

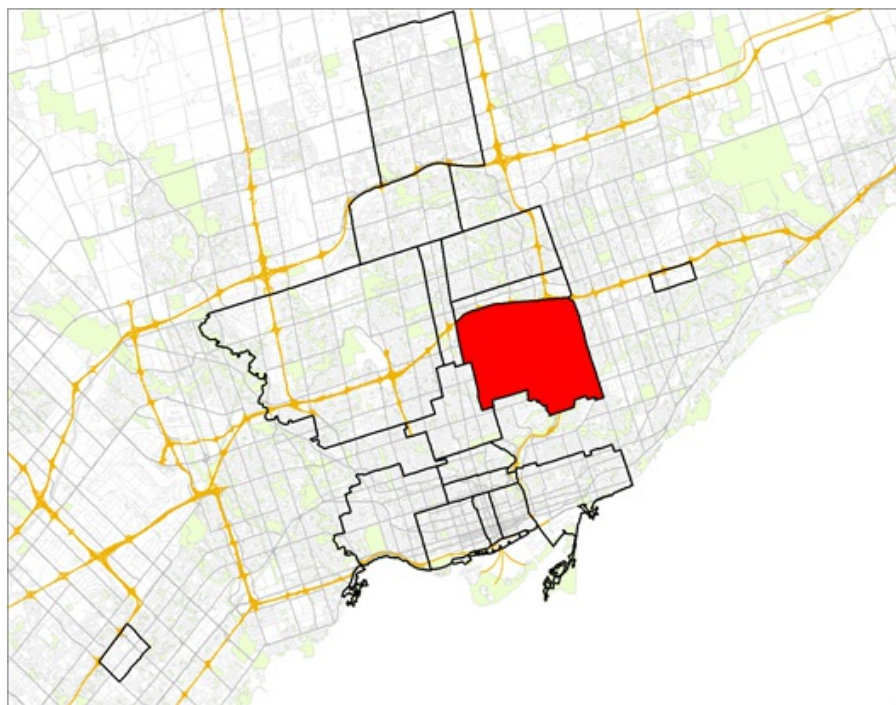


Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of July 2018



Don Mills - York Mills Submarket Report - July 2018



Don Mills - York Mills		GTA
Active Projects	10	299
Total Units	2,412	74,568
Total Sales	2,211	64,637
Rem. Inv.	201	9,931
Avg. \$/SF	\$845	\$923
Avg. SF	1,286	921
Avg. \$	\$1,086,859	\$850,420
Current Month Sales (incl. active & sold out)	7	855

Development Applications

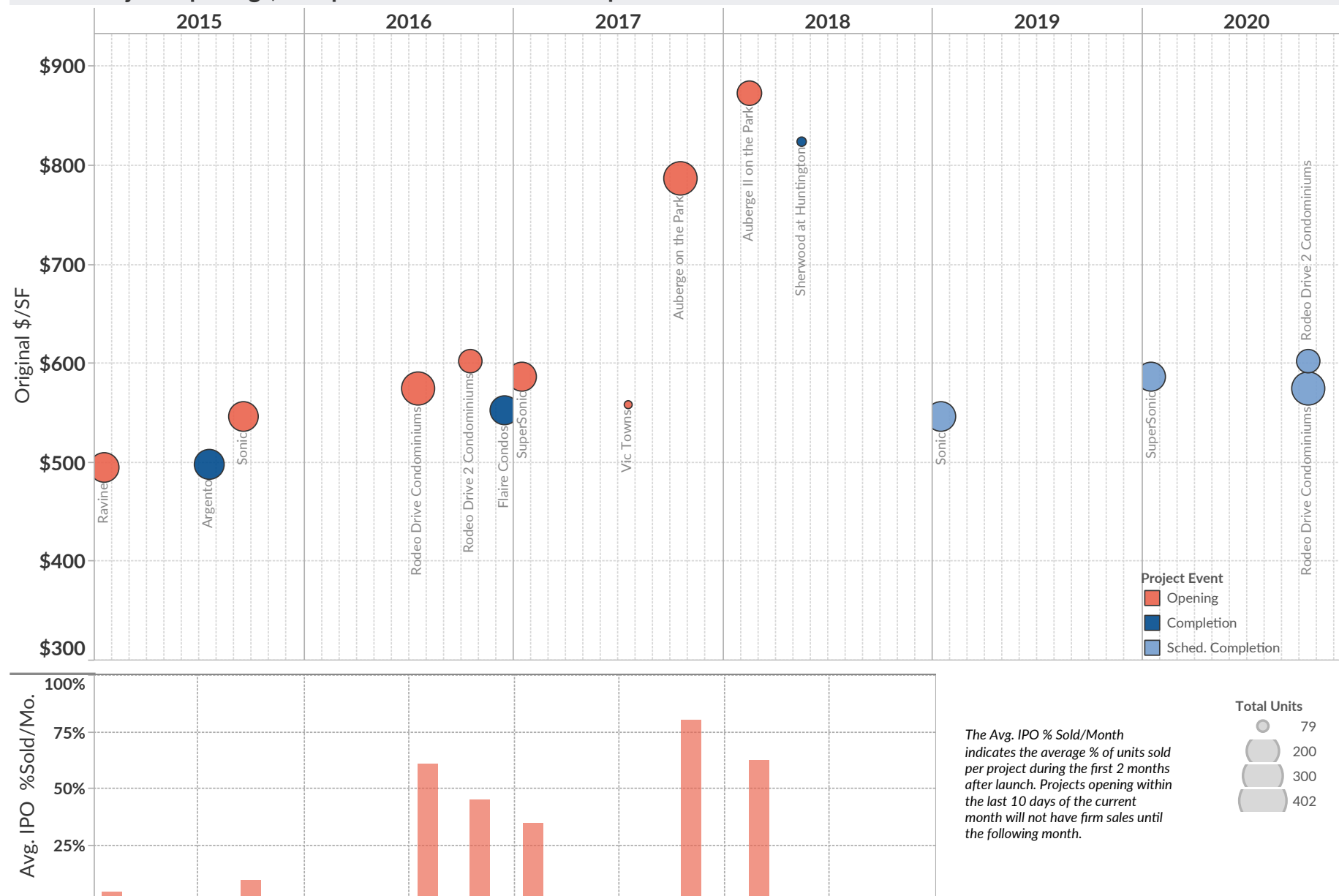
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	11	278
Total Units	26,520	291,396
Min. Floor Space Index	0.7	0.1
Max. Floor Space Index	5.5	45.5
Avg. Floor Space Index	2.3	5.5

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



Don Mills - York Mills Submarket Report - July 2018

Recent Project Openings, Completions & Scheduled Completions



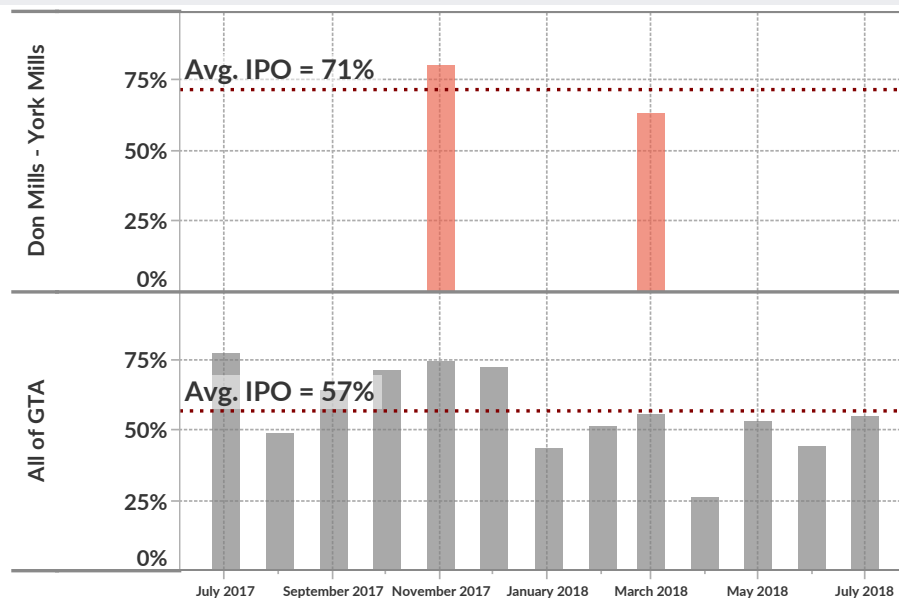
Don Mills - York Mills Submarket Report - July 2018

Project Data by Unit Type

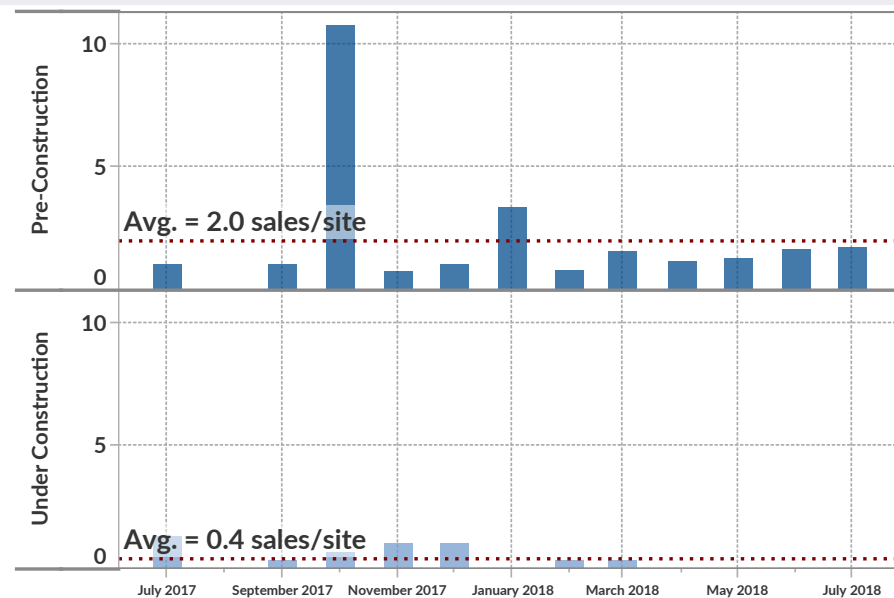
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	26		26	0
1 Bedroom	363	0	325	38
1 Bedroom + Den	733	0	723	10
2 Bedroom	736	3	723	13
2 Bedroom + Den	276	2	236	40
3 Bedroom & Up	210	2	144	66
Penthouse	35	0	32	3
Other	33	0	2	31

*				
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
\$755	920	1,689	\$674,000	\$1,475,000
\$832	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)

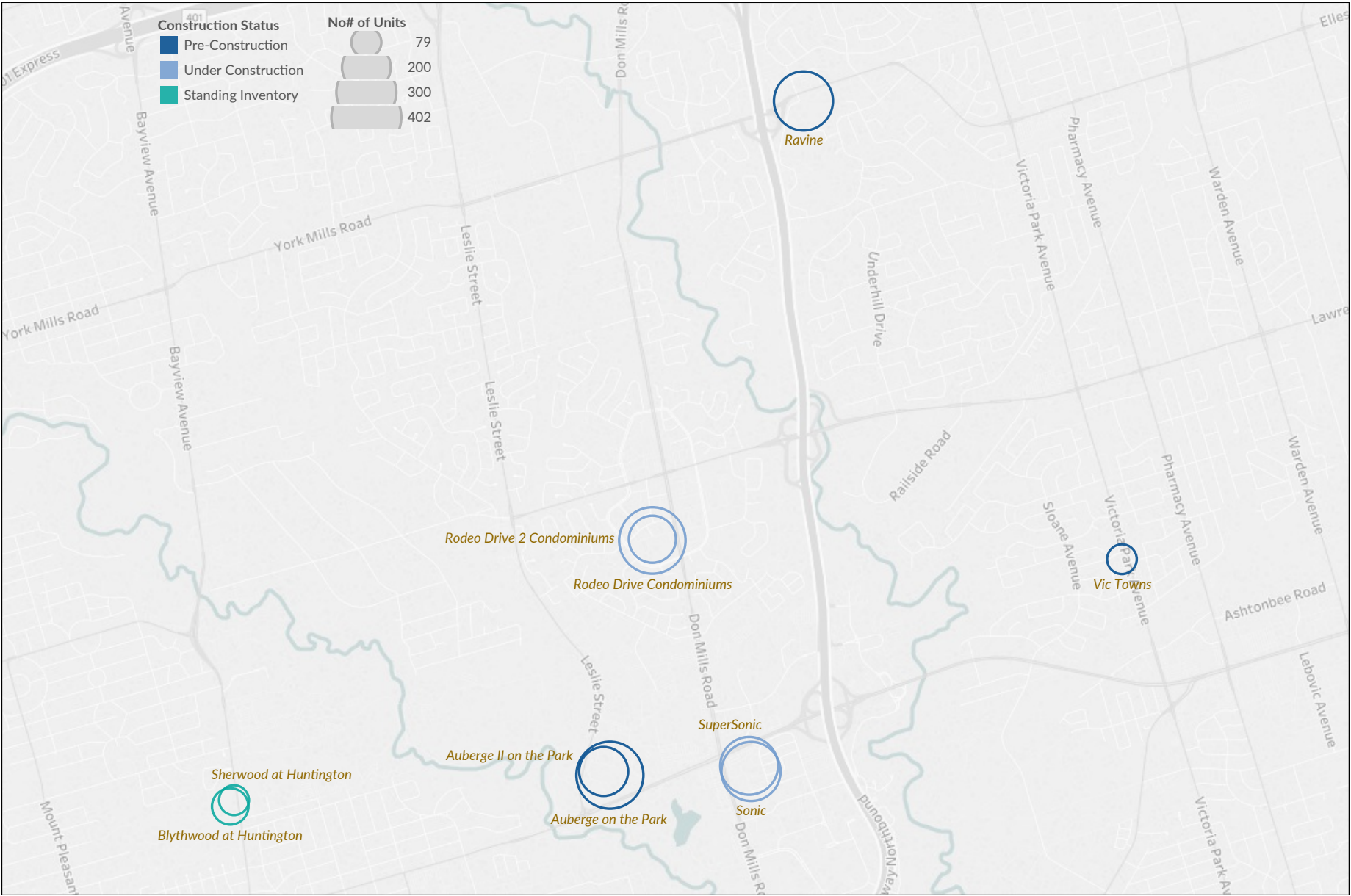


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - July 2018

Current Active Projects



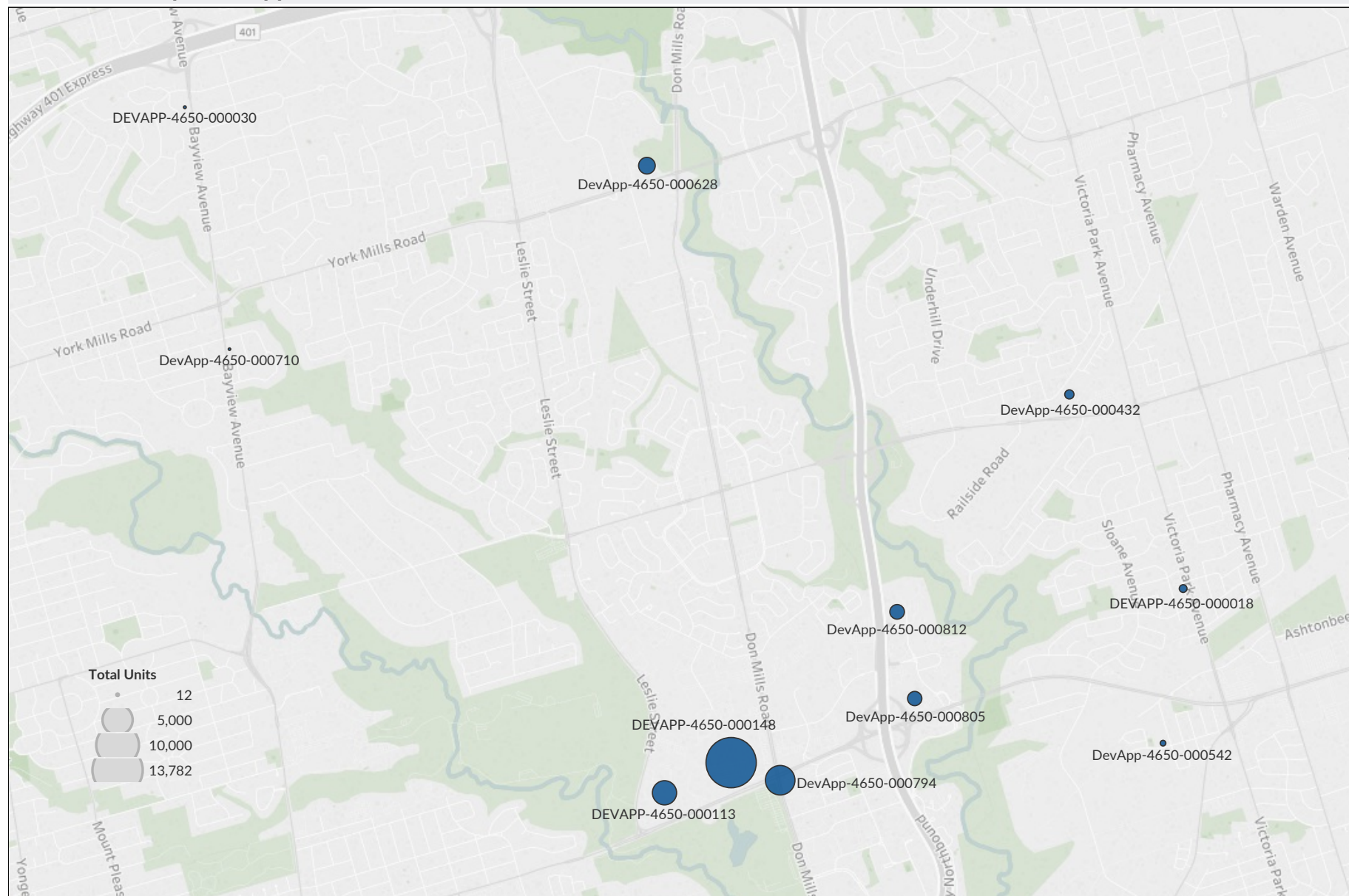
Don Mills - York Mills Submarket Report - July 2018

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	3	151	64	215	\$873	\$895
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	2	22	53	402	\$787	\$897
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	February 2021	0	0	4	312	\$495	\$702
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	October 2020	0	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	\$742
Vic Towns - Solotex Corporation	Stacked	January 2021	2	18	22	79	\$558	\$543

Don Mills - York Mills Submarket Report - July 2018

Current Development Applications



Don Mills - York Mills Submarket Report - July 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000018	1648 Victoria Park Avenue	3.0	326
DEVAPP-4650-000030	2710 - 2722 Bayview Avenue	0.7	43
DEVAPP-4650-000113	1087 - 1095 Leslie Street	5.5	3,195
DEVAPP-4650-000148	844 Don Mills Road; 1150 - 1155 Eglinton Avenue East	2.3	13,782
DevApp-4650-000432	71 - 75 Curlew Drive	2.6	462
DevApp-4650-000542	104 - 110 Bartley Drive	2.0	172
DevApp-4650-000628	900 York Mills Road	7.3	1,508
DevApp-4650-000710	2535 Bayview Avenue	1.1	12
DevApp-4650-000794	770 - 805 Don Mills Road	4.3	4,754
DevApp-4650-000805	175 Wynford Drive	5.1	1,108
DevApp-4650-000812	10 Concorde Place	3.2	1,158

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 - July 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	• 5,722	• 5,186	• 536	• \$1,868	• 1,245	• \$2,324,583	• 6,347
Central Waterfront	• 72	• 12	• 5,043	• 4,398	• 645	• \$1,210	• 991	• \$1,198,748	• 25,489
Don Mills - York Mills	• 7	• 10	• 2,412	• 2,211	• 201	• \$845	• 1,286	• \$1,086,859	• 26,520
Downtown Core	• 9	• 8	• 3,503	• 3,335	• 168	• \$1,112	• 1,015	• \$1,129,071	• 34,924
Downtown East	• 10	• 15	• 4,628	• 4,139	• 489	• \$963	• 826	• \$795,735	• 17,395
Downtown West	• 137	• 27	• 10,136	• 8,480	• 1,656	• \$1,145	• 732	• \$837,471	• 26,635
Etobicoke Waterfront	• 21	• 9	• 3,735	• 3,487	• 248	• \$1,012	• 841	• \$851,080	• 318
Highway7 - Yonge	• 29	• 6	• 1,442	• 1,053	• 389	• \$654	• 901	• \$589,024	•
Mississauga City Centre	• 43	• 6	• 2,938	• 2,592	• 346	• \$754	• 808	• \$609,096	•
North Toronto	• 29	• 7	• 2,075	• 1,877	• 198	• \$1,013	• 885	• \$896,407	• 10,983
North Yonge Corridor	• 13	• 6	• 1,997	• 1,768	• 229	• \$920	• 726	• \$667,932	• 7,623
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 5,715
North York West	• 21	• 11	• 2,361	• 1,940	• 421	• \$726	• 783	• \$568,179	• 23,294
Not Applicable	• 420	• 129	• 21,530	• 17,839	• 3,691	• \$670	• 991	• \$663,983	• 60,700
Scarborough City Centre									• 4,490
Sheppard Corridor	• 25	• 11	• 3,258	• 2,847	• 411	• \$890	• 783	• \$696,847	• 11,439
Thornhill									•
Toronto East	• 4	• 10	• 1,204	• 1,157	• 47	• \$791	• 1,015	• \$803,089	• 2,759
Toronto West	• 6	• 5	• 652	• 482	• 170	• \$1,006	• 908	• \$913,406	• 29,071
Yonge - St. Clair	• 1	• 8	• 1,281	• 1,201	• 80	• \$1,306	• 1,299	• \$1,696,196	•

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