

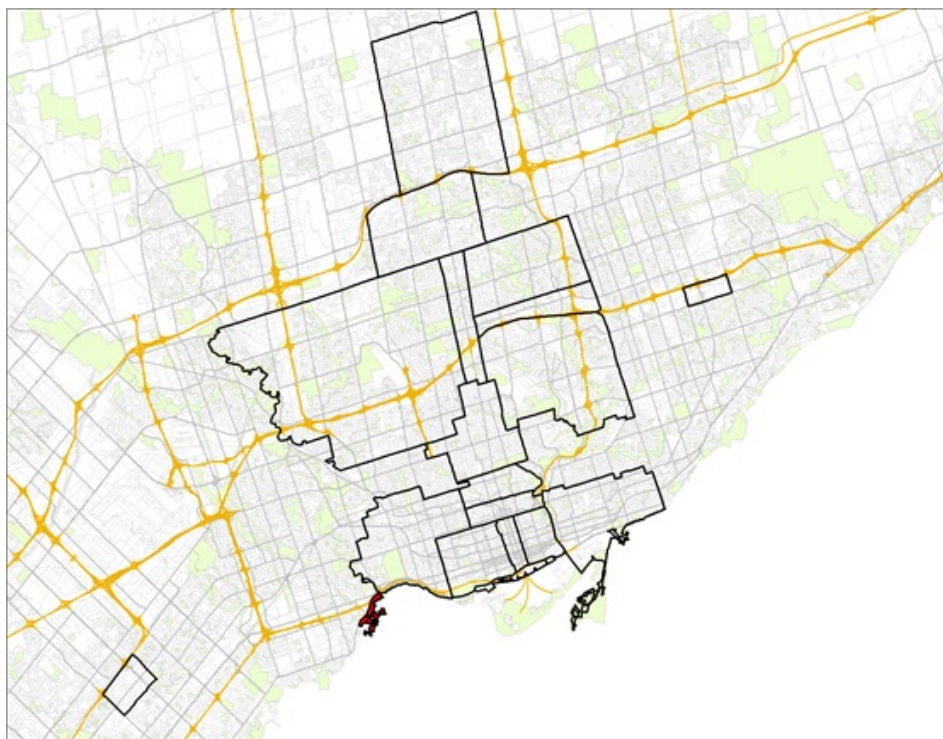


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of December 2023



Etobicoke Waterfront Submarket Report - December 2023



Etobicoke Waterfront		GTA
Distinct count of Site Name	1	395
No. of Units	565	99,738
Total Sales	548	82,888
Act Inv	17	16,850
Avg. wt. \$/sf	\$1,643	\$1,405
Avg. Project \$/SF	\$1,643	\$1,295
Avg. SF	849	790
Avg. \$	\$1,395,518	\$1,110,103
Current Month Sales (incl. active & sold out)	0	400

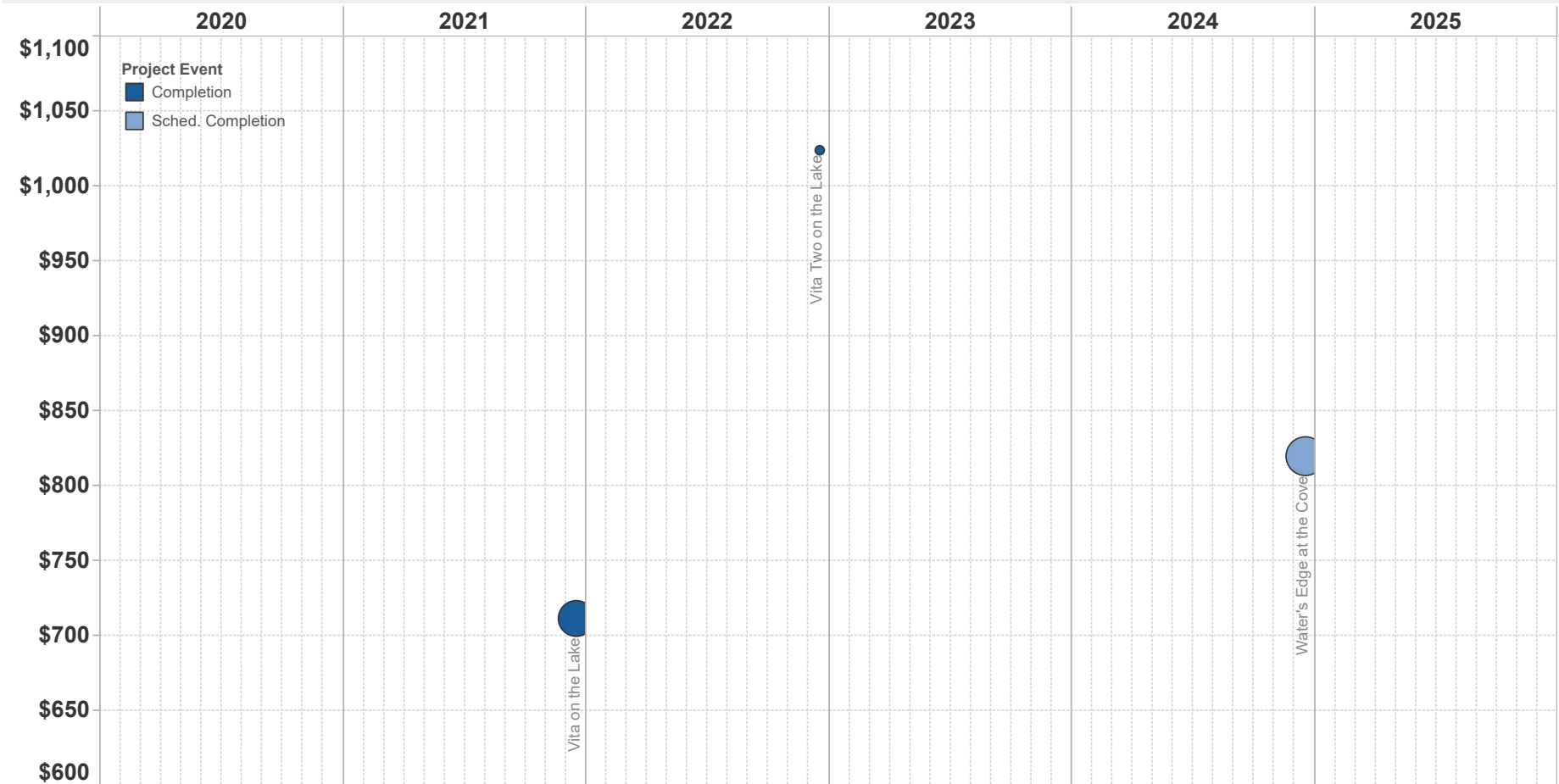
Development Applications		
Etobicoke Waterfront		City of Toronto
Count of Address	3	801
Total Units	3,135	464,789
Min. Density	6.3	0.0
Max. Density	8.2	61.7
Avg. Density	6.9	8.0

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

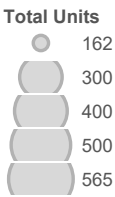


Etobicoke Waterfront Submarket Report - December 2023

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.



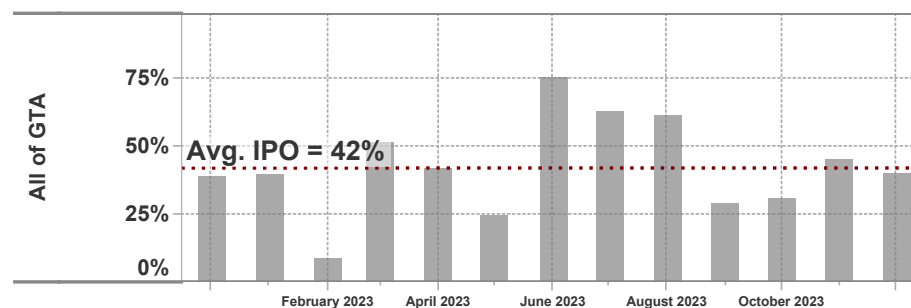
Etobicoke Waterfront Submarket Report - December 2023

Project Data by Unit Type

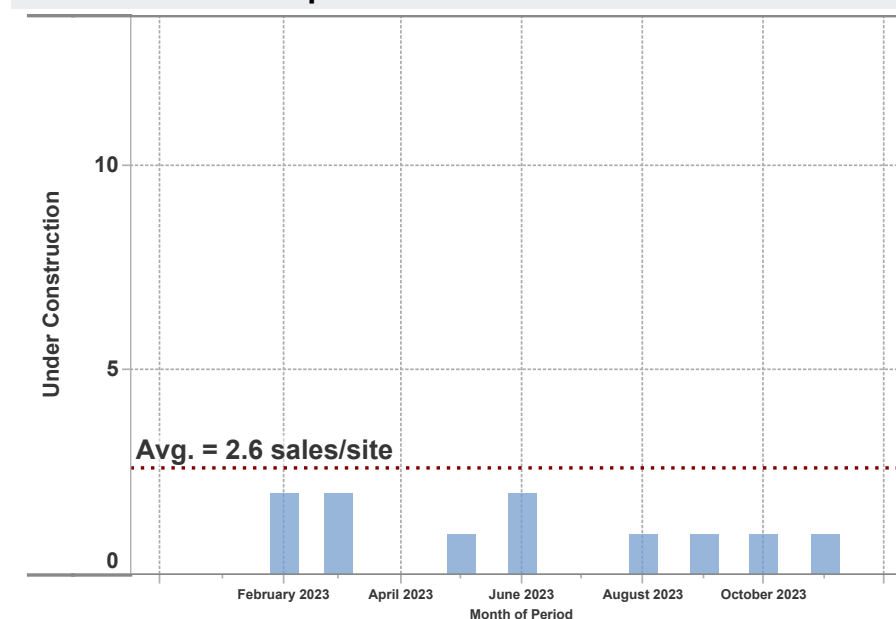
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	0	0	0	0
1 Bedroom	110	0	108	2
1 Bedroom + Den	277	0	276	1
2 Bedroom	119	0	109	10
2 Bedroom + Den	57	0	53	4
3 Bedroom & Up	2	0	2	0
Penthouse				
Other				

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,669	466	466	\$777,900	\$777,900
\$1,714	556	556	\$952,900	\$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)

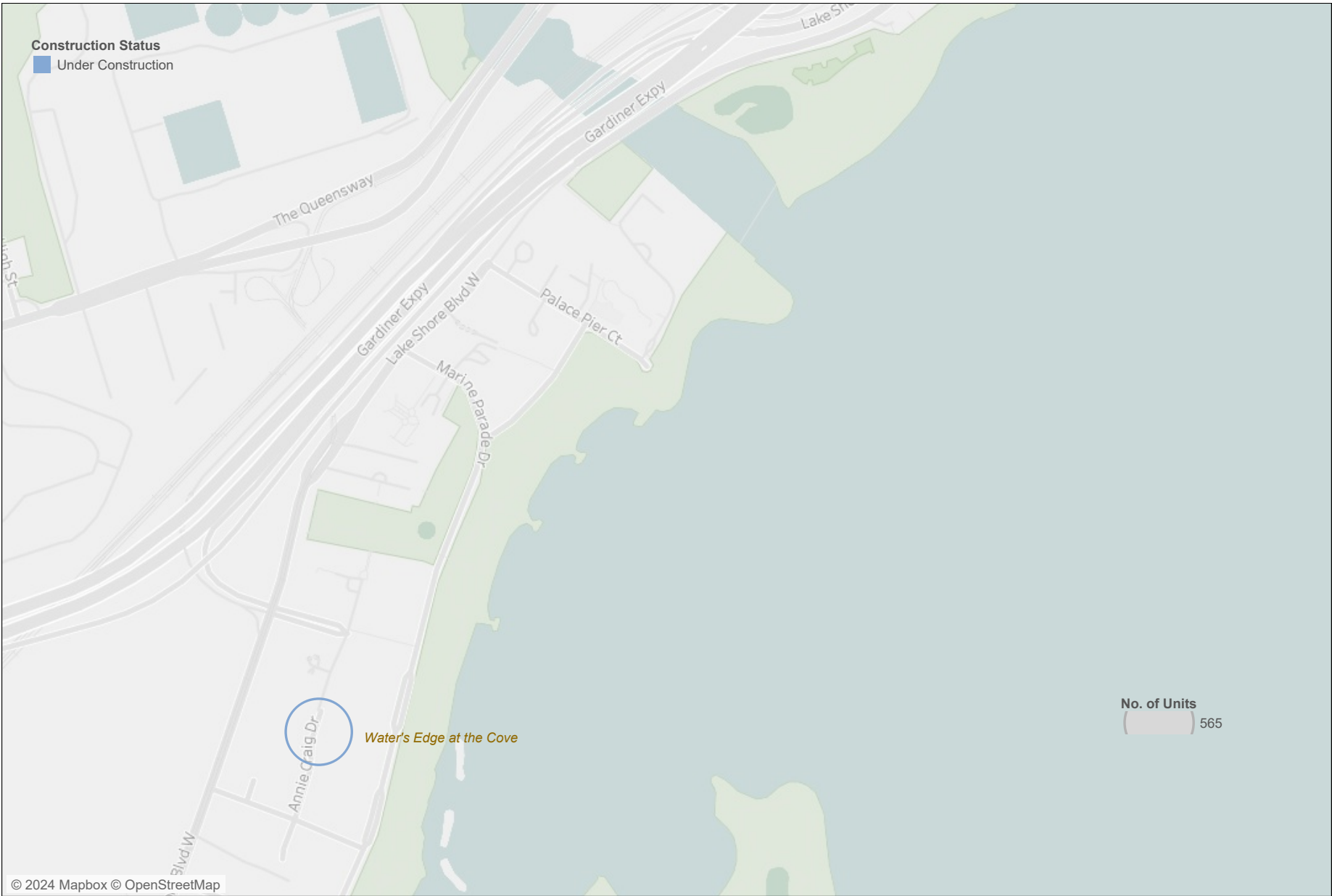


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - December 2023

Current Active Projects

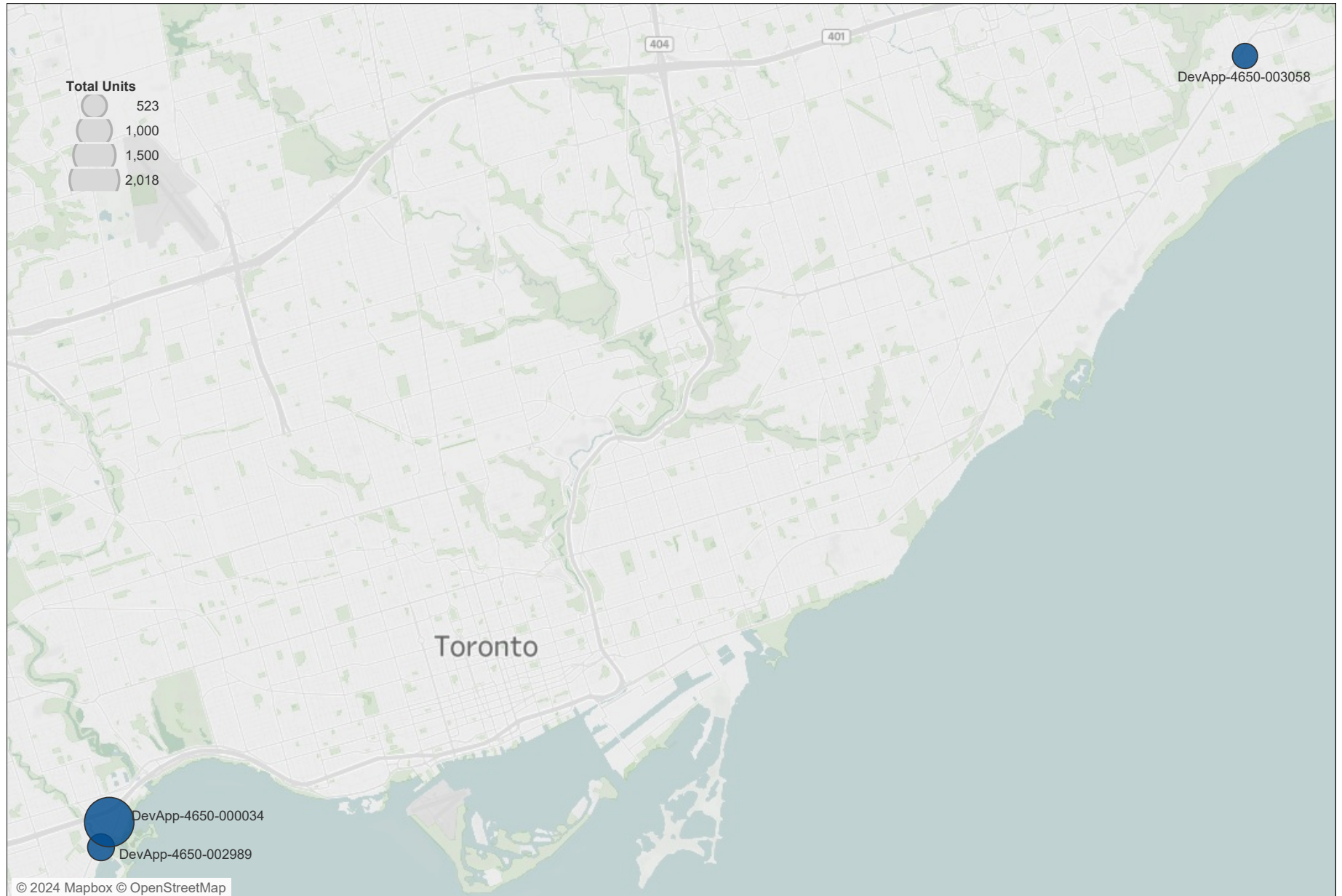


Etobicoke Waterfront Submarket Report - December 2023

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	11	17	565	\$820	\$1,643

Etobicoke Waterfront Submarket Report - December 2023

Current Development Applications



Etobicoke Waterfront Submarket Report - December 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000034	2150 Lake Shore Boulevard West	6.3	2,018
DevApp-4650-002989	2256 Lake Shore Boulevard West	6.3	594
DevApp-4650-003058	255 Morningside Avenue	8.2	523

Etobicoke Waterfront Submarket Report - December 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	5	17	4,409	584	\$2,391	1,061	\$2,536,680	16,212
Central Waterfront	62	7	2,970	904	\$1,700	889	\$1,512,146	17,238
Don Mills - York Mills	4	13	3,232	308	\$1,178	854	\$1,006,229	27,928
Downtown Core	5	6	3,653	468	\$1,879	777	\$1,459,680	29,602
Downtown East	10	21	6,405	1,585	\$1,499	685	\$1,026,205	25,329
Downtown West	19	26	8,047	848	\$1,688	984	\$1,661,322	17,710
Etobicoke Waterfront	0	1	548	17	\$1,643	849	\$1,395,518	3,135
Highway7 - Yonge	0	4	918	15	\$1,110	849	\$941,833	26,939
Mississauga City Centre	7	9	4,230	636	\$1,241	629	\$779,924	28,193
North Toronto	0	18	3,513	375	\$1,578	936	\$1,475,978	305
North Yonge Corridor	13	9	2,730	757	\$1,541	704	\$1,085,447	30,147
North York East								149,420
North York West	0	10	1,118	447	\$1,375	827	\$1,137,476	26,693
Not Applicable	180	200	32,041	8,012	\$1,175	776	\$911,246	15,865
Scarborough City Centre								13,225
Sheppard Corridor	68	13	2,582	526	\$1,369	778	\$1,065,239	30,915
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,933
Toronto East	0	9	1,316	209	\$1,249	720	\$898,838	
Toronto West	7	22	3,733	462	\$1,279	913	\$1,167,714	
Yonge - St. Clair	20	8	1,032	669	\$1,799	631	\$1,134,574	



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