

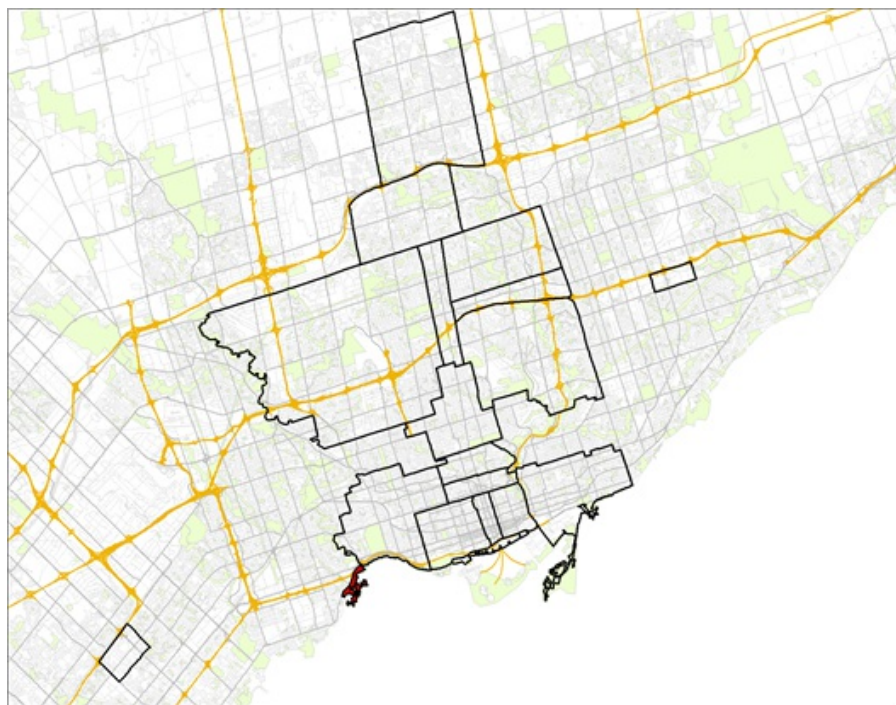


Greater Toronto Area
Etobicoke Waterfront

New Homes High Rise Submarket Report
Data as of February 2019



Etobicoke Waterfront Submarket Report - February 2019

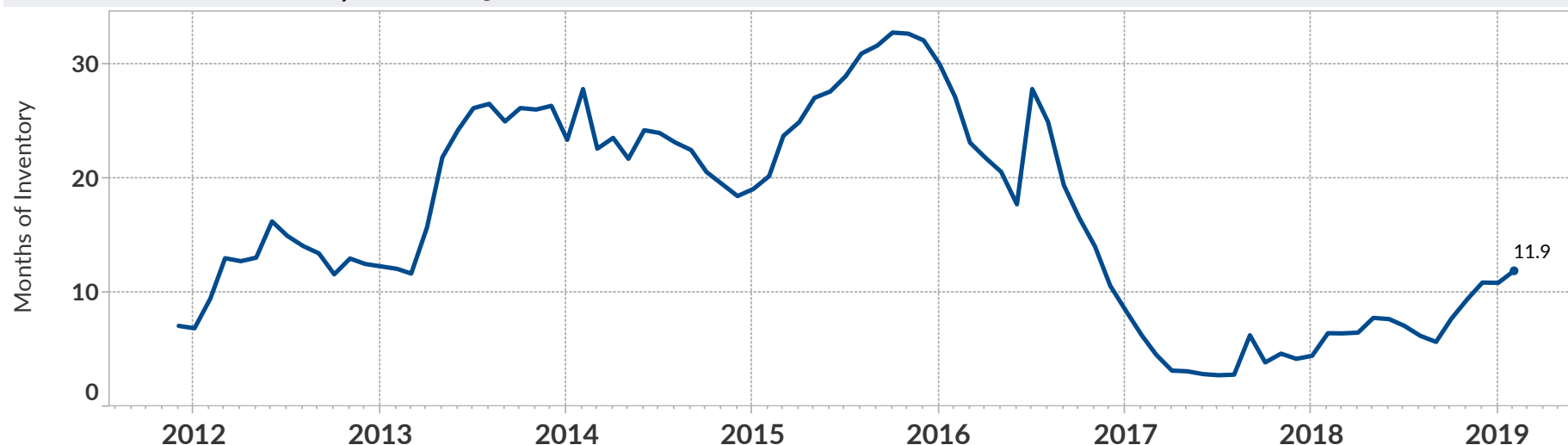


Etobicoke Waterfront		GTA
Active Projects	8	330
Total Units	3,726	87,681
Total Sales	3,409	73,122
Rem. Inv.	180	11,269
Avg. \$/SF	\$1,086	\$965
Avg. SF	847	903
Avg. \$	\$919,157	\$871,303
Current Month Sales (incl. active & sold out)	3	772

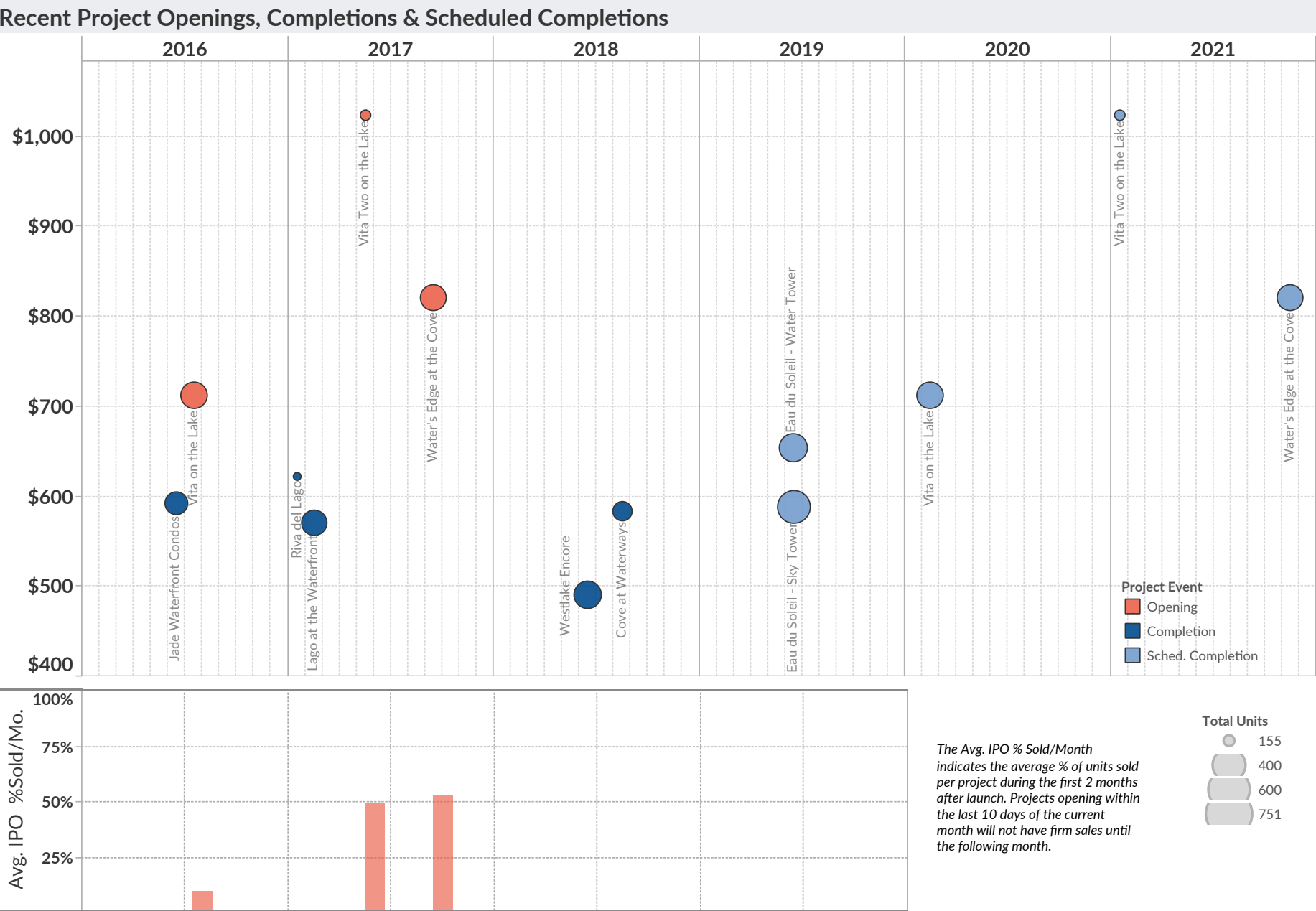
Development Applications

Etobicoke Waterfront		City of Toronto
Number of Dev. Apps.	2	323
Total Units	159	166,695
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 - February 2019



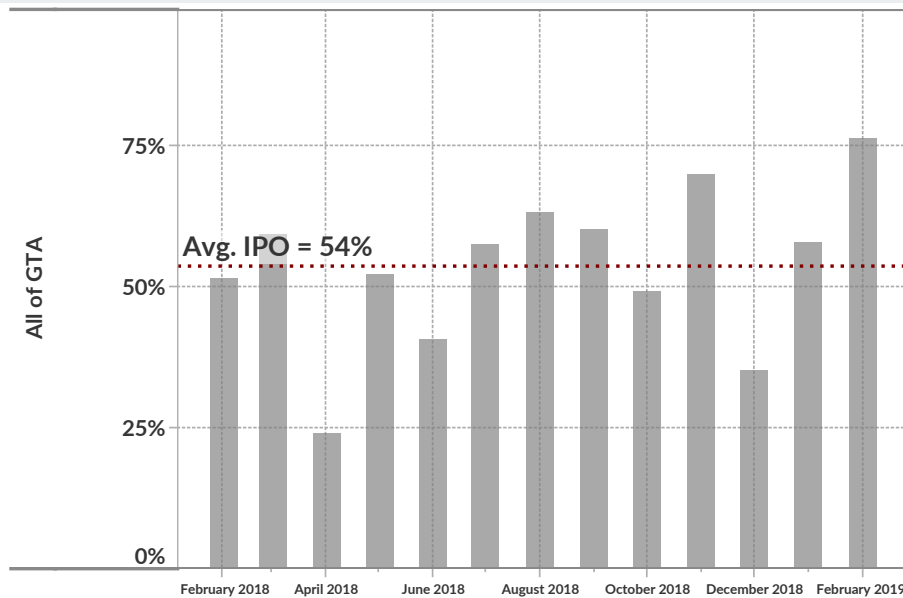
Etobicoke Waterfront Submarket Report - February 2019

Project Data by Unit Type

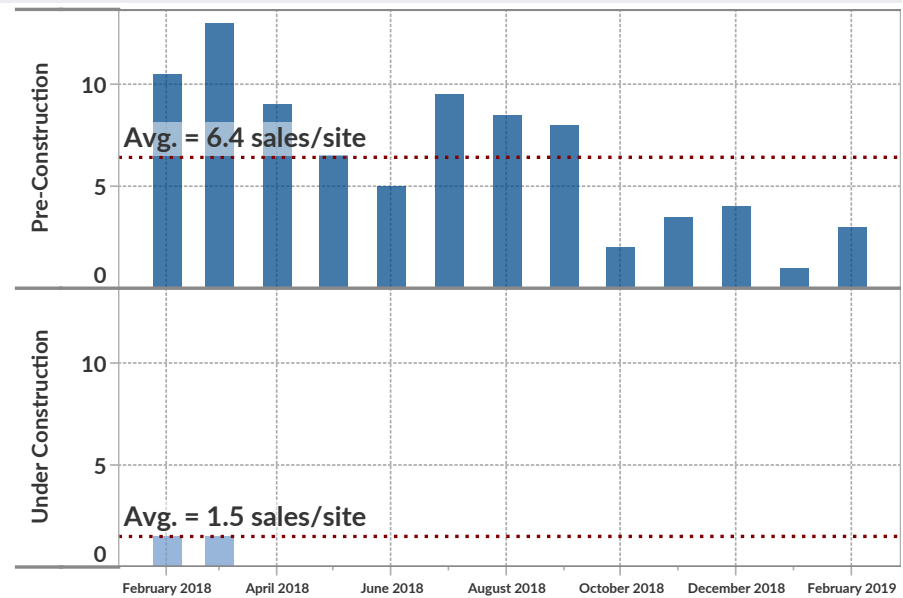
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	2	0	2	0
1 Bedroom	917	0	886	31
1 Bedroom + Den	1,286	2	1,266	20
2 Bedroom	839	0	766	73
2 Bedroom + Den	497	1	450	47
3 Bedroom & Up	5	0	0	5
Penthouse	35	0	31	4
Other	8		8	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,059	460	480	\$316,900	\$524,900
\$1,279	502	634	\$550,400	\$774,900
\$1,092	642	1,343	\$458,900	\$1,599,900
\$1,020	803	1,522	\$562,900	\$1,693,990
\$1,407	1,285	2,073	\$999,900	\$3,117,990
\$767	1,600	1,998	\$1,120,000	\$1,638,000

IPO Launch Performance (first 2 months)

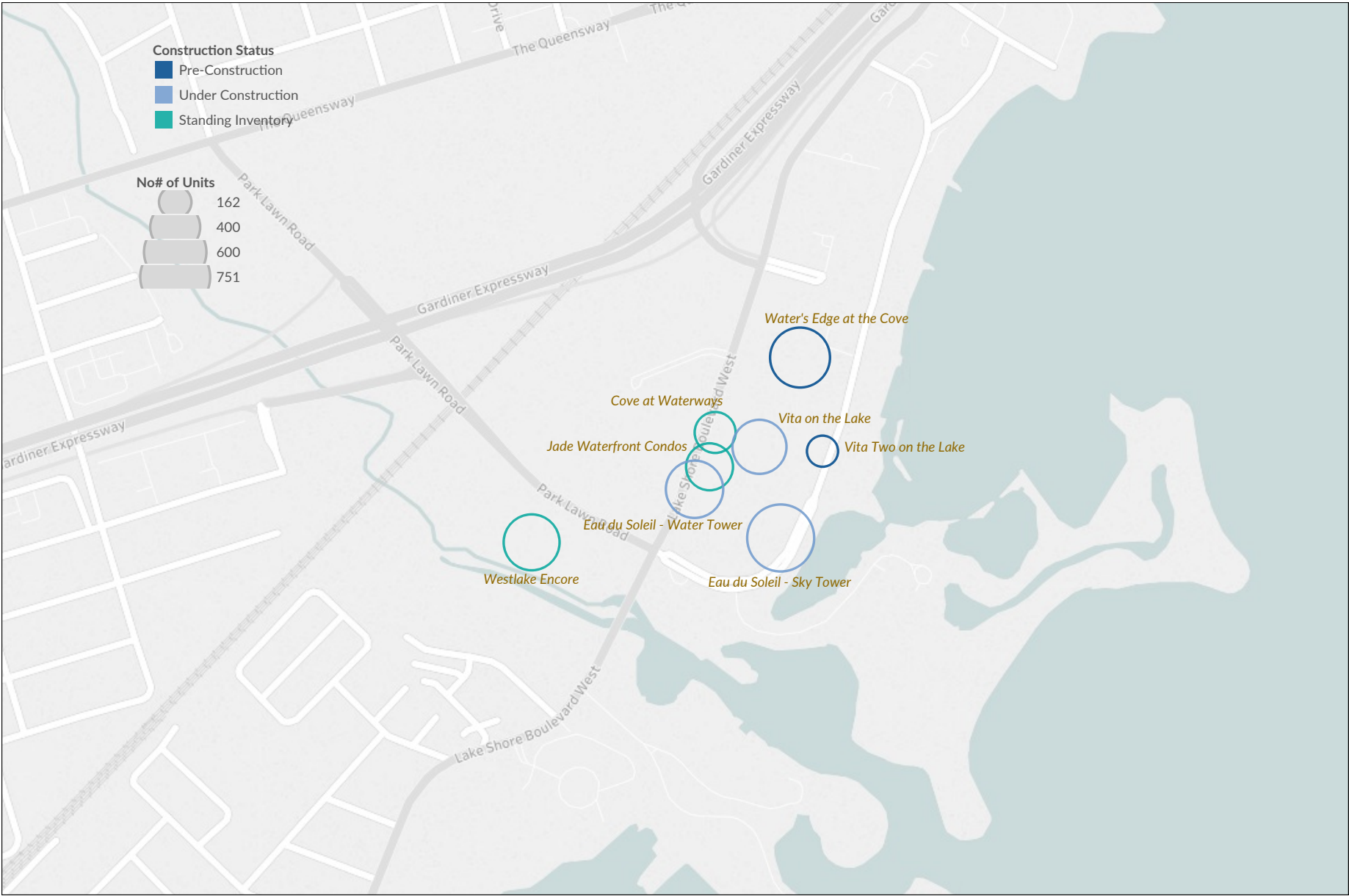


Post Launch Absorption: Etobicoke Waterfront



Etobicoke Waterfront Submarket Report - February 2019

Current Active Projects



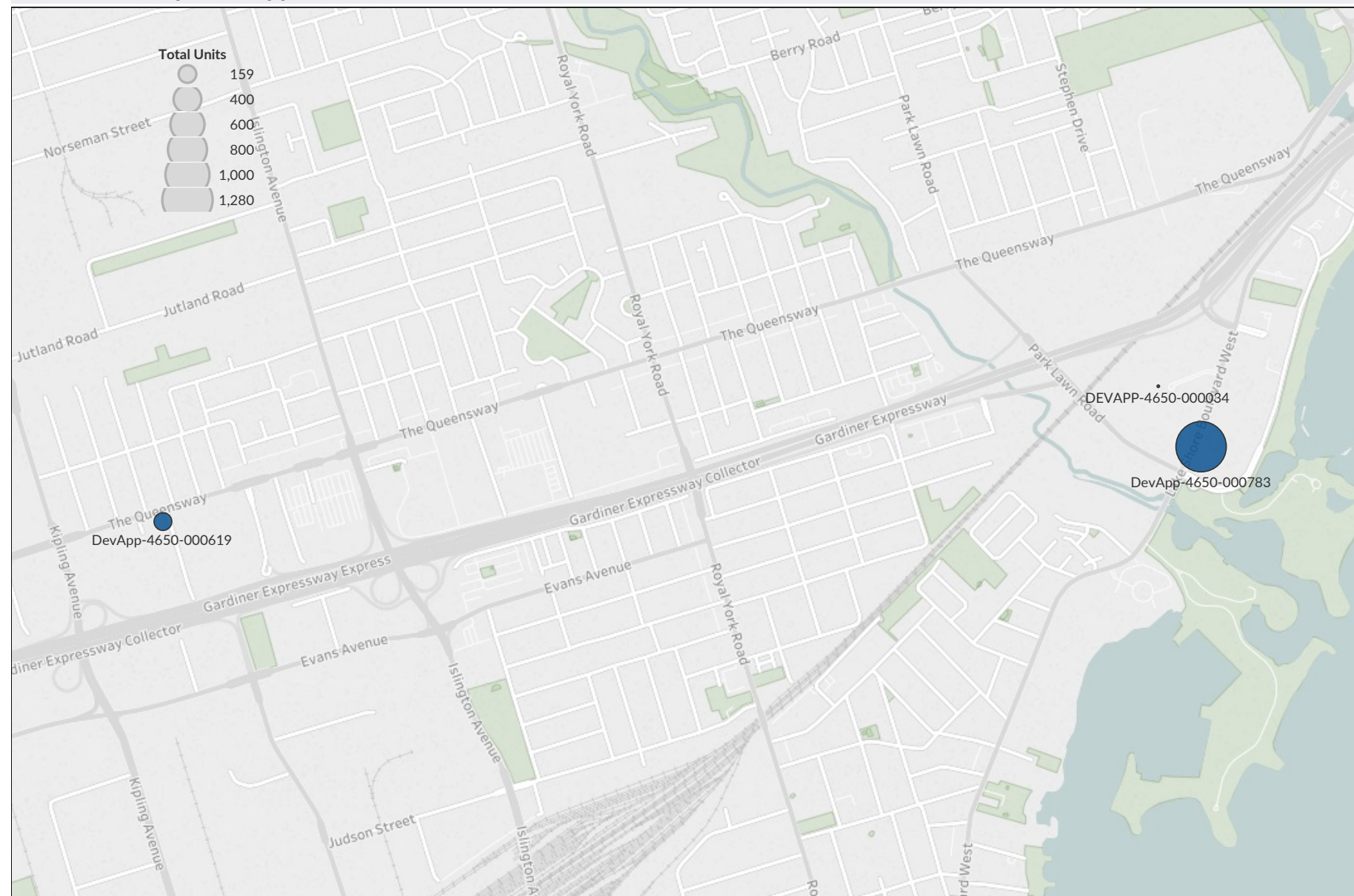
Etobicoke Waterfront Submarket Report - February 2019

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	June 2019	0	0	10	751	\$589	\$1,035
Eau du Soleil - Water Tower - Empire	Apartment	June 2019	0	0	1	550	\$654	\$1,145
Jade Waterfront Condos - Phantom Developments	Apartment	June 2016	0	0	5	369	\$592	\$766
Vita on the Lake - Mattamy Homes and Biddington	Apartment	February 2020	0	3	10	489	\$712	\$950
Vita Two on the Lake - Mattamy Homes and Biddington	Apartment	January 2021	0	2	9	162	\$1,024	\$1,323
Water's Edge at the Cove - Conservatory Group	Apartment	November 2021	3	3	110	601	\$820	\$1,188
Westlake Encore - Onni Group of Companies	Apartment	June 2018	0	0	25	523	\$491	\$850

Etobicoke Waterfront Submarket Report - February 2019

Current Development Applications



Etobicoke Waterfront Submarket Report - February 2019

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 - February 2019

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	17	5,751	5,232	220	\$2,254	1,962	\$4,421,244	5,168
Central Waterfront	16	15	6,871	6,062	730	\$1,315	997	\$1,311,498	16,844
Don Mills - York Mills	5	8	2,327	2,087	180	\$865	1,173	\$1,014,796	10,889
Downtown Core	21	8	4,272	3,864	317	\$1,300	593	\$771,172	20,308
Downtown East	4	16	5,192	4,874	290	\$986	893	\$880,817	16,321
Downtown West	124	30	11,377	9,593	1,321	\$1,248	772	\$963,248	13,807
Etobicoke Waterfront	3	8	3,726	3,409	180	\$1,086	847	\$919,157	1,439
Highway7 - Yonge	1	6	1,582	1,186	256	\$653	918	\$598,848	.
Mississauga City Centre	36	8	4,495	3,811	528	\$786	775	\$609,355	.
North Toronto	36	10	3,192	2,519	575	\$1,142	810	\$925,390	6,287
North Yonge Corridor	28	6	2,254	1,575	502	\$935	780	\$729,132	4,495
North York East	1	2	528	499	28	\$937	1,016	\$952,400	2,381
North York West	10	9	2,266	1,996	249	\$809	722	\$583,510	10,665
Not Applicable	277	141	24,534	18,703	4,358	\$701	950	\$665,554	40,105
Scarborough City Centre									2,245
Sheppard Corridor	176	14	4,391	3,755	636	\$933	806	\$752,334	4,168
Thornhill									.
Toronto East	6	13	1,600	1,431	127	\$992	985	\$976,528	2,168
Toronto West	27	11	2,037	1,311	709	\$982	866	\$850,700	12,983
Yonge - St. Clair	0	8	1,286	1,215	63	\$1,215	1,275	\$1,548,293	169

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