

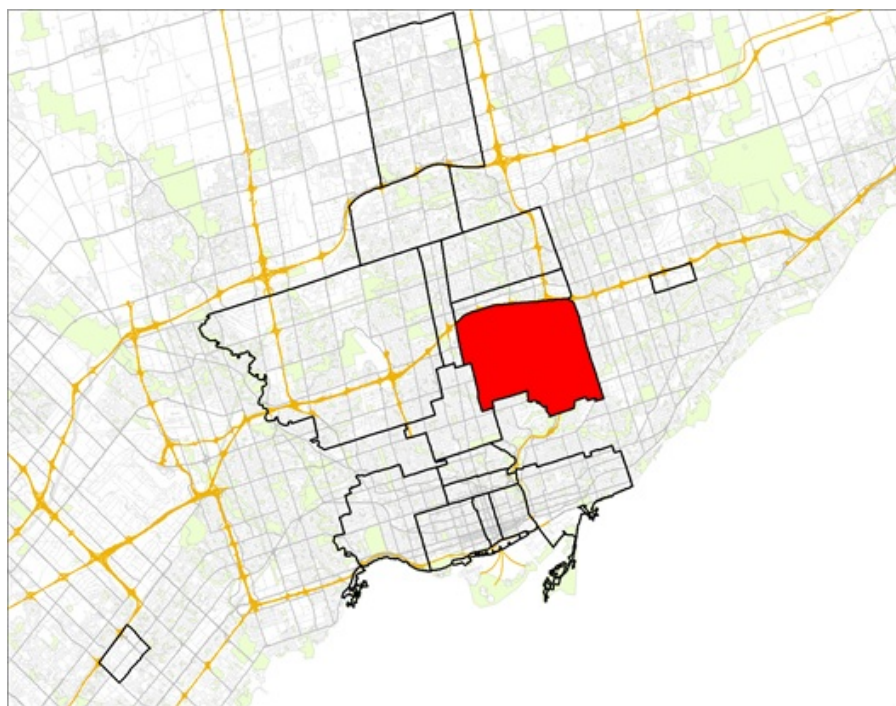


Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of June 2020



Don Mills - York Mills Submarket Report - June 2020

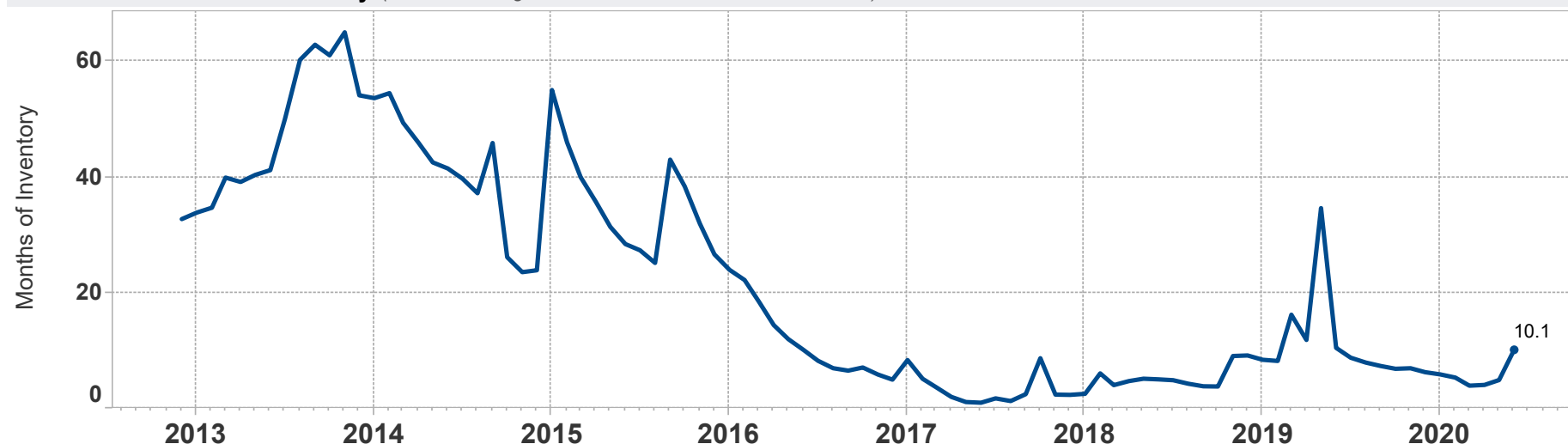


Don Mills - York Mills		GTA
Active Projects	11	360
Total Units	3,306	95,384
Total Sales	2,927	80,981
Rem. Inv.	244	9,679
Avg. \$/SF	\$935	\$1,092
Avg. SF	1,187	984
Avg. \$	\$1,110,394	\$1,073,753
Current Month Sales (incl. active & sold out)	4	744

Development Applications

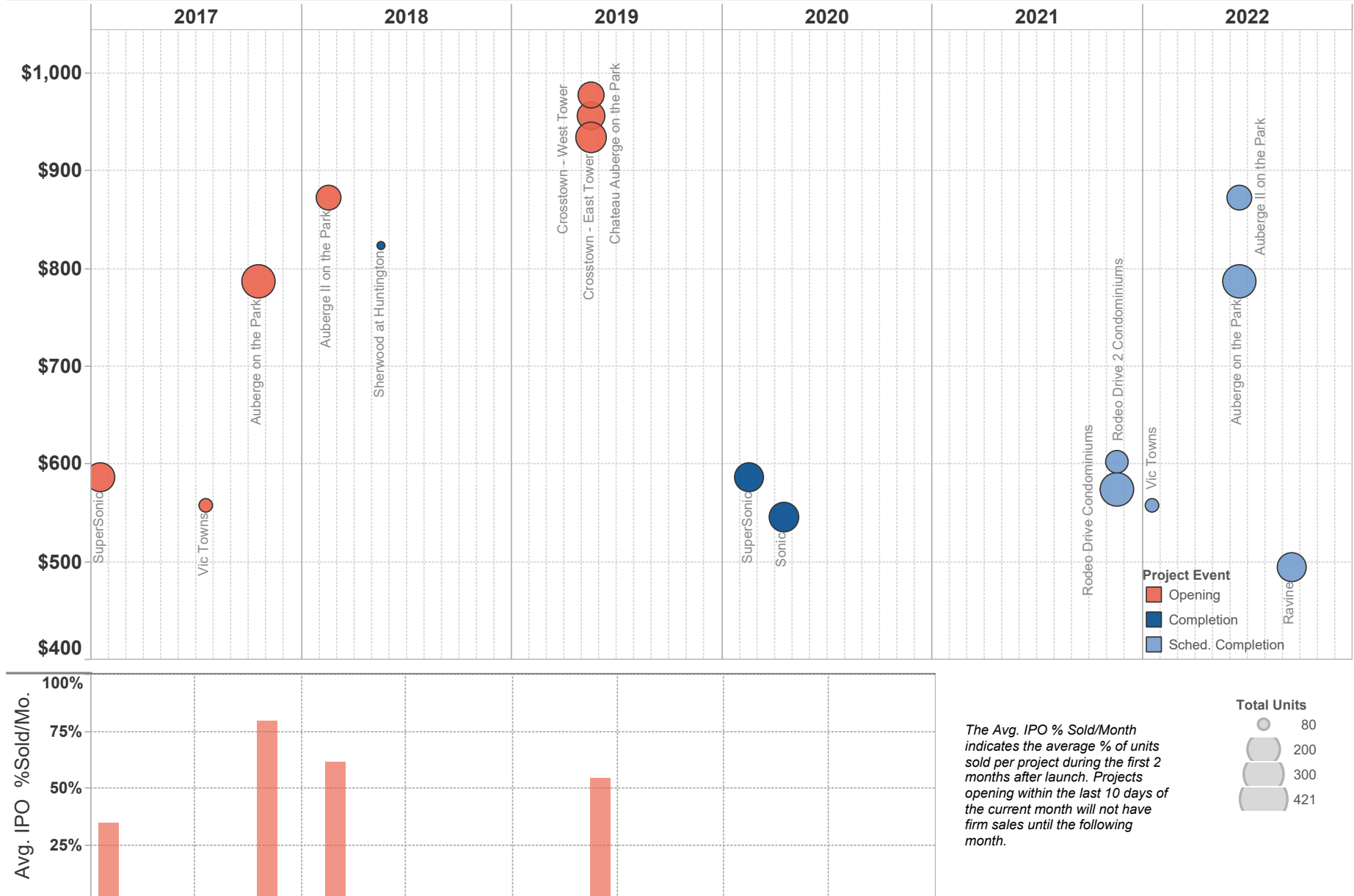
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	12	400
Total Units	11,337	226,181
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	4.6	61.7
Avg. Floor Space Index	2.3	6.6

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



Don Mills - York Mills Submarket Report - June 2020

Recent Project Openings, Completions & Scheduled Completions



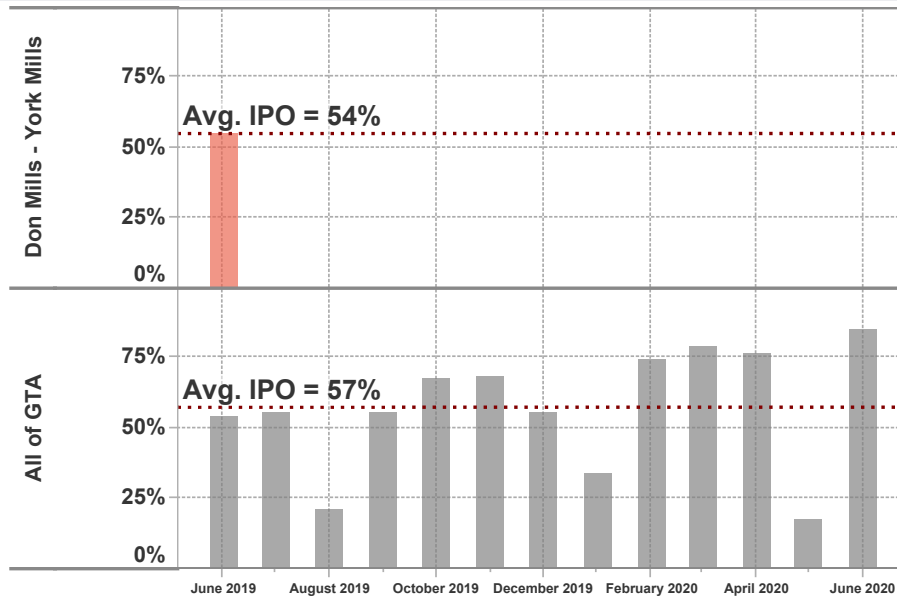
Don Mills - York Mills Submarket Report - June 2020

Project Data by Unit Type

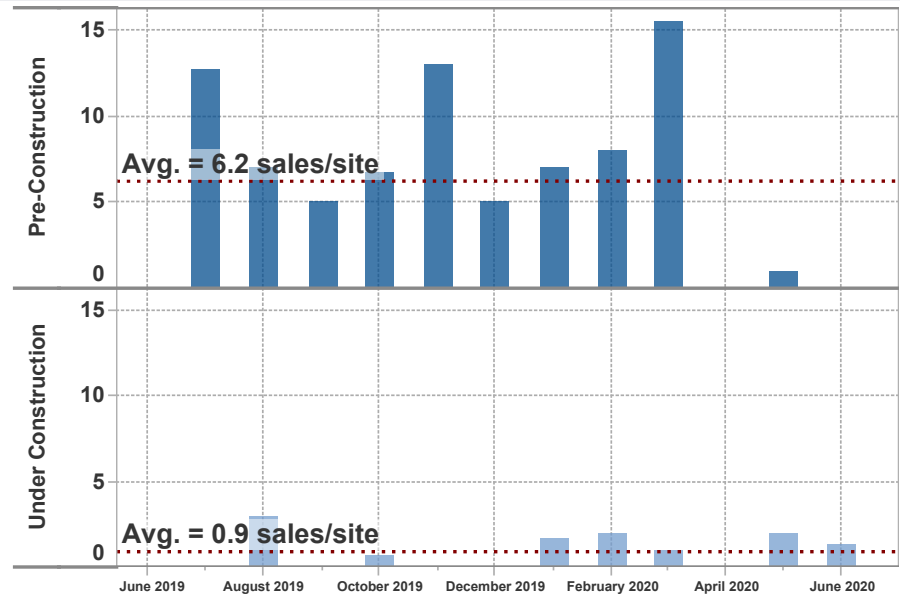
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	35	0	35	0
1 Bedroom	703	0	681	22
1 Bedroom + Den	846	0	839	7
2 Bedroom	866	0	834	32
2 Bedroom + Den	427	2	346	81
3 Bedroom & Up	259	1	171	88
Penthouse	15	0	13	2
Other	20	1	8	12

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$955	690	690	\$644,990	\$672,990
\$884	598	1,035	\$459,900	\$870,000
\$954	651	1,922	\$696,900	\$1,730,000
\$907	920	2,346	\$674,000	\$2,590,000
\$958	888	2,026	\$799,900	\$1,850,000
\$989	1,737	1,757	\$1,650,000	\$1,805,000
\$881	1,231	1,953	\$1,095,000	\$1,700,000

IPO Launch Performance (first 2 months)

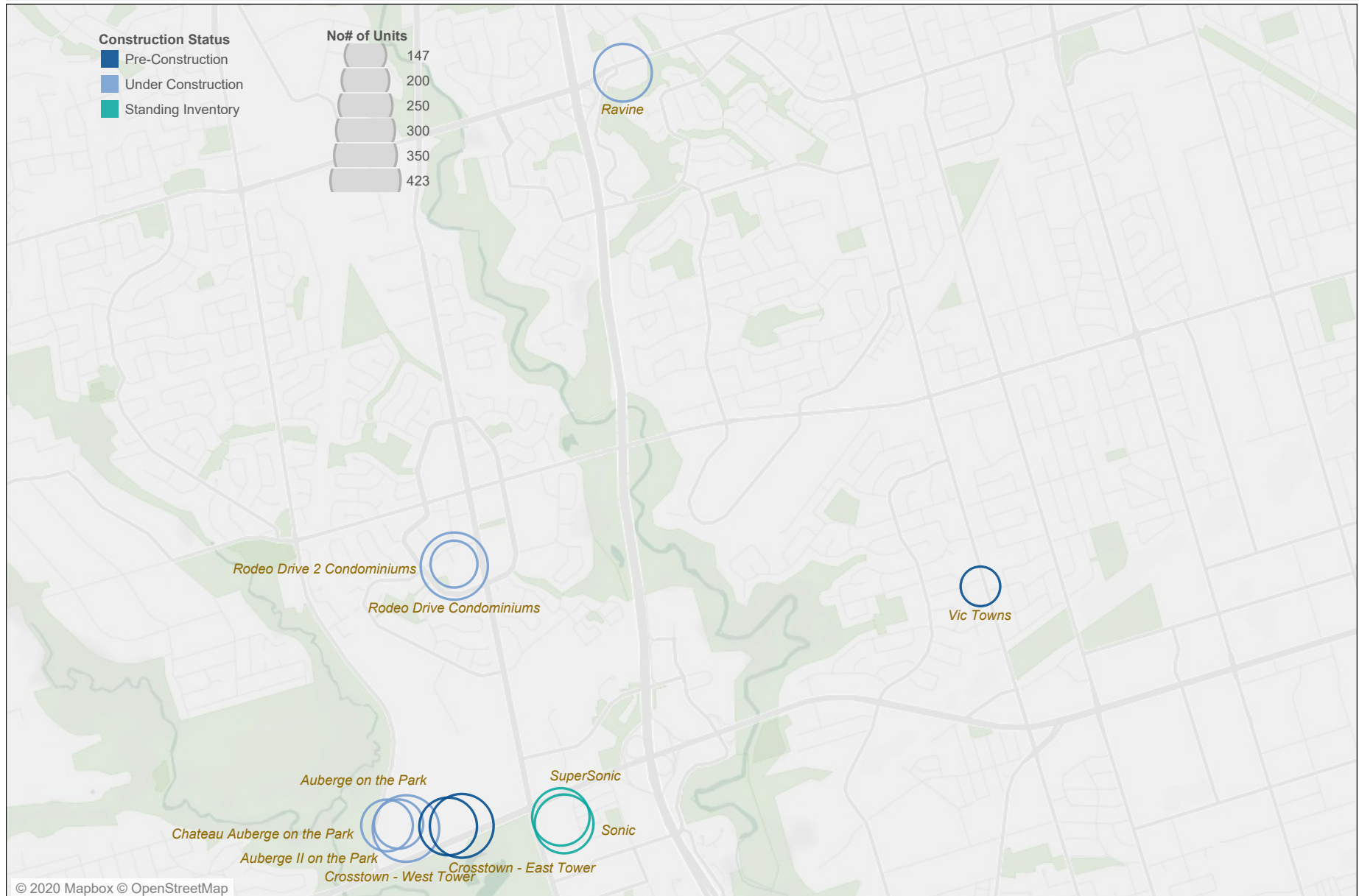


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - June 2020

Current Active Projects



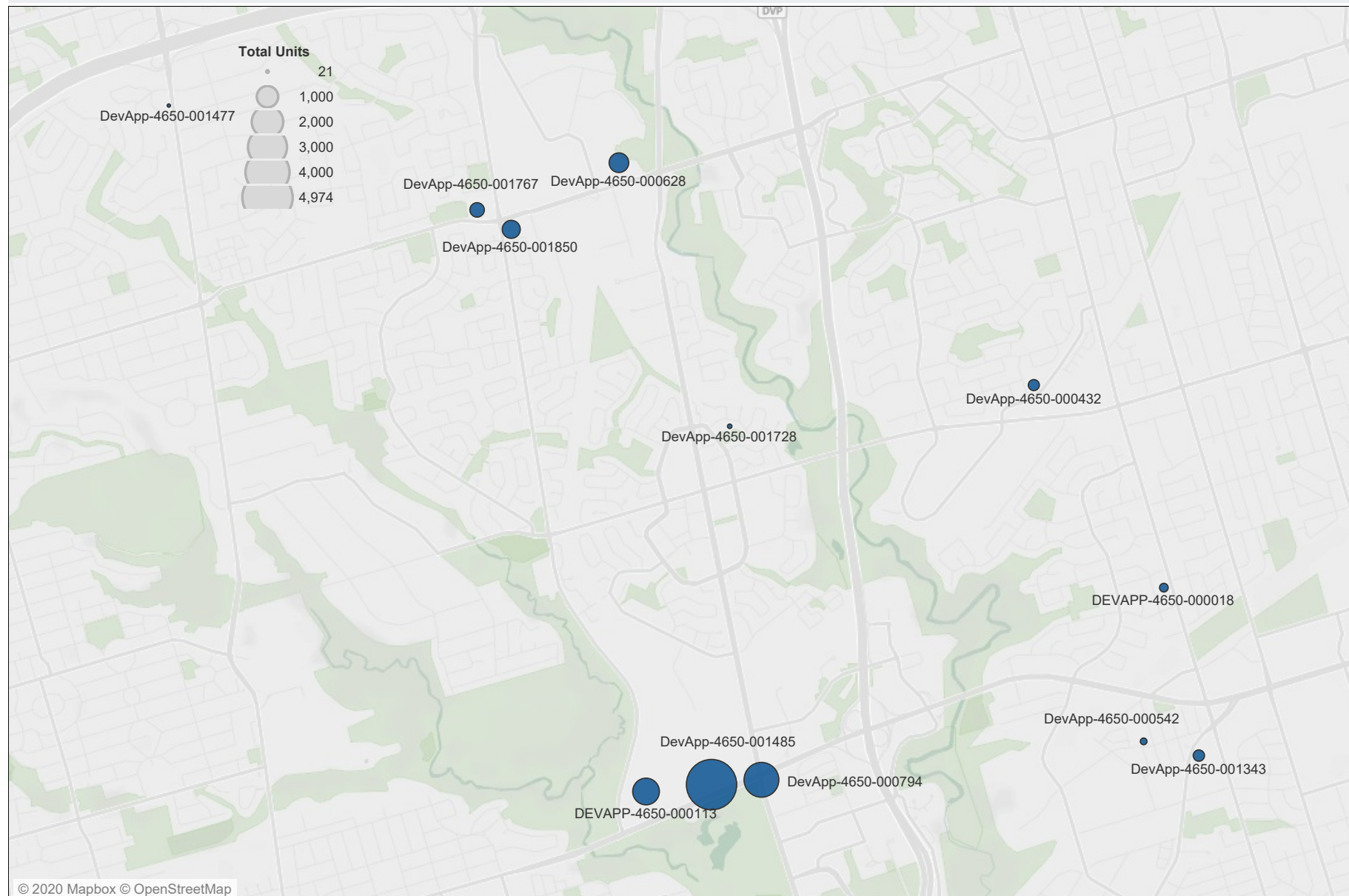
Don Mills - York Mills Submarket Report - June 2020

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	0	4	27	227	\$873	\$918
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	0	1	36	415	\$787	\$900
Chateau Auberge on the Park - Tridel and Rowntree Enterpri..	Apartment	December 2023	4	24	33	250	\$978	\$943
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	0	43	60	381	\$935	\$1,020
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	0	20	55	312	\$957	\$1,047
Ravine - Urban Capital Property Group and Alit Developments	Apartment	September 2022	0	2	1	312	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	November 2021	0	0	0	206	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	November 2021	0	0	0	423	\$575	\$987
Sonic - Lindvest	Apartment	April 2020	0	0	7	324	\$546	\$993
SuperSonic - Lindvest	Apartment	February 2020	0	0	3	309	\$587	\$912
Vic Towns - Solotex Corporation	Stacked	January 2022	0	0	22	147	\$558	\$650

Don Mills - York Mills Submarket Report - June 2020

Current Development Applications



Don Mills - York Mills Submarket Report - June 2020

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000018	1648 Victoria Park Avenue	3.0	147
DEVAPP-4650-000113	1087 - 1095 Leslie Street	4.6	1,400
DevApp-4650-000432	71 - 75 Curlew Drive	2.6	240
DevApp-4650-000542	104 - 110 Bartley Drive	2.1	88
DevApp-4650-000628	900 York Mills Road	6.7	754
DevApp-4650-000794	770 - 805 Don Mills Road	4.3	2,377
DevApp-4650-001343	1861 O'Connor Drive	5.0	252
DevApp-4650-001477	2710 - 2722 Bayview Avenue	0.8	21
DevApp-4650-001485	844 Don Mills Road	2.3	4,974
DevApp-4650-001728	15 Mallow Road	0.9	39
DevApp-4650-001767	740 York Mills Road	2.1	409
DevApp-4650-001850	801 York Mills Road	4.6	636

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 - June 2020

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	2	15	5,973	5,172	176	\$2,412	1,894	\$4,568,809	8,932
Central Waterfront	10	13	6,642	5,810	818	\$1,459	1,087	\$1,586,790	19,434
Don Mills - York Mills	4	11	3,306	2,927	244	\$935	1,187	\$1,110,394	11,337
Downtown Core	17	8	4,759	4,103	238	\$1,632	737	\$1,203,027	18,136
Downtown East	26	19	6,450	5,661	506	\$1,246	837	\$1,042,982	15,970
Downtown West	14	32	11,097	9,572	987	\$1,445	885	\$1,278,789	17,851
Etobicoke Waterfront	0	3	1,632	1,469	46	\$1,257	883	\$1,109,437	8,726
Highway7 - Yonge	37	6	1,553	1,383	170	\$692	1,240	\$857,927	.
Mississauga City Centre	53	11	6,645	5,898	514	\$898	782	\$701,954	.
North Toronto	16	12	3,194	2,520	496	\$1,263	842	\$1,063,407	10,333
North Yonge Corridor	30	6	1,715	1,434	150	\$1,146	811	\$928,813	7,879
North York East	0	2	528	519	8	\$942	978	\$921,150	2,056
North York West	35	9	1,168	1,026	94	\$1,102	1,344	\$1,481,165	9,485
Not Applicable	414	161	30,938	25,184	3,880	\$779	977	\$760,940	74,928
Scarborough City Centre									2,245
Sheppard Corridor	15	13	3,648	3,210	437	\$1,099	927	\$1,019,491	7,793
Thornhill	38	5	1,443	1,188	255	\$1,102	1,277	\$1,407,853	.
Toronto East	1	13	1,352	1,140	171	\$990	925	\$915,535	3,051
Toronto West	32	14	2,613	2,133	396	\$1,132	952	\$1,077,841	10,940
Yonge - St. Clair	0	7	728	632	93	\$1,474	1,591	\$2,345,544	3,047

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