

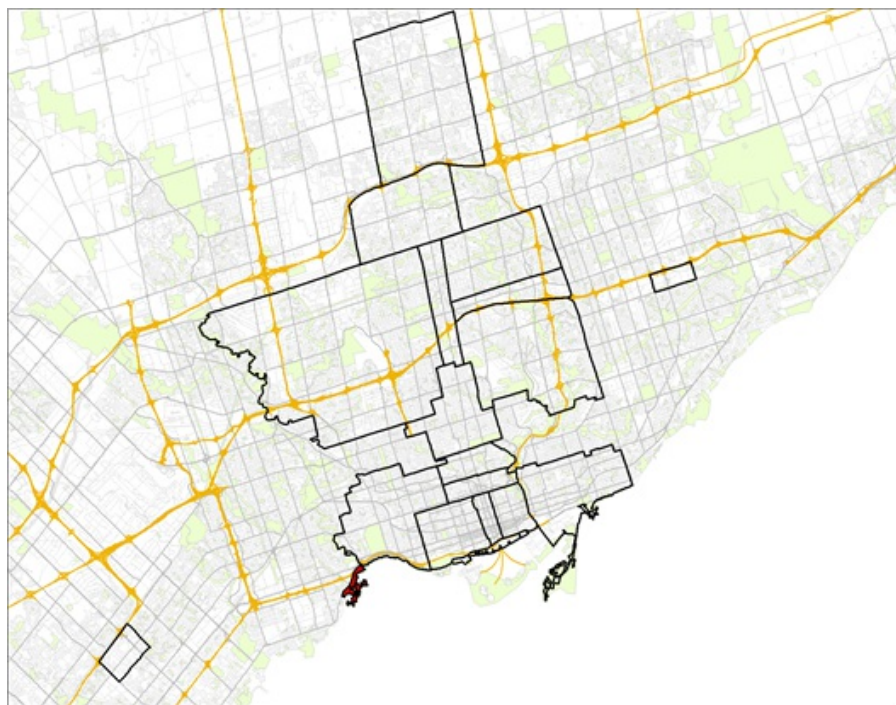


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of March 2018



Etobicoke Waterfront Submarket Report - March 2018



Etobicoke Waterfront		GTA
Active Projects	9	281
Total Units	3,735	71,258
Total Sales	3,408	62,502
Rem. Inv.	327	8,756
Avg. \$/SF	\$994	\$872
Avg. SF	834	911
Avg. \$	\$828,925	\$794,509
Current Month Sales (incl. active & sold out)	31	1,649

Development Applications

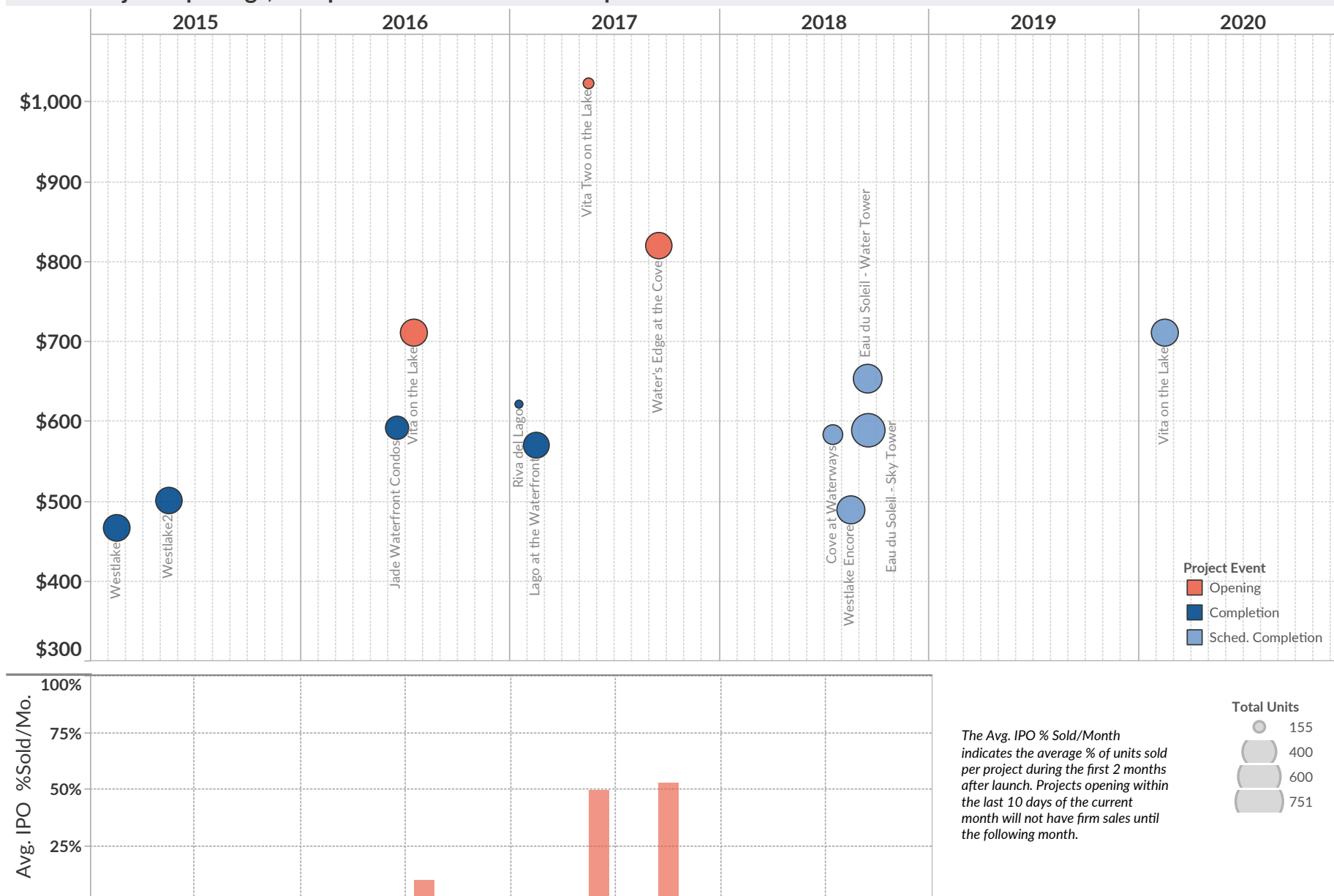
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	1.0	338
Total Units	241	150,769
Min. Floor Space Index	4.3	0.1
Max. Floor Space Index	4.3	44.3
Avg. Floor Space Index	4.3	7.3

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



Etobicoke Waterfront Submarket Report - March 2018

Recent Project Openings, Completions & Scheduled Completions



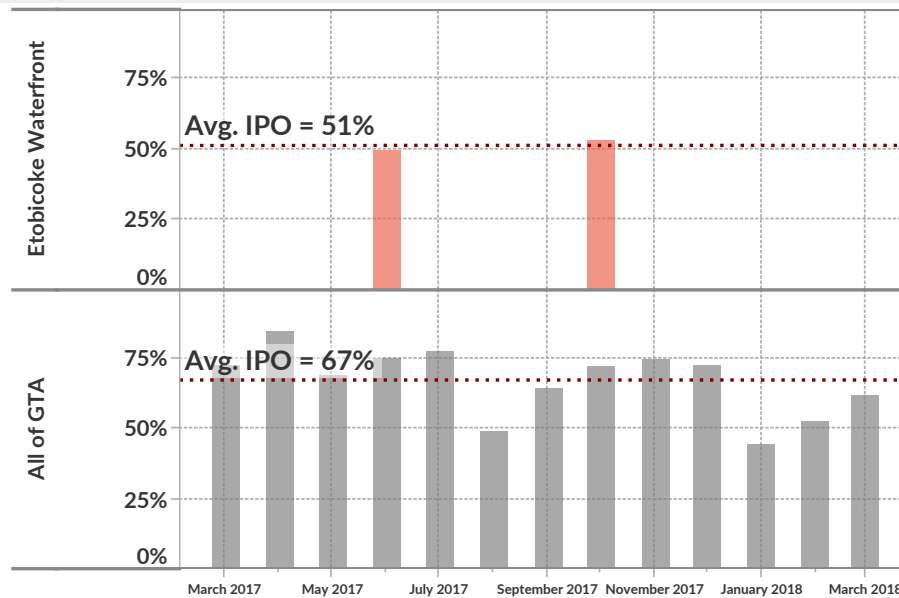
Etobicoke Waterfront Submarket Report - March 2018

Project Data by Unit Type

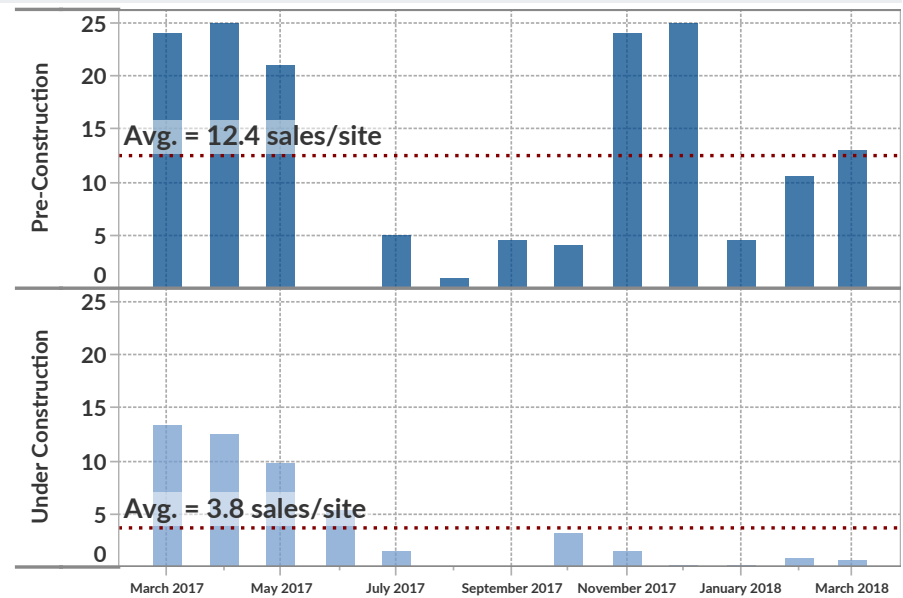
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	3	0	2	1
1 Bedroom	933	10	879	54
1 Bedroom + Den	1,312	9	1,241	71
2 Bedroom	870	6	755	115
2 Bedroom + Den	562	6	492	70
3 Bedroom & Up	1	0	0	1
Penthouse	42	0	31	11
Other	12	0	8	4

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$798	460	781	\$310,000	\$478,900
\$987	502	674	\$484,900	\$675,000
\$1,038	642	1,343	\$439,900	\$1,525,000
\$1,007	803	1,315	\$489,900	\$1,693,990
\$778	1,285	1,285	\$999,900	\$999,900
\$801	724	1,998	\$355,500	\$1,804,990
\$1,504	2,073	2,073	\$3,117,990	\$3,117,990

IPO Launch Performance (first 2 months)

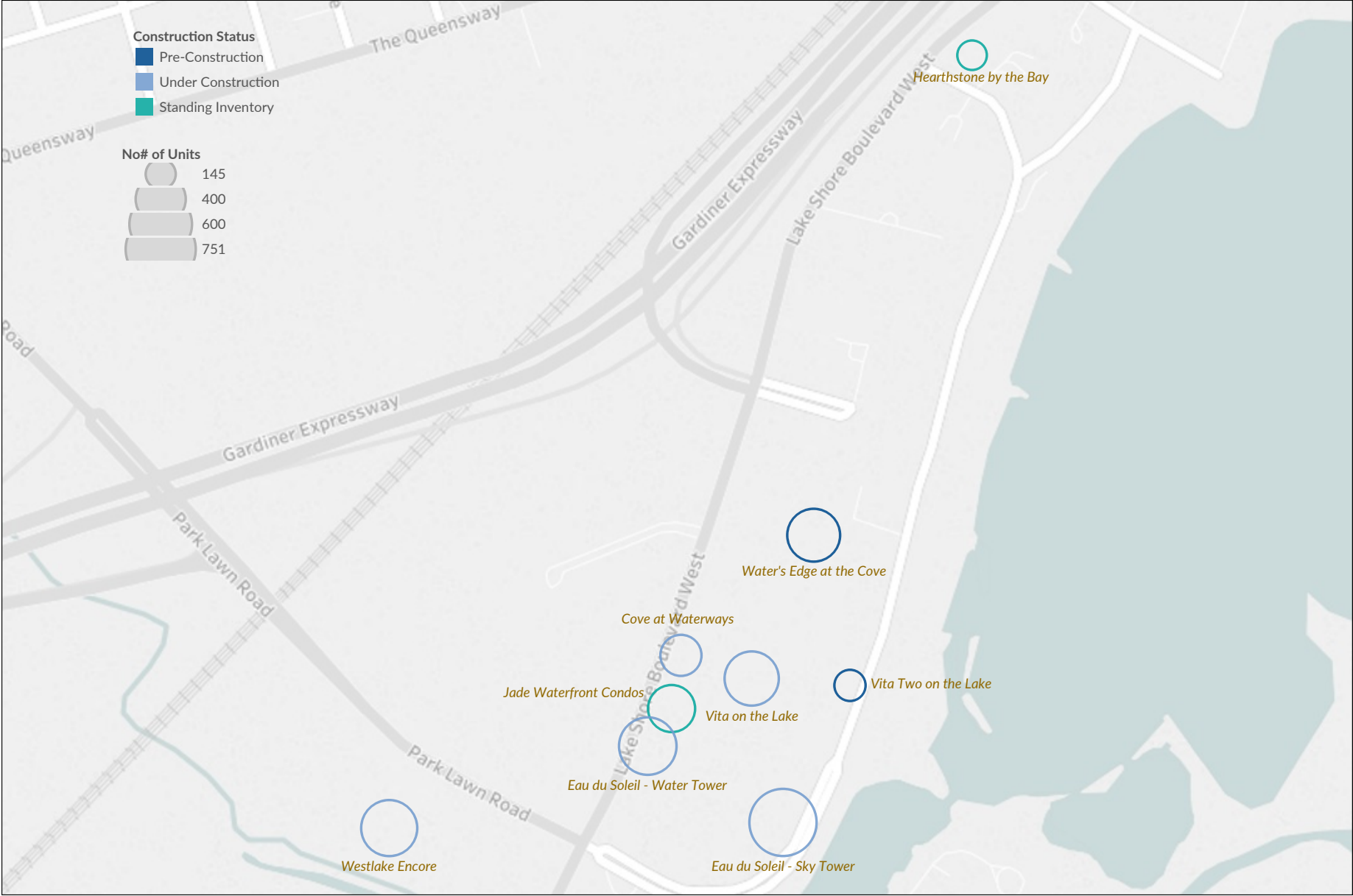


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - March 2018

Current Active Projects



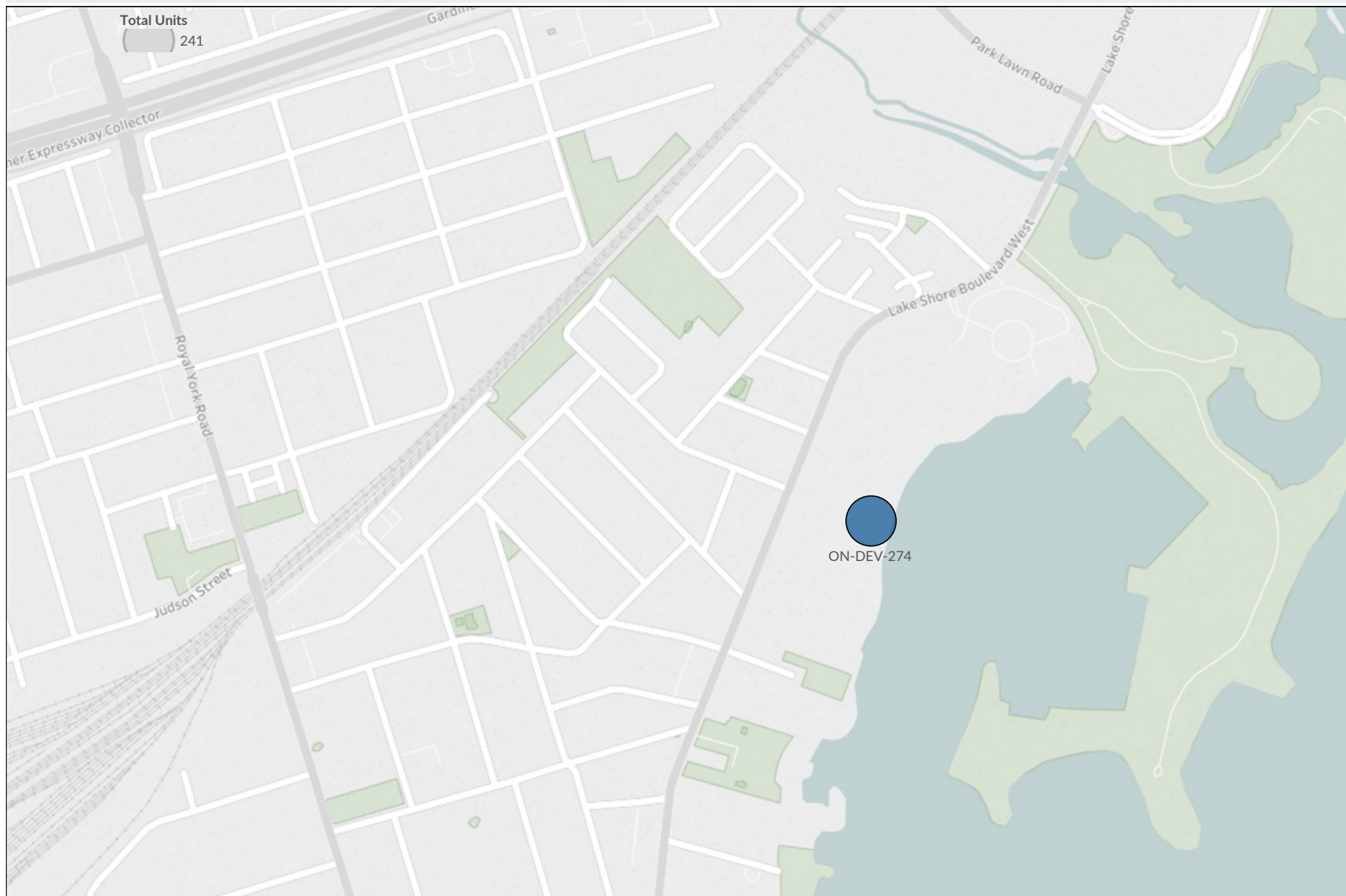
Etobicoke Waterfront Submarket Report - March 2018

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Cove at Waterways - Conservatory Group	Apartment	July 2018	0	0	7	281	\$583	\$660
Eau du Soleil - Sky Tower - Empire	Apartment	September 2018	0	0	11	751	\$589	\$1,003
Eau du Soleil - Water Tower - Empire	Apartment	September 2018	0	0	1	550	\$654	\$1,136
Hearthstone by the Bay - Davies Smith Developments Inc.	Apartment	August 2009	2	2	4	145	\$364	\$489
Jade Waterfront Condos - Phantom Developments	Apartment	June 2016	0	0	9	369	\$592	\$761
Vita on the Lake - Mattamy Homes and Biddington	Apartment	February 2020	0	4	27	489	\$712	\$982
Vita Two on the Lake - Mattamy Homes and Biddington	Apartment	January 2021	1	17	25	162	\$1,024	\$1,218
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	25	39	212	465	\$820	\$1,025
Westlake Encore - Onni Group of Companies	Apartment	August 2018	3	4	31	523	\$491	\$841

Etobicoke Waterfront Submarket Report - March 2018

Current Development Applications



Etobicoke Waterfront Submarket Report - March 2018

Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-274	2313 Lake Shore Boulevard West	25	4.3	241

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

Etobicoke Waterfront Submarket Report - March 2018

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	2	16	5,669	5,197	472	\$1,649	1,009	\$1,663,497	5,043
Central Waterfront	160	11	4,552	3,954	598	\$1,135	844	\$958,416	11,951
Don Mills - York Mills	119	10	2,412	2,148	264	\$839	1,310	\$1,099,037	10,393
Downtown Core	17	9	3,747	3,544	203	\$1,096	898	\$984,271	7,917
Downtown East	4	12	3,769	3,512	257	\$948	899	\$851,534	9,796
Downtown West	143	25	9,480	8,218	1,262	\$1,105	774	\$855,315	18,657
Etobicoke Waterfront	31	9	3,735	3,408	327	\$994	834	\$828,925	241
Highway7 - Yonge	350	8	2,017	1,273	744	\$661	900	\$595,226	.
Mississauga City Centre	32	5	2,707	2,419	288	\$700	877	\$613,558	.
North Toronto	5	6	2,024	1,802	222	\$914	832	\$760,648	7,108
North Yonge Corridor	22	4	1,714	1,465	249	\$937	699	\$655,131	4,420
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	875
North York West	33	9	1,788	1,602	186	\$728	964	\$702,142	8,413
Not Applicable	607	121	20,491	17,639	2,852	\$644	978	\$629,877	40,030
Scarborough City Centre									3,760
Sheppard Corridor	107	11	3,381	2,902	479	\$890	765	\$680,226	6,394
Thornhill									.
Toronto East	1	10	1,216	1,172	44	\$781	1,061	\$828,317	1,231
Toronto West	6	4	601	405	196	\$917	793	\$727,515	11,872
Yonge - St. Clair	10	9	1,304	1,197	107	\$1,261	1,356	\$1,710,327	1,101

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