

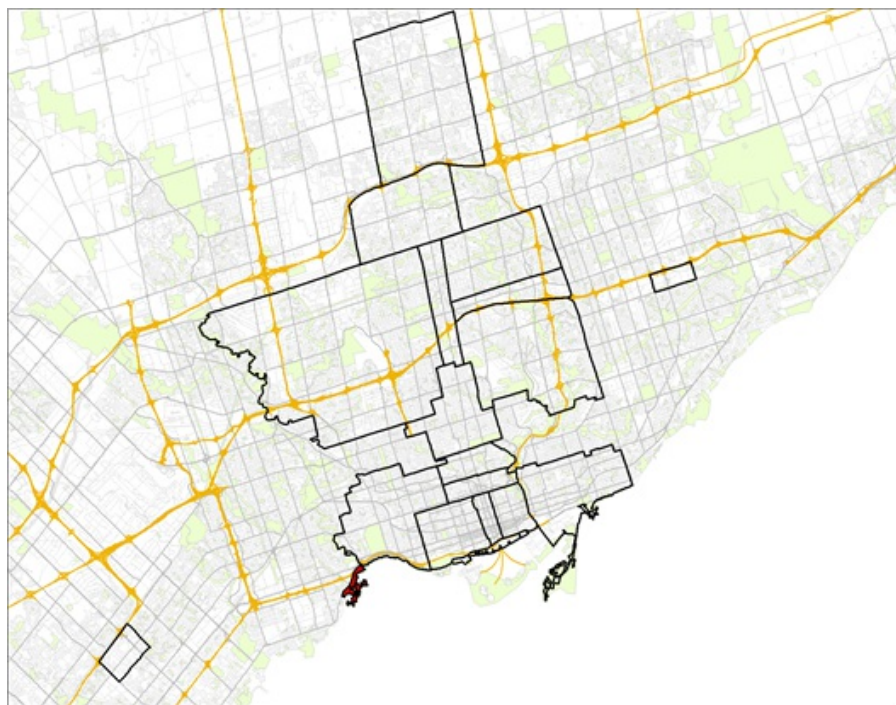


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of June 2018



Etobicoke Waterfront Submarket Report - June 2018



Etobicoke Waterfront		GTA
Active Projects	9	304
Total Units	3,735	74,948
Total Sales	3,466	64,613
Rem. Inv.	269	10,335
Avg. \$/SF	\$996	\$927
Avg. SF	816	919
Avg. \$	\$811,950	\$851,957
Current Month Sales (incl. active & sold out)	12	2,079

Development Applications

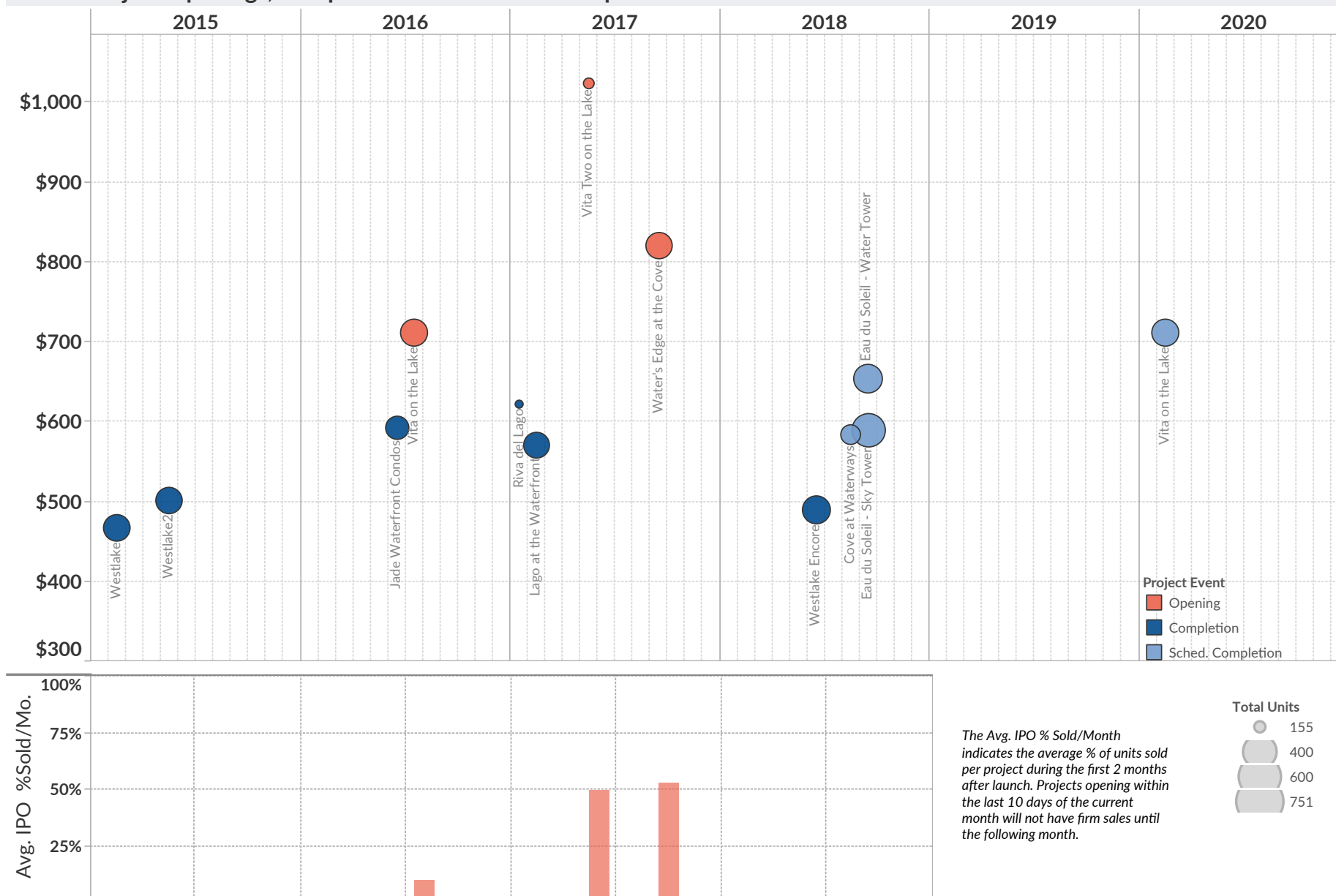
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	1	267
Total Units		134,054
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	1.0	45.5
Avg. Floor Space Index	1.0	5.6

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



Etobicoke Waterfront Submarket Report - June 2018

Recent Project Openings, Completions & Scheduled Completions



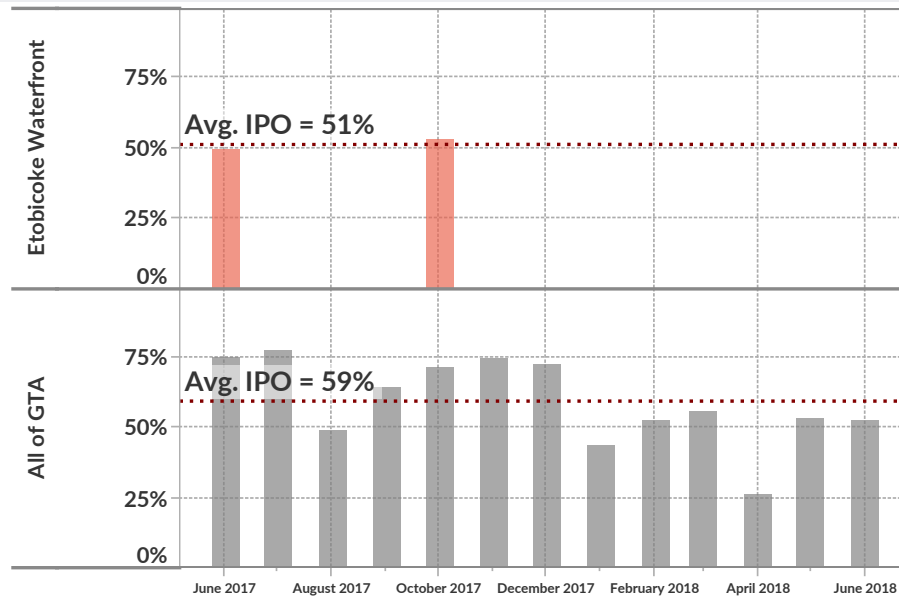
Etobicoke Waterfront Submarket Report - June 2018

Project Data by Unit Type

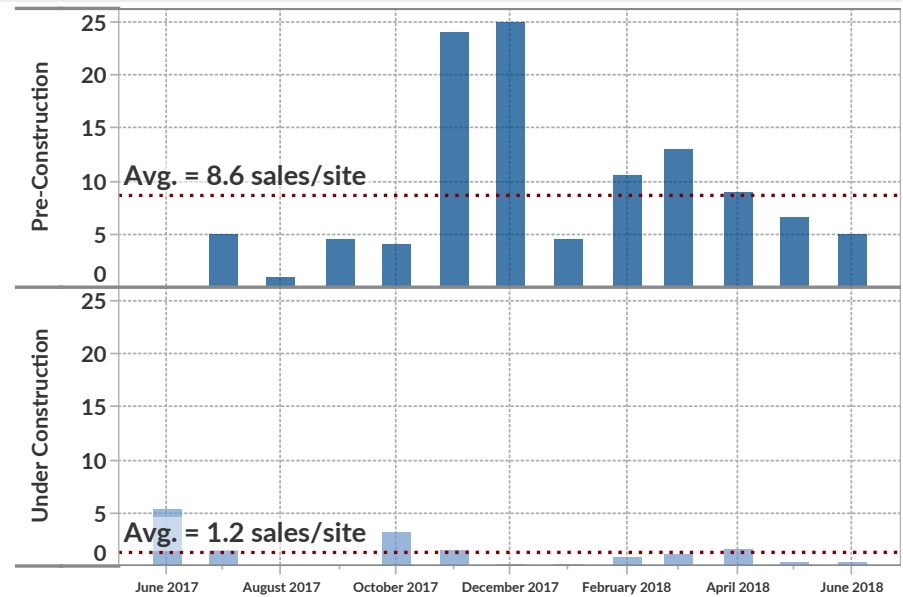
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	3	0	2	1
1 Bedroom	933	3	888	45
1 Bedroom + Den	1,312	4	1,258	54
2 Bedroom	870	3	773	97
2 Bedroom + Den	562	1	502	60
3 Bedroom & Up	1	0	0	1
Penthouse	42	1	35	7
Other	12	0	8	4

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$774	460	611	\$249,700	\$470,900
\$1,025	502	657	\$484,900	\$675,000
\$1,027	642	1,343	\$458,900	\$1,525,000
\$970	803	1,266	\$562,900	\$1,693,990
\$778	1,285	1,285	\$999,900	\$999,900
\$858	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)

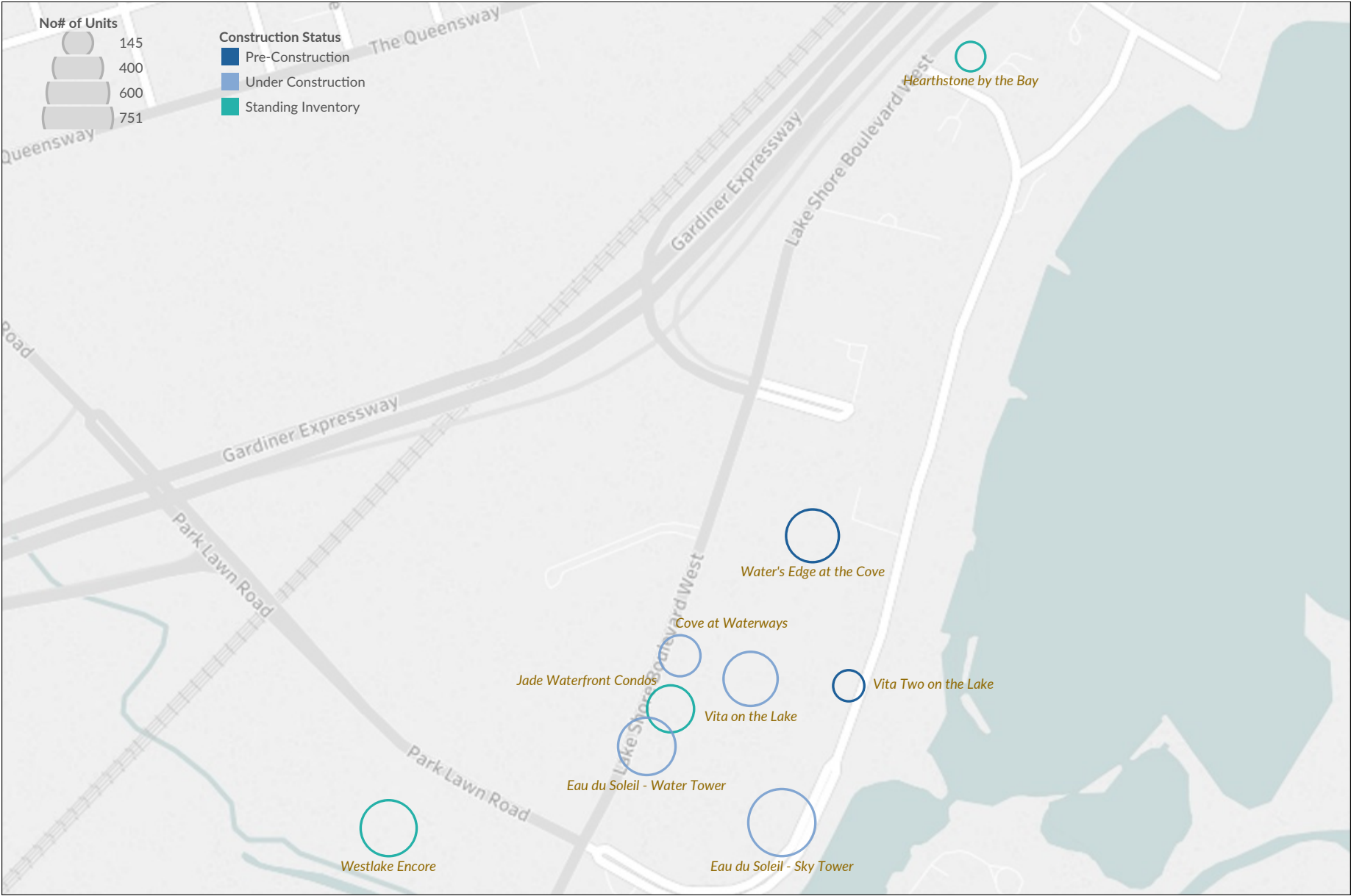


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - June 2018

Current Active Projects



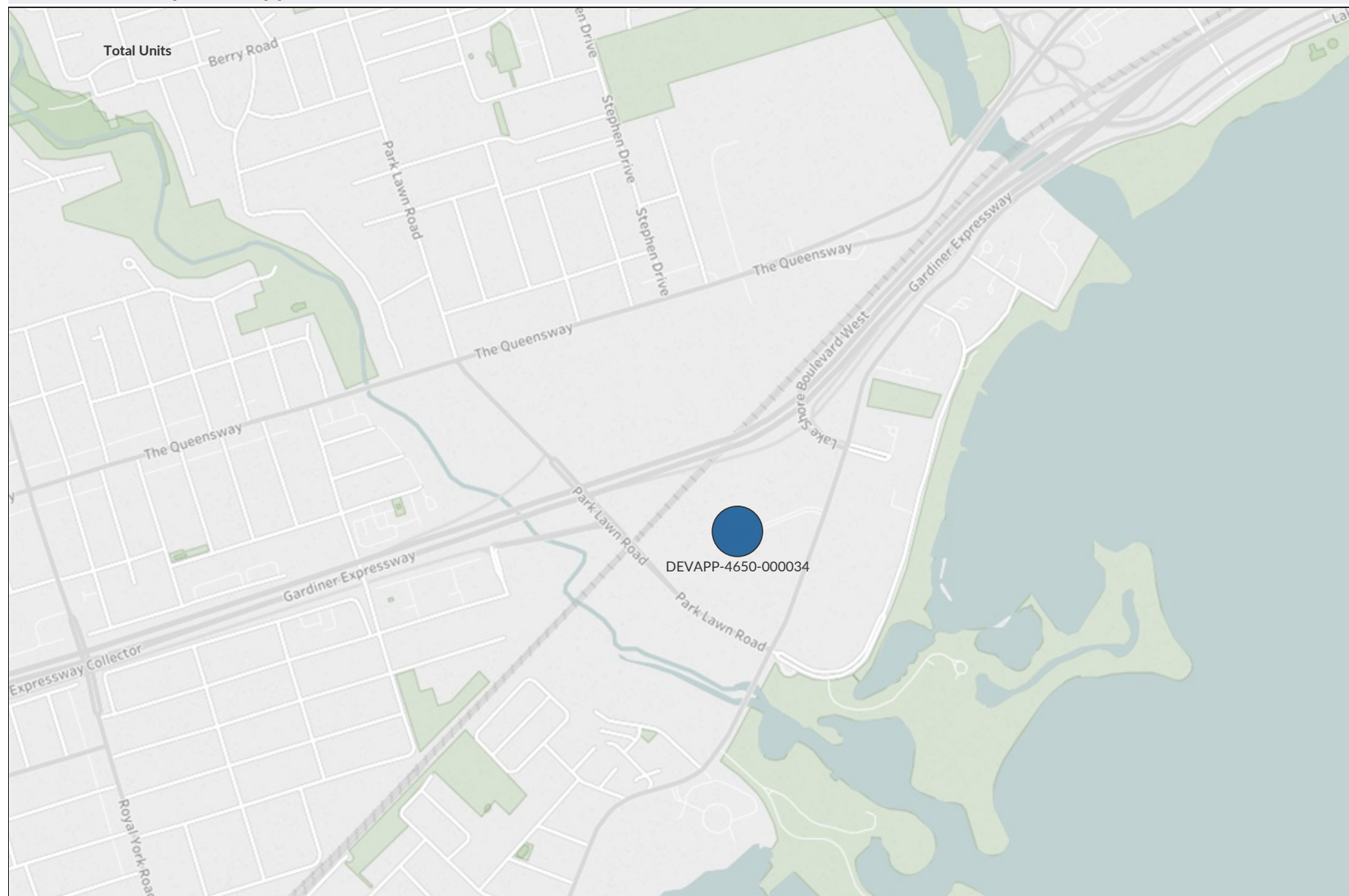
Etobicoke Waterfront Submarket Report - June 2018

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	August 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	0	2	4	145	\$364	\$482
Jade Waterfront Condos - Phantom Developments	Apartment	June 2016	1	4	5	369	\$592	\$766
Vita on the Lake - Mattamy Homes and Biddington	Apartment	February 2020	1	14	18	489	\$712	\$919
Vita Two on the Lake - Mattamy Homes and Biddington	Apartment	January 2021	0	21	21	162	\$1,024	\$1,210
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	10	76	175	465	\$820	\$1,036
Westlake Encore - Onni Group of Companies	Apartment	June 2018	0	7	28	523	\$491	\$841

Etobicoke Waterfront Submarket Report - June 2018

Current Development Applications



Etobicoke Waterfront Submarket Report - June 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000034	2150 Lake Shore Boulevard West; 23 Park Lawn Road	1.0	

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 - June 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	17	5,717	5,178	539	\$1,906	1,239	\$2,361,017	2,658
Central Waterfront	203	12	5,043	4,326	717	\$1,227	998	\$1,223,704	16,310
Don Mills - York Mills	10	10	2,412	2,204	208	\$846	1,276	\$1,078,915	10,647
Downtown Core	12	8	3,503	3,322	181	\$1,116	982	\$1,096,132	9,614
Downtown East	67	15	4,628	4,130	498	\$954	835	\$796,585	10,008
Downtown West	175	27	10,123	8,342	1,781	\$1,141	719	\$820,610	11,533
Etobicoke Waterfront	12	9	3,735	3,466	269	\$996	816	\$811,950	.
Highway7 - Yonge	61	6	1,442	1,062	380	\$655	897	\$586,998	.
Mississauga City Centre	18	5	2,707	2,496	211	\$689	911	\$627,068	.
North Toronto	23	8	2,167	1,940	227	\$1,032	892	\$920,763	6,133
North Yonge Corridor	547	6	2,164	1,761	403	\$912	727	\$663,567	3,814
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	1,134
North York West	64	11	2,361	1,920	441	\$727	782	\$568,235	8,209
Not Applicable	822	132	21,777	18,056	3,721	\$663	996	\$660,212	33,303
Scarborough City Centre									2,245
Sheppard Corridor	12	11	3,258	2,822	436	\$888	775	\$687,548	5,415
Thornhill									.
Toronto East	9	11	1,296	1,245	51	\$798	1,003	\$800,196	1,056
Toronto West	38	5	661	476	185	\$994	957	\$951,130	12,348
Yonge - St. Clair	4	9	1,303	1,222	81	\$1,315	1,312	\$1,725,619	.

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