

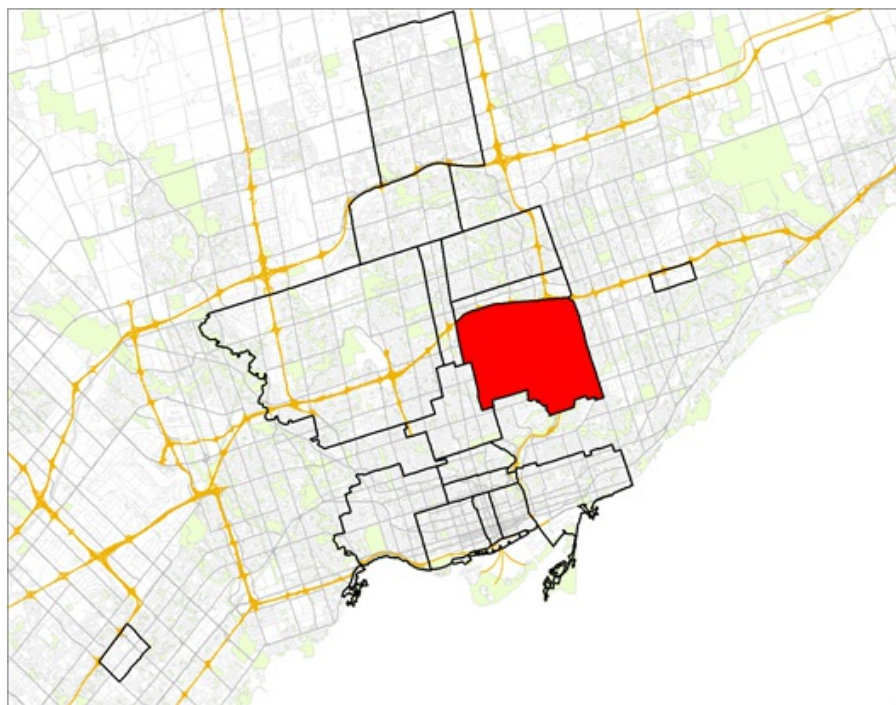


Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of June 2018



Don Mills - York Mills Submarket Report - June 2018



Don Mills - York Mills		GTA
Active Projects	10	304
Total Units	2,412	74,948
Total Sales	2,204	64,613
Rem. Inv.	208	10,335
Avg. \$/SF	\$846	\$927
Avg. SF	1,276	919
Avg. \$	\$1,078,915	\$851,957
Current Month Sales (incl. active & sold out)	10	2,079

Development Applications

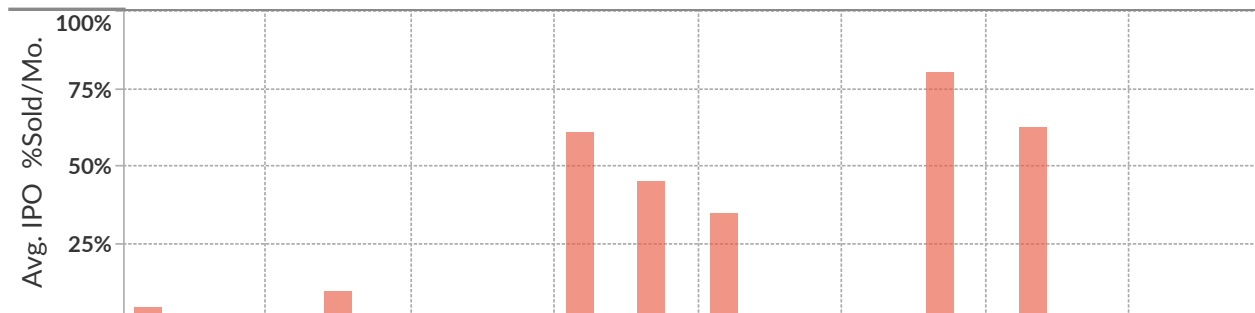
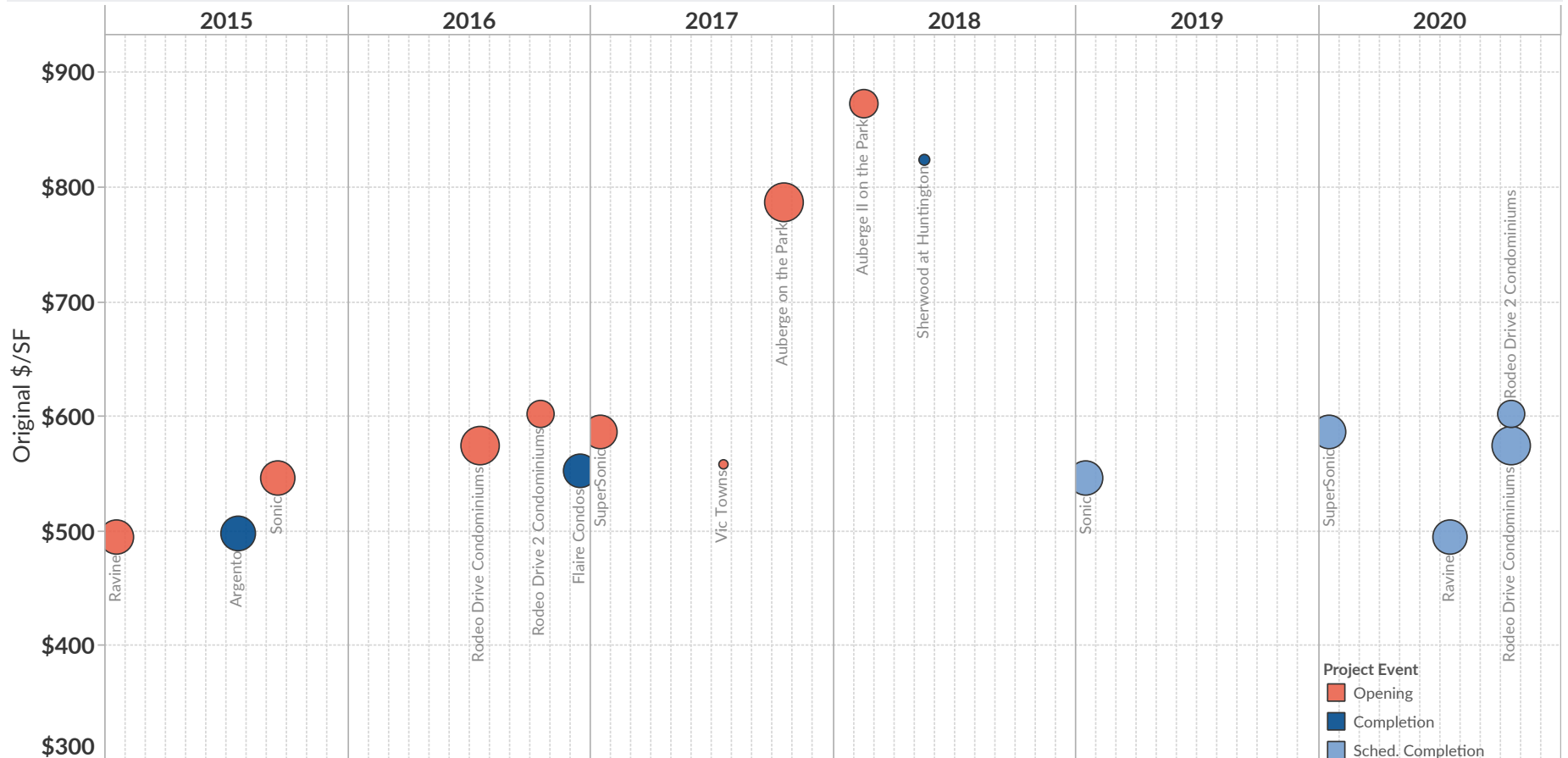
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	11	267
Total Units	10,647	134,054
Min. Floor Space Index	0.7	0.1
Max. Floor Space Index	5.5	45.5
Avg. Floor Space Index	2.3	5.6

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

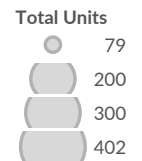


Don Mills - York Mills Submarket Report - June 2018

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.



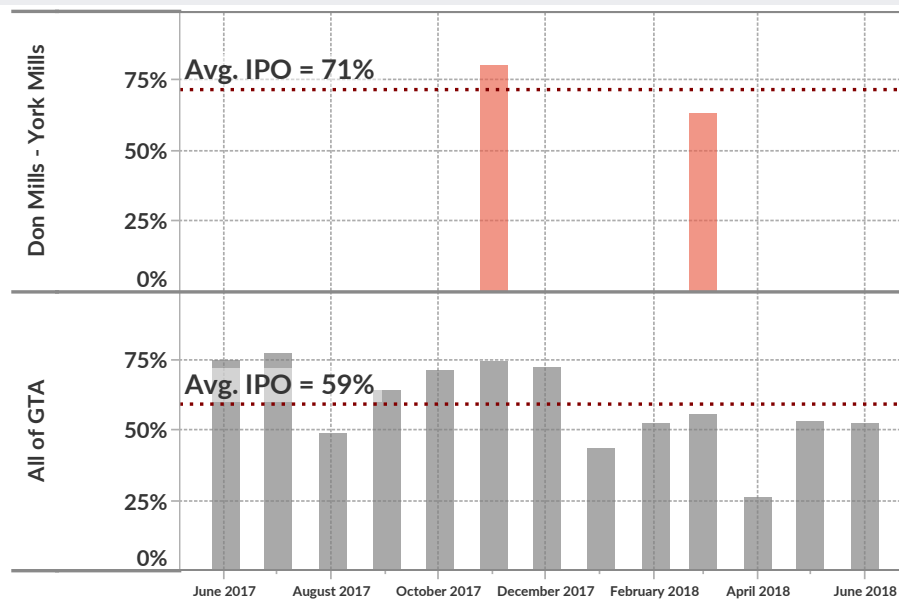
Don Mills - York Mills Submarket Report - June 2018

Project Data by Unit Type

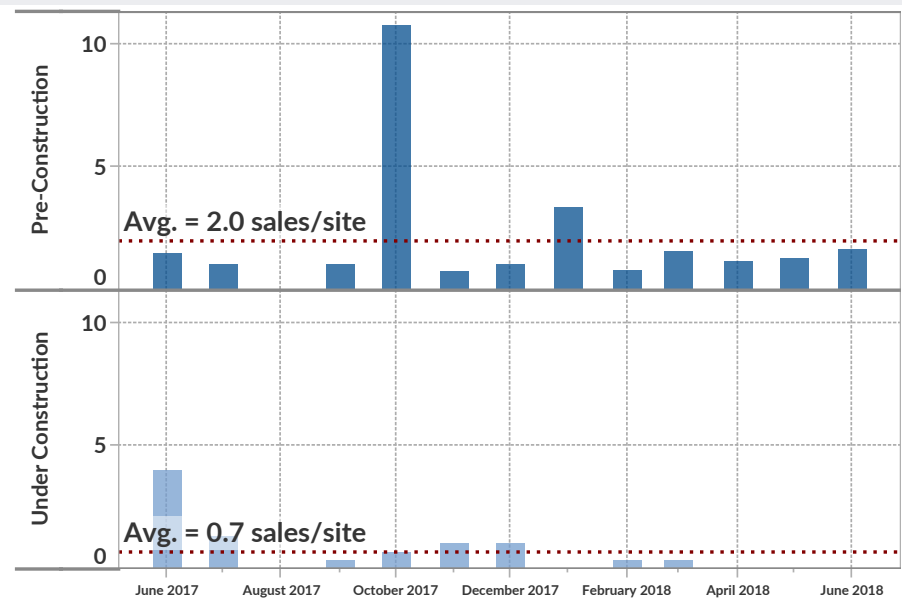
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	26		26	0
1 Bedroom	363	0	325	38
1 Bedroom + Den	733	1	723	10
2 Bedroom	736	5	720	16
2 Bedroom + Den	276	0	234	42
3 Bedroom & Up	210	4	142	68
Penthouse	35	0	32	3
Other	33	0	2	31

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$931	431	699	\$428,900	\$605,000
\$810	539	859	\$445,900	\$609,900
\$897	1,017	1,779	\$827,000	\$1,690,000
\$778	621	1,689	\$469,990	\$1,475,000
\$820	864	2,185	\$649,900	\$1,985,000
\$1,037	1,435	3,548	\$1,365,000	\$3,800,000
\$892	1,300	2,015	\$1,150,000	\$1,900,000

IPO Launch Performance (first 2 months)

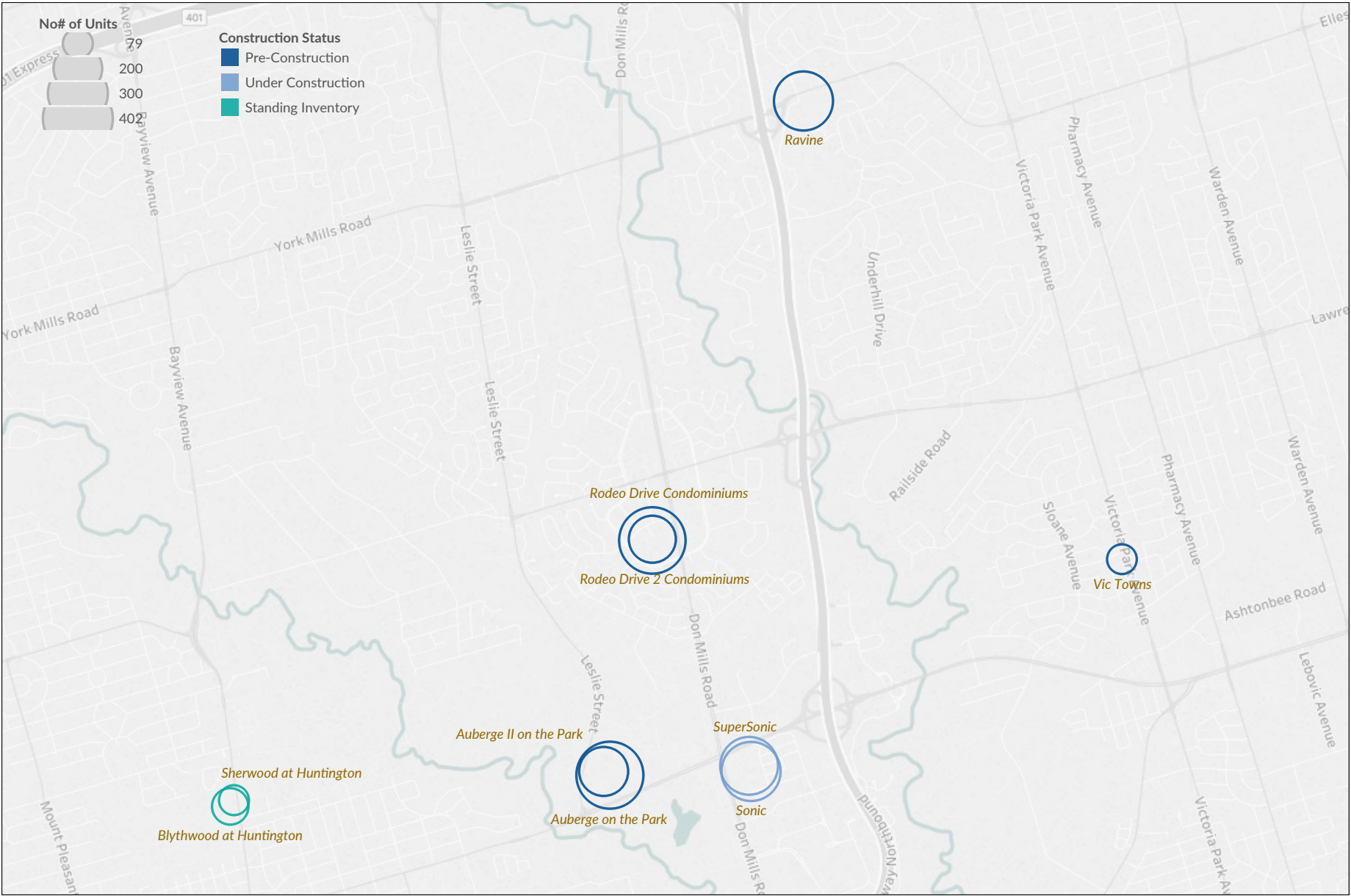


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - June 2018

Current Active Projects



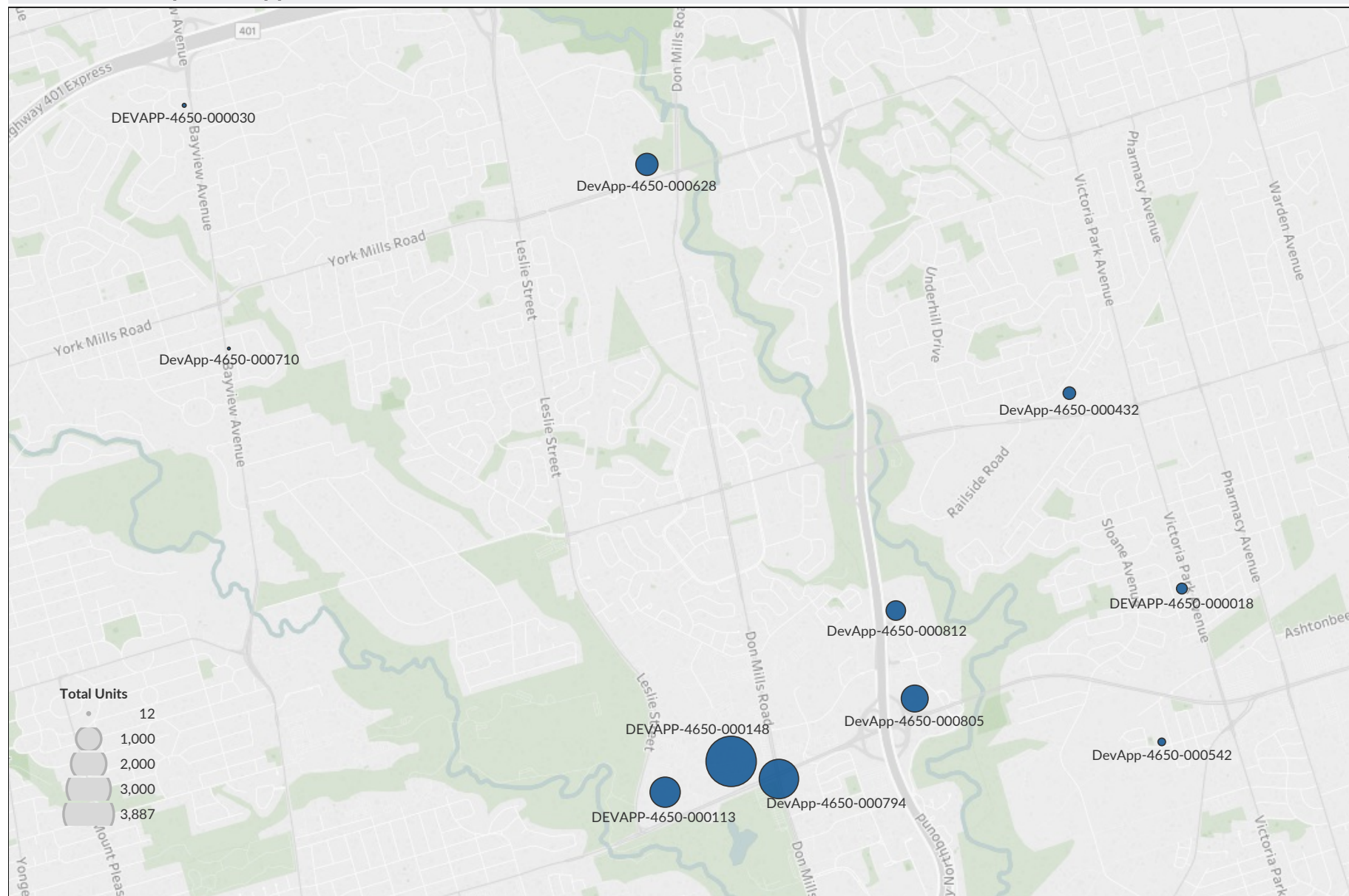
Don Mills - York Mills Submarket Report - June 2018

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
Auberge II on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	5	148	67	215	\$873	\$896
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	0	20	55	402	\$787	\$894
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	July 2020	0	0	4	312	\$495	\$702
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	October 2020	1	4	26	198	\$603	\$936
Rodeo Drive Condominiums - Lanterra Developments	Apartment	October 2020	0	1	10	395	\$575	\$922
Sherwood at Huntington - Tridel and Concert Properties	Apartment	May 2018	0	0	1	80	\$824	\$902
Sonic - Lindvest	Apartment	January 2019	0	0	16	313	\$546	\$829
SuperSonic - Lindvest	Apartment	January 2020	0	2	4	299	\$587	\$726
Vic Towns - Solotex Corporation	Stacked	January 2021	4	16	24	79	\$558	\$549

Don Mills - York Mills Submarket Report - June 2018

Current Development Applications



Don Mills - York Mills Submarket Report - June 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000018	1648 Victoria Park Avenue	3.0	179
DEVAPP-4650-000030	2710 - 2722 Bayview Avenue	0.7	23
DEVAPP-4650-000113	1087 - 1095 Leslie Street	5.5	1,400
DEVAPP-4650-000148	844 Don Mills Road; 1150 - 1155 Eglinton Avenue East	2.3	3,887
DevApp-4650-000432	71 - 75 Curlew Drive	2.6	240
DevApp-4650-000542	104 - 110 Bartley Drive	2.0	88
DevApp-4650-000628	900 York Mills Road	7.3	754
DevApp-4650-000710	2535 Bayview Avenue	1.1	12
DevApp-4650-000794	770 - 805 Don Mills Road	4.3	2,377
DevApp-4650-000805	175 Wynford Drive	3.1	1,108
DevApp-4650-000812	10 Concorde Place	3.2	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 - 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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