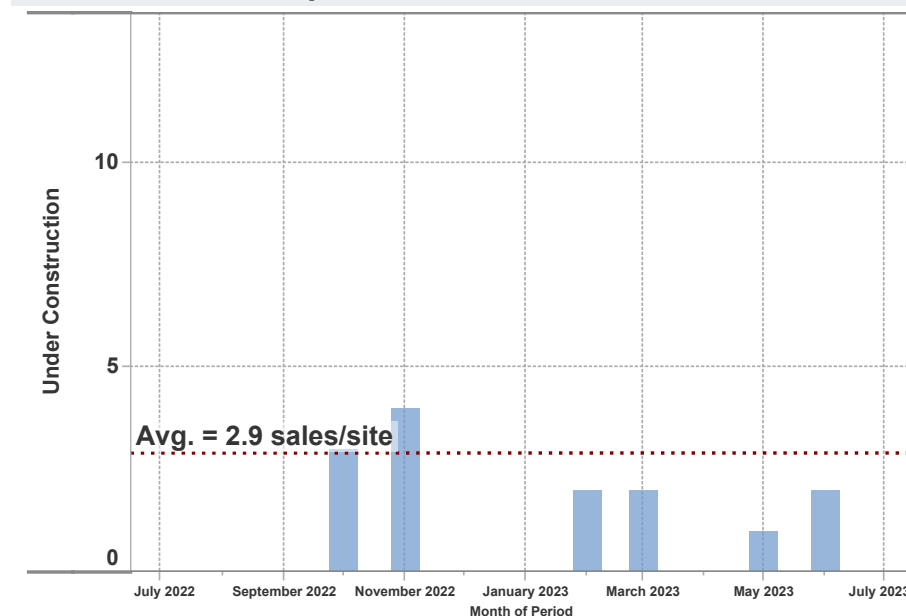
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 0            | 0                   | 0           | 0       |
| 1 Bedroom       | 110          | 0                   | 107         | 3       |
| 1 Bedroom + Den | 277          | 0                   | 275         | 2       |
| 2 Bedroom       | 119          | 0                   | 108         | 11      |
| 2 Bedroom + Den | 57           | 0                   | 53          | 4       |
| 3 Bedroom & Up  | 2            | 0                   | 1           | 1       |
| Penthouse       |              |                     |             |         |
| Other           |              |                     |             |         |

| Avg. wt. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|----------------|-----------------|------------------|------------------|-------------------|
| \$1,669        | 466             | 466              | \$777,900        | \$777,900         |
| \$1,718        | 507             | 556              | \$872,900        | \$952,900         |
| \$1,620        | 642             | 1,192            | \$1,004,400      | \$1,965,900       |
| \$1,684        | 884             | 1,005            | \$1,482,900      | \$1,698,900       |
|                |                 |                  |                  |                   |
|                |                 |                  |                  |                   |
|                |                 |                  |                  |                   |

## IPO Launch Performance (first 2 months)

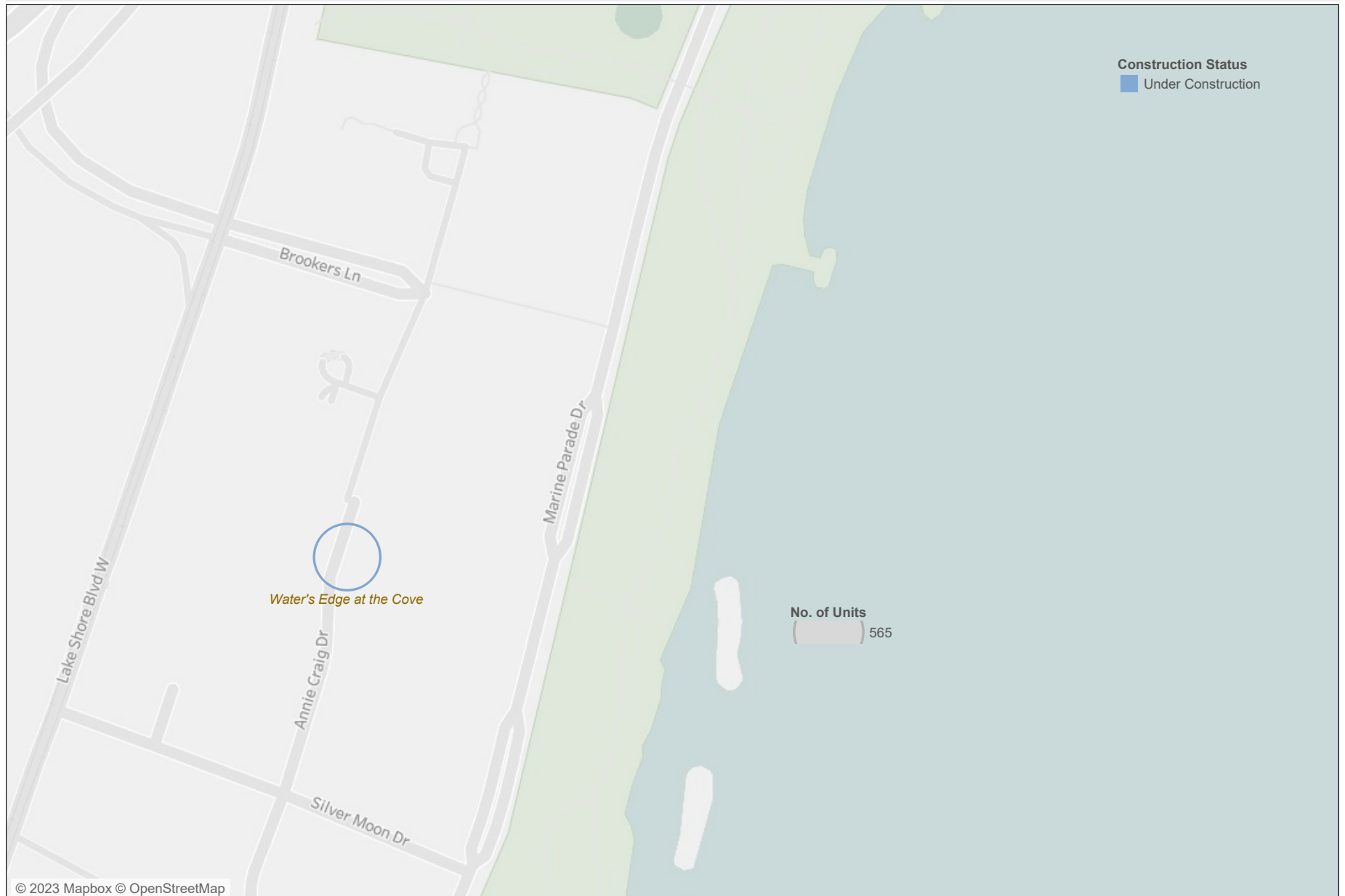


## Post Launch Absorption: Etobicoke Waterfront



## Etobicoke Waterfront Submarket Report - July 2023

### Current Active Projects

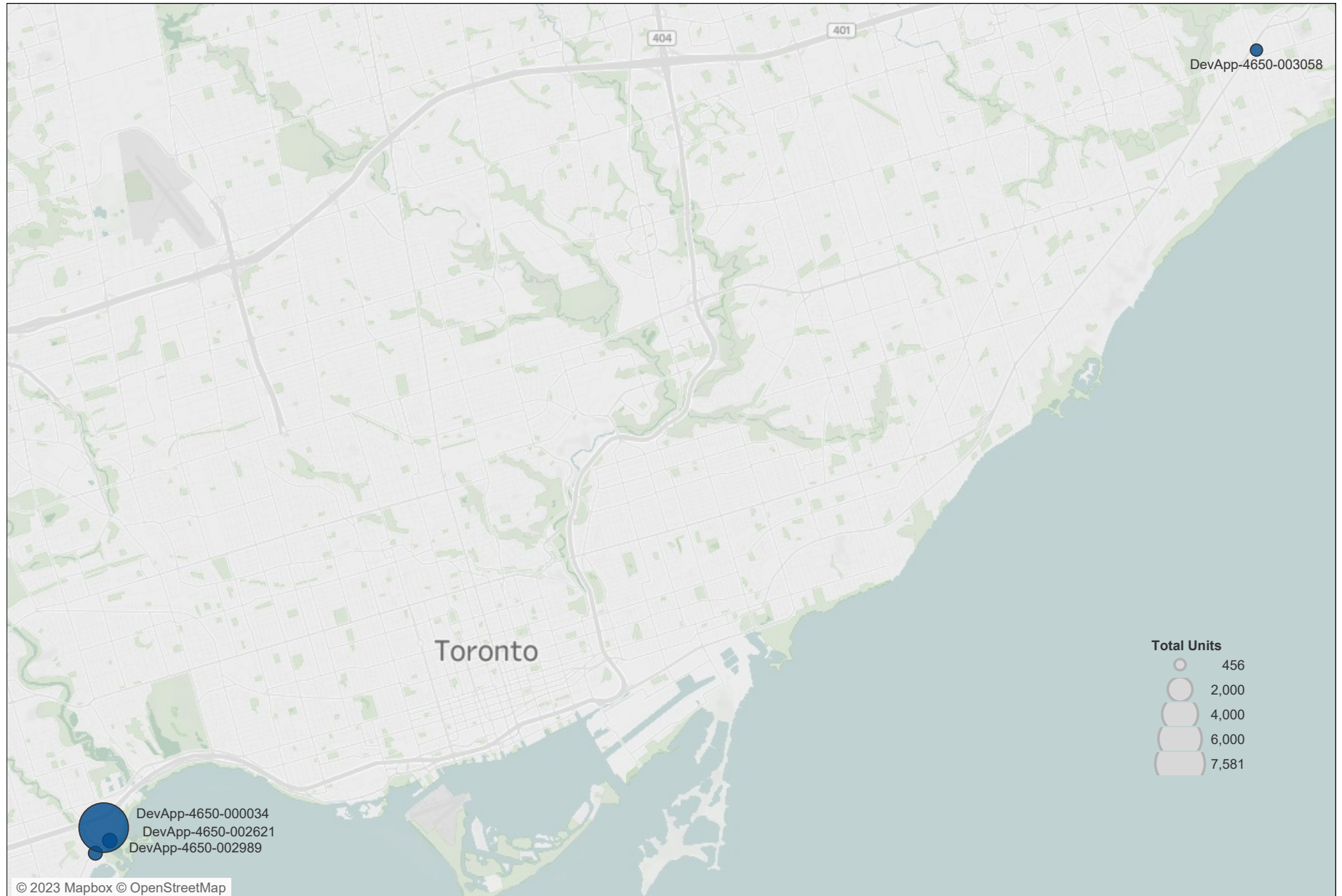


Etobicoke Waterfront Submarket Report - July 2023

| 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    | April 2024              | 0                   | 7   | 21      | 565          | \$820               | \$1,645                        |

## Etobicoke Waterfront Submarket Report - July 2023

### Current Development Applications



# Etobicoke Waterfront Submarket Report - July 2023

## Current Development Application List

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

# Etobicoke Waterfront Submarket Report - July 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       | ● 55                | ● 16                    | ● 4,236                     | ● 481   | ● \$2,507      | ● 1,099 | ● \$2,755,337 | ● 17,365    |
| Central Waterfront      | ● 8                 | ● 6                     | ● 2,542                     | ● 486   | ● \$1,709      | ● 1,129 | ● \$1,929,746 | ● 12,588    |
| Don Mills - York Mills  | ● 1                 | ● 14                    | ● 3,849                     | ● 105   | ● \$1,135      | ● 1,185 | ● \$1,345,505 | ● 26,740    |
| Downtown Core           | ● 5                 | ● 8                     | ● 4,812                     | ● 526   | ● \$1,872      | ● 760   | ● \$1,423,561 | ● 30,497    |
| Downtown East           | ● 22                | ● 20                    | ● 6,196                     | ● 1,403 | ● \$1,515      | ● 694   | ● \$1,050,578 | ● 23,178    |
| Downtown West           | ● 3                 | ● 23                    | ● 7,665                     | ● 749   | ● \$1,788      | ● 1,055 | ● \$1,886,877 | ● 17,137    |
| Etobicoke Waterfront    | ● 0                 | ● 1                     | ● 544                       | ● 21    | ● \$1,645      | ● 816   | ● \$1,342,988 | ● 9,281     |
| Highway7 - Yonge        | ● 0                 | ● 4                     | ● 899                       | ● 34    | ● \$1,117      | ● 1,140 | ● \$1,273,121 | ● 23,308    |
| Mississauga City Centre | ● 0                 | ● 8                     | ● 3,967                     | ● 103   | ● \$1,214      | ● 765   | ● \$928,966   | ● 20,807    |
| North Toronto           | ● 9                 | ● 18                    | ● 3,522                     | ● 343   | ● \$1,560      | ● 952   | ● \$1,484,356 | ● 238       |
| North Yonge Corridor    | ● 1                 | ● 8                     | ● 2,627                     | ● 613   | ● \$1,558      | ● 671   | ● \$1,045,486 | ● 32,887    |
| North York East         | ● 0                 | ● 1                     | ● 497                       | ● 0     | ● .            | ● .     | ● .           | ● 129,027   |
| North York West         | ● 20                | ● 11                    | ● 1,091                     | ● 608   | ● \$1,368      | ● 861   | ● \$1,178,151 | ● 20,375    |
| Not Applicable          | ● 647               | ● 191                   | ● 30,347                    | ● 7,626 | ● \$1,172      | ● 775   | ● \$907,748   | ● 14,778    |
| Scarborough City Centre |                     |                         |                             |         |                |         |               | ● 12,760    |
| Sheppard Corridor       | ● 2                 | ● 12                    | ● 2,619                     | ● 280   | ● \$1,444      | ● 831   | ● \$1,199,983 | ● 29,036    |
| Thornhill               | ● 0                 | ● 2                     | ● 411                       | ● 28    | ● \$1,367      | ● 1,690 | ● \$2,310,536 | ● 4,428     |
| Toronto East            | ● 46                | ● 10                    | ● 1,484                     | ● 327   | ● \$1,238      | ● 692   | ● \$856,591   |             |
| Toronto West            | ● 7                 | ● 22                    | ● 3,745                     | ● 632   | ● \$1,356      | ● 825   | ● \$1,118,566 |             |
| Yonge - St. Clair       | ● 2                 | ● 7                     | ● 871                       | ● 250   | ● \$1,929      | ● 976   | ● \$1,881,761 |             |



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