

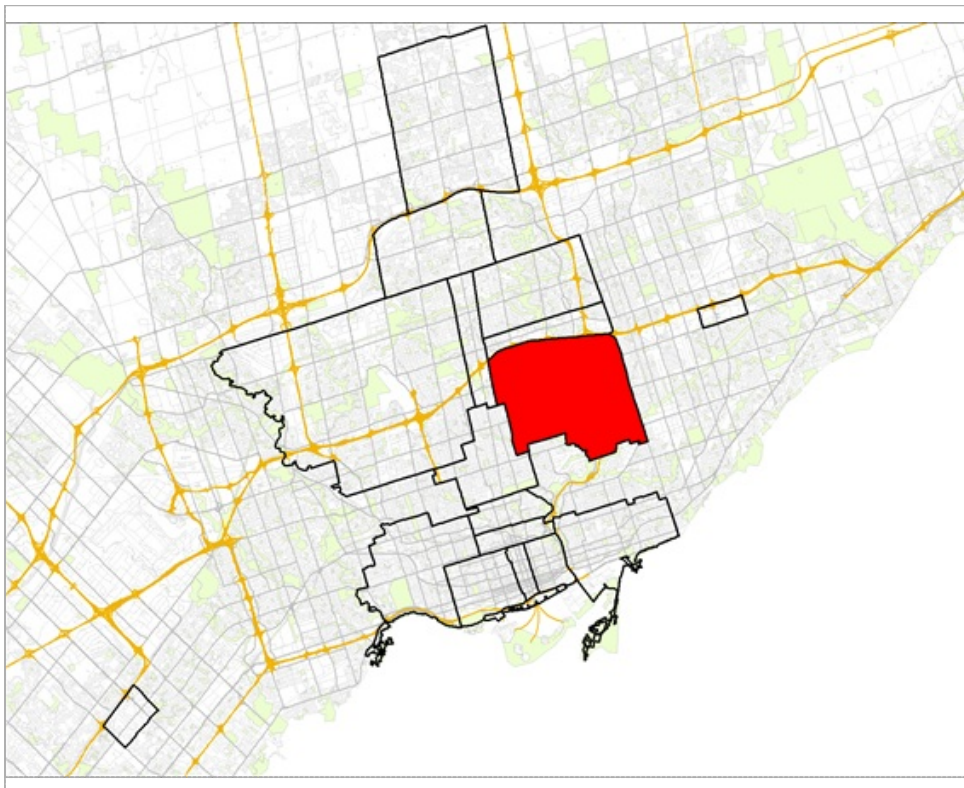


Greater Toronto Area | Don Mills - York Mills New Homes High Rise Submarket Report

Data as of May 2024

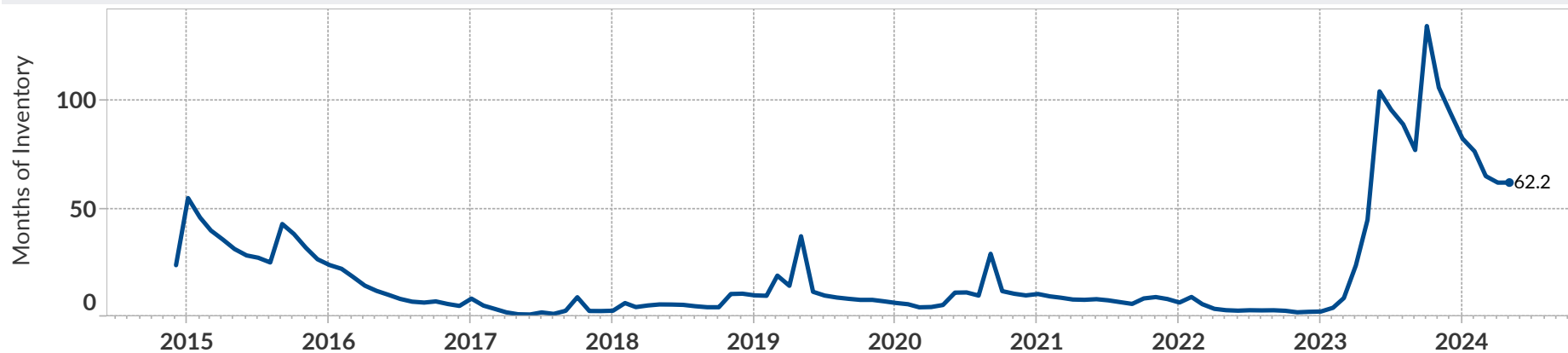


Don Mills - York Mills Submarket Report - May 2024



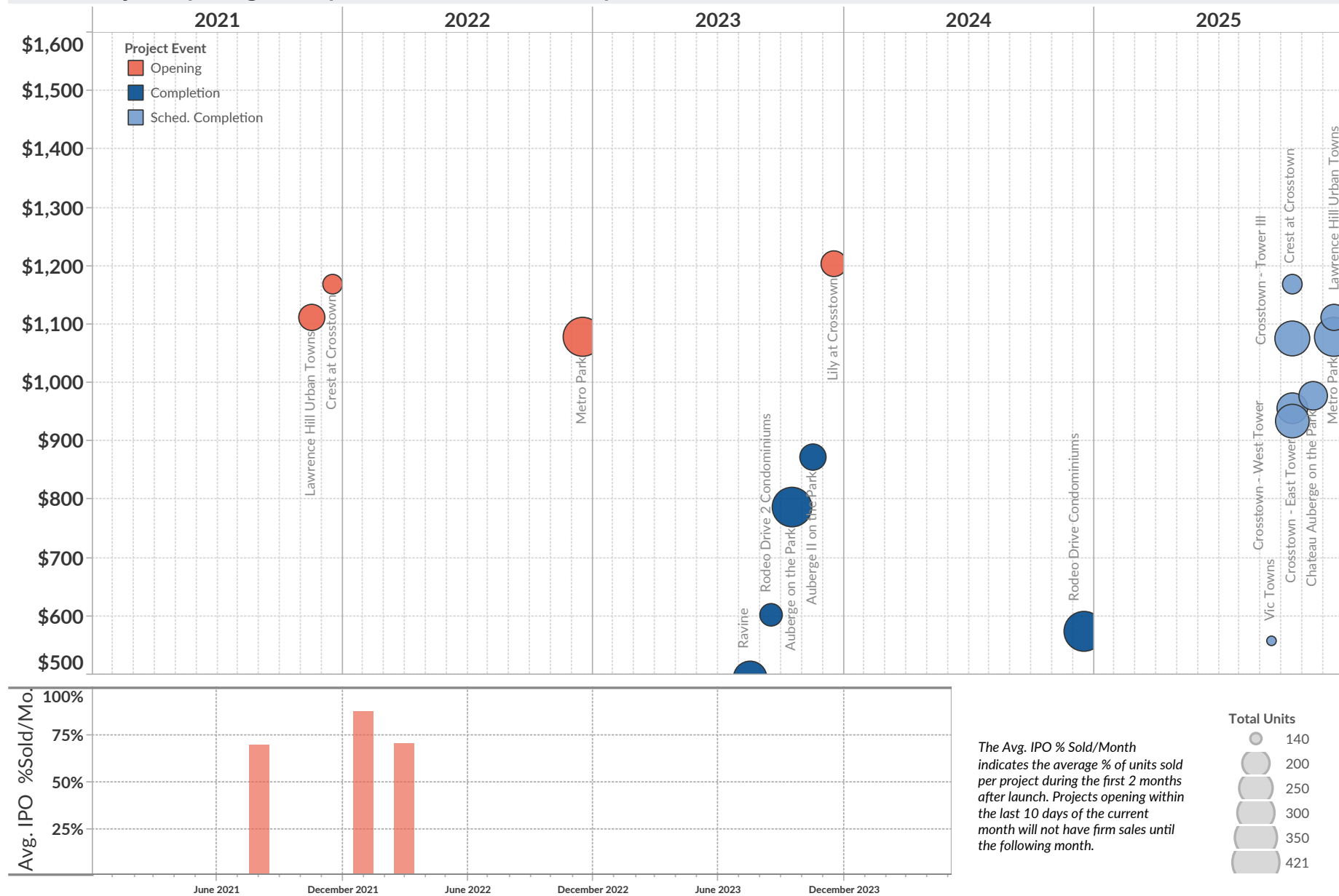
Don Mills - York Mills		GTA
Distinct count of Site Name	10	354
No. of Units	2,712	91,110
Total Sales	2,406	74,265
Act Inv	306	16,845
Avg. \$/sf	\$1,191	\$1,415
Avg. Project \$/SF	\$1,151	\$1,318
Avg. SF	836	786
Avg. \$	\$996,455	\$1,113,220
Current Month Sales	5	539

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



Don Mills - York Mills Submarket Report - May 2024

Recent Project Openings, Completions & Scheduled Completions



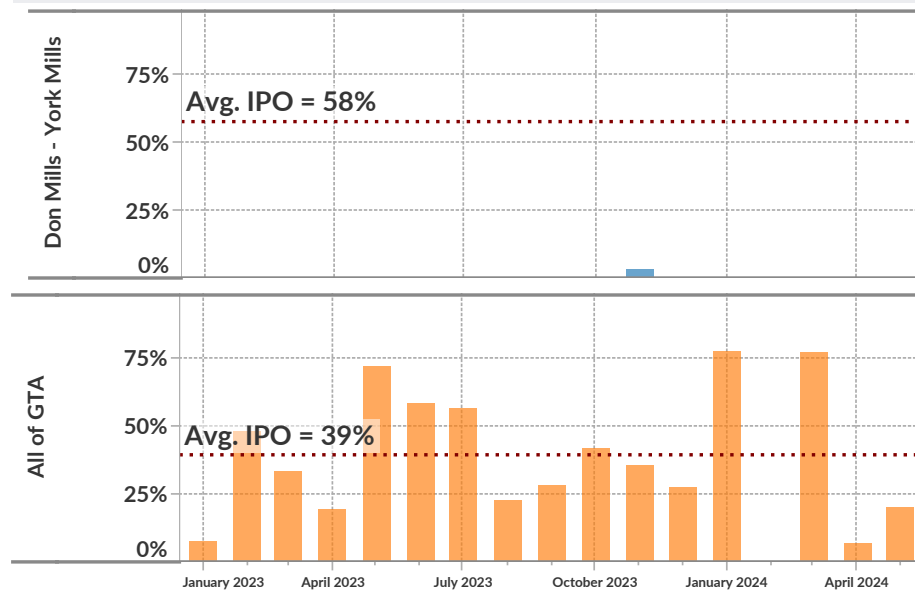
Don Mills - York Mills Submarket Report - May 2024

Project Data by Unit Type

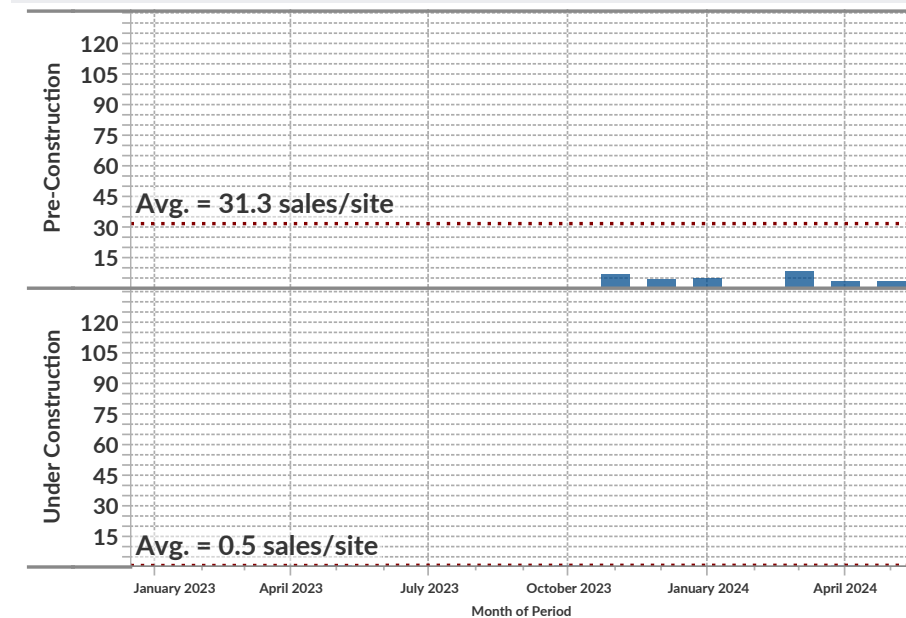
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	746	0	704	42
1 Bedroom + Den	565	1	510	55
2 Bedroom	771	1	674	97
2 Bedroom + Den	455	2	415	40
3 Bedroom & Up	140	1	73	67
Penthouse	13	0	12	1
Other	12	0	8	4

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,202	459	648	\$551,990	\$691,990
\$1,225	529	1,035	\$659,990	\$1,132,000
\$1,163	601	1,026	\$747,990	\$1,206,990
\$1,196	785	1,417	\$967,990	\$1,699,990
\$1,218	870	2,028	\$1,160,990	\$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)

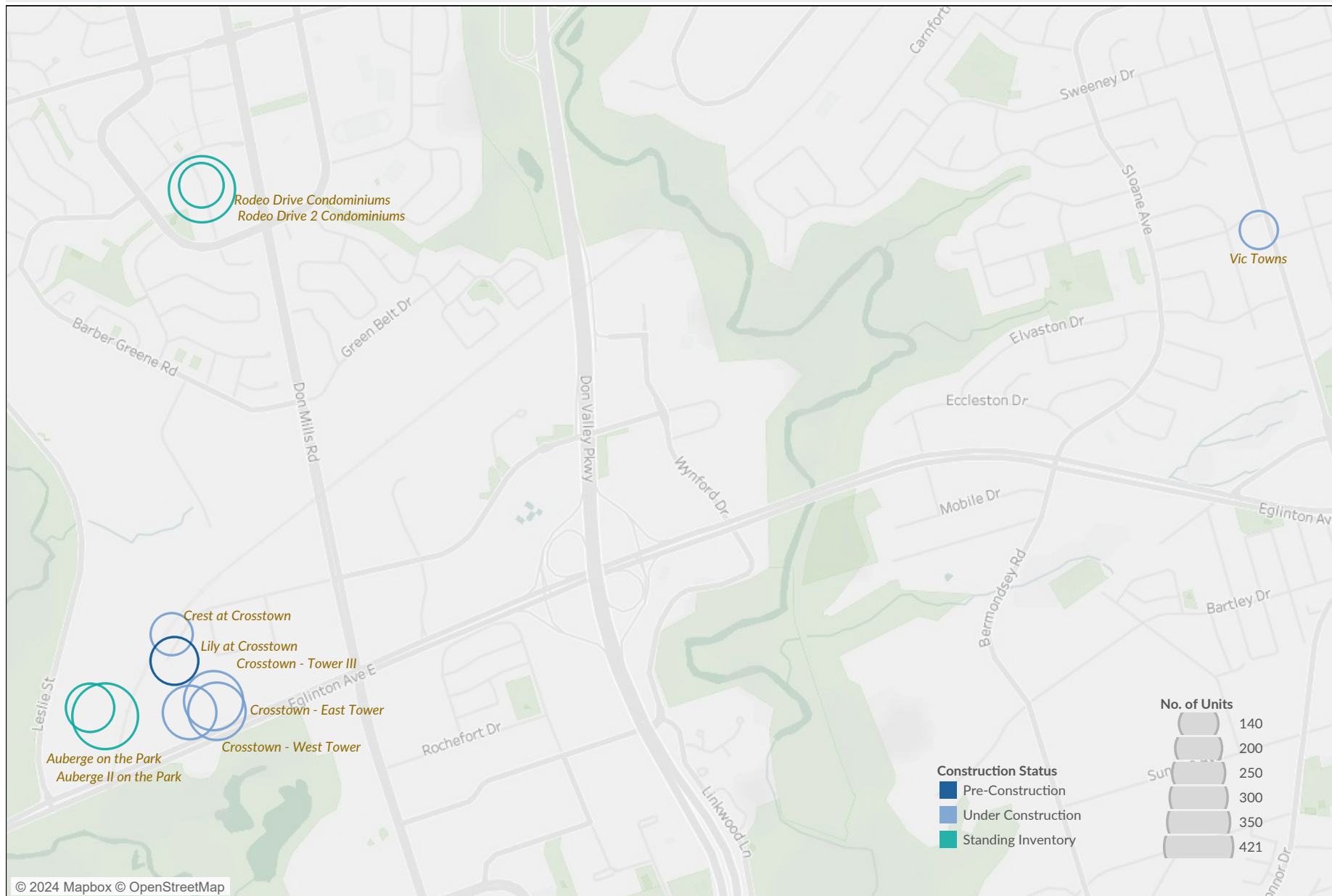


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - May 2024

Current Active Projects



Don Mills - York Mills Submarket Report - May 2024

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 \$/SF
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	4	10	415	\$787	\$1,053
Crest at Crosstown - Aspen Ridge Homes	Apartment	January 2025	0	0	34	171	\$1,169	\$1,362
Crosstown - East Tower - Aspen Ridge Homes	Apartment	January 2025	0	0	0	317	\$935	\$1,230
Crosstown - Tower III - Aspen Ridge Homes	Apartment	January 2025	0	0	30	336	\$1,076	\$1,157
Crosstown - West Tower - Aspen Ridge Homes	Apartment	January 2025	0	0	19	276	\$957	\$1,107
Lily at Crosstown - Aspen Ridge Homes	Apartment	March 2027	3	19	190	220	\$1,204	\$1,210
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	June 2023	0	0	0	191	\$603	\$1,237
Rodeo Drive Condominiums - Lanterra Developments	Apartment	April 2024	0	0	0	421	\$575	\$987
Vic Towns - Solotex Corporation	Stacked	February 2025	2	7	8	140	\$558	\$1,121

Don Mills - York Mills Submarket Report - May 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 5	• 17
Central Waterfront	• 6	• 6
Don Mills - York Mills	• 5	• 10
Downtown Core	• 2	• 6
Downtown East	• 4	• 20
Downtown West	• 43	• 25
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 5
Mississauga City Centre	• 4	• 9
North Toronto	• 3	• 17
North Yonge Corridor	• 3	• 9
North York East		
North York West	• 0	• 9
Not Applicable	• 440	• 176
Scarborough City Centre		
Sheppard Corridor	• 7	• 9
Thornhill	• 0	• 2
Toronto East	• 4	• 6
Toronto West	• 12	• 19
Yonge - St. Clair	• 0	• 8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 4,071	• 580	• \$2,402	• 1,088	• \$2,613,901
• 2,772	• 862	• \$1,678	• 883	• \$1,482,243
• 2,406	• 306	• \$1,191	• 836	• \$996,455
• 3,668	• 453	• \$1,869	• 783	• \$1,463,030
• 5,965	• 1,521	• \$1,451	• 691	• \$1,002,578
• 7,435	• 1,377	• \$1,814	• 869	• \$1,575,612
• 552	• 13	• \$1,640	• 854	• \$1,400,746
• 1,165	• 39	• \$1,100	• 1,012	• \$1,113,310
• 4,262	• 630	• \$1,234	• 660	• \$813,660
• 3,307	• 351	• \$1,579	• 931	• \$1,469,531
• 2,751	• 738	• \$1,657	• 697	• \$1,154,212
• 1,074	• 443	• \$1,377	• 821	• \$1,130,591
• 27,367	• 8,240	• \$1,166	• 756	• \$881,655
• 1,857	• 468	• \$1,422	• 813	• \$1,155,526
• 411	• 28	• \$1,361	• 1,690	• \$2,301,250
• 894	• 174	• \$1,259	• 648	• \$815,407
• 3,236	• 405	• \$1,268	• 904	• \$1,146,005
• 1,072	• 217	• \$2,051	• 912	• \$1,869,410



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&OE.

© 2023 Altus Group Limited. All rights reserved.