

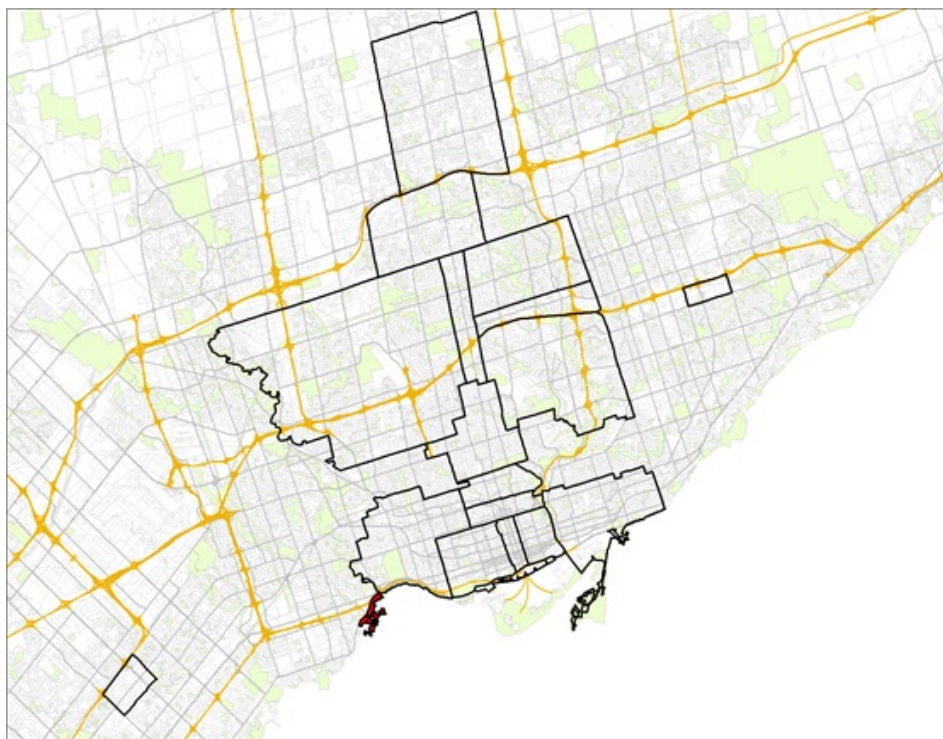


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of September 2023



Etobicoke Waterfront Submarket Report - September 2023



Etobicoke Waterfront		GTA
Distinct count of Site Name	1	390
No. of Units	565	99,243
Total Sales	546	82,881
Act Inv	19	16,362
Avg. wt. \$/sf	\$1,647	\$1,400
Avg. Project \$/SF	\$1,647	\$1,289
Avg. SF	811	786
Avg. \$	\$1,335,505	\$1,100,373
Current Month Sales (incl. active & sold out)	1	1,290

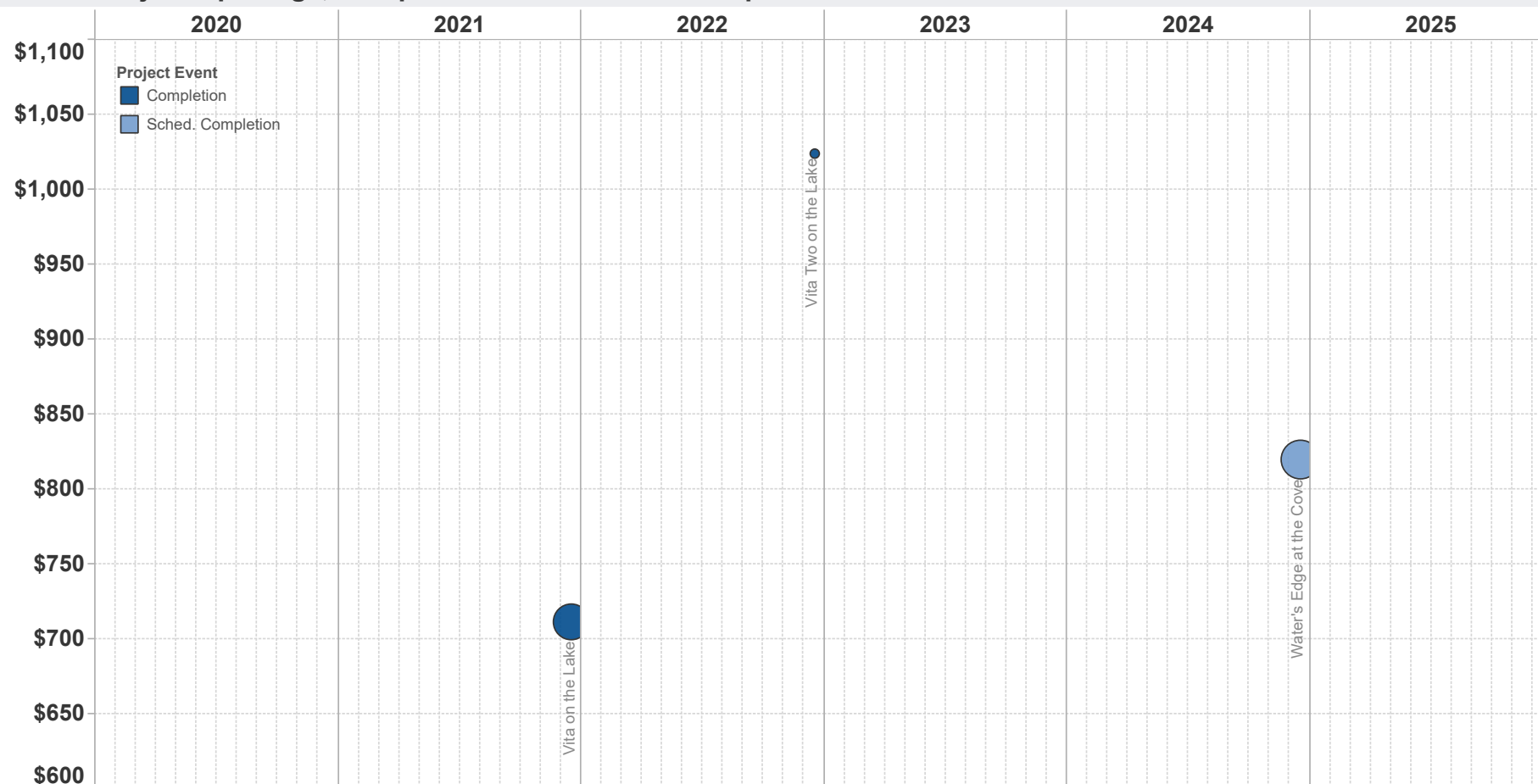
Development Applications		
Etobicoke Waterfront		City of Toronto
Count of Address	3	792
Total Units	8,698	462,470
Min. Density	6.3	0.0
Max. Density	8.2	61.7
Avg. Density	6.9	8.1

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

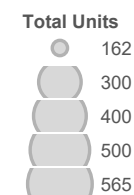


Etobicoke Waterfront Submarket Report - September 2023

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.



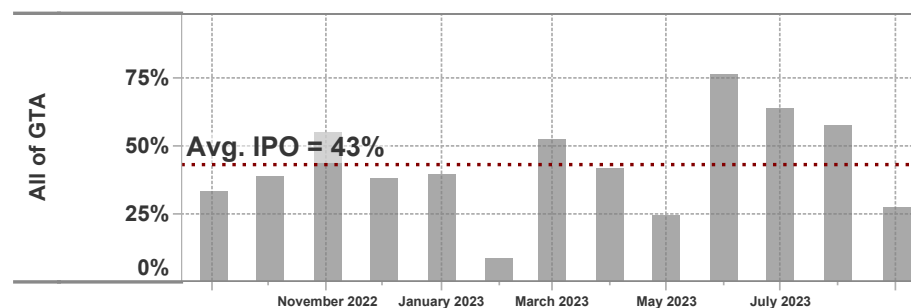
Etobicoke Waterfront Submarket Report - September 2023

Project Data by Unit Type

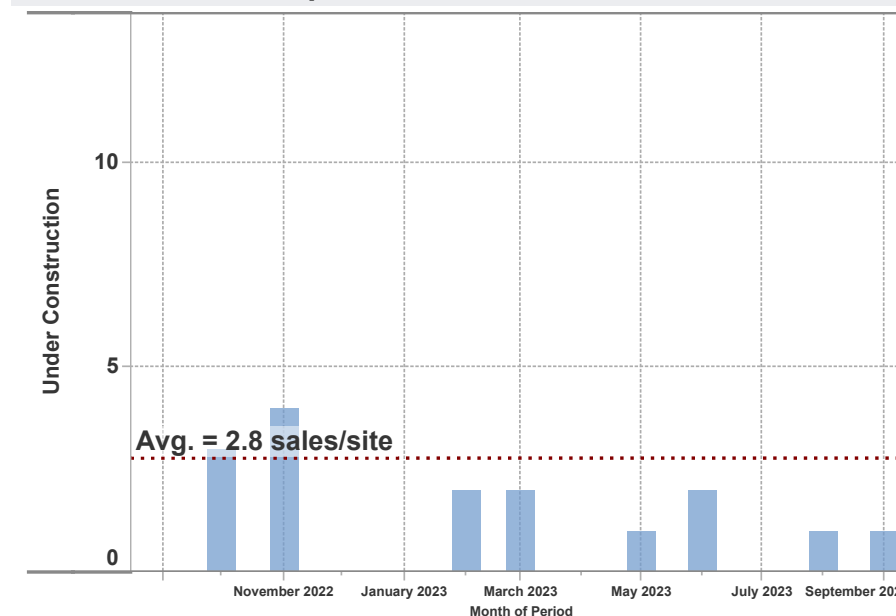
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	0	0	0	0
1 Bedroom	110	0	107	3
1 Bedroom + Den	277	0	275	2
2 Bedroom	119	0	109	10
2 Bedroom + Den	57	0	53	4
3 Bedroom & Up	2	1	2	0
Penthouse				
Other				

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)

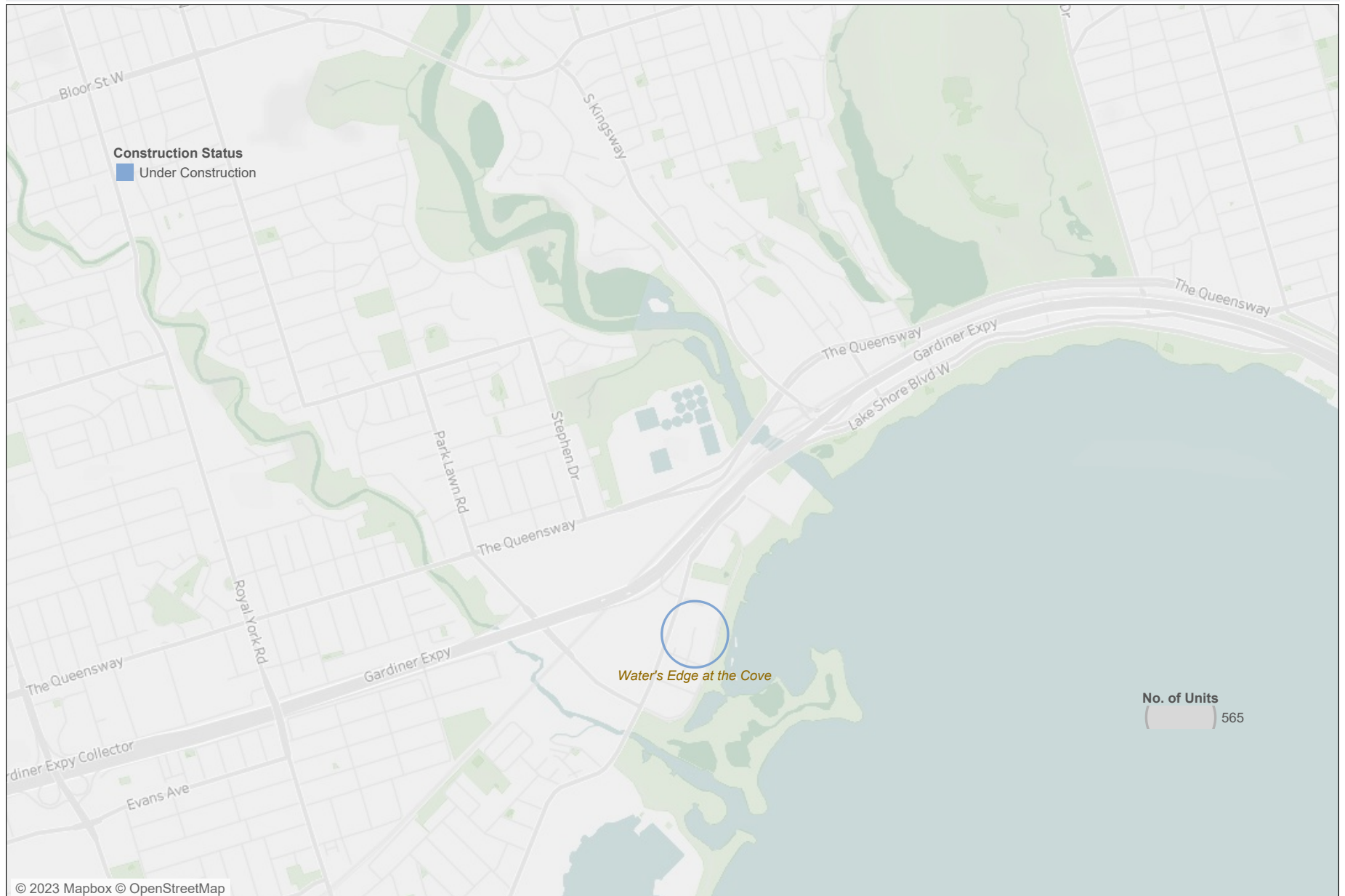


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - September 2023

Current Active Projects

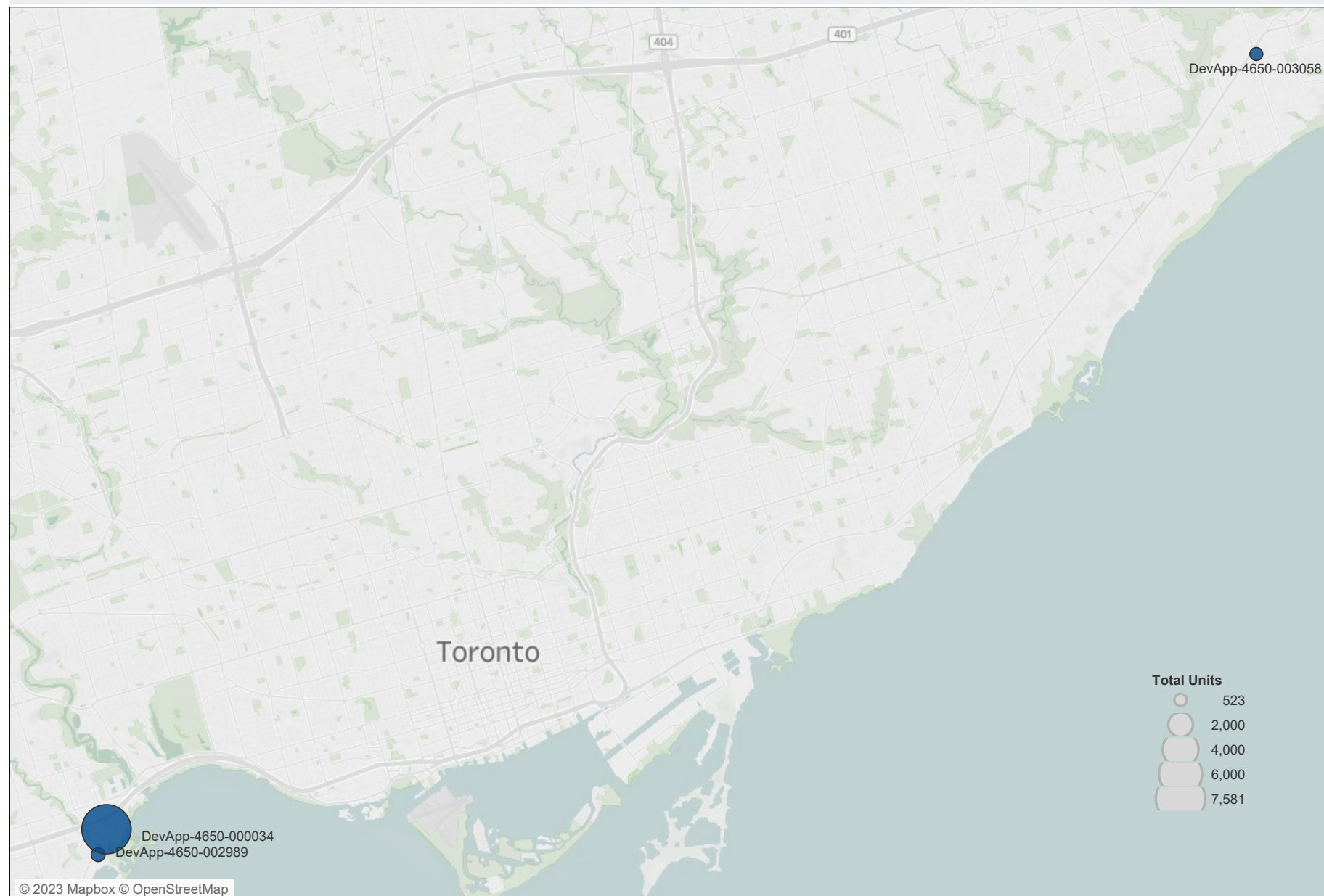


Etobicoke Waterfront Submarket Report - September 2023

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	1	9	19	565	\$820	\$1,647

Etobicoke Waterfront Submarket Report - September 2023

Current Development Applications



Etobicoke Waterfront Submarket Report - September 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000034	2150 Lake Shore Boulevard West	6.3	7,581
DevApp-4650-002989	2256 Lake Shore Boulevard West	6.3	594
DevApp-4650-003058	255 Morningside Avenue	8.2	523

Etobicoke Waterfront Submarket Report - September 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	130	17	4,374	645	\$2,364	993	\$2,347,311	16,534
Central Waterfront	0	6	2,544	484	\$1,710	1,130	\$1,932,586	17,168
Don Mills - York Mills	5	13	3,531	100	\$1,141	1,173	\$1,338,302	27,949
Downtown Core	5	8	4,820	518	\$1,872	760	\$1,421,931	31,614
Downtown East	14	21	6,232	1,757	\$1,495	668	\$998,899	25,506
Downtown West	130	24	7,798	832	\$1,776	1,019	\$1,809,473	17,279
Etobicoke Waterfront	1	1	546	19	\$1,647	811	\$1,335,505	8,698
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	26,252
Mississauga City Centre	0	9	3,961	934	\$1,244	578	\$718,713	25,804
North Toronto	1	18	3,519	368	\$1,565	930	\$1,455,739	305
North Yonge Corridor	14	8	2,650	590	\$1,563	672	\$1,049,549	32,858
North York East	0	1	497	0	.	.	.	143,616
North York West	38	10	1,093	484	\$1,385	854	\$1,183,788	24,358
Not Applicable	809	198	31,367	8,474	\$1,167	757	\$883,833	14,963
Scarborough City Centre								13,202
Sheppard Corridor	36	11	2,361	244	\$1,404	836	\$1,174,095	30,647
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,717
Toronto East	91	10	1,584	227	\$1,256	730	\$916,542	
Toronto West	15	22	3,819	378	\$1,386	879	\$1,218,272	
Yonge - St. Clair	1	7	875	246	\$1,917	951	\$1,823,364	



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