

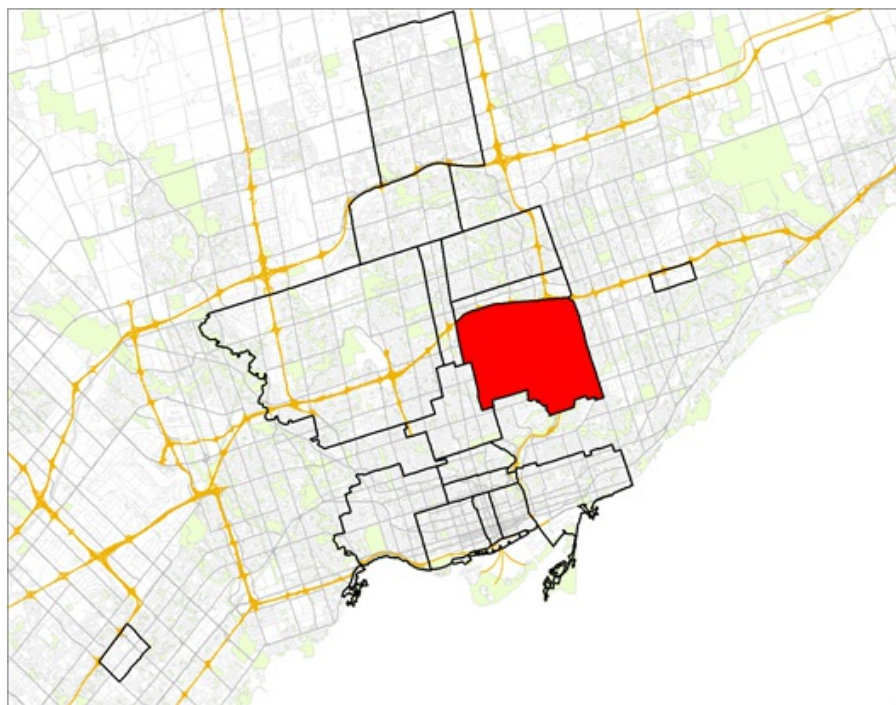


Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of December 2018



Don Mills - York Mills Submarket Report - December 2018

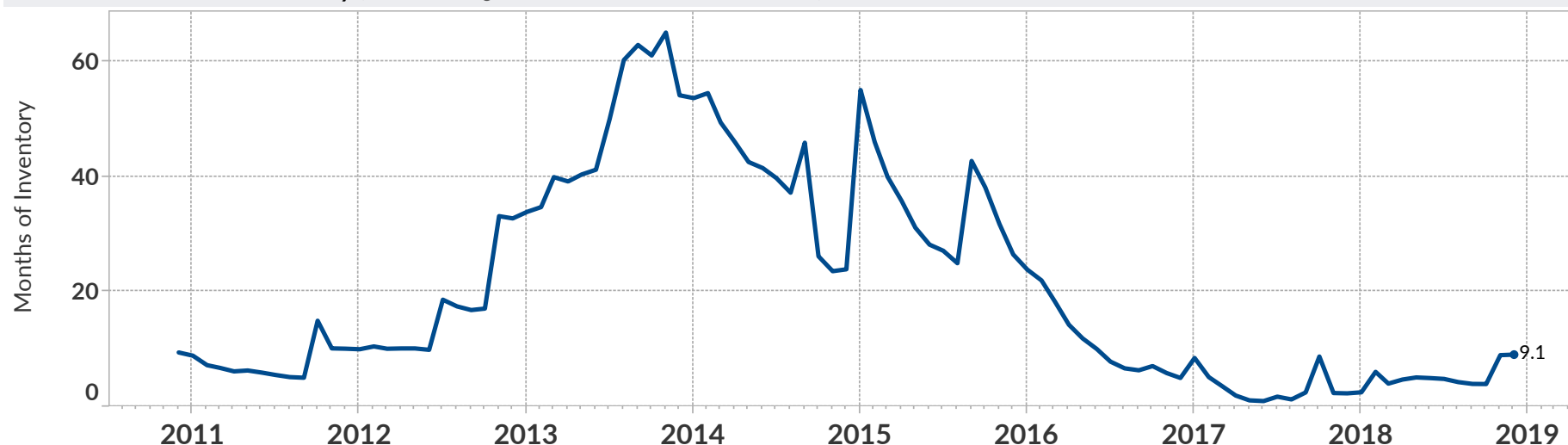


Don Mills - York Mills		GTA
Active Projects	8	323
Total Units	2,267	84,915
Total Sales	2,073	70,485
Rem. Inv.	194	10,687
Avg. \$/SF	\$893	\$954
Avg. SF	1,106	917
Avg. \$	\$988,081	\$874,689
Current Month Sales (incl. active & sold out)	4	804

Development Applications

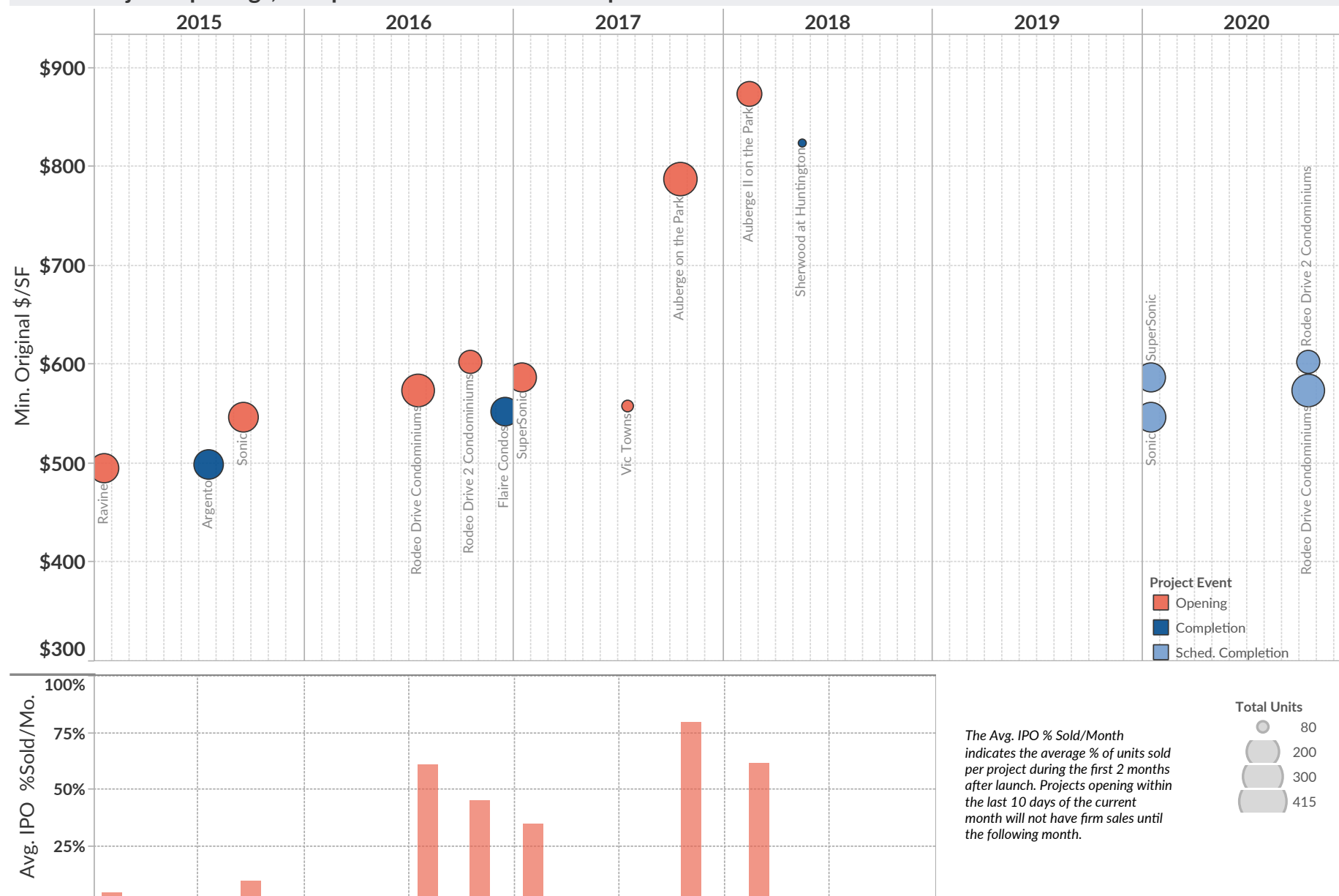
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	13	302
Total Units	10,889	145,136
Min. Floor Space Index	0.7	0.1
Max. Floor Space Index	5.5	45.5
Avg. Floor Space Index	2.3	5.7

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



Don Mills - York Mills Submarket Report - December 2018

Recent Project Openings, Completions & Scheduled Completions



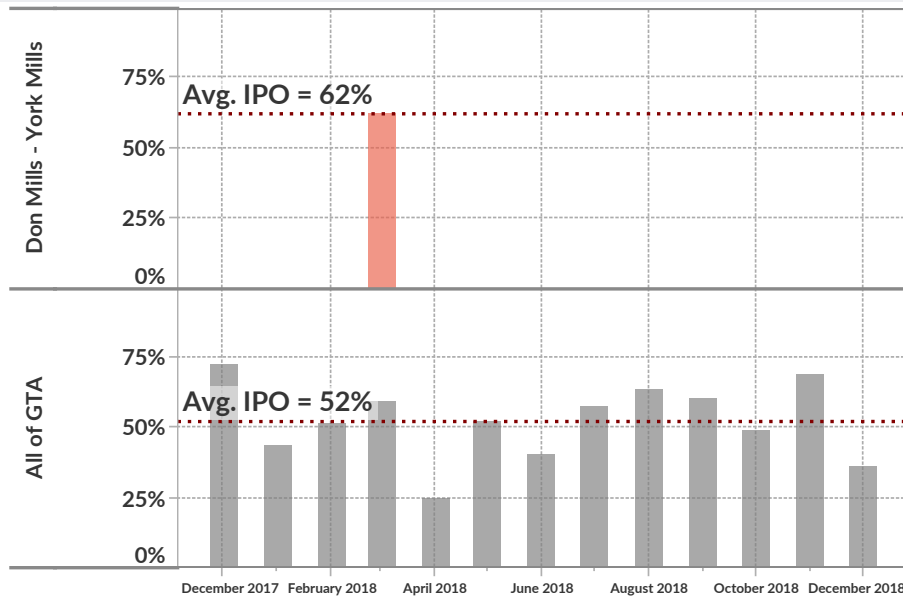
Don Mills - York Mills Submarket Report - December 2018

Project Data by Unit Type

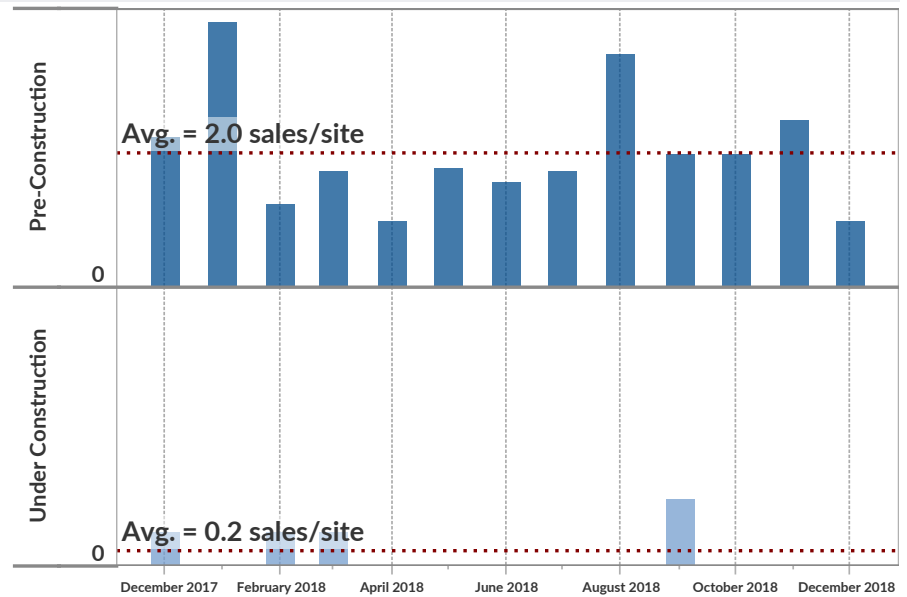
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	27	0	26	1
1 Bedroom	368	0	340	28
1 Bedroom + Den	774	0	733	41
2 Bedroom	622	1	601	21
2 Bedroom + Den	288	2	253	35
3 Bedroom & Up	161	1	106	55
Penthouse	15	0	13	2
Other	12	0	1	11

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,177	339	339	\$398,900	\$398,900
\$960	431	648	\$447,900	\$615,000
\$956	598	1,035	\$459,900	\$870,000
\$949	651	1,779	\$674,000	\$1,690,000
\$760	920	1,689	\$674,000	\$1,475,000
\$913	864	2,177	\$649,900	\$1,985,000
\$903	1,737	1,757	\$1,500,000	\$1,655,000
\$886	1,300	2,177	\$1,150,000	\$1,975,000

IPO Launch Performance (first 2 months)



Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - December 2018

Current Active Projects



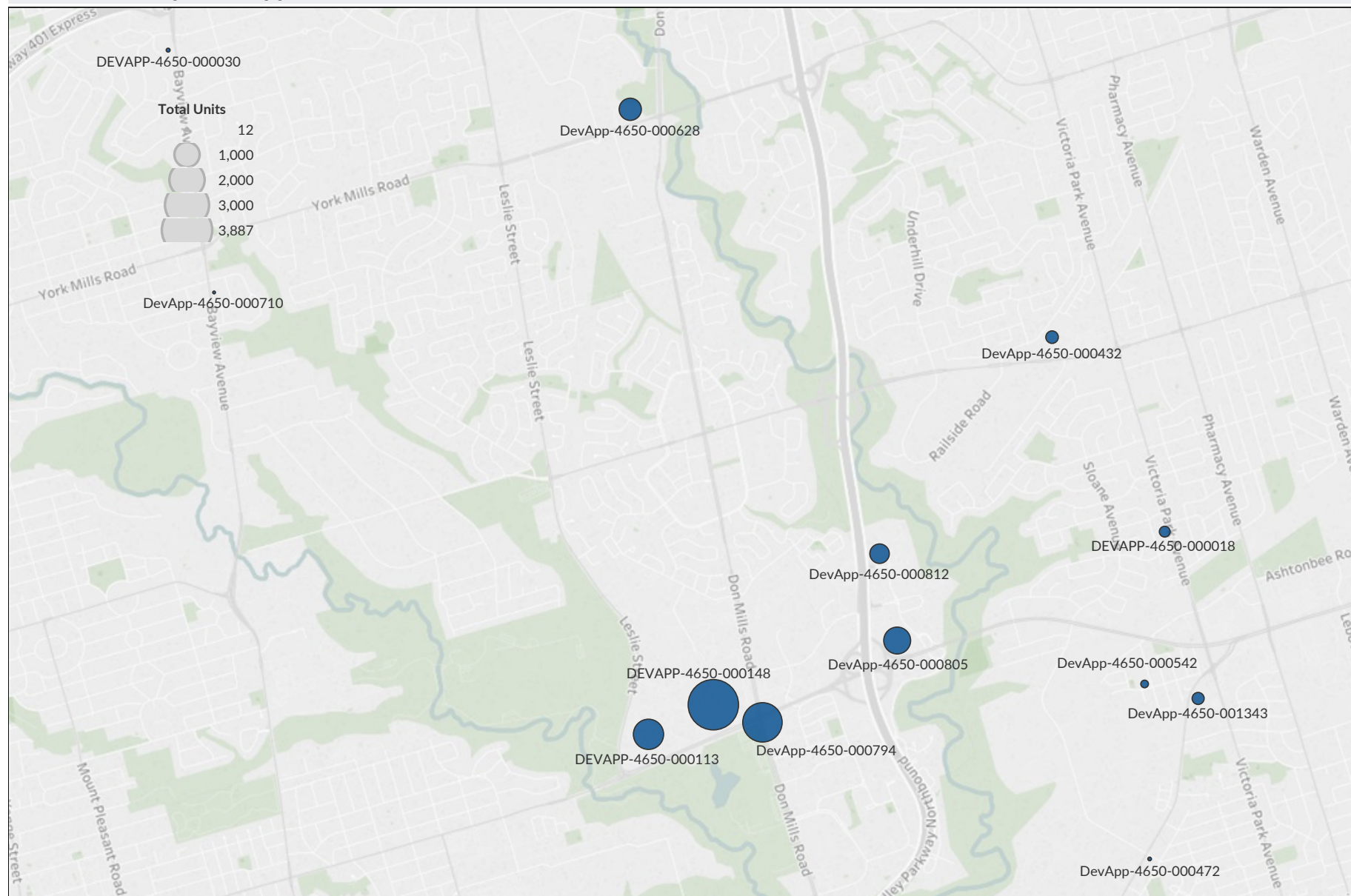
Don Mills - York Mills Submarket Report - December 2018

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	2	172	55	227	\$873	\$882
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	0	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	0	17	13	198	\$603	\$936
Rodeo Drive Condominiums - Lanterra Developments	Apartment	October 2020	0	3	8	395	\$575	\$947
Sonic - Lindvest	Apartment	January 2020	0	2	25	324	\$546	\$1,043
SuperSonic - Lindvest	Apartment	January 2020	0	3	13	309	\$587	\$1,060
Vic Towns - Solotex Corporation	Stacked	January 2021	2	31	17	87	\$558	\$667

Don Mills - York Mills Submarket Report - December 2018

Current Development Applications



Don Mills - York Mills Submarket Report - December 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
DevApp-4650-001343	1861 O'Connor Drive	4.9	222

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 - December 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	• 3	• 17	• 5,745	• 5,226	• 226	• \$2,276	• 1,929	• \$4,390,736	• 4,666
Central Waterfront	• 113	• 15	• 6,871	• 6,009	• 783	• \$1,308	• 978	• \$1,278,364	• 11,626
Don Mills - York Mills	• 4	• 8	• 2,267	• 2,073	• 194	• \$893	• 1,106	• \$988,081	• 10,889
Downtown Core	• 6	• 8	• 4,272	• 3,846	• 24	• \$1,291	• 1,321	• \$1,705,058	• 18,308
Downtown East	• 16	• 16	• 5,192	• 4,866	• 298	• \$984	• 880	• \$866,692	• 9,943
Downtown West	• 83	• 29	• 10,933	• 8,917	• 1,563	• \$1,236	• 762	• \$941,564	• 13,899
Etobicoke Waterfront	• 8	• 8	• 3,599	• 3,401	• 198	• \$1,063	• 860	• \$914,954	• 1,439
Highway7 - Yonge	• 0	• 6	• 1,582	• 1,185	• 257	• \$653	• 918	• \$598,935	•
Mississauga City Centre	• 66	• 8	• 4,495	• 3,600	• 597	• \$782	• 734	• \$574,147	•
North Toronto	• 21	• 8	• 2,485	• 2,232	• 211	• \$1,157	• 995	• \$1,150,927	• 6,252
North Yonge Corridor	• 0	• 6	• 2,164	• 1,850	• 215	• \$907	• 745	• \$676,333	• 4,475
North York East	• 7	• 2	• 528	• 504	• 23	• \$941	• 1,022	• \$961,965	• 2,381
North York West	• 38	• 11	• 2,584	• 2,311	• 250	• \$808	• 721	• \$583,068	• 9,556
Not Applicable	• 347	• 138	• 23,754	• 17,882	• 4,359	• \$685	• 961	• \$658,402	• 28,963
Scarborough City Centre									• 2,245
Sheppard Corridor	• 16	• 12	• 3,577	• 2,734	• 603	• \$967	• 823	• \$795,802	• 4,219
Thornhill									•
Toronto East	• 23	• 12	• 1,531	• 1,396	• 93	• \$931	• 1,022	• \$951,985	• 6,362
Toronto West	• 48	• 11	• 2,049	• 1,237	• 731	• \$979	• 857	• \$839,128	• 12,808
Yonge - St. Clair	• 5	• 8	• 1,287	• 1,216	• 62	• \$1,244	• 1,267	• \$1,576,821	• 84

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