

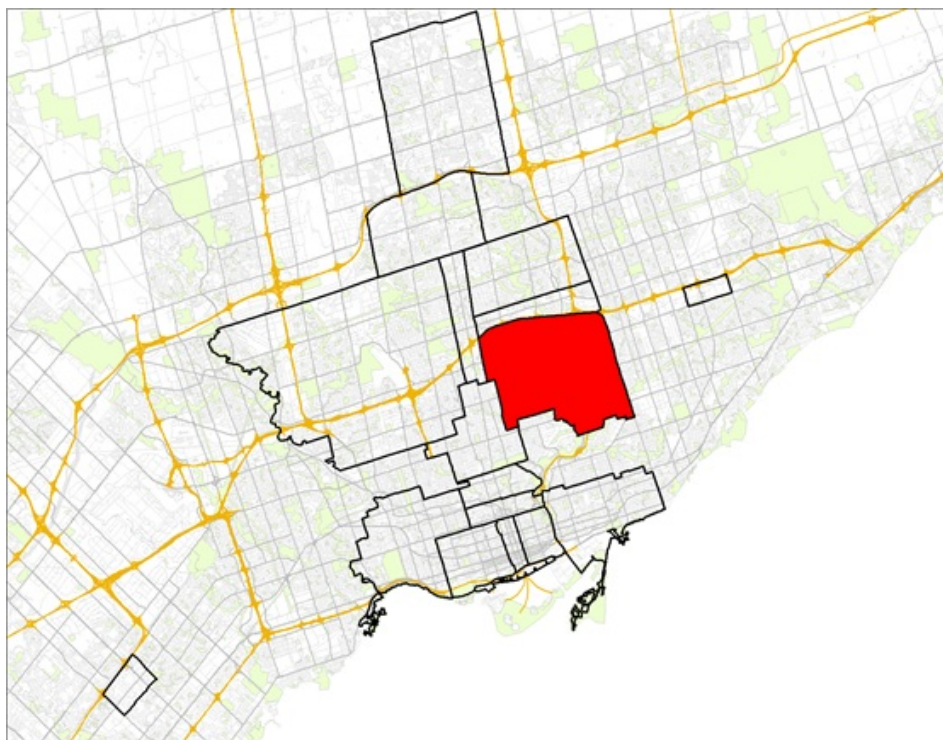


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of July 2023



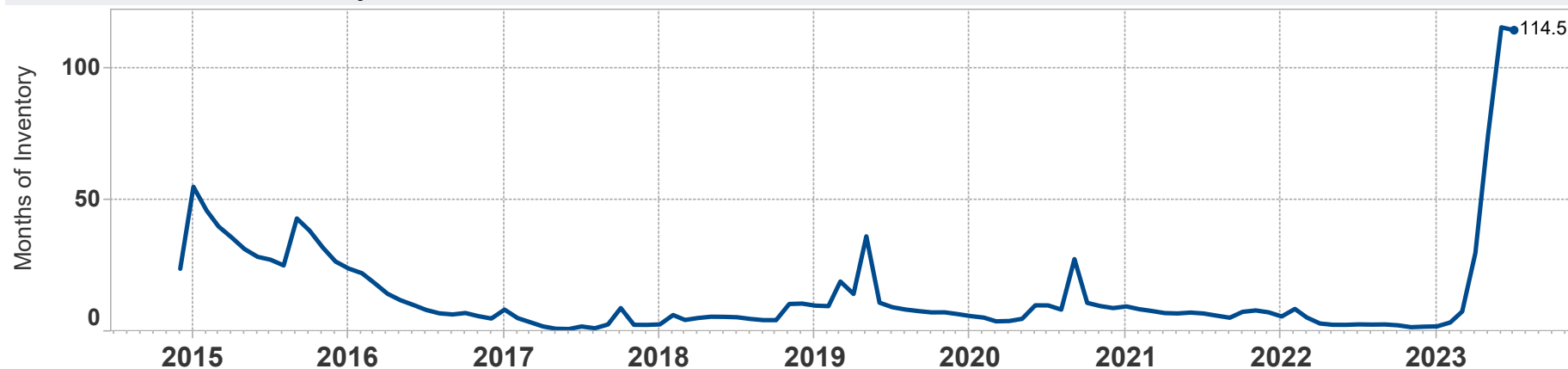
Don Mills - York Mills Submarket Report - July 2023



Don Mills - York Mills		GTA
Distinct count of Site Name	14	382
No. of Units	3,954	96,539
Total Sales	3,849	81,924
Act Inv	105	14,615
Avg. wt. \$/sf	\$1,135	\$1,412
Avg. Project \$/SF	\$1,071	\$1,287
Avg. SF	1,185	817
Avg. \$	\$1,345,505	\$1,152,829
Current Month Sales (incl. active & sold out)	1	828

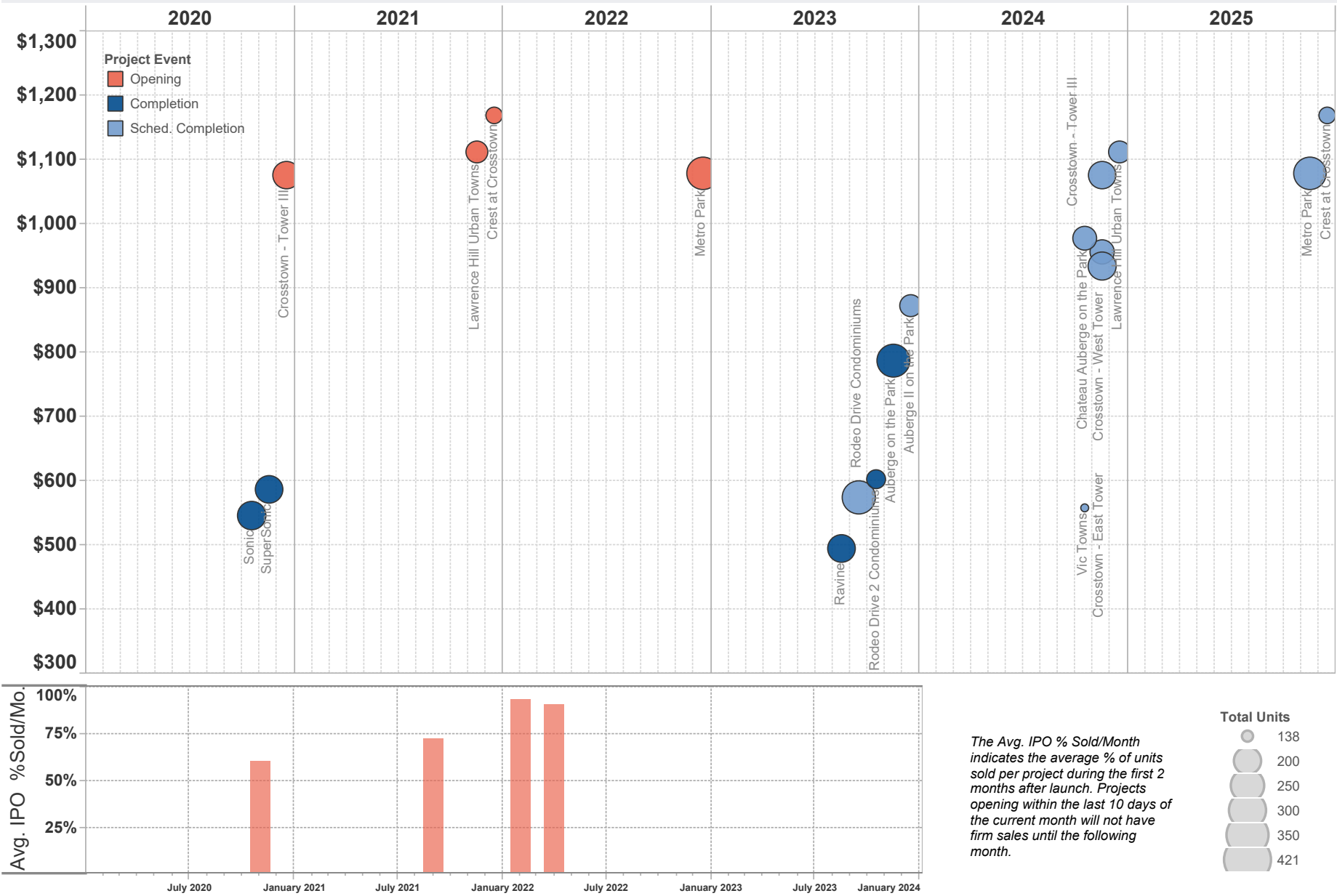
Development Applications		
Don Mills - York Mills		City of Toronto
Count of Address	27	765
Total Units	26,740	424,430
Min. Density	0.8	0.0
Max. Density	14.8	61.9
Avg. Density	4.8	7.9

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



Don Mills - York Mills Submarket Report - July 2023

Recent Project Openings, Completions & Scheduled Completions



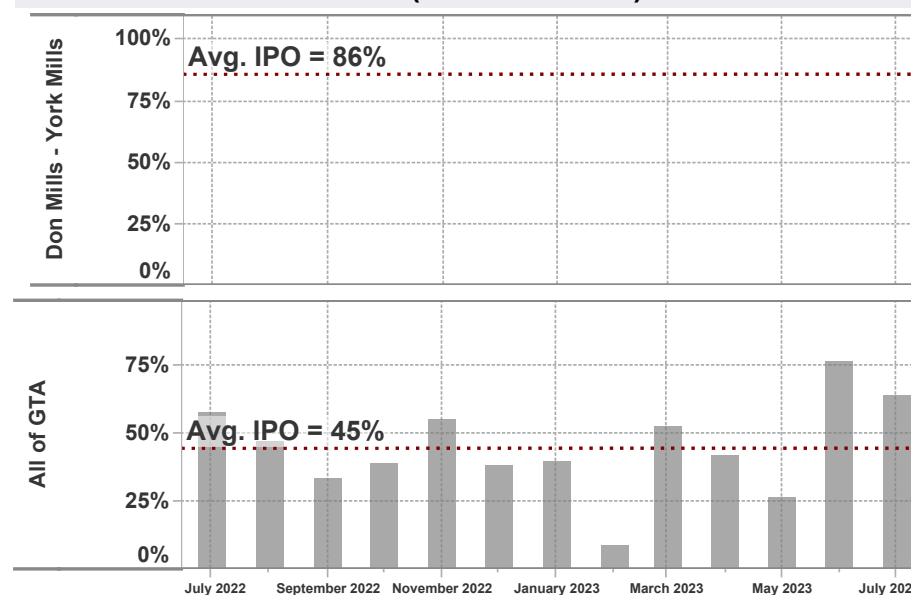
Don Mills - York Mills Submarket Report - July 2023

Project Data by Unit Type

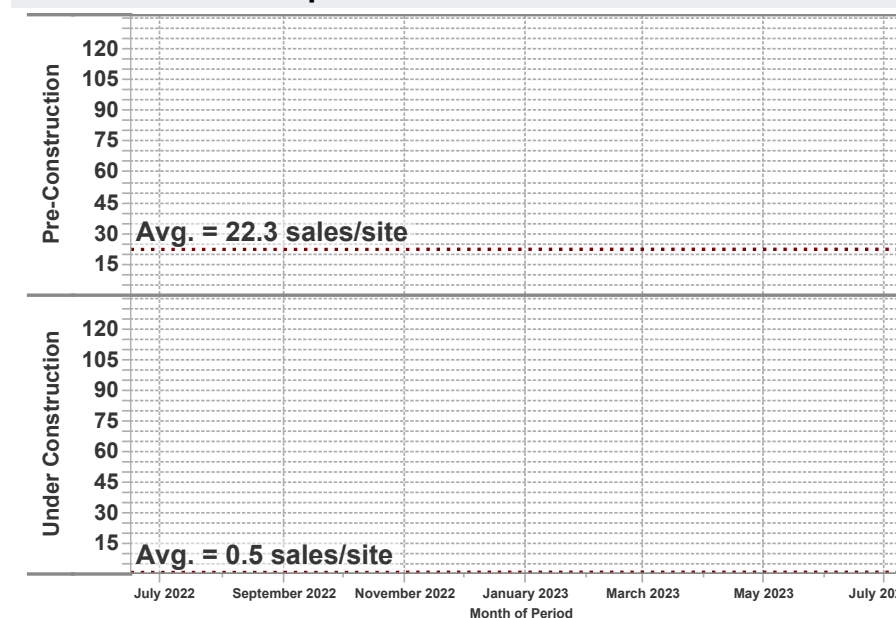
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	37	0	37	0
1 Bedroom	838	0	837	1
1 Bedroom + Den	1,022	0	1,010	12
2 Bedroom	1,208	1	1,177	31
2 Bedroom + Den	465	0	453	12
3 Bedroom & Up	344	0	300	44
Penthouse	13	0	12	1
Other	20	0	16	4

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
\$1,286	715	1,026	\$844,900	\$1,206,990
\$1,120	842	1,660	\$1,127,990	\$1,865,000
\$1,085	915	2,028	\$748,800	\$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)

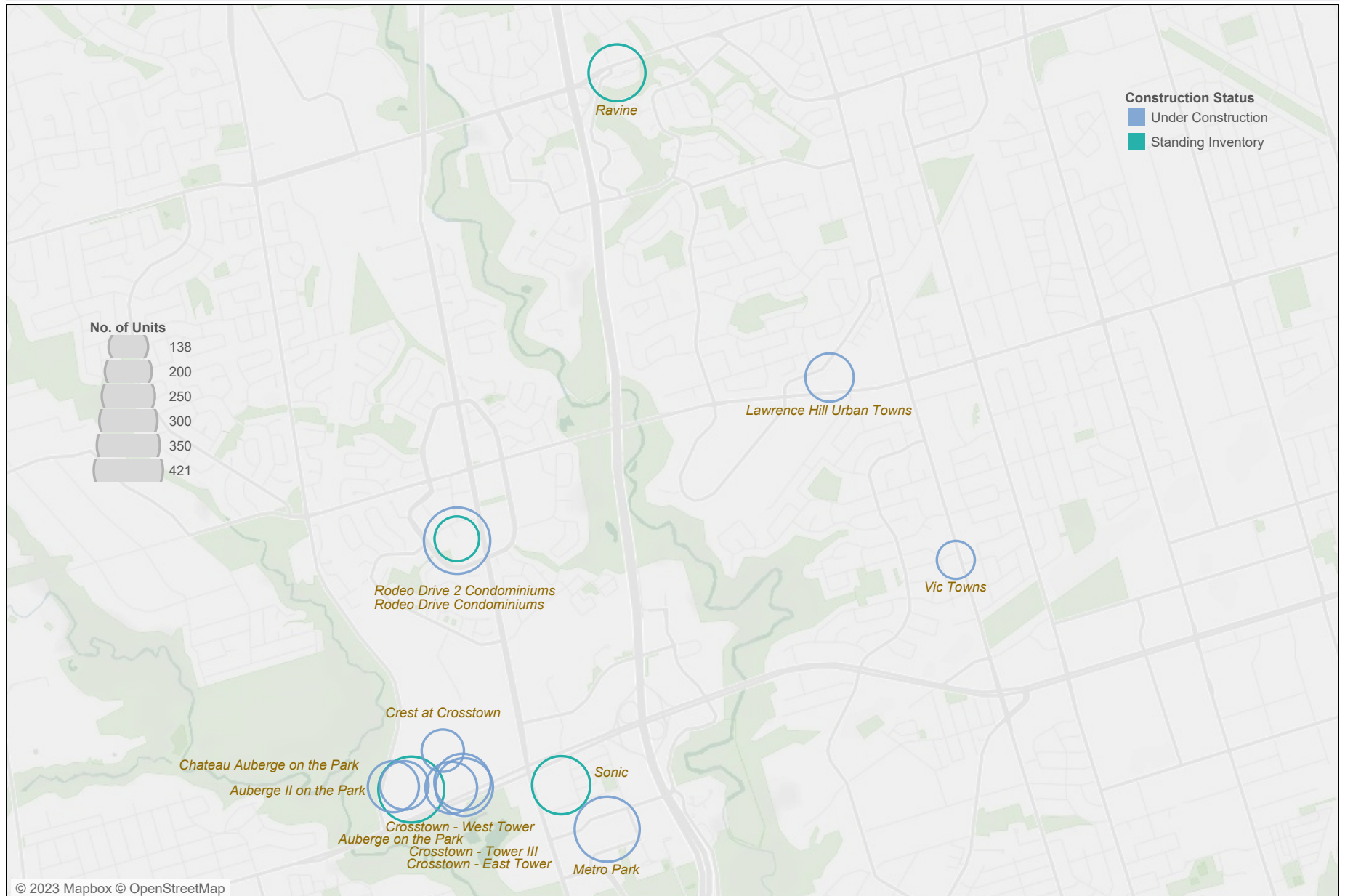


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



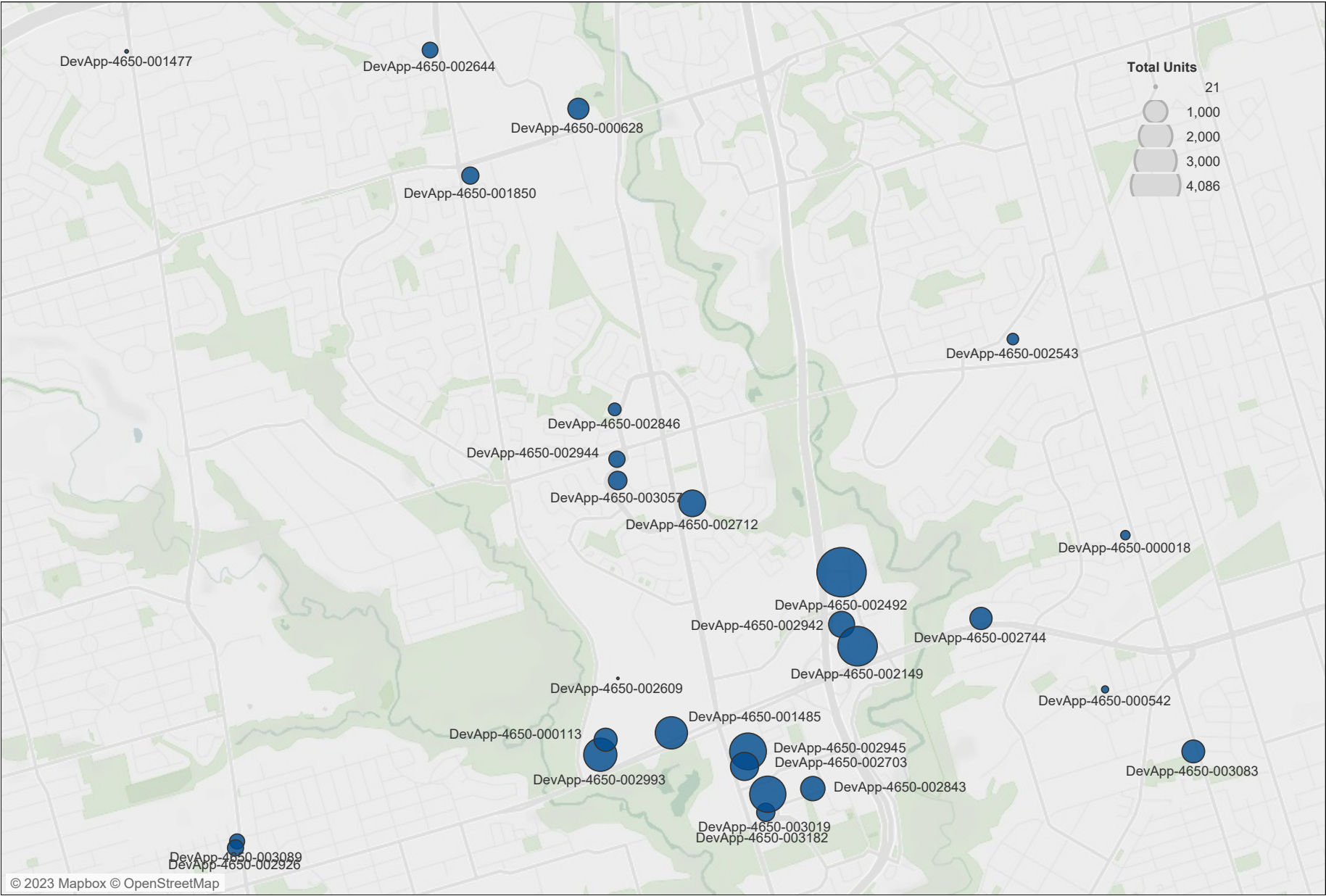
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Current Active Project List

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	July 2023	0	2	18	415	\$787	\$1,055
Chateau Auberge on the Park - Tridel and Rowntree Enterpri..	Apartment	September 2024	0	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	9	224	\$1,112	\$1,070
Metro Park - DBS Developments	Apartment	June 2025	0	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	\$796
Vic Towns - Solotex Corporation	Stacked	September 2024	0	0	13	138	\$558	\$1,121

Don Mills - York Mills Submarket Report - July 2023

Current Development Applications



Don Mills - York Mills Submarket Report - July 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 - July 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	● 55	● 16	● 4,236	● 481	● \$2,507	● 1,099	● \$2,755,337	● 17,365
Central Waterfront	● 8	● 6	● 2,542	● 486	● \$1,709	● 1,129	● \$1,929,746	● 12,588
Don Mills - York Mills	● 1	● 14	● 3,849	● 105	● \$1,135	● 1,185	● \$1,345,505	● 26,740
Downtown Core	● 5	● 8	● 4,812	● 526	● \$1,872	● 760	● \$1,423,561	● 30,497
Downtown East	● 22	● 20	● 6,196	● 1,403	● \$1,515	● 694	● \$1,050,578	● 23,178
Downtown West	● 3	● 23	● 7,665	● 749	● \$1,788	● 1,055	● \$1,886,877	● 17,137
Etobicoke Waterfront	● 0	● 1	● 544	● 21	● \$1,645	● 816	● \$1,342,988	● 9,281
Highway7 - Yonge	● 0	● 4	● 899	● 34	● \$1,117	● 1,140	● \$1,273,121	● 23,308
Mississauga City Centre	● 0	● 8	● 3,967	● 103	● \$1,214	● 765	● \$928,966	● 20,807
North Toronto	● 9	● 18	● 3,522	● 343	● \$1,560	● 952	● \$1,484,356	● 238
North Yonge Corridor	● 1	● 8	● 2,627	● 613	● \$1,558	● 671	● \$1,045,486	● 32,887
North York East	● 0	● 1	● 497	● 0	● .	● .	● .	● 129,027
North York West	● 20	● 11	● 1,091	● 608	● \$1,368	● 861	● \$1,178,151	● 20,375
Not Applicable	● 647	● 191	● 30,347	● 7,626	● \$1,172	● 775	● \$907,748	● 14,778
Scarborough City Centre								● 12,760
Sheppard Corridor	● 2	● 12	● 2,619	● 280	● \$1,444	● 831	● \$1,199,983	● 29,036
Thornhill	● 0	● 2	● 411	● 28	● \$1,367	● 1,690	● \$2,310,536	● 4,428
Toronto East	● 46	● 10	● 1,484	● 327	● \$1,238	● 692	● \$856,591	
Toronto West	● 7	● 22	● 3,745	● 632	● \$1,356	● 825	● \$1,118,566	
Yonge - St. Clair	● 2	● 7	● 871	● 250	● \$1,929	● 976	● \$1,881,761	



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