

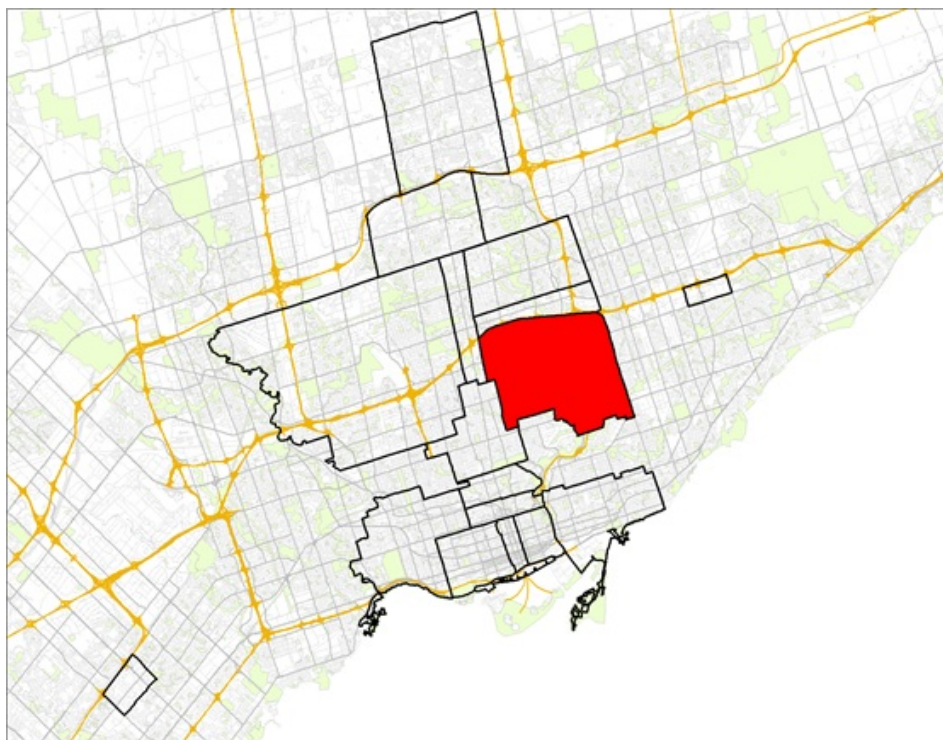


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of September 2022



Don Mills - York Mills Submarket Report - September 2022



Don Mills - York Mills		GTA
Distinct count of Site Name	14	334
No. of Units	3,985	86,785
Total Sales	3,838	76,494
Act Inv	147	10,291
Avg. \$/sf	\$1,137	\$1,469
Avg. Project \$/SF	\$1,091	\$1,297
Avg. SF	1,086	851
Avg. \$	\$1,234,821	\$1,249,685
Current Month Sales (incl. active & sold out)	1	289

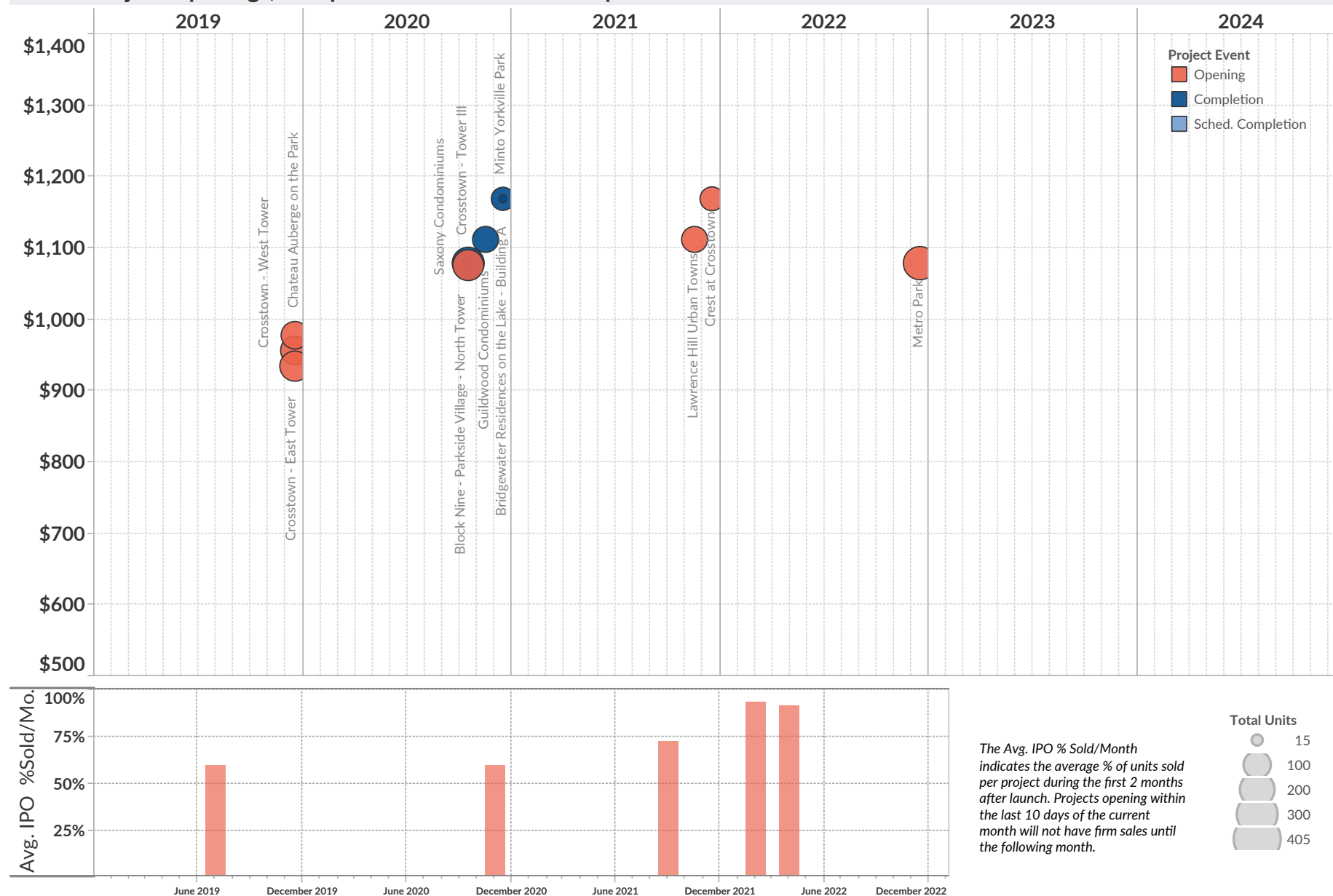
Development Applications		
Don Mills - York Mills		City of Toronto
Count of Address	23	730
Total Units	15,097	334,129
Min. Density	0.8	0.0
Max. Density	11.3	61.7
Avg. Density	3.4	7.2

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



Don Mills - York Mills Submarket Report - September 2022

Recent Project Openings, Completions & Scheduled Completions



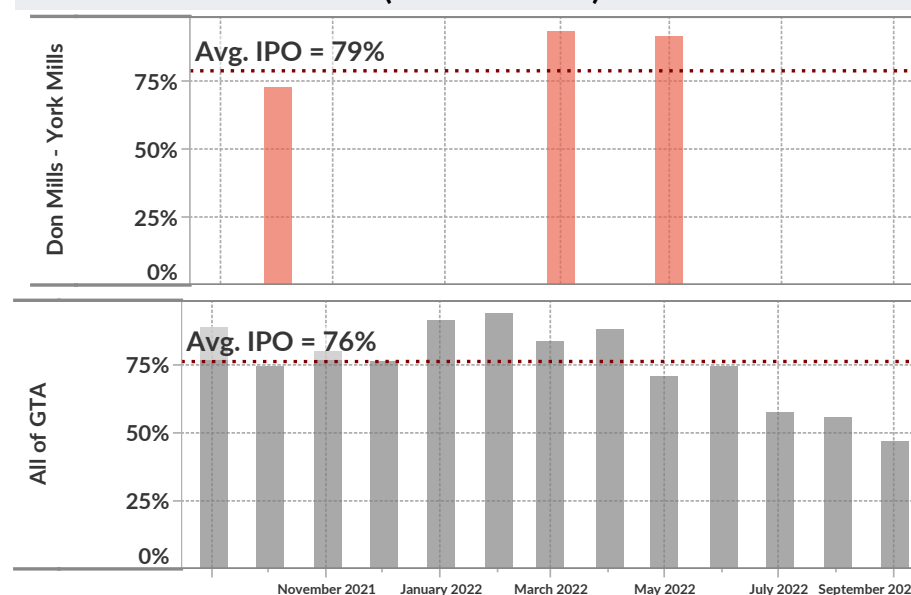
Don Mills - York Mills Submarket Report - September 2022

Project Data by Unit Type

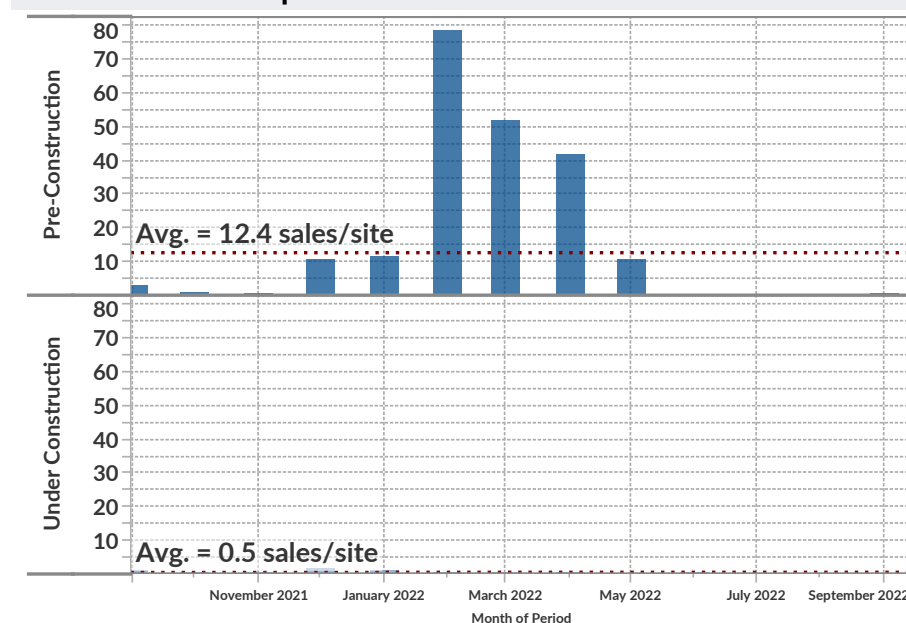
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	37	0	37	0
1 Bedroom	844	0	835	9
1 Bedroom + Den	1,022	1	1,011	11
2 Bedroom	1,211	0	1,170	41
2 Bedroom + Den	478	0	453	25
3 Bedroom & Up	353	0	297	56
Penthouse	13	0	12	1
Other	20	0	16	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,100	465	648	\$551,990	\$684,990
\$1,217	625	1,035	\$773,900	\$1,132,000
\$1,215	654	1,922	\$770,990	\$1,730,000
\$1,153	842	1,417	\$967,990	\$1,476,000
\$1,105	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)

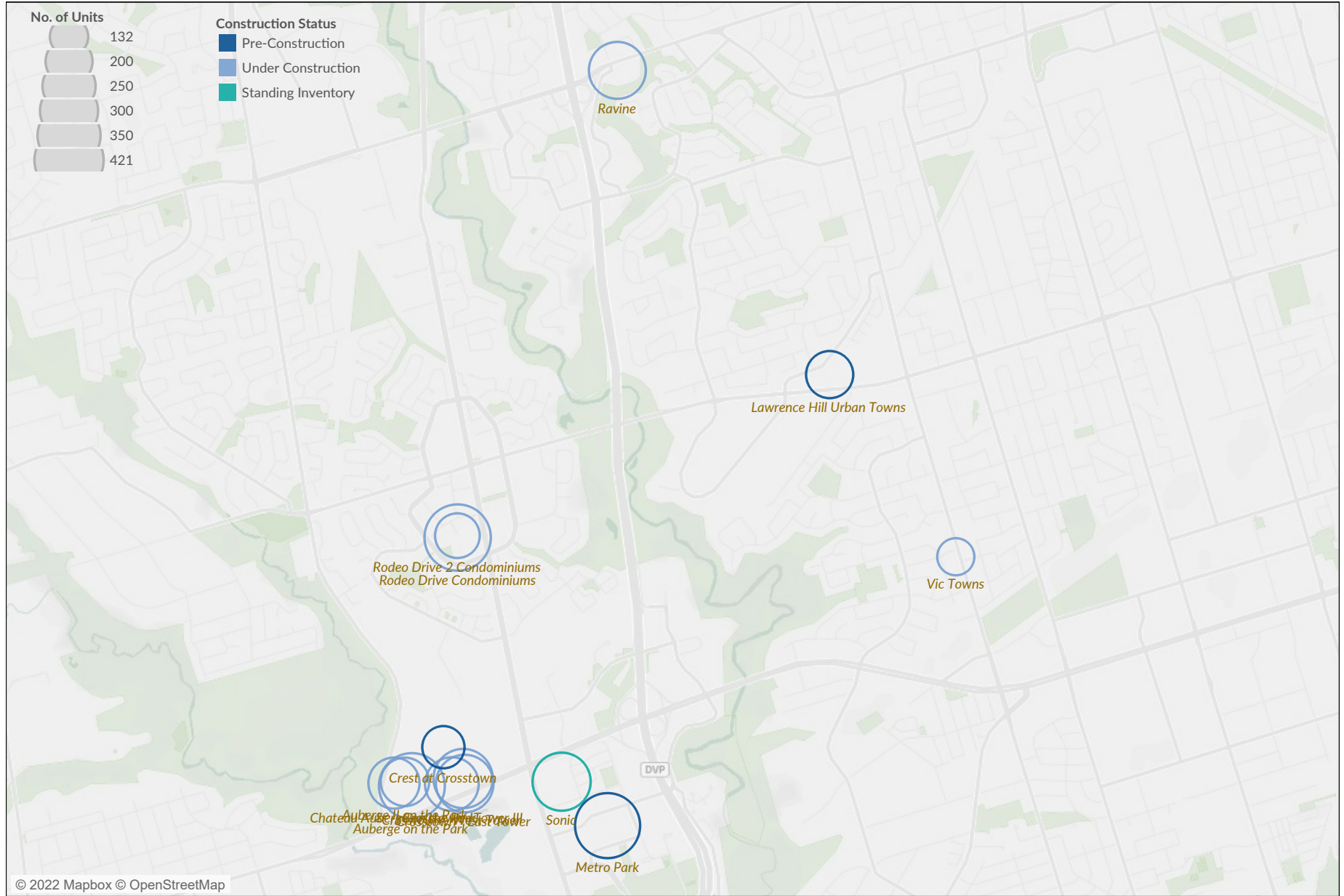


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - September 2022

Current Active Projects



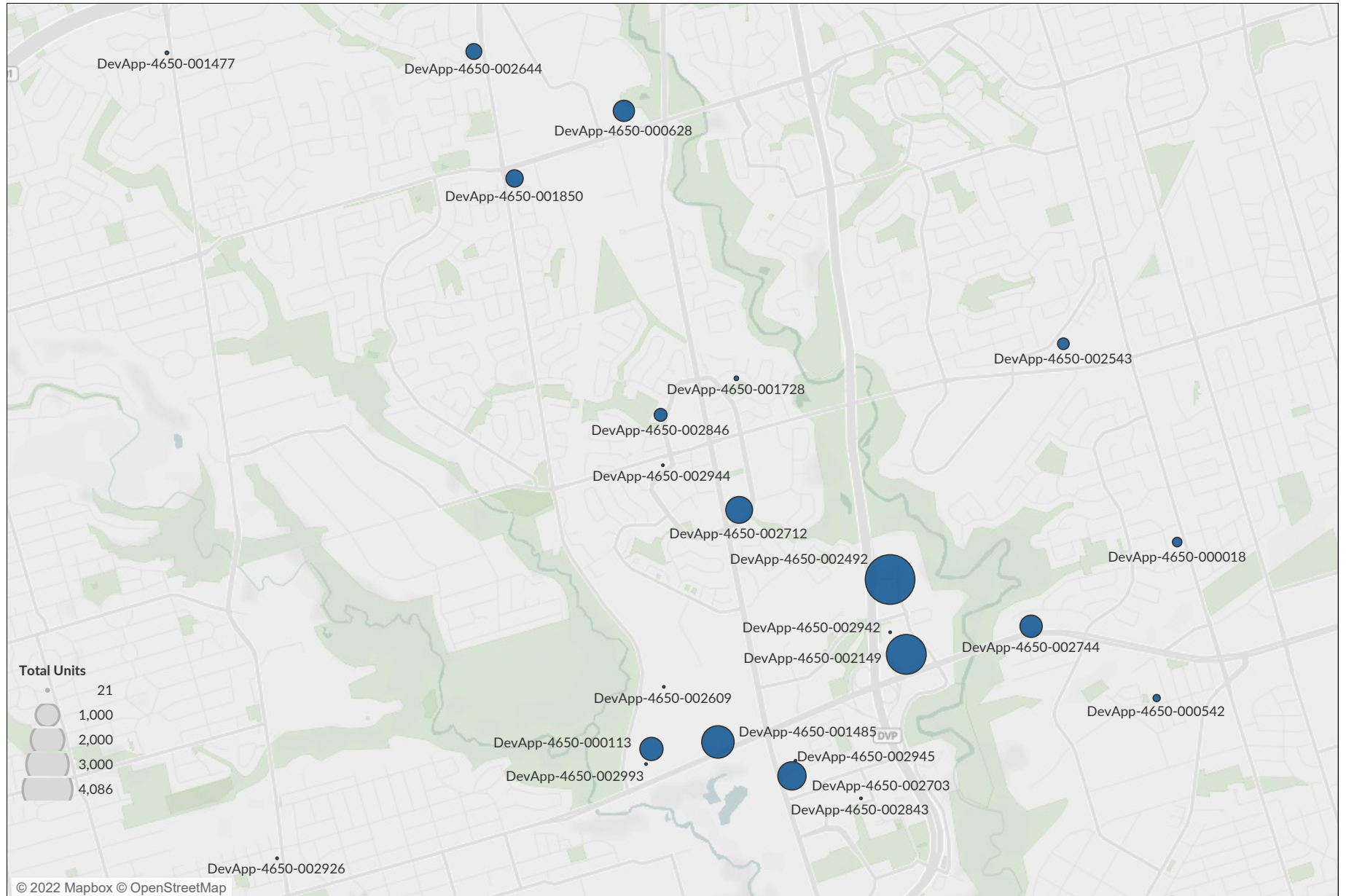
Don Mills - York Mills Submarket Report - September 2022

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 Foot
Auberge II on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	October 2023	0	4	15	225	\$873	\$1,042
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2023	0	5	22	415	\$787	\$1,056
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	December 2023	0	9	6	250	\$978	\$943
Crest at Crosstown - Aspen Ridge Homes	Apartment	April 2024	0	5	34	171	\$1,169	\$1,361
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	4	41	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	0	165	0	213	\$1,112	\$1,194
Metro Park - DBS Developments	Apartment	June 2025	1	402	3	405	\$1,079	\$1,159
Ravine - Urban Capital Property Group and Alit Developments	Apartment	December 2022	0	0	0	310	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	March 2023	0	0	0	191	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	March 2023	0	0	0	421	\$575	\$987
Sonic - Lindvest	Apartment	April 2020	0	0	0	323	\$546	\$993
Vic Towns - Solotex Corporation	Stacked	June 2023	0	13	7	132	\$558	\$1,174

Don Mills - York Mills Submarket Report - September 2022

Current Development Applications



Don Mills - York Mills Submarket Report - September 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	3.9	492
DevApp-4650-002149	175 Wynford Drive	6.2	2,625
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		
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		
DevApp-4650-002846	230 The Donway West	1.9	271
DevApp-4650-002926	2 Glazebrook Avenue		
DevApp-4650-002942	123 Wynford Drive		
DevApp-4650-002944	895 Lawrence Avenue East		
DevApp-4650-002945	793 Don Mills Road		
DevApp-4650-002993	1075 Leslie Street		

Don Mills - York Mills Submarket Report - September 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	0	16	4,355	261	\$2,616	1,433	\$3,749,268	12,426
Central Waterfront	1	8	3,992	539	\$1,673	1,121	\$1,875,981	13,435
Don Mills - York Mills	1	14	3,838	147	\$1,137	1,086	\$1,234,821	15,097
Downtown Core	27	9	4,612	1,303	\$1,746	699	\$1,220,770	21,814
Downtown East	7	18	5,444	1,088	\$1,500	682	\$1,023,402	19,405
Downtown West	12	25	8,060	704	\$1,693	1,034	\$1,751,106	17,462
Etobicoke Waterfront	0	1	530	1	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	0	4	1,171	24	\$1,113	1,310	\$1,457,125	17,314
Mississauga City Centre	5	9	4,271	122	\$1,227	710	\$871,254	17,149
North Toronto	6	19	3,783	511	\$1,549	908	\$1,406,606	206
North Yonge Corridor	0	6	1,784	69	\$1,565	936	\$1,464,762	26,501
North York East	0	1	497	0	.	.	.	100,392
North York West	7	7	843	172	\$1,447	1,378	\$1,994,020	18,119
Not Applicable	203	141	23,929	4,228	\$1,189	784	\$932,716	9,357
Scarborough City Centre								6,726
Sheppard Corridor	3	11	2,211	294	\$1,428	828	\$1,182,116	26,767
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	3,728
Toronto East	0	13	1,852	200	\$1,271	760	\$965,100	
Toronto West	17	23	4,092	513	\$1,341	881	\$1,180,965	
Yonge - St. Clair	0	7	820	86	\$2,103	1,587	\$3,336,941	

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