

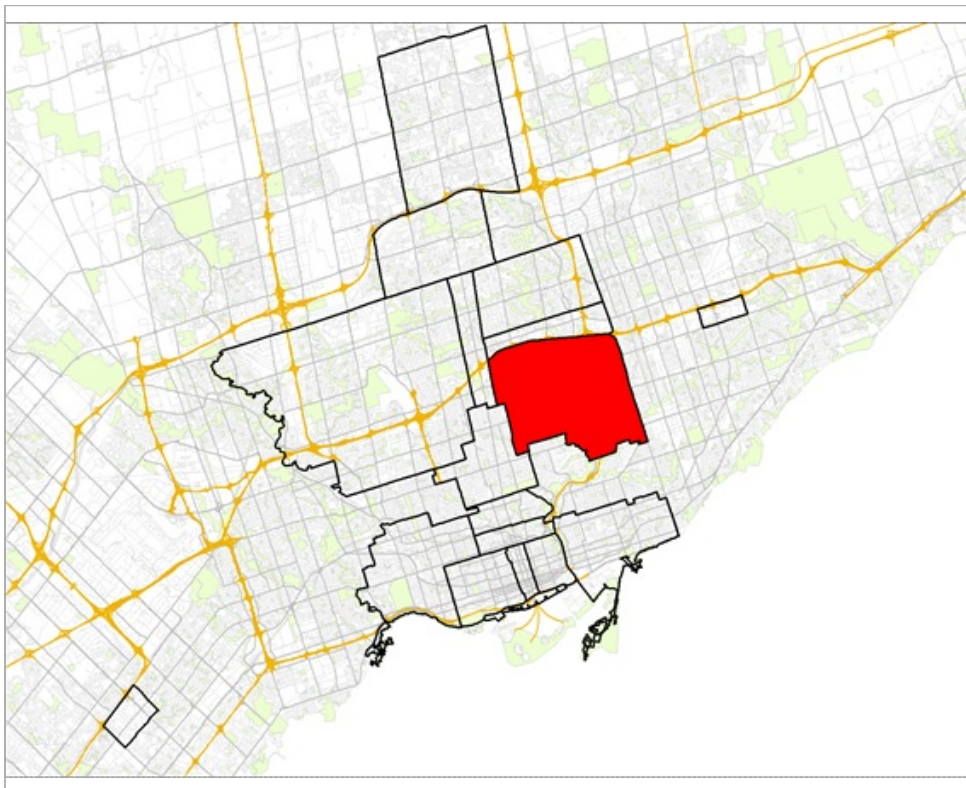


Greater Toronto Area | Don Mills - York Mills New Homes High Rise Submarket Report

Data as of December 2025

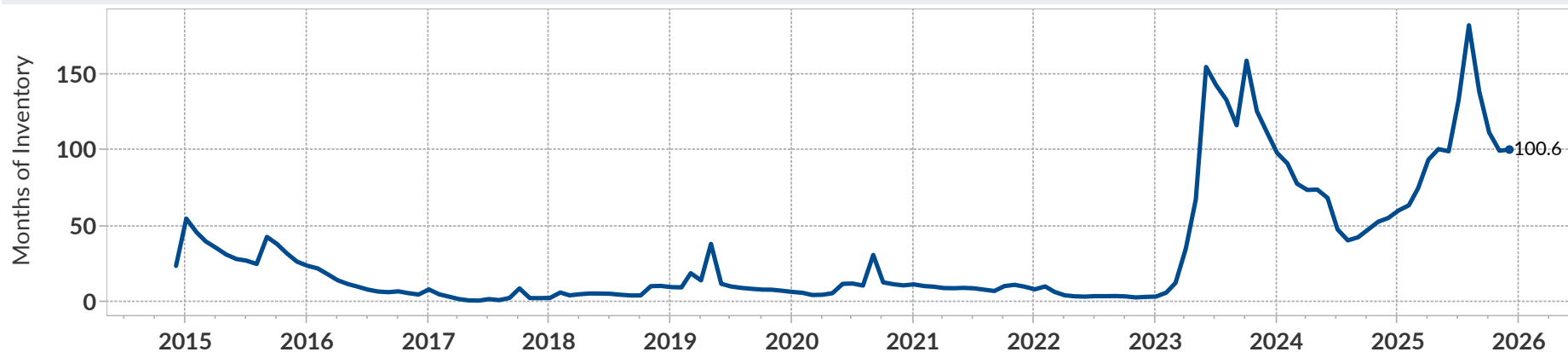


Don Mills - York Mills Submarket Report - December 2025



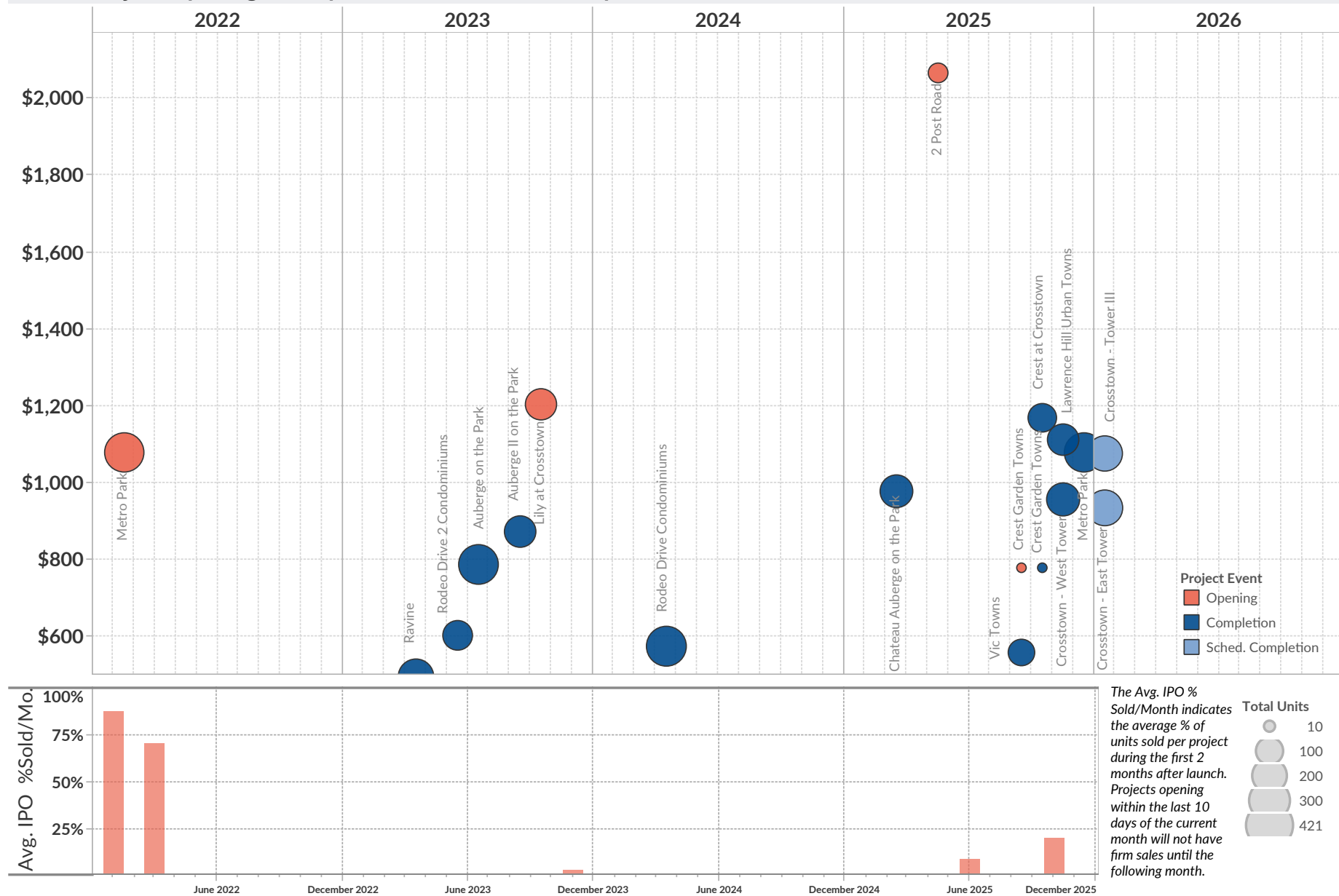
Don Mills - York Mills		GTA
Distinct count of Site Name	10	317
No. of Units	2,088	81,546
Total Sales	1,828	66,431
Act Inv	260	15,115
Avg. \$/sf	\$1,420	\$1,368
Avg. Project \$/SF	\$1,214	\$1,286
Avg. SF	910	792
Avg. \$	\$1,292,699	\$1,083,198
Current Month Sales	1	87

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



Don Mills - York Mills Submarket Report - December 2025

Recent Project Openings, Completions & Scheduled Completions



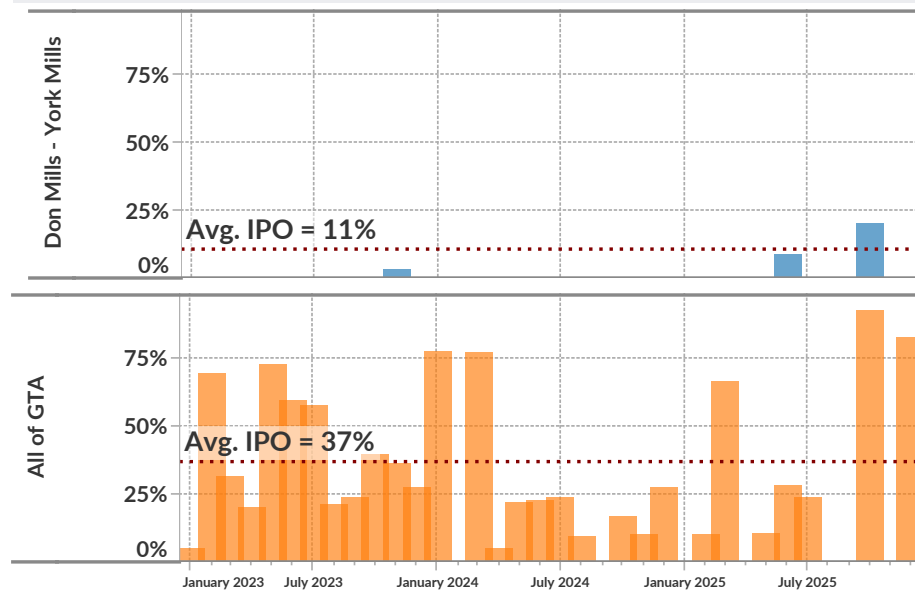
Don Mills - York Mills Submarket Report - December 2025

Project Data by Unit Type

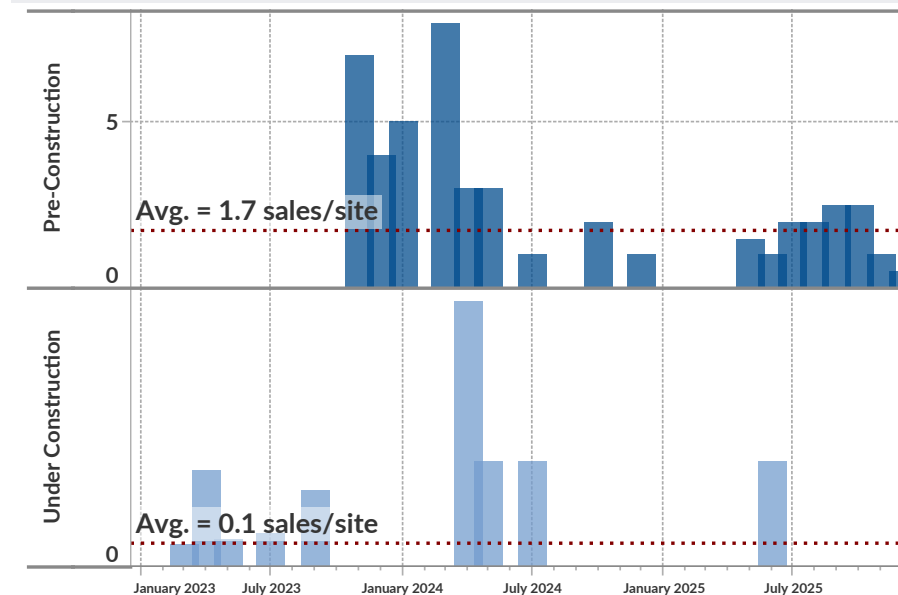
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	622	0	588	34
1 Bedroom + Den	393	0	344	49
2 Bedroom	595	1	482	113
2 Bedroom + Den	405	0	384	21
3 Bedroom & Up	63	0	20	43
Penthouse				
Other	0	0	0	0

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,274	459	565	\$577,990	\$726,990
\$1,274	536	712	\$663,990	\$929,990
\$1,378	604	1,820	\$557,990	\$3,700,000
\$1,606	785	2,474	\$977,990	\$4,925,000
\$1,516	870	3,197	\$1,104,990	\$7,750,000

IPO Launch Performance (first 2 months)

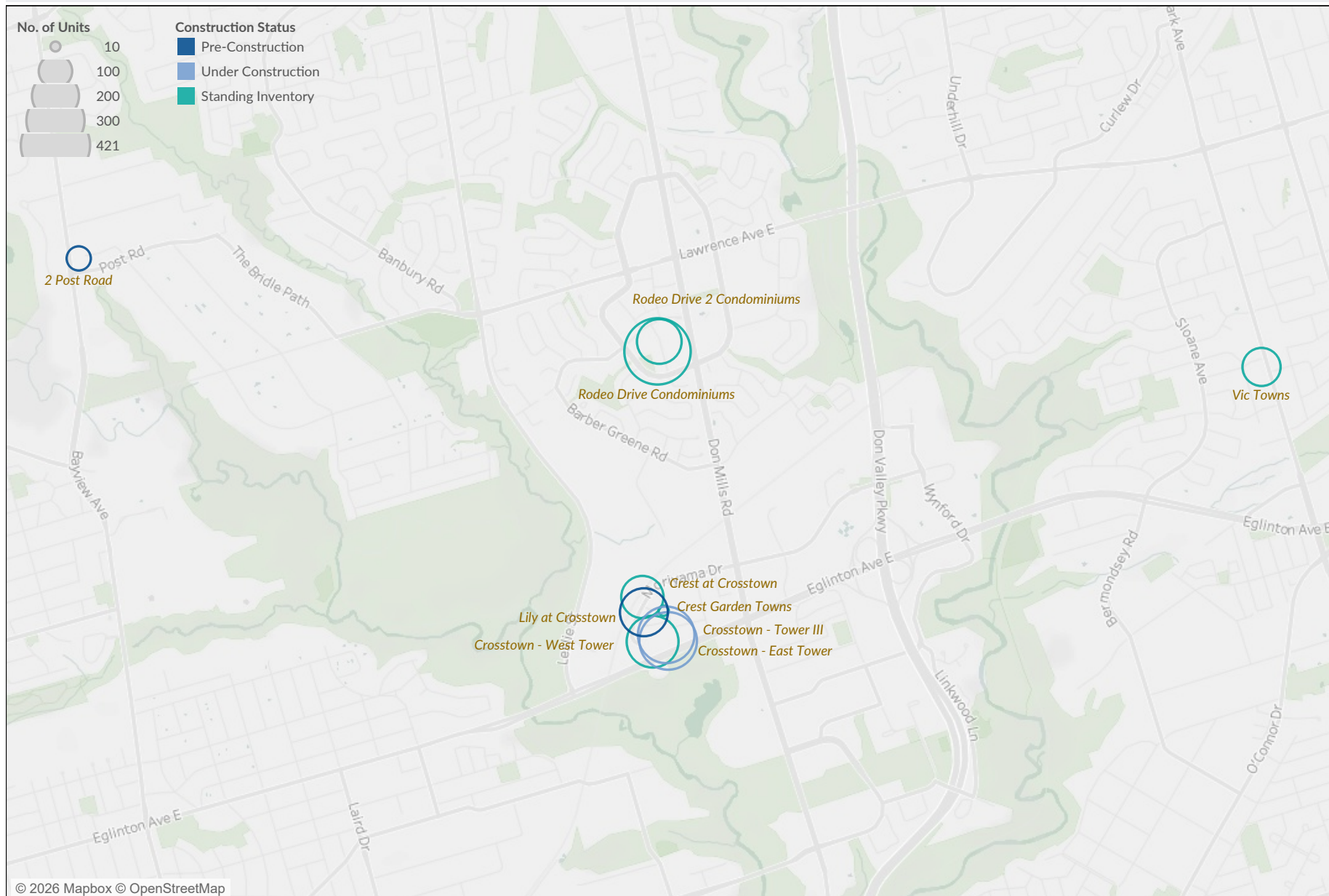


Post Launch Absorption: Don Mills - York Mills



Don Mills - York Mills Submarket Report - December 2025

Current Active Projects



Don Mills - York Mills Submarket Report - December 2025

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
2 Post Road - North Drive	Apartment	July 2028	1	26	30	56	\$2,067	\$1,772
Crest at Crosstown - Aspen Ridge Homes	Apartment	October 2025	0	0	34	171	\$1,169	\$1,400
Crest Garden Towns - Aspen Ridge Homes	Stacked	October 2025	0	3	7	10	\$779	\$779
Crosstown - East Tower - Aspen Ridge Homes	Apartment	January 2026	0	0	0	317	\$935	\$1,230
Crosstown - Tower III - Aspen Ridge Homes	Apartment	January 2026	0	0	0	306	\$1,076	\$1,159
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2025	0	0	0	257	\$957	\$1,107
Lily at Crosstown - Aspen Ridge Homes	Apartment	January 2028	0	0	186	220	\$1,204	\$1,296
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	September 2025	0	2	3	139	\$558	\$1,170

Don Mills - York Mills Submarket Report - December 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	. 0	● 16
Central Waterfront	. 0	● 4
Don Mills - York Mills	● 1	● 10
Downtown Core	. 0	● 6
Downtown East	. 0	● 15
Downtown West	● 4	● 19
Etobicoke Waterfront	. 0	● 1
Highway7 - Yonge	. 0	● 4
Mississauga City Centre	. 0	● 9
North Toronto	● 1	● 14
North Yonge Corridor	. 0	● 8
North York East		
North York West	● 2	● 9
Not Applicable	● 67	● 165
Scarborough City Centre		
Sheppard Corridor	● 3	● 8
Thornhill	. 0	● 2
Toronto East	. 0	● 5
Toronto West	● 9	● 16
Yonge - St. Clair	. 0	● 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
● 3,006	● 419	● \$2,348	● 996	● \$2,337,249
● 1,838	● 916	● \$1,642	● 905	● \$1,485,872
● 1,828	● 260	● \$1,420	● 910	● \$1,292,699
● 3,687	● 435	● \$1,865	● 785	● \$1,464,664
● 4,489	● 767	● \$1,364	● 753	● \$1,026,137
● 5,947	● 965	● \$1,881	● 943	● \$1,774,088
● 559	● 6	● \$1,636	● 782	● \$1,278,733
● 894	● 198	● \$1,056	● 798	● \$842,726
● 4,579	● 630	● \$1,223	● 661	● \$807,827
● 2,379	● 306	● \$1,597	● 911	● \$1,453,690
● 2,350	● 712	● \$1,624	● 687	● \$1,115,830
● 1,133	● 535	● \$1,305	● 763	● \$994,947
● 26,827	● 7,975	● \$1,125	● 754	● \$848,370
● 1,925	● 338	● \$1,328	● 837	● \$1,112,190
● 419	● 24	● \$1,550	● 1,708	● \$2,647,813
● 888	● 158	● \$1,251	● 667	● \$833,914
● 2,609	● 319	● \$1,308	● 842	● \$1,100,855
● 1,074	● 152	● \$2,168	● 1,301	● \$2,819,861



Altus connects data, analytics, applications, and expertise to deliver the intelligence necessary to drive optimal CRE performance. The industry's top leaders rely on our market-leading solutions and expertise to power performance and mitigate risk. Our global team of ~2,000 experts are making a lasting impact on an industry undergoing unprecedented change – helping shape the cities where we live, work, and build thriving communities.

For more information about Altus (TSX: AIF) please visit www.altusgroup.com

This publication has been prepared for general guidance on matters of interest only and does not constitute professional advice or services of Altus Group Limited, its affiliates and its related entities (collectively "Altus Group"). You should not act upon the information contained in this publication without obtaining specific professional advice. The information contained in this publication is provided for informational purposes only, and should not be construed as legal or financial advice on any subject matter. No representation or warranty (express or implied) is given as to the accuracy, completeness or reliability of the information contained in this publication, or the suitability of the information for a particular purpose. Altus Group has no obligation (express or implied) to correct or update any or all of the information contained herein or to advise you of any changes. Altus Group does not accept or assume any liability, responsibility or duty of care for any consequences of you or anyone else acting, or refraining to act, in reliance on the information contained in this publication or for any decision based on it. The distribution of this publication to you does not create, extend or revive a client relationship between Altus Group and you or any other person or entity. This publication, or any part thereof, may not be reproduced or distributed in any form for any purpose without the express written consent of Altus Group.

© 2025 Altus Group Limited. All rights reserved.