

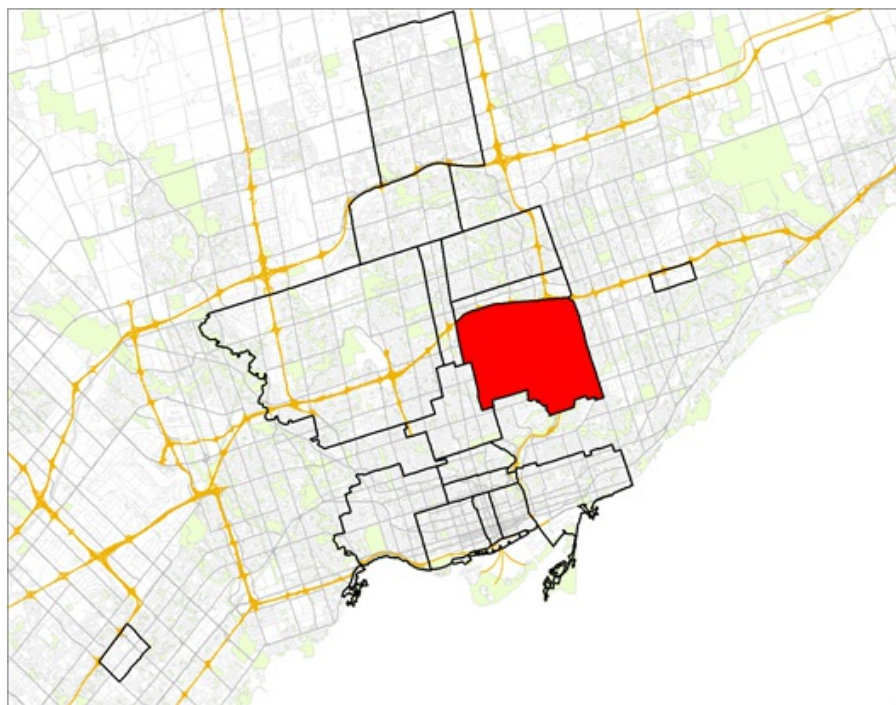


Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of October 2018



Don Mills - York Mills Submarket Report - October 2018

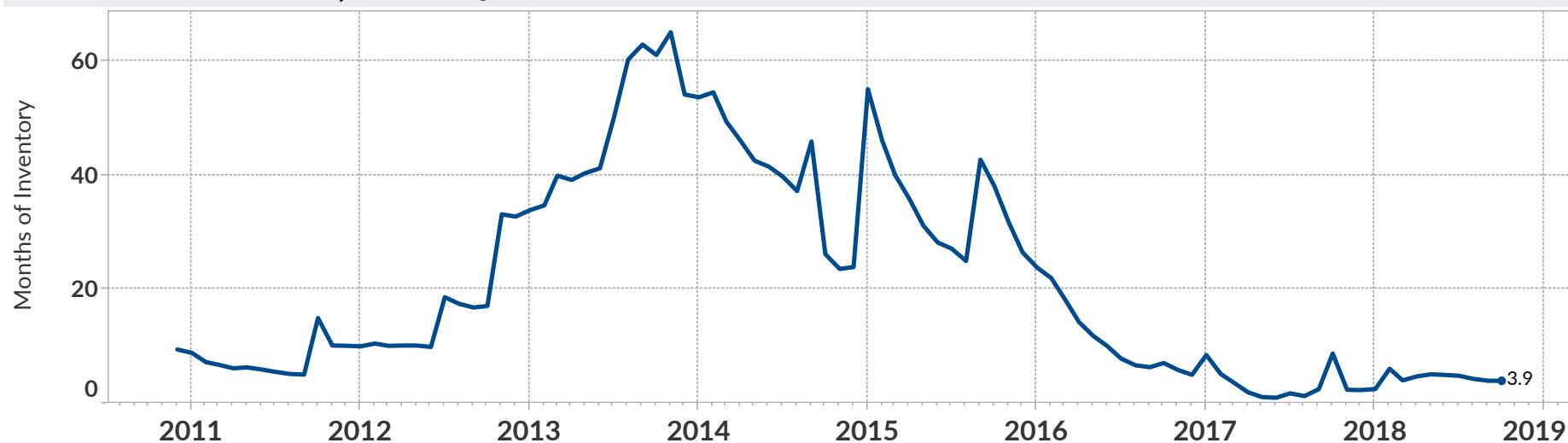


Don Mills - York Mills		GTA
Active Projects	8	323
Total Units	2,238	82,017
Total Sales	2,050	67,973
Rem. Inv.	188	10,982
Avg. \$/SF	\$847	\$931
Avg. SF	1,151	902
Avg. \$	\$974,977	\$839,129
Current Month Sales (incl. active & sold out)	12	2,805

Development Applications

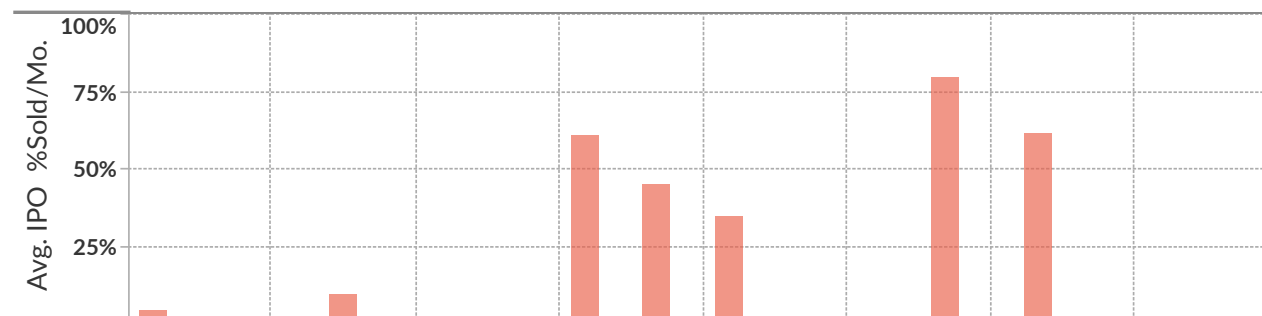
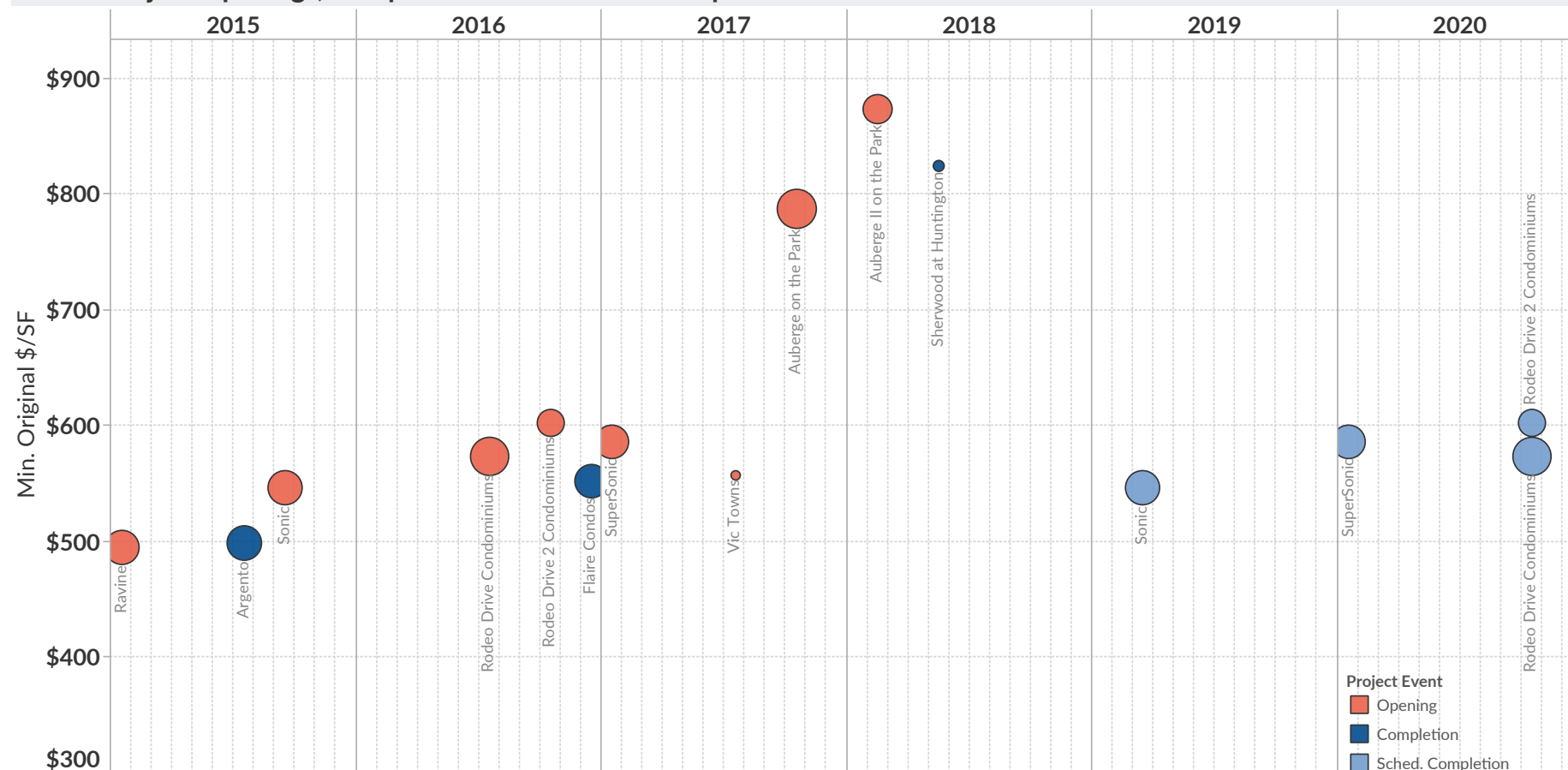
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	12	286
Total Units	10,667	140,394
Min. Floor Space Index	0.7	0.1
Max. Floor Space Index	5.5	45.5
Avg. Floor Space Index	2.3	5.8

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

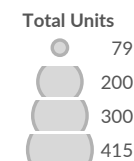


Don Mills - York Mills Submarket Report - October 2018

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.



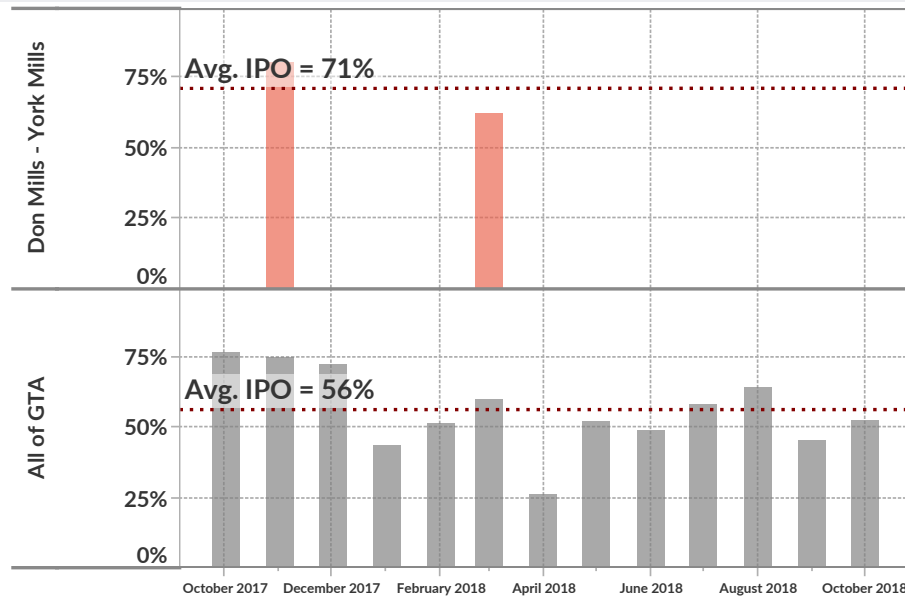
Don Mills - York Mills Submarket Report - October 2018

Project Data by Unit Type

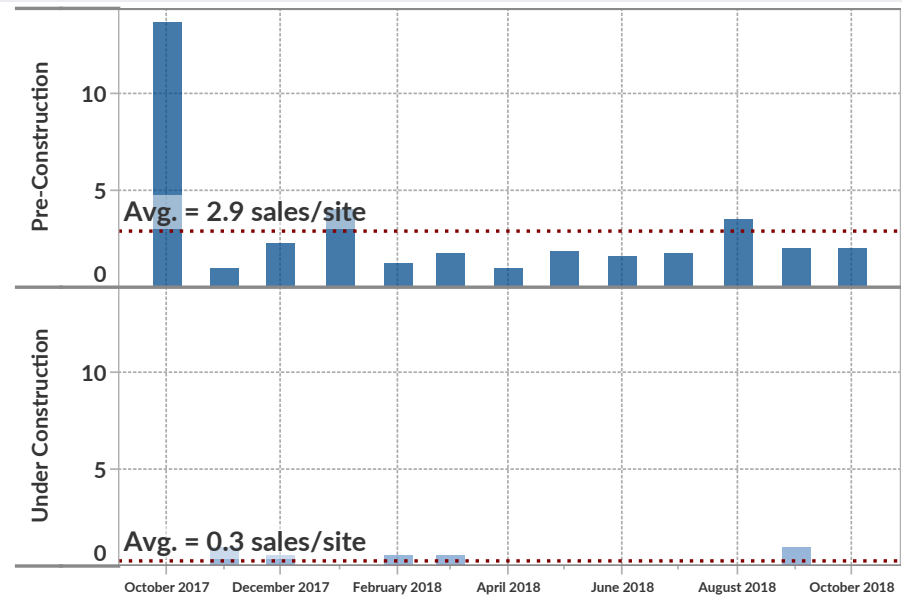
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	26		26	0
1 Bedroom	367	2	331	36
1 Bedroom + Den	766	2	733	33
2 Bedroom	613	4	600	13
2 Bedroom + Den	280	2	241	39
3 Bedroom & Up	159	1	105	54
Penthouse	15	0	13	2
Other	12	0	1	11

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$933	431	648	\$428,900	\$615,000
\$884	598	1,035	\$459,900	\$870,000
\$876	920	1,779	\$674,000	\$1,690,000
\$696	920	1,689	\$674,000	\$1,475,000
\$897	864	2,177	\$649,900	\$1,985,000
\$903	1,737	1,757	\$1,500,000	\$1,655,000
\$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 - October 2018

Current Active Projects



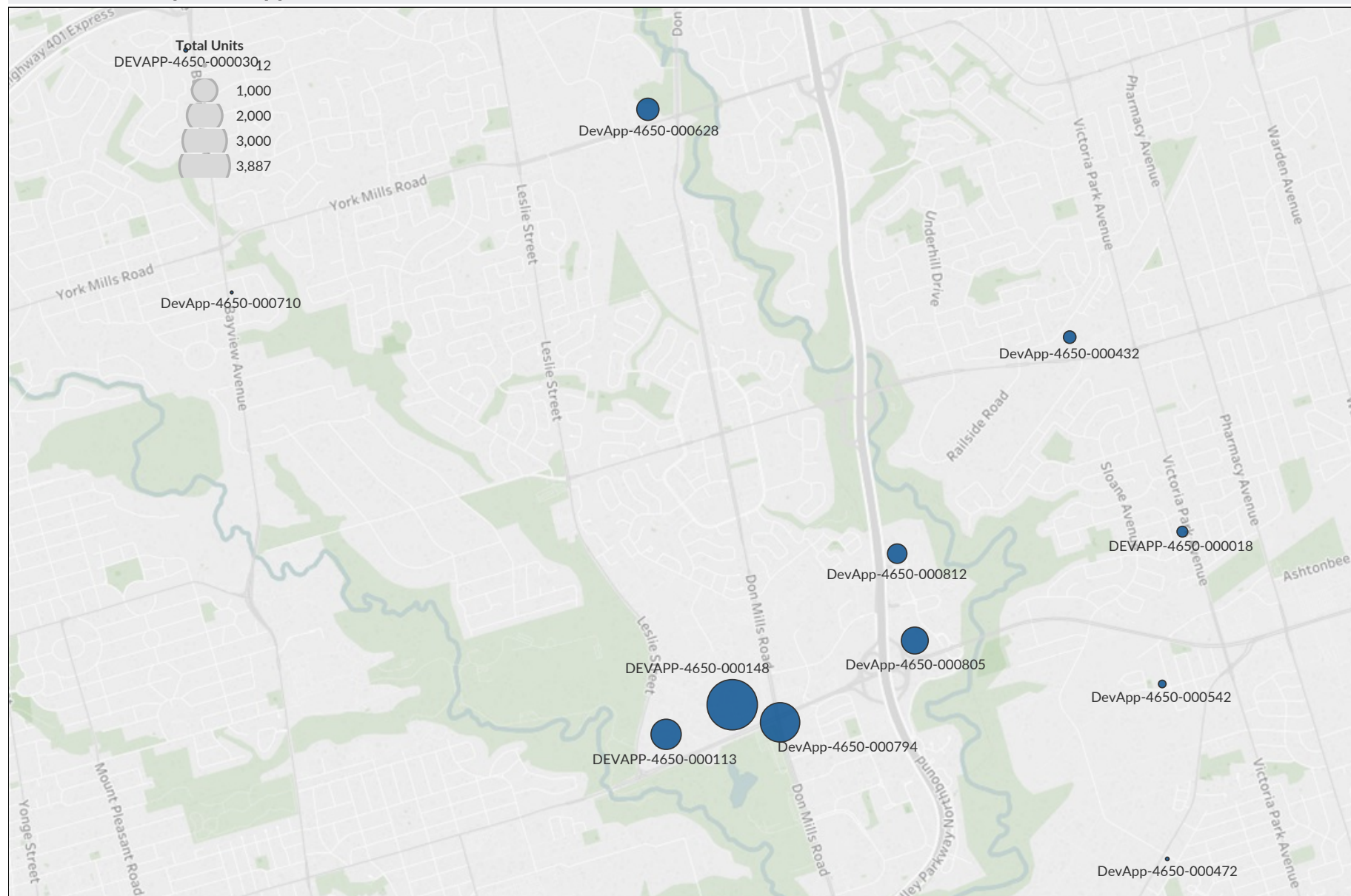
Don Mills - York Mills Submarket Report - October 2018

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	6	170	57	227	\$873	\$881
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	2	27	59	415	\$787	\$902
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	8	22	198	\$603	\$936
Rodeo Drive Condominiums - Lanterra Developments	Apartment	October 2020	0	3	8	395	\$575	\$947
Sonic - Lindvest	Apartment	March 2019	1	2	14	313	\$546	\$831
SuperSonic - Lindvest	Apartment	January 2020	0	3	3	299	\$587	\$742
Vic Towns - Solotex Corporation	Stacked	January 2021	0	19	21	79	\$558	\$578

Don Mills - York Mills Submarket Report - October 2018

Current Development Applications



Don Mills - York Mills Submarket Report - October 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 - October 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	• 11	• 17	• 5,733	• 5,206	• 223	• \$2,089	• 1,817	• \$3,797,257	• 4,666
Central Waterfront	• 73	• 14	• 6,353	• 5,323	• 949	• \$1,259	• 914	• \$1,151,277	• 11,626
Don Mills - York Mills	• 12	• 8	• 2,238	• 2,050	• 188	• \$847	• 1,151	• \$974,977	• 10,667
Downtown Core	• 27	• 8	• 3,503	• 3,413	• 47	• \$1,351	• 973	• \$1,314,306	• 17,560
Downtown East	• 357	• 17	• 5,243	• 4,876	• 342	• \$983	• 860	• \$845,350	• 9,479
Downtown West	• 278	• 28	• 10,793	• 8,682	• 1,596	• \$1,230	• 739	• \$909,602	• 13,899
Etobicoke Waterfront	• 7	• 8	• 3,590	• 3,385	• 205	• \$1,048	• 855	• \$896,284	• 1,439
Highway7 - Yonge	• 24	• 6	• 1,582	• 1,162	• 280	• \$652	• 920	• \$599,893	• .
Mississauga City Centre	• 33	• 8	• 4,609	• 3,083	• 1,115	• \$789	• 691	• \$545,824	• .
North Toronto	• 212	• 8	• 2,450	• 1,943	• 286	• \$1,111	• 890	• \$988,772	• 6,179
North Yonge Corridor	• 57	• 6	• 2,256	• 1,834	• 231	• \$911	• 761	• \$692,590	• 3,967
North York East	• 0	• 2	• 651	• 645	• 5	• \$706	• 1,595	• \$1,125,400	• 2,381
North York West	• 153	• 12	• 2,610	• 2,281	• 306	• \$788	• 764	• \$602,272	• 9,624
Not Applicable	• 917	• 139	• 21,873	• 17,298	• 3,929	• \$669	• 1,009	• \$674,826	• 26,461
Scarborough City Centre									• 2,245
Sheppard Corridor	• 273	• 13	• 3,969	• 3,170	• 506	• \$907	• 802	• \$727,869	• 4,219
Thornhill									• .
Toronto East	• 259	• 12	• 1,622	• 1,452	• 91	• \$889	• 942	• \$837,501	• 6,362
Toronto West	• 108	• 9	• 1,660	• 959	• 620	• \$946	• 818	• \$773,715	• 12,673
Yonge - St. Clair	• 4	• 8	• 1,282	• 1,211	• 63	• \$1,246	• 1,236	• \$1,541,000	• .

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