

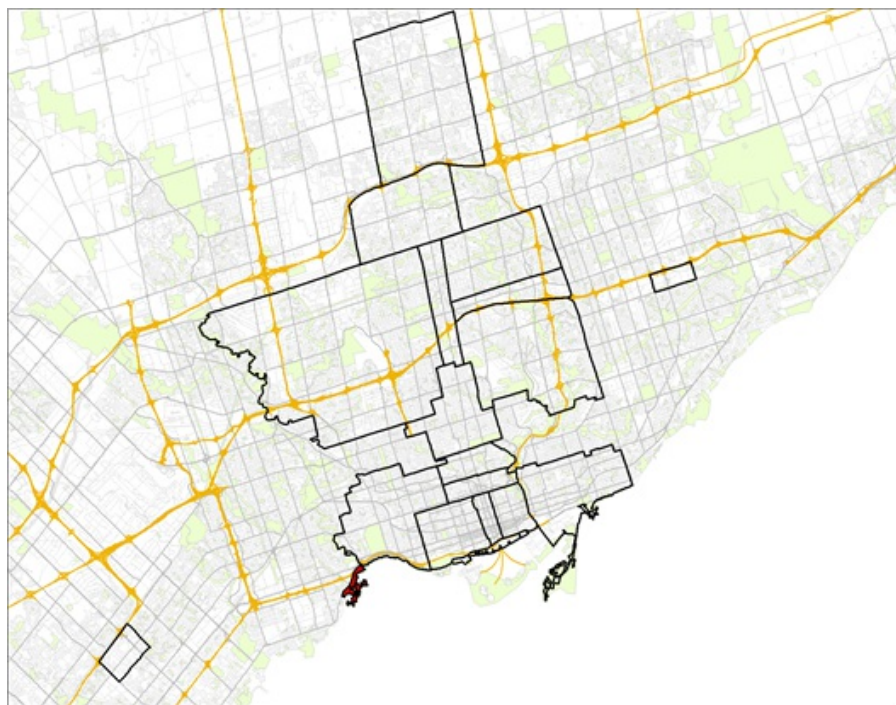


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of August 2018



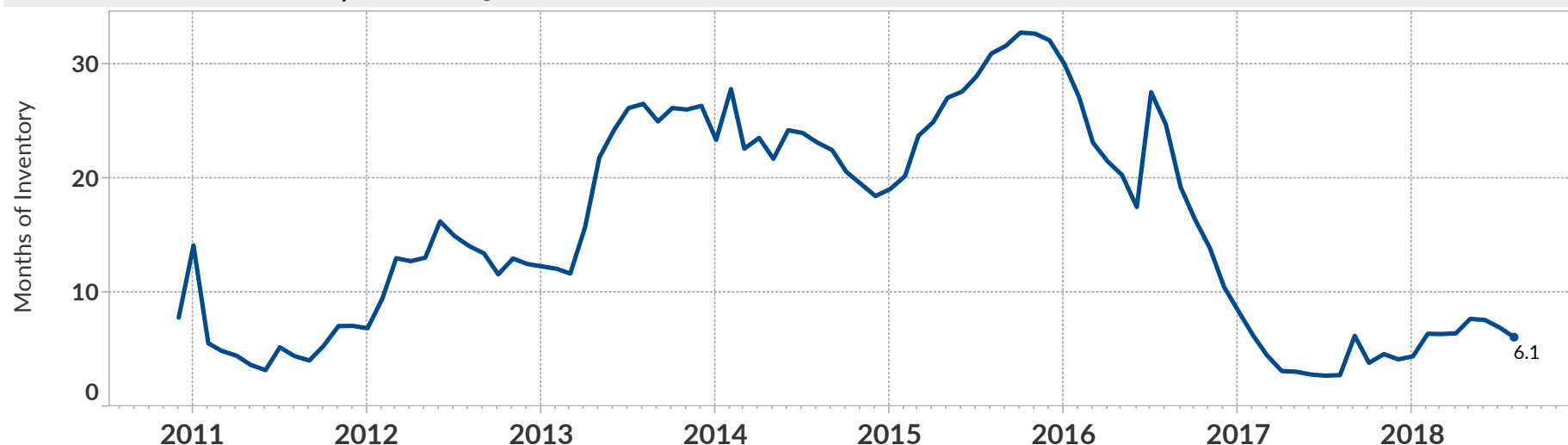
Etobicoke Waterfront Submarket Report - August 2018



Etobicoke Waterfront		GTA
Active Projects	9	301
Total Units	3,735	76,955
Total Sales	3,509	66,596
Rem. Inv.	226	8,842
Avg. \$/SF	\$1,052	\$936
Avg. SF	853	930
Avg. \$	\$897,334	\$870,023
Current Month Sales (incl. active & sold out)	22	803

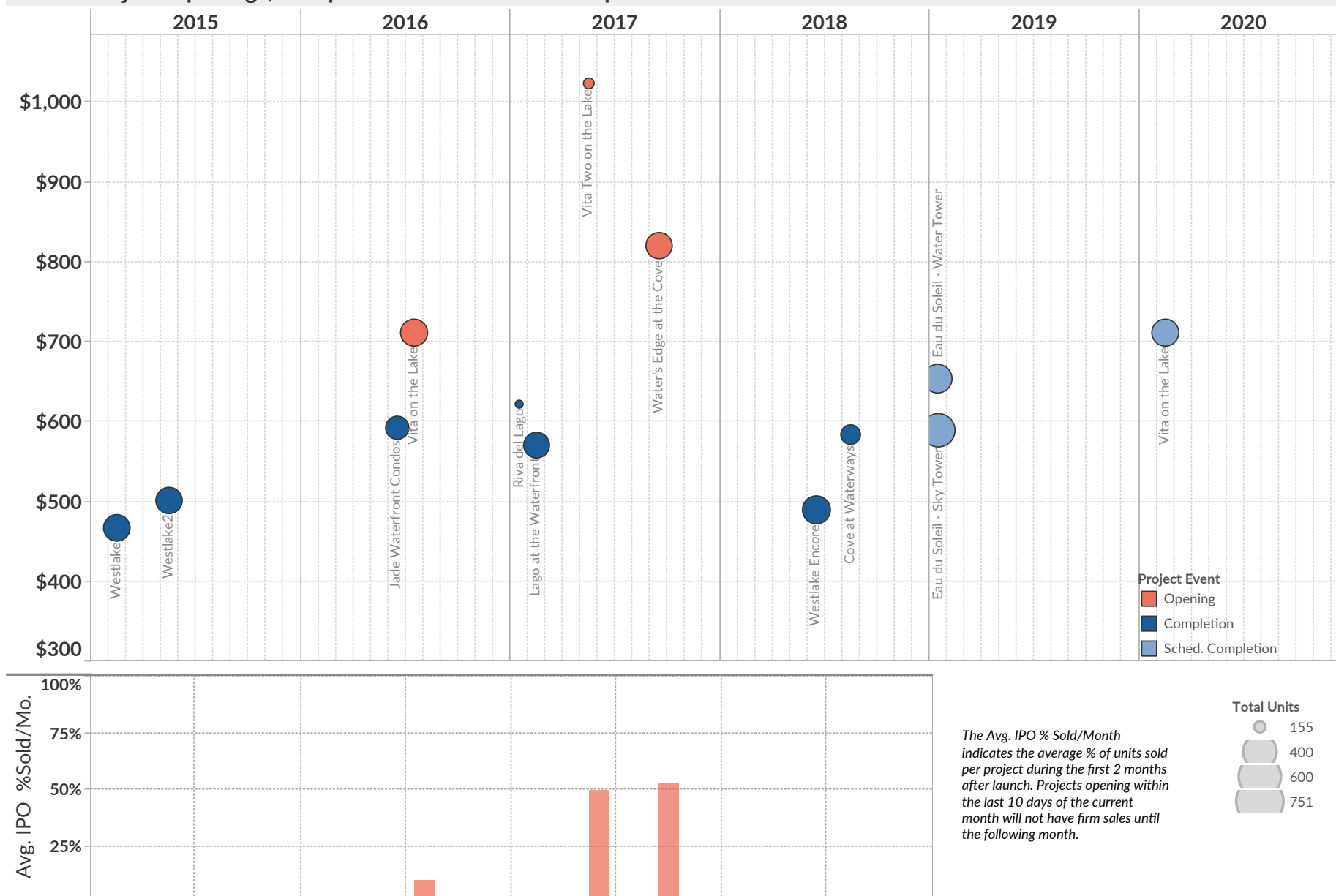
Development Applications		
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	2	281
Total Units	318	309,523
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.9	45.5
Avg. Floor Space Index	4.0	5.5

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



Etobicoke Waterfront Submarket Report - August 2018

Recent Project Openings, Completions & Scheduled Completions



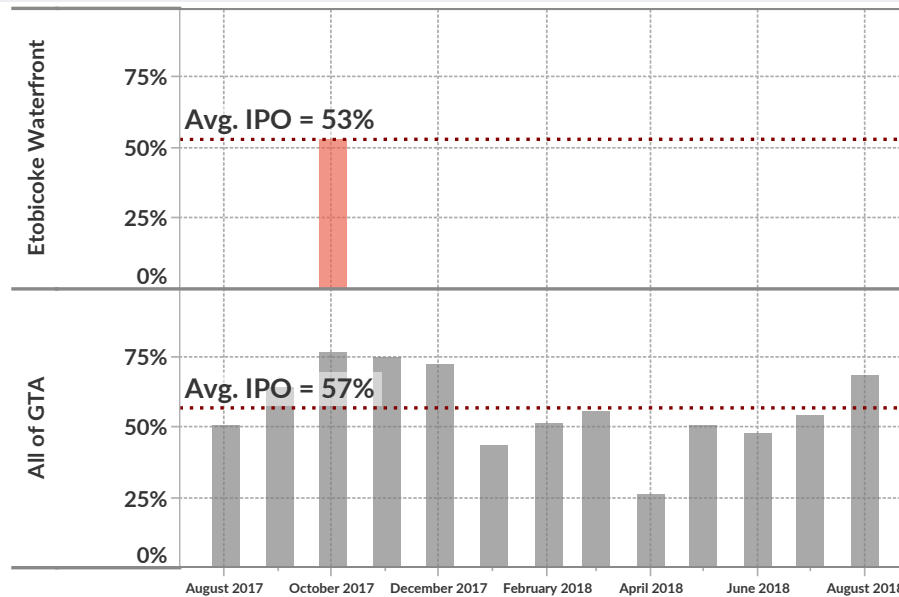
Etobicoke Waterfront Submarket Report - August 2018

Project Data by Unit Type

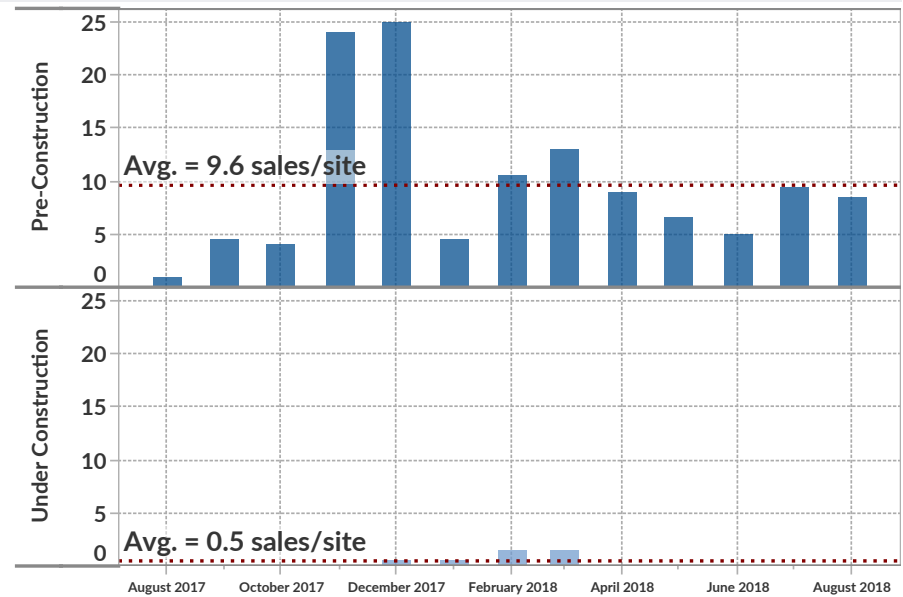
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	3	0	2	1
1 Bedroom	933	9	897	36
1 Bedroom + Den	1,312	4	1,275	37
2 Bedroom	870	6	785	85
2 Bedroom + Den	562	3	507	55
3 Bedroom & Up	1	0	0	1
Penthouse	42	0	35	7
Other	12	0	8	4

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$957	460	575	\$316,900	\$528,900
\$1,122	502	658	\$550,400	\$773,900
\$1,079	642	1,343	\$458,900	\$1,570,900
\$991	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)

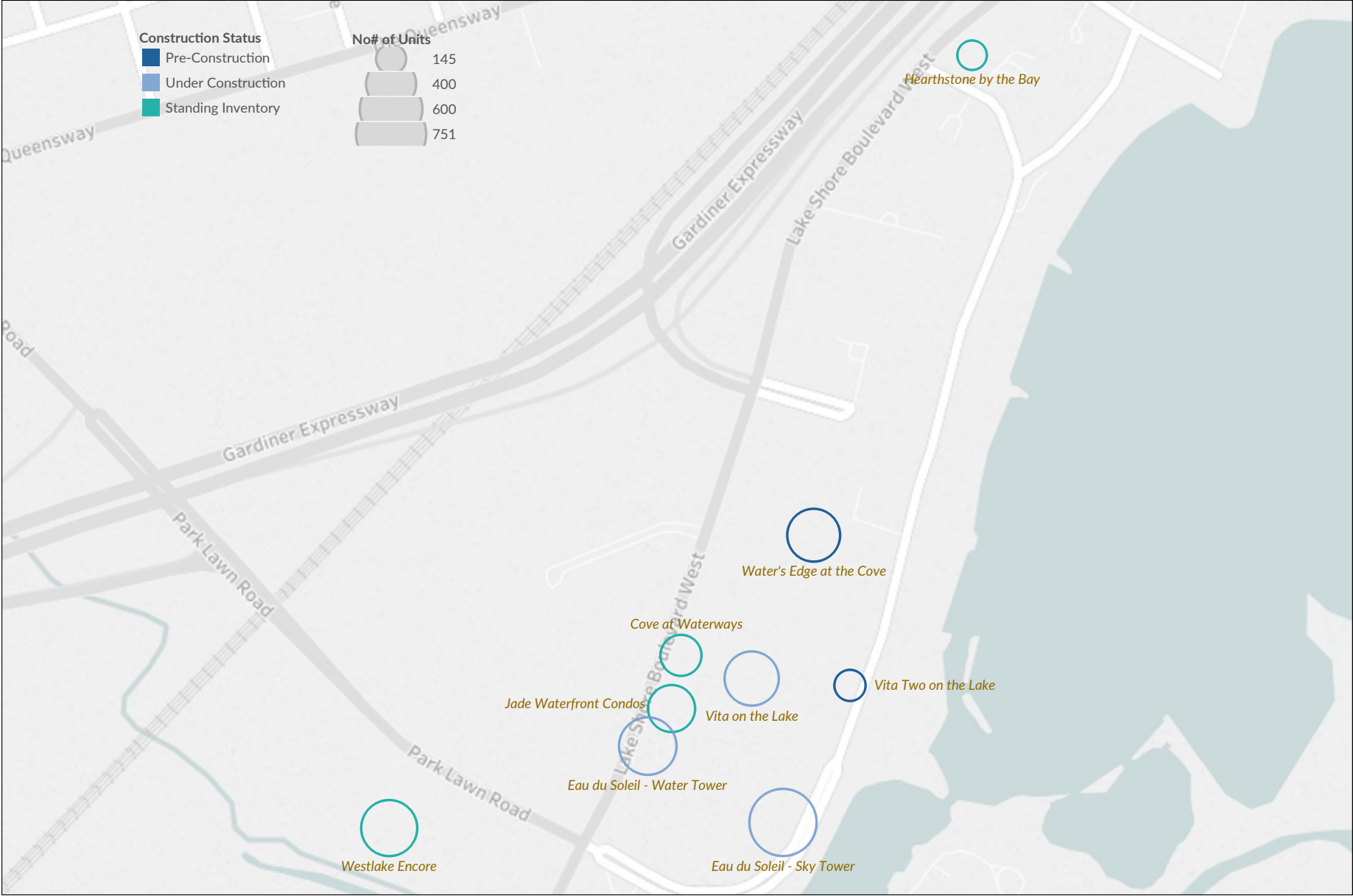


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - August 2018

Current Active Projects



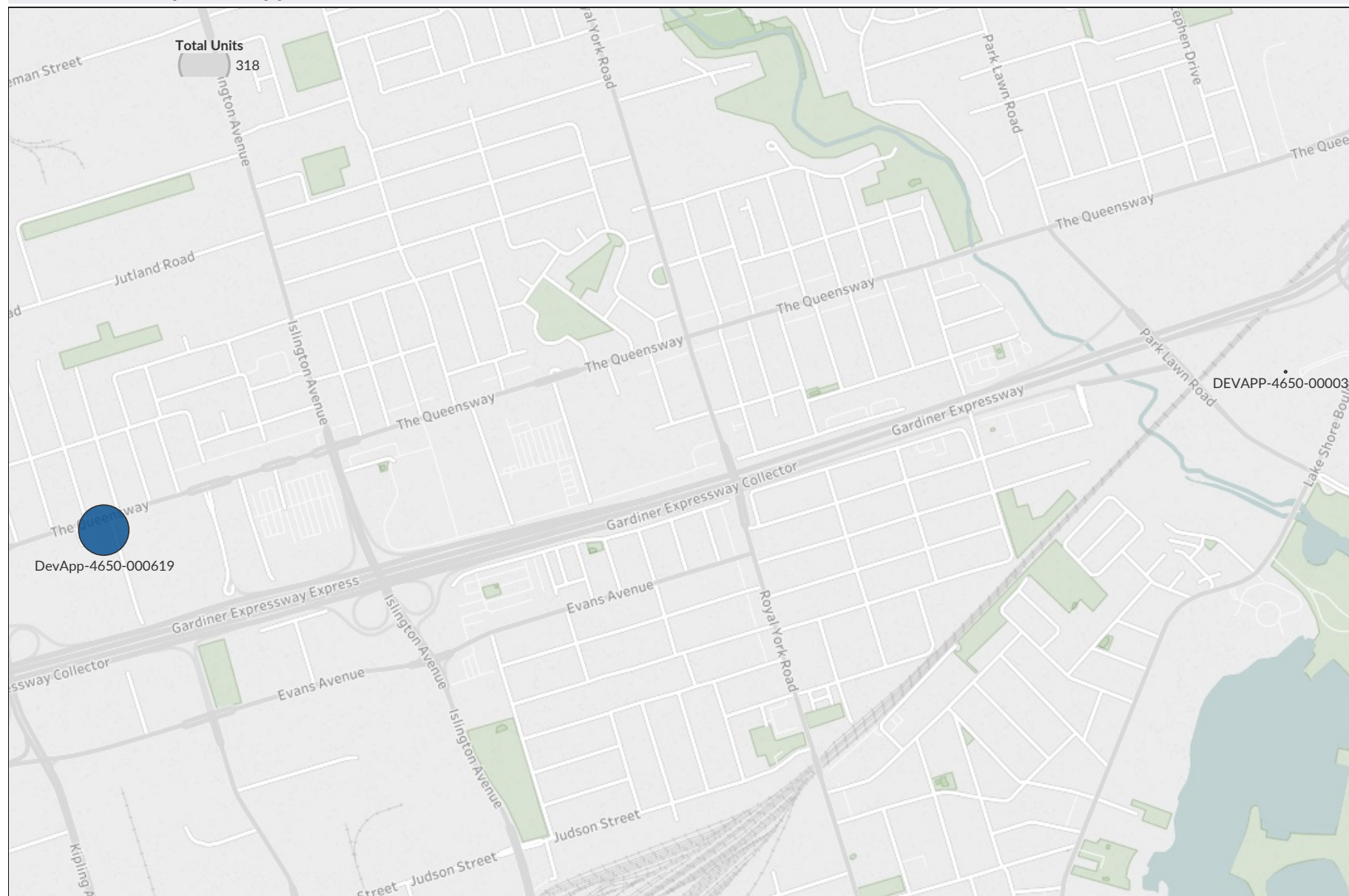
Etobicoke Waterfront Submarket Report - August 2018

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	January 2019	0	1	10	751	\$589	\$1,035
Eau du Soleil - Water Tower - Empire	Apartment	January 2019	0	0	1	550	\$654	\$1,136
Hearthstone by the Bay - Davies Smith Developments Inc.	Apartment	August 2009	3	5	1	145	\$364	\$482
Jade Waterfront Condos - Phantom Developments	Apartment	June 2016	0	4	5	369	\$592	\$766
Vita on the Lake - Mattamy Homes and Biddington	Apartment	February 2020	1	17	15	489	\$712	\$919
Vita Two on the Lake - Mattamy Homes and Biddington	Apartment	January 2021	0	23	19	162	\$1,024	\$1,210
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	17	110	141	465	\$820	\$1,122
Westlake Encore - Onni Group of Companies	Apartment	June 2018	1	8	27	523	\$491	\$847

Etobicoke Waterfront Submarket Report - August 2018

Current Development Applications



Etobicoke Waterfront Submarket Report - August 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	
DevApp-4650-000619	1197 The Queensway	10.9	318

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 - August 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	• 8	• 17	• 5,733	• 5,177	• 252	• \$2,048	• 1,815	• \$3,716,656	• 6,347
Central Waterfront	• 39	• 12	• 5,043	• 4,437	• 535	• \$1,241	• 1,058	• \$1,313,054	• 24,297
Don Mills - York Mills	• 16	• 10	• 2,437	• 2,224	• 213	• \$837	• 1,138	• \$952,699	• 26,520
Downtown Core	• 0	• 8	• 3,503	• 3,337	• 123	• \$1,156	• 935	• \$1,080,906	• 35,561
Downtown East	• 188	• 15	• 4,628	• 4,311	• 317	• \$958	• 906	• \$868,246	• 17,392
Downtown West	• 42	• 29	• 10,724	• 8,932	• 1,668	• \$1,202	• 723	• \$869,412	• 28,671
Etobicoke Waterfront	• 22	• 9	• 3,735	• 3,509	• 226	• \$1,052	• 853	• \$897,334	• 318
Highway7 - Yonge	• 45	• 6	• 1,582	• 1,091	• 351	• \$651	• 898	• \$584,505	•
Mississauga City Centre	• 24	• 6	• 3,129	• 2,612	• 326	• \$751	• 815	• \$611,635	•
North Toronto	• 7	• 7	• 2,091	• 1,869	• 206	• \$1,011	• 883	• \$892,486	• 11,798
North Yonge Corridor	• 18	• 6	• 2,164	• 1,778	• 219	• \$908	• 742	• \$674,455	• 7,581
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 5,715
North York West	• 8	• 10	• 2,121	• 1,700	• 419	• \$748	• 756	• \$566,069	• 24,101
Not Applicable	• 338	• 130	• 22,892	• 19,402	• 3,185	• \$673	• 1,021	• \$686,691	• 61,929
Scarborough City Centre									• 4,490
Sheppard Corridor	• 33	• 11	• 3,258	• 2,883	• 320	• \$929	• 820	• \$761,641	• 11,487
Thornhill									•
Toronto East	• 1	• 10	• 1,204	• 1,155	• 22	• \$757	• 977	• \$739,305	• 16,482
Toronto West	• 3	• 6	• 939	• 484	• 385	• \$912	• 739	• \$674,434	• 29,071
Yonge - St. Clair	• 11	• 7	• 1,121	• 1,050	• 69	• \$1,271	• 1,225	• \$1,556,074	•

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