

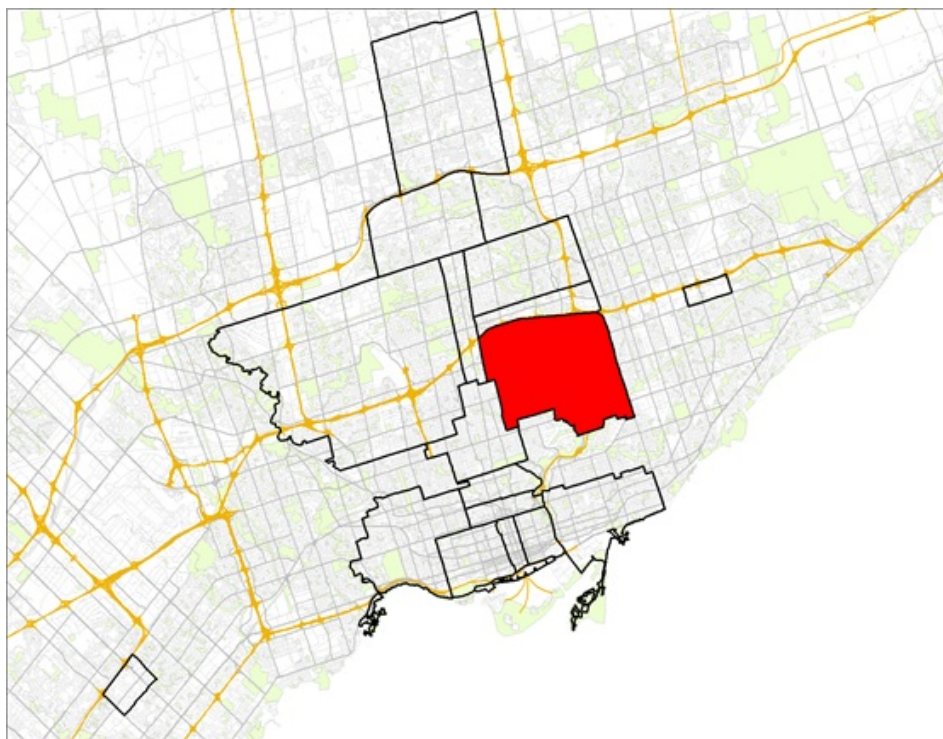


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of November 2023



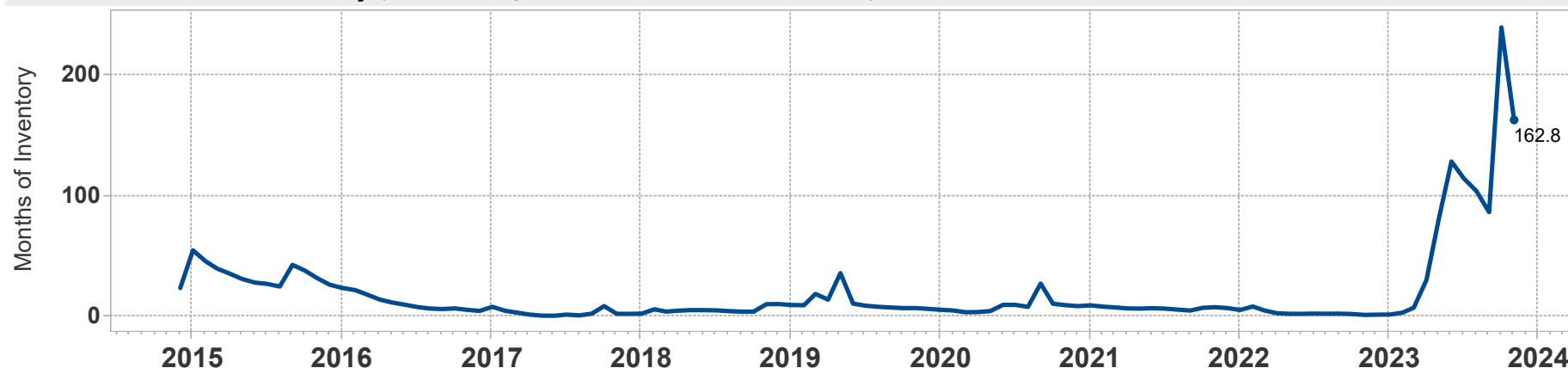
Don Mills - York Mills Submarket Report - November 2023



Don Mills - York Mills		GTA
Distinct count of Site Name	13	396
No. of Units	3,540	100,264
Total Sales	3,228	82,981
Act Inv	312	17,283
Avg. wt. \$/sf	\$1,179	\$1,404
Avg. Project \$/SF	\$1,127	\$1,296
Avg. SF	852	785
Avg. \$	\$1,003,895	\$1,102,213
Current Month Sales (incl. active & sold out)	7	1,310

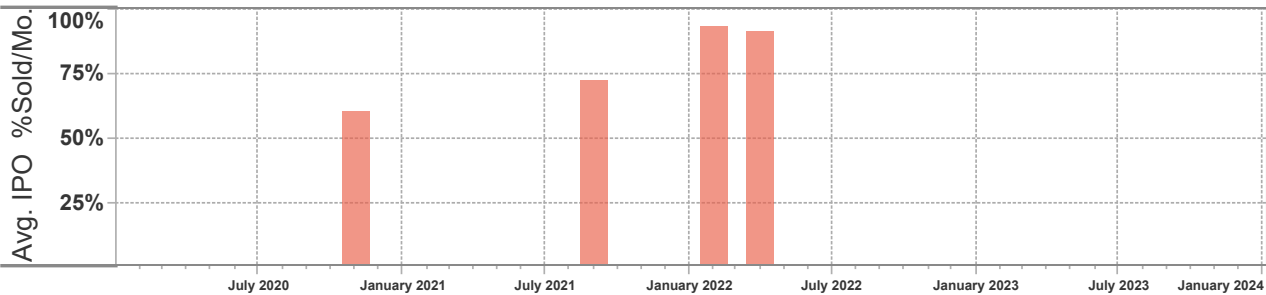
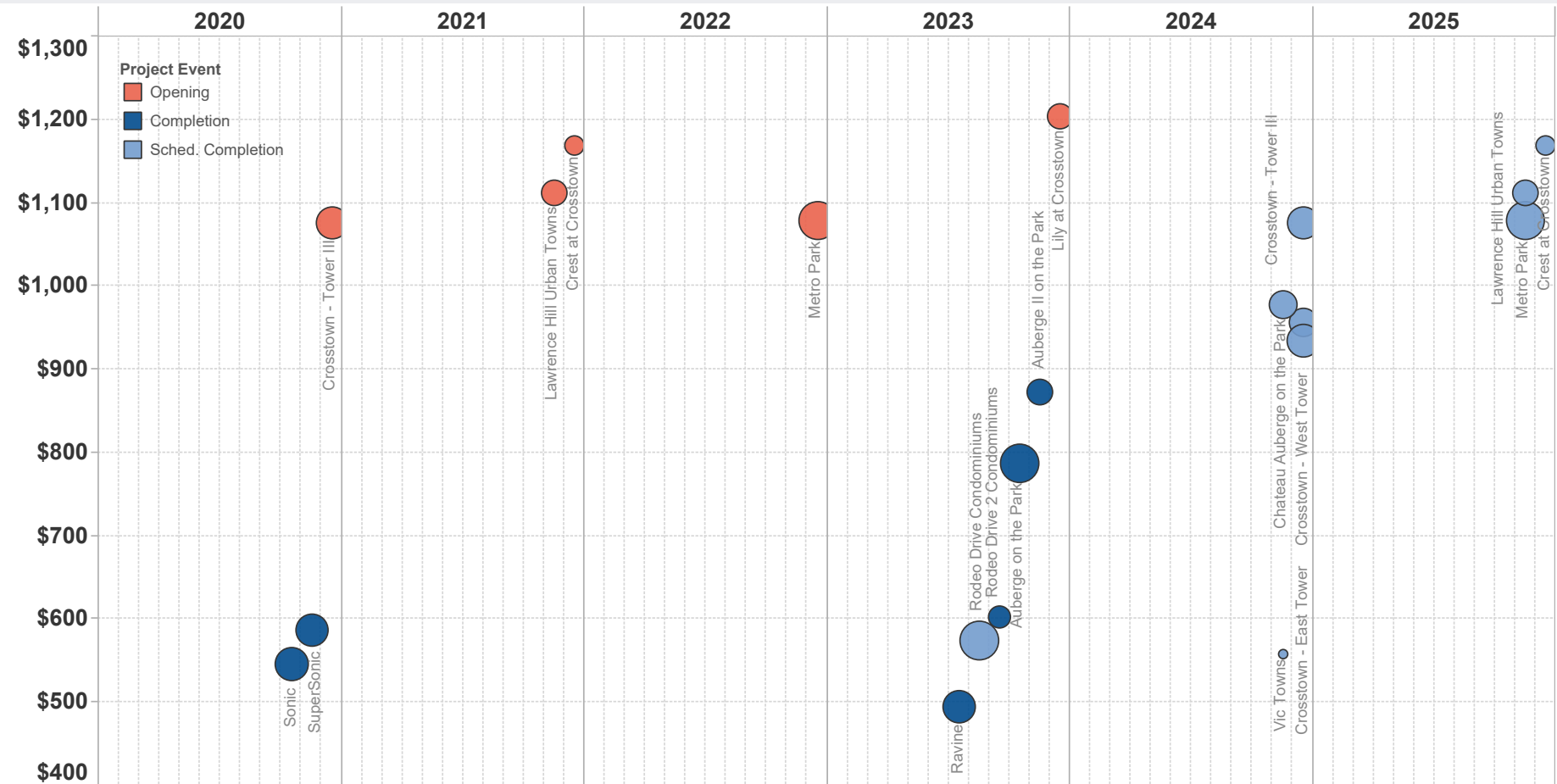
Development Applications		
Don Mills - York Mills		City of Toronto
Count of Address	27	806
Total Units	27,949	466,957
Min. Density	0.8	0.0
Max. Density	17.8	61.7
Avg. Density	5.4	8.0

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

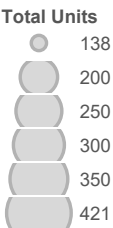


Don Mills - York Mills Submarket Report - November 2023

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



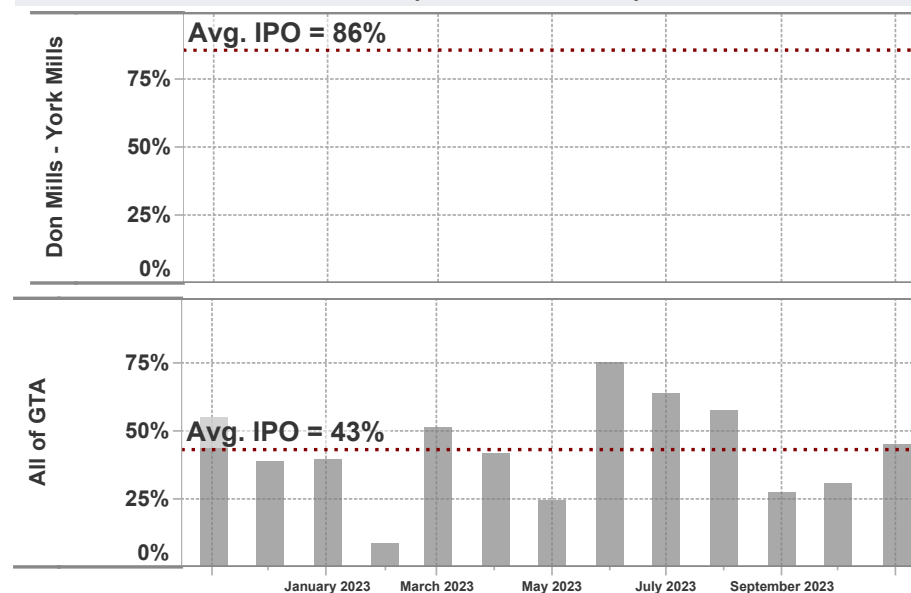
Don Mills - York Mills Submarket Report - November 2023

Project Data by Unit Type

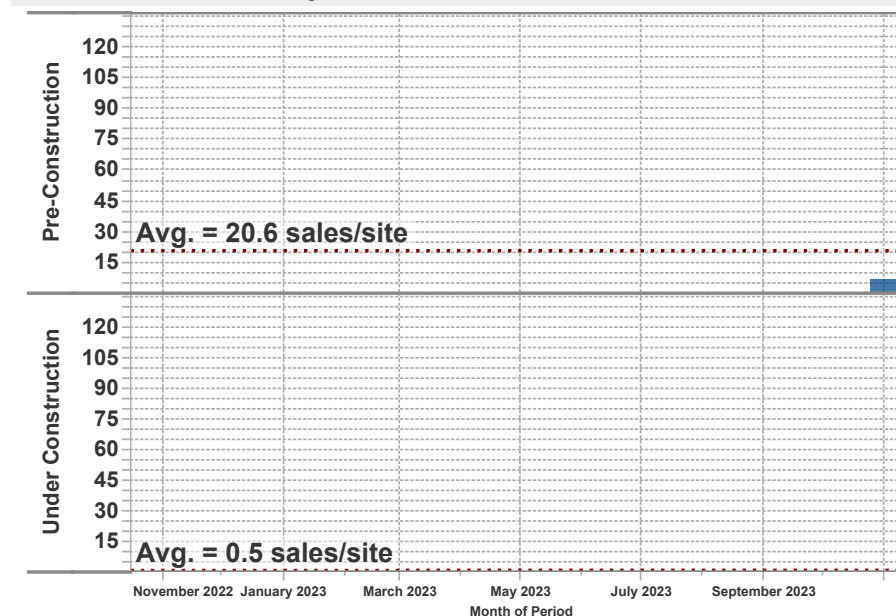
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	806	4	765	41
1 Bedroom + Den	784	3	717	67
2 Bedroom	1,103	0	996	107
2 Bedroom + Den	477	0	453	24
3 Bedroom & Up	320	0	252	68
Penthouse	13	0	12	1
Other	20	0	16	4

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
\$1,166	601	1,026	\$747,990	\$1,206,990
\$1,169	785	1,660	\$975,990	\$1,699,990
\$1,178	870	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)

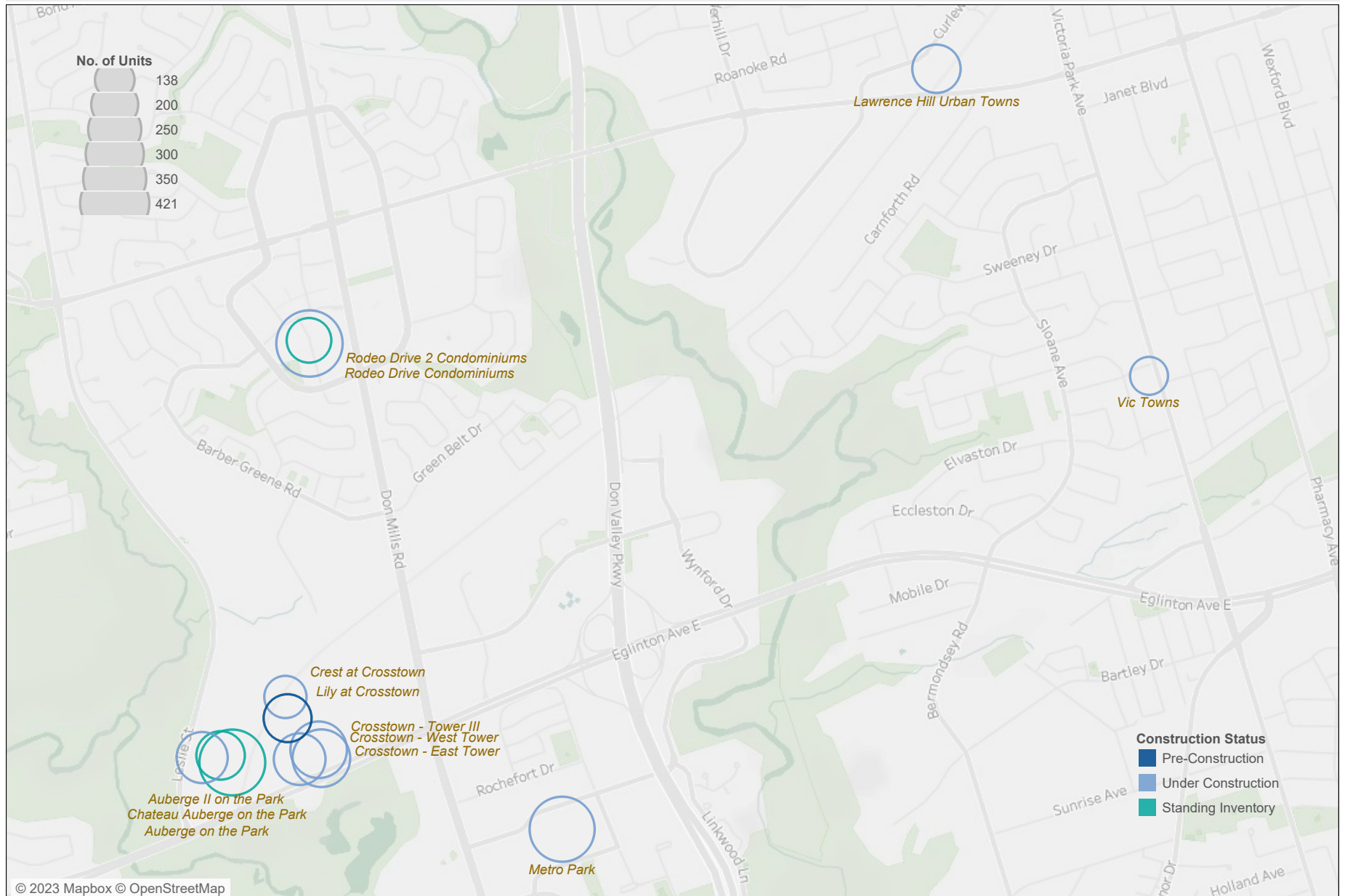


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - November 2023

Current Active Projects



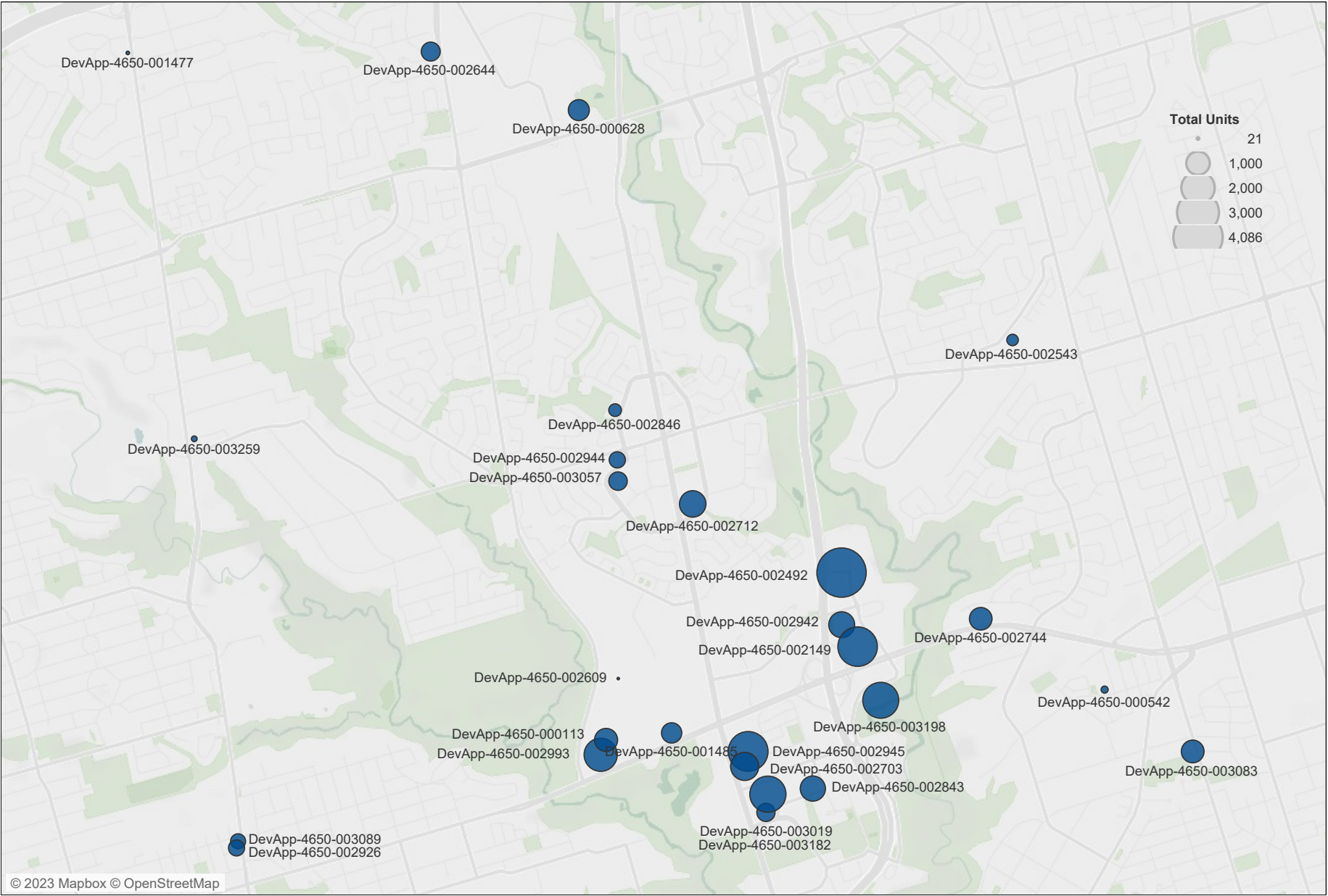
Don Mills - York Mills Submarket Report - November 2023

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	September 2023	0	0	15	225	\$873	\$1,042
Auberge on the Park - Tridel and Rowntree Enterprises Inc.	Apartment	July 2023	0	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	1	34	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	7	7	213	220	\$1,204	\$1,209
Metro Park - DBS Developments	Apartment	June 2025	0	0	10	405	\$1,079	\$1,148
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 - Solotex Corporation	Stacked	September 2024	0	0	13	138	\$558	\$1,121

Don Mills - York Mills Submarket Report - November 2023

Current Development Applications



Don Mills - York Mills Submarket Report - November 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 - November 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	5	17	4,392	601	\$2,404	1,042	\$2,505,147	16,205
Central Waterfront	364	7	2,908	966	\$1,704	864	\$1,471,594	17,168
Don Mills - York Mills	7	13	3,228	312	\$1,179	852	\$1,003,895	27,949
Downtown Core	5	7	4,169	475	\$1,877	773	\$1,451,417	30,040
Downtown East	33	21	6,385	1,605	\$1,498	684	\$1,024,665	25,732
Downtown West	116	26	8,024	871	\$1,690	977	\$1,651,666	17,335
Etobicoke Waterfront	0	1	547	18	\$1,644	828	\$1,361,206	3,135
Highway7 - Yonge	0	4	898	35	\$1,090	1,137	\$1,239,200	26,334
Mississauga City Centre	42	9	4,223	643	\$1,240	628	\$778,770	28,180
North Toronto	1	18	3,514	373	\$1,578	937	\$1,478,881	305
North Yonge Corridor	65	9	2,710	777	\$1,551	709	\$1,098,765	37,631
North York East								144,225
North York West	13	10	1,118	447	\$1,371	827	\$1,133,902	26,693
Not Applicable	357	200	31,882	8,204	\$1,173	770	\$902,770	15,600
Scarborough City Centre								13,225
Sheppard Corridor	104	13	2,518	561	\$1,361	766	\$1,043,205	31,263
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,937
Toronto East	1	9	1,316	209	\$1,249	720	\$898,838	
Toronto West	52	22	3,726	469	\$1,276	910	\$1,161,564	
Yonge - St. Clair	145	8	1,012	689	\$1,789	623	\$1,114,910	



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