

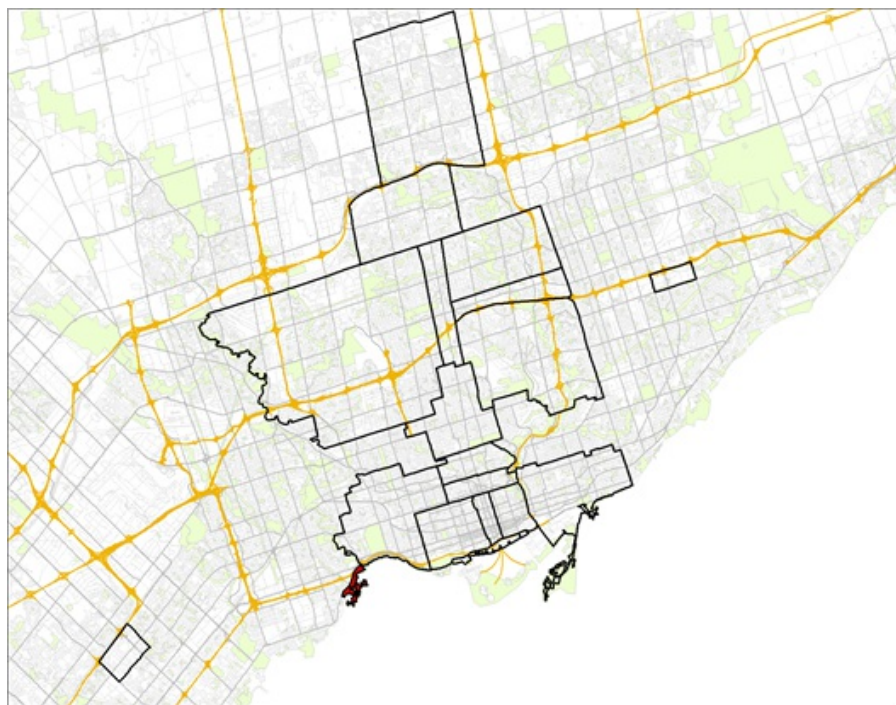


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of May 2018



Etobicoke Waterfront Submarket Report - May 2018



Etobicoke Waterfront		GTA
Active Projects	9	293
Total Units	3,735	73,039
Total Sales	3,454	63,694
Rem. Inv.	281	9,345
Avg. \$/SF	\$996	\$902
Avg. SF	827	906
Avg. \$	\$823,867	\$817,926
Current Month Sales (incl. active & sold out)	18	2,003

Development Applications

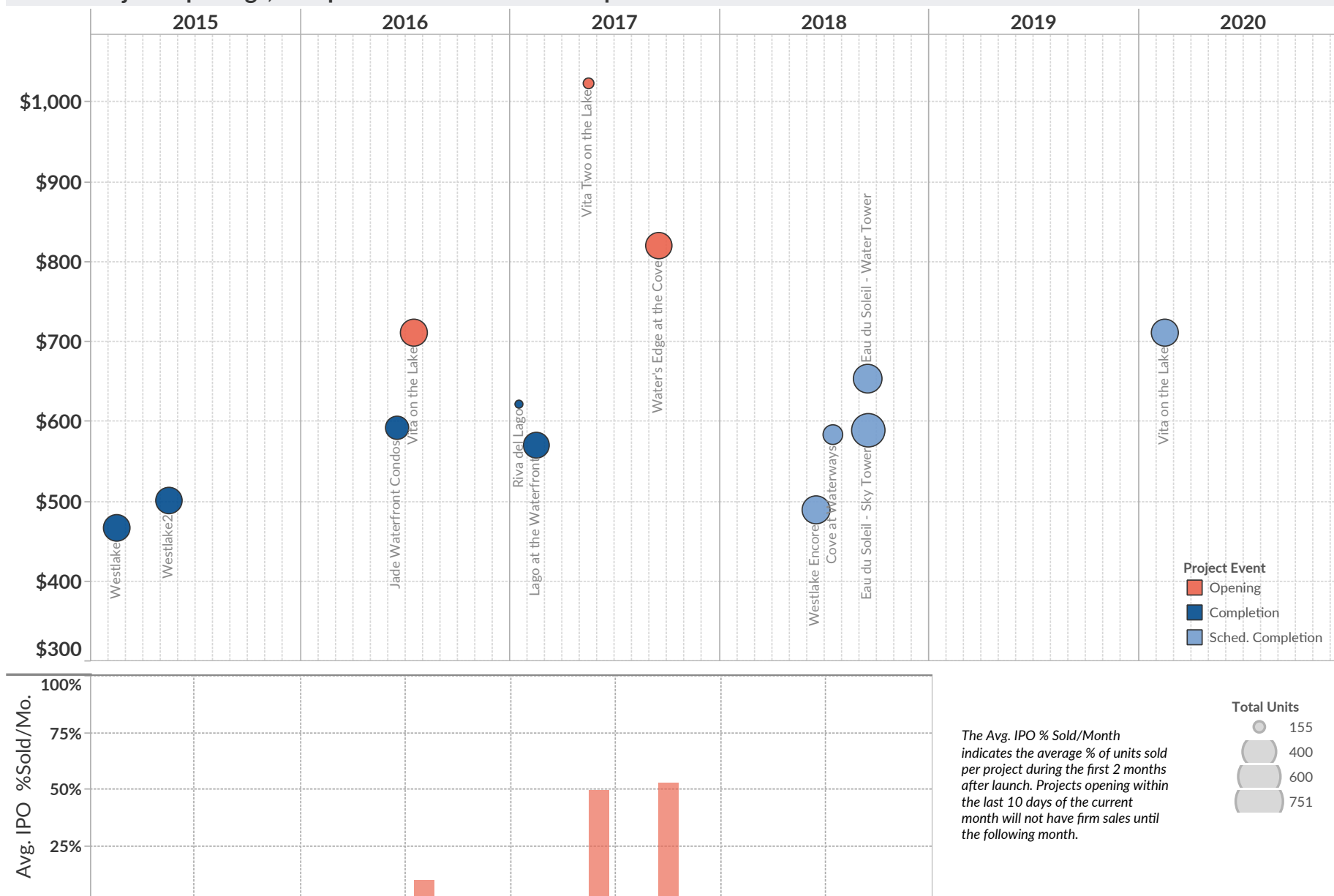
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	1.0	338
Total Units	241	150,769
Min. Floor Space Index	4.3	0.1
Max. Floor Space Index	4.3	44.3
Avg. Floor Space Index	4.3	7.3

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



Etobicoke Waterfront Submarket Report - May 2018

Recent Project Openings, Completions & Scheduled Completions



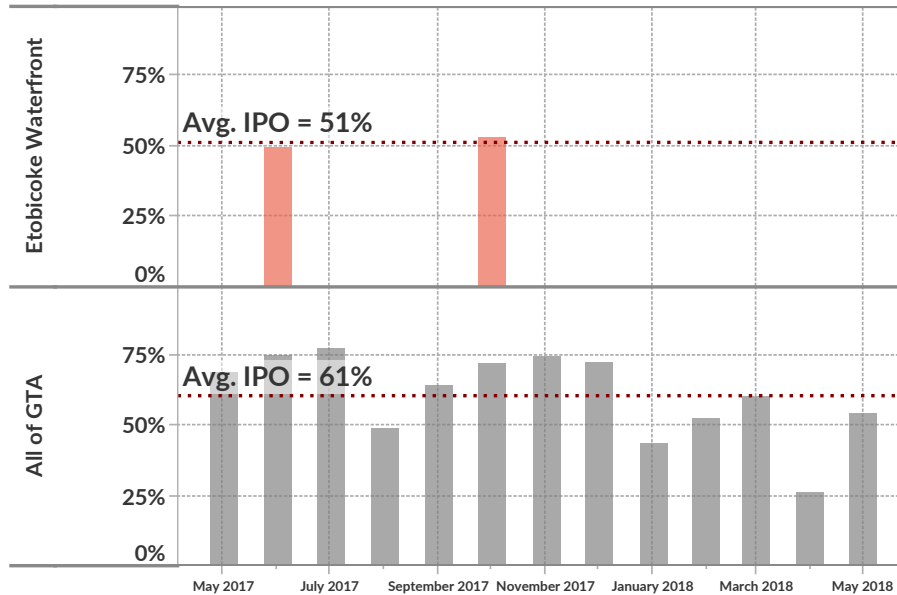
Etobicoke Waterfront Submarket Report - May 2018

Project Data by Unit Type

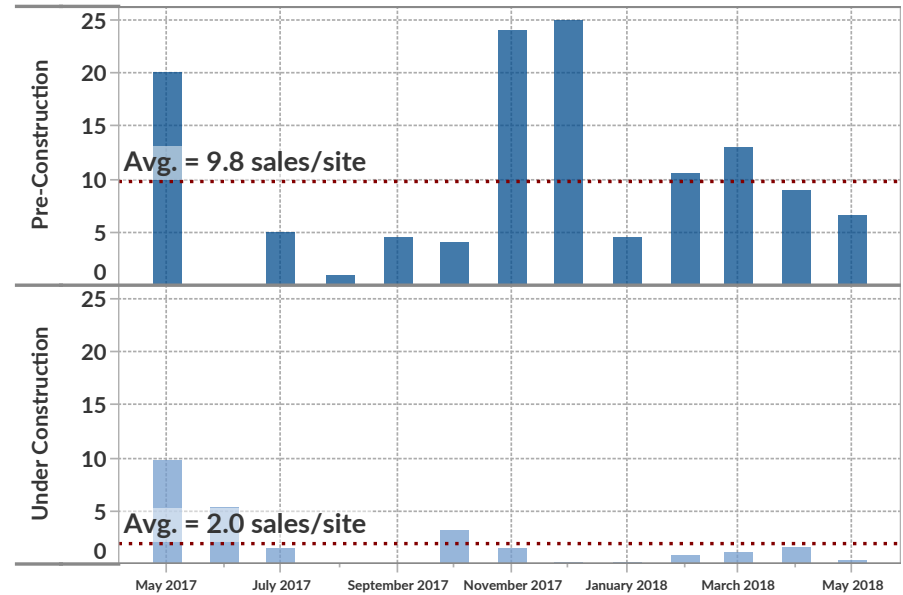
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	3	0	2	1
1 Bedroom	933	2	885	48
1 Bedroom + Den	1,312	4	1,254	58
2 Bedroom	870	9	770	100
2 Bedroom + Den	562	0	501	61
3 Bedroom & Up	1	0	0	1
Penthouse	42	3	34	8
Other	12	0	8	4

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$869	460	611	\$249,700	\$488,900
\$985	502	674	\$479,900	\$675,000
\$1,025	642	1,343	\$458,900	\$1,525,000
\$975	803	1,266	\$562,900	\$1,693,990
\$778	1,285	1,285	\$999,900	\$999,900
\$845	1,060	1,998	\$1,112,990	\$1,638,000
\$1,504	2,073	2,073	\$3,117,990	\$3,117,990

IPO Launch Performance (first 2 months)

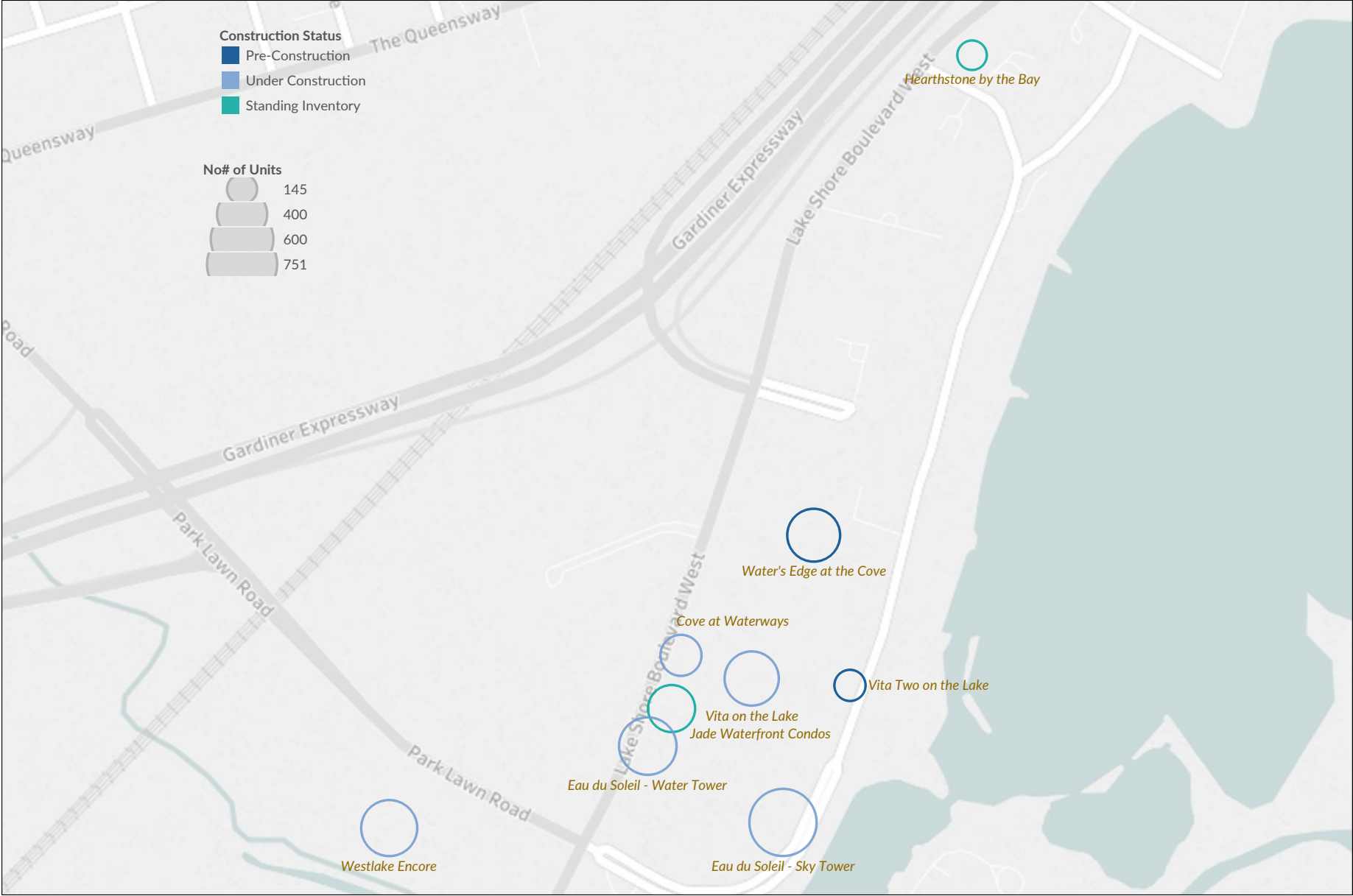


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - May 2018

Current Active Projects



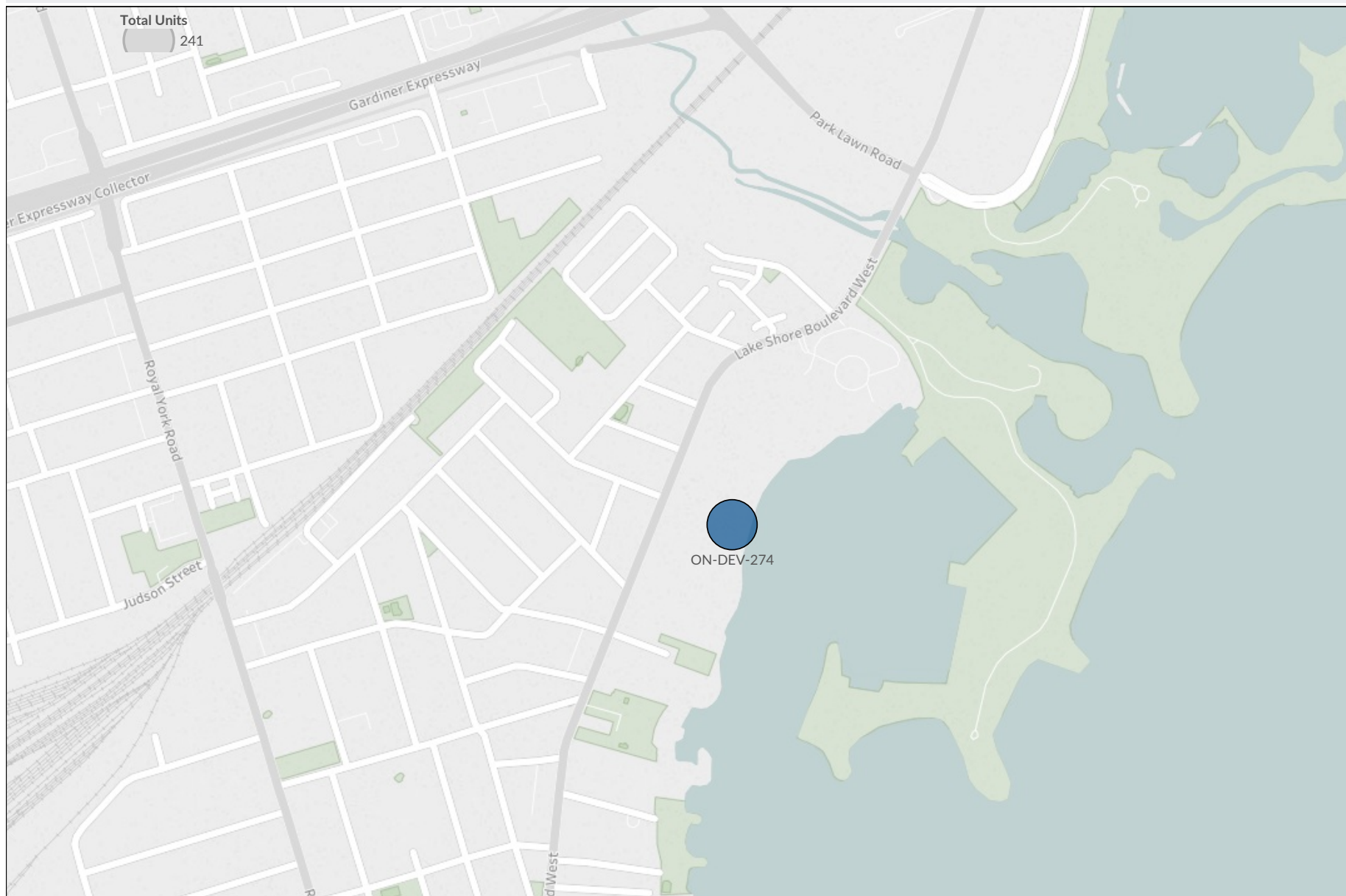
Etobicoke Waterfront Submarket Report - May 2018

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	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	1	2	4	145	\$364	\$482
Jade Waterfront Condos - Phantom Developments	Apartment	June 2016	2	3	6	369	\$592	\$766
Vita on the Lake - Mattamy Homes and Biddington	Apartment	February 2020	2	13	19	489	\$712	\$919
Vita Two on the Lake - Mattamy Homes and Biddington	Apartment	January 2021	1	21	21	162	\$1,024	\$1,210
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	12	66	185	465	\$820	\$1,037
Westlake Encore - Onni Group of Companies	Apartment	June 2018	0	7	28	523	\$491	\$841

Etobicoke Waterfront Submarket Report - May 2018

Current Development Applications



Etobicoke Waterfront Submarket Report - May 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 - May 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	• 7	• 16	• 5,669	• 5,176	• 493	• \$1,709	• 1,066	• \$1,822,748	• 5,043
Central Waterfront	• 118	• 11	• 4,818	• 4,123	• 695	• \$1,149	• 866	• \$995,598	• 11,951
Don Mills - York Mills	• 8	• 10	• 2,412	• 2,194	• 218	• \$830	• 1,309	• \$1,086,506	• 10,393
Downtown Core	• 17	• 8	• 3,492	• 3,310	• 182	• \$1,124	• 919	• \$1,032,805	• 7,917
Downtown East	• 204	• 14	• 4,393	• 4,075	• 318	• \$945	• 896	• \$846,562	• 9,796
Downtown West	• 319	• 26	• 9,820	• 8,109	• 1,711	• \$1,113	• 736	• \$818,745	• 18,657
Etobicoke Waterfront	• 18	• 9	• 3,735	• 3,454	• 281	• \$996	• 827	• \$823,867	• 241
Highway7 - Yonge	• 123	• 7	• 1,754	• 1,313	• 441	• \$650	• 894	• \$581,541	•
Mississauga City Centre	• 27	• 5	• 2,707	• 2,492	• 215	• \$686	• 909	• \$623,234	•
North Toronto	• 63	• 8	• 2,183	• 1,961	• 222	• \$1,009	• 915	• \$923,121	• 7,108
North Yonge Corridor	• 32	• 5	• 1,756	• 1,505	• 251	• \$876	• 776	• \$679,860	• 4,420
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 875
North York West	• 181	• 10	• 2,047	• 1,696	• 351	• \$720	• 809	• \$582,367	• 8,413
Not Applicable	• 854	• 128	• 21,255	• 18,066	• 3,189	• \$670	• 996	• \$668,072	• 40,030
Scarborough City Centre									• 3,760
Sheppard Corridor	• 6	• 10	• 3,146	• 2,682	• 464	• \$890	• 760	• \$676,273	• 6,394
Thornhill									•
Toronto East	• 0	• 11	• 1,296	• 1,236	• 60	• \$809	• 949	• \$767,969	• 1,231
Toronto West	• 20	• 4	• 601	• 438	• 163	• \$974	• 806	• \$785,175	• 11,872
Yonge - St. Clair	• 6	• 9	• 1,304	• 1,219	• 85	• \$1,314	• 1,314	• \$1,727,197	• 1,101

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