

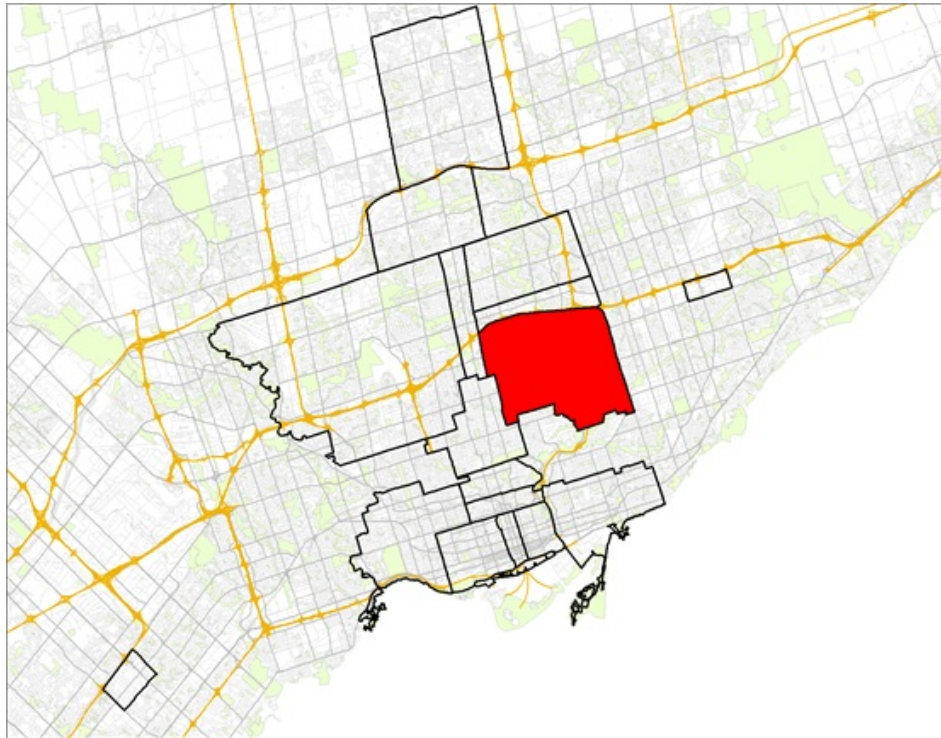


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of July 2021



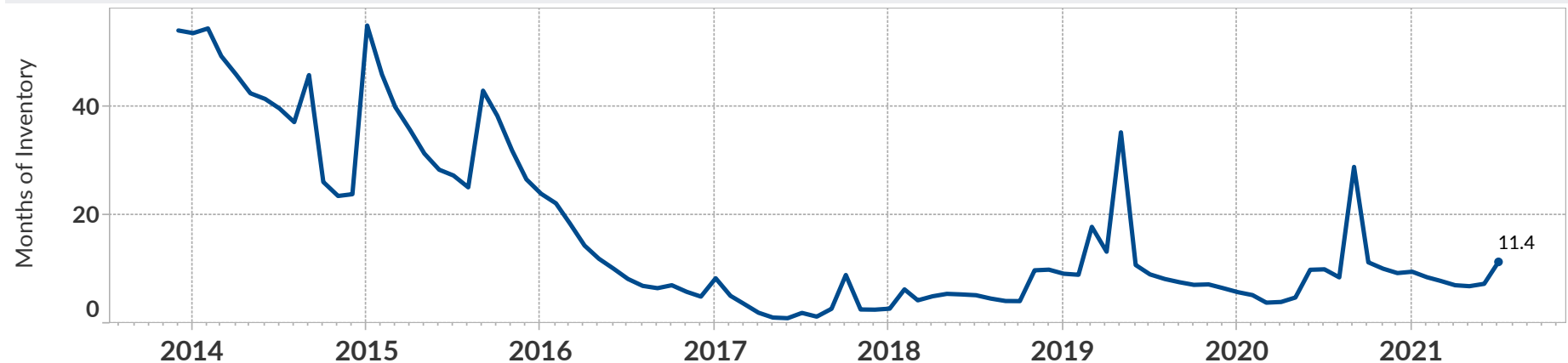
Don Mills - York Mills Submarket Report - July 2021



Don Mills - York Mills		GTA
Active Projects	13	335
Total Units	3,706	86,584
Total Sales	3,338	77,101
Rem. Inv.	368	9,483
Avg. \$/SF	\$1,038	\$1,237
Avg. Project \$/SF	\$1,001	\$1,113
Avg. SF	953	983
Avg. \$	\$989,847	\$1,215,603
Current Month Sales (incl. active & sold out)	46	1,478

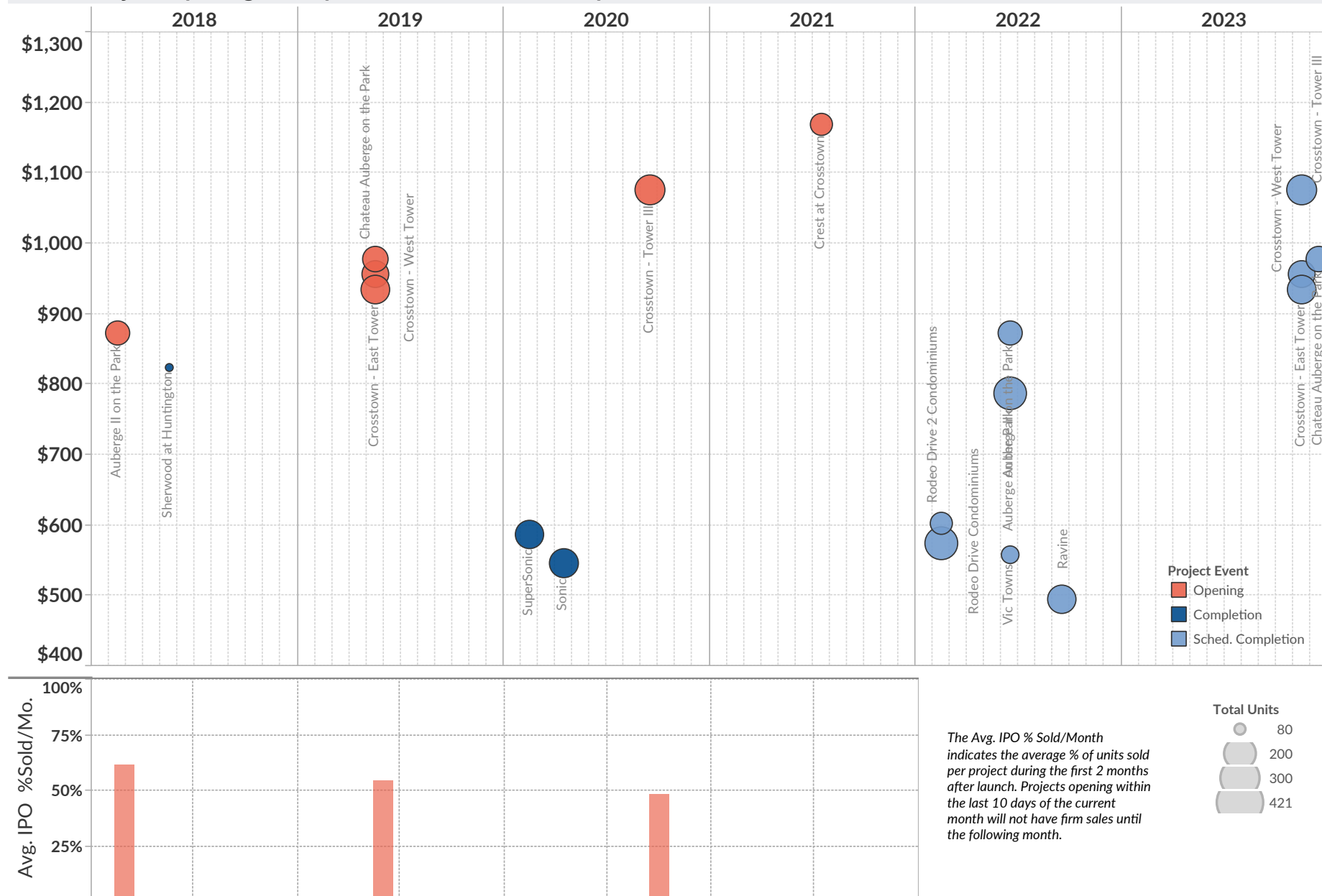
Development Applications		
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	12	503
Total Units	13,868	275,909
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	9.9	61.7
Avg. Floor Space Index	3.5	6.8

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



Don Mills - York Mills Submarket Report - July 2021

Recent Project Openings, Completions & Scheduled Completions



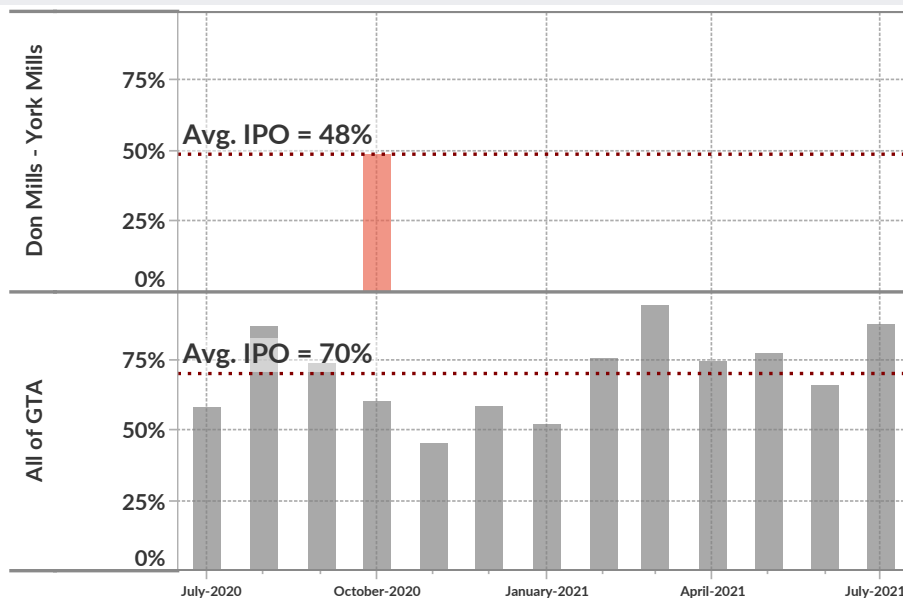
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Project Data by Unit Type

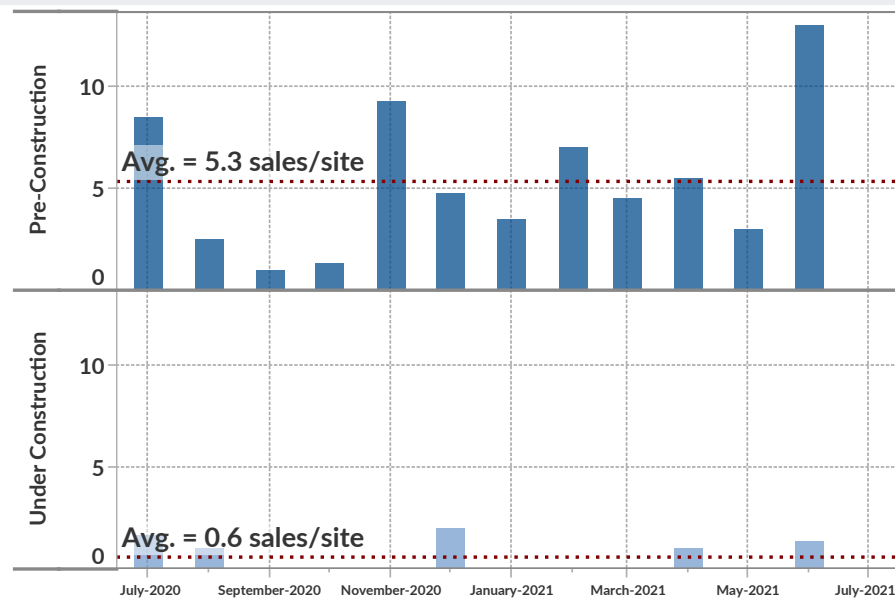
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37	0	37	0
1 Bedroom	844	10	823	21
1 Bedroom + Den	933	15	899	34
2 Bedroom	1,106	16	967	139
2 Bedroom + Den	479	2	405	74
3 Bedroom & Up	274	3	184	90
Penthouse	13	0	13	0
Other	20	0	10	10

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,121	465	634	\$537,990	\$684,990
\$1,068	594	1,035	\$661,990	\$870,000
\$1,096	651	1,922	\$696,900	\$1,730,000
\$985	849	1,546	\$674,000	\$1,452,000
\$1,021	851	2,026	\$799,900	\$1,850,000
\$880	1,231	1,953	\$1,095,000	\$1,700,000

IPO Launch Performance (first 2 months)

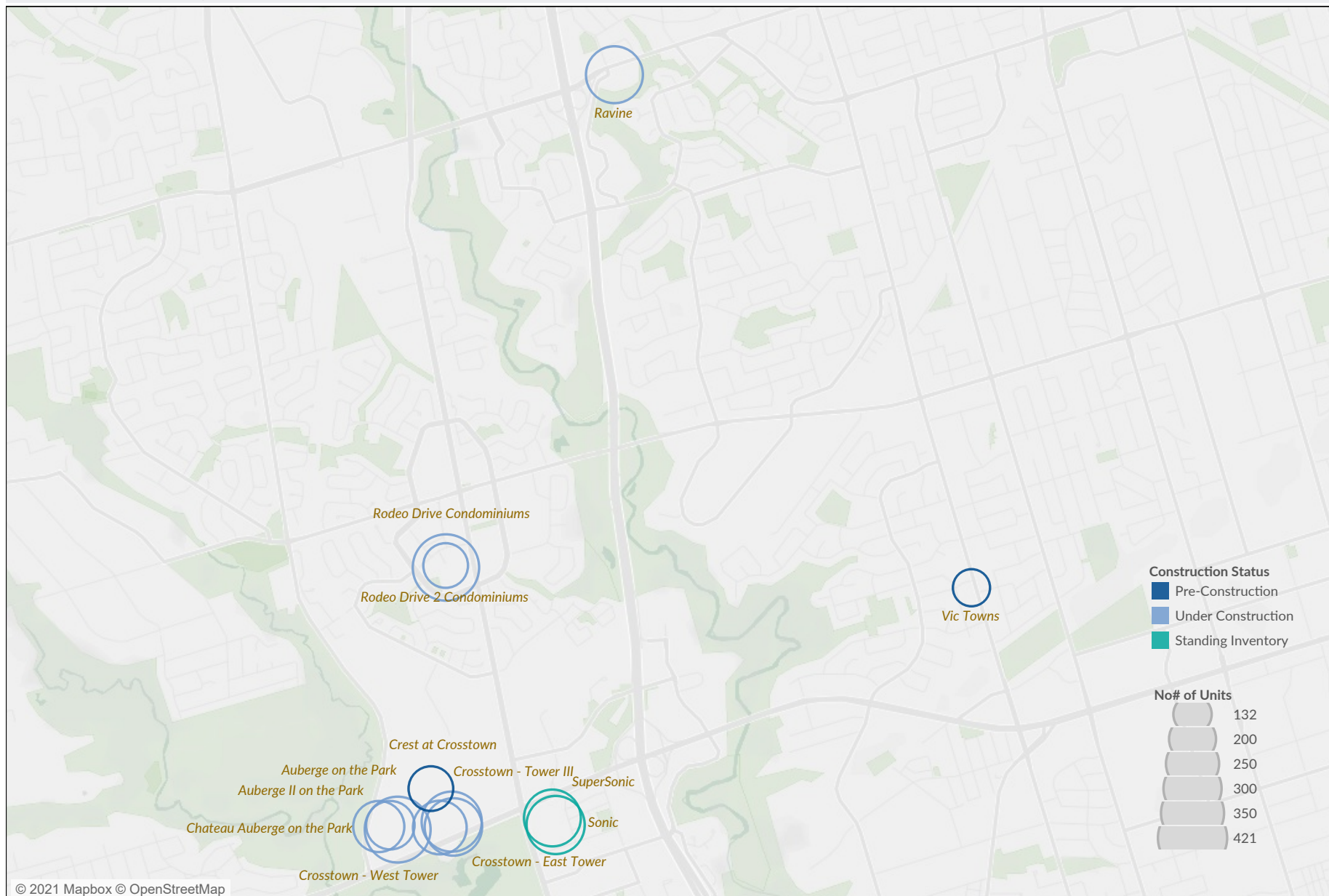


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - July 2021

Current Active Projects



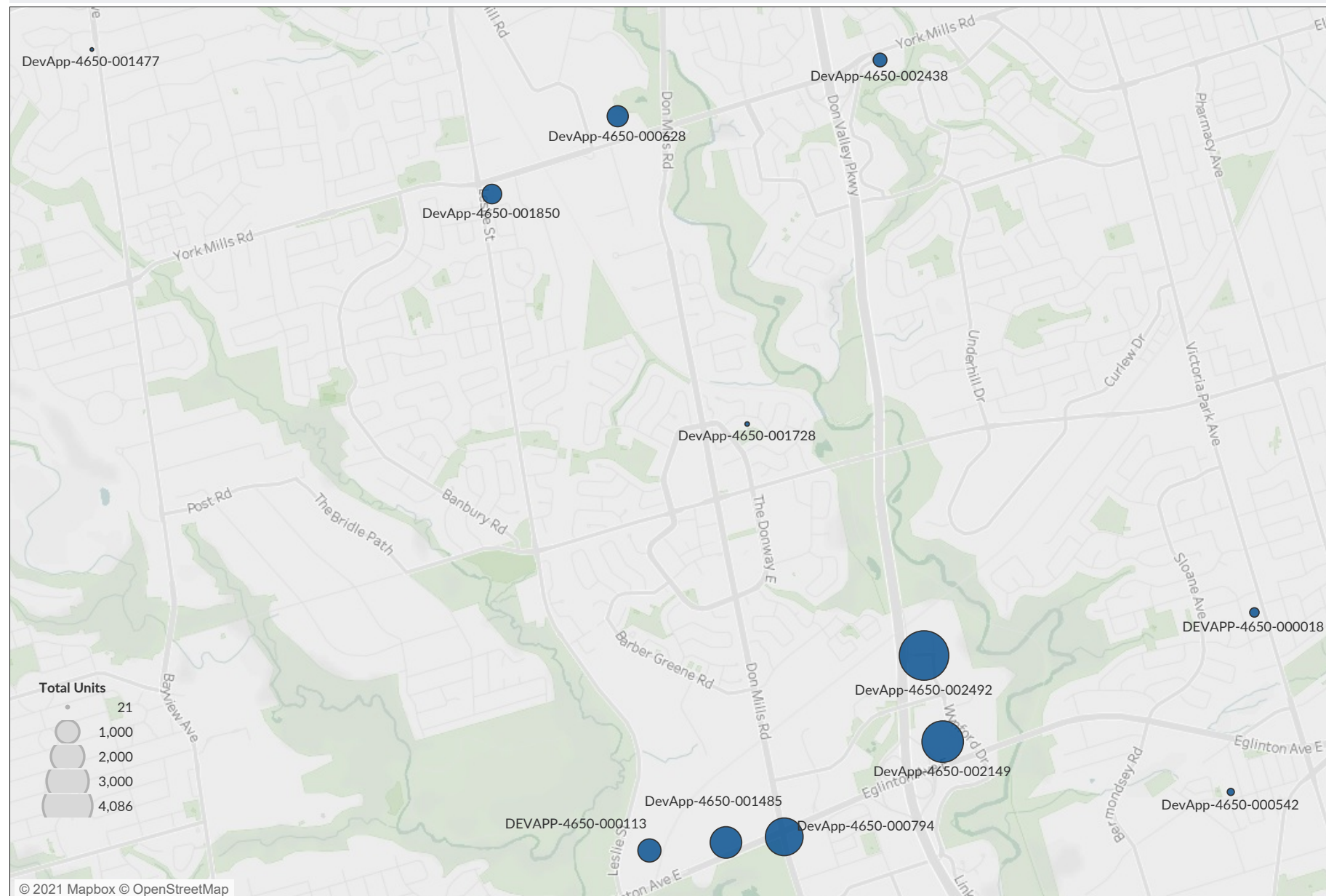
Don Mills - York Mills Submarket Report - July 2021

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
Crest at Crosstown - Aspen Ridge Homes	Apartment	April-2024	39	39	152	191	\$1,169	\$1,169
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	60	61	346	\$1,076	\$1,157
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	0	1	6	324	\$546	\$993
SuperSonic - Lindvest	Apartment	February-2020	0	1	2	309	\$587	\$915
Vic Towns - Solotex Corporation	Stacked	June-2022	3	16	42	132	\$558	\$837

Don Mills - York Mills Submarket Report - July 2021

Current Development Applications



Don Mills - York Mills Submarket Report - July 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-4650-001477	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-4650-001850	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 - July 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	• 34	• 16	• 4,891	• 4,549	• 342	• \$2,346	• 1,638	• \$3,843,427	• 8,821
Central Waterfront	• 20	• 9	• 4,708	• 3,972	• 736	• \$1,524	• 1,069	• \$1,628,754	• 17,819
Don Mills - York Mills	• 46	• 13	• 3,706	• 3,338	• 368	• \$1,038	• 953	• \$989,847	• 13,868
Downtown Core	• 16	• 8	• 4,591	• 4,328	• 263	• \$1,824	• 821	• \$1,497,196	• 17,854
Downtown East	• 55	• 20	• 7,058	• 6,478	• 580	• \$1,291	• 821	• \$1,060,155	• 15,684
Downtown West	• 38	• 25	• 8,316	• 7,407	• 909	• \$1,502	• 918	• \$1,379,021	• 20,492
Etobicoke Waterfront	• 4	• 1	• 502	• 481	• 21	• \$1,362	• 719	• \$978,793	• 7,504
Highway7 - Yonge	• 17	• 6	• 1,384	• 1,183	• 201	• \$826	• 1,196	• \$987,757	•
Mississauga City Centre	• 26	• 12	• 7,258	• 6,816	• 442	• \$1,025	• 856	• \$878,211	•
North Toronto	• 32	• 16	• 3,735	• 3,296	• 439	• \$1,348	• 924	• \$1,246,124	• 8,036
North Yonge Corridor	• 16	• 6	• 1,591	• 1,545	• 46	• \$1,191	• 878	• \$1,045,170	• 206
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 23,187
North York West	• 18	• 9	• 1,055	• 855	• 200	• \$1,290	• 1,624	• \$2,094,282	• 97,052
Not Applicable	• 973	• 134	• 26,674	• 23,256	• 3,418	• \$901	• 918	• \$827,213	• 3,039
Scarborough City Centre									• 7,827
Sheppard Corridor	• 13	• 11	• 2,426	• 2,161	• 265	• \$1,116	• 1,017	• \$1,135,435	•
Thornhill	• 12	• 8	• 1,967	• 1,756	• 211	• \$1,066	• 1,173	• \$1,250,487	• 3,301
Toronto East	• 111	• 12	• 1,459	• 1,322	• 137	• \$1,093	• 935	• \$1,021,612	• 14,291
Toronto West	• 14	• 19	• 3,724	• 3,042	• 682	• \$1,208	• 911	• \$1,099,937	• 16,997
Yonge - St. Clair	• 33	• 8	• 1,012	• 791	• 221	• \$1,682	• 1,274	• \$2,143,398	• 3,470

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