

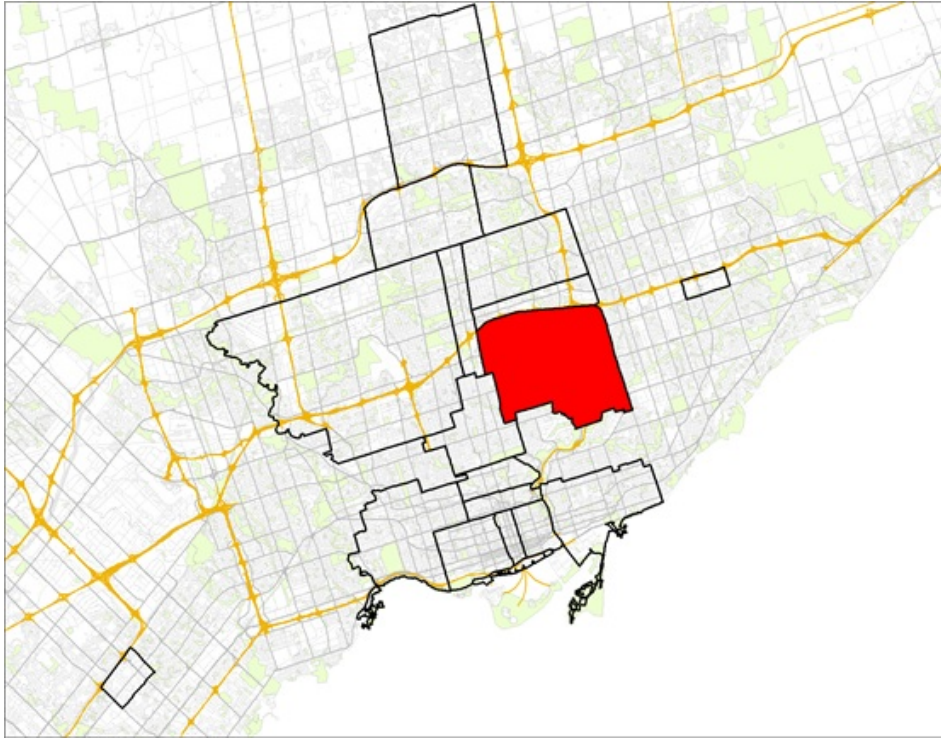


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of November 2021



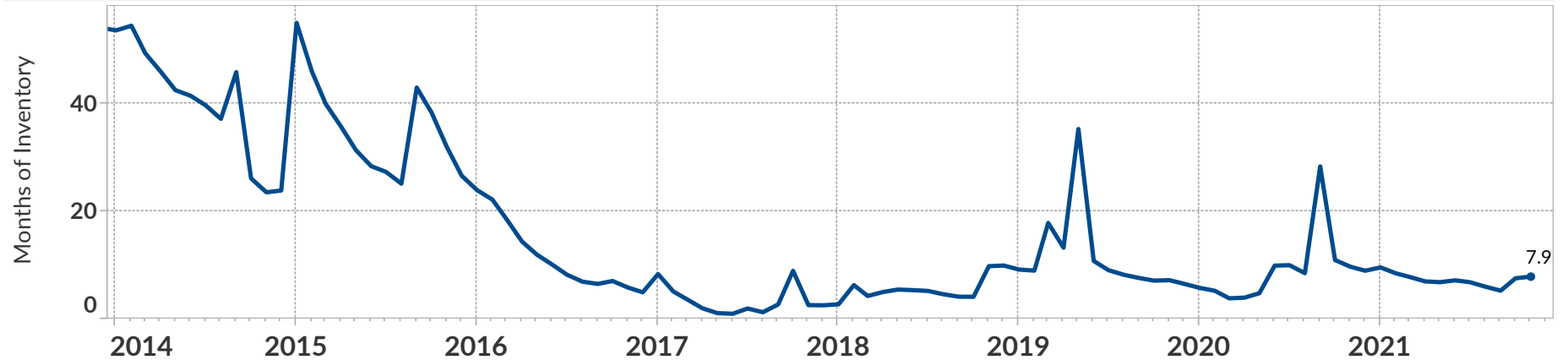
Don Mills - York Mills Submarket Report - November 2021



Don Mills - York Mills		GTA
Distinct count of Site Name	12	353
No. of Units	3,368	92,006
Total Sales	3,169	81,793
Act Inv	199	10,213
Avg. \$/sf	\$990	\$1,284
Avg. Project \$/SF	\$1,005	\$1,152
Avg. SF	1,096	944
Avg. \$	\$1,084,836	\$1,211,826
No Measure Value	10	4,274

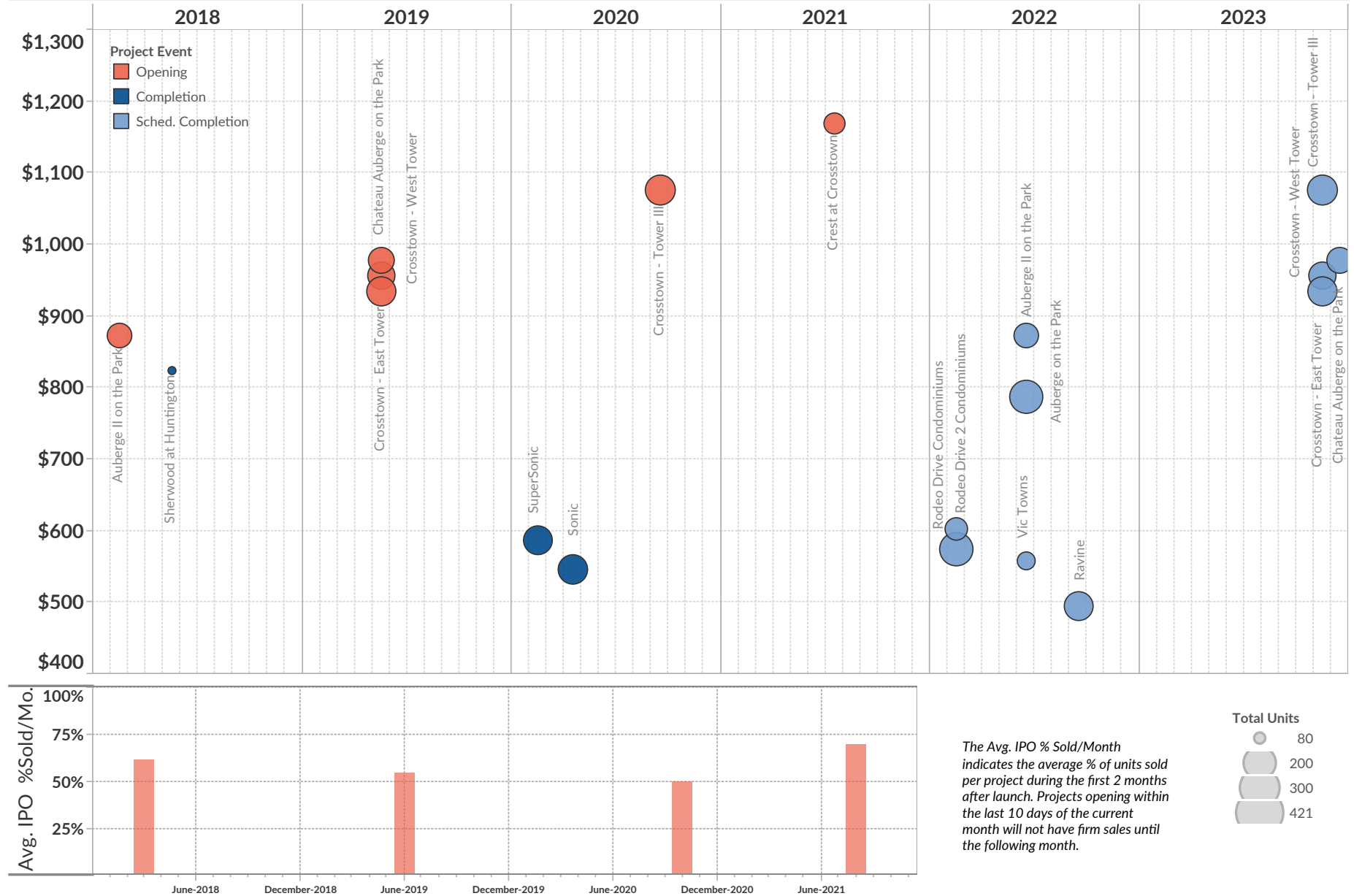
Development Applications		
Don Mills - York Mills		City of Toronto
Number of Dev. Apps.	16	611
Total Units	29,673	620,533
Min. Density	0.6	0.0
Max. Density	9.9	620.0
Avg. Density	3.2	7.8

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



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Recent Project Openings, Completions & Scheduled Completions



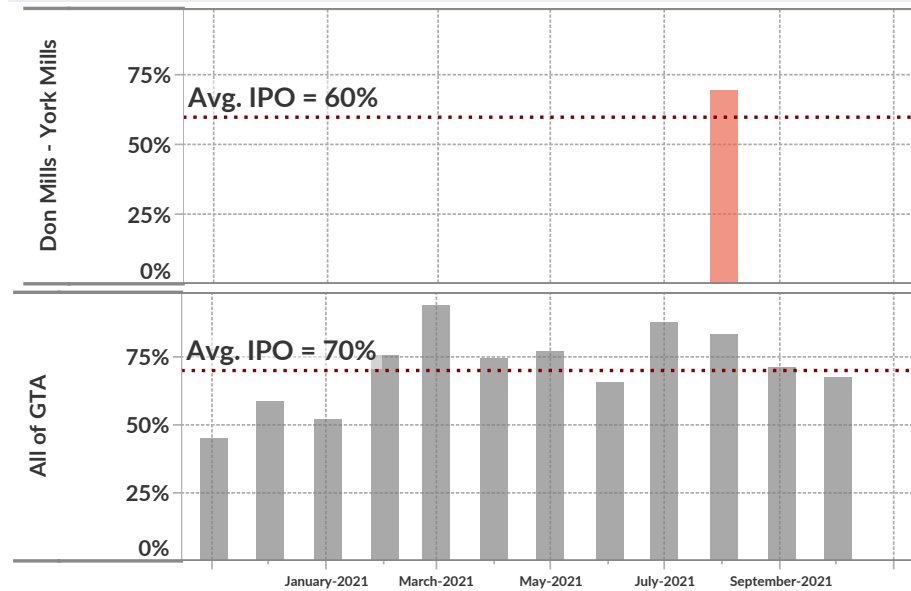
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Project Data by Unit Type

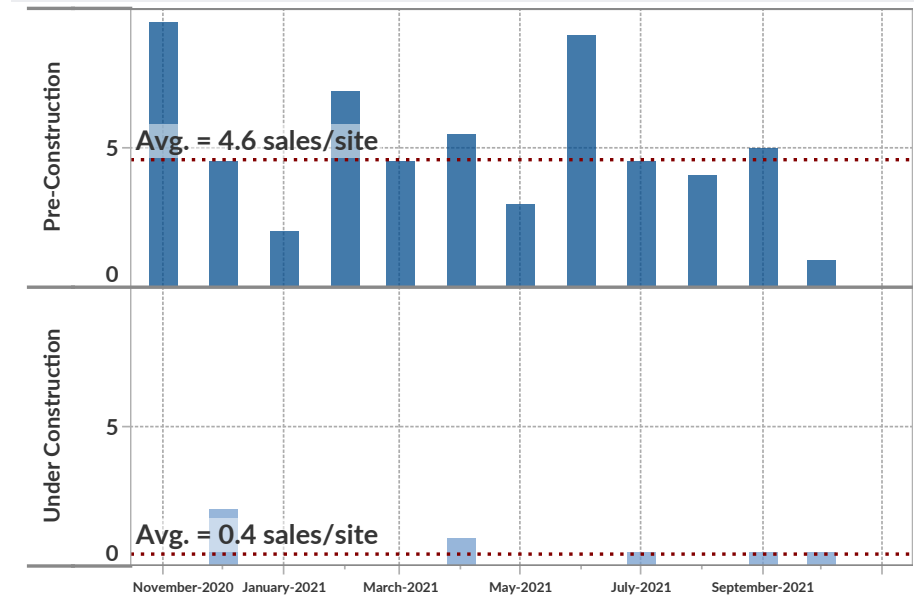
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	37	0	37	0
1 Bedroom	840	0	831	9
1 Bedroom + Den	805	1	793	12
2 Bedroom	954	2	898	56
2 Bedroom + Den	479	4	432	47
3 Bedroom & Up	220	2	153	67
Penthouse	13	0	13	0
Other	20	1	12	8

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,126	465	634	\$551,990	\$684,990
\$985	594	1,035	\$636,000	\$870,000
\$1,059	651	1,922	\$696,900	\$1,730,000
\$928	849	1,576	\$674,000	\$1,276,000
\$993	851	2,026	\$798,900	\$1,850,000
\$882	1,231	1,953	\$1,095,000	\$1,700,000

IPO Launch Performance (first 2 months)

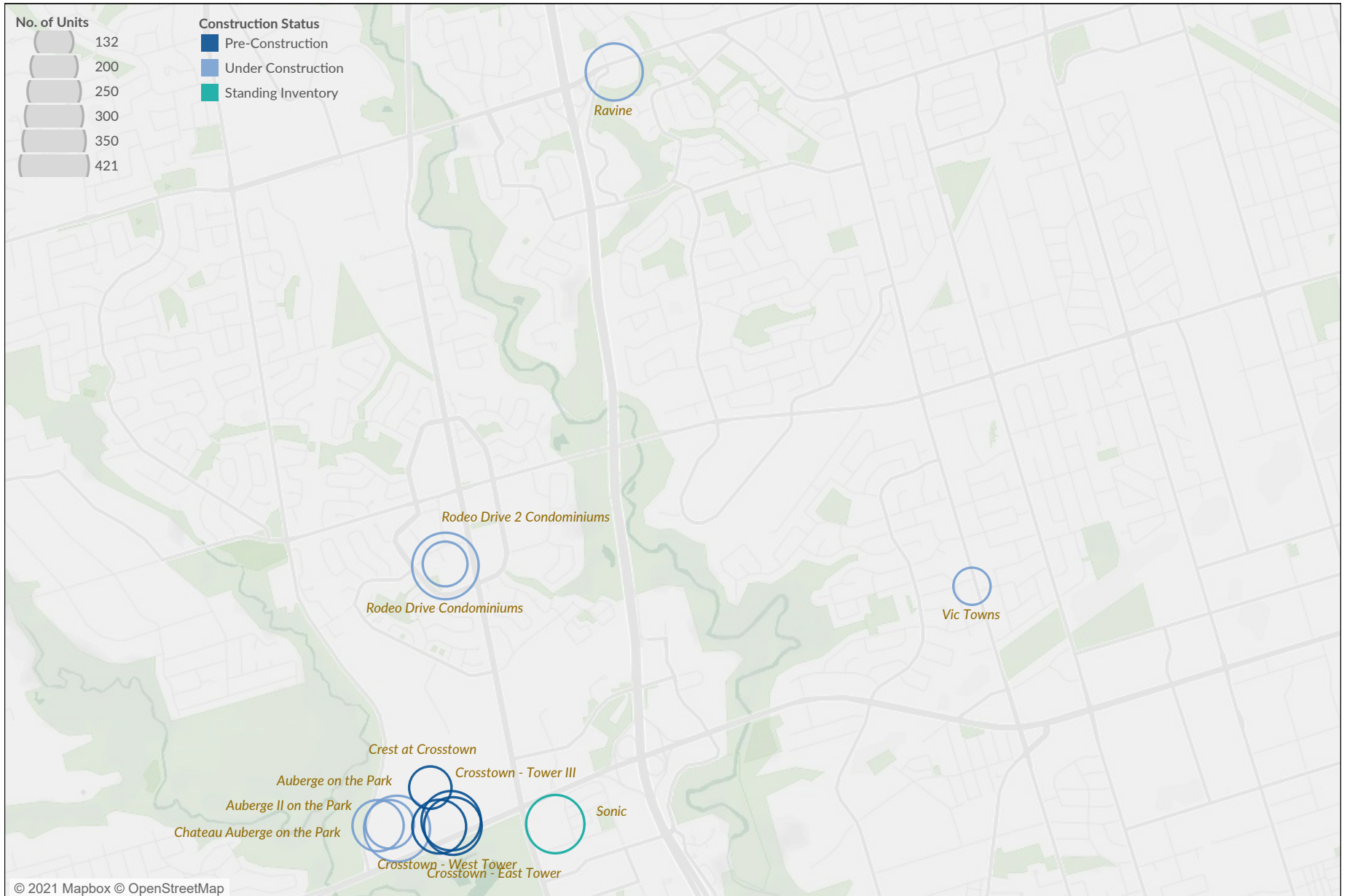


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



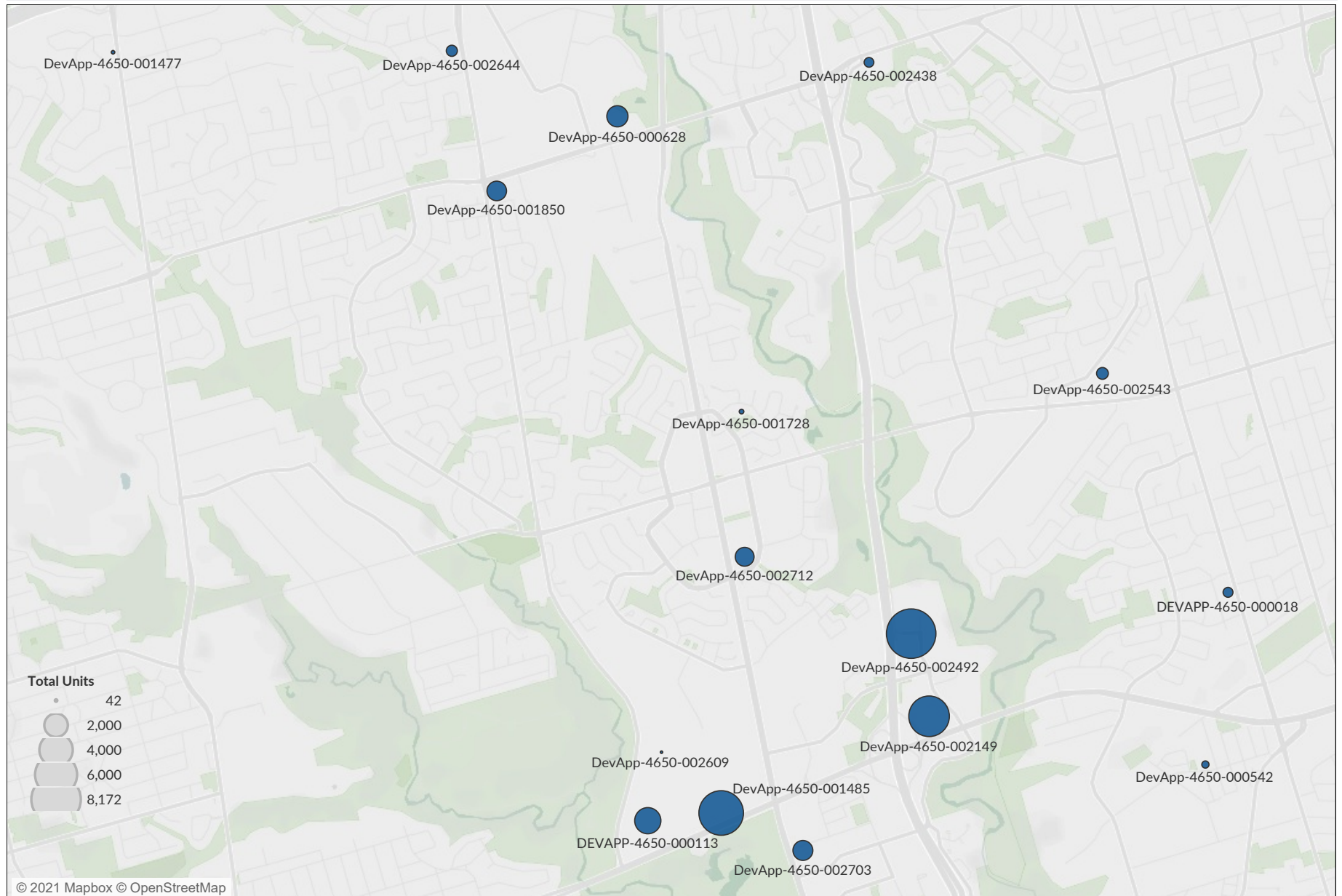
Don Mills - York Mills Submarket Report - November 2021

Current Active Project List

							*	
Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Foot
Auberge II on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June-2022	3	8	17	225	\$873	\$901
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June-2022	1	5	28	415	\$787	\$903
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	3	129	42	171	\$1,169	\$1,182
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	0	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	0	2	5	324	\$546	\$993
Vic Towns - Solotex Corporation	Stacked	June-2022	3	31	27	132	\$558	\$797

Don Mills - York Mills Submarket Report - November 2021

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
DevApp-4650-002703	7 - 11 Rochefort Drive	6.7	1,322
DevApp-4650-002712	1053 Don Mills Road	4.3	1,185

Don Mills - York Mills Submarket Report - November 2021

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	 855	 18	 4,820	 382	 \$2,344	 1,493	 \$3,499,816	 22,486
Central Waterfront	 79	 9	 4,124	 584	 \$1,616	 1,102	 \$1,780,926	 38,576
Don Mills - York Mills	 10	 12	 3,169	 199	 \$990	 1,096	 \$1,084,836	 29,673
Downtown Core	 99	 7	 3,568	 188	 \$1,834	 896	 \$1,643,838	 41,438
Downtown East	 94	 22	 7,028	 764	 \$1,302	 774	 \$1,008,119	 35,238
Downtown West	 319	 26	 7,925	 832	 \$1,547	 951	 \$1,471,036	 36,879
Etobicoke Waterfront	 2	 1	 504	 7	 \$1,592	 530	 \$842,721	 15,600
Highway7 - Yonge	 53	 7	 1,698	 54	 \$889	 1,351	 \$1,200,718	 32,705
Mississauga City Centre	 61	 12	 7,108	 415	 \$1,145	 852	 \$975,498	 13,286
North Toronto	 122	 18	 3,496	 548	 \$1,370	 1,010	 \$1,382,987	 412
North Yonge Corridor	 7	 4	 955	 287	 \$1,384	 729	 \$1,009,706	 42,132
North York East	 0	 2	 526	 1	 \$1,050	 1,210	 \$1,269,900	 213,858
North York West	 52	 10	 1,301	 221	 \$1,308	 1,363	 \$1,783,305	 20,900
Not Applicable	 2,352	 149	 26,120	 4,583	 \$984	 849	 \$835,437	 13,596
Scarborough City Centre								 15,227
Sheppard Corridor	 25	 10	 2,028	 234	 \$1,147	 1,013	 \$1,161,357	 41,144
Thornhill	 18	 7	 1,513	 146	 \$1,055	 1,230	 \$1,298,211	 7,383
Toronto East	 3	 11	 1,420	 60	 \$1,227	 1,022	 \$1,254,176	
Toronto West	 117	 20	 3,673	 476	 \$1,221	 972	 \$1,187,150	
Yonge - St. Clair	 6	 8	 817	 232	 \$1,927	 1,395	 \$2,687,477	

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