

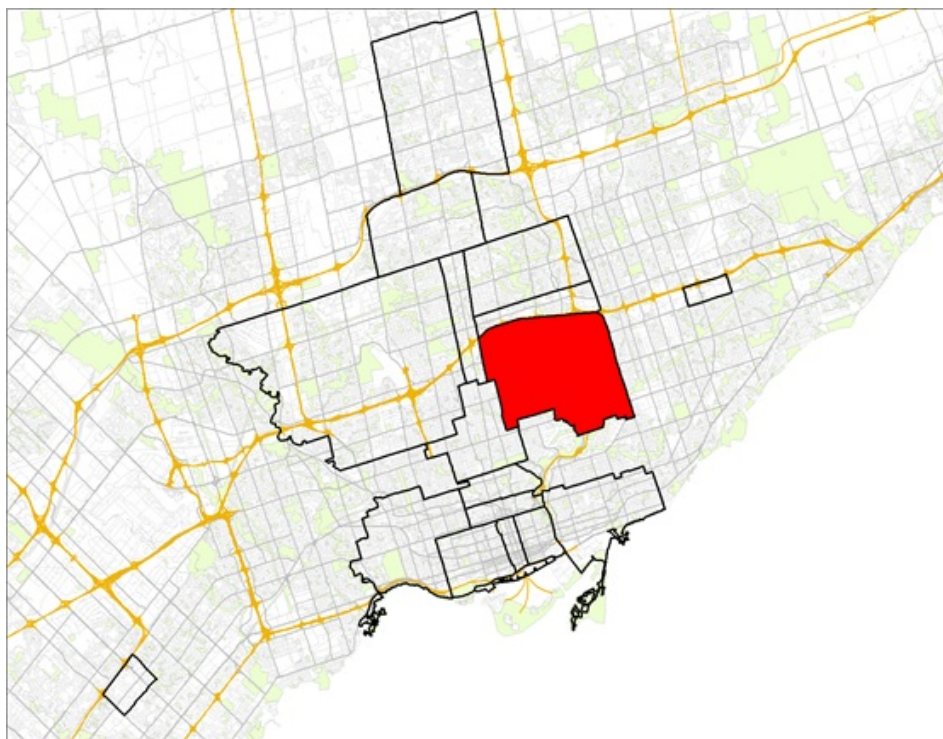


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of September 2023



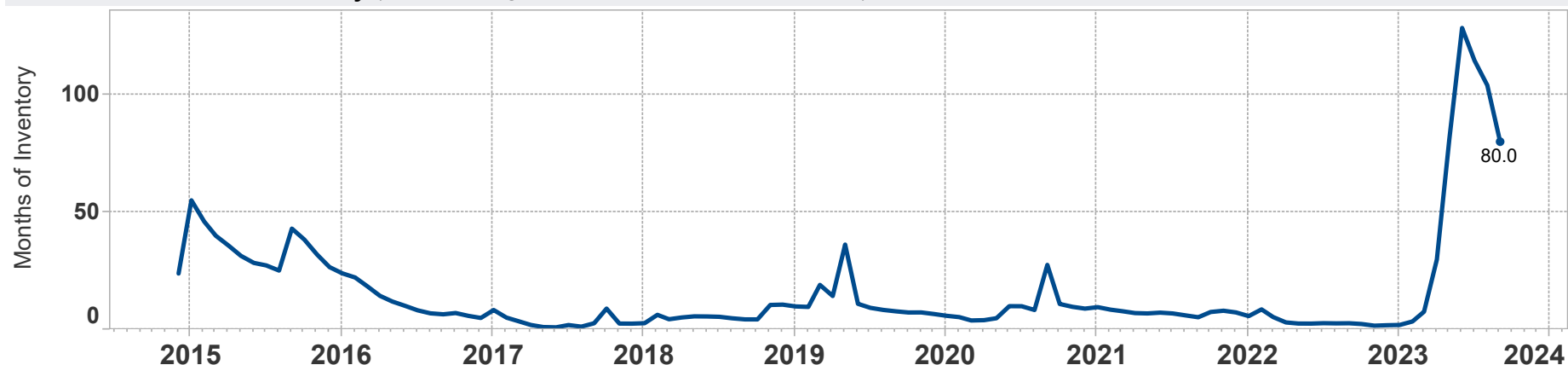
Don Mills - York Mills Submarket Report - September 2023



Don Mills - York Mills		GTA
Distinct count of Site Name	13	390
No. of Units	3,631	99,243
Total Sales	3,531	82,881
Act Inv	100	16,362
Avg. wt. \$/sf	\$1,141	\$1,400
Avg. Project \$/SF	\$1,091	\$1,289
Avg. SF	1,173	786
Avg. \$	\$1,338,302	\$1,100,373
Current Month Sales (incl. active & sold out)	5	1,290

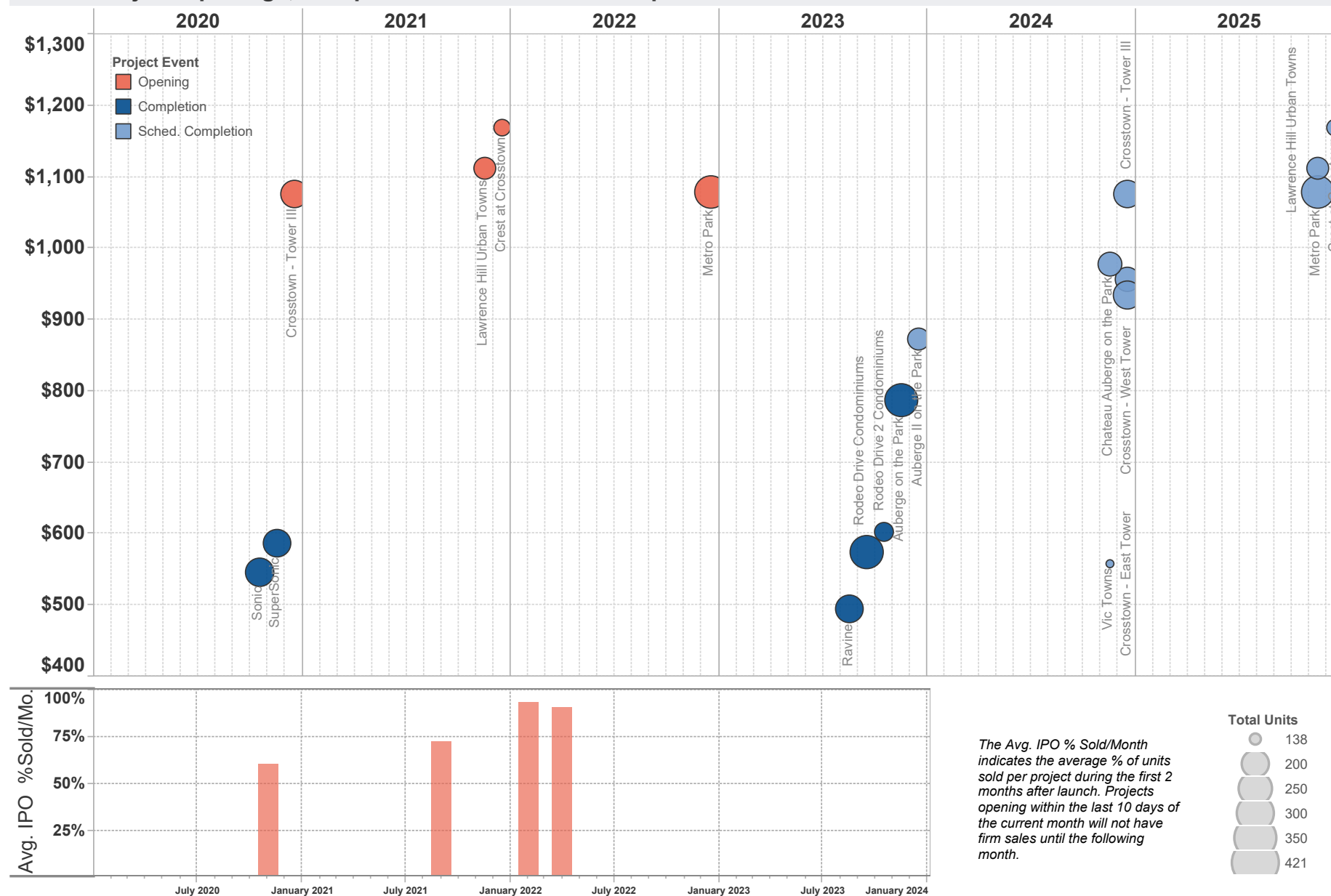
Development Applications		
Don Mills - York Mills		City of Toronto
Count of Address	27	792
Total Units	27,949	462,470
Min. Density	0.8	0.0
Max. Density	17.8	61.7
Avg. Density	5.4	8.1

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



Don Mills - York Mills Submarket Report - September 2023

Recent Project Openings, Completions & Scheduled Completions



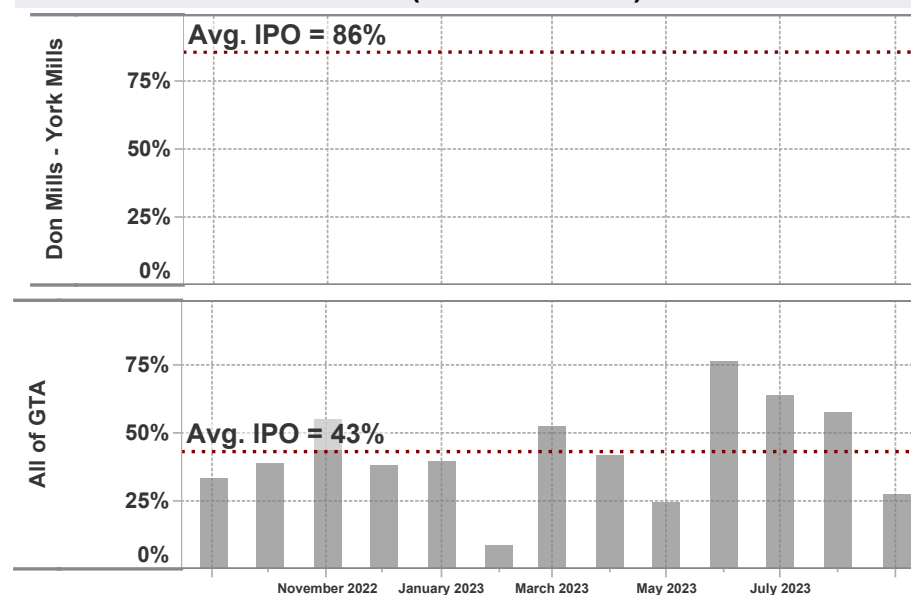
Don Mills - York Mills Submarket Report - September 2023

Project Data by Unit Type

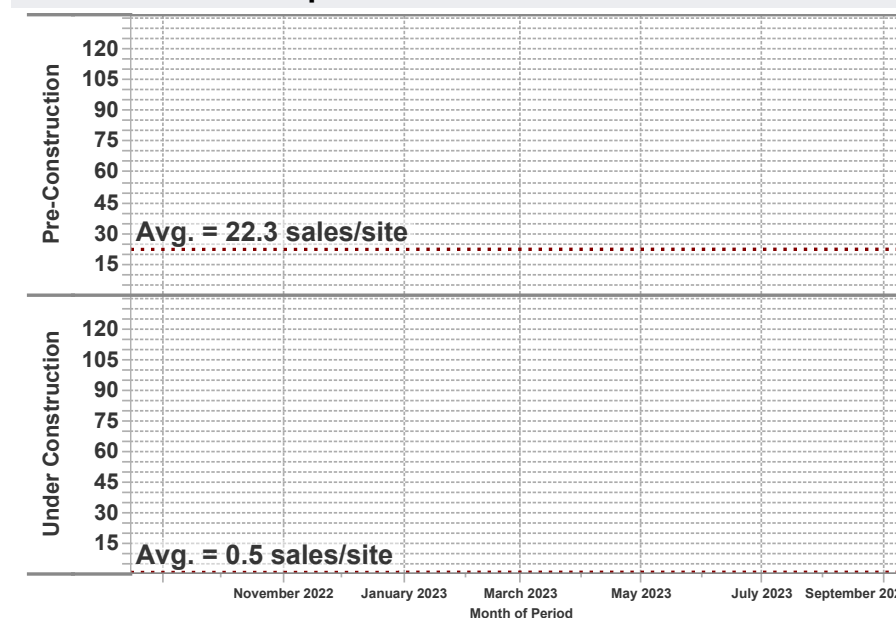
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	780	0	779	1
1 Bedroom + Den	911	2	899	12
2 Bedroom	1,102	1	1,072	30
2 Bedroom + Den	465	0	453	12
3 Bedroom & Up	323	1	283	40
Penthouse	13	0	12	1
Other	20	0	16	4

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$926	648	648	\$600,000	\$600,000
\$1,225	602	1,035	\$773,900	\$1,132,000
\$1,284	715	1,026	\$844,900	\$1,206,990
\$1,120	842	1,660	\$1,127,990	\$1,865,000
\$1,092	915	2,028	\$983,900	\$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 2023

Current Active Projects



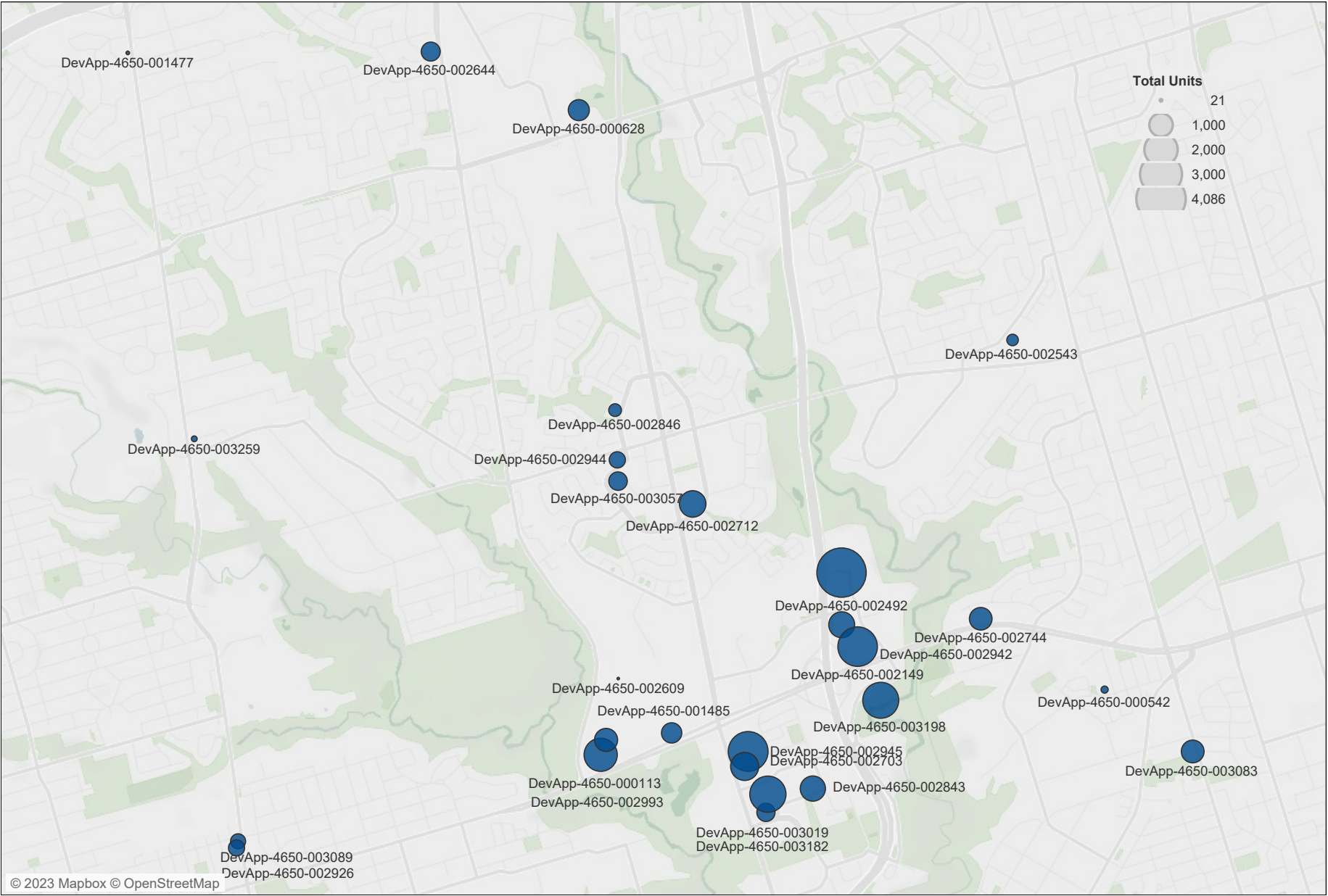
Don Mills - York Mills Submarket Report - September 2023

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	1	1	14	225	\$873	\$1,051
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	July 2023	1	5	15	415	\$787	\$1,054
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	June 2025	1	5	8	224	\$1,112	\$1,046
Metro Park - DBS Developments	Apartment	June 2025	0	0	10	405	\$1,079	\$1,142
Ravine - Urban Capital Property Group and Alit Developments	Apartment	April 2023	1	1	0	311	\$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
Vic Towns - Solotex Corporation	Stacked	September 2024	0	0	13	138	\$558	\$1,121

Don Mills - York Mills Submarket Report - September 2023

Current Development Applications



Don Mills - York Mills Submarket Report - September 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
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	2.6	690
DevApp-4650-002149	175 Wynford Drive	6.2	2,622
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	2.3	603
DevApp-4650-002703	7-11 Rochefort Drive	6.6	1,326
DevApp-4650-002712	1053 Don Mills Road	4.1	1,176
DevApp-4650-002744	3 Swift Drive	10.6	857
DevApp-4650-002843	48 Grenoble Drive	11.1	1,066
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	6.1	1,126
DevApp-4650-002944	895 Lawrence Avenue East	5.2	438
DevApp-4650-002945	793 Don Mills Road	6.7	2,655
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
DevApp-4650-003198	155 St. Dennis Drive	17.8	2,170
DevApp-4650-003259	8 Hyde Park Circle	1.4	55

Don Mills - York Mills Submarket Report - September 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	130	17	4,374	645	\$2,364	993	\$2,347,311	16,534
Central Waterfront	0	6	2,544	484	\$1,710	1,130	\$1,932,586	17,168
Don Mills - York Mills	5	13	3,531	100	\$1,141	1,173	\$1,338,302	27,949
Downtown Core	5	8	4,820	518	\$1,872	760	\$1,421,931	31,614
Downtown East	14	21	6,232	1,757	\$1,495	668	\$998,899	25,506
Downtown West	130	24	7,798	832	\$1,776	1,019	\$1,809,473	17,279
Etobicoke Waterfront	1	1	546	19	\$1,647	811	\$1,335,505	8,698
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	26,252
Mississauga City Centre	0	9	3,961	934	\$1,244	578	\$718,713	25,804
North Toronto	1	18	3,519	368	\$1,565	930	\$1,455,739	305
North Yonge Corridor	14	8	2,650	590	\$1,563	672	\$1,049,549	32,858
North York East	0	1	497	0	.	.	.	143,616
North York West	38	10	1,093	484	\$1,385	854	\$1,183,788	24,358
Not Applicable	809	198	31,367	8,474	\$1,167	757	\$883,833	14,963
Scarborough City Centre								13,202
Sheppard Corridor	36	11	2,361	244	\$1,404	836	\$1,174,095	30,647
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,717
Toronto East	91	10	1,584	227	\$1,256	730	\$916,542	
Toronto West	15	22	3,819	378	\$1,386	879	\$1,218,272	
Yonge - St. Clair	1	7	875	246	\$1,917	951	\$1,823,364	



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

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, 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 information contained in the material represented. E&O.E.