

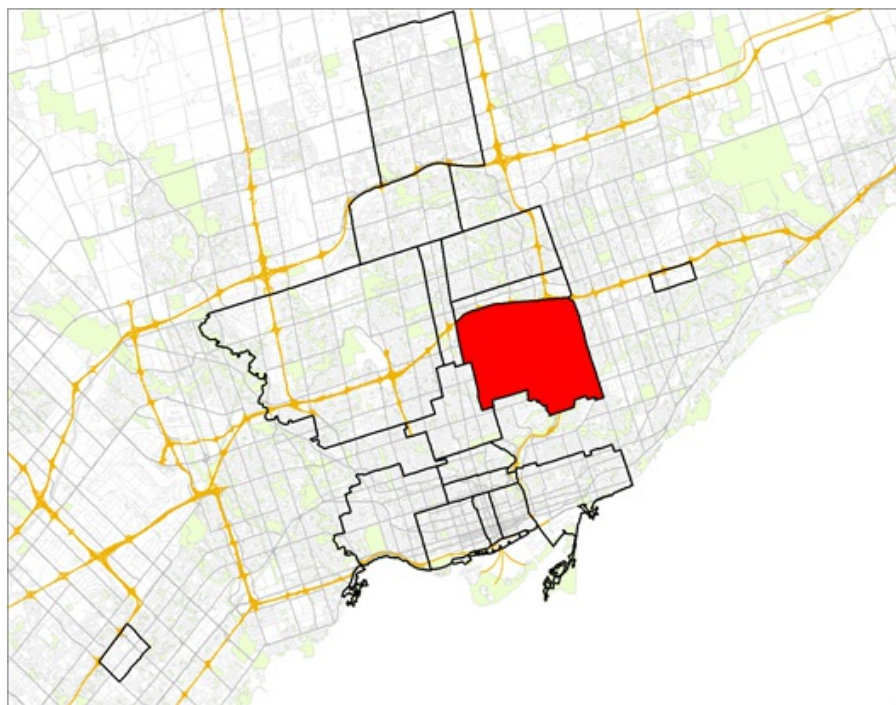


Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of April 2018



Don Mills - York Mills Submarket Report - April 2018



Don Mills - York Mills		GTA
Active Projects	10	288
Total Units	2,412	71,507
Total Sales	2,190	61,549
Rem. Inv.	222	9,958
Avg. \$/SF	\$842	\$888
Avg. SF	1,312	890
Avg. \$	\$1,103,781	\$790,603
Current Month Sales (incl. active & sold out)	11	1,225

Development Applications

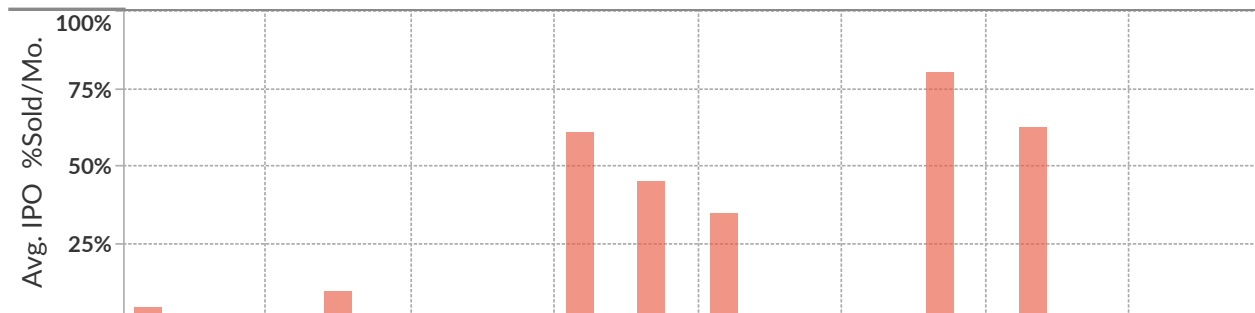
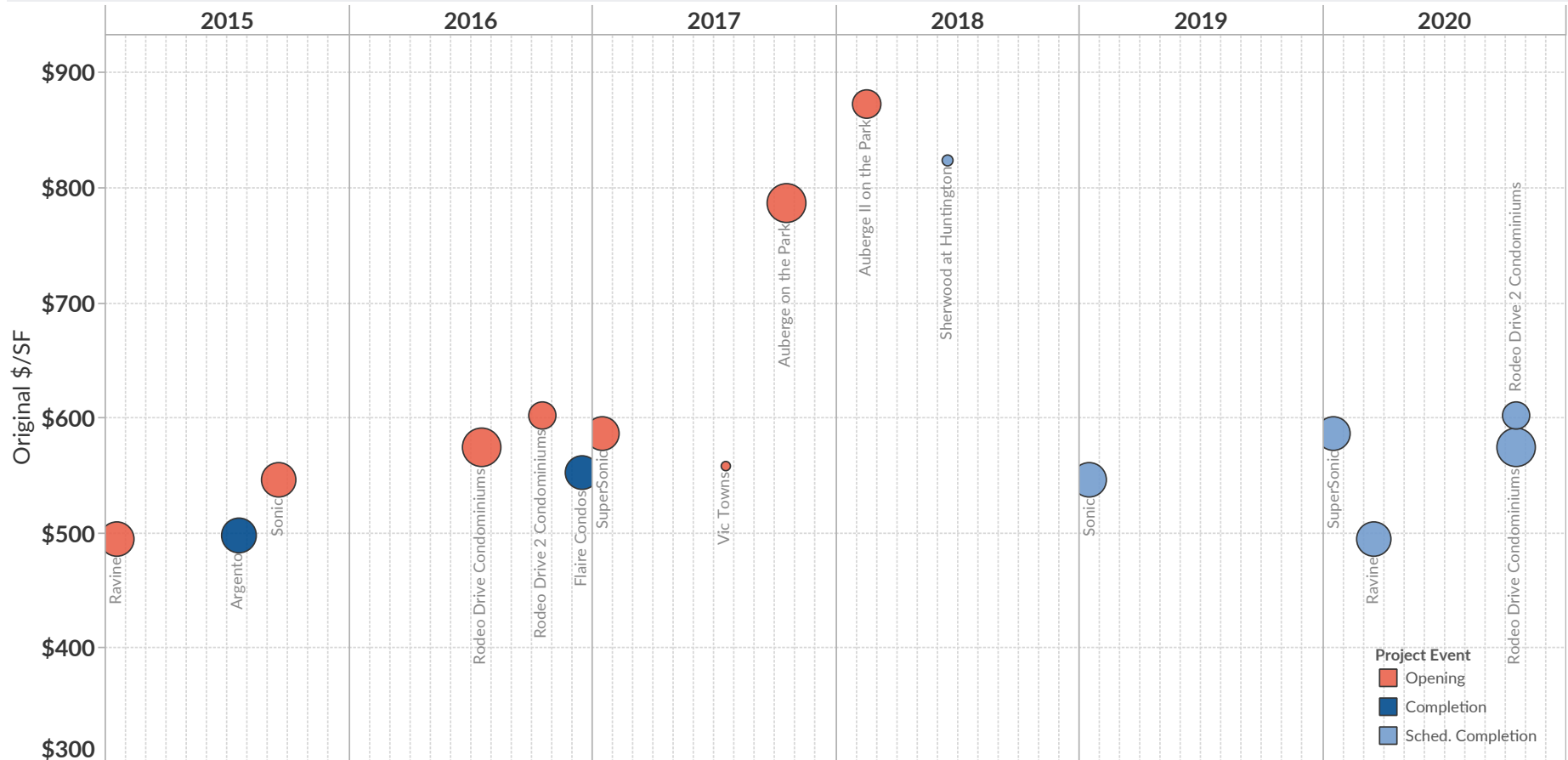
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	12	338
Total Units	10,393	150,769
Min. Floor Space Index	1.6	0.1
Max. Floor Space Index	5.5	44.3
Avg. Floor Space Index	3.2	7.3

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

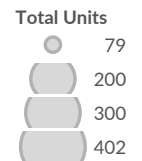


Don Mills - York Mills Submarket Report - April 2018

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



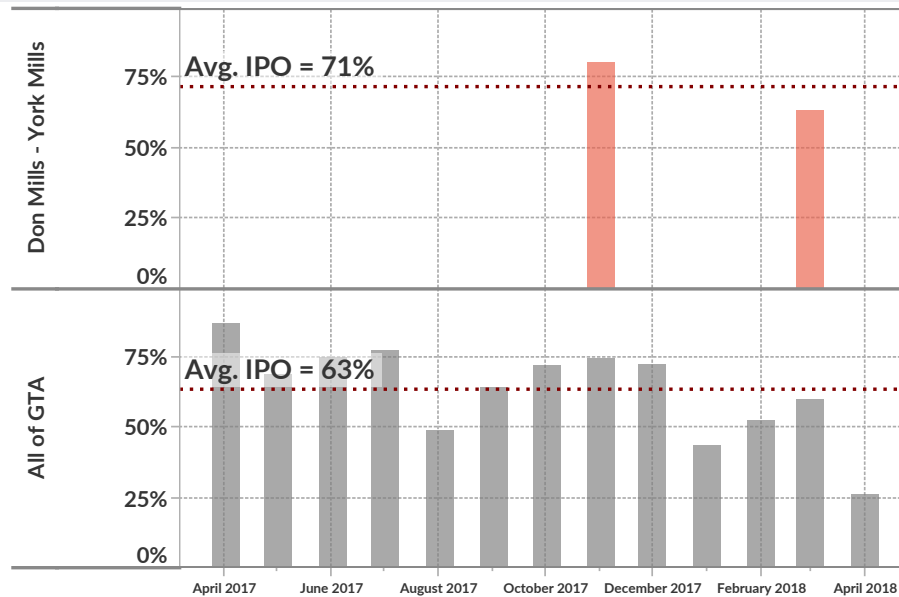
Don Mills - York Mills Submarket Report - April 2018

Project Data by Unit Type

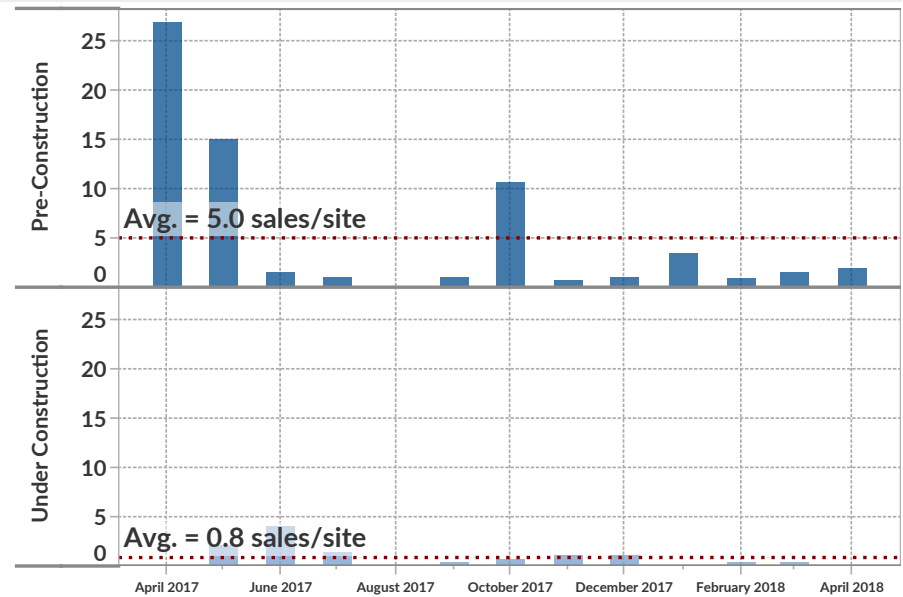
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	26		26	0
1 Bedroom	363	0	324	39
1 Bedroom + Den	733	0	720	13
2 Bedroom	736	9	719	17
2 Bedroom + Den	276	0	234	42
3 Bedroom & Up	210	2	133	77
Penthouse	35	0	28	7
Other	33	0	6	27

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$928	431	699	\$428,900	\$605,000
\$804	539	859	\$420,900	\$697,000
\$843	769	1,757	\$625,000	\$1,500,000
\$800	952	1,784	\$637,990	\$1,685,000
\$809	864	2,185	\$630,900	\$1,995,000
\$1,037	1,435	3,548	\$1,365,000	\$3,800,000
\$873	1,300	2,177	\$1,125,000	\$1,975,000

IPO Launch Performance (first 2 months)

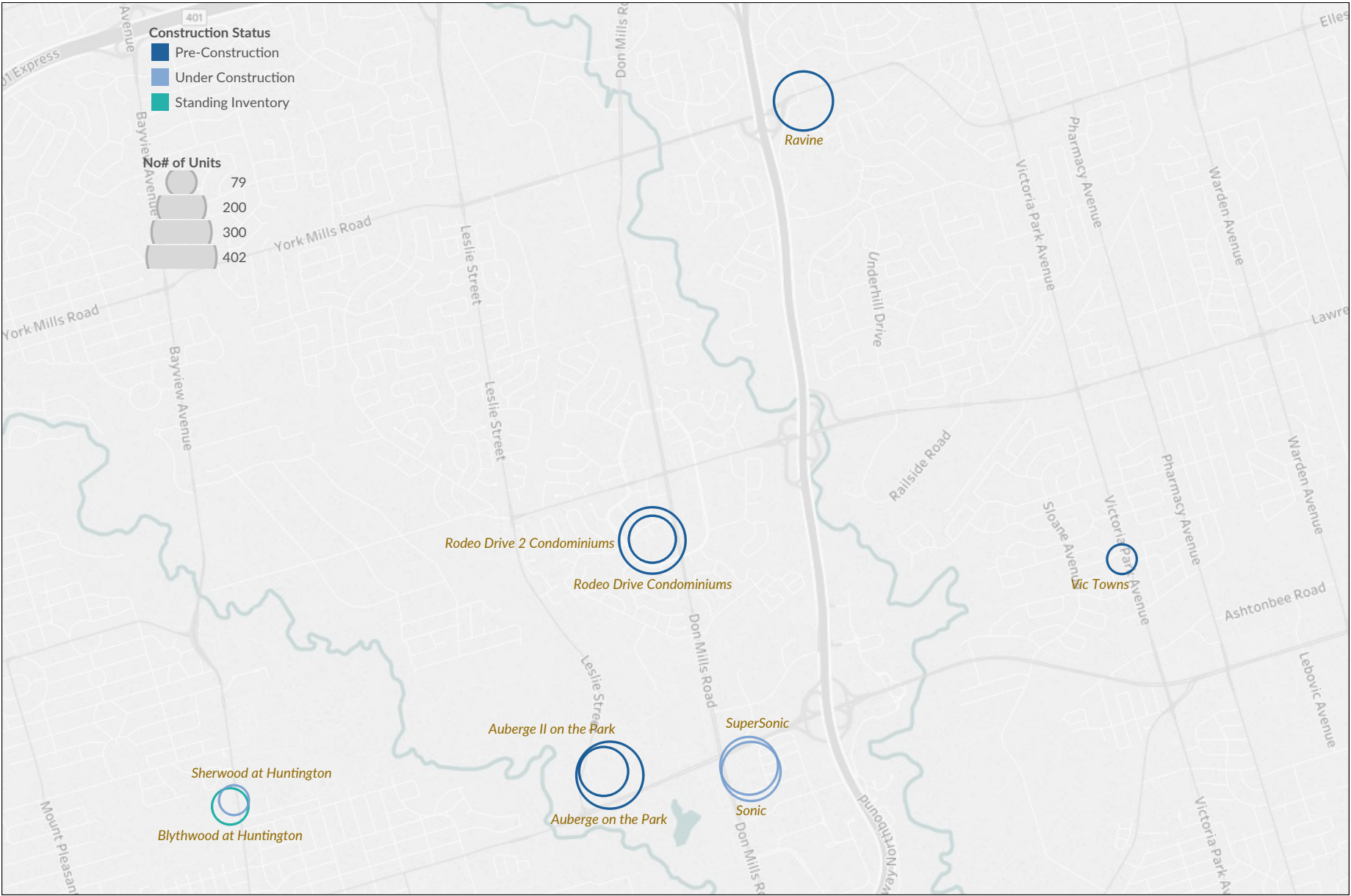


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - April 2018

Current Active Projects



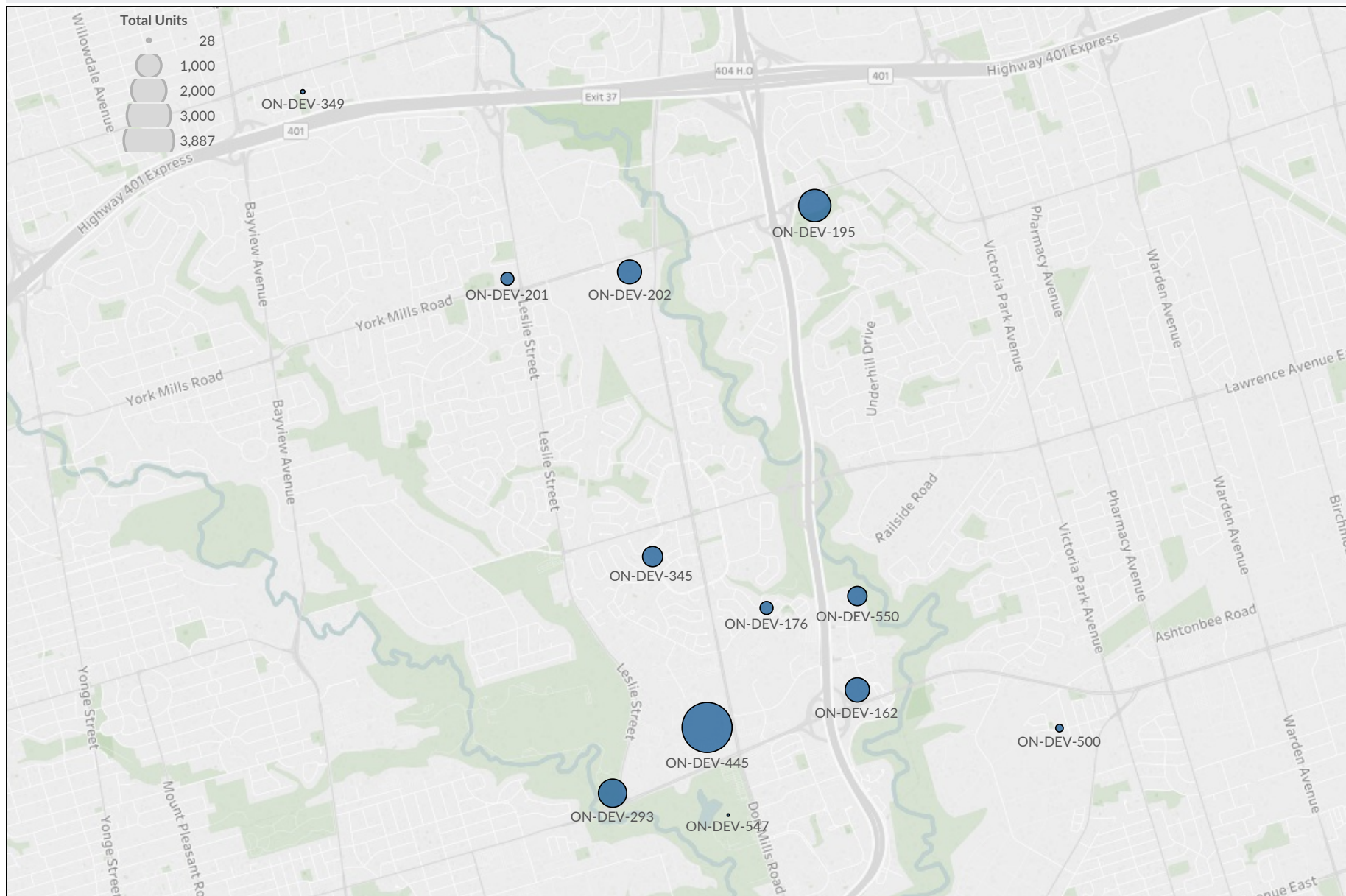
Don Mills - York Mills Submarket Report - April 2018

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
Auberge II on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	9	144	71	215	\$873	\$910
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	1	16	59	402	\$787	\$905
Blythwood at Huntington - Tridel and Concert Properties	Apartment	May 2014	0	0	1	119	\$732	\$859
Ravine - Urban Capital Property Group and Alit Developments	Apartment	March 2020	0	0	4	312	\$495	\$680
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	October 2020	0	3	27	198	\$603	\$928
Rodeo Drive Condominiums - Lanterra Developments	Apartment	October 2020	0	1	10	395	\$575	\$922
Sherwood at Huntington - Tridel and Concert Properties	Apartment	June 2018	0	0	1	80	\$824	\$902
Sonic - Lindvest	Apartment	January 2019	0	1	14	313	\$546	\$832
SuperSonic - Lindvest	Apartment	January 2020	0	1	6	299	\$587	\$718
Vic Towns - Solotex Corporation	Stacked	January 2021	1	11	29	79	\$558	\$535

Don Mills - York Mills Submarket Report - April 2018

Current Development Applications



Don Mills - York Mills Submarket Report - April 2018

Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-162	1250 Eglinton Avenue East, 175, 181, 187 Wynford Drive	Null	3.0	913
ON-DEV-176	40 Moccasin Trail and 50 Green Belt Drive	Null	2.4	263
ON-DEV-195	35 - 53 Valley Woods Road, 1213 - 1229 York Mills Road	Null	2.9	1,610
ON-DEV-201	740 and 750 York Mills Road, 17 Farmstead Road	3	2.5	260
ON-DEV-202	865 York Mills Road	Null	5.5	892
ON-DEV-293	1095 Leslie Street	Null	5.5	1,240
ON-DEV-345	169 The Donway West	Null		633
ON-DEV-349	12 Dervock Crescent	4	2.0	28
ON-DEV-445	844 Don Mills Road	Null	1.6	3,887
ON-DEV-500	104-110 Bartley Drive	4		88
ON-DEV-547	770 Don Mills Road	52		
ON-DEV-550	10 Concorde Place	39		579

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.

Don Mills - York Mills Submarket Report - April 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	1	16	5,669	5,193	476	\$1,685	1,025	\$1,727,654	5,043
Central Waterfront	47	11	4,552	4,002	550	\$1,134	864	\$979,612	11,951
Don Mills - York Mills	11	10	2,412	2,190	222	\$842	1,312	\$1,103,781	10,393
Downtown Core	3	9	3,747	3,548	199	\$1,128	898	\$1,012,894	7,917
Downtown East	4	12	3,769	3,521	248	\$950	884	\$839,139	9,796
Downtown West	270	25	9,692	7,789	1,903	\$1,126	737	\$829,691	18,657
Etobicoke Waterfront	22	9	3,735	3,430	305	\$989	841	\$832,149	241
Highway7 - Yonge	256	8	2,017	1,453	564	\$656	891	\$584,595	
Mississauga City Centre	39	5	2,707	2,462	245	\$690	896	\$618,499	
North Toronto	51	8	2,183	1,898	285	\$983	871	\$855,898	7,108
North Yonge Corridor	8	4	1,714	1,473	241	\$950	703	\$667,401	4,420
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	875
North York West	0	10	2,058	1,602	456	\$740	825	\$610,691	8,413
Not Applicable	498	125	20,254	16,819	3,435	\$664	967	\$641,941	40,030
Scarborough City Centre									3,760
Sheppard Corridor	8	10	3,146	2,676	470	\$888	765	\$679,221	6,394
Thornhill									
Toronto East	1	11	1,296	1,236	60	\$809	949	\$767,969	1,231
Toronto West	3	4	601	408	193	\$919	795	\$730,334	11,872
Yonge - St. Clair	3	9	1,304	1,204	100	\$1,258	1,324	\$1,665,351	1,101

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