

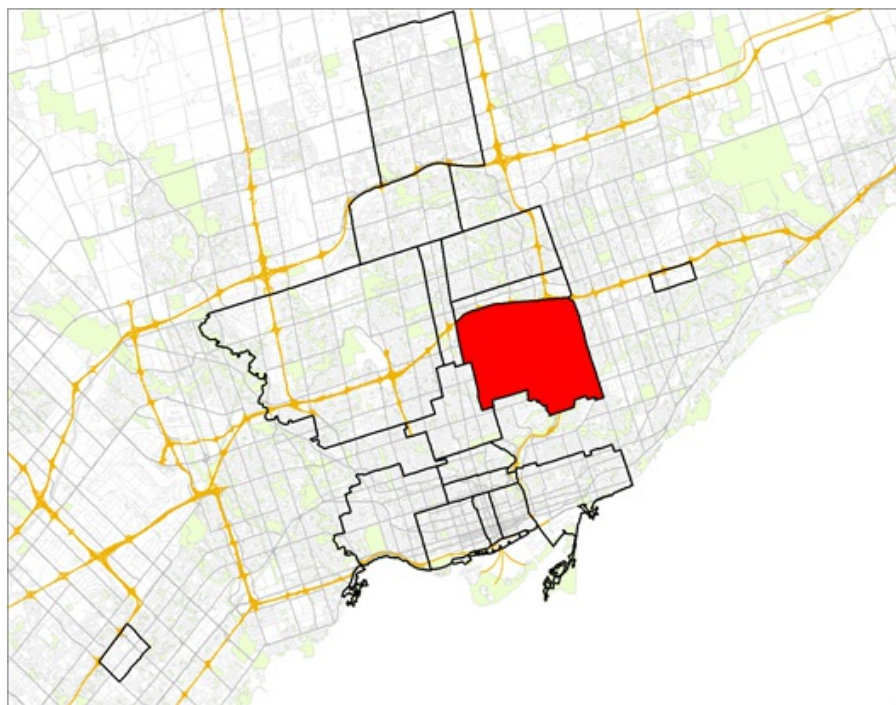


Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of February 2019



Don Mills - York Mills Submarket Report - February 2019

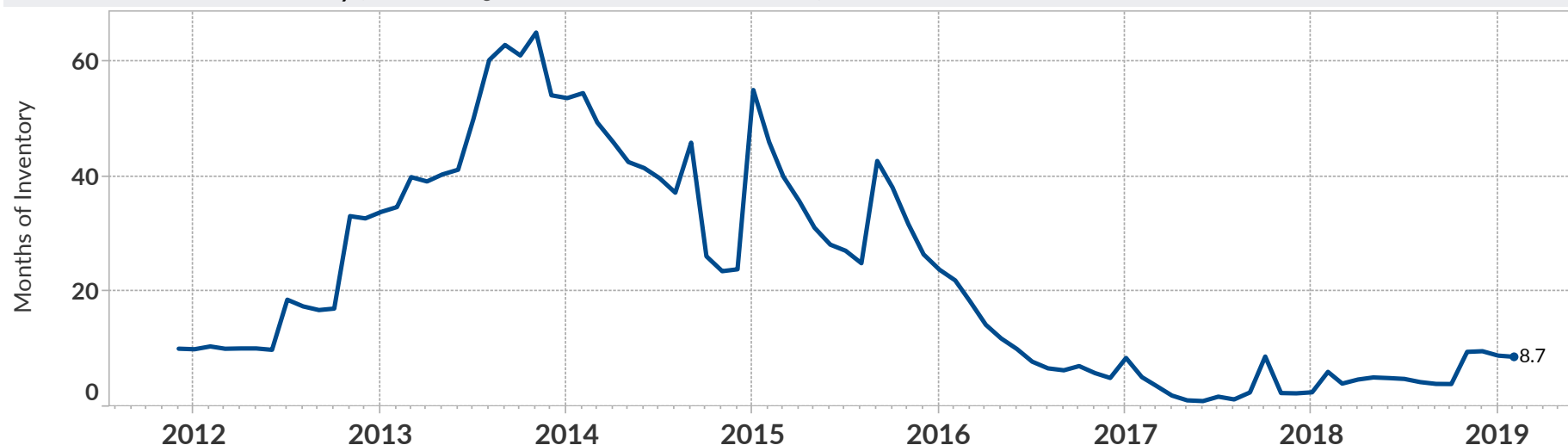


Don Mills - York Mills		GTA
Active Projects	8	330
Total Units	2,327	87,681
Total Sales	2,087	73,122
Rem. Inv.	180	11,269
Avg. \$/SF	\$865	\$965
Avg. SF	1,173	903
Avg. \$	\$1,014,796	\$871,303
Current Month Sales (incl. active & sold out)	5	772

Development Applications

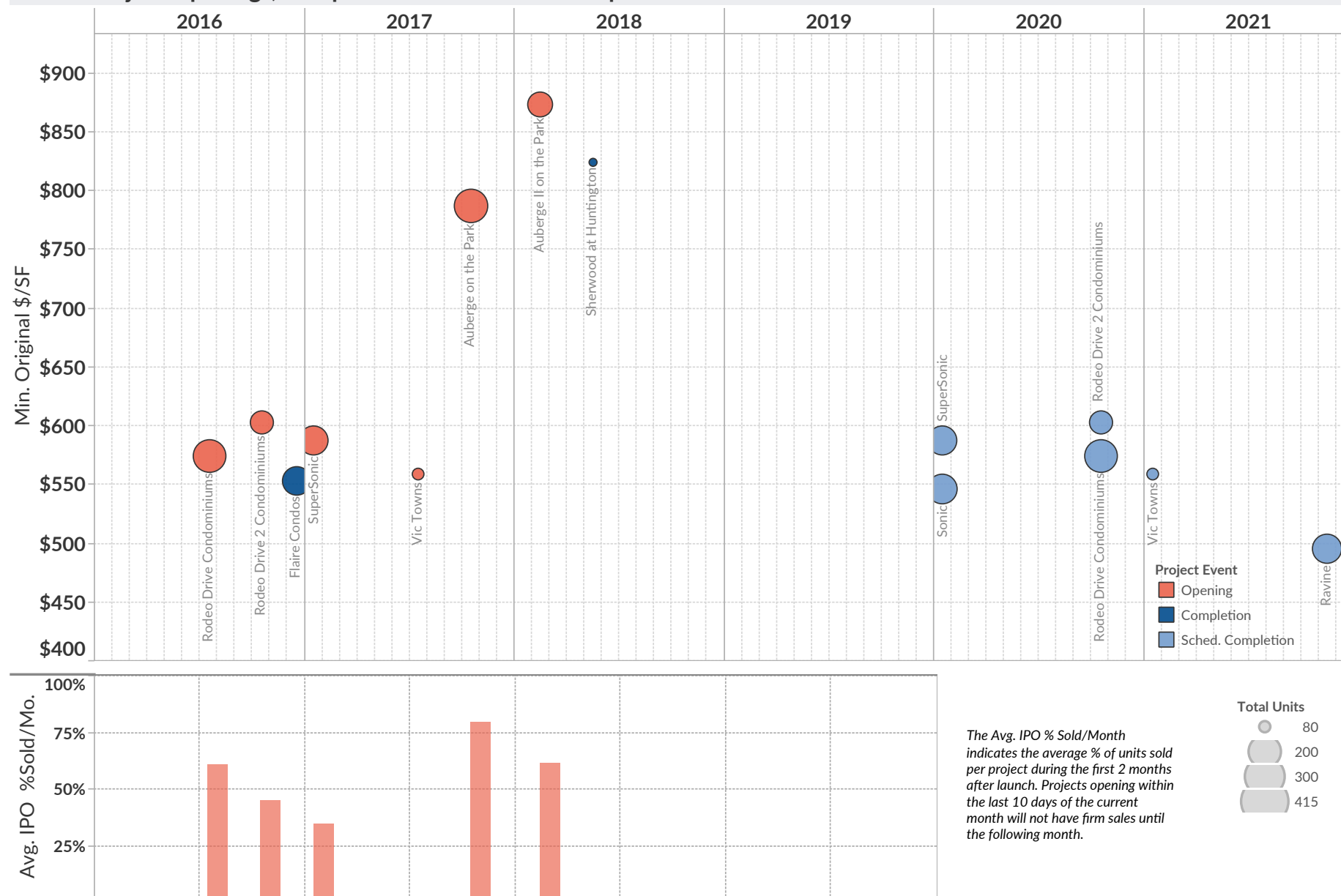
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	13	323
Total Units	10,889	166,695
Min. Floor Space Index	0.7	0.1
Max. Floor Space Index	5.5	45.5
Avg. Floor Space Index	2.3	5.8

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



Don Mills - York Mills Submarket Report - February 2019

Recent Project Openings, Completions & Scheduled Completions



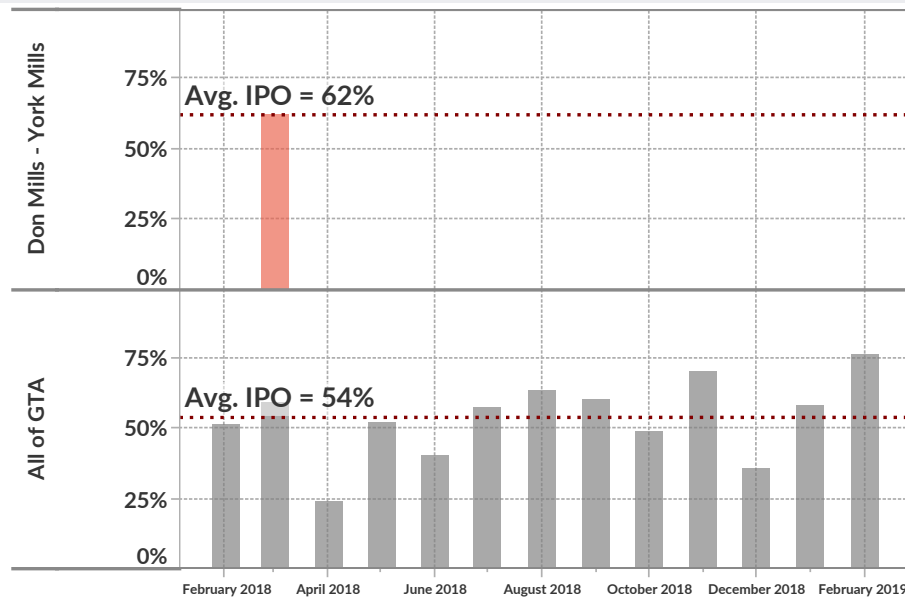
Don Mills - York Mills Submarket Report - February 2019

Project Data by Unit Type

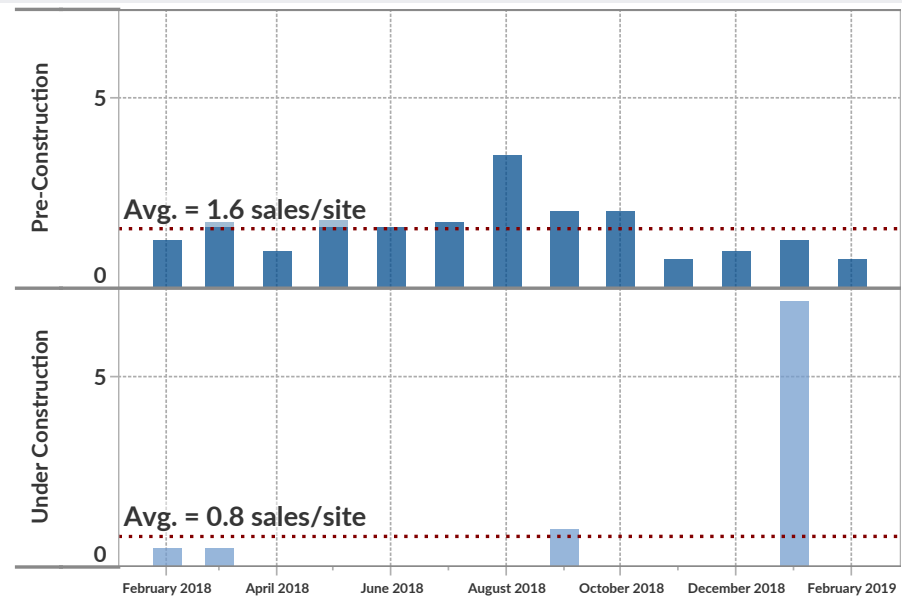
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	27	0	26	1
1 Bedroom	368	1	344	24
1 Bedroom + Den	774	1	742	32
2 Bedroom	622	1	606	16
2 Bedroom + Den	288	1	247	41
3 Bedroom & Up	161	0	107	54
Penthouse	15	0	13	2
Other	12	1	2	10

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,177	339	339	\$398,900	\$398,900
\$950	431	648	\$447,900	\$600,000
\$939	598	1,035	\$459,900	\$870,000
\$923	651	1,779	\$674,000	\$1,690,000
\$710	920	1,689	\$674,000	\$1,475,000
\$915	888	2,177	\$795,900	\$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 - February 2019

Current Active Projects



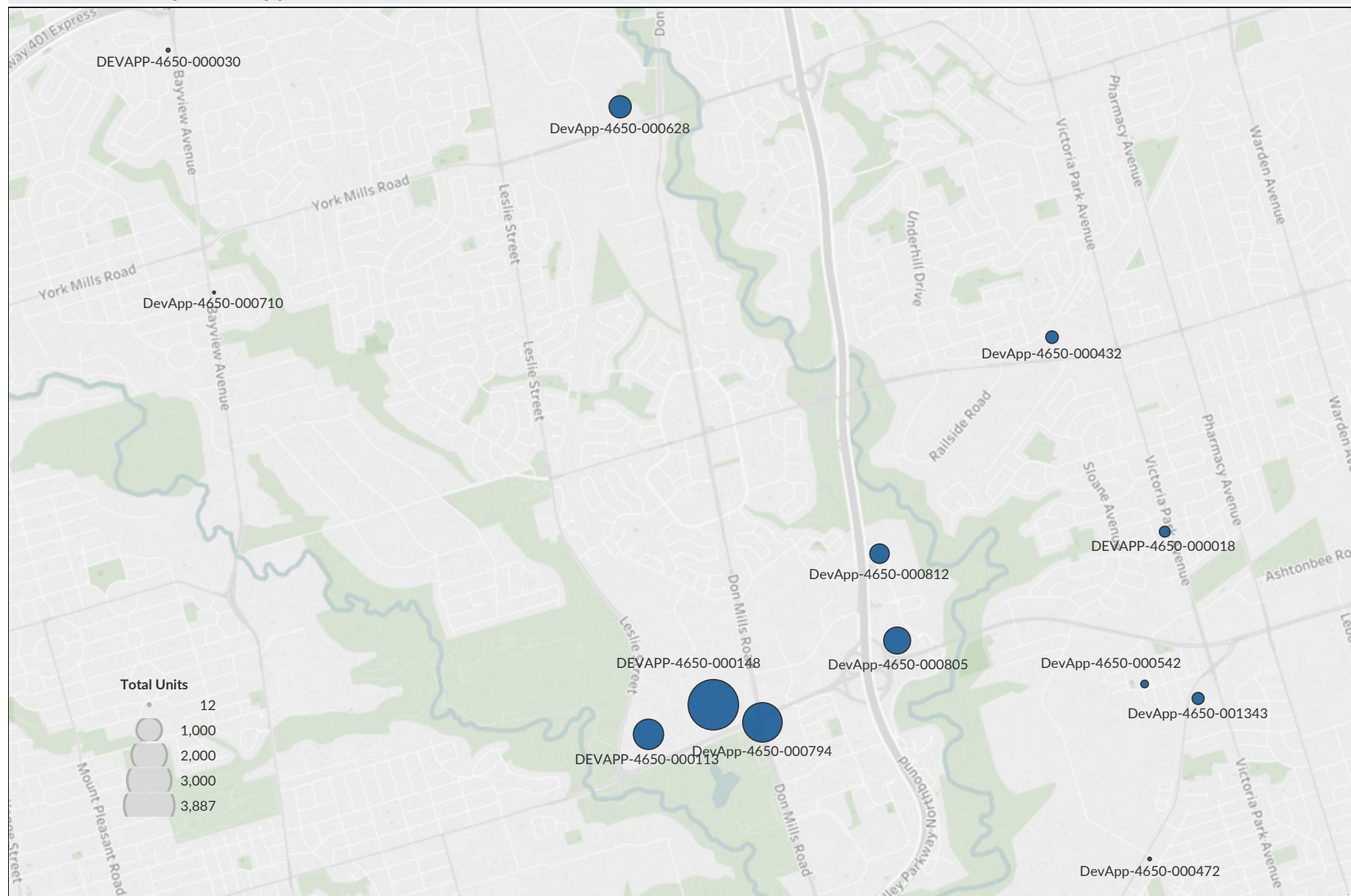
Don Mills - York Mills Submarket Report - February 2019

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	1	4	51	227	\$873	\$881
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	1	2	57	415	\$787	\$904
Ravine - Urban Capital Property Group and Alit Developments	Apartment	November 2021	1	2	2	312	\$495	\$657
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	October 2020	1	1	12	198	\$603	\$936
Rodeo Drive Condominiums - Lanterra Developments	Apartment	October 2020	0	0	8	395	\$575	\$947
Sonic - Lindvest	Apartment	January 2020	0	7	18	324	\$546	\$1,027
SuperSonic - Lindvest	Apartment	January 2020	1	5	8	309	\$587	\$1,008
Vic Towns - Solotex Corporation	Stacked	January 2021	0	0	24	147	\$558	\$620

Don Mills - York Mills Submarket Report - February 2019

Current Development Applications



Don Mills - York Mills Submarket Report - February 2019

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	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 - February 2019

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	1	17	5,751	5,232	220	\$2,254	1,962	\$4,421,244	5,168
Central Waterfront	16	15	6,871	6,062	730	\$1,315	997	\$1,311,498	16,844
Don Mills - York Mills	5	8	2,327	2,087	180	\$865	1,173	\$1,014,796	10,889
Downtown Core	21	8	4,272	3,864	317	\$1,300	593	\$771,172	20,308
Downtown East	4	16	5,192	4,874	290	\$986	893	\$880,817	16,321
Downtown West	124	30	11,377	9,593	1,321	\$1,248	772	\$963,248	13,807
Etobicoke Waterfront	3	8	3,726	3,409	180	\$1,086	847	\$919,157	1,439
Highway7 - Yonge	1	6	1,582	1,186	256	\$653	918	\$598,848	.
Mississauga City Centre	36	8	4,495	3,811	528	\$786	775	\$609,355	.
North Toronto	36	10	3,192	2,519	575	\$1,142	810	\$925,390	6,287
North Yonge Corridor	28	6	2,254	1,575	502	\$935	780	\$729,132	4,495
North York East	1	2	528	499	28	\$937	1,016	\$952,400	2,381
North York West	10	9	2,266	1,996	249	\$809	722	\$583,510	10,665
Not Applicable	277	141	24,534	18,703	4,358	\$701	950	\$665,554	40,105
Scarborough City Centre									2,245
Sheppard Corridor	176	14	4,391	3,755	636	\$933	806	\$752,334	4,168
Thornhill									.
Toronto East	6	13	1,600	1,431	127	\$992	985	\$976,528	2,168
Toronto West	27	11	2,037	1,311	709	\$982	866	\$850,700	12,983
Yonge - St. Clair	0	8	1,286	1,215	63	\$1,215	1,275	\$1,548,293	169

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