

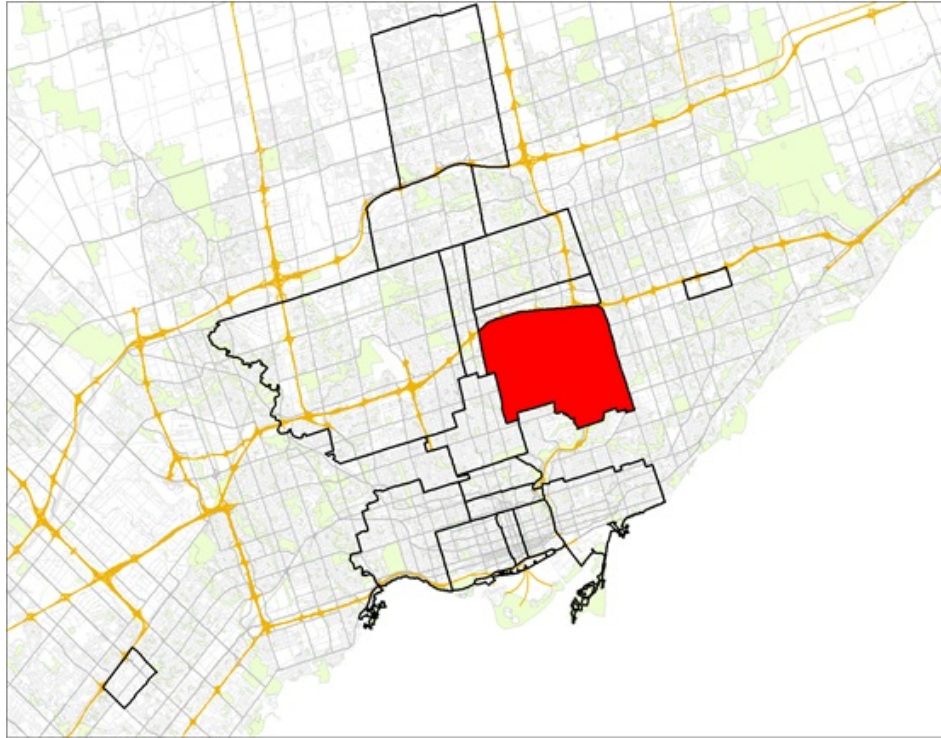


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of October 2021



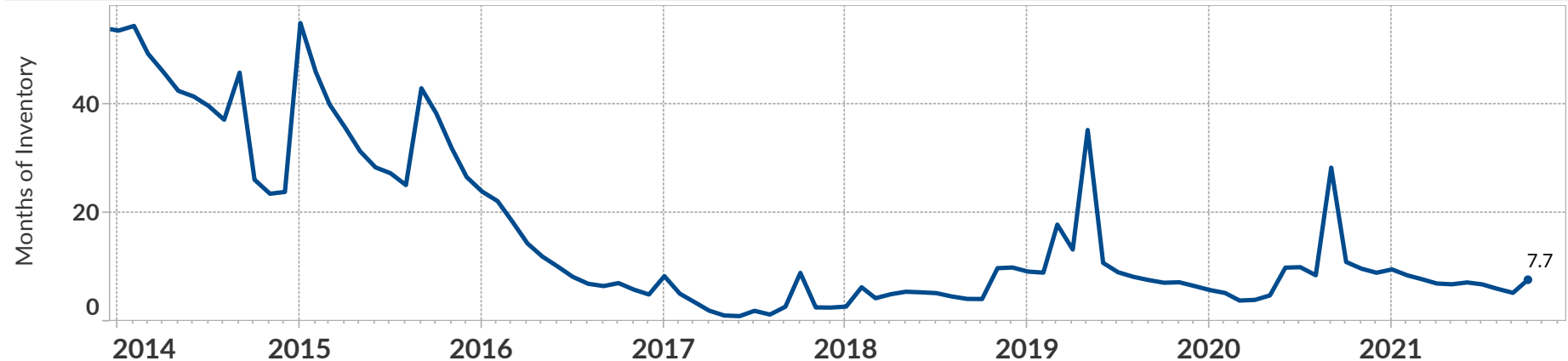
Don Mills - York Mills Submarket Report - October 2021



Don Mills - York Mills		GTA
Active Projects	12	354
Total Units	3,368	91,632
Total Sales	3,157	79,659
Rem. Inv.	211	11,973
Avg. \$/SF	\$987	\$1,323
Avg. Project \$/SF	\$1,005	\$1,136
Avg. SF	1,099	901
Avg. \$	\$1,084,331	\$1,192,469
Current Month Sales (incl. active & sold out)	7	3,168

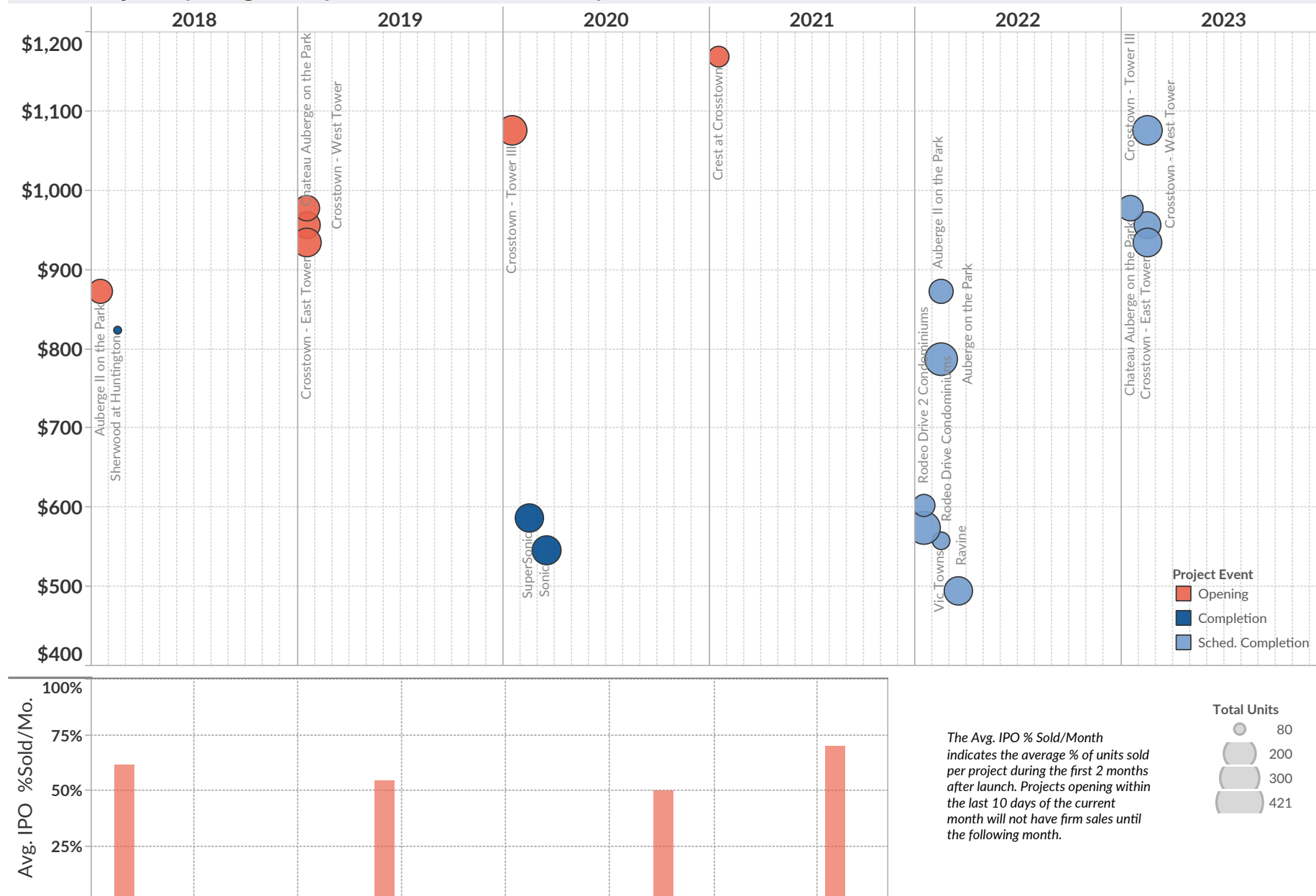
Development Applications		
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	14	589
Total Units	27,166	602,633
Min. Density	0.6	0.0
Max. Density	9.9	620.0
Avg. Density	2.9	7.7

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



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Recent Project Openings, Completions & Scheduled Completions



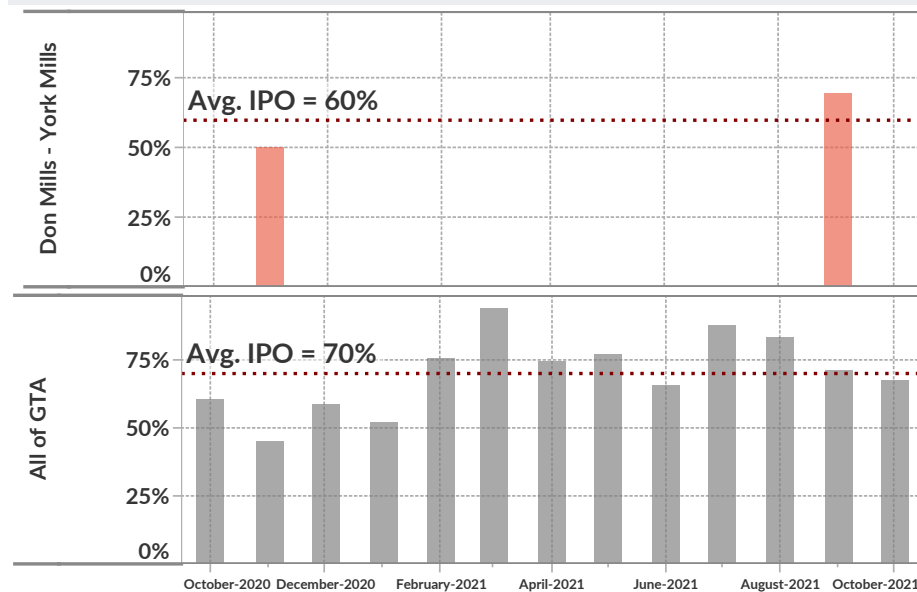
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Project Data by Unit Type

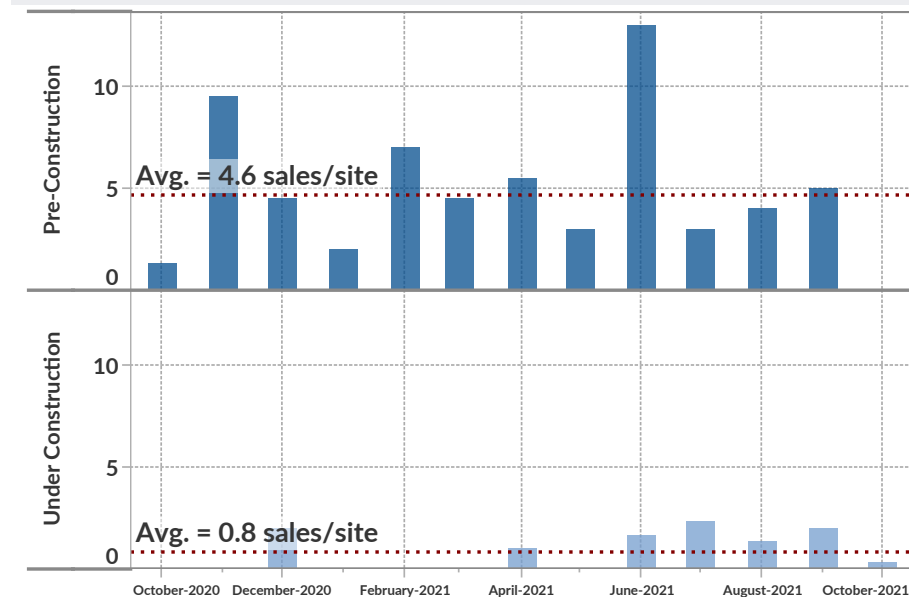
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	37	0	37	0
1 Bedroom	840	0	831	9
1 Bedroom + Den	805	1	792	13
2 Bedroom	954	1	894	60
2 Bedroom + Den	479	4	428	51
3 Bedroom & Up	220	1	151	69
Penthouse	13	0	13	0
Other	20	0	11	9

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,126	465	634	\$551,990	\$684,990
\$994	594	1,035	\$636,000	\$870,000
\$1,065	651	1,922	\$696,900	\$1,730,000
\$918	849	1,576	\$674,000	\$1,276,000
\$991	851	2,026	\$798,900	\$1,850,000
\$878	1,231	1,953	\$1,095,000	\$1,700,000

IPO Launch Performance (first 2 months)

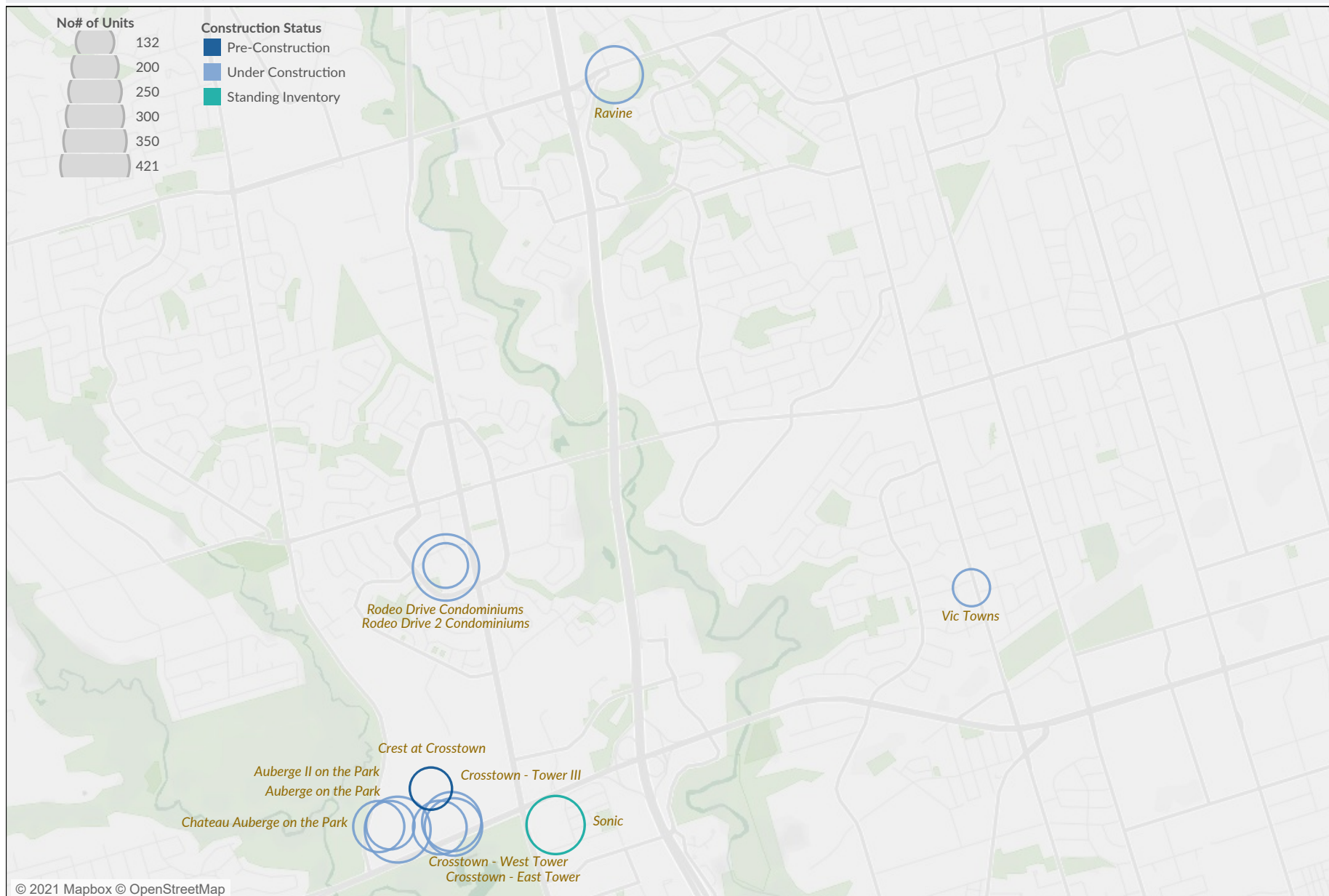


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



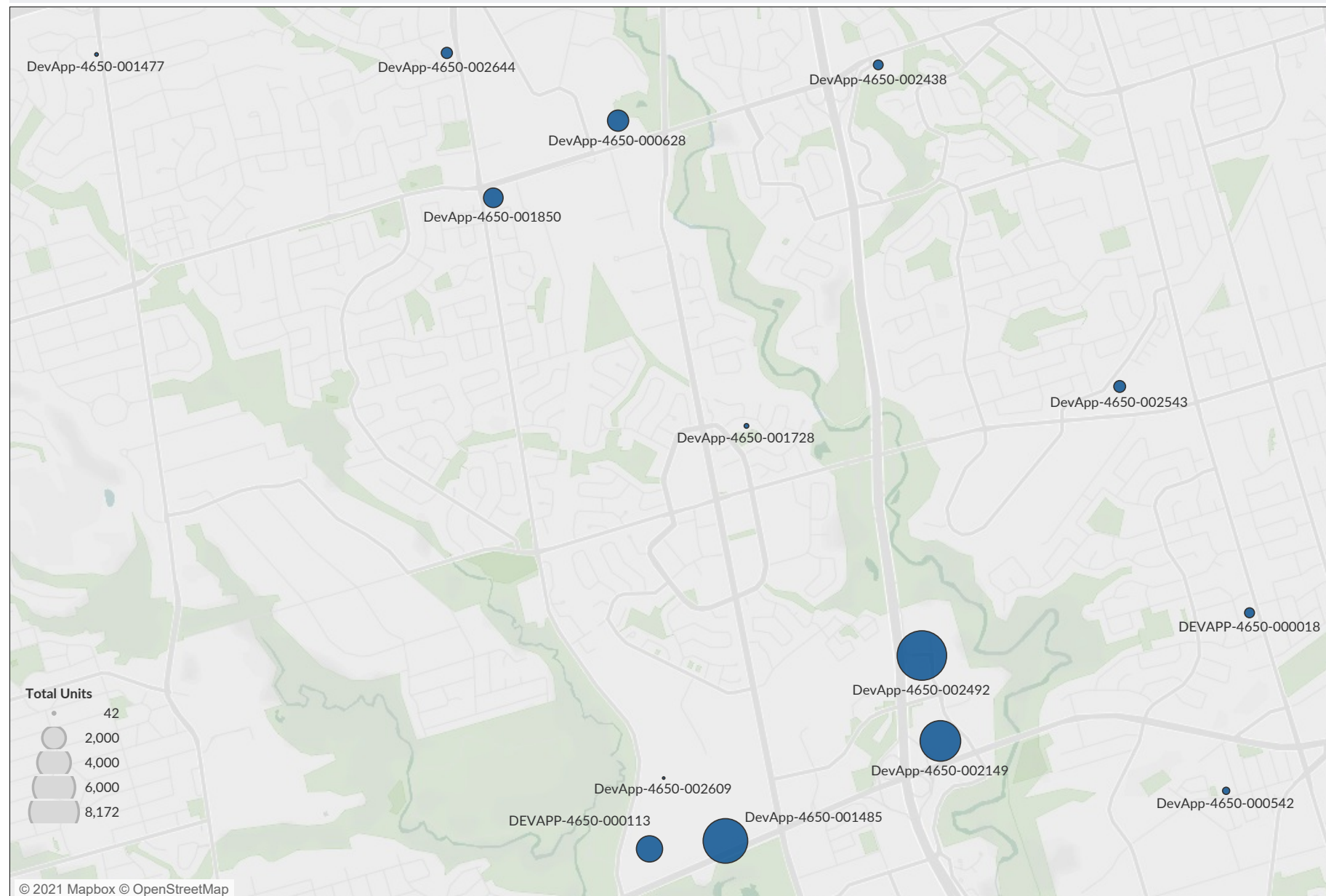
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Current Active Project List

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	1	4	29	415	\$787	\$900
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	December-2023	0	7	16	250	\$978	\$936
Crest at Crosstown - Aspen Ridge Homes	Apartment	April-2024	0	124	47	171	\$1,169	\$1,179
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November-2023	0	10	0	317	\$935	\$1,133
Crosstown - Tower III - Aspen Ridge Homes	Apartment	November-2023	0	67	44	336	\$1,076	\$1,153
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November-2023	2	21	20	276	\$957	\$1,108
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	2	5	324	\$546	\$993
Vic Towns - Solotex Corporation	Stacked	June-2022	3	28	30	132	\$558	\$795

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000018	1648 Victoria Park Avenue	3.0	326
DEVAPP-4650-000113	1087 - 1095 Leslie Street	4.6	2,292
DevApp-4650-000542	104 - 110 Bartley Drive	2.1	172
DevApp-4650-000628	900 York Mills Road	6.7	1,495
DevApp-4650-001477	2710 - 2722 Bayview Avenue	0.8	42
DevApp-4650-001485	844 Don Mills Road	2.3	6,637
DevApp-4650-001728	15 Mallow Road	0.9	72
DevApp-4650-001850	801 York Mills Road	4.6	1,272
DevApp-4650-002149	175 Wynford Drive	6.2	5,500
DevApp-4650-002438	10 Deerlick Court (Building D)	6.6	313
DevApp-4650-002492	1 Concorde Gate	9.9	8,172
DevApp-4650-002543	71 - 75 Curlew Drive	2.5	462
DevApp-4650-002609	1123 Leslie Street	0.6	
DevApp-4650-002644	390-400 Woodsworth Road	1.7	411

Don Mills - York Mills Submarket Report - October 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	185	18	5,500	3,965	1,535	\$2,151	876	\$1,884,236	20,583
Central Waterfront	29	9	4,708	4,043	665	\$1,565	1,074	\$1,680,508	38,576
Don Mills - York Mills	7	12	3,368	3,157	211	\$987	1,099	\$1,084,331	27,166
Downtown Core	21	7	3,756	3,562	194	\$1,898	875	\$1,661,367	39,519
Downtown East	298	22	7,812	6,933	879	\$1,296	752	\$974,044	33,489
Downtown West	74	26	8,763	7,603	1,160	\$1,485	837	\$1,243,666	37,171
Etobicoke Waterfront	3	1	503	497	6	\$1,429	466	\$665,900	15,600
Highway7 - Yonge	187	7	1,775	1,645	130	\$896	951	\$851,963	31,788
Mississauga City Centre	47	12	7,424	7,047	377	\$1,056	870	\$918,561	13,261
North Toronto	63	18	4,044	3,377	667	\$1,345	971	\$1,305,863	412
North Yonge Corridor	87	5	1,540	1,311	229	\$1,403	717	\$1,006,634	40,355
North York East	0	2	527	526	1	\$949	1,028	\$974,900	209,731
North York West	220	10	1,522	1,249	273	\$1,275	1,246	\$1,587,983	20,900
Not Applicable	1,854	148	29,867	25,422	4,445	\$962	850	\$817,394	13,104
Scarborough City Centre									15,227
Sheppard Corridor	15	10	2,214	2,003	211	\$1,129	1,021	\$1,153,064	38,435
Thornhill	20	7	1,659	1,498	161	\$1,058	1,205	\$1,274,913	7,316
Toronto East	6	12	1,521	1,449	72	\$1,180	1,056	\$1,246,149	
Toronto West	50	20	4,080	3,561	519	\$1,208	959	\$1,157,958	
Yonge - St. Clair	2	8	1,049	811	238	\$1,920	1,384	\$2,657,583	

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