

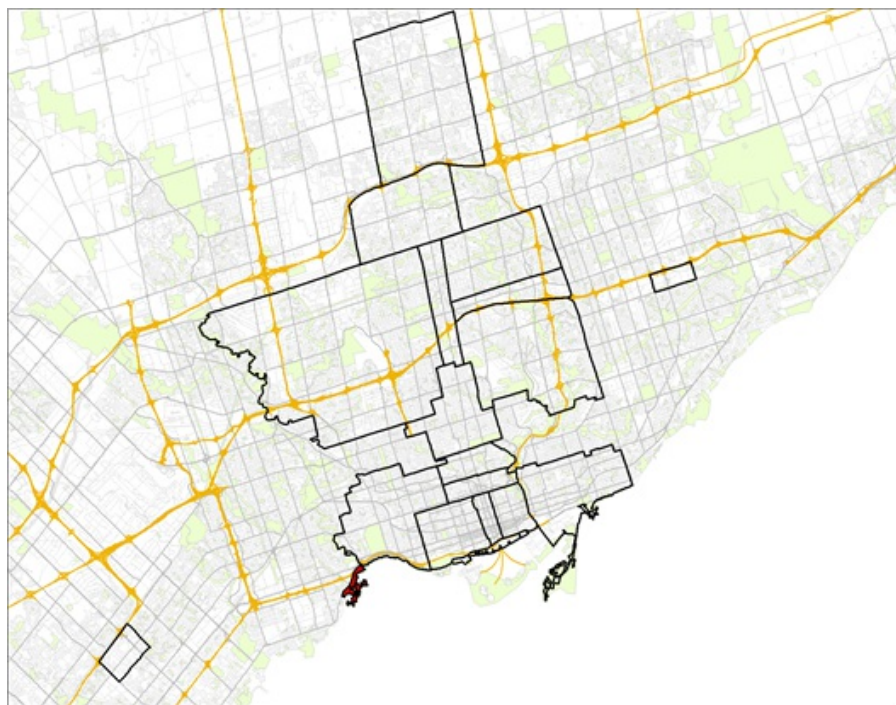


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of November 2018



Etobicoke Waterfront Submarket Report - November 2018

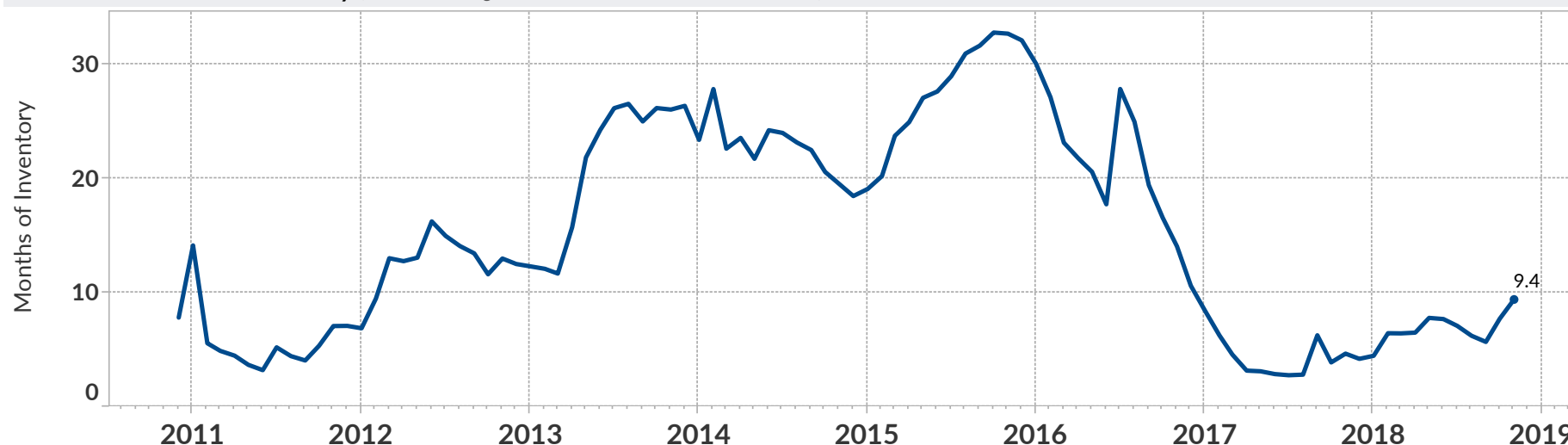


Etobicoke Waterfront		GTA
Active Projects	8	330
Total Units	3,590	85,769
Total Sales	3,393	70,643
Rem. Inv.	197	11,254
Avg. \$/SF	\$1,052	\$929
Avg. SF	854	904
Avg. \$	\$898,275	\$839,519
Current Month Sales (incl. active & sold out)	9	2,454

Development Applications

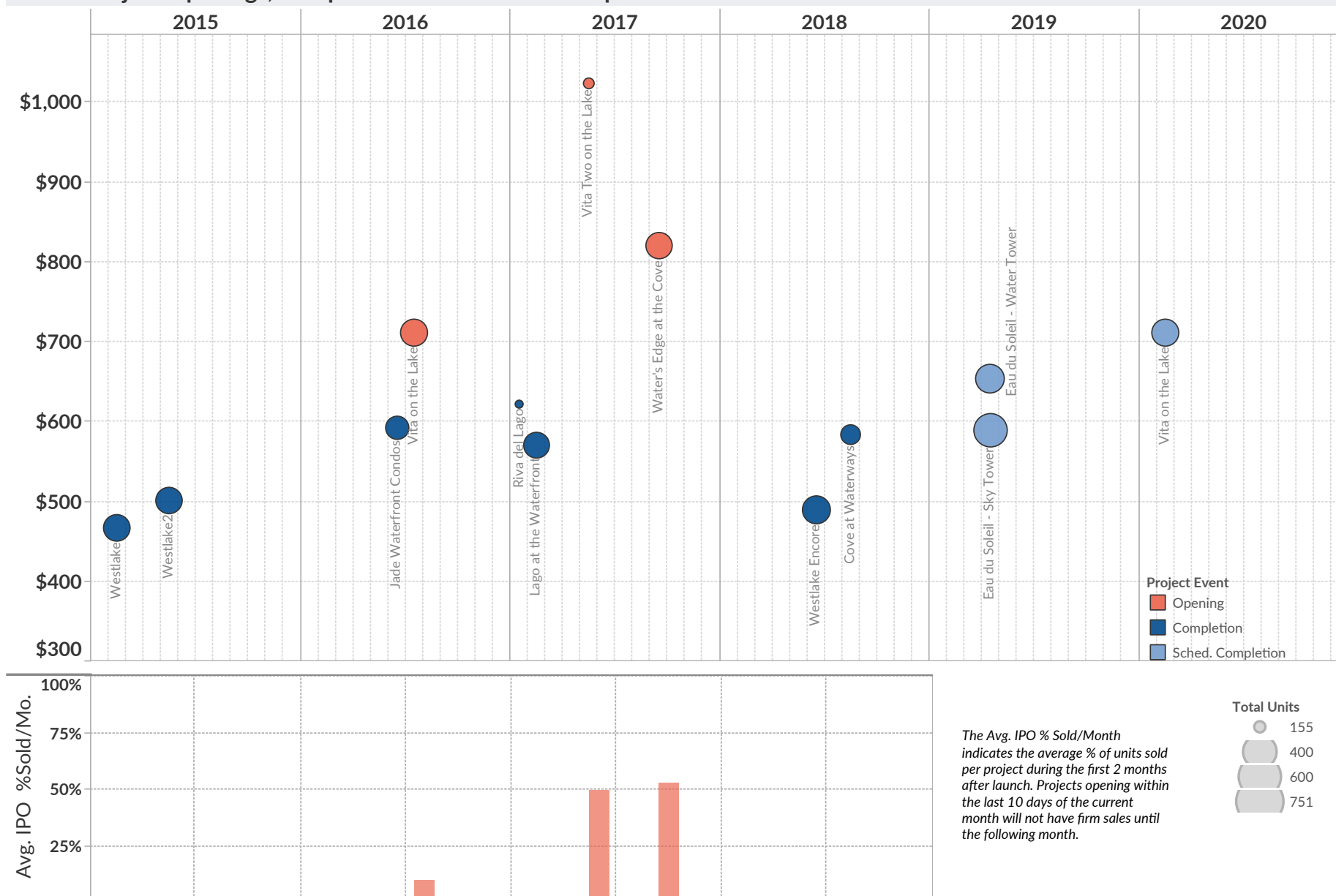
Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	2	288
Total Units	159	140,875
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.9	45.5
Avg. Floor Space Index	4.0	5.8

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



Etobicoke Waterfront Submarket Report - November 2018

Recent Project Openings, Completions & Scheduled Completions



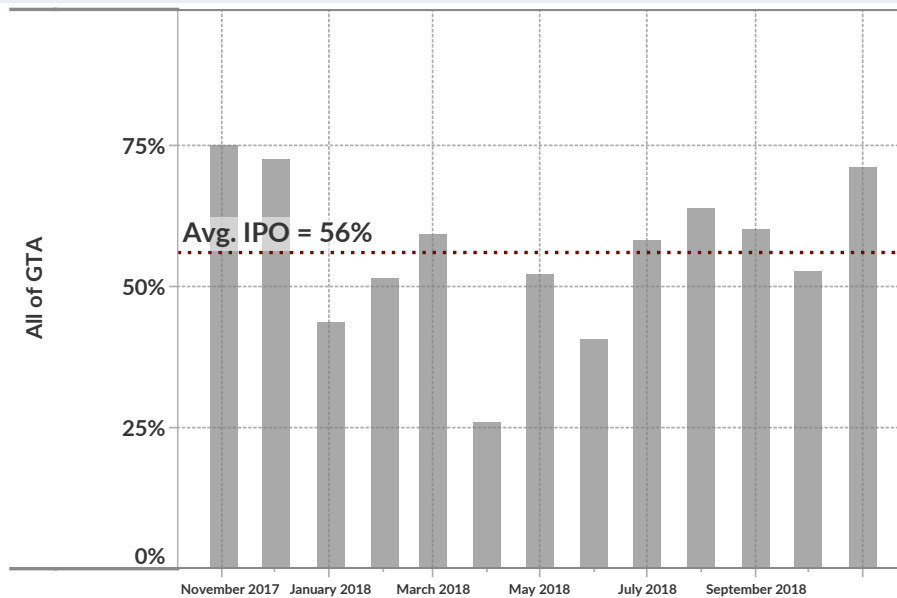
Etobicoke Waterfront Submarket Report - November 2018

Project Data by Unit Type

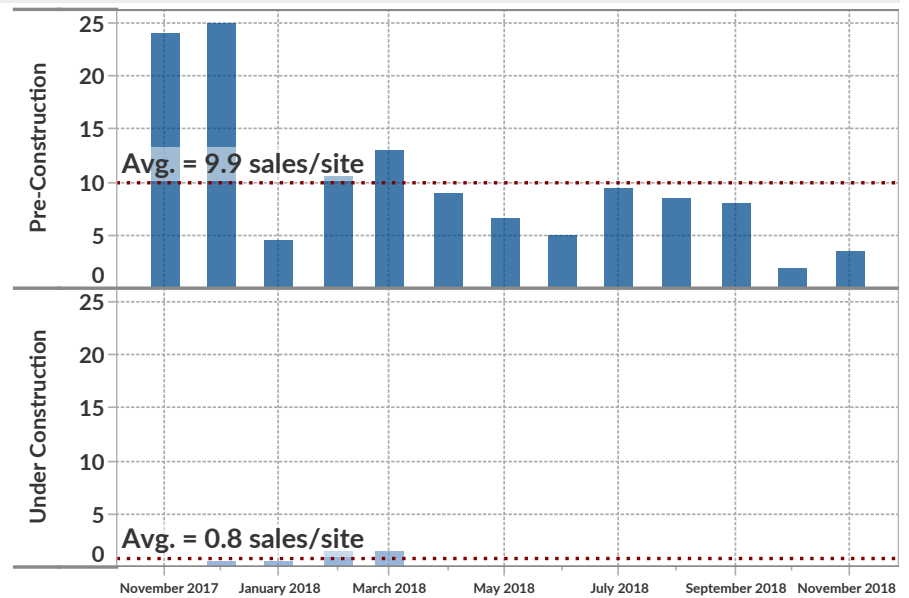
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	3	0	2	1
1 Bedroom	917	1	884	33
1 Bedroom + Den	1,286	3	1,262	24
2 Bedroom	839	3	757	82
2 Bedroom + Den	497	0	449	48
3 Bedroom & Up	1	0	0	1
Penthouse	35	2	31	4
Other	12	0	8	4

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$958	460	575	\$316,900	\$528,900
\$1,029	502	658	\$550,400	\$675,000
\$1,078	642	1,343	\$458,900	\$1,570,900
\$1,022	803	1,522	\$562,900	\$1,693,990
\$778	1,285	1,285	\$999,900	\$999,900
\$767	1,600	1,998	\$1,120,000	\$1,638,000
\$1,504	2,073	2,073	\$3,117,990	\$3,117,990

IPO Launch Performance (first 2 months)

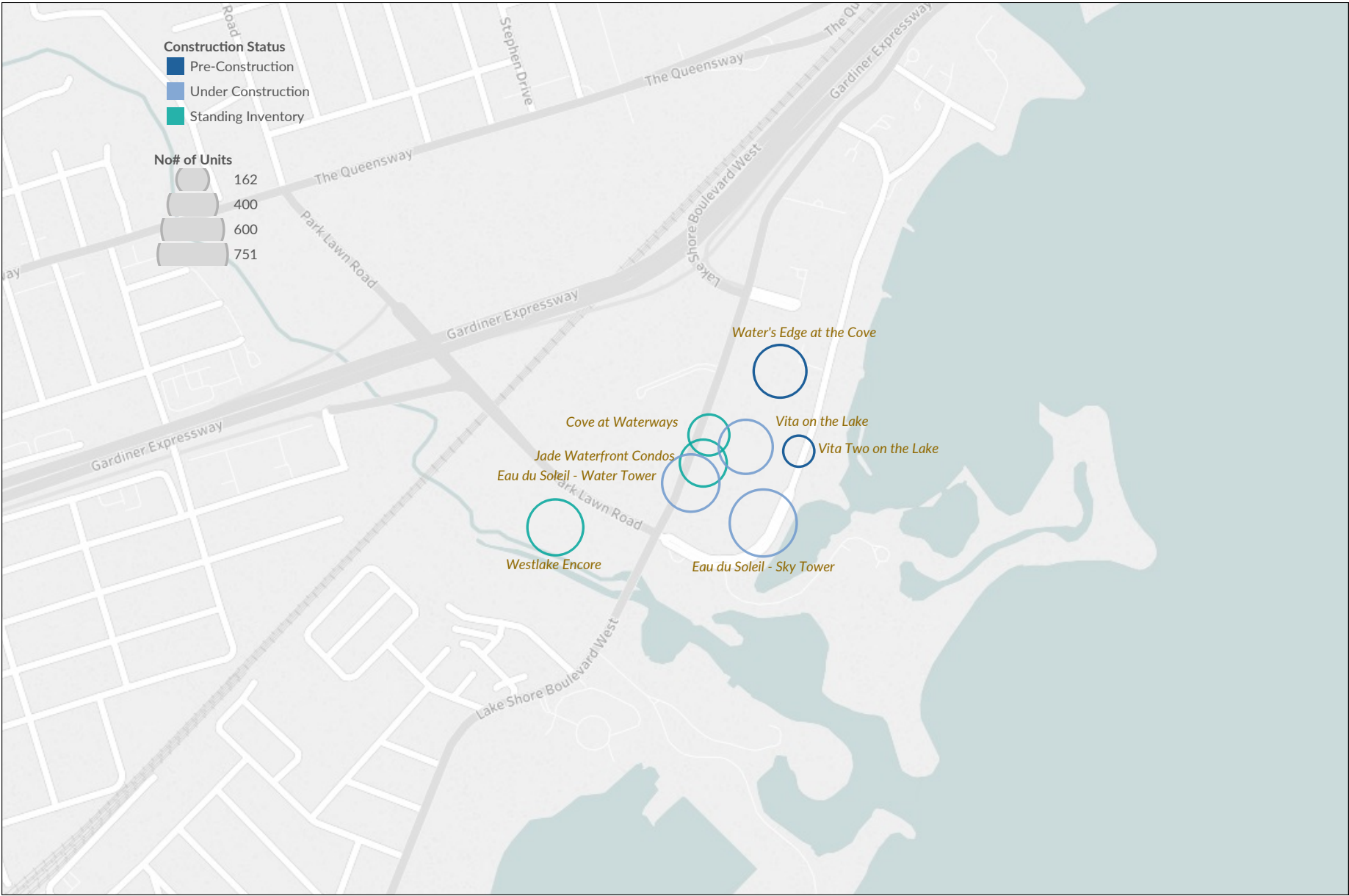


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - November 2018

Current Active Projects



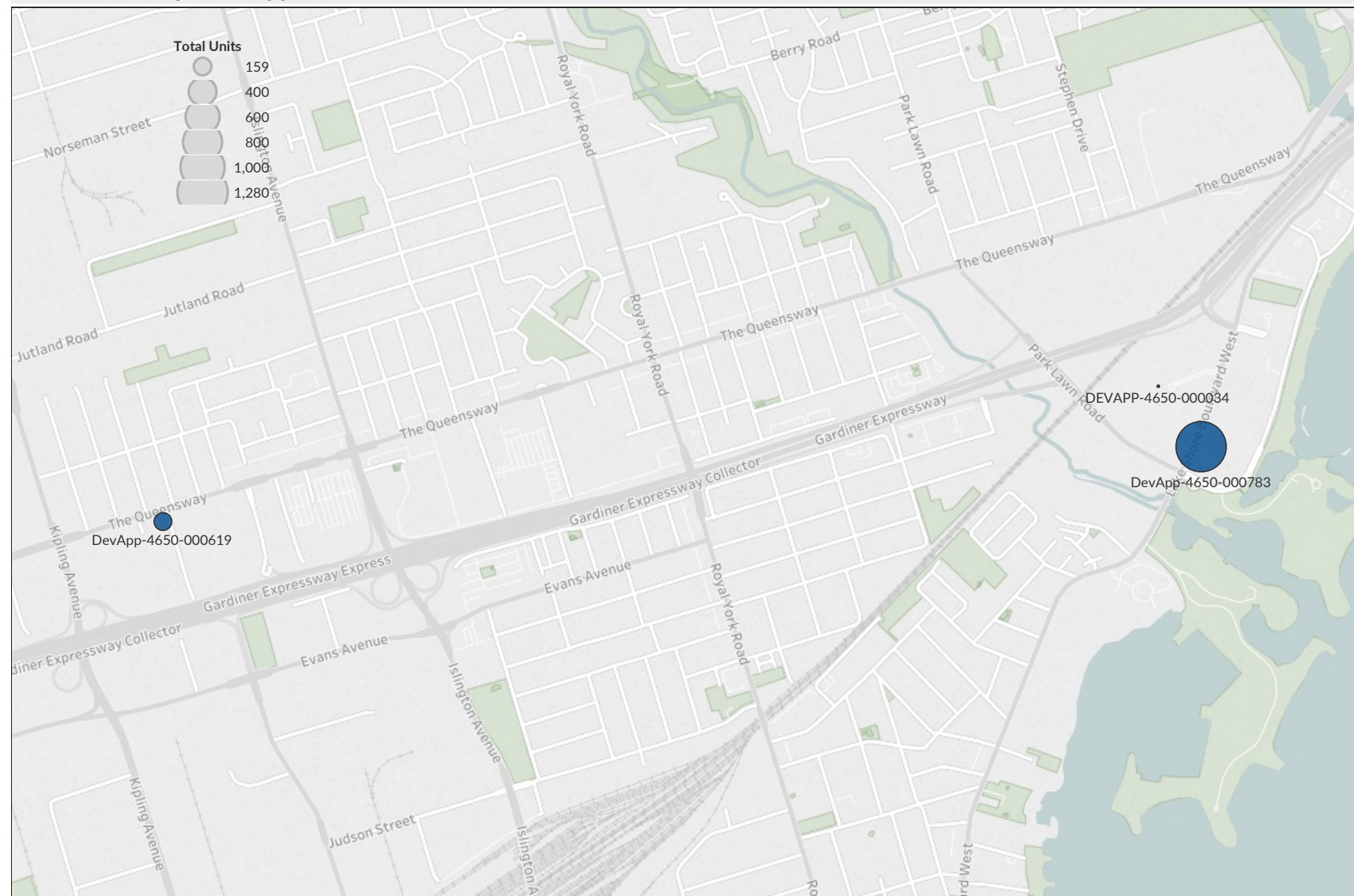
Etobicoke Waterfront Submarket Report - November 2018

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	10	281	\$583	\$661
Eau du Soleil - Sky Tower - Empire	Apartment	April 2019	0	1	10	751	\$589	\$1,035
Eau du Soleil - Water Tower - Empire	Apartment	April 2019	0	0	1	550	\$654	\$1,136
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	2	19	13	489	\$712	\$950
Vita Two on the Lake - Mattamy Homes and Biddington	Apartment	January 2021	2	27	15	162	\$1,024	\$1,276
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	5	133	118	465	\$820	\$1,144
Westlake Encore - Onni Group of Companies	Apartment	June 2018	0	10	25	523	\$491	\$850

Etobicoke Waterfront Submarket Report - November 2018

Current Development Applications



Etobicoke Waterfront Submarket Report - November 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	159
DevApp-4650-000783	2183 Lake Shore Blvd West		1,280

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 - November 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	• 9	• 17	• 5,733	• 5,215	• 214	• \$2,075	• 1,789	• \$3,711,751	• 4,666
Central Waterfront	• 86	• 14	• 6,359	• 5,409	• 870	• \$1,296	• 950	• \$1,230,683	• 11,626
Don Mills - York Mills	• 9	• 8	• 2,259	• 2,059	• 200	• \$873	• 1,130	• \$986,121	• 10,667
Downtown Core	• 18	• 8	• 4,272	• 3,842	• 28	• \$1,351	• 973	• \$1,314,306	• 17,560
Downtown East	• 41	• 17	• 5,243	• 4,902	• 313	• \$964	• 878	• \$846,497	• 9,479
Downtown West	• 180	• 29	• 10,990	• 8,812	• 1,681	• \$1,230	• 754	• \$927,456	• 13,899
Etobicoke Waterfront	• 9	• 8	• 3,590	• 3,393	• 197	• \$1,052	• 854	• \$898,275	• 1,439
Highway7 - Yonge	• 20	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 443	• 8	• 4,549	• 3,540	• 657	• \$787	• 708	• \$556,945	•
North Toronto	• 144	• 8	• 2,485	• 2,213	• 230	• \$1,122	• 995	• \$1,116,119	• 6,179
North Yonge Corridor	• 16	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,121
North York East	• 0	• 3	• 681	• 645	• 35	• \$883	• 1,100	• \$971,400	• 2,381
North York West	• 17	• 12	• 2,610	• 2,289	• 298	• \$796	• 766	• \$610,070	• 9,624
Not Applicable	• 1,114	• 141	• 24,262	• 18,143	• 4,718	• \$690	• 949	• \$654,766	• 26,788
Scarborough City Centre									• 2,245
Sheppard Corridor	• 95	• 13	• 3,969	• 3,238	• 405	• \$912	• 812	• \$739,893	• 4,219
Thornhill									•
Toronto East	• 18	• 13	• 1,699	• 1,503	• 108	• \$938	• 1,006	• \$943,594	• 6,362
Toronto West	• 233	• 11	• 2,040	• 1,192	• 767	• \$971	• 850	• \$825,451	• 12,673
Yonge - St. Clair	• 2	• 8	• 1,282	• 1,213	• 61	• \$1,262	• 1,259	• \$1,588,820	•

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