

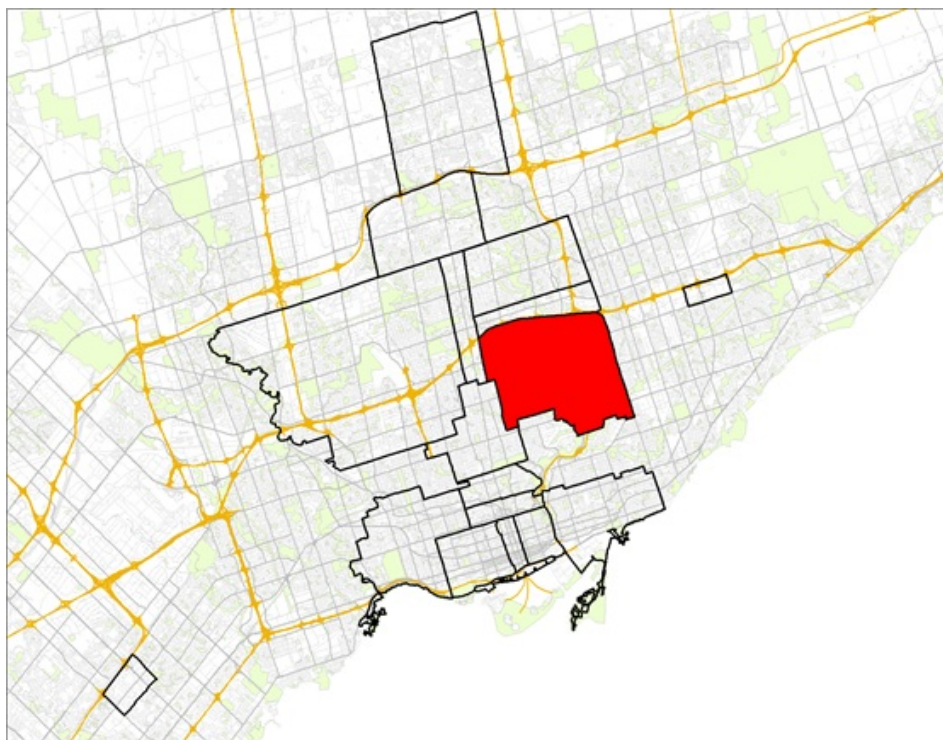


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of May 2022



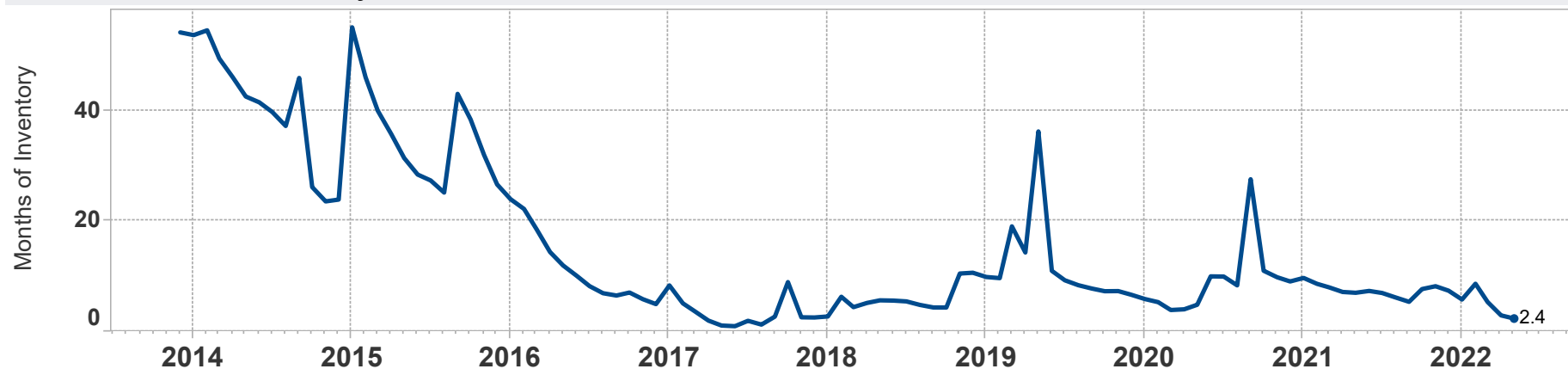
Don Mills - York Mills Submarket Report - May 2022



Don Mills - York Mills		GTA
Distinct count of Site Name	14	315
No. of Units	4,011	82,362
Total Sales	3,837	74,312
Act Inv	174	8,050
Avg. \$/sf	\$1,122	\$1,430
Avg. Project \$/SF	\$1,085	\$1,270
Avg. SF	1,134	908
Avg. \$	\$1,272,475	\$1,299,422
Current Month Sales (incl. active & sold out)	35	2,058

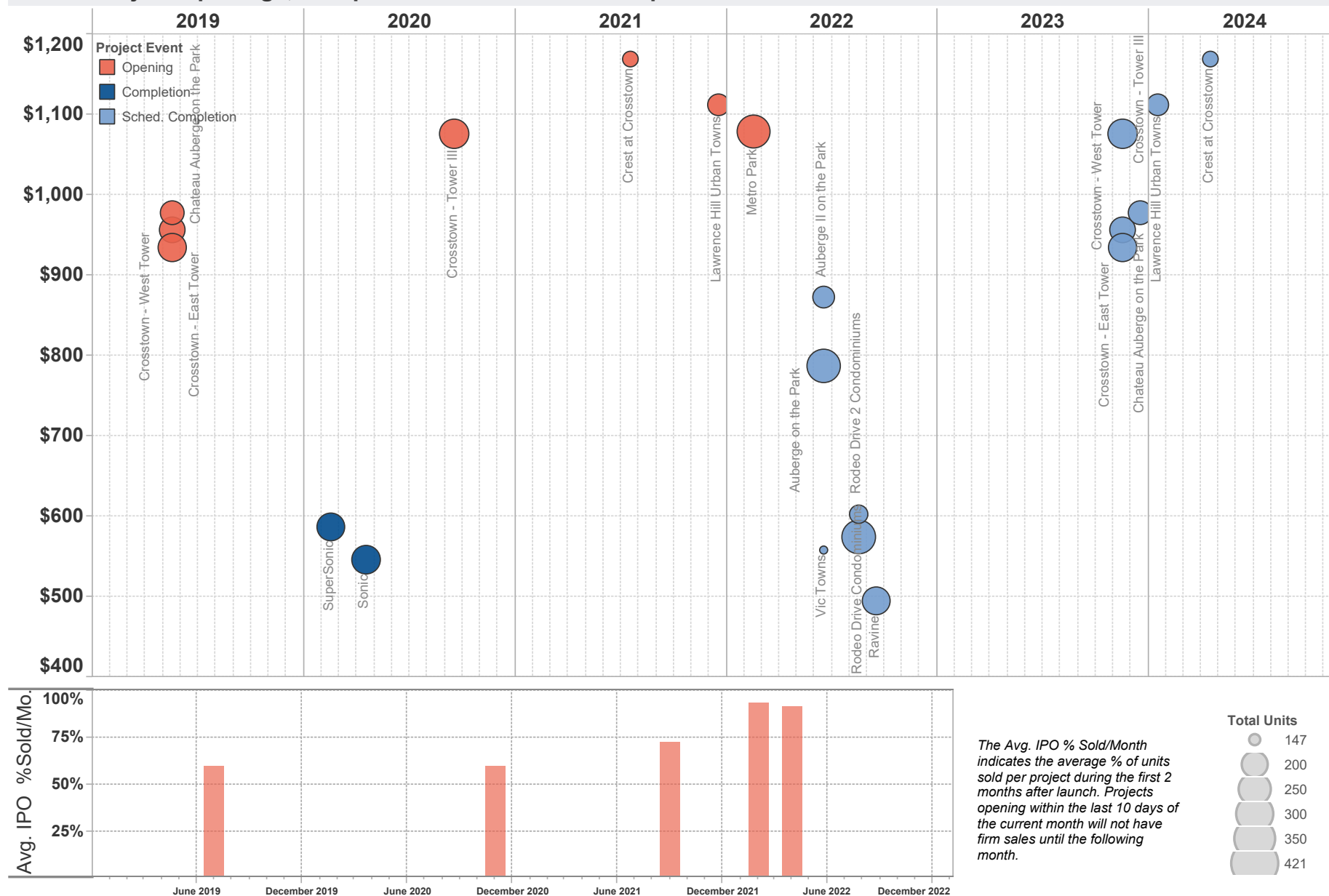
Development Applications		
Don Mills - York Mills		City of Toronto
Count of Address	19	687
Total Units	16,547	373,850
Min. Density	0.6	0.0
Max. Density	11.3	61.7
Avg. Density	3.8	7.2

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



Don Mills - York Mills Submarket Report - May 2022

Recent Project Openings, Completions & Scheduled Completions



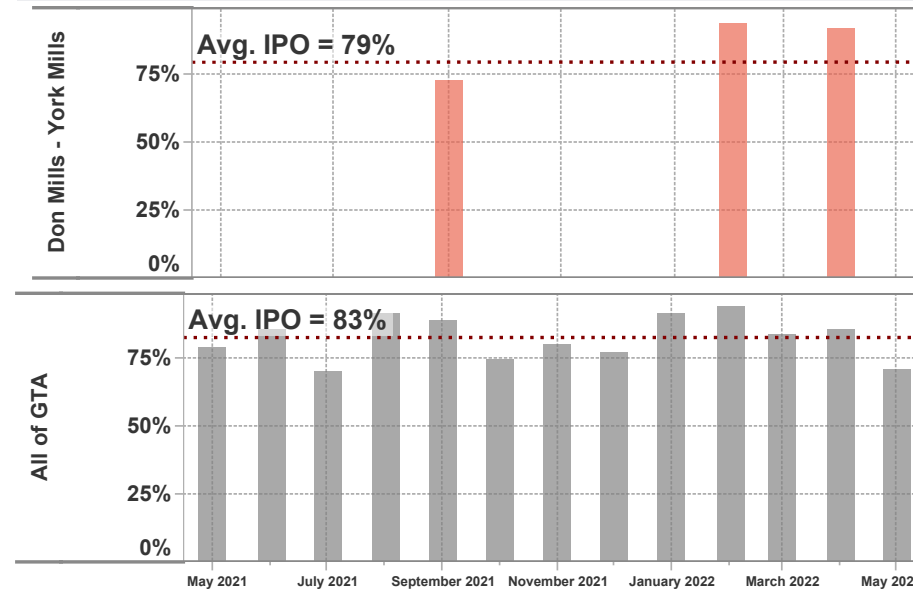
Don Mills - York Mills Submarket Report - May 2022

Project Data by Unit Type

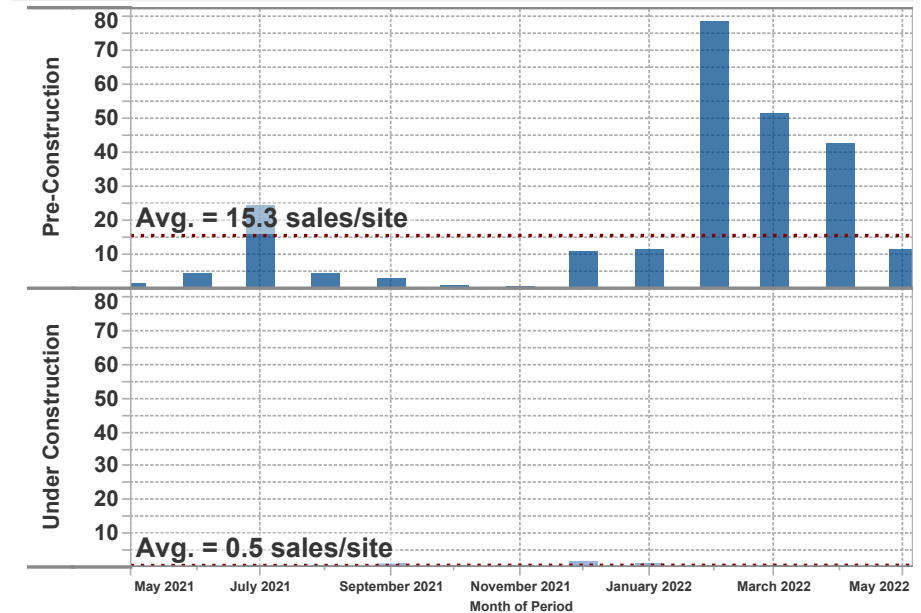
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	37	0	37	0
1 Bedroom	844	0	834	10
1 Bedroom + Den	1,022	20	1,011	11
2 Bedroom	1,208	2	1,169	39
2 Bedroom + Den	498	1	453	45
3 Bedroom & Up	362	12	298	64
Penthouse	13	0	12	1
Other	20	0	16	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,102	465	648	\$551,990	\$684,990
\$1,217	625	1,035	\$773,900	\$1,132,000
\$1,194	654	1,922	\$770,990	\$1,730,000
\$1,110	842	1,660	\$967,990	\$1,699,990
\$1,103	915	2,028	\$1,029,900	\$2,150,000
\$1,082	1,756	1,756	\$1,900,000	\$1,900,000
\$1,005	1,569	1,953	\$1,605,000	\$1,908,000

IPO Launch Performance (first 2 months)

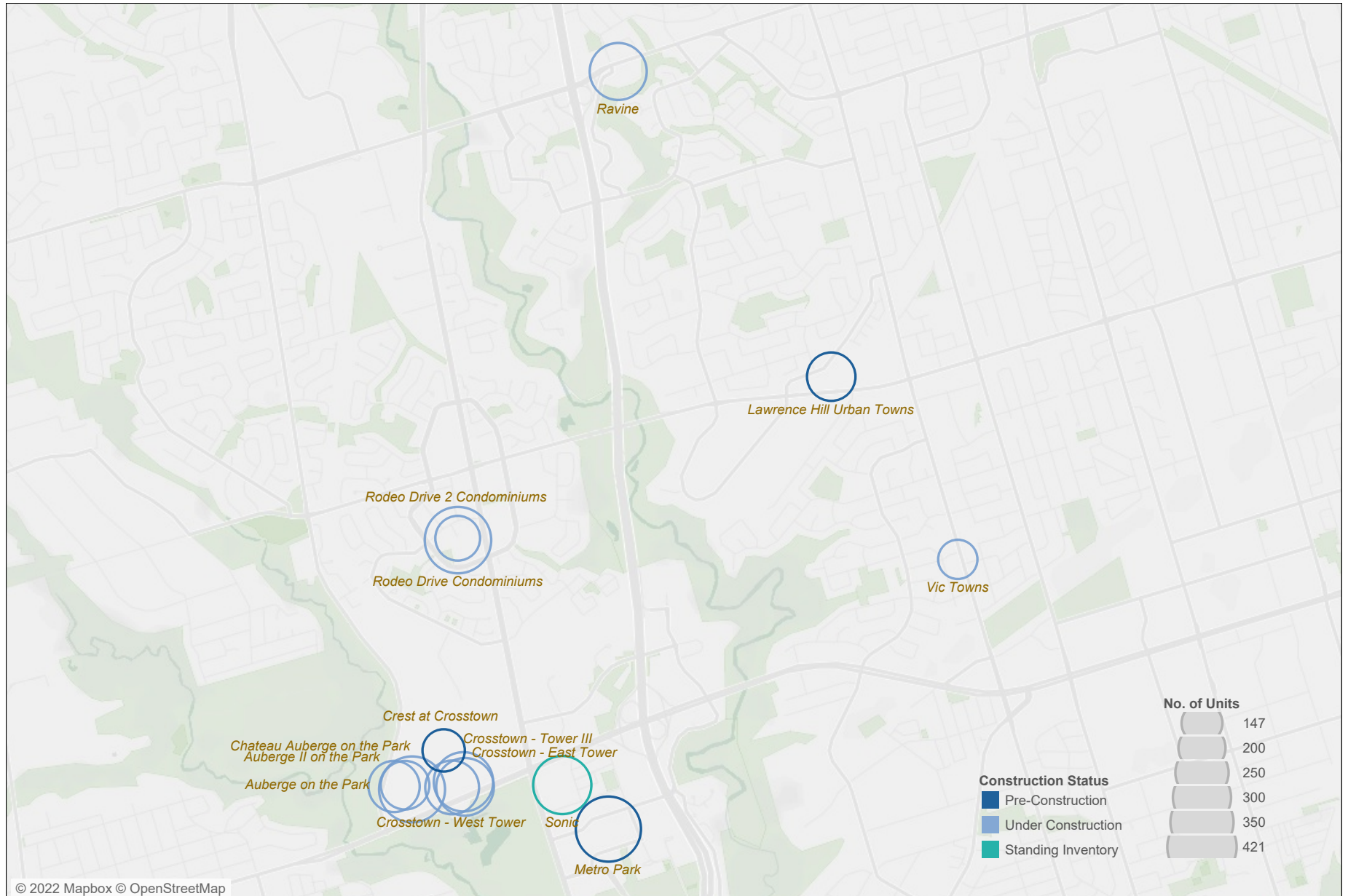


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - May 2022

Current Active Projects



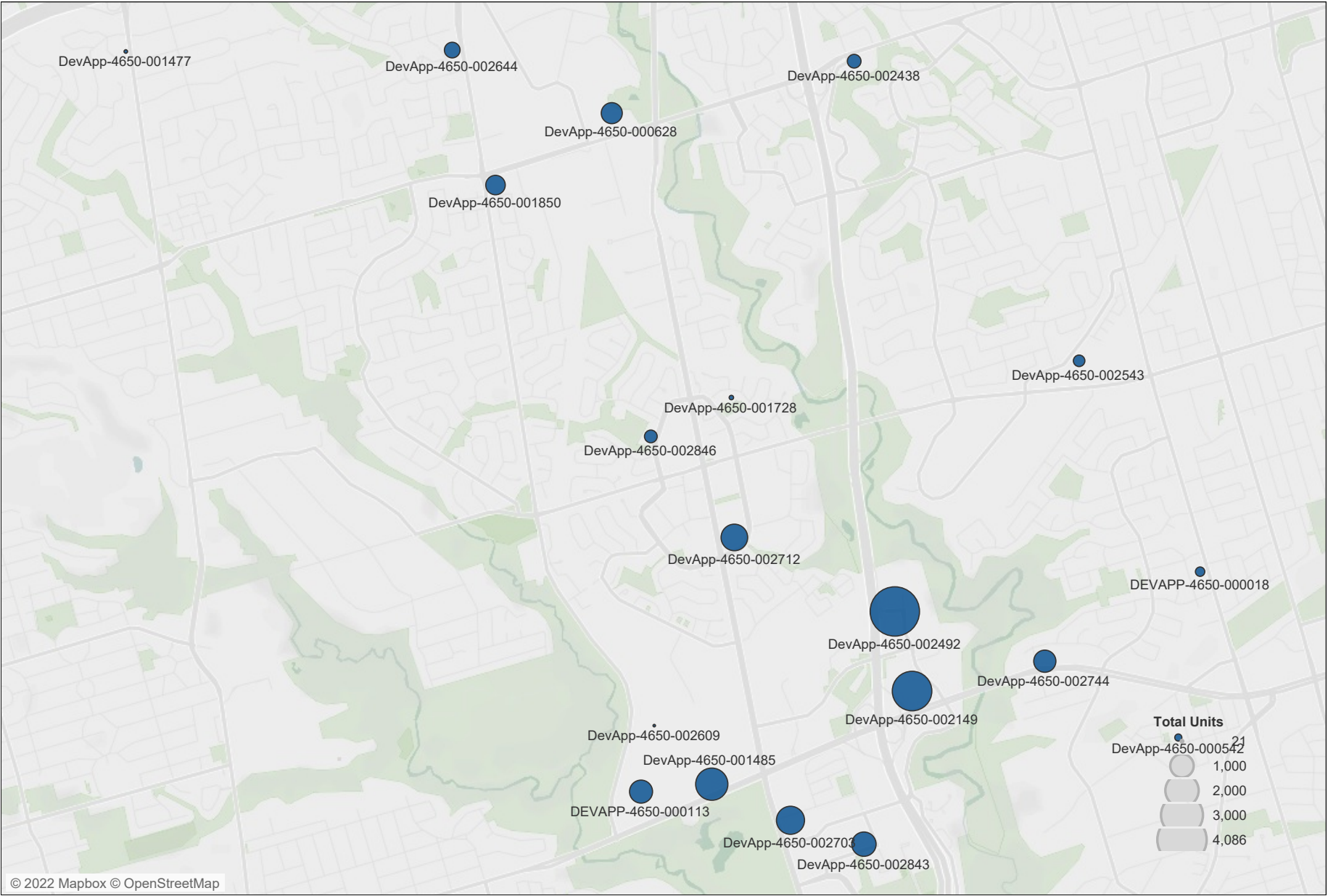
Don Mills - York Mills Submarket Report - May 2022

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	4	15	225	\$873	\$1,042
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2022	0	4	23	415	\$787	\$1,056
Chateau Auberge on the Park - Tridel and Rowntree Enterpri..	Apartment	December 2023	0	5	10	250	\$978	\$939
Crest at Crosstown - Aspen Ridge Homes	Apartment	April 2024	0	7	32	171	\$1,169	\$1,360
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	0	5	40	336	\$1,076	\$1,157
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	1	165	11	224	\$1,112	\$1,194
Metro Park - DBS Developments	Apartment	June 2025	33	403	2	405	\$1,079	\$1,171
Ravine - Urban Capital Property Group and Alit Developments	Apartment	September 2022	0	0	0	310	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	August 2022	0	0	0	191	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	August 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	1	13	22	147	\$558	\$1,080

Don Mills - York Mills Submarket Report - May 2022

Current Development Applications



Don Mills - York Mills Submarket Report - May 2022

Current Development Application List

inventorynumber	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)	6.8	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
DevApp-4650-002843	48 Grenobler Drive	10.1	993
DevApp-4650-002846	230 The Donway West	1.9	271

Don Mills - York Mills Submarket Report - May 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	• 12	• 18	• 5,030	• 283	• \$2,584	• 1,463	• \$3,781,888	• 13,750
Central Waterfront	• 4	• 9	• 4,157	• 547	• \$1,615	• 1,129	• \$1,823,523	• 17,435
Don Mills - York Mills	• 35	• 14	• 3,837	• 174	• \$1,122	• 1,134	• \$1,272,475	• 16,547
Downtown Core	• 28	• 9	• 5,032	• 405	• \$2,035	• 938	• \$1,909,854	• 23,883
Downtown East	• 66	• 17	• 5,902	• 427	• \$1,451	• 772	• \$1,120,144	• 21,496
Downtown West	• 2	• 23	• 7,325	• 603	• \$1,595	• 1,034	• \$1,649,032	• 19,449
Etobicoke Waterfront	• 4	• 1	• 526	• 2	• \$1,626	• 466	• \$757,900	• 8,231
Highway7 - Yonge	• 0	• 5	• 1,199	• 25	• \$1,111	• 1,310	• \$1,455,256	• 20,063
Mississauga City Centre	• 516	• 8	• 3,259	• 197	• \$1,253	• 687	• \$860,873	• 17,735
North Toronto	• 3	• 18	• 3,733	• 313	• \$1,541	• 1,059	• \$1,631,045	• 206
North Yonge Corridor	• 5	• 6	• 1,781	• 72	• \$1,567	• 925	• \$1,450,206	• 28,646
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 112,252
North York West	• 276	• 7	• 819	• 189	• \$1,445	• 1,320	• \$1,906,261	• 18,119
Not Applicable	• 1,013	• 129	• 22,815	• 3,532	• \$1,112	• 790	• \$878,390	• 14,432
Scarborough City Centre								• 9,720
Sheppard Corridor	• 36	• 10	• 1,869	• 279	• \$1,473	• 790	• \$1,164,250	• 27,354
Thornhill	• 12	• 2	• 401	• 38	• \$1,294	• 1,576	• \$2,039,368	• 4,532
Toronto East	• 18	• 11	• 1,564	• 161	• \$1,230	• 837	• \$1,029,329	
Toronto West	• 18	• 20	• 3,749	• 714	• \$1,314	• 821	• \$1,079,215	
Yonge - St. Clair	• 10	• 7	• 817	• 89	• \$2,092	• 1,558	• \$3,259,738	

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