

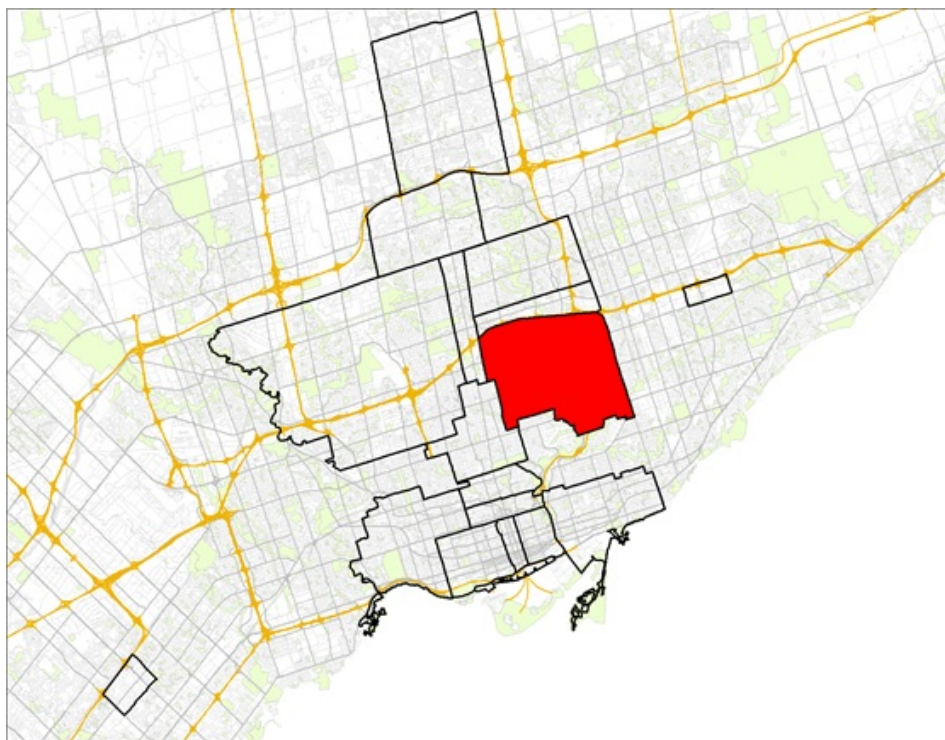


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of August 2021



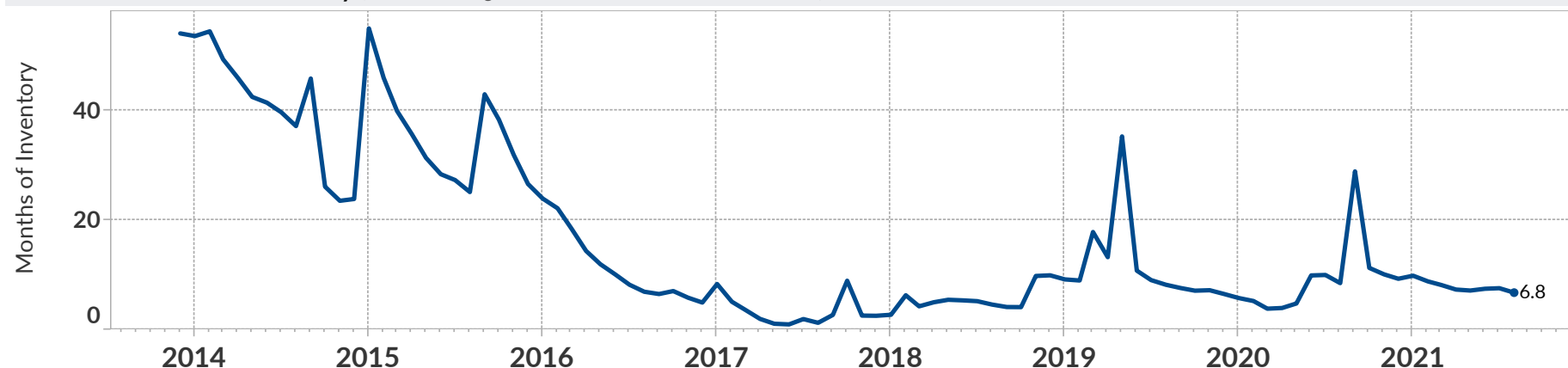
Don Mills - York Mills Submarket Report - August 2021



Don Mills - York Mills		GTA
Active Projects	13	338
Total Units	3,706	88,198
Total Sales	3,437	78,231
Rem. Inv.	269	9,967
Avg. \$/SF	\$1,017	\$1,235
Avg. Project \$/SF	\$1,003	\$1,119
Avg. SF	1,020	962
Avg. \$	\$1,037,452	\$1,188,107
Current Month Sales (incl. active & sold out)	24	3,162

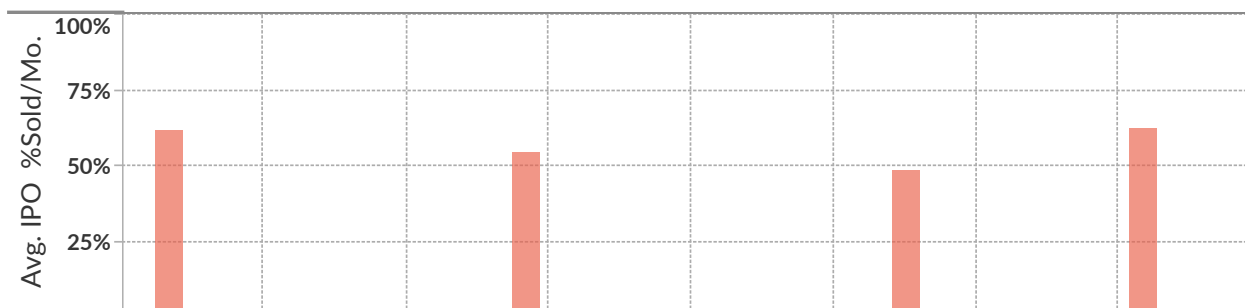
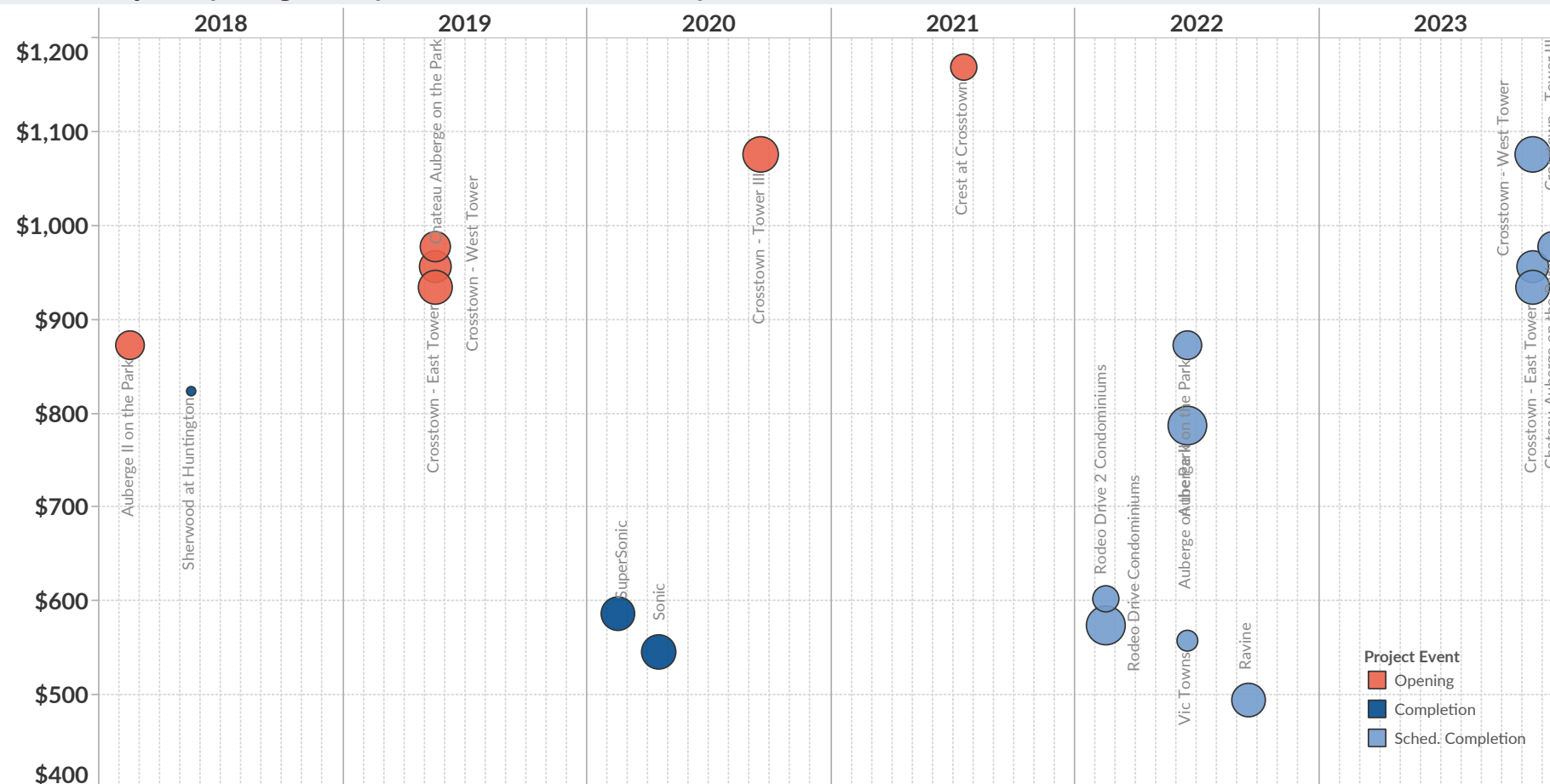
Development Applications		
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	13	425
Total Units	12,829	219,211
Min. Floor Space Index	0.8	0.1
Max. Floor Space Index	9.9	61.7
Avg. Floor Space Index	3.7	7.3

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

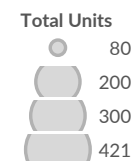


Don Mills - York Mills Submarket Report - August 2021

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



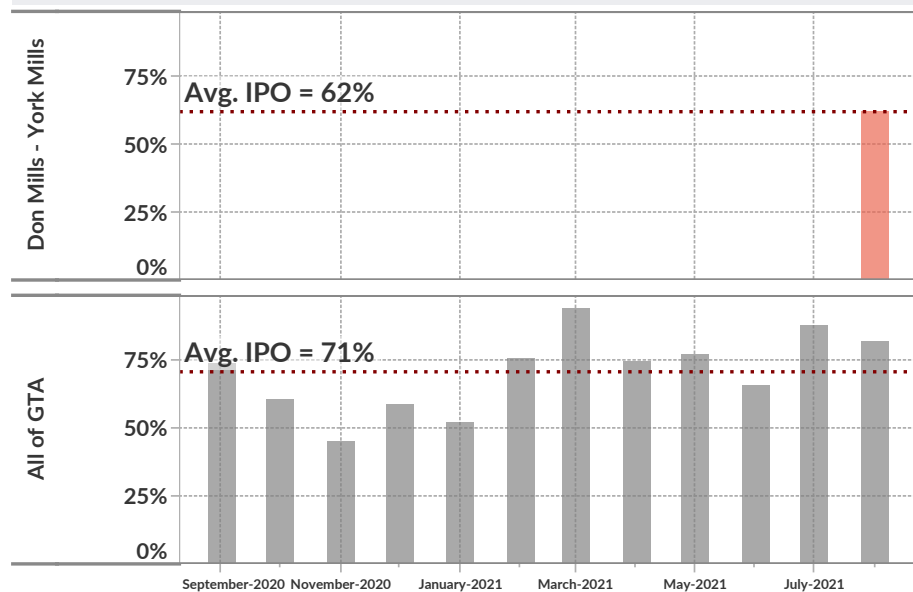
Don Mills - York Mills Submarket Report - August 2021

Project Data by Unit Type

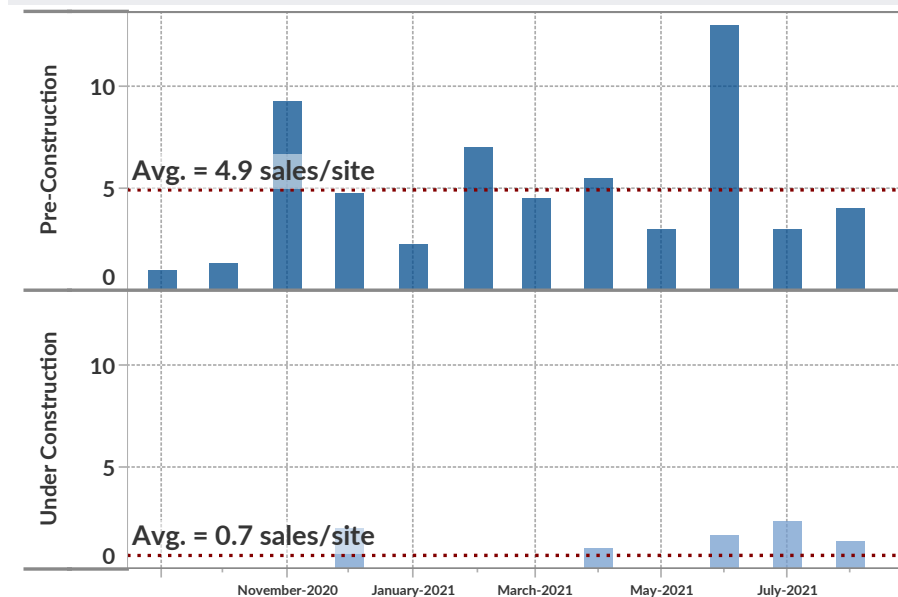
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37	0	37	0
1 Bedroom	844	0	833	11
1 Bedroom + Den	933	4	915	18
2 Bedroom	1,106	12	1,024	82
2 Bedroom + Den	479	5	418	61
3 Bedroom & Up	274	2	186	88
Penthouse	13	0	13	0
Other	20	1	11	9

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,125	465	634	\$537,990	\$684,990
\$1,023	594	1,035	\$636,000	\$870,000
\$1,068	651	1,922	\$696,900	\$1,730,000
\$964	849	1,546	\$674,000	\$1,452,000
\$1,024	851	2,026	\$799,900	\$1,850,000
\$878	1,231	1,953	\$1,095,000	\$1,700,000

IPO Launch Performance (first 2 months)

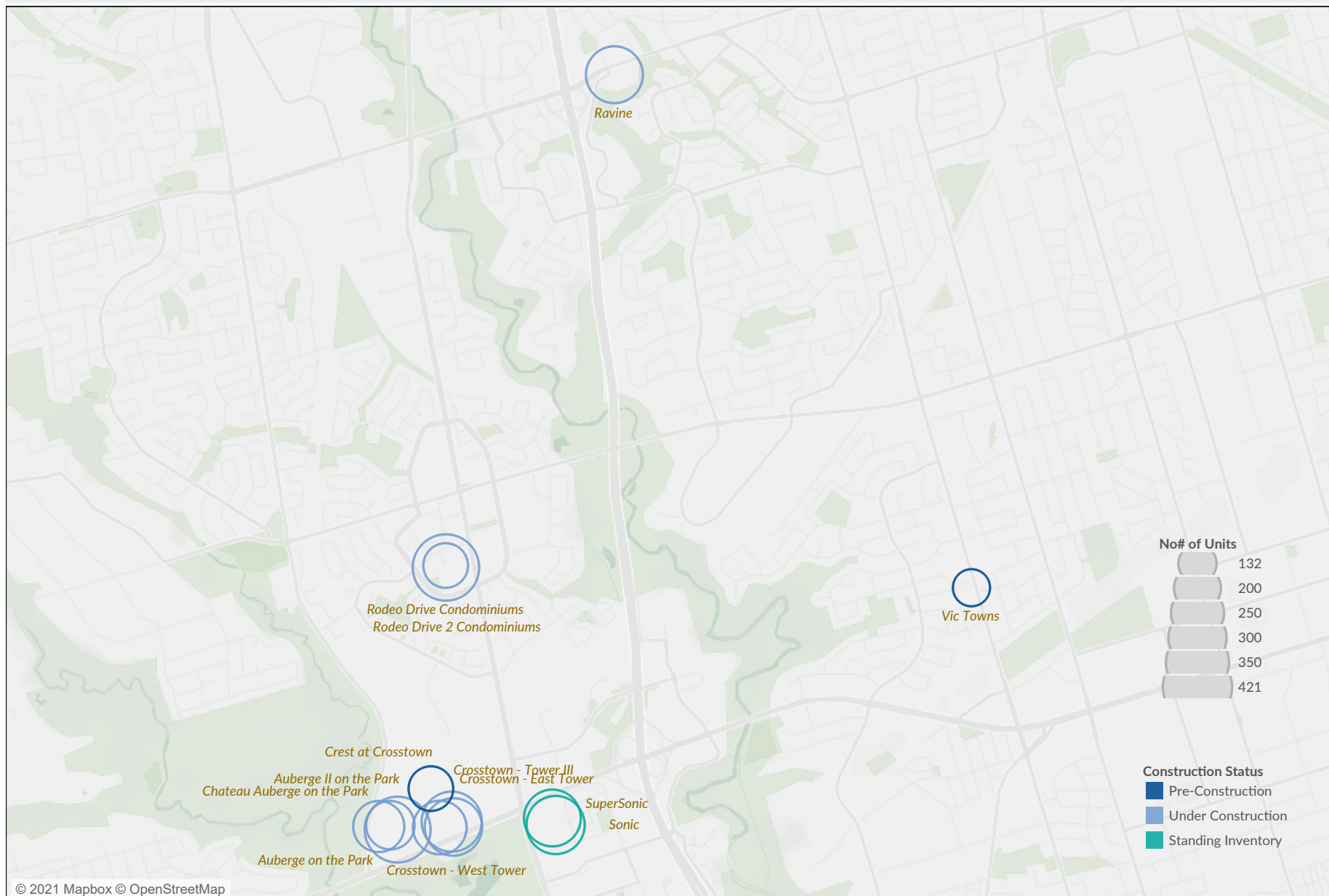


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - August 2021

Current Active Projects



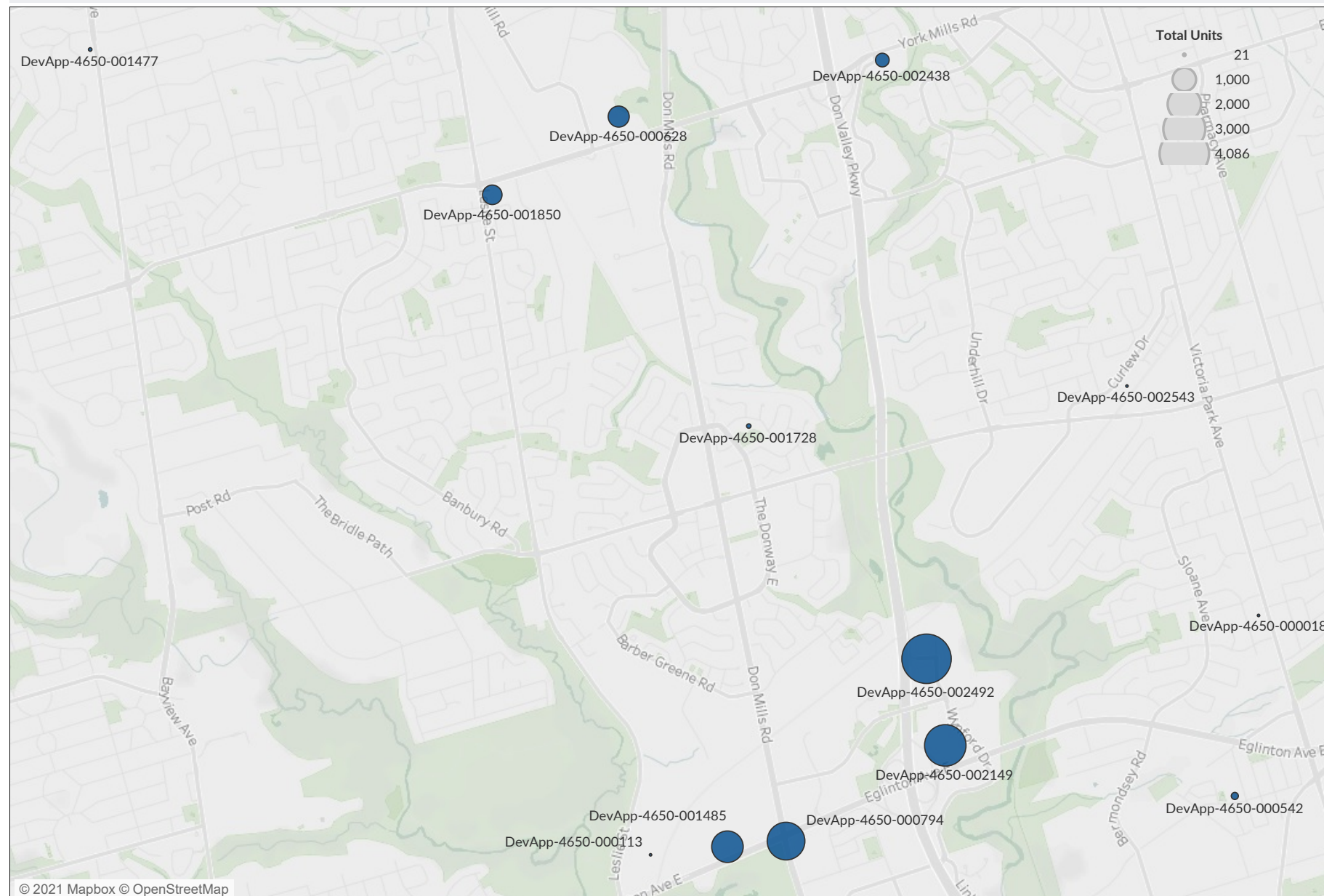
Don Mills - York Mills Submarket Report - August 2021

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	2	31	415	\$787	\$901
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	December-2023	2	6	17	250	\$978	\$936
Crest at Crosstown - Aspen Ridge Homes	Apartment	April-2024	10	119	72	191	\$1,169	\$1,193
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	62	59	346	\$1,076	\$1,153
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November-2023	4	17	24	276	\$957	\$1,110
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	4	20	38	132	\$558	\$838

Don Mills - York Mills Submarket Report - August 2021

Current Development Applications



Don Mills - York Mills Submarket Report - August 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000018	1648 Victoria Park Avenue		
DevApp-4650-000113	1087 - 1095 Leslie Street		
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
DevApp-4650-002543	71 - 75 Curlew Drive		

Don Mills - York Mills Submarket Report - August 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	● 136	● 15	● 4,169	● 3,761	● 408	● \$2,323	● 1,475	● \$3,427,383	● 8,470
Central Waterfront	● 18	● 9	● 4,708	● 3,989	● 719	● \$1,528	● 1,081	● \$1,652,284	● 9,248
Don Mills - York Mills	● 24	● 13	● 3,706	● 3,437	● 269	● \$1,017	● 1,020	● \$1,037,452	● 12,829
Downtown Core	● 9	● 8	● 4,591	● 4,337	● 254	● \$1,829	● 820	● \$1,499,332	● 16,410
Downtown East	● 286	● 21	● 7,427	● 6,750	● 677	● \$1,282	● 807	● \$1,034,099	● 13,132
Downtown West	● 20	● 25	● 8,318	● 7,428	● 890	● \$1,502	● 923	● \$1,386,513	● 16,825
Etobicoke Waterfront	● 13	● 1	● 503	● 494	● 9	● \$1,398	● 616	● \$861,650	● 12,731
Highway7 - Yonge	● 55	● 6	● 1,384	● 1,270	● 114	● \$816	● 1,197	● \$977,116	● 5,860
Mississauga City Centre	● 528	● 13	● 7,923	● 7,404	● 519	● \$1,057	● 852	● \$900,441	● 206
North Toronto	● 13	● 16	● 3,747	● 3,303	● 444	● \$1,358	● 928	● \$1,259,939	● 19,046
North Yonge Corridor	● 11	● 4	● 1,146	● 1,111	● 35	● \$1,229	● 841	● \$1,033,361	● 77,857
North York East	● 0	● 2	● 527	● 525	● 2	● \$949	● 1,028	● \$974,900	● 3,039
North York West	● 7	● 9	● 1,055	● 860	● 195	● \$1,280	● 1,641	● \$2,099,767	● 6,950
Not Applicable	● 1,943	● 138	● 28,370	● 24,381	● 3,989	● \$905	● 880	● \$796,052	● 2,916
Scarborough City Centre									● 13,761
Sheppard Corridor	● 12	● 11	● 2,426	● 2,173	● 253	● \$1,114	● 1,026	● \$1,143,916	● 3,470
Thornhill	● 15	● 8	● 1,967	● 1,771	● 196	● \$1,068	● 1,191	● \$1,271,341	
Toronto East	● 21	● 12	● 1,461	● 1,340	● 121	● \$1,086	● 935	● \$1,015,152	
Toronto West	● 49	● 19	● 3,724	● 3,104	● 620	● \$1,210	● 926	● \$1,120,422	
Yonge - St. Clair	● 2	● 8	● 1,046	● 793	● 253	● \$1,679	● 1,249	● \$2,097,405	

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