

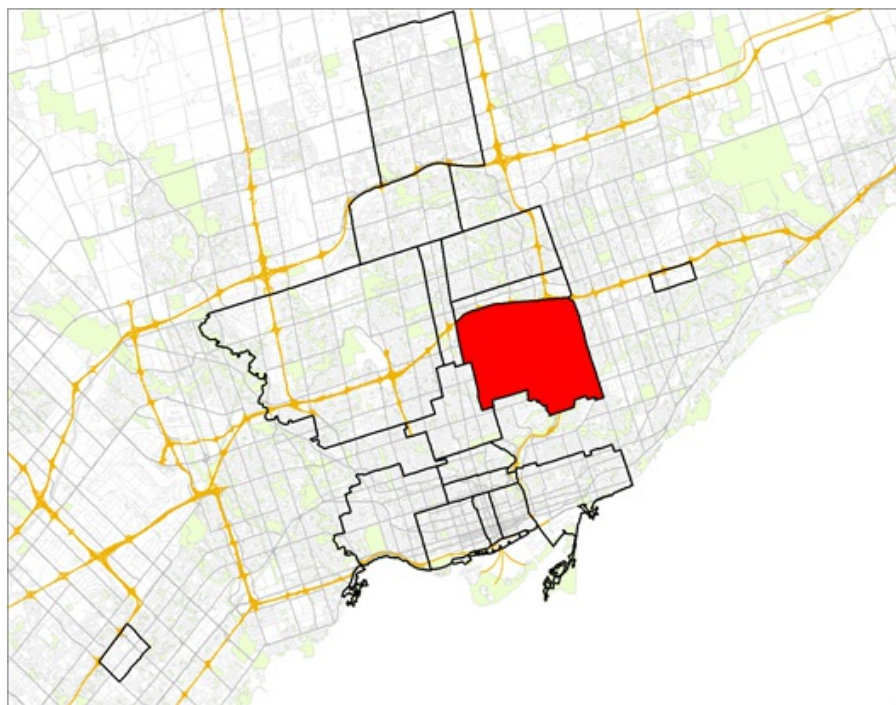


Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of September 2018



Don Mills - York Mills Submarket Report - September 2018

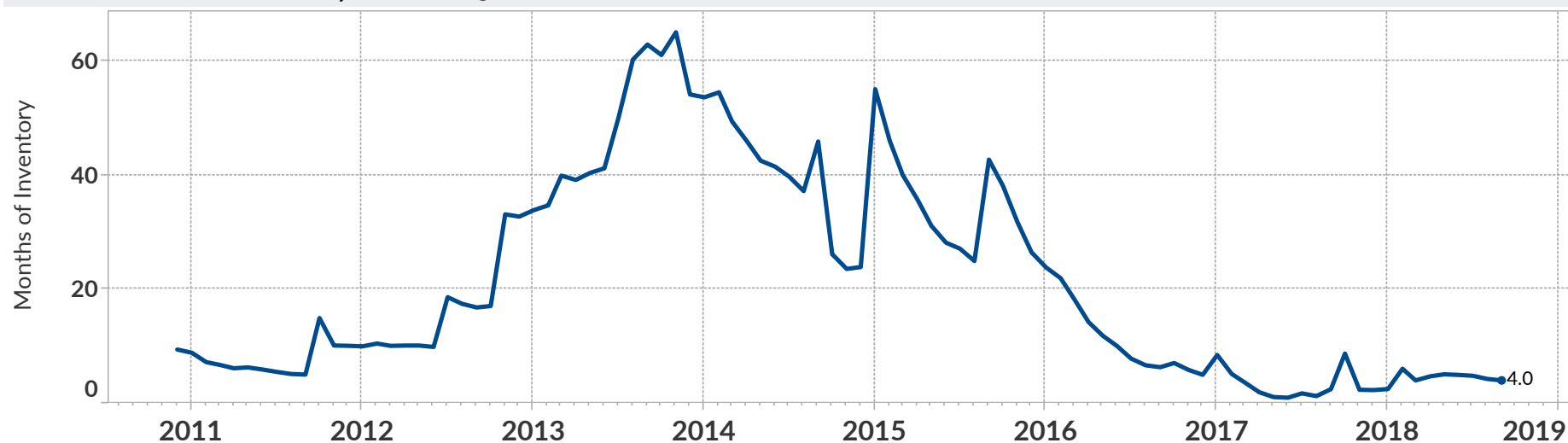


Don Mills - York Mills		GTA
Active Projects	9	299
Total Units	2,357	75,361
Total Sales	2,155	64,784
Rem. Inv.	202	8,820
Avg. \$/SF	\$838	\$929
Avg. SF	1,155	932
Avg. \$	\$967,623	\$865,729
Current Month Sales (incl. active & sold out)	11	1,494

Development Applications

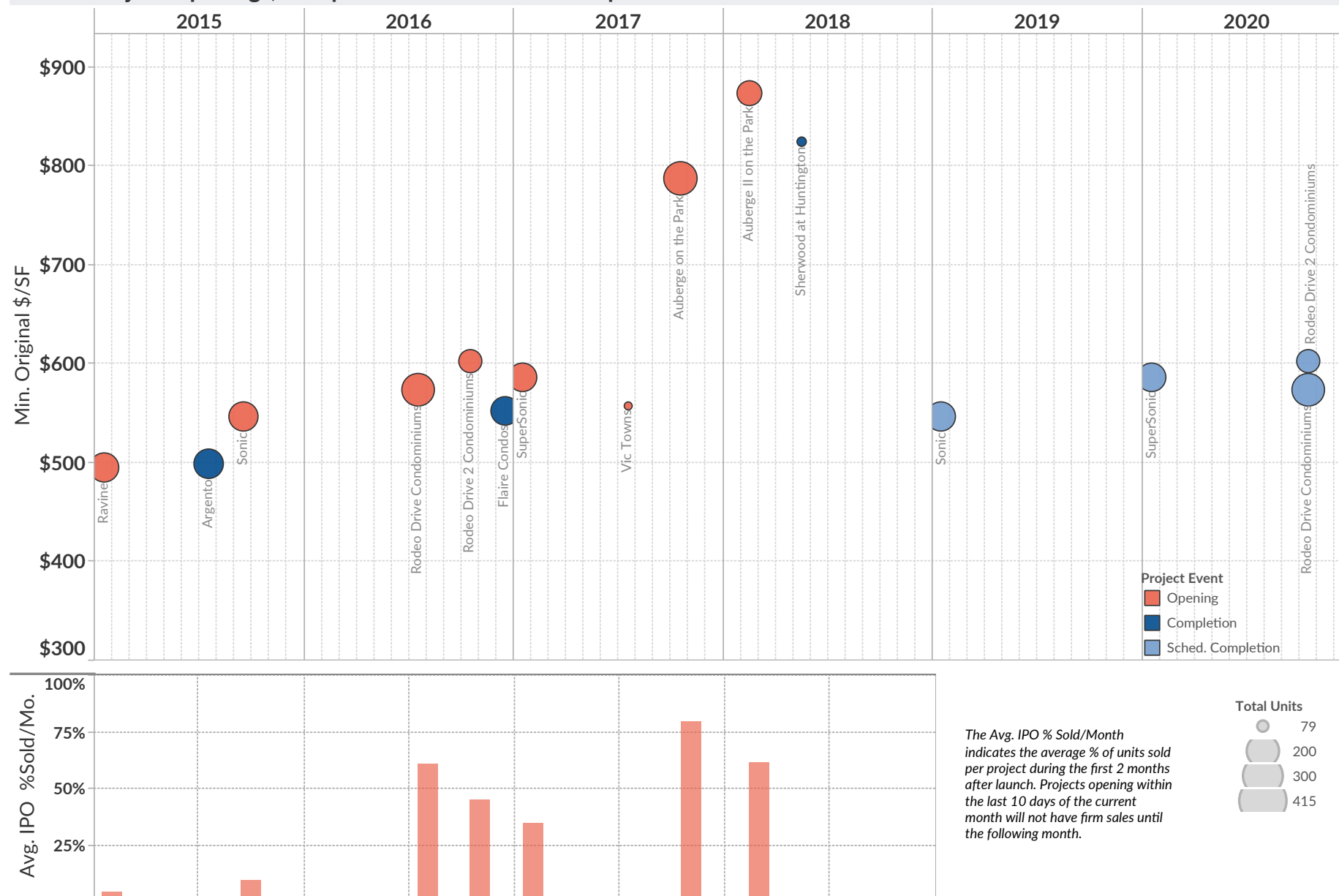
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	12	280
Total Units	10,667	136,450
Min. Floor Space Index	0.7	0.1
Max. Floor Space Index	5.5	45.5
Avg. Floor Space Index	2.3	5.6

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



Don Mills - York Mills Submarket Report - September 2018

Recent Project Openings, Completions & Scheduled Completions



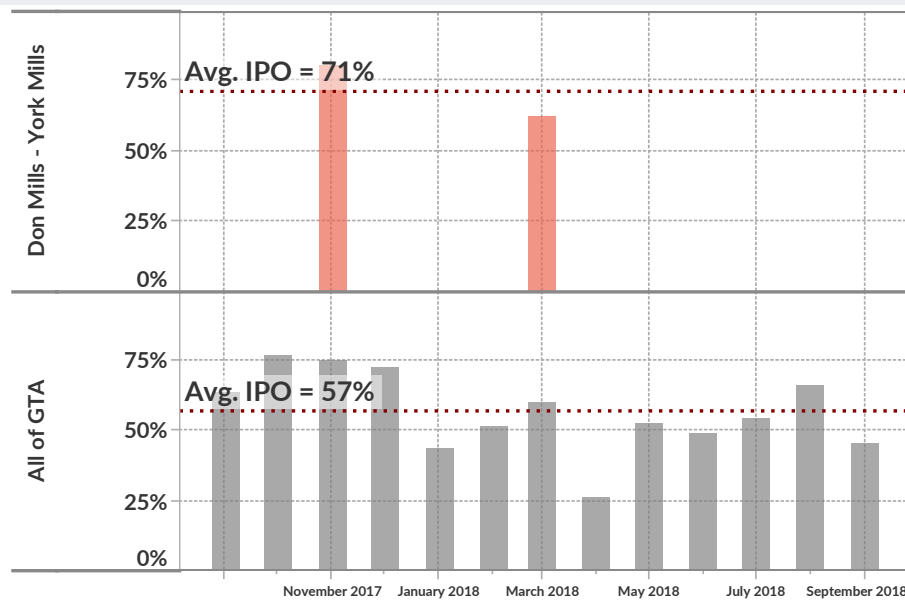
Don Mills - York Mills Submarket Report - September 2018

Project Data by Unit Type

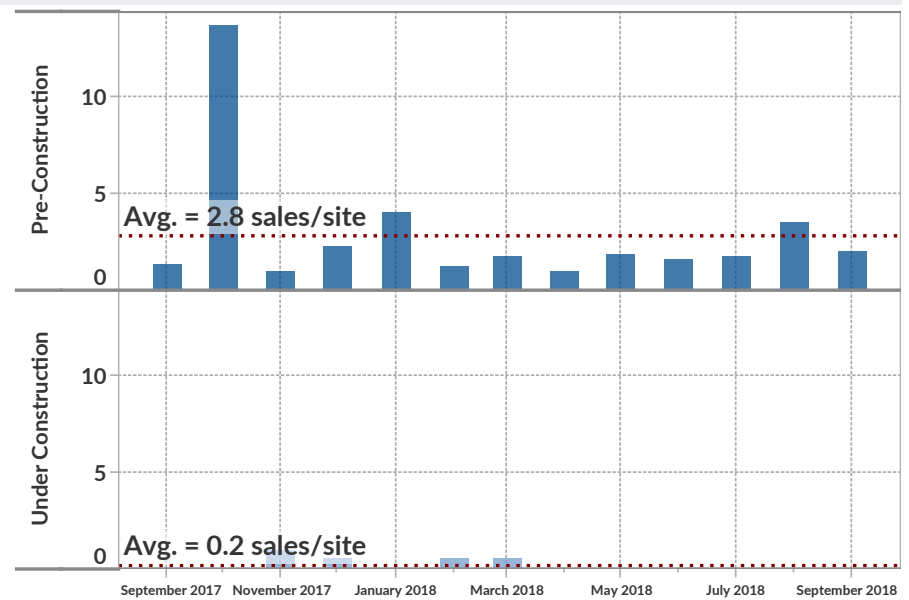
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	26		26	0
1 Bedroom	368	2	330	38
1 Bedroom + Den	766	0	731	35
2 Bedroom	718	4	700	18
2 Bedroom + Den	286	3	246	40
3 Bedroom & Up	159	1	102	57
Penthouse	22	0	19	3
Other	12	0	1	11

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$927	431	699	\$428,900	\$605,000
\$746	598	859	\$459,900	\$697,000
\$878	811	1,779	\$585,000	\$1,690,000
\$699	920	1,689	\$674,000	\$1,475,000
\$894	864	2,177	\$649,900	\$1,985,000
\$1,037	1,435	3,548	\$1,365,000	\$3,800,000
\$880	1,300	2,015	\$1,150,000	\$1,765,000

IPO Launch Performance (first 2 months)

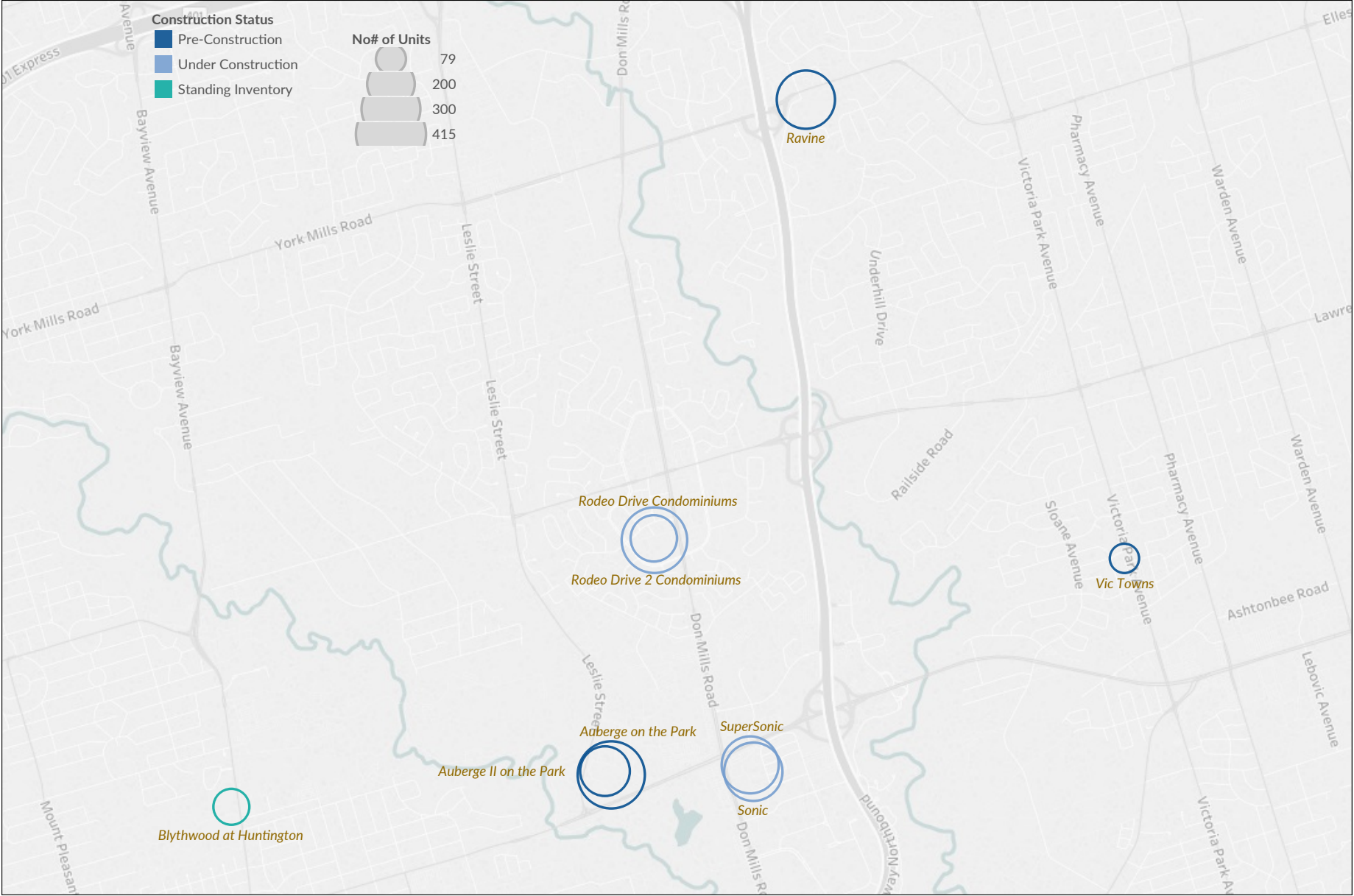


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - September 2018

Current Active Projects



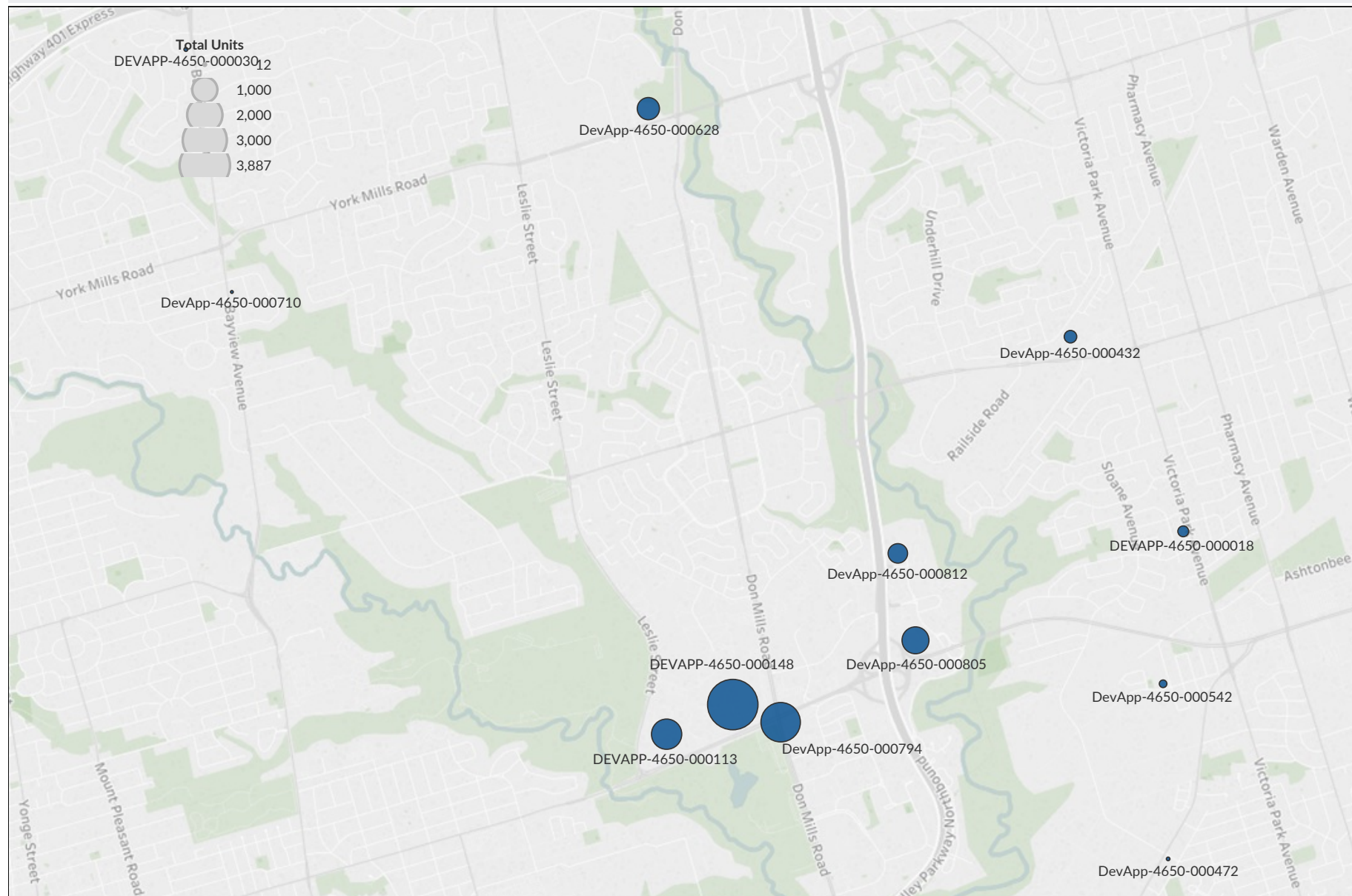
Don Mills - York Mills Submarket Report - September 2018

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	7	164	63	227	\$873	\$888
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	0	25	61	415	\$787	\$862
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	November 2021	0	0	4	312	\$495	\$702
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	October 2020	2	6	24	198	\$603	\$936
Rodeo Drive Condominiums - Lanterra Developments	Apartment	October 2020	0	3	8	395	\$575	\$947
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	1	19	21	79	\$558	\$578

Don Mills - York Mills Submarket Report - September 2018

Current Development Applications



Don Mills - York Mills Submarket Report - September 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-4650-000472	1165 O'Connor Drive	4.5	20
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	5.1	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 - September 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	25	17	5,733	5,197	232	\$2,059	1,809	\$3,724,405	4,165
Central Waterfront	139	12	5,036	4,634	331	\$1,368	1,209	\$1,653,764	11,118
Don Mills - York Mills	11	9	2,357	2,155	202	\$838	1,155	\$967,623	10,667
Downtown Core	49	8	3,503	3,386	74	\$1,006	812	\$816,364	17,286
Downtown East	54	15	4,660	4,351	309	\$1,000	881	\$881,292	8,207
Downtown West	322	28	10,586	8,731	1,637	\$1,186	726	\$861,485	11,243
Etobicoke Waterfront	17	9	3,735	3,526	209	\$1,056	847	\$894,536	1,439
Highway7 - Yonge	36	6	1,582	1,138	304	\$649	934	\$605,643	.
Mississauga City Centre	16	6	3,129	2,623	315	\$752	818	\$615,832	.
North Toronto	28	6	1,932	1,737	179	\$1,021	870	\$888,635	5,857
North Yonge Corridor	0	5	1,609	1,246	196	\$911	762	\$694,695	3,967
North York East	0	2	650	645	5	\$706	1,595	\$1,125,400	2,381
North York West	66	10	2,121	1,830	289	\$774	770	\$596,624	9,869
Not Applicable	318	130	21,543	17,691	3,442	\$679	1,009	\$685,584	27,245
Scarborough City Centre									2,245
Sheppard Corridor	14	11	3,258	2,897	306	\$929	823	\$765,006	4,219
Thornhill									.
Toronto East	4	9	1,161	1,071	41	\$830	1,047	\$868,678	6,362
Toronto West	393	9	1,649	876	686	\$949	803	\$761,875	13,087
Yonge - St. Clair	2	7	1,117	1,050	63	\$1,199	1,208	\$1,448,500	.

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