

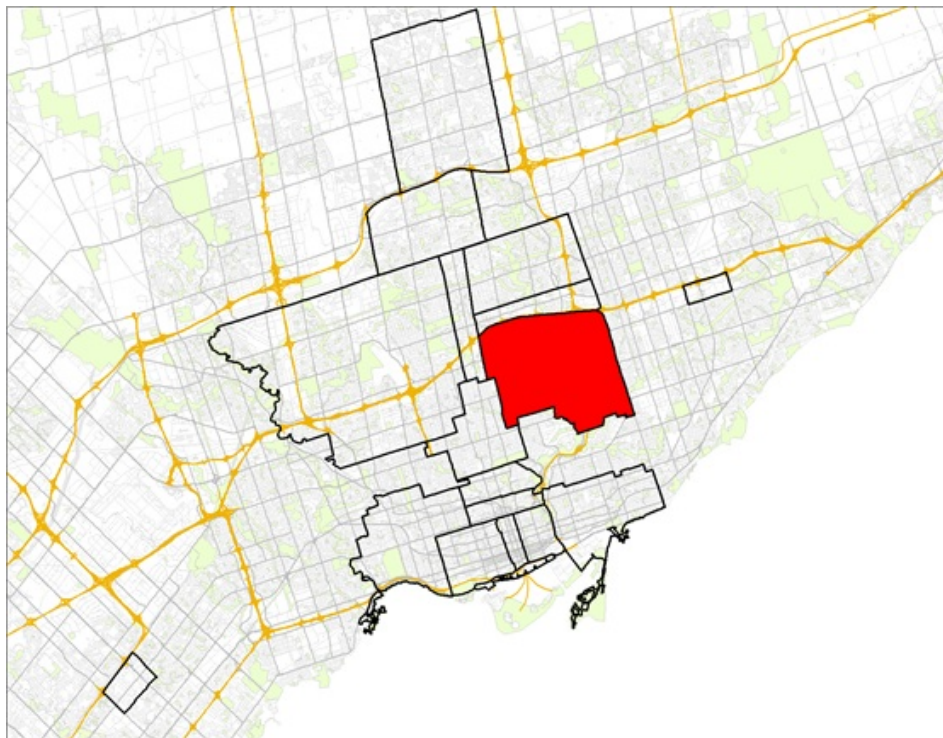


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of May 2023



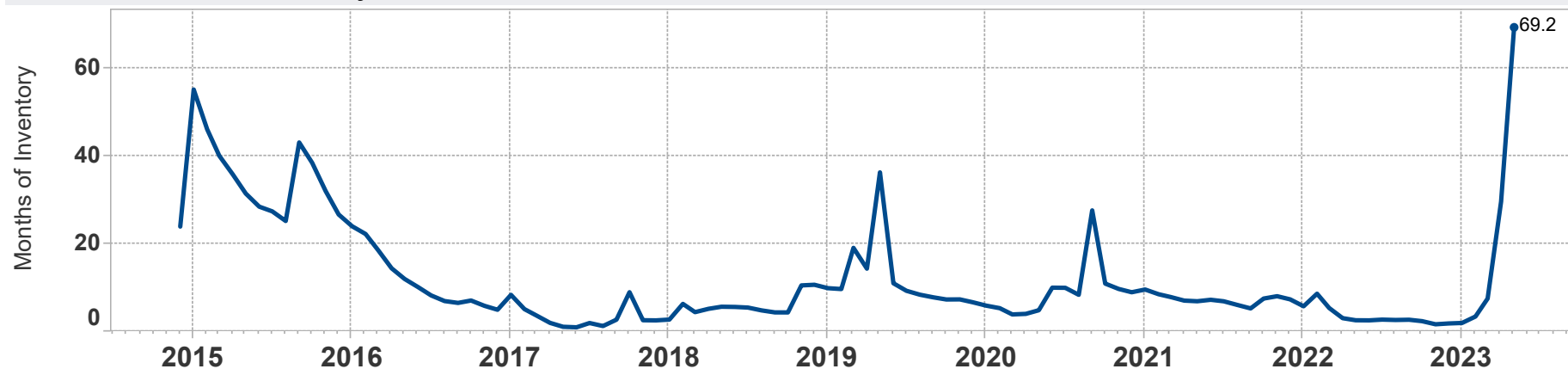
Don Mills - York Mills Submarket Report - May 2023



Don Mills - York Mills		GTA
Distinct count of Site Name	14	370
No. of Units	3,948	94,907
Total Sales	3,850	81,040
Act Inv	98	13,867
Avg. wt. \$/sf	\$1,155	\$1,423
Avg. Project \$/SF	\$1,091	\$1,299
Avg. SF	1,156	818
Avg. \$	\$1,335,318	\$1,163,082
Current Month Sales (incl. active & sold out)	4	1,976

Development Applications		
Don Mills - York Mills		City of Toronto
Count of Address	27	765
Total Units	26,740	424,430
Min. Density	0.8	0.0
Max. Density	14.8	61.9
Avg. Density	4.8	7.9

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



Don Mills - York Mills Submarket Report - May 2023

Recent Project Openings, Completions & Scheduled Completions



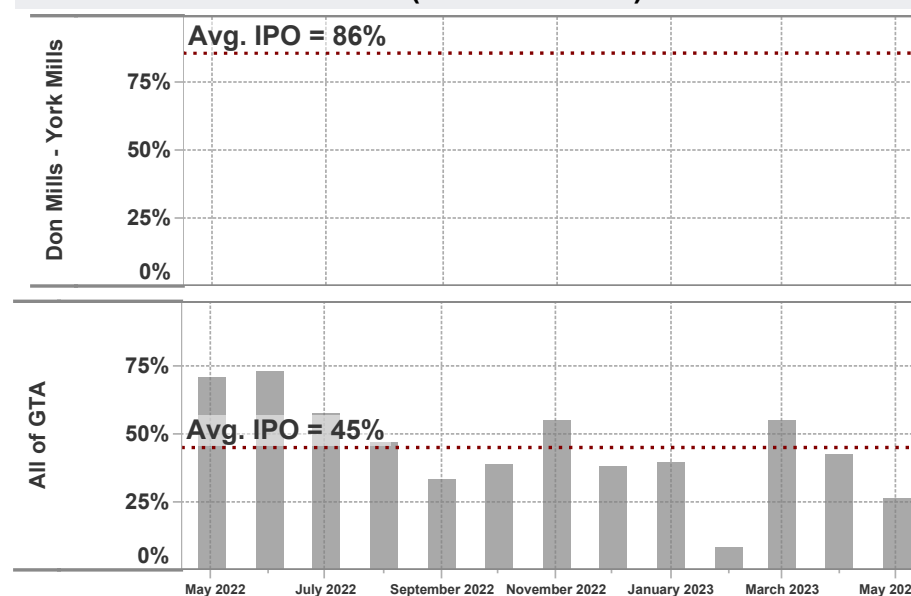
Don Mills - York Mills Submarket Report - May 2023

Project Data by Unit Type

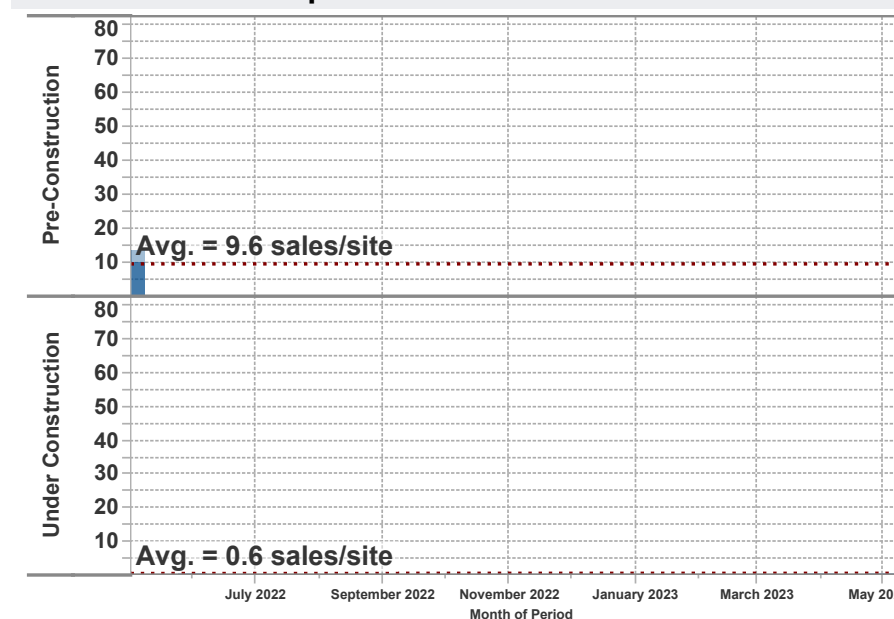
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	37	0	37	0
1 Bedroom	838	0	837	1
1 Bedroom + Den	1,022	1	1,010	12
2 Bedroom	1,208	1	1,177	31
2 Bedroom + Den	459	0	453	6
3 Bedroom & Up	344	2	301	43
Penthouse	13	0	12	1
Other	20	0	16	4

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$926	648	648	\$600,000	\$600,000
\$1,214	602	1,035	\$773,900	\$1,132,000
\$1,292	715	1,026	\$844,900	\$1,206,990
\$1,168	842	1,655	\$1,127,990	\$1,865,000
\$1,108	915	2,028	\$808,800	\$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)

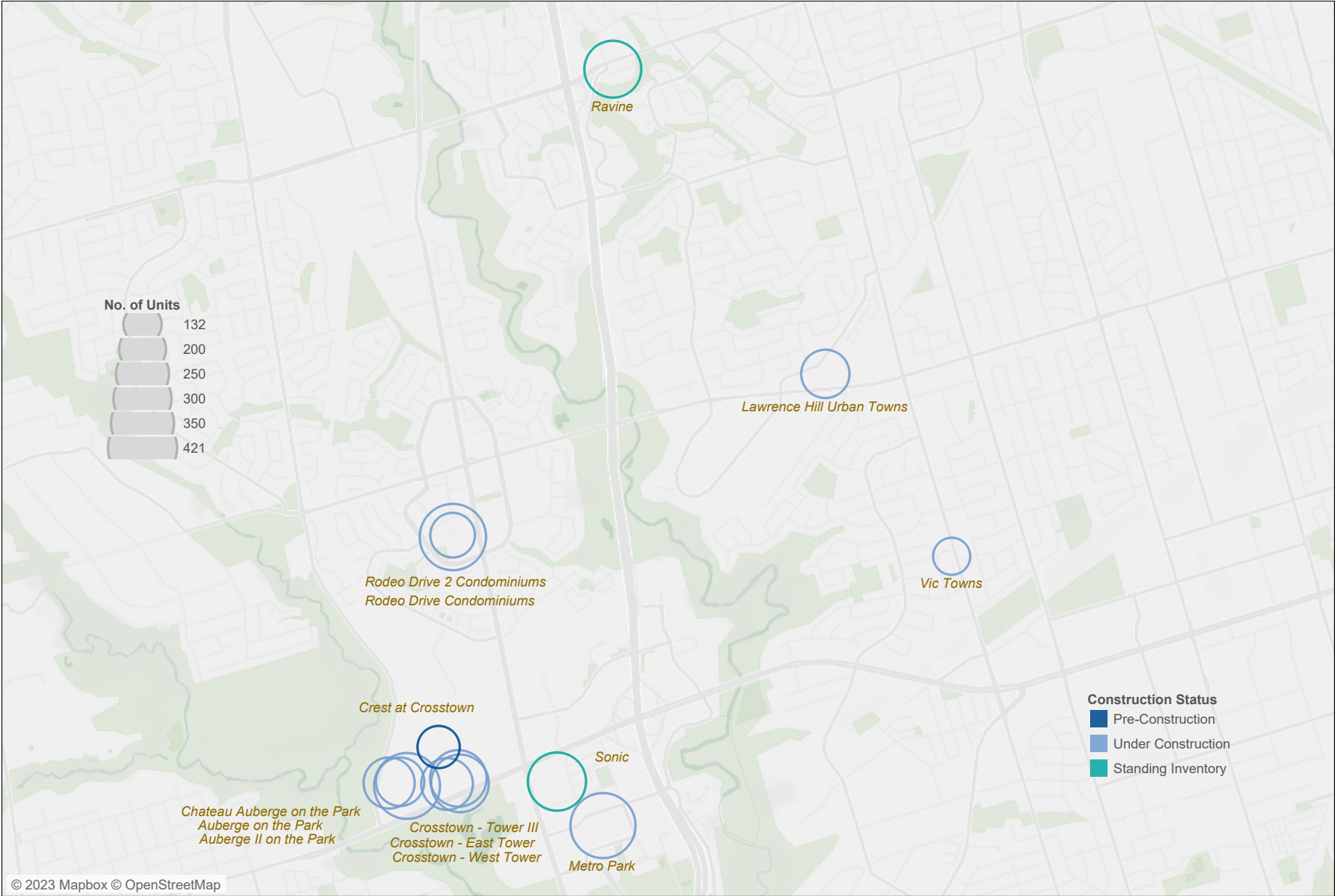


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - May 2023

Current Active Projects



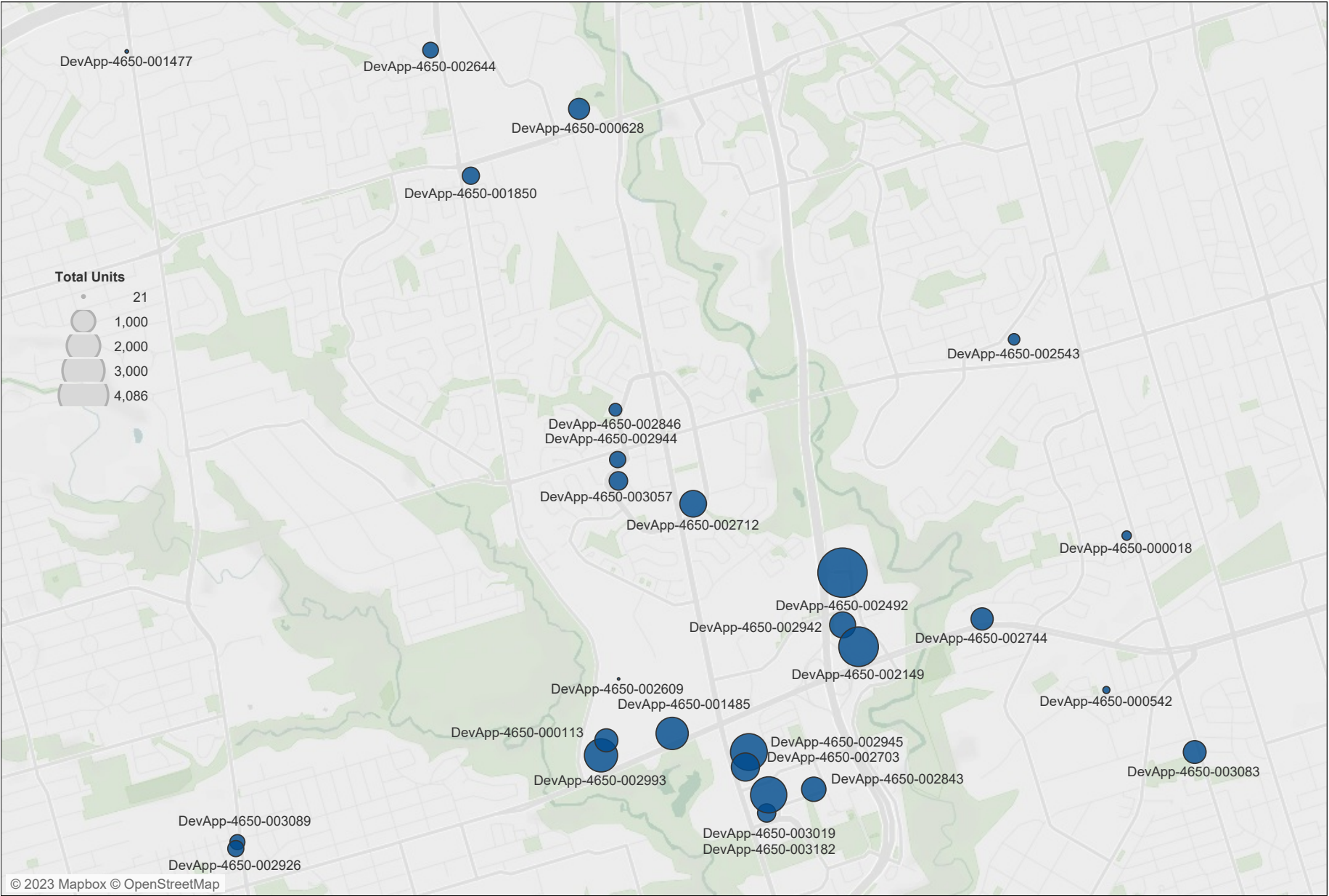
Don Mills - York Mills Submarket Report - May 2023

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	October 2023	0	0	15	225	\$873	\$1,053
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	June 2023	1	2	18	415	\$787	\$1,055
Chateau Auberge on the Park - Tridel and Rowntree Enterpri..	Apartment	September 2024	1	1	5	250	\$978	\$953
Crest at Crosstown - Aspen Ridge Homes	Apartment	January 2025	0	0	35	171	\$1,169	\$1,362
Crosstown - East Tower - Aspen Ridge Homes	Apartment	June 2024	0	0	0	318	\$935	\$1,230
Crosstown - Tower III - Aspen Ridge Homes	Apartment	June 2024	0	0	0	306	\$1,076	\$1,157
Crosstown - West Tower - Aspen Ridge Homes	Apartment	June 2024	0	0	0	256	\$957	\$1,107
Lawrence Hill Urban Towns - Kingdom Developments Inc.	Stacked	January 2024	1	4	8	224	\$1,112	\$1,225
Metro Park - DBS Developments	Apartment	June 2025	1	1	9	405	\$1,079	\$1,136
Ravine - Urban Capital Property Group and Alit Developments	Apartment	April 2023	0	0	0	310	\$495	\$734
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	June 2023	0	0	0	191	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	September 2023	0	0	0	421	\$575	\$987
Sonic - Lindvest	Apartment	April 2020	0	0	1	324	\$546	\$860
Vic Towns - Solotex Corporation	Stacked	September 2024	0	0	7	132	\$558	\$1,174

Don Mills - York Mills Submarket Report - May 2023

Current Development Applications



Don Mills - York Mills Submarket Report - May 2023

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-4650-001850	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	0.8	
DevApp-4650-002644	390-400 Woodsworth Road	1.7	411
DevApp-4650-002703	7-11 Rochefort Drive	6.6	1,326
DevApp-4650-002712	1053 Don Mills Road	4.3	1,185
DevApp-4650-002744	3 Swift Drive	11.3	824
DevApp-4650-002843	48 Grenoble Drive	10.1	993
DevApp-4650-002846	230 The Donway West	1.9	271
DevApp-4650-002926	2 Glazebrook Avenue	13.8	434
DevApp-4650-002942	123 Wynford Drive	6.5	1,128
DevApp-4650-002944	895 Lawrence Avenue East	5.0	438
DevApp-4650-002945	793 Don Mills Road	6.7	2,263
DevApp-4650-002993	1075 Leslie Street	5.0	1,846
DevApp-4650-003019	7 St Dennis Drive	4.8	2,197
DevApp-4650-003057	169 The Donway West	5.2	570
DevApp-4650-003083	1400 Victoria Park Avenue	5.3	868
DevApp-4650-003089	1840 Bayview Avenue	14.8	377
DevApp-4650-003182	200 Gateway Boulevard	3.4	558

Don Mills - York Mills Submarket Report - May 2023

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 45	• 17	• 4,658	• 274	• \$2,606	• 1,422	• \$3,706,298	• 17,365
Central Waterfront	• 1	• 8	• 3,996	• 477	• \$1,711	• 1,133	• \$1,938,155	• 12,588
Don Mills - York Mills	• 4	• 14	• 3,850	• 98	• \$1,155	• 1,156	• \$1,335,318	• 26,740
Downtown Core	• 7	• 8	• 4,793	• 542	• \$1,867	• 756	• \$1,411,729	• 30,497
Downtown East	• 300	• 20	• 6,144	• 1,542	• \$1,525	• 696	• \$1,061,669	• 23,178
Downtown West	• 12	• 23	• 7,604	• 804	• \$1,790	• 1,022	• \$1,828,411	• 17,137
Etobicoke Waterfront	• 0	• 1	• 541	• 24	• \$1,647	• 811	• \$1,335,378	• 9,281
Highway7 - Yonge	• 1	• 4	• 899	• 34	• \$1,117	• 1,140	• \$1,273,121	• 23,308
Mississauga City Centre	• 2	• 8	• 3,966	• 104	• \$1,214	• 765	• \$928,368	• 20,807
North Toronto	• 3	• 18	• 3,522	• 329	• \$1,564	• 980	• \$1,532,882	• 238
North Yonge Corridor	• 49	• 8	• 2,572	• 667	• \$1,551	• 668	• \$1,036,253	• 32,887
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 129,027
North York West	• 18	• 10	• 1,010	• 539	• \$1,407	• 833	• \$1,172,262	• 20,375
Not Applicable	• 1,505	• 176	• 27,879	• 6,834	• \$1,177	• 776	• \$913,114	• 14,778
Scarborough City Centre								• 12,760
Sheppard Corridor	• 7	• 12	• 2,603	• 281	• \$1,426	• 825	• \$1,176,540	• 29,036
Thornhill	• 0	• 2	• 411	• 28	• \$1,367	• 1,690	• \$2,310,536	• 4,428
Toronto East	• 1	• 10	• 1,434	• 377	• \$1,266	• 700	• \$886,018	
Toronto West	• 21	• 23	• 3,794	• 659	• \$1,358	• 820	• \$1,113,750	
Yonge - St. Clair	• 0	• 7	• 867	• 254	• \$1,937	• 982	• \$1,902,086	

Copyright © Altus Group Limited

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.