

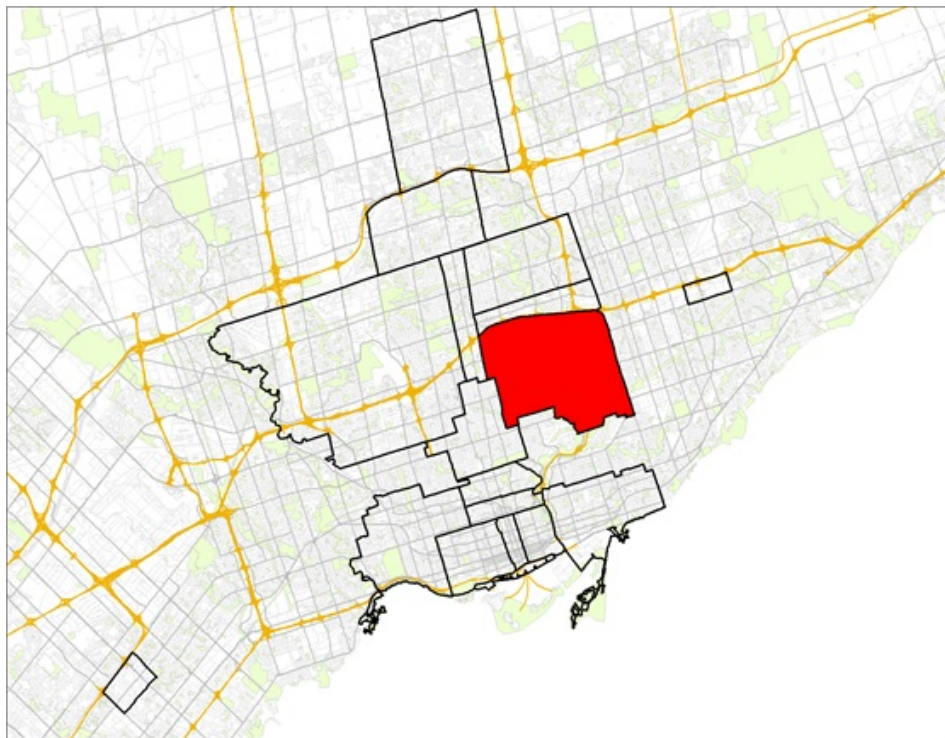


Greater Toronto Area
Don Mills / York Mills

New Homes High Rise Submarket Report
Data as of February 2022



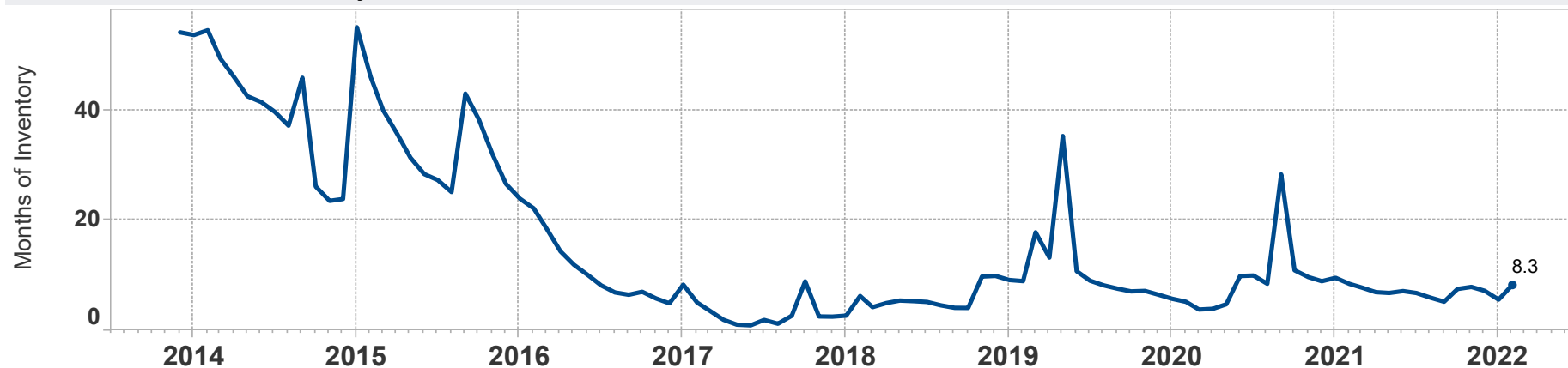
Don Mills - York Mills Submarket Report - February 2022



Don Mills - York Mills		GTA
Distinct count of Site Name	14	328
No. of Units	3,932	87,845
Total Sales	3,519	79,226
Act Inv	413	8,619
Avg. \$/sf	\$1,073	\$1,413
Avg. Project \$/SF	\$1,048	\$1,204
Avg. SF	894	934
Avg. \$	\$958,974	\$1,318,992
No Measure Value	249	3,048

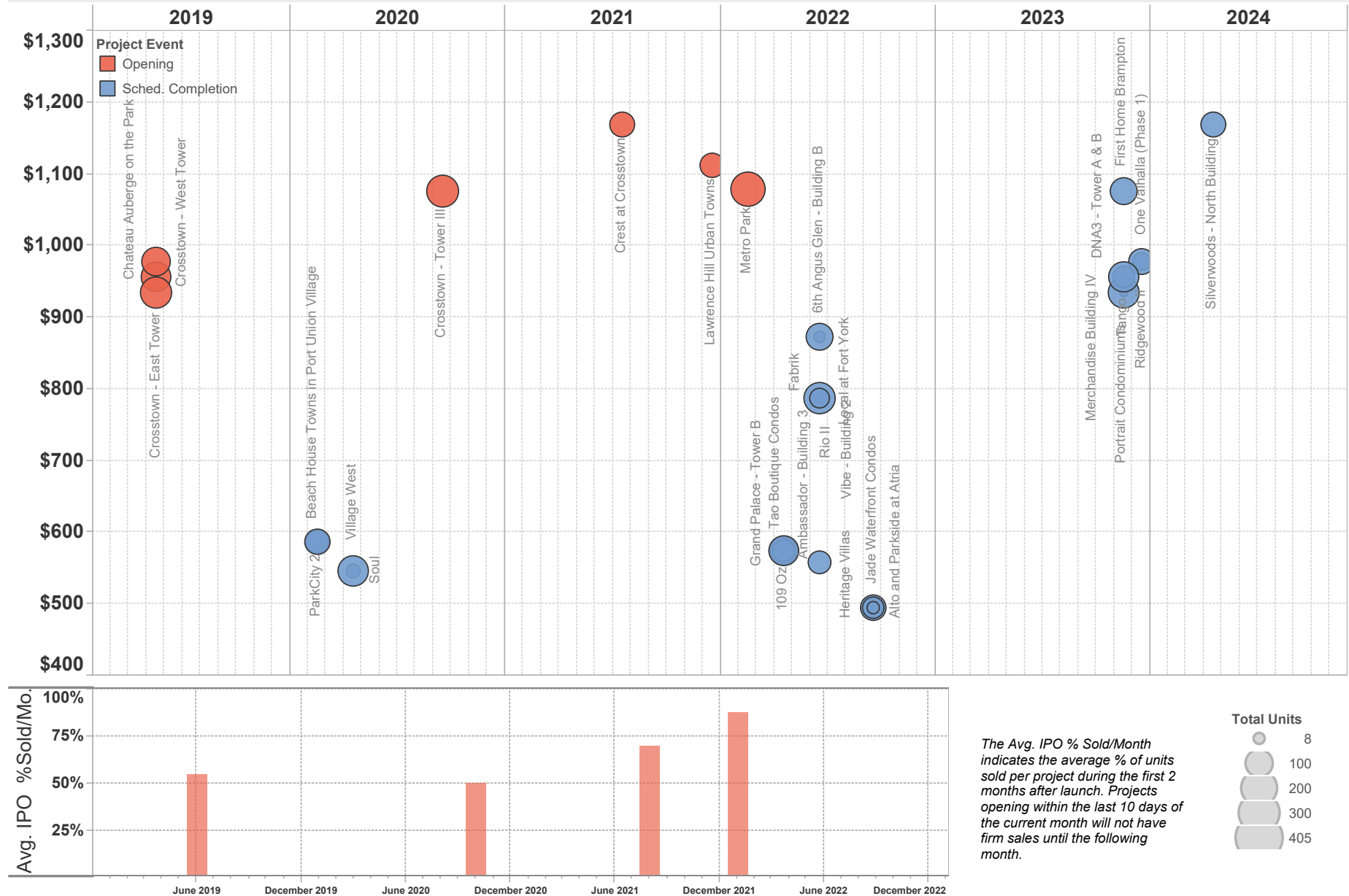
Development Applications		
Don Mills - York Mills		City of Toronto
Count of Address	17	648
Total Units	15,283	364,157
Min. Density	0.6	0.0
Max. Density	11.3	620.0
Avg. Density	3.6	7.9

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



Don Mills - York Mills Submarket Report - February 2022

Recent Project Openings, Completions & Scheduled Completions



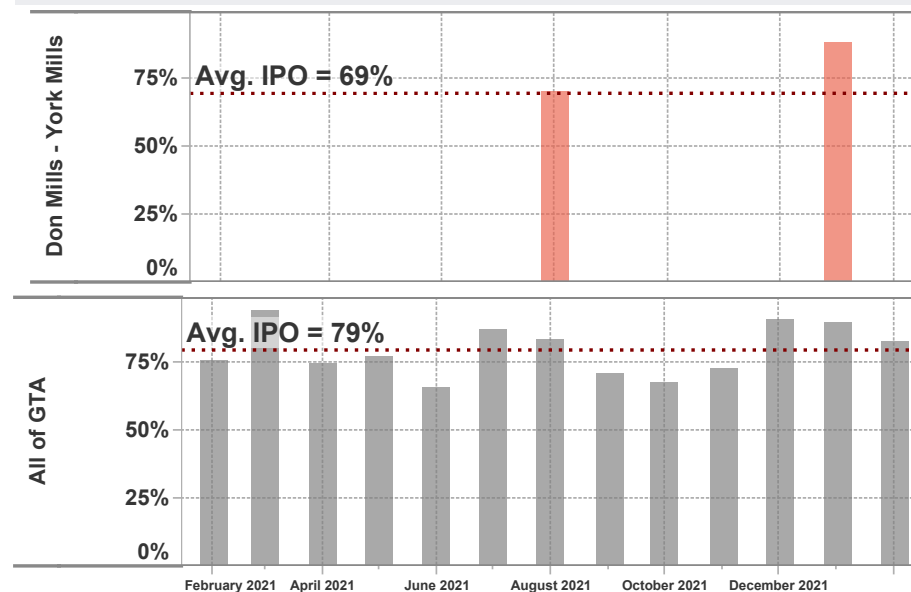
Don Mills - York Mills Submarket Report - February 2022

Project Data by Unit Type

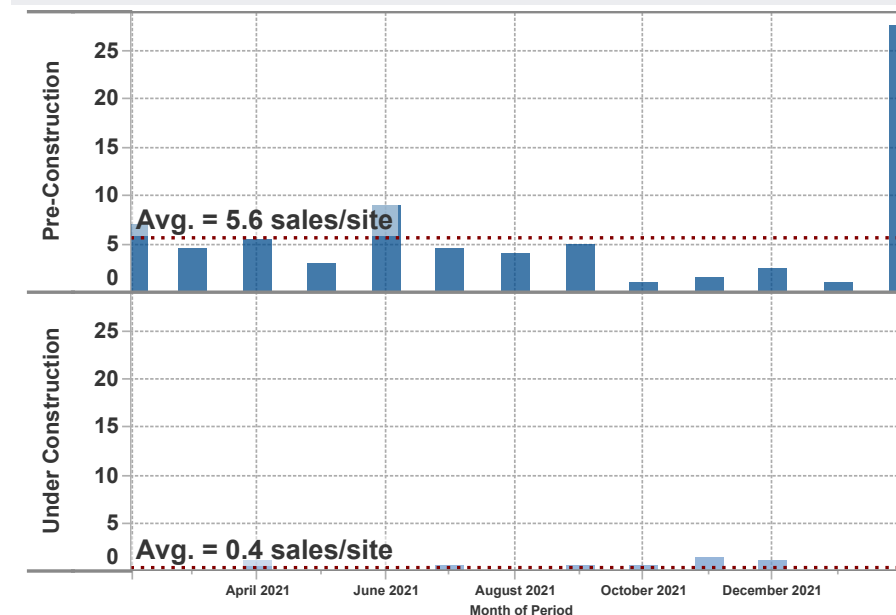
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	37	0	37	0
1 Bedroom	844	0	831	13
1 Bedroom + Den	1,022	79	872	150
2 Bedroom	1,176	115	1,061	115
2 Bedroom + Den	483	11	456	27
3 Bedroom & Up	330	44	236	94
Penthouse	13	0	13	0
Other	20	0	13	7

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,163	465	634	\$551,990	\$684,990
\$1,089	614	1,035	\$636,000	\$929,990
\$1,109	654	1,922	\$770,990	\$1,730,000
\$1,098	849	1,417	\$674,000	\$1,359,990
\$1,043	915	2,026	\$979,900	\$1,850,000
\$881	1,440	1,953	\$1,250,000	\$1,650,000

IPO Launch Performance (first 2 months)

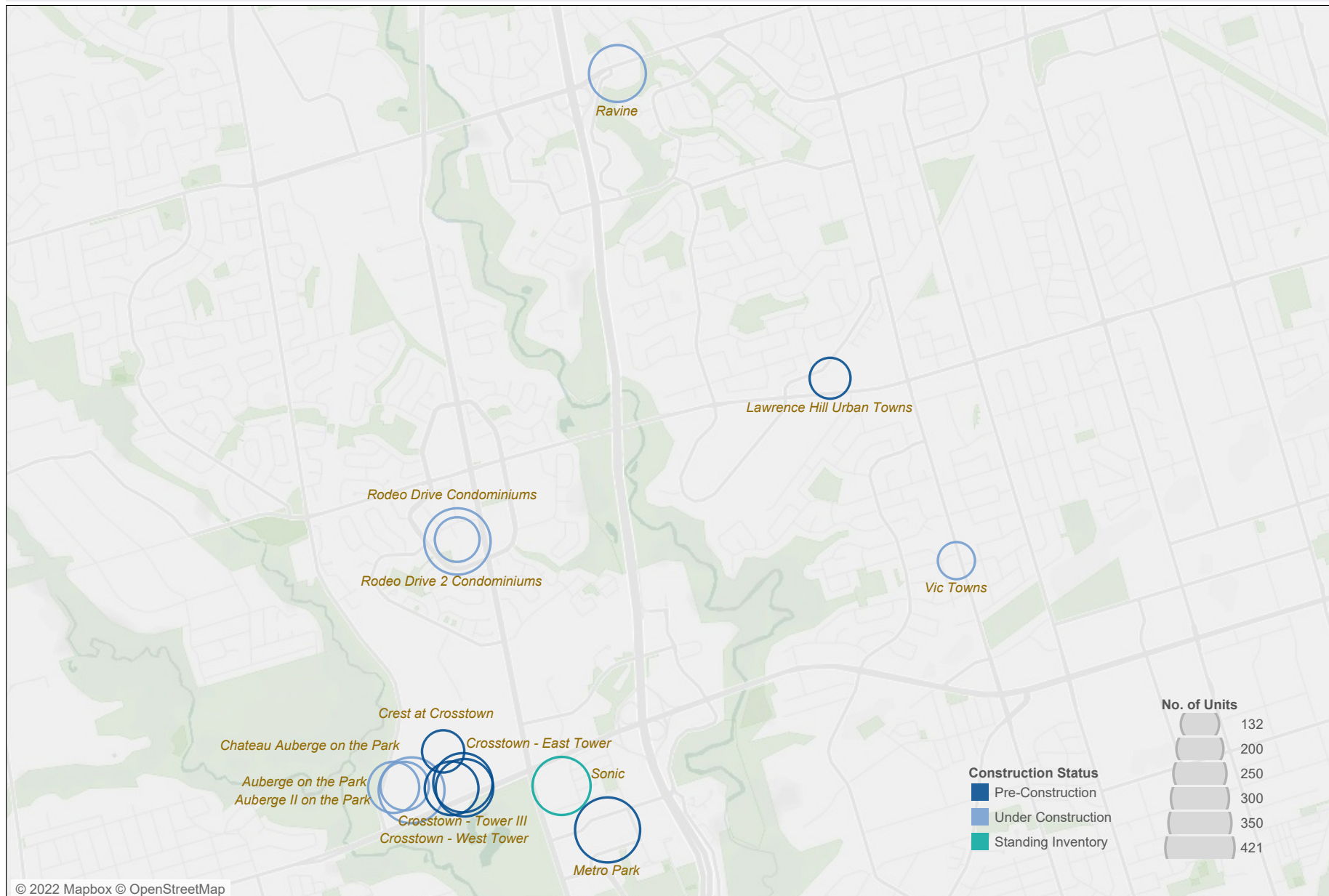


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - February 2022

Current Active Projects



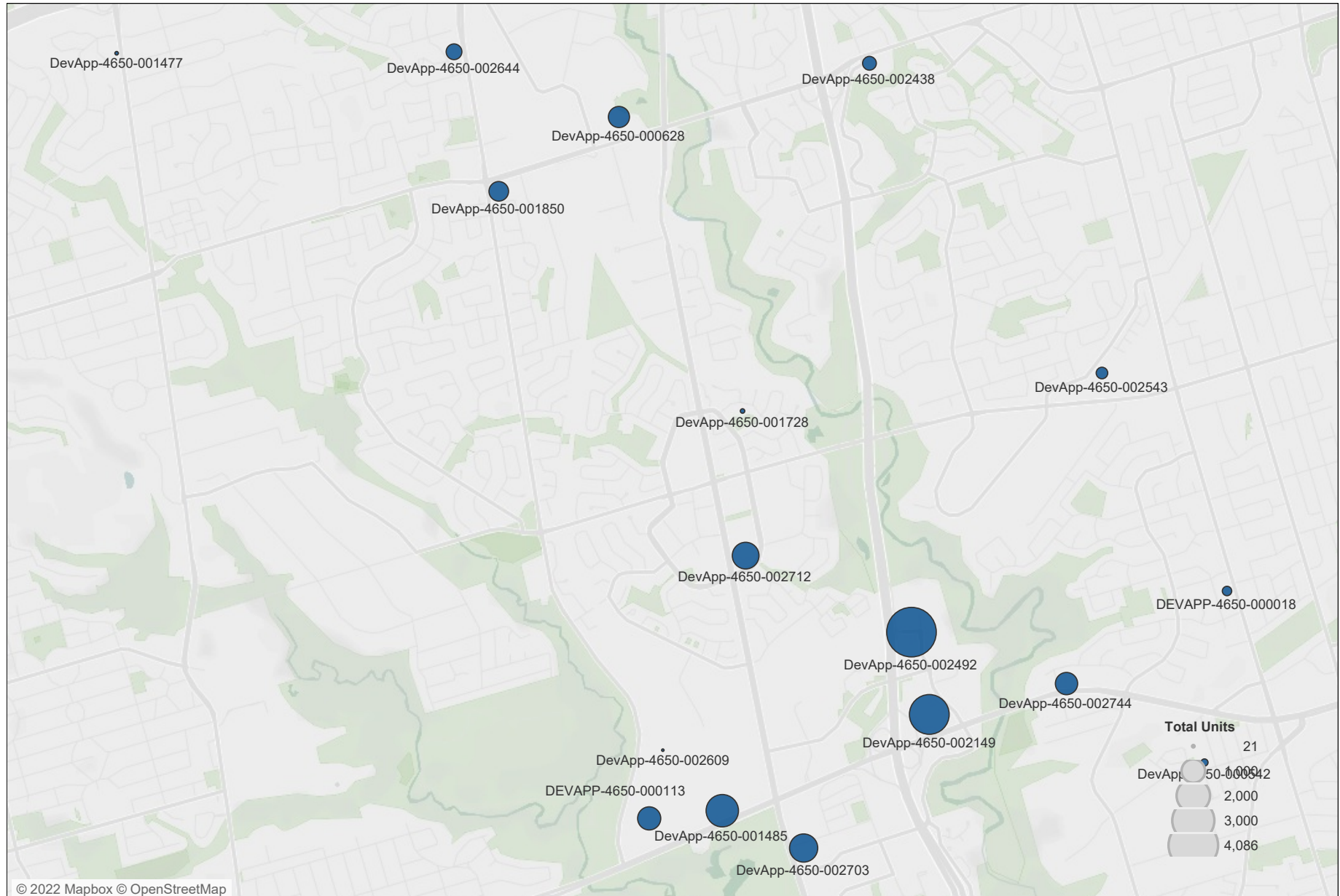
Don Mills - York Mills Submarket Report - February 2022

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	2	25	415	\$787	\$905
Chateau Auberge on the Park - Tridel and Rowntree Enterpri..	Apartment	December 2023	0	1	14	250	\$978	\$939
Crest at Crosstown - Aspen Ridge Homes	Apartment	April 2024	3	4	35	171	\$1,169	\$1,363
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	2	40	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	79	101	11	160	\$1,112	\$1,156
Metro Park - DBS Developments	Apartment	June 2025	154	154	251	405	\$1,079	\$1,079
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	11	19	1	132	\$558	\$978

Don Mills - York Mills Submarket Report - February 2022

Current Development Applications



Don Mills - York Mills Submarket Report - February 2022

Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DEVAPP-4650-000018	1648 Victoria Park Avenue	1.0	147
DEVAPP-4650-000113	1087 - 1095 Leslie Street	4.6	890
DevApp-4650-000542	104 - 110 Bartley Drive	1.0	84
DevApp-4650-000628	900 York Mills Road	2.7	741
DevApp-4650-001477	2710 - 2722 Bayview Avenue	0.8	21
DevApp-4650-001485	844 Don Mills Road	2.3	1,743
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	6.2	2,625
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	1.0	222
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 - February 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	• 78	• 18	• 4,961	• 345	• \$2,449	• 1,492	• \$3,653,966	• 13,579
Central Waterfront	• 2	• 9	• 4,129	• 579	• \$1,611	• 1,127	• \$1,816,254	• 16,313
Don Mills - York Mills	• 249	• 14	• 3,519	• 413	• \$1,073	• 894	• \$958,974	• 15,283
Downtown Core	• 50	• 8	• 3,581	• 1,280	• \$1,534	• 699	• \$1,071,937	• 23,554
Downtown East	• 47	• 18	• 5,891	• 572	• \$1,337	• 823	• \$1,101,131	• 18,747
Downtown West	• 43	• 24	• 7,764	• 747	• \$1,564	• 990	• \$1,548,722	• 19,843
Etobicoke Waterfront	• 3	• 1	• 512	• 5	• \$1,601	• 466	• \$745,900	• 8,154
Highway7 - Yonge	• 10	• 5	• 1,196	• 28	• \$1,060	• 1,317	• \$1,396,000	• 18,360
Mississauga City Centre	• 54	• 13	• 7,286	• 486	• \$1,234	• 757	• \$934,200	• 16,957
North Toronto	• 36	• 18	• 3,639	• 396	• \$1,453	• 1,046	• \$1,520,180	• 206
North Yonge Corridor	• 361	• 6	• 1,728	• 113	• \$1,614	• 801	• \$1,293,228	• 27,148
North York East	• 0	• 1	• 497	• 0	•	•	•	• 118,766
North York West	• 8	• 9	• 1,354	• 128	• \$1,358	• 1,741	• \$2,364,608	• 16,707
Not Applicable	• 1,890	• 134	• 23,898	• 2,561	• \$1,072	• 862	• \$923,935	• 11,036
Scarborough City Centre								• 10,992
Sheppard Corridor	• 15	• 11	• 2,281	• 213	• \$1,153	• 1,005	• \$1,159,295	• 24,334
Thornhill	• 32	• 4	• 1,113	• 81	• \$1,195	• 1,306	• \$1,561,338	• 4,178
Toronto East	• 10	• 8	• 1,120	• 42	• \$1,264	• 1,046	• \$1,322,389	
Toronto West	• 143	• 20	• 3,987	• 494	• \$1,275	• 912	• \$1,163,475	
Yonge - St. Clair	• 17	• 7	• 770	• 136	• \$2,340	• 1,807	• \$4,228,215	

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