

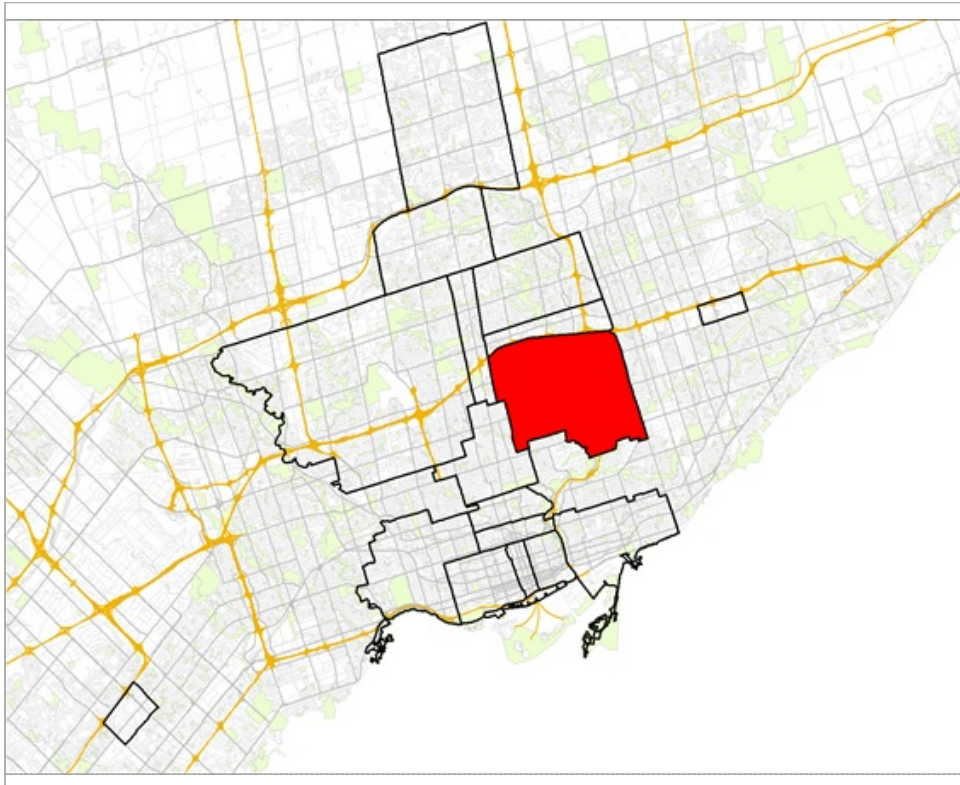


Greater Toronto Area | Don Mills - York Mills New Homes High Rise Submarket Report

Data as of June 2026

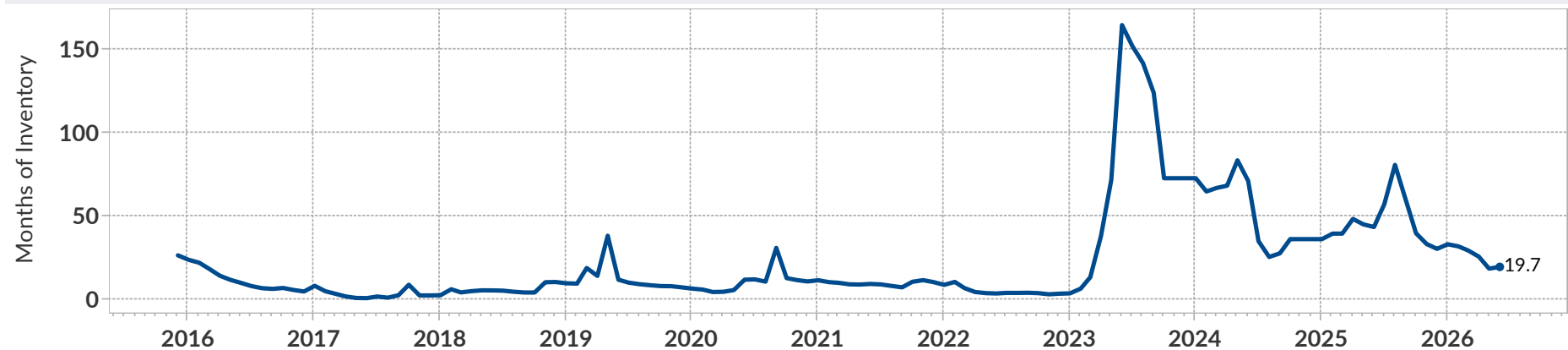


Don Mills - York Mills Submarket Report - June 2026



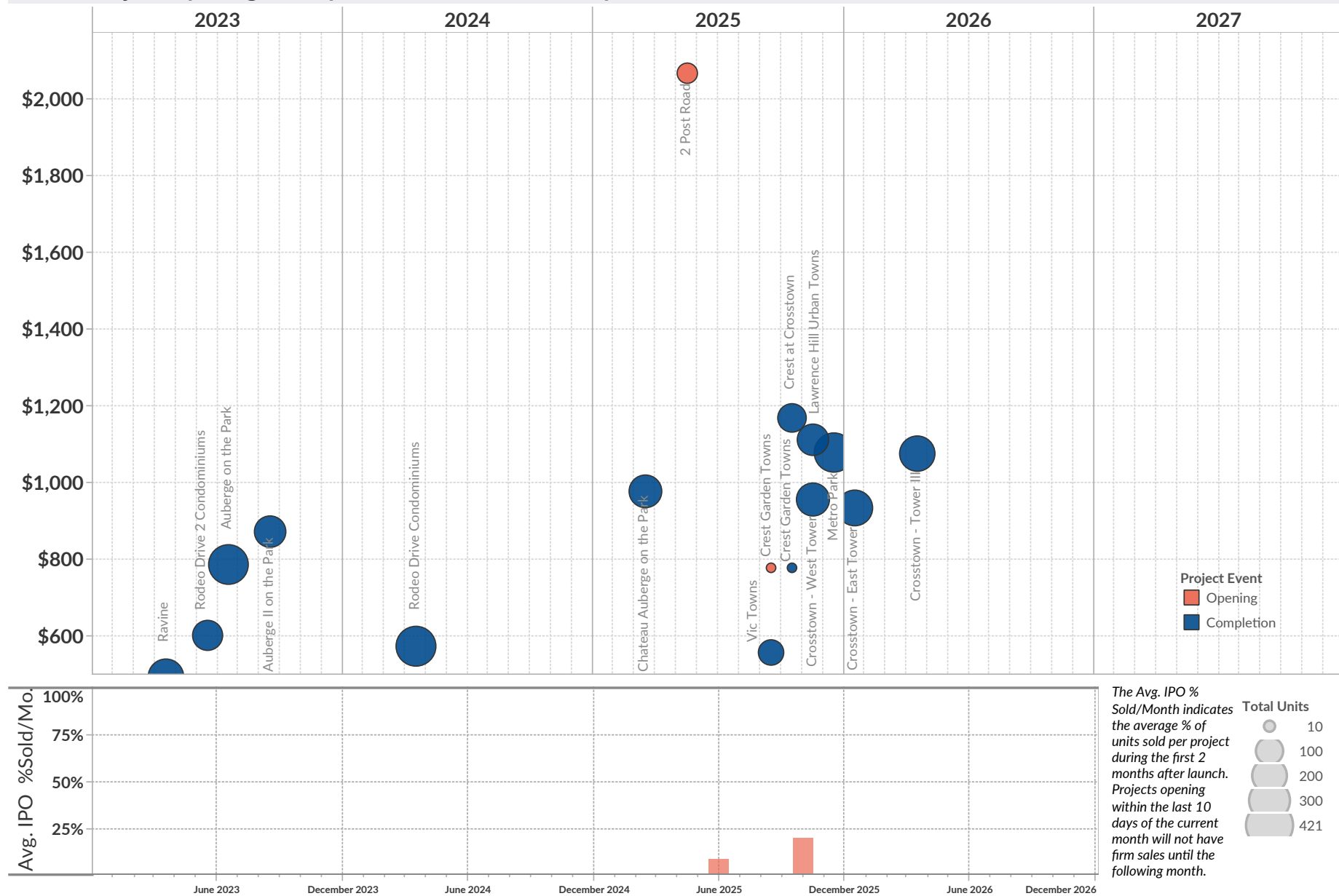
Don Mills - York Mills		GTA
Distinct count of Site Name	9	294
No. of Units	1,868	75,732
Total Sales	1,799	63,153
Act Inv	69	12,579
Avg. \$/sf		\$1,380
Avg. Project \$/SF		\$1,280
Avg. SF		805
Avg. \$		\$1,111,897
Current Month Sales		273

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



Don Mills - York Mills Submarket Report - June 2026

Recent Project Openings, Completions & Scheduled Completions



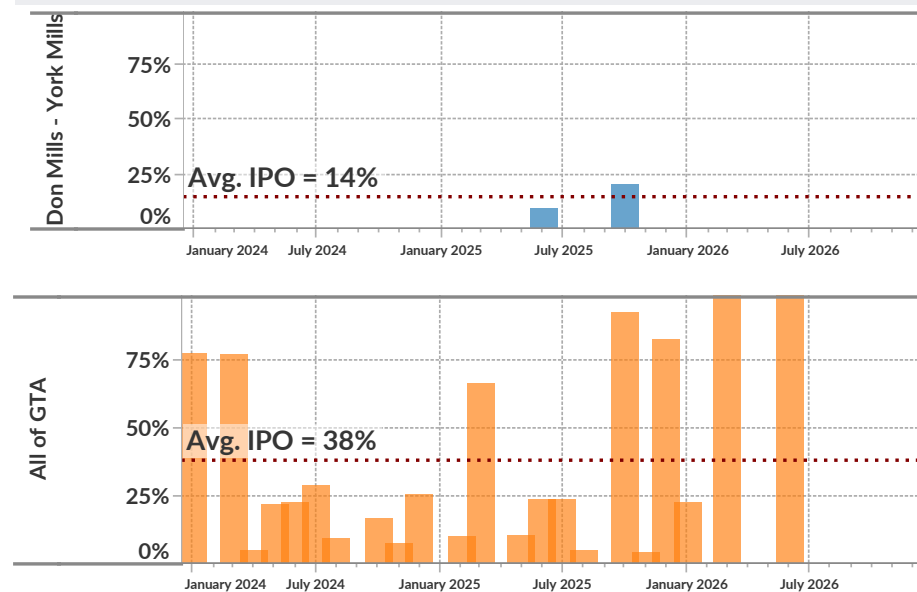
Don Mills - York Mills Submarket Report - June 2026

Project Data by Unit Type

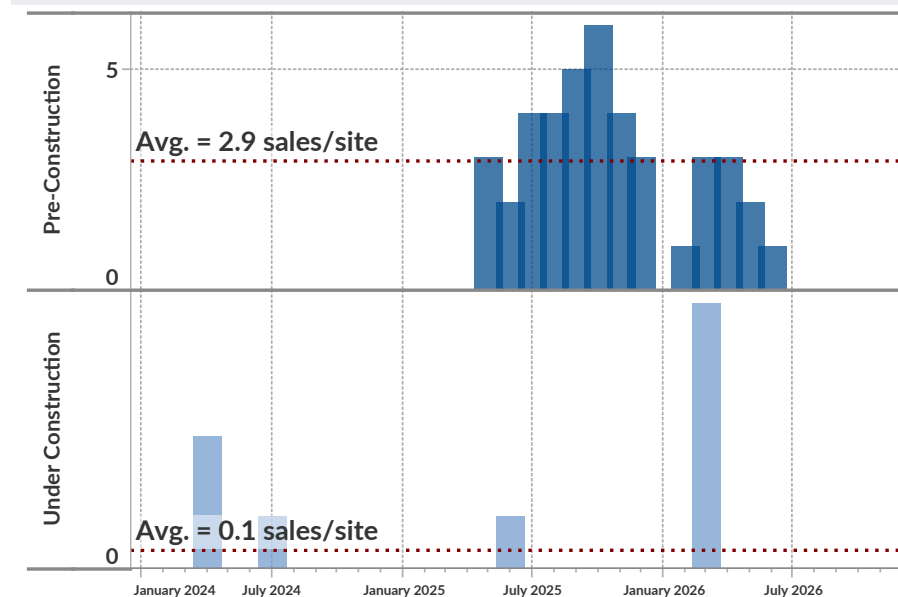
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	10	0	10	0
1 Bedroom	578	0	578	0
1 Bedroom + Den	337	0	331	6
2 Bedroom	519	1	487	32
2 Bedroom + Den	379	0	372	7
3 Bedroom & Up	37	0	21	16
Penthouse				
Other	8	0	0	8

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,316	688	712	\$911,990	\$929,990
\$1,386	715	1,820	\$955,990	\$3,700,000
\$1,701	842	2,474	\$1,127,990	\$4,925,000
\$1,682	1,024	3,197	\$1,386,990	\$7,750,000
\$1,343	1,141	1,179	\$1,558,000	\$1,558,000

IPO Launch Performance (first 2 months)

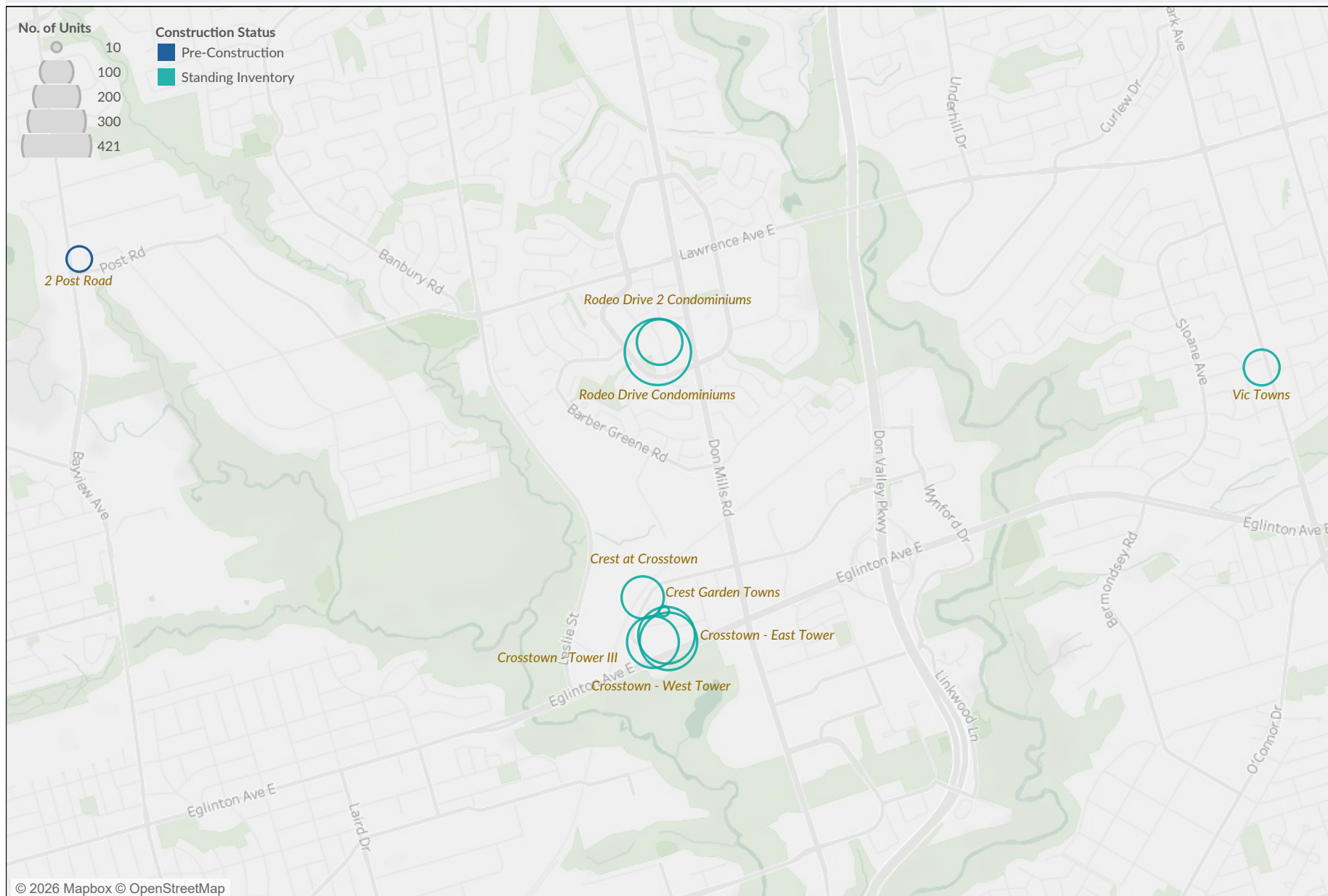


Post Launch Absorption: Don Mills - York Mills



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Current Active Projects



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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	10	21	62	\$2,067	\$1,781
Crest at Crosstown - Aspen Ridge Homes	Apartment	October 2025	0	2	32	171	\$1,169	\$1,402
Crest Garden Towns - Aspen Ridge Homes	Stacked	October 2025	0	0	8	10	\$779	\$735
Crosstown - East Tower - Aspen Ridge Homes	Apartment	January 2026	0	0	0	317	\$935	\$1,230
Crosstown - Tower III - Aspen Ridge Homes	Apartment	April 2026	0	2	0	308	\$1,076	\$1,159
Crosstown - West Tower - Aspen Ridge Homes	Apartment	November 2025	0	0	0	257	\$957	\$1,107
Rodeo Drive 2 Condominiums - Lanterra Developments	Apartment	June 2023	0	0	8	199	\$603	\$1,343
Rodeo Drive Condominiums - Lanterra Developments	Apartment	April 2024	0	0	0	421	\$575	\$987
Vic Towns - Solotex Corporation	Stacked	September 2025	0	0	0	123	\$558	\$662

Don Mills - York Mills Submarket Report - June 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	15
Central Waterfront	0	4
Don Mills - York Mills	1	9
Downtown Core	1	6
Downtown East	2	15
Downtown West	7	19
Etobicoke Waterfront		
Highway7 - Yonge	0	3
Mississauga City Centre	4	8
North Toronto	2	14
North Yonge Corridor	4	8
North York East		
North York West	2	6
Not Applicable	234	150
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	0	5
Toronto West	12	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,989	402	\$2,328	1,027	\$2,392,241
1,849	905	\$1,642	910	\$1,493,481
1,799	69	\$1,519	1,371	\$2,083,153
3,693	429	\$1,865	788	\$1,469,700
4,510	667	\$1,338	737	\$985,886
5,964	760	\$1,884	1,015	\$1,912,732
765	173	\$1,004	826	\$829,338
4,049	621	\$1,214	656	\$796,392
2,334	288	\$1,605	903	\$1,448,872
2,450	651	\$1,619	666	\$1,077,381
745	502	\$1,302	743	\$968,080
25,028	6,199	\$1,110	767	\$850,515
1,952	275	\$1,388	834	\$1,157,470
423	30	\$1,573	1,718	\$2,701,583
890	166	\$1,221	681	\$831,025
2,637	292	\$1,332	841	\$1,120,863
1,076	150	\$2,169	1,308	\$2,837,027



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