

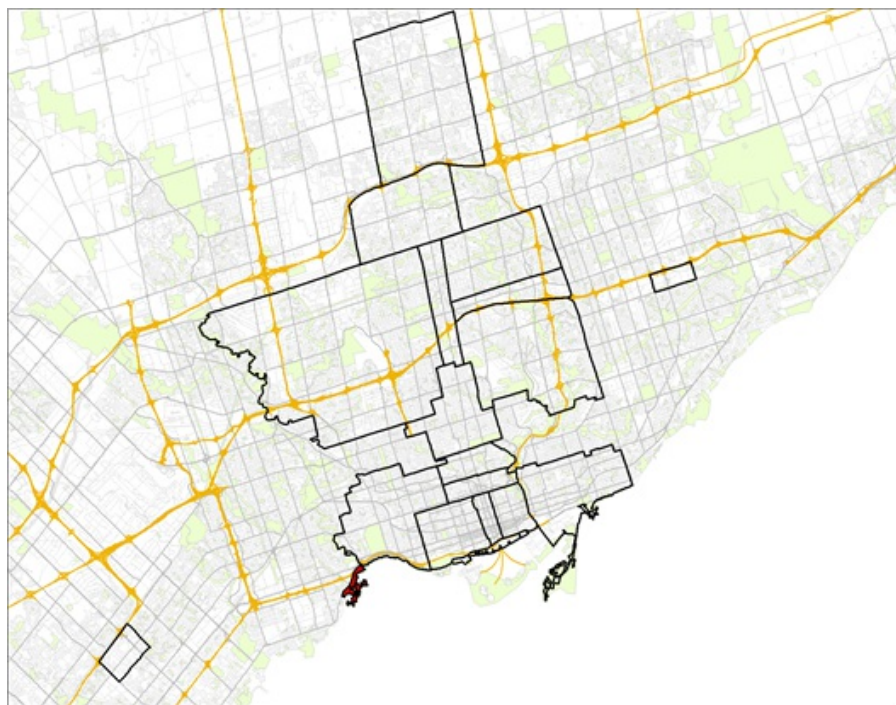


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of April 2018



Etobicoke Waterfront Submarket Report - April 2018



Etobicoke Waterfront		GTA
Active Projects	9	288
Total Units	3,735	71,507
Total Sales	3,430	61,549
Rem. Inv.	305	9,958
Avg. \$/SF	\$989	\$888
Avg. SF	841	890
Avg. \$	\$832,149	\$790,603
Current Month Sales (incl. active & sold out)	22	1,225

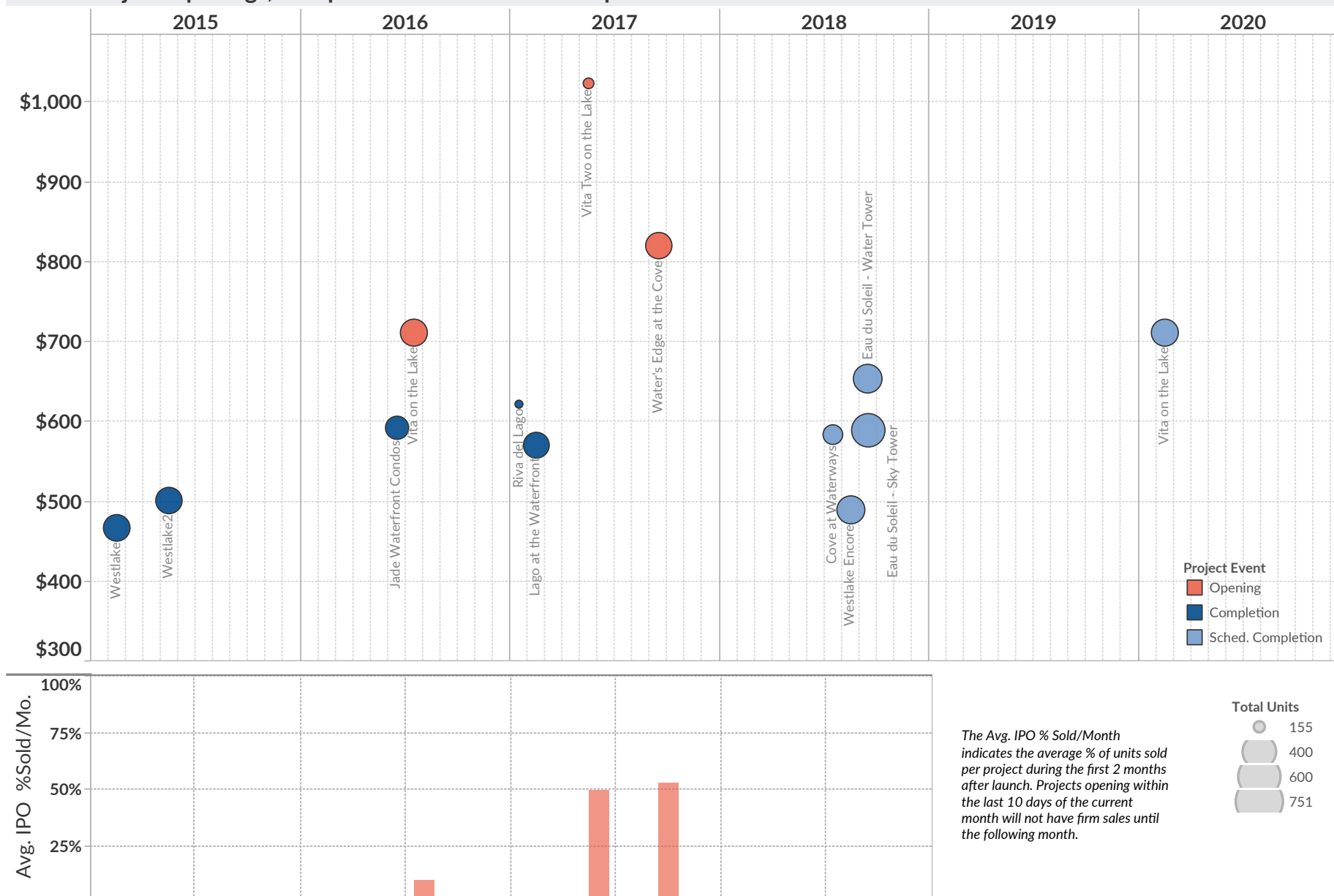
Development Applications		
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	1.0	338
Total Units	241	150,769
Min. Floor Space Index	4.3	0.1
Max. Floor Space Index	4.3	44.3
Avg. Floor Space Index	4.3	7.3

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



Etobicoke Waterfront Submarket Report - April 2018

Recent Project Openings, Completions & Scheduled Completions



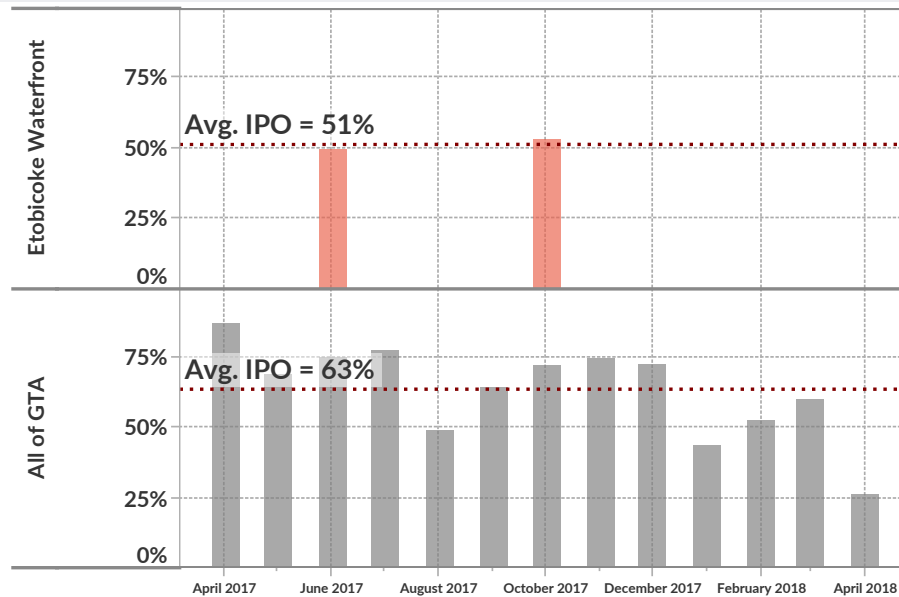
Etobicoke Waterfront Submarket Report - April 2018

Project Data by Unit Type

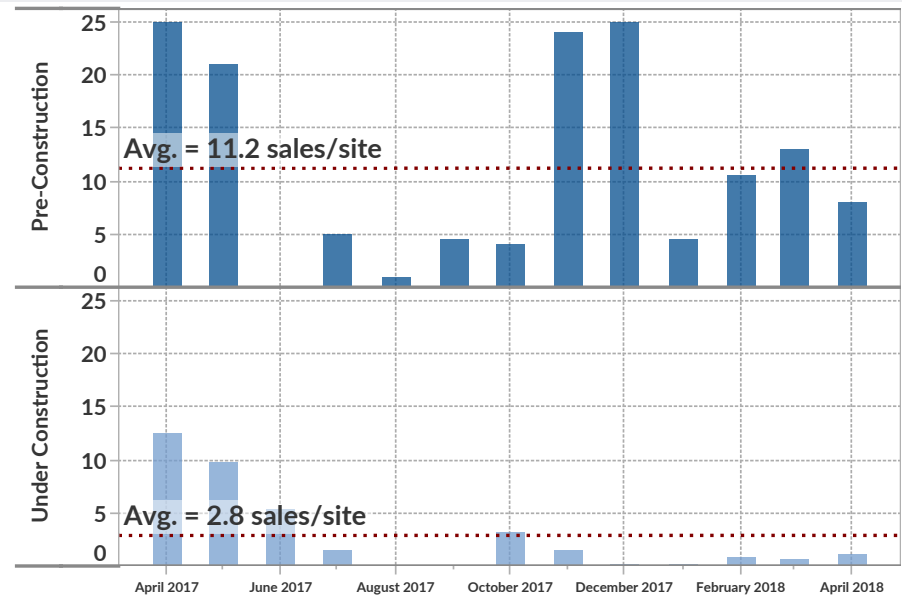
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	3	0	2	1
1 Bedroom	933	4	883	50
1 Bedroom + Den	1,312	5	1,246	66
2 Bedroom	870	8	763	107
2 Bedroom + Den	562	5	497	65
3 Bedroom & Up	1	0	0	1
Penthouse	42	0	31	11
Other	12	0	8	4

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$812	460	724	\$310,000	\$488,900
\$987	502	674	\$484,900	\$675,000
\$1,031	642	1,343	\$439,900	\$1,525,000
\$990	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)

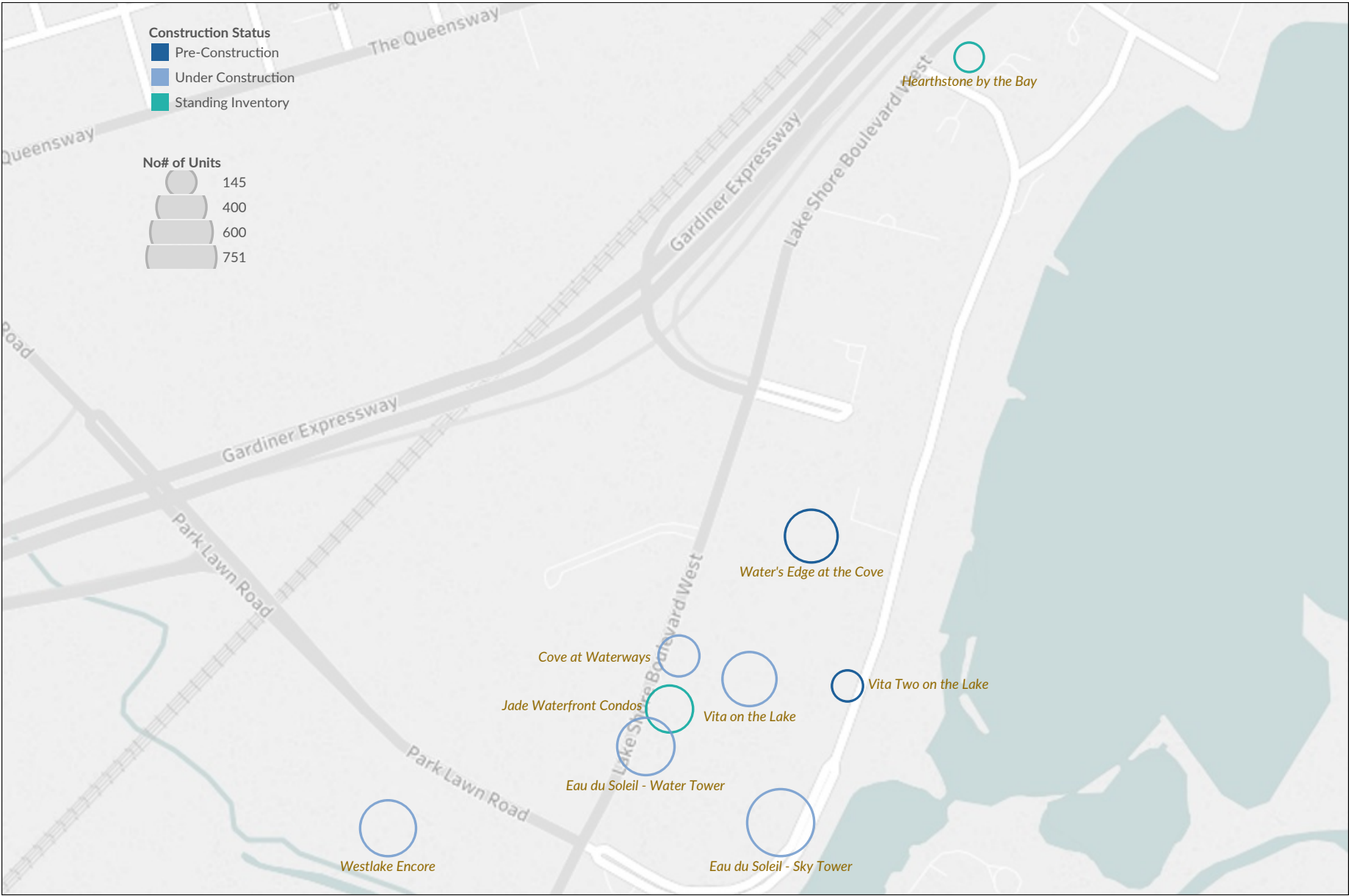


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - April 2018

Current Active Projects



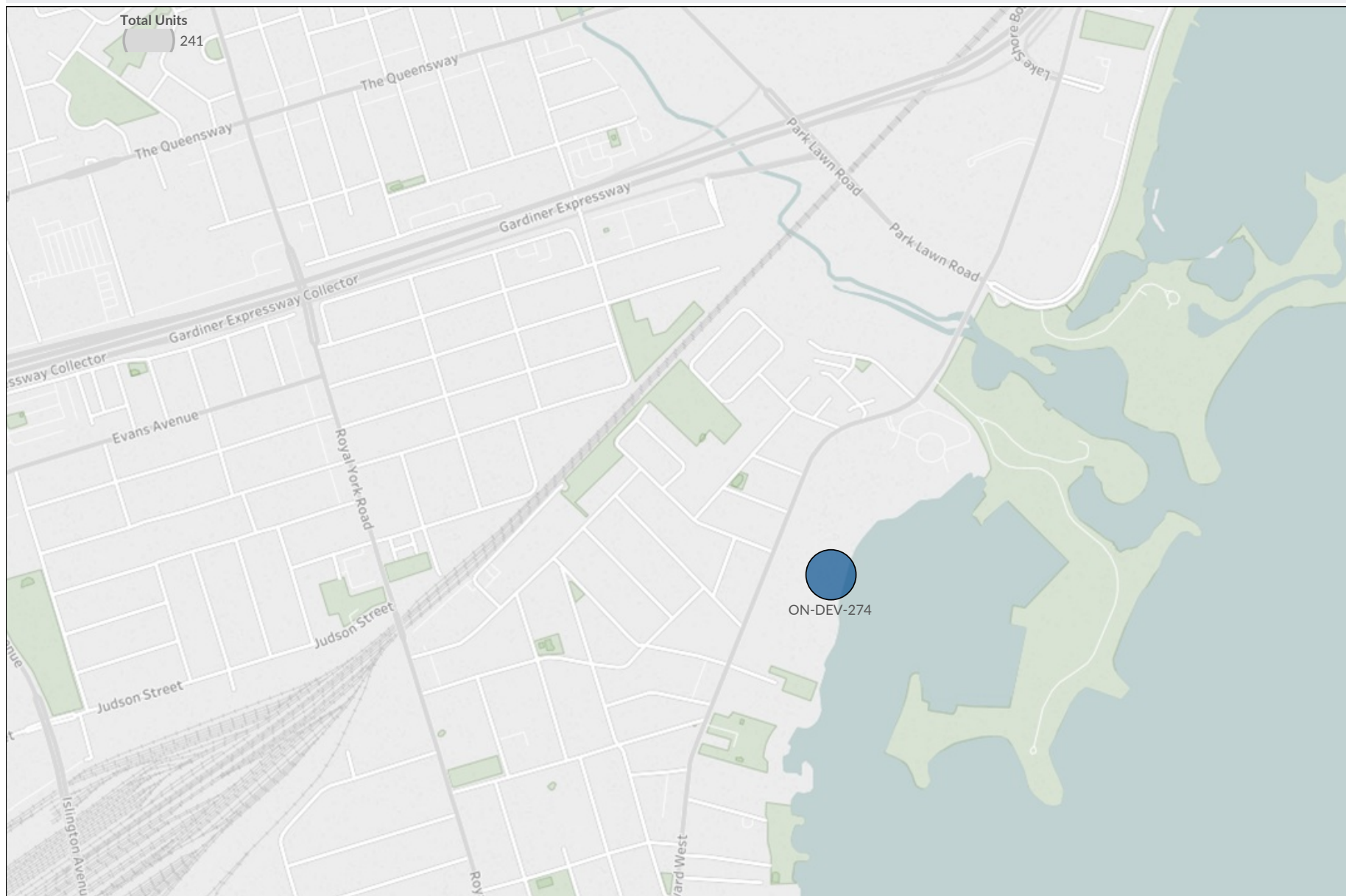
Etobicoke Waterfront Submarket Report - April 2018

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	1	1	10	751	\$589	\$1,035
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	0	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	2	6	25	489	\$712	\$959
Vita Two on the Lake - Mattamy Homes and Biddington	Apartment	January 2021	3	20	22	162	\$1,024	\$1,202
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	13	52	199	465	\$820	\$1,027
Westlake Encore - Onni Group of Companies	Apartment	August 2018	3	7	28	523	\$491	\$841

Etobicoke Waterfront Submarket Report - April 2018

Current Development Applications



Etobicoke Waterfront Submarket Report - April 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 - April 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	1	16	5,669	5,193	476	\$1,685	1,025	\$1,727,654	5,043
Central Waterfront	47	11	4,552	4,002	550	\$1,134	864	\$979,612	11,951
Don Mills - York Mills	11	10	2,412	2,190	222	\$842	1,312	\$1,103,781	10,393
Downtown Core	3	9	3,747	3,548	199	\$1,128	898	\$1,012,894	7,917
Downtown East	4	12	3,769	3,521	248	\$950	884	\$839,139	9,796
Downtown West	270	25	9,692	7,789	1,903	\$1,126	737	\$829,691	18,657
Etobicoke Waterfront	22	9	3,735	3,430	305	\$989	841	\$832,149	241
Highway7 - Yonge	256	8	2,017	1,453	564	\$656	891	\$584,595	.
Mississauga City Centre	39	5	2,707	2,462	245	\$690	896	\$618,499	.
North Toronto	51	8	2,183	1,898	285	\$983	871	\$855,898	7,108
North Yonge Corridor	8	4	1,714	1,473	241	\$950	703	\$667,401	4,420
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	875
North York West	0	10	2,058	1,602	456	\$740	825	\$610,691	8,413
Not Applicable	498	125	20,254	16,819	3,435	\$664	967	\$641,941	40,030
Scarborough City Centre									3,760
Sheppard Corridor	8	10	3,146	2,676	470	\$888	765	\$679,221	6,394
Thornhill									.
Toronto East	1	11	1,296	1,236	60	\$809	949	\$767,969	1,231
Toronto West	3	4	601	408	193	\$919	795	\$730,334	11,872
Yonge - St. Clair	3	9	1,304	1,204	100	\$1,258	1,324	\$1,665,351	1,101

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