

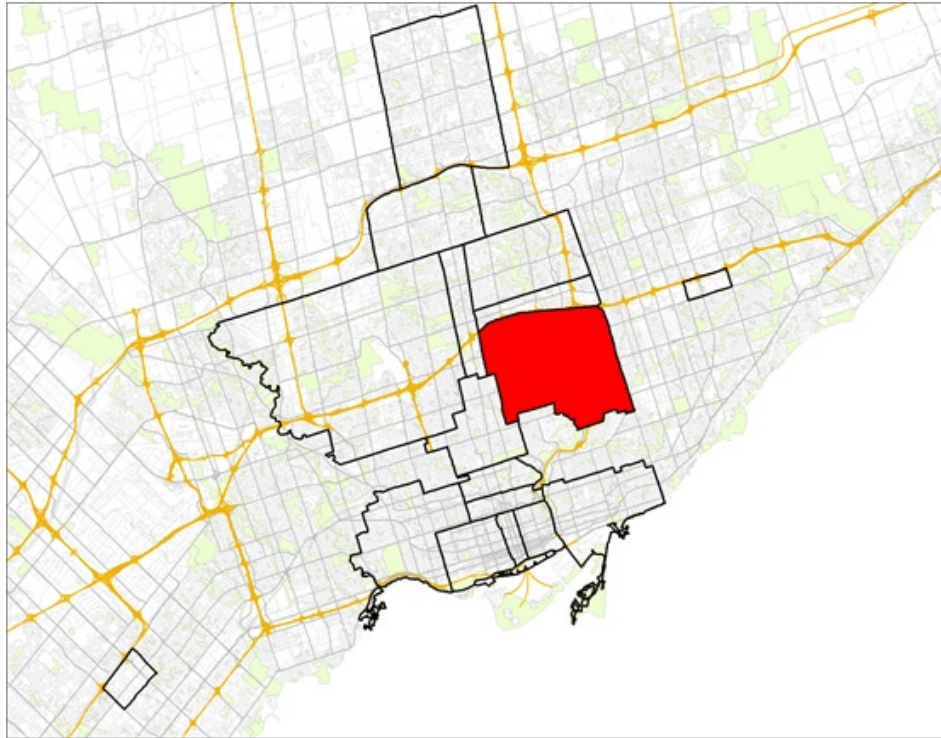


Greater Toronto Area
Don Mills - York Mills

New Homes High Rise Submarket Report
Data as of January 2024

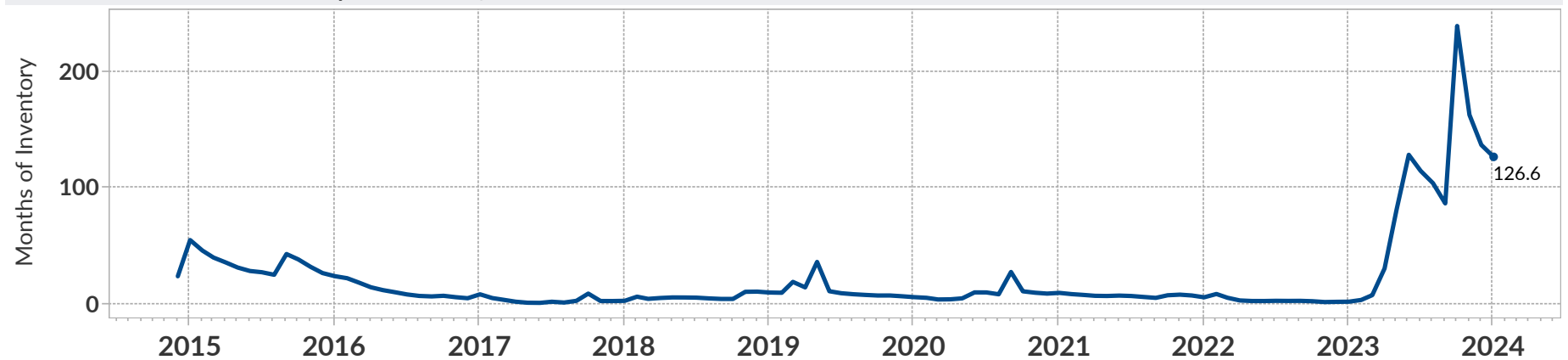


Don Mills - York Mills Submarket Report - January 2024



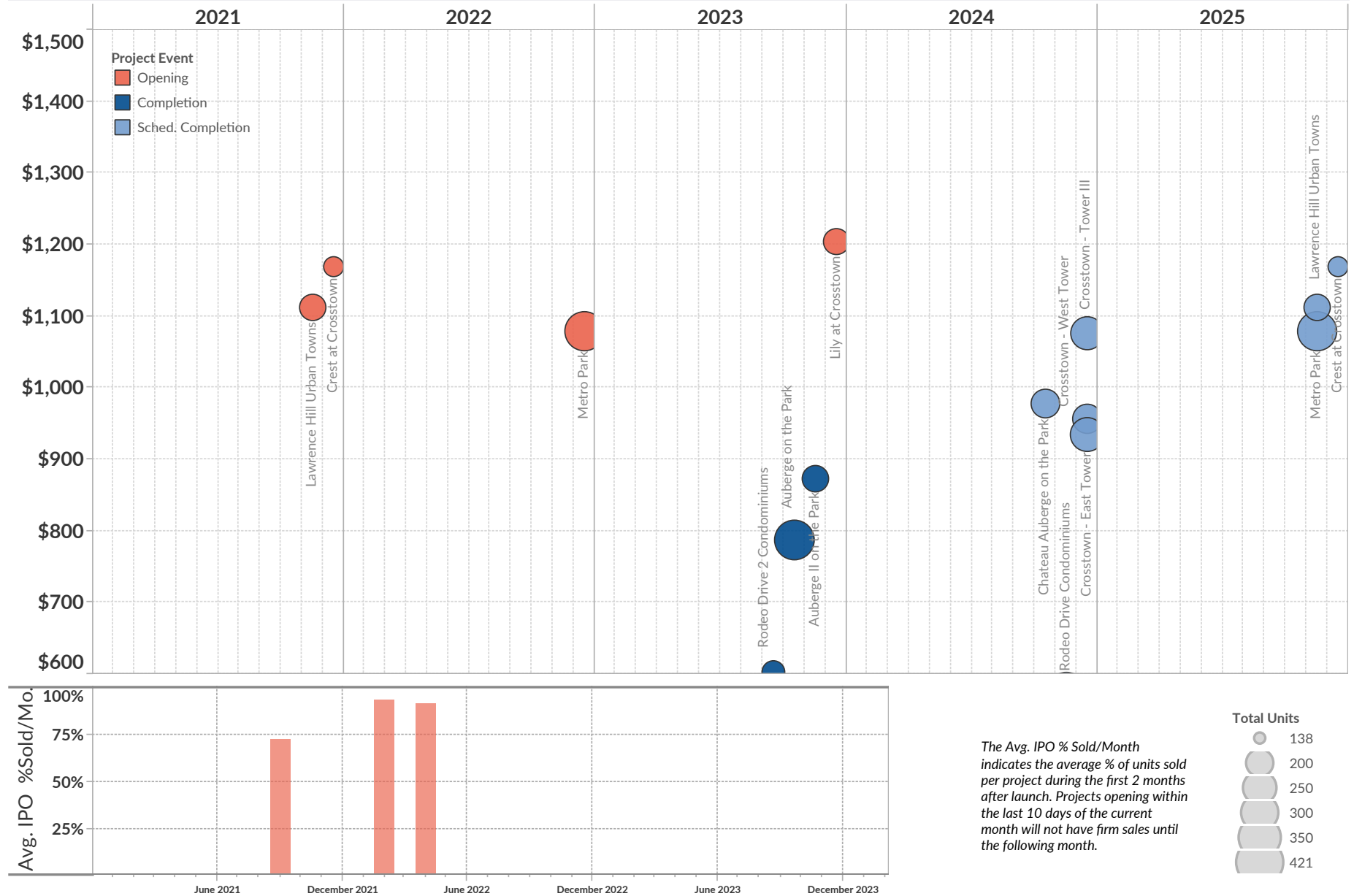
Don Mills - York Mills		GTA
Distinct count of Site Name	13	387
No. of Units	3,540	97,879
Total Sales	3,234	81,202
Act Inv	306	16,677
Avg. wt. \$/sf	\$1,179	\$1,412
Avg. Project \$/SF	\$1,127	\$1,301
Avg. SF	855	790
Avg. \$	\$1,007,688	\$1,115,800
Current Month Sales (incl. active & sold out)	2	233

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



Don Mills - York Mills Submarket Report - January 2024

Recent Project Openings, Completions & Scheduled Completions



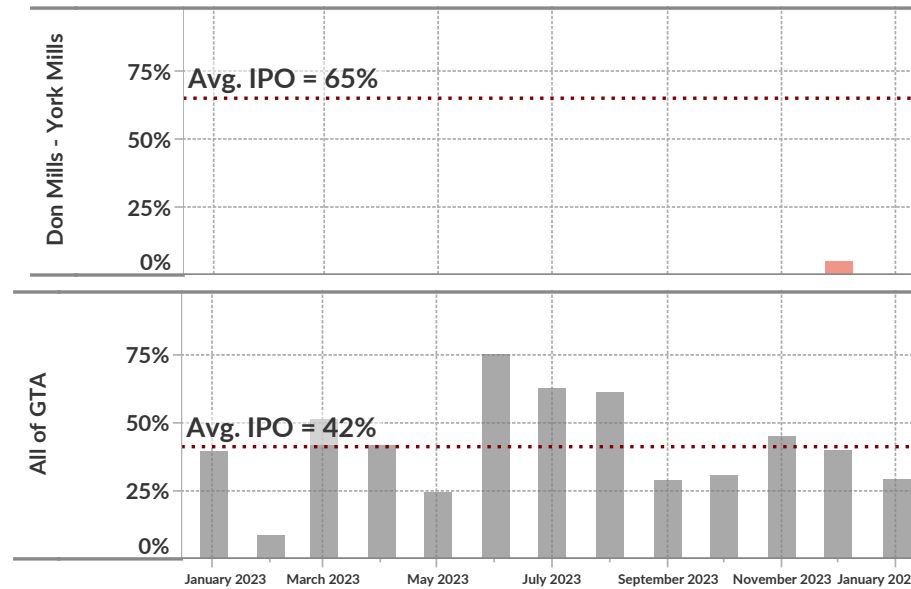
Don Mills - York Mills Submarket Report - January 2024

Project Data by Unit Type

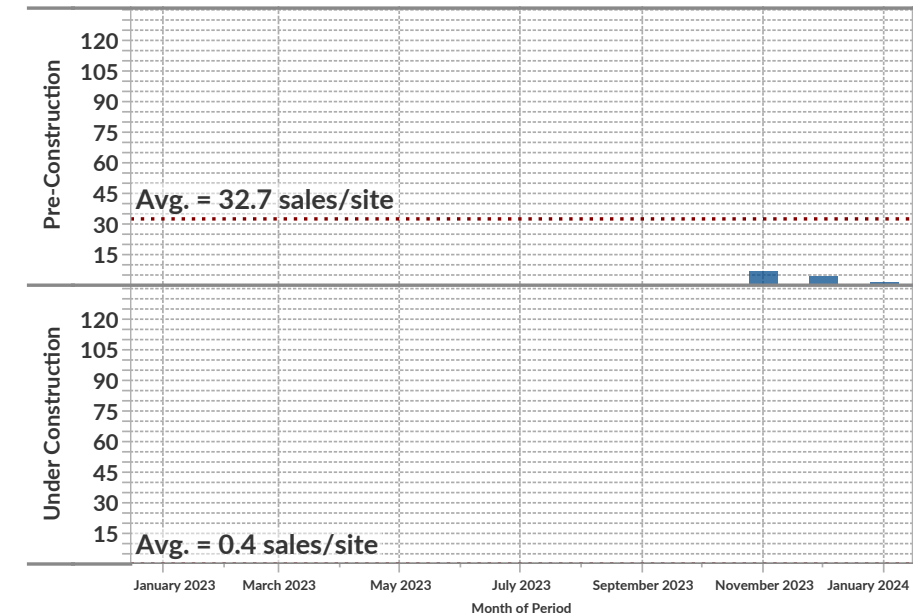
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	806	0	766	40
1 Bedroom + Den	784	1	719	65
2 Bedroom	1,103	1	998	105
2 Bedroom + Den	477	0	454	23
3 Bedroom & Up	320	0	252	68
Penthouse	13	0	12	1
Other	20	0	16	4

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)

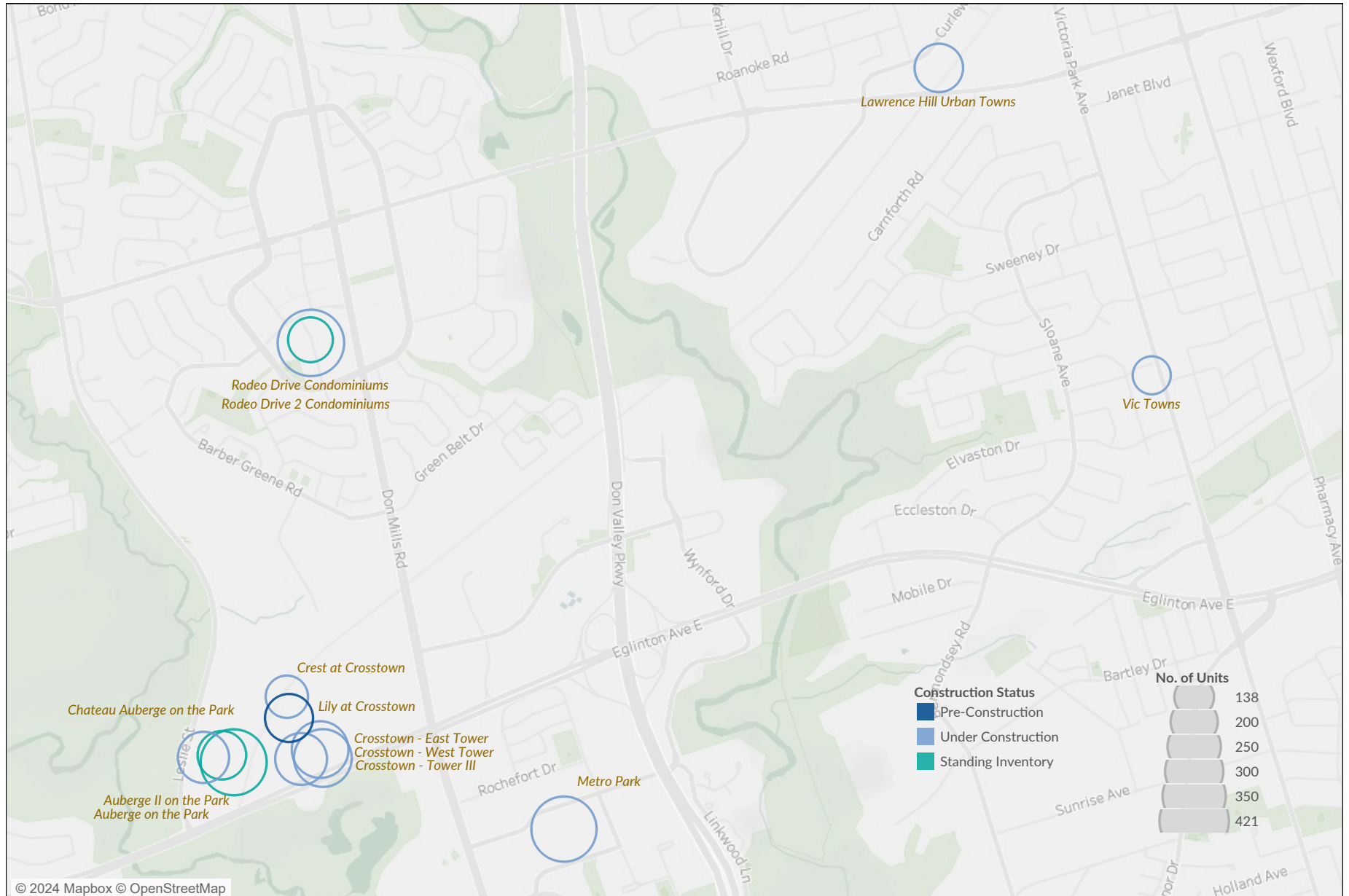


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - January 2024

Current Active Projects



Don Mills - York Mills Submarket Report - January 2024

Current Active Project List

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 Foot
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	0	14	415	\$787	\$1,053
Chateau Auberge on the Park - Tridel and Rowntree Enterpris..	Apartment	September 2024	0	0	5	250	\$978	\$953
Crest at Crosstown - Aspen Ridge Homes	Apartment	January 2025	0	0	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	0	8	224	\$1,112	\$1,046
Lily at Crosstown - Aspen Ridge Homes	Apartment	March 2027	2	2	207	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 - January 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	17
Central Waterfront	6	7
Don Mills - York Mills	2	13
Downtown Core	2	6
Downtown East	20	20
Downtown West	12	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	7	9
North Toronto	11	18
North Yonge Corridor	12	9
North York East		
North York West	0	10
Not Applicable	119	196
Scarborough City Centre		
Sheppard Corridor	17	13
Thornhill	0	2
Toronto East	7	9
Toronto West	10	20
Yonge - St. Clair	5	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$
4,411	582	\$2,387	1,067	\$2,547,183
2,976	898	\$1,700	892	\$1,516,226
3,234	306	\$1,179	855	\$1,007,688
3,655	466	\$1,878	778	\$1,462,157
5,920	1,566	\$1,483	696	\$1,031,248
7,938	836	\$1,692	985	\$1,667,384
548	17	\$1,643	849	\$1,395,518
918	15	\$1,110	849	\$942,000
4,237	629	\$1,241	629	\$780,886
3,524	364	\$1,579	937	\$1,479,273
2,733	756	\$1,652	697	\$1,151,473
1,118	447	\$1,375	827	\$1,137,476
31,371	7,913	\$1,177	772	\$908,981
2,589	534	\$1,402	796	\$1,115,799
411	28	\$1,367	1,690	\$2,310,536
1,323	204	\$1,258	708	\$891,022
3,259	452	\$1,286	912	\$1,172,522
1,037	664	\$1,800	632	\$1,137,687



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