

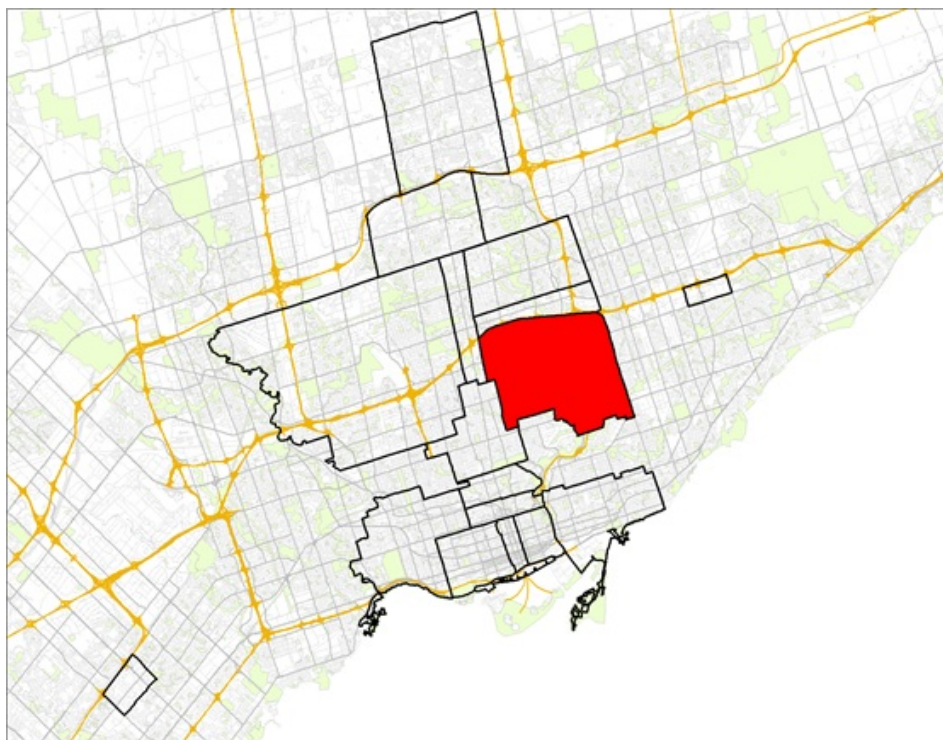


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of December 2023



Don Mills - York Mills Submarket Report - December 2023



Don Mills - York Mills		GTA
Distinct count of Site Name	13	395
No. of Units	3,540	99,738
Total Sales	3,232	82,888
Act Inv	308	16,850
Avg. wt. \$/sf	\$1,178	\$1,405
Avg. Project \$/SF	\$1,127	\$1,295
Avg. SF	854	790
Avg. \$	\$1,006,229	\$1,110,103
Current Month Sales (incl. active & sold out)	4	400

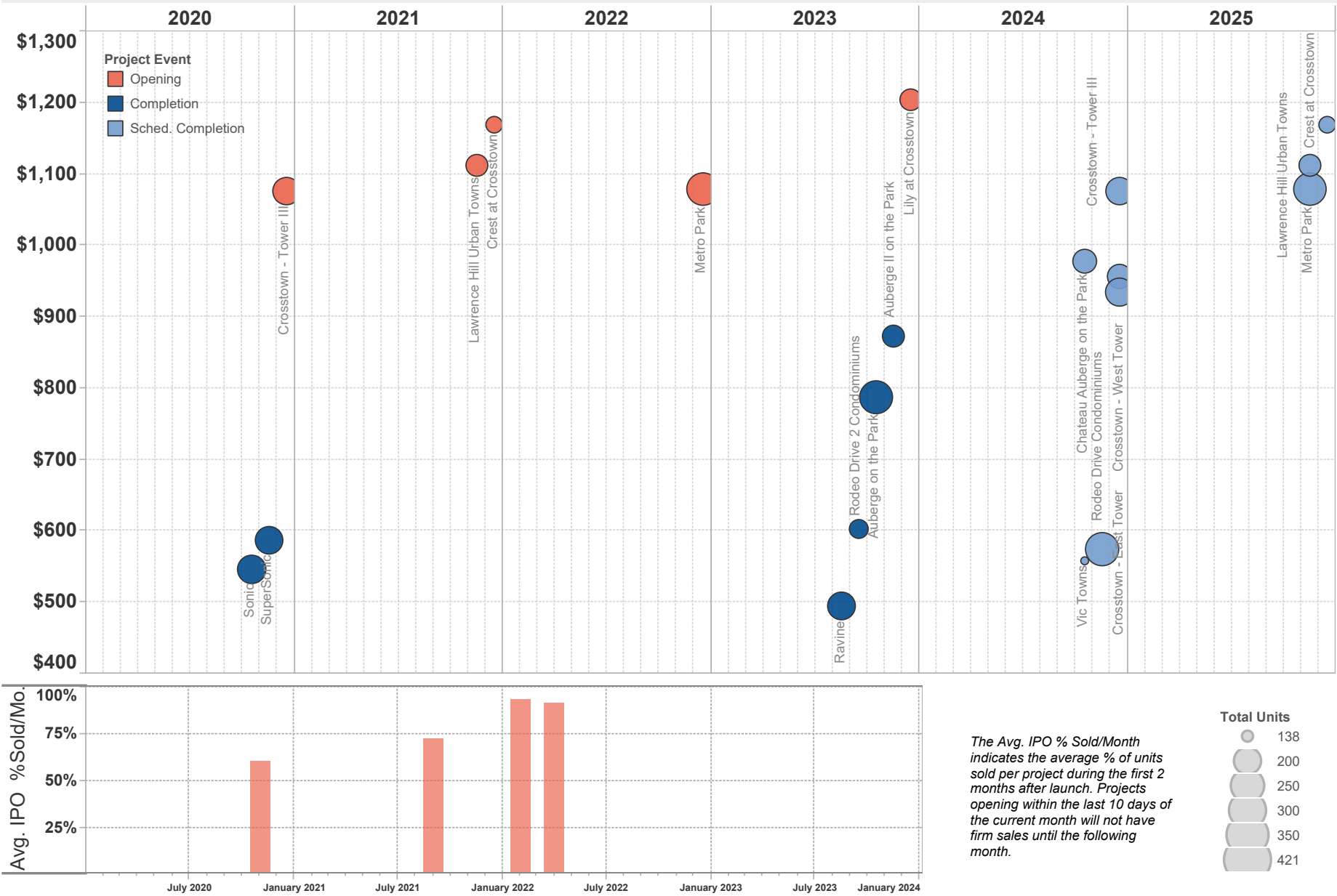
Development Applications		
Don Mills - York Mills		City of Toronto
Count of Address	26	801
Total Units	27,928	464,789
Min. Density	0.8	0.0
Max. Density	17.8	61.7
Avg. Density	5.6	8.0

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



Don Mills - York Mills Submarket Report - December 2023

Recent Project Openings, Completions & Scheduled Completions



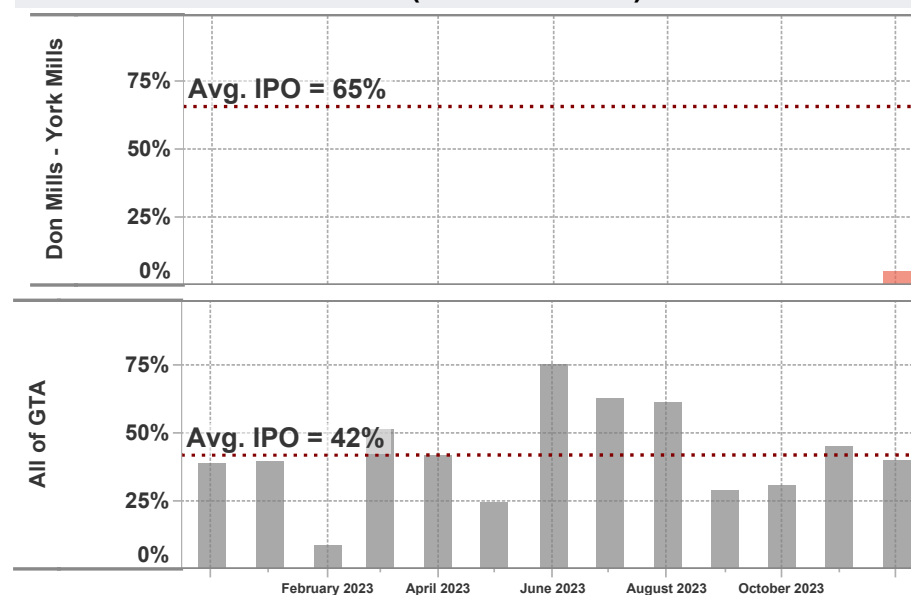
Don Mills - York Mills Submarket Report - December 2023

Project Data by Unit Type

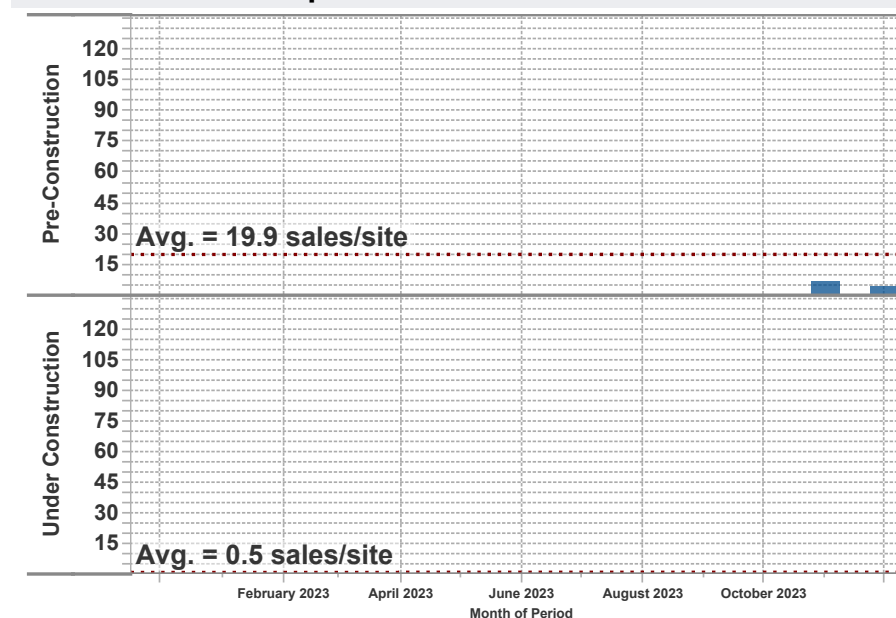
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	806	1	766	40
1 Bedroom + Den	784	1	718	66
2 Bedroom	1,103	1	997	106
2 Bedroom + Den	477	1	454	23
3 Bedroom & Up	320	0	252	68
Penthouse	13	0	12	1
Other	20	0	16	4

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
\$1,167	601	1,026	\$747,990	\$1,206,990
\$1,166	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)

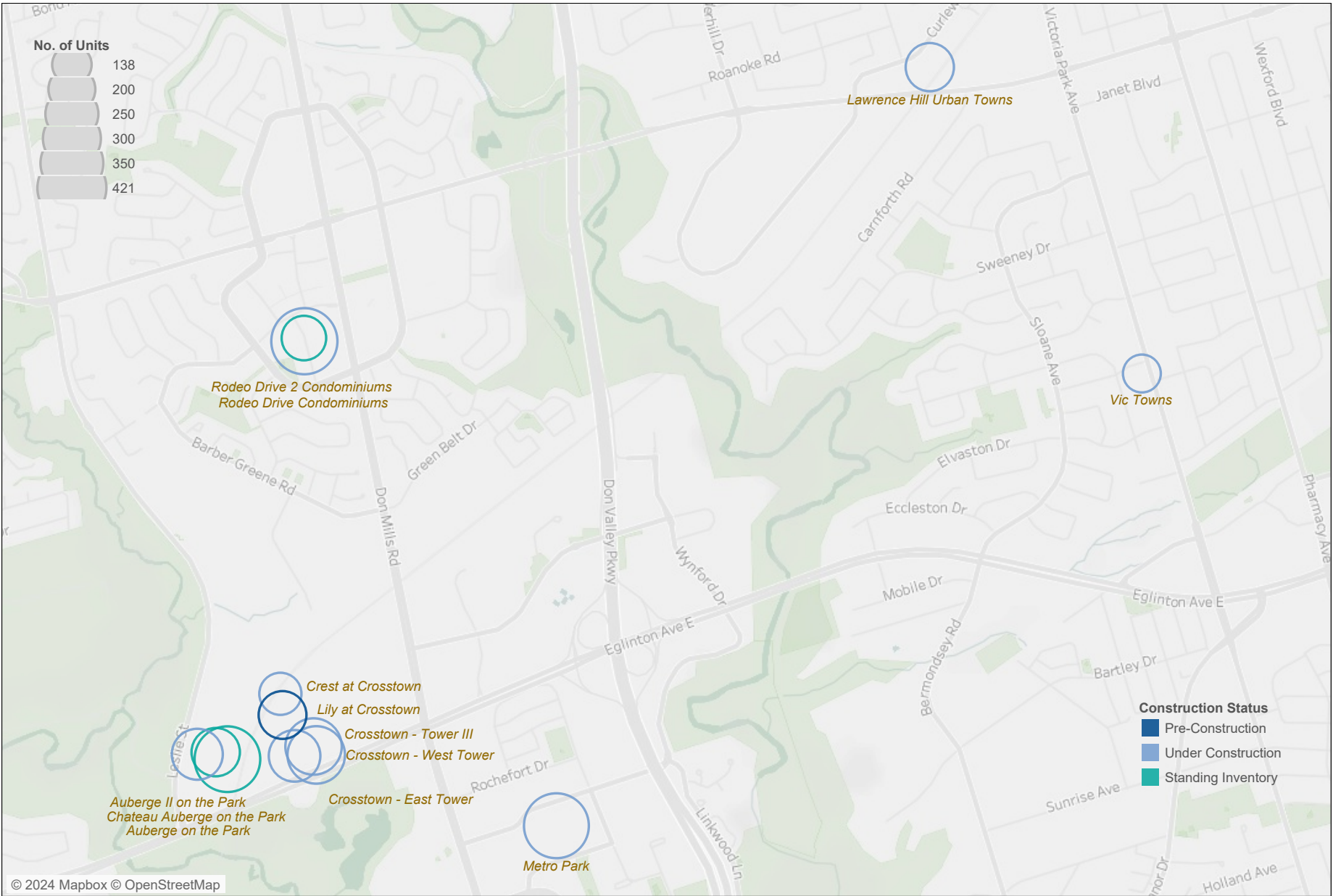


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - December 2023

Current Active Projects



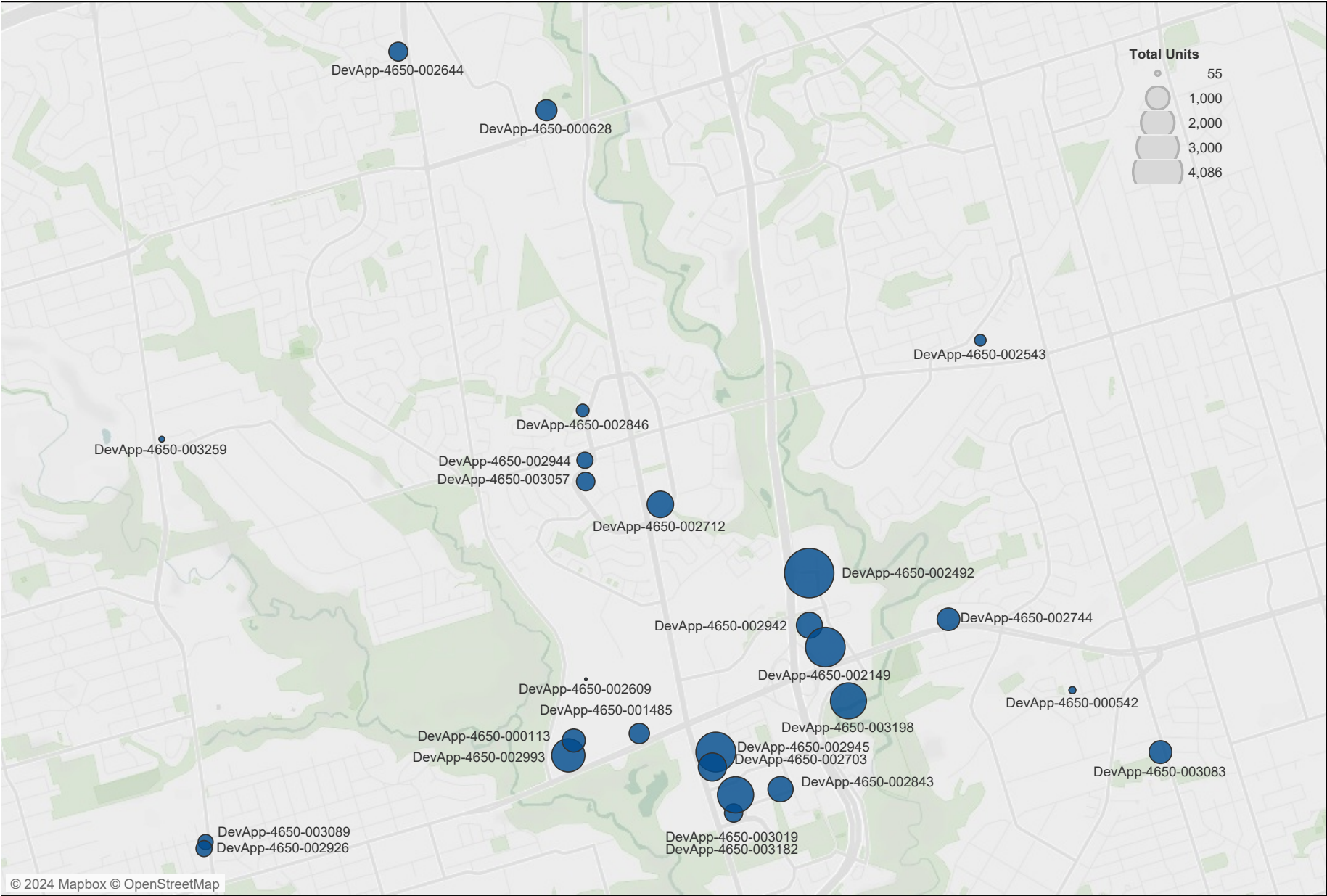
Don Mills - York Mills Submarket Report - December 2023

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	4	11	209	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	February 2024	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 - December 2023

Current Development Applications



Don Mills - York Mills Submarket Report - December 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-4650-001485	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 - December 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	4,409	584	\$2,391	1,061	\$2,536,680	16,212
Central Waterfront	62	7	2,970	904	\$1,700	889	\$1,512,146	17,238
Don Mills - York Mills	4	13	3,232	308	\$1,178	854	\$1,006,229	27,928
Downtown Core	5	6	3,653	468	\$1,879	777	\$1,459,680	29,602
Downtown East	10	21	6,405	1,585	\$1,499	685	\$1,026,205	25,329
Downtown West	19	26	8,047	848	\$1,688	984	\$1,661,322	17,710
Etobicoke Waterfront	0	1	548	17	\$1,643	849	\$1,395,518	3,135
Highway7 - Yonge	0	4	918	15	\$1,110	849	\$941,833	26,939
Mississauga City Centre	7	9	4,230	636	\$1,241	629	\$779,924	28,193
North Toronto	0	18	3,513	375	\$1,578	936	\$1,475,978	305
North Yonge Corridor	13	9	2,730	757	\$1,541	704	\$1,085,447	30,147
North York East								149,420
North York West	0	10	1,118	447	\$1,375	827	\$1,137,476	26,693
Not Applicable	180	200	32,041	8,012	\$1,175	776	\$911,246	15,865
Scarborough City Centre								13,225
Sheppard Corridor	68	13	2,582	526	\$1,369	778	\$1,065,239	30,915
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,933
Toronto East	0	9	1,316	209	\$1,249	720	\$898,838	
Toronto West	7	22	3,733	462	\$1,279	913	\$1,167,714	
Yonge - St. Clair	20	8	1,032	669	\$1,799	631	\$1,134,574	



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.