

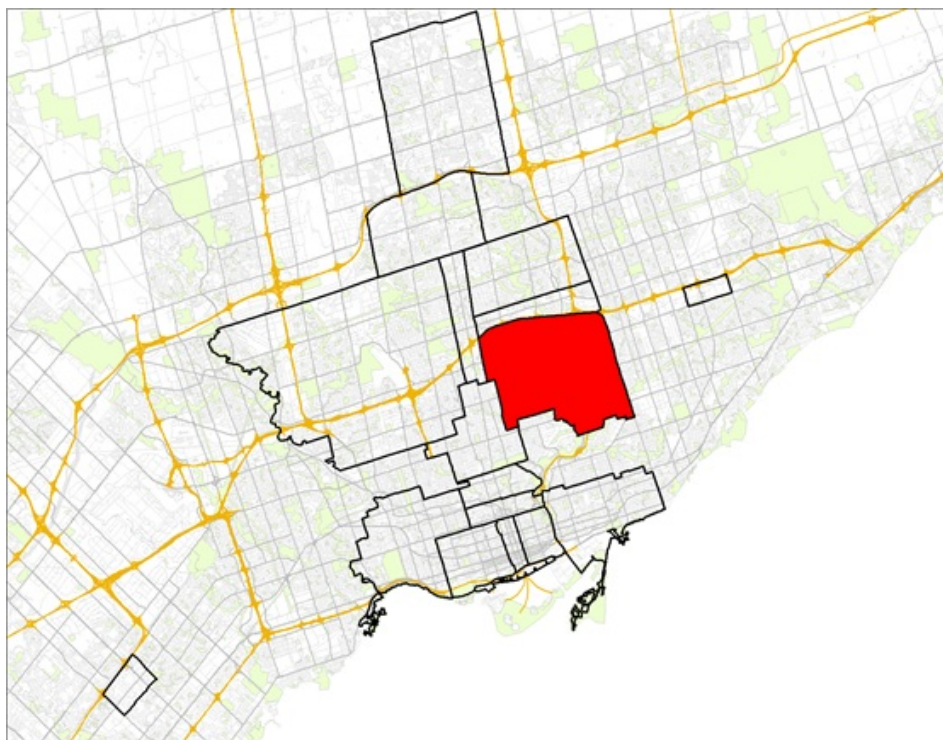


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of October 2023



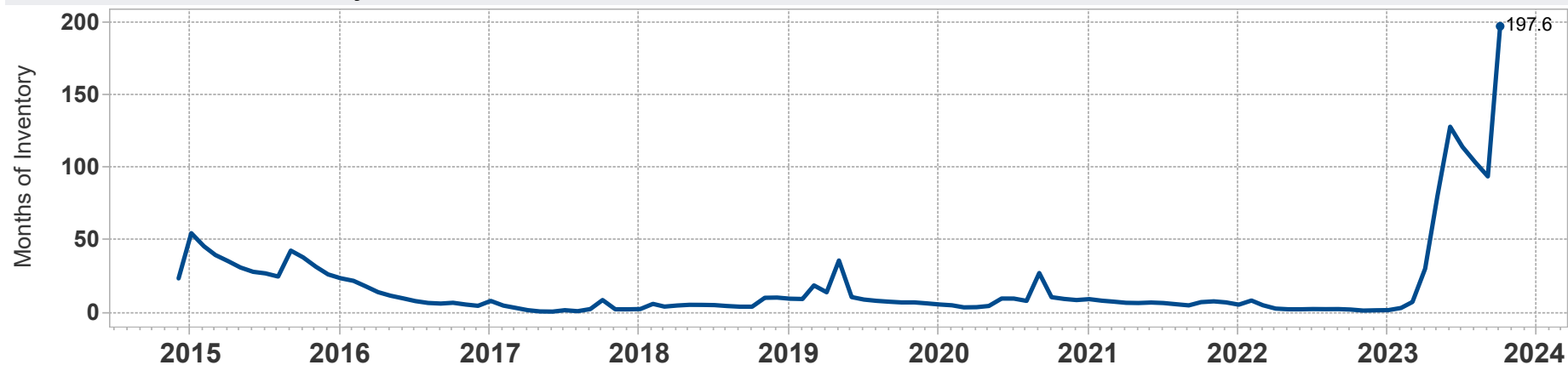
Don Mills - York Mills Submarket Report - October 2023



Don Mills - York Mills		GTA
Distinct count of Site Name	13	395
No. of Units	3,502	99,939
Total Sales	3,222	82,009
Act Inv	280	17,930
Avg. wt. \$/sf	\$1,174	\$1,406
Avg. Project \$/SF	\$1,128	\$1,292
Avg. SF	855	771
Avg. \$	\$1,003,447	\$1,084,633
Current Month Sales (incl. active & sold out)	5	1,304

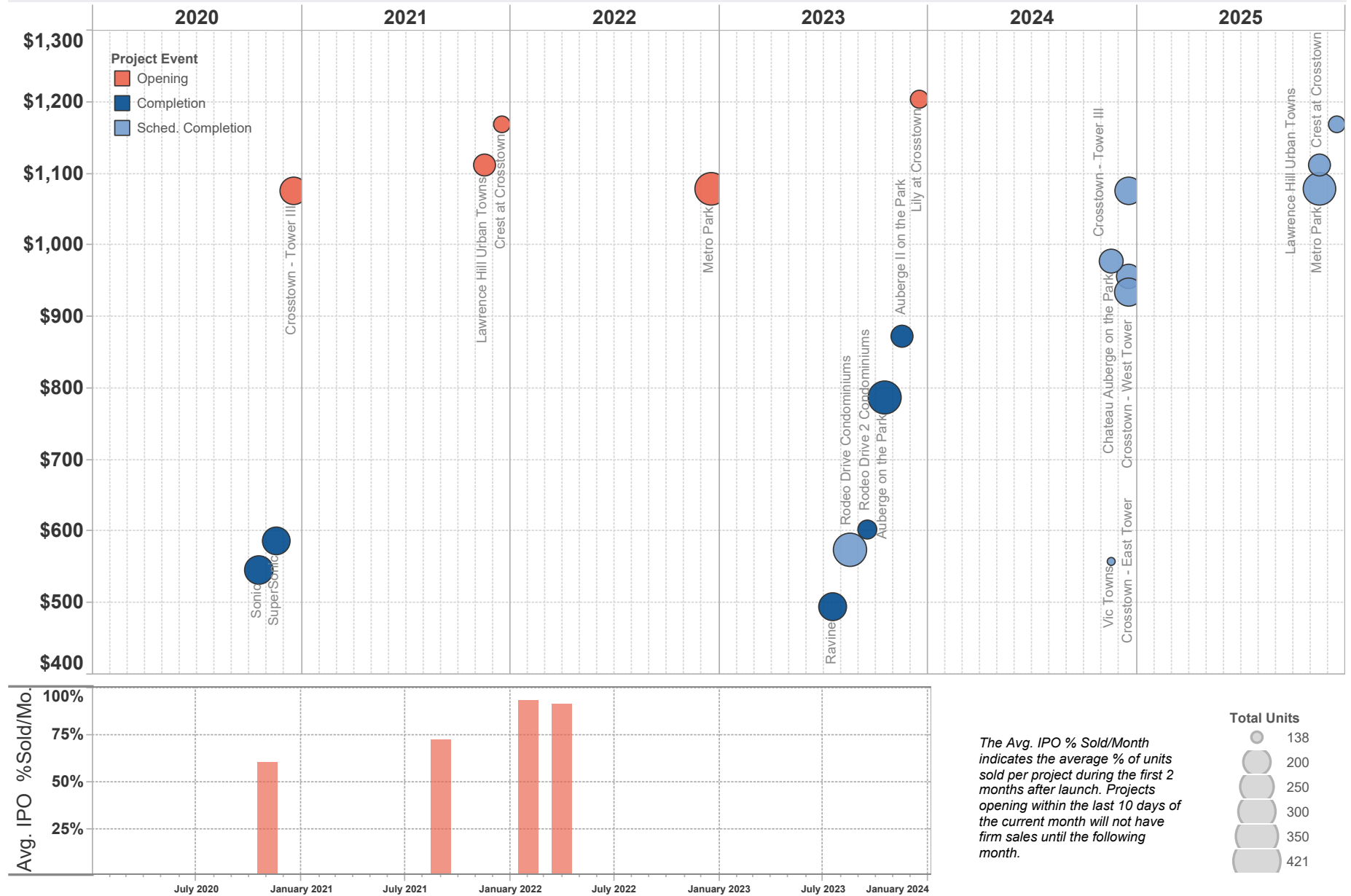
Development Applications		
Don Mills - York Mills		City of Toronto
Count of Address	27	798
Total Units	27,949	464,779
Min. Density	0.8	0.0
Max. Density	17.8	61.7
Avg. Density	5.4	8.1

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



Don Mills - York Mills Submarket Report - October 2023

Recent Project Openings, Completions & Scheduled Completions



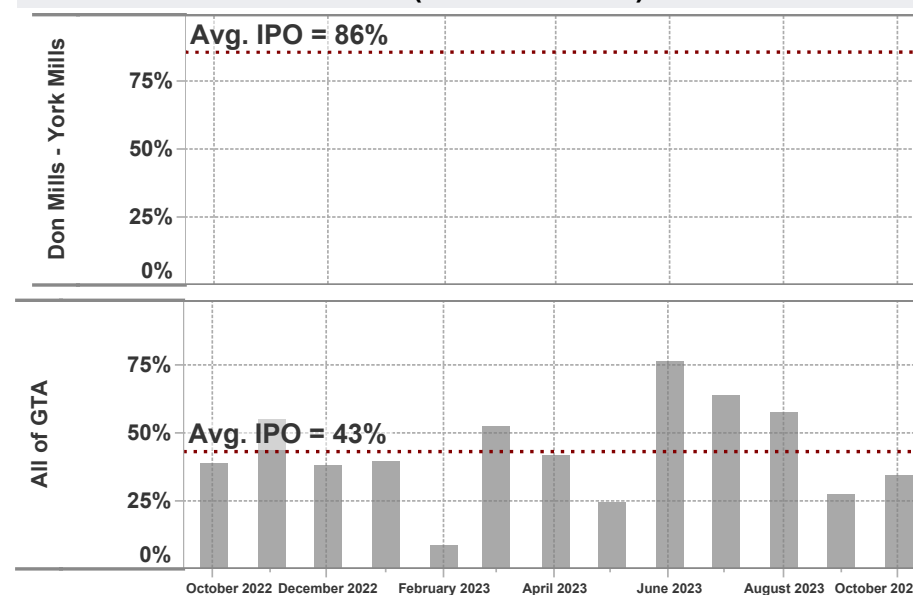
Don Mills - York Mills Submarket Report - October 2023

Project Data by Unit Type

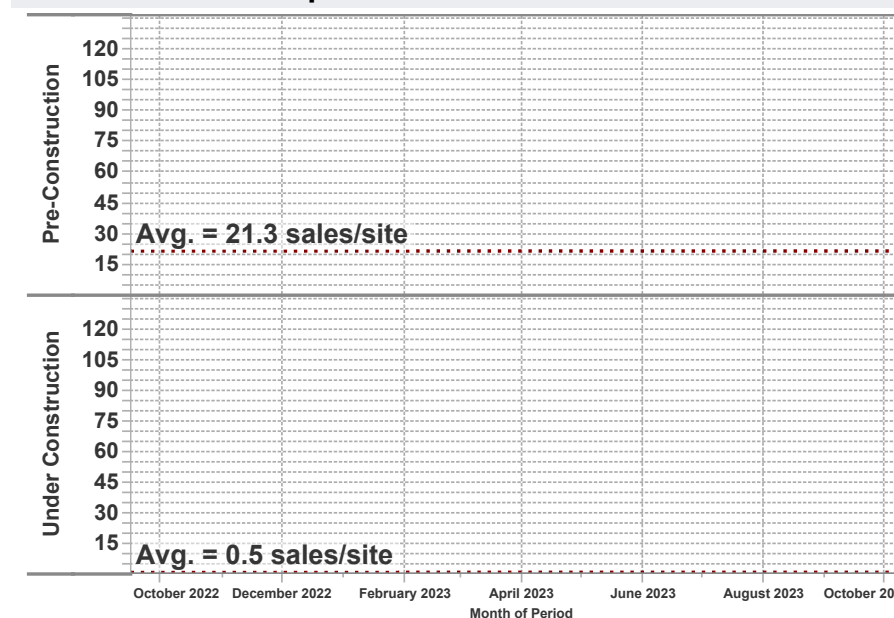
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	801	0	761	40
1 Bedroom + Den	778	0	714	64
2 Bedroom	1,088	0	995	93
2 Bedroom + Den	477	0	453	24
3 Bedroom & Up	308	4	254	54
Penthouse	13	0	12	1
Other	20	0	16	4

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,220	459	648	\$589,990	\$691,990
\$1,224	529	1,035	\$659,990	\$1,132,000
\$1,176	601	1,026	\$747,990	\$1,206,990
\$1,169	785	1,660	\$975,990	\$1,699,990
\$1,152	870	2,028	\$1,037,900	\$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)

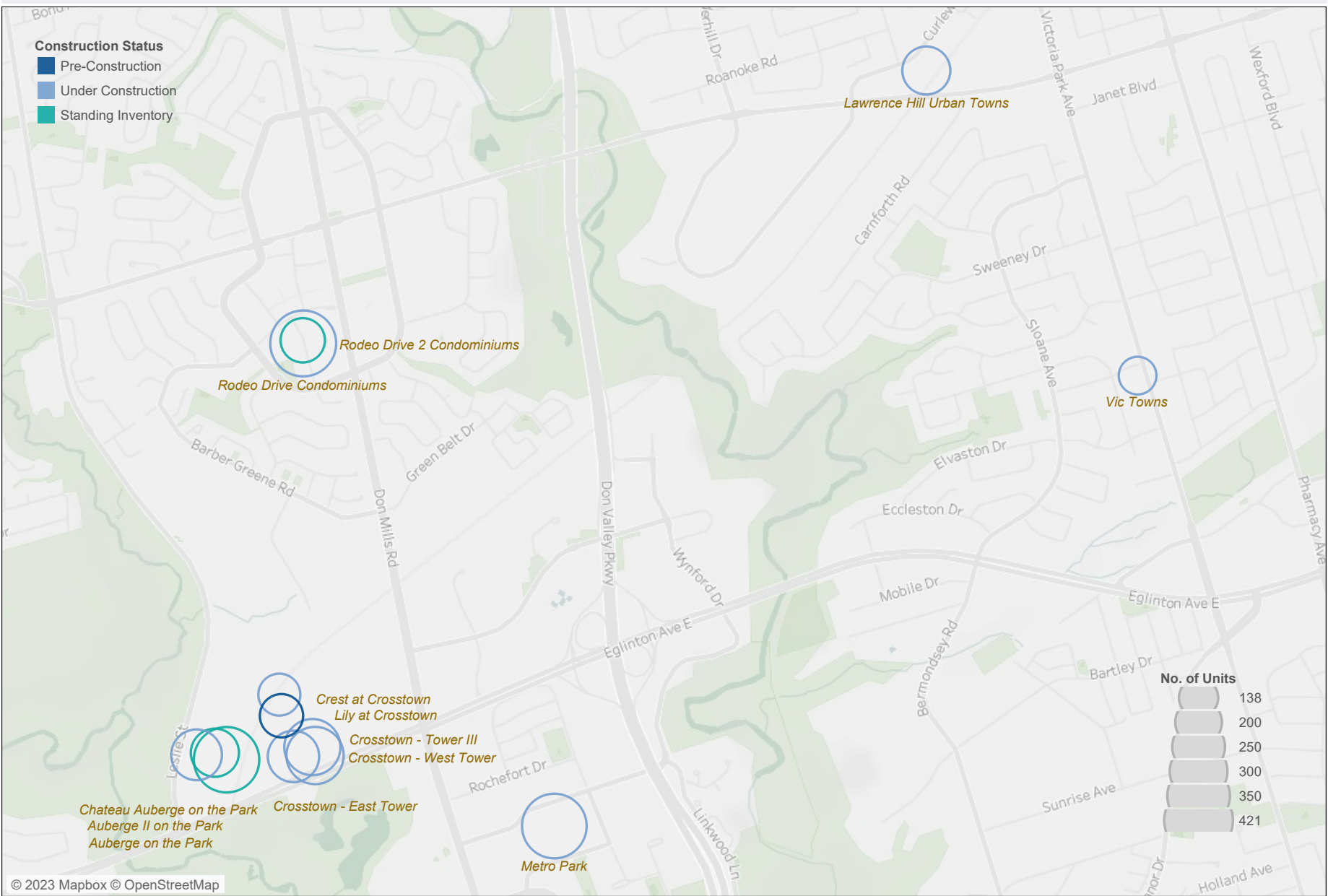


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



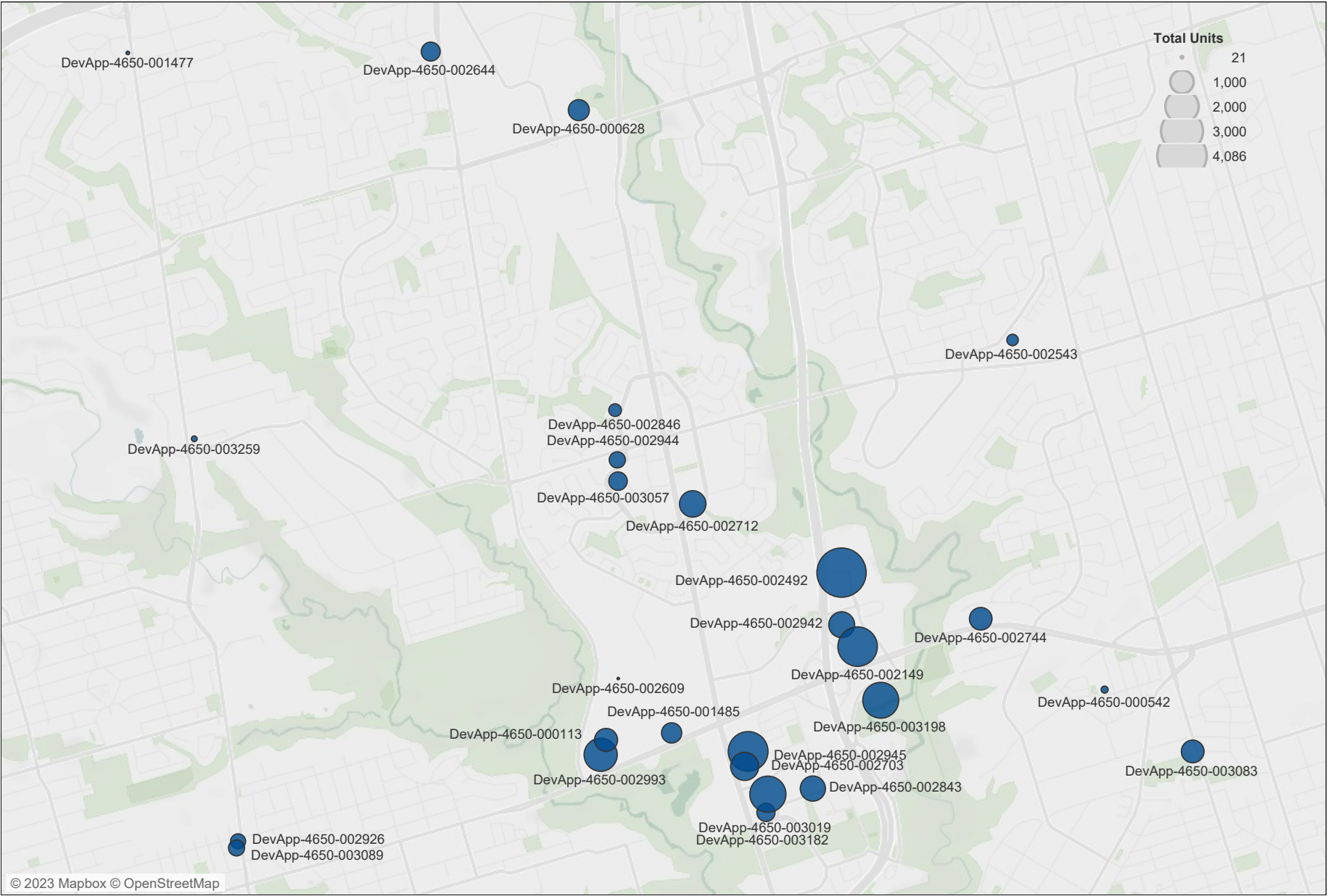
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Current Active Project List

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	September 2023	0	0	15	225	\$873	\$1,042
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	July 2023	2	6	14	415	\$787	\$1,053
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	0	5	8	224	\$1,112	\$1,046
Lily at Crosstown - Aspen Ridge Homes	Apartment	March 2027	0	0	182	182	\$1,204	\$1,204
Metro Park - DBS Developments	Apartment	June 2025	2	2	8	405	\$1,079	\$1,167
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	June 2023	0	0	0	191	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	December 2023	0	0	0	421	\$575	\$987
Vic Towns - Solutex Corporation	Stacked	September 2024	0	0	13	138	\$558	\$1,121

Don Mills - York Mills Submarket Report - October 2023

Current Development Applications



Don Mills - York Mills Submarket Report - October 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 - October 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	● 36	● 17	● 4,396	● 623	● \$2,398	● 1,040	● \$2,494,961	● 17,259
Central Waterfront	● 0	● 7	● 2,544	● 1,330	● \$1,702	● 772	● \$1,313,568	● 17,168
Don Mills - York Mills	● 5	● 13	● 3,222	● 280	● \$1,174	● 855	● \$1,003,447	● 27,949
Downtown Core	● 33	● 7	● 4,164	● 480	● \$1,876	● 771	● \$1,446,416	● 30,787
Downtown East	● 108	● 21	● 6,352	● 1,637	● \$1,496	● 681	● \$1,018,238	● 25,508
Downtown West	● 99	● 26	● 7,932	● 963	● \$1,662	● 945	● \$1,571,343	● 17,335
Etobicoke Waterfront	● 1	● 1	● 547	● 18	● \$1,644	● 828	● \$1,361,206	● 3,135
Highway7 - Yonge	● 0	● 4	● 899	● 34	● \$1,112	● 1,145	● \$1,272,782	● 26,249
Mississauga City Centre	● 220	● 9	● 4,181	● 714	● \$1,242	● 608	● \$754,753	● 26,772
North Toronto	● 2	● 18	● 3,521	● 366	● \$1,565	● 933	● \$1,459,080	● 305
North Yonge Corridor	● 1	● 9	● 2,651	● 640	● \$1,557	● 674	● \$1,050,004	● 37,608
North York East								● 142,877
North York West	● 9	● 10	● 1,102	● 462	● \$1,386	● 857	● \$1,188,302	● 26,693
Not Applicable	● 757	● 200	● 31,817	● 8,342	● \$1,176	● 765	● \$899,729	● 14,960
Scarborough City Centre								● 13,225
Sheppard Corridor	● 9	● 12	● 2,415	● 456	● \$1,287	● 728	● \$936,687	● 31,232
Thornhill	● 0	● 2	● 411	● 28	● \$1,367	● 1,690	● \$2,310,536	● 5,717
Toronto East	● 17	● 9	● 1,315	● 210	● \$1,249	● 722	● \$901,652	
Toronto West	● 7	● 22	● 3,673	● 513	● \$1,257	● 899	● \$1,130,130	
Yonge - St. Clair	● 0	● 8	● 867	● 834	● \$1,759	● 589	● \$1,035,600	



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