

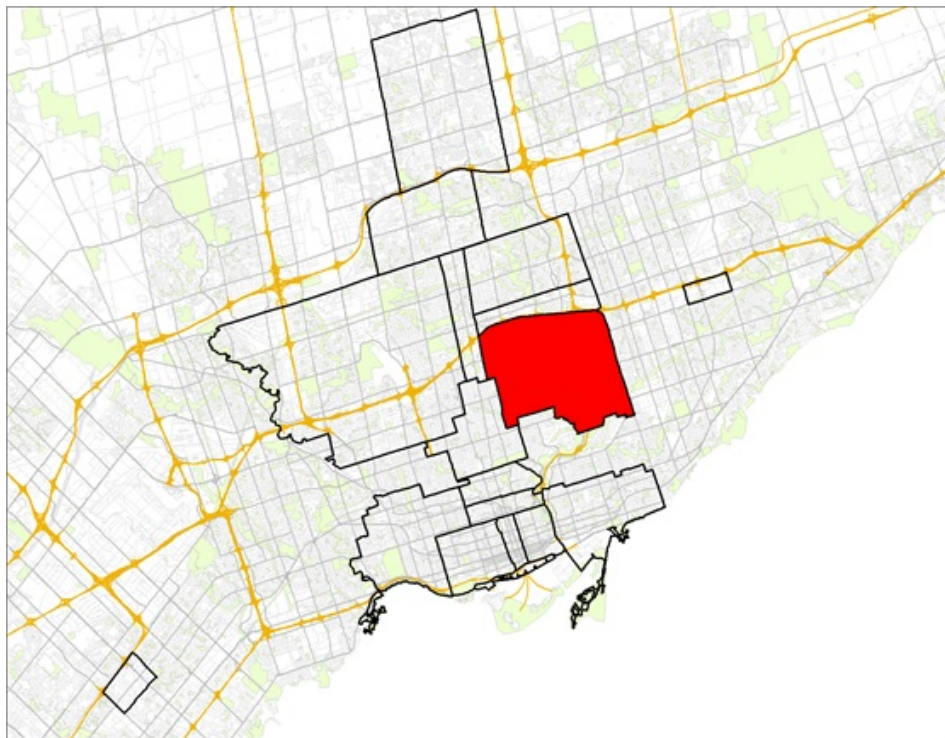


Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of January 2022



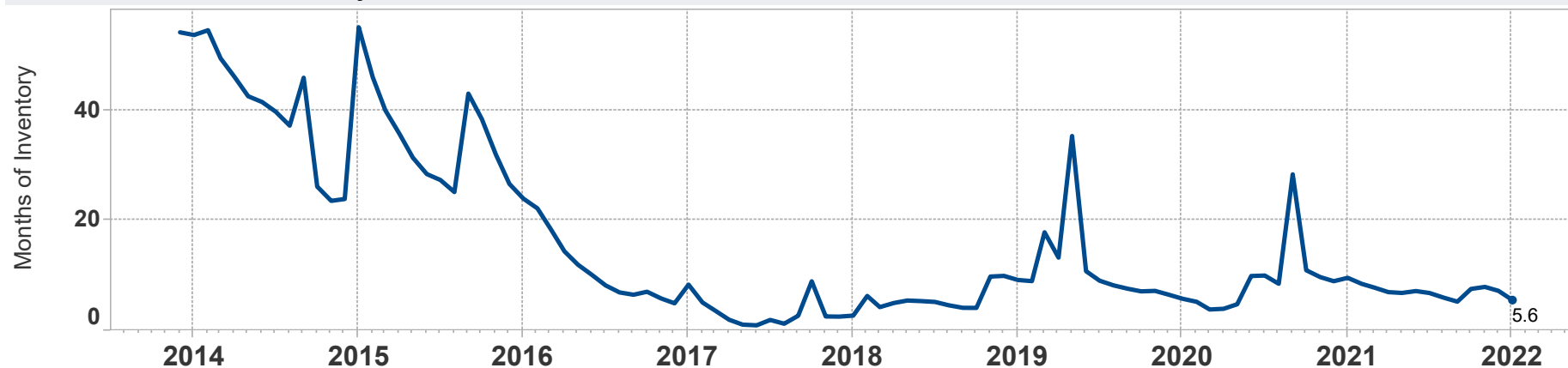
Don Mills - York Mills Submarket Report - January 2022



Don Mills - York Mills		GTA
Distinct count of Site Name	13	341
No. of Units	3,447	89,623
Total Sales	3,272	81,290
Act Inv	175	8,333
Avg. \$/sf	\$1,049	\$1,363
Avg. Project \$/SF	\$1,027	\$1,182
Avg. SF	1,116	961
Avg. \$	\$1,170,511	\$1,309,467
No Measure Value	36	2,274

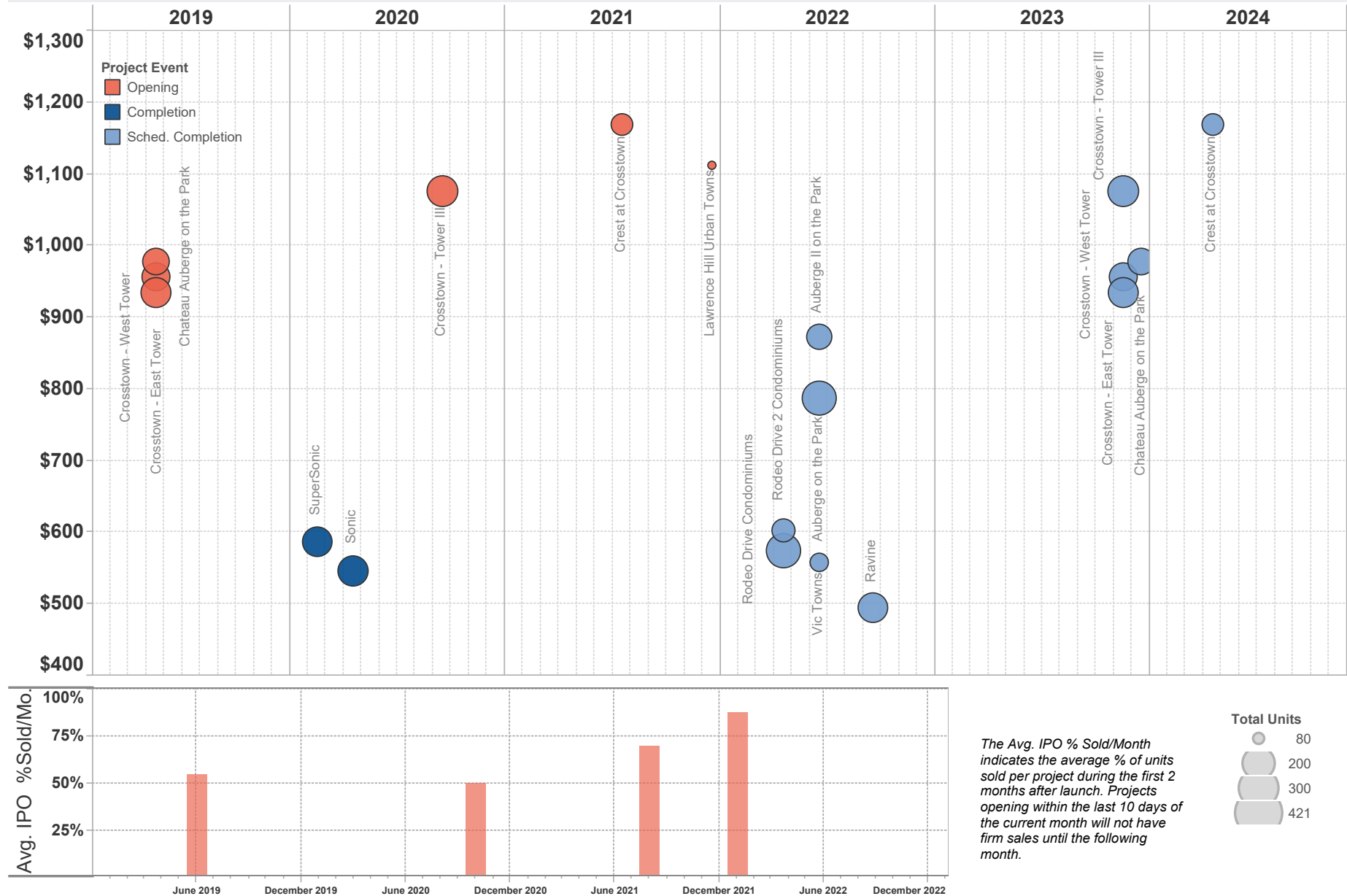
Development Applications		
Don Mills - York Mills		City of Toronto
Count of Address	17	631
Total Units	30,497	636,062
Min. Density	0.6	0.0
Max. Density	11.3	620.0
Avg. Density	3.6	7.9

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



Don Mills - York Mills Submarket Report - January 2022

Recent Project Openings, Completions & Scheduled Completions



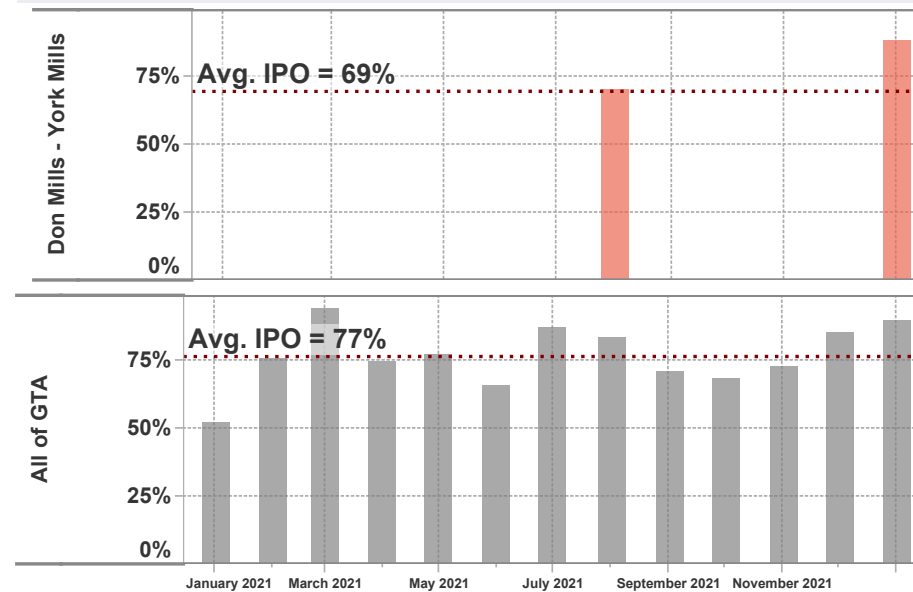
Don Mills - York Mills Submarket Report - January 2022

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	0	793	12
2 Bedroom	994	14	946	48
2 Bedroom + Den	479	7	447	32
3 Bedroom & Up	259	14	192	67
Penthouse	13	0	13	0
Other	20	1	13	7

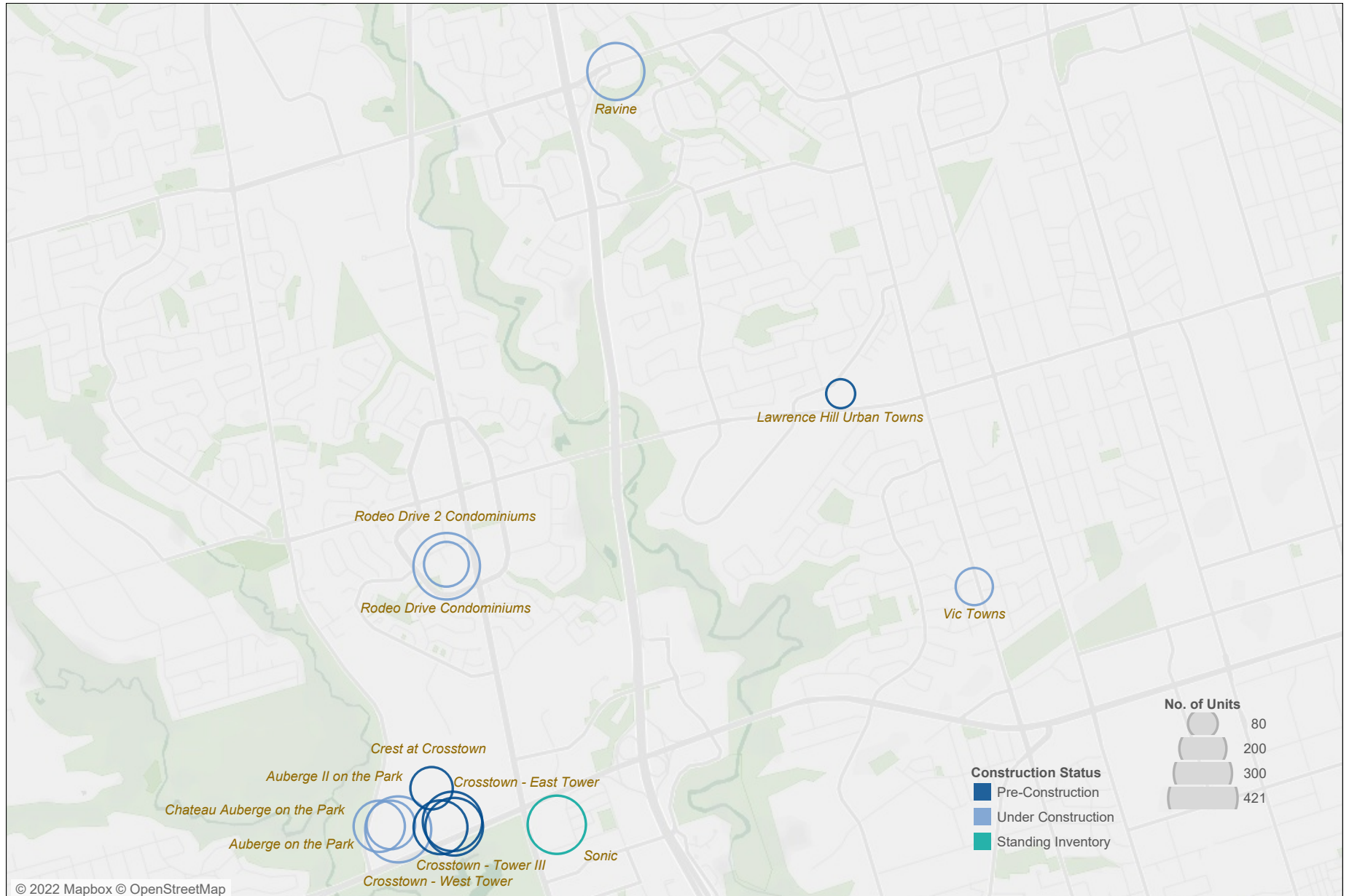
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,126	465	634	\$551,990	\$684,990
\$1,079	619	1,035	\$636,000	\$929,990
\$1,170	654	1,922	\$770,990	\$1,730,000
\$994	849	1,576	\$674,000	\$1,276,000
\$1,025	1,024	2,026	\$1,075,000	\$1,850,000
\$881	1,440	1,953	\$1,250,000	\$1,650,000

IPO Launch Performance (first 2 months)



Don Mills - York Mills Submarket Report - January 2022

Current Active Projects



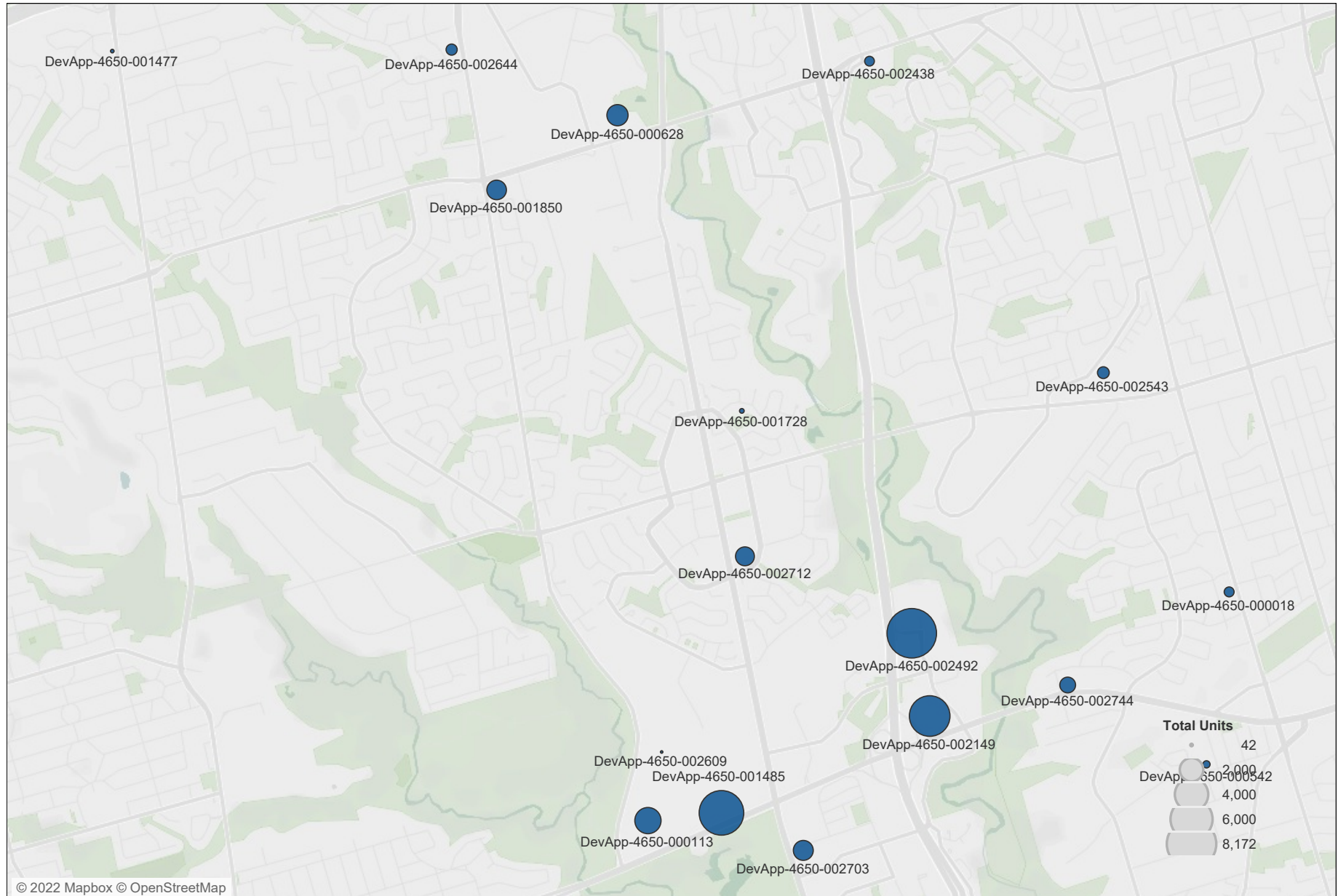
Don Mills - York Mills Submarket Report - January 2022

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 Fo..
Auberge II on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	0	0	17	225	\$873	\$902
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	1	1	26	415	\$787	\$902
Chateau Auberge on the Park - Tridel and Rowntree Enterpri..	Apartment	December 2023	1	1	14	250	\$978	\$939
Crest at Crosstown - Aspen Ridge Homes	Apartment	April 2024	1	1	38	171	\$1,169	\$1,362
Crosstown - East Tower - Aspen Ridge Homes	Apartment	November 2023	0	0	0	317	\$935	\$1,133
Crosstown - Tower III - Aspen Ridge Homes	Apartment	November 2023	1	1	41	336	\$1,076	\$1,152
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2023	0	0	19	276	\$957	\$1,107
Lawrence Hill Urban Towns - Kingdom Developments Inc.	Stacked	January 2024	22	22	10	80	\$1,112	\$1,112
Ravine - Urban Capital Property Group and Alit Developments	Apartment	September 2022	0	0	0	310	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	April 2022	0	0	0	191	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	April 2022	0	0	0	421	\$575	\$987
Sonic - Lindvest	Apartment	April 2020	0	0	0	323	\$546	\$993
Vic Towns - Solotex Corporation	Stacked	June 2022	10	10	10	132	\$558	\$794

Don Mills - York Mills Submarket Report - January 2022

Current Development Applications



Don Mills - York Mills Submarket Report - January 2022

Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DevApp-4650-000018	1648 Victoria Park Avenue	1.0	326
DevApp-4650-000113	1087 - 1095 Leslie Street	4.6	2,292
DevApp-4650-000542	104 - 110 Bartley Drive	1.0	172
DevApp-4650-000628	900 York Mills Road	2.7	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	1.0	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
DevApp-4650-002744	3 Swift Drive	11.3	824

Don Mills - York Mills Submarket Report - January 2022

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	• 30	• 18	• 4,884	• 371	• \$2,399	• 1,453	• \$3,484,803	• 23,683
Central Waterfront	• 5	• 9	• 4,127	• 581	• \$1,610	• 1,128	• \$1,816,302	• 38,096
Don Mills - York Mills	• 36	• 13	• 3,272	• 175	• \$1,049	• 1,116	• \$1,170,511	• 30,497
Downtown Core	• 614	• 8	• 4,187	• 252	• \$1,936	• 903	• \$1,747,021	• 42,806
Downtown East	• 34	• 19	• 6,003	• 617	• \$1,333	• 817	• \$1,090,011	• 35,238
Downtown West	• 193	• 25	• 8,029	• 800	• \$1,554	• 974	• \$1,514,452	• 37,461
Etobicoke Waterfront	• 0	• 1	• 509	• 6	• \$1,601	• 466	• \$745,900	• 15,600
Highway7 - Yonge	• 9	• 6	• 1,552	• 38	• \$1,013	• 1,307	• \$1,323,684	• 31,614
Mississauga City Centre	• 46	• 12	• 7,232	• 291	• \$1,122	• 866	• \$971,730	• 22,002
North Toronto	• 69	• 18	• 3,602	• 433	• \$1,433	• 1,025	• \$1,468,698	• 412
North Yonge Corridor	• 7	• 5	• 1,367	• 79	• \$1,584	• 802	• \$1,270,765	• 42,142
North York East	• 1	• 1	• 497	• 0	• .	• .	• .	• 217,068
North York West	• 58	• 9	• 1,347	• 135	• \$1,351	• 1,713	• \$2,314,272	• 20,900
Not Applicable	• 812	• 139	• 24,742	• 3,357	• \$1,033	• 839	• \$866,164	• 13,947
Scarborough City Centre								• 15,217
Sheppard Corridor	• 13	• 11	• 2,261	• 233	• \$1,158	• 990	• \$1,145,602	• 41,546
Thornhill	• 11	• 7	• 1,529	• 130	• \$1,061	• 1,231	• \$1,305,573	• 7,833
Toronto East	• 25	• 11	• 1,410	• 47	• \$1,267	• 1,019	• \$1,291,188	
Toronto West	• 283	• 22	• 3,987	• 635	• \$1,246	• 878	• \$1,094,317	
Yonge - St. Clair	• 28	• 7	• 753	• 153	• \$2,208	• 1,626	• \$3,591,360	

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