

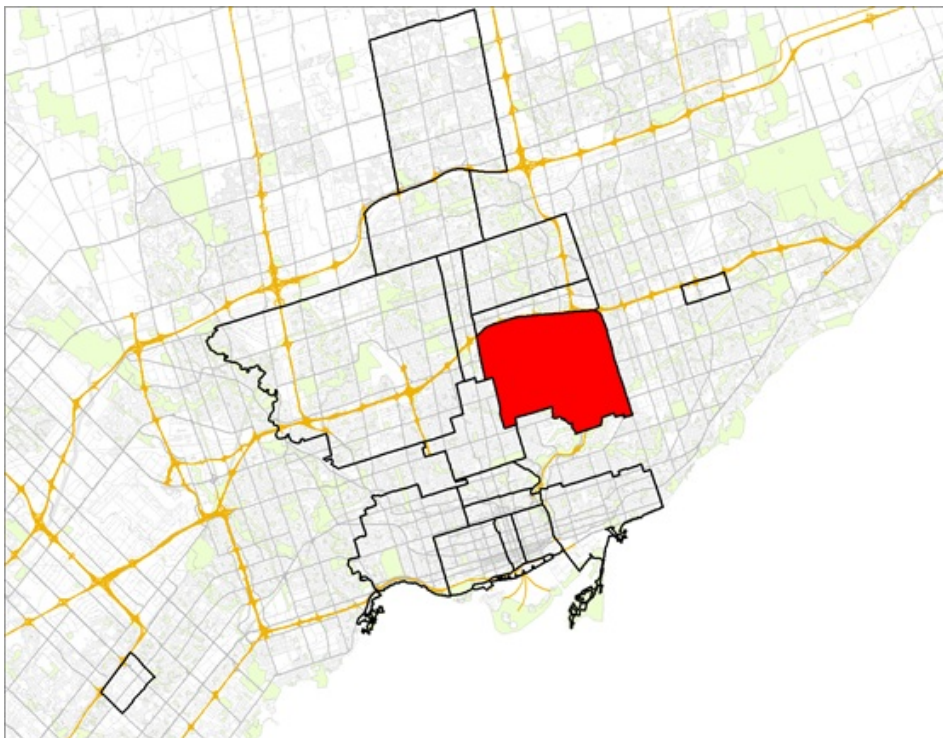


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of June 2021



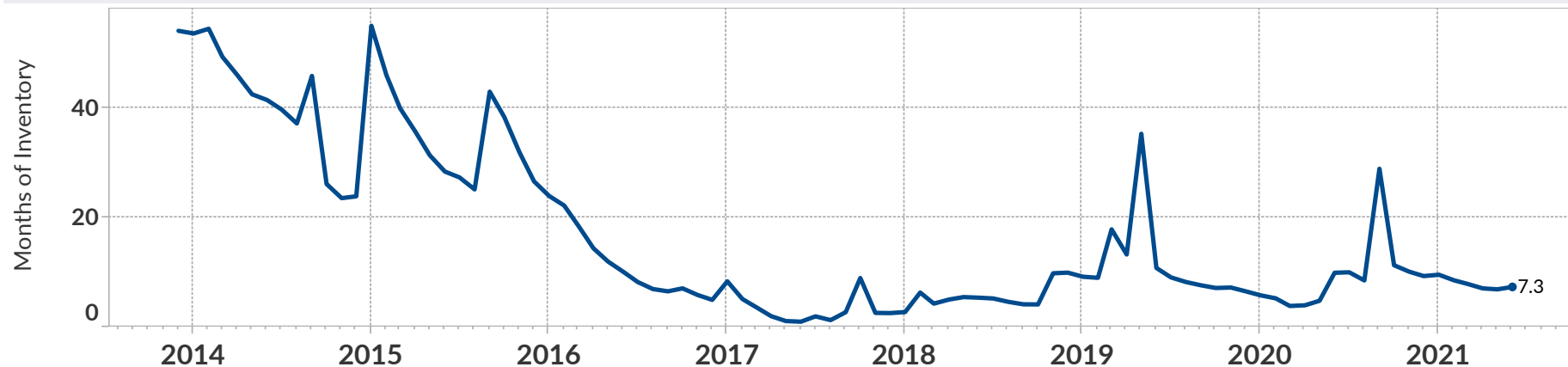
Don Mills - York Mills Submarket Report - June 2021



Don Mills - York Mills		GTA
Active Projects	12	334
Total Units	3,515	85,993
Total Sales	3,292	76,497
Rem. Inv.	223	9,496
Avg. \$/SF	\$978	\$1,224
Avg. Project \$/SF	\$987	\$1,102
Avg. SF	1,097	994
Avg. \$	\$1,072,317	\$1,215,921
Current Month Sales (incl. active & sold out)	19	2,775

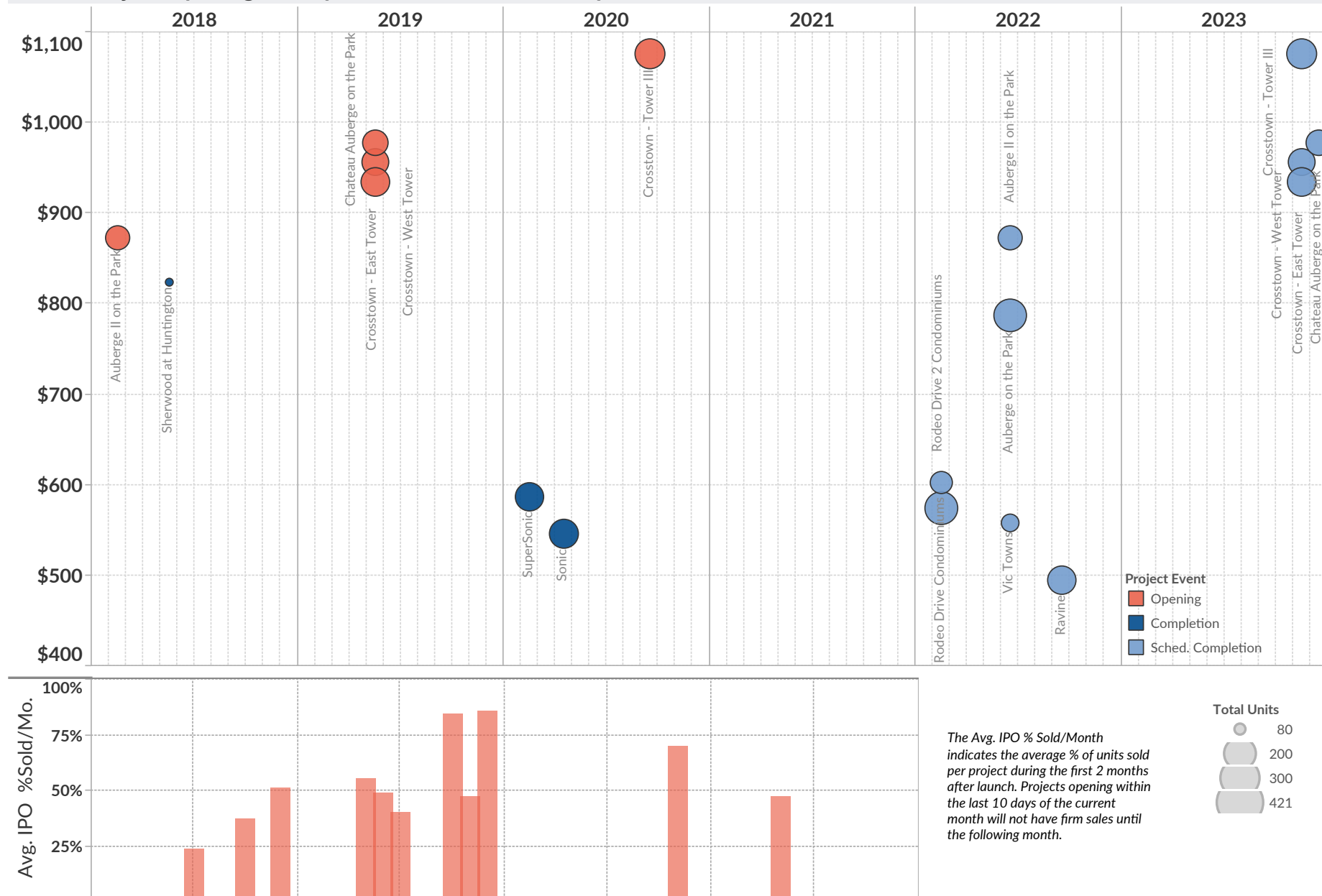
Development Applications		
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	14	504
Total Units	14,305	276,211
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	9.9	61.7
Avg. Floor Space Index	3.3	6.8

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



Don Mills - York Mills Submarket Report - June 2021

Recent Project Openings, Completions & Scheduled Completions



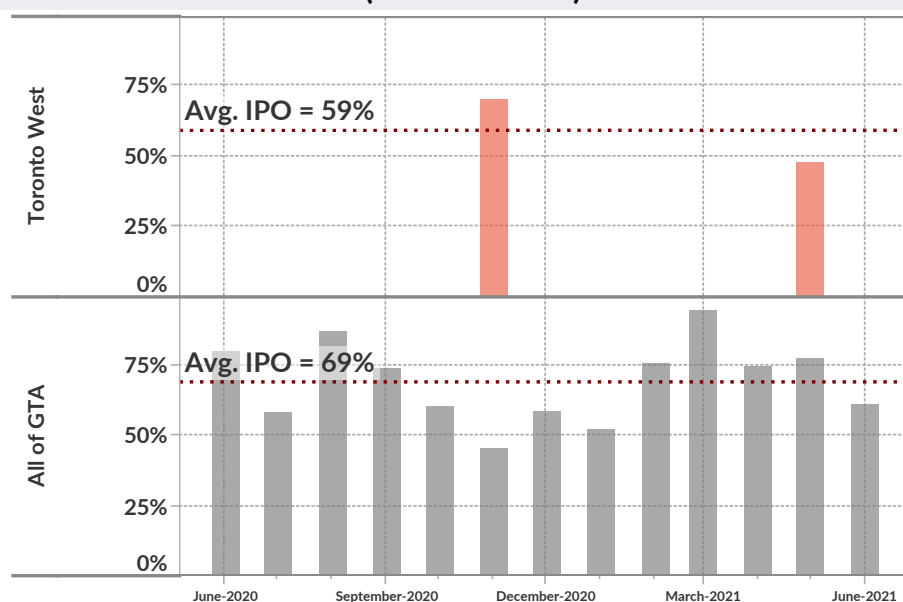
Don Mills - York Mills Submarket Report - June 2021

Project Data by Unit Type

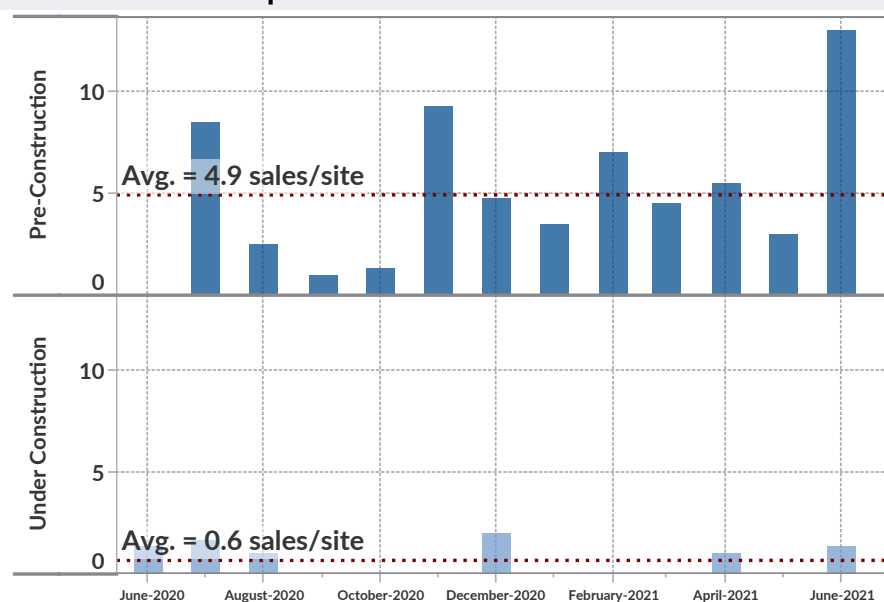
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37	0	37	0
1 Bedroom	823	2	813	10
1 Bedroom + Den	889	1	884	5
2 Bedroom	1,012	6	951	61
2 Bedroom + Den	477	9	403	74
3 Bedroom & Up	244	1	181	63
Penthouse	13	0	13	0
Other	20	0	10	10

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,126	465	634	\$551,990	\$684,990
\$880	613	1,035	\$664,900	\$870,000
\$1,020	651	1,922	\$696,900	\$1,730,000
\$981	849	1,546	\$674,000	\$1,452,000
\$964	888	2,026	\$799,900	\$1,850,000
\$880	1,231	1,953	\$1,095,000	\$1,700,000

IPO Launch Performance (first 2 months)

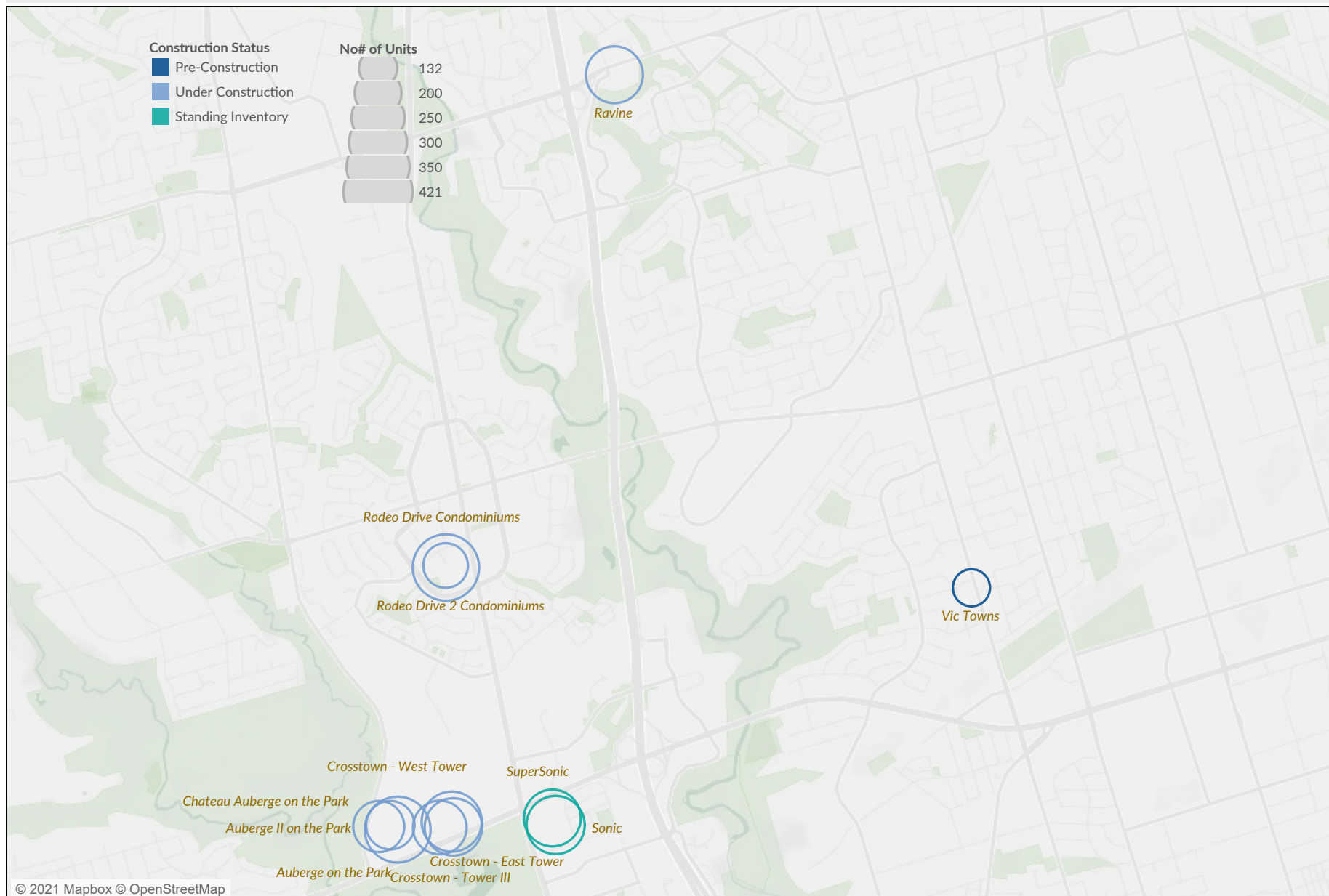


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - June 2021

Current Active Projects



Don Mills - York Mills Submarket Report - June 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
Auberge II on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June-2022	0	5	20	225	\$873	\$907
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June-2022	0	1	32	415	\$787	\$901
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	December-2023	0	3	20	250	\$978	\$936
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November-2023	0	9	0	316	\$935	\$1,133
Crosstown - Tower III - Aspen Ridge Homes	Apartment	November-2023	4	56	65	346	\$1,076	\$1,156
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November-2023	0	8	33	276	\$957	\$1,113
Ravine - Urban Capital Property Group and Alit Developments	Apartment	September-2022	0	0	0	310	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	February-2022	0	0	0	191	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	February-2022	0	0	0	421	\$575	\$987
Sonic - Lindvest	Apartment	April-2020	1	1	6	324	\$546	\$993
SuperSonic - Lindvest	Apartment	February-2020	1	1	2	309	\$587	\$915
Vic Towns - Solotex Corporation	Stacked	June-2022	13	13	45	132	\$558	\$837

Don Mills - York Mills Submarket Report - June 2021

Current Development Applications



Don Mills - York Mills Submarket Report - June 2021

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	892
DevApp-4650-000542	104 - 110 Bartley Drive	2.1	84
DevApp-4650-000628	900 York Mills Road	6.7	741
DevApp-4650-000794	770 - 805 Don Mills Road	4.3	2,377
DevApp-4650-001343	1861 O'Connor Drive	4.9	245
DevApp-4650-001477	2710 - 2722 Bayview Avenue	0.8	21
DevApp-4650-001485	844 Don Mills Road	2.3	1,663
DevApp-4650-001728	15 Mallow Road	0.9	33
DevApp-4650-001767	740 York Mills Road	2.1	192
DevApp-4650-001850	801 York Mills Road	4.6	636
DevApp-4650-002149	175 Wynford Drive	6.7	2,875
DevApp-4650-002438	10 Deerlick Court (Building D)	6.6	313
DevApp-4650-002492	1 Concorde Gate	9.9	4,086

Don Mills - York Mills Submarket Report - June 2021

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	• 21	• 16	• 4,890	• 4,515	• 375	• \$2,202	• 1,598	• \$3,518,803	• 8,821
Central Waterfront	• 26	• 9	• 4,708	• 3,952	• 756	• \$1,523	• 1,060	• \$1,614,087	• 17,819
Don Mills - York Mills	• 19	• 12	• 3,515	• 3,292	• 223	• \$978	• 1,097	• \$1,072,317	• 14,305
Downtown Core	• 10	• 8	• 4,591	• 4,312	• 279	• \$1,816	• 826	• \$1,500,069	• 18,361
Downtown East	• 66	• 20	• 7,051	• 6,427	• 624	• \$1,270	• 815	• \$1,034,349	• 15,684
Downtown West	• 45	• 25	• 8,311	• 7,370	• 941	• \$1,492	• 905	• \$1,350,195	• 19,758
Etobicoke Waterfront	• 4	• 1	• 493	• 477	• 16	• \$1,343	• 860	• \$1,154,463	• 7,504
Highway7 - Yonge	• 43	• 6	• 1,384	• 1,166	• 218	• \$781	• 1,218	• \$951,434	•
Mississauga City Centre	• 457	• 12	• 7,258	• 6,790	• 468	• \$1,014	• 848	• \$860,515	•
North Toronto	• 64	• 16	• 3,735	• 3,264	• 471	• \$1,325	• 912	• \$1,208,059	• 14,291
North Yonge Corridor	• 3	• 6	• 1,591	• 1,532	• 59	• \$1,202	• 853	• \$1,026,082	• 8,190
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 206
North York West	• 19	• 10	• 1,227	• 1,008	• 219	• \$1,275	• 1,581	• \$2,016,012	• 23,111
Not Applicable	• 1,887	• 134	• 26,251	• 22,974	• 3,277	• \$883	• 947	• \$835,841	• 97,066
Scarborough City Centre									• 3,039
Sheppard Corridor	• 8	• 11	• 2,426	• 2,148	• 278	• \$1,119	• 1,010	• \$1,130,786	• 7,827
Thornhill	• 43	• 8	• 1,967	• 1,747	• 220	• \$1,068	• 1,165	• \$1,244,038	•
Toronto East	• 7	• 11	• 1,322	• 1,211	• 111	• \$1,124	• 980	• \$1,101,314	• 3,301
Toronto West	• 45	• 19	• 3,734	• 3,029	• 705	• \$1,206	• 899	• \$1,084,399	• 16,997
Yonge - St. Clair	• 8	• 8	• 1,012	• 758	• 254	• \$1,664	• 1,217	• \$2,025,161	• 3,470

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.