

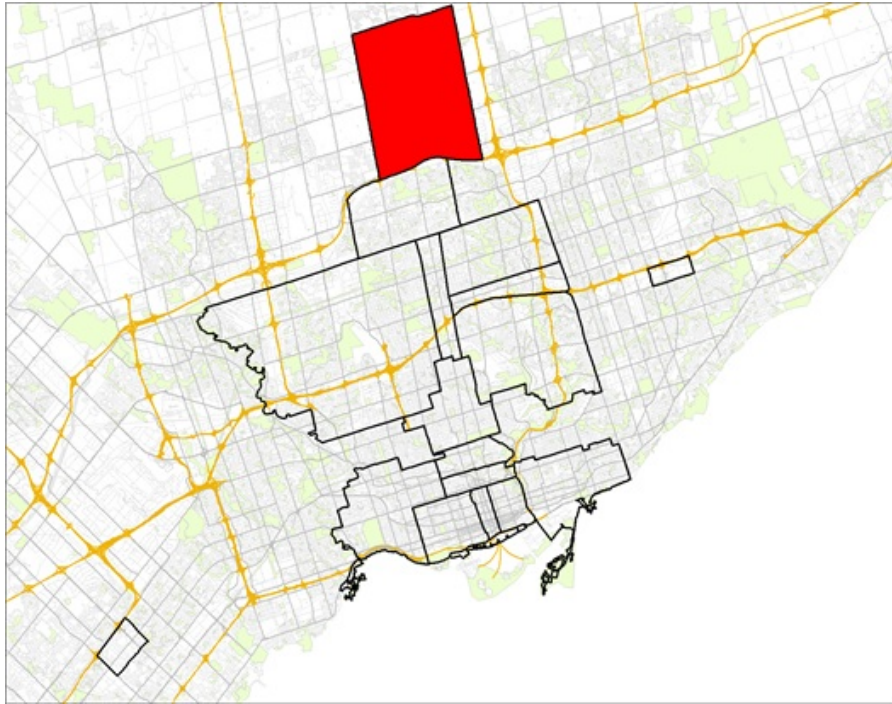


Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of February 2021



Highway 7 - Yonge Submarket Report - February 2021



Highway7 - Yonge		GTA
Active Projects	6	348
Total Units	1,309	91,626
Total Sales	1,229	76,833
Rem. Inv.	72	10,305
Avg. \$/SF	\$808	\$1,191
Project Avg. \$/SF	\$813	\$1,070
Avg. SF	1,089	972
Avg. \$	\$879,915	\$1,157,617
Current Month Sales (incl. active & sold out)	55	1,623

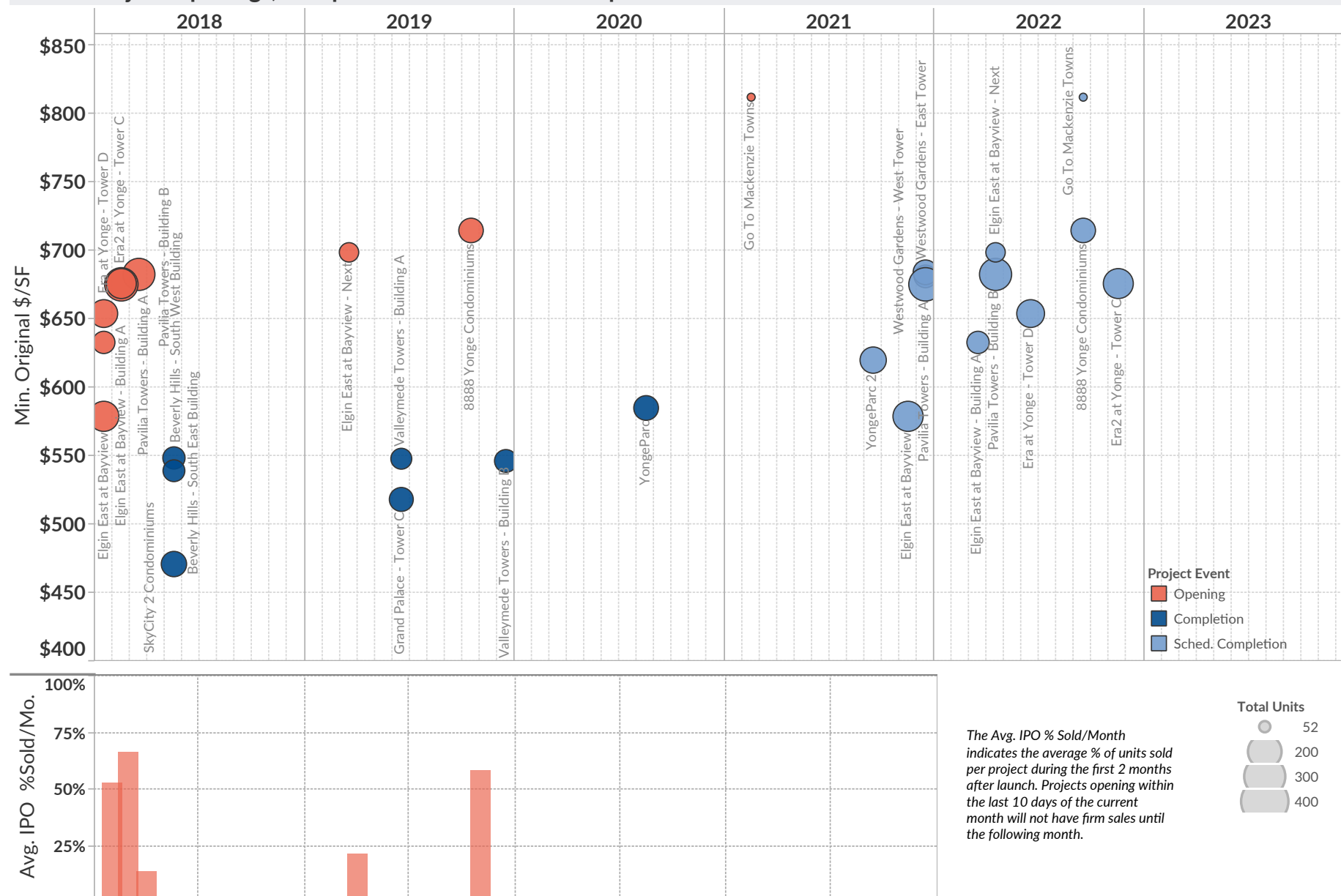
Development Applications		
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	489
Total Units		265,025
Min. Floor Space Index		0.1
Max. Floor Space Index		61.7
Avg. Floor Space Index		6.7

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



Highway 7 - Yonge Submarket Report - February 2021

Recent Project Openings, Completions & Scheduled Completions



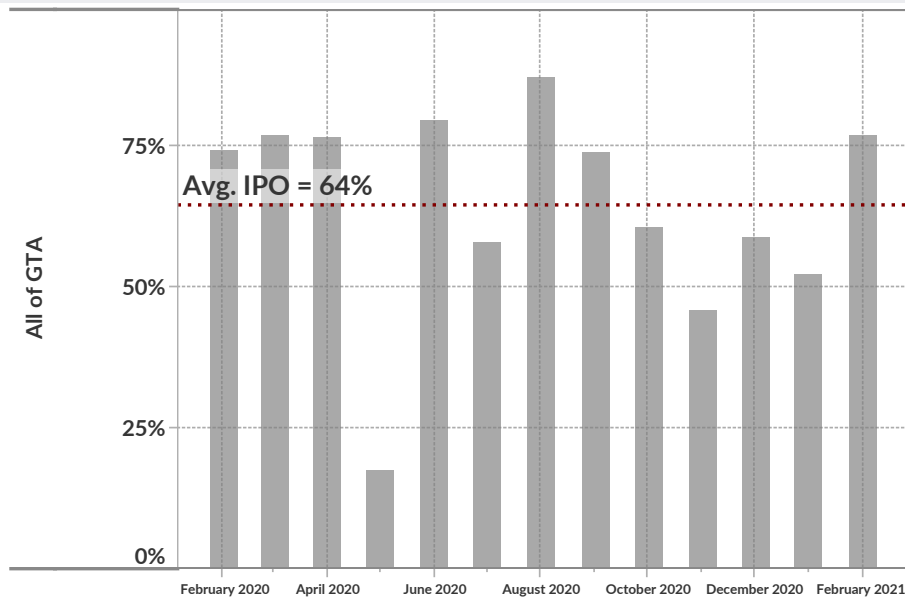
Highway 7 - Yonge Submarket Report - February 2021

Project Data by Unit Type

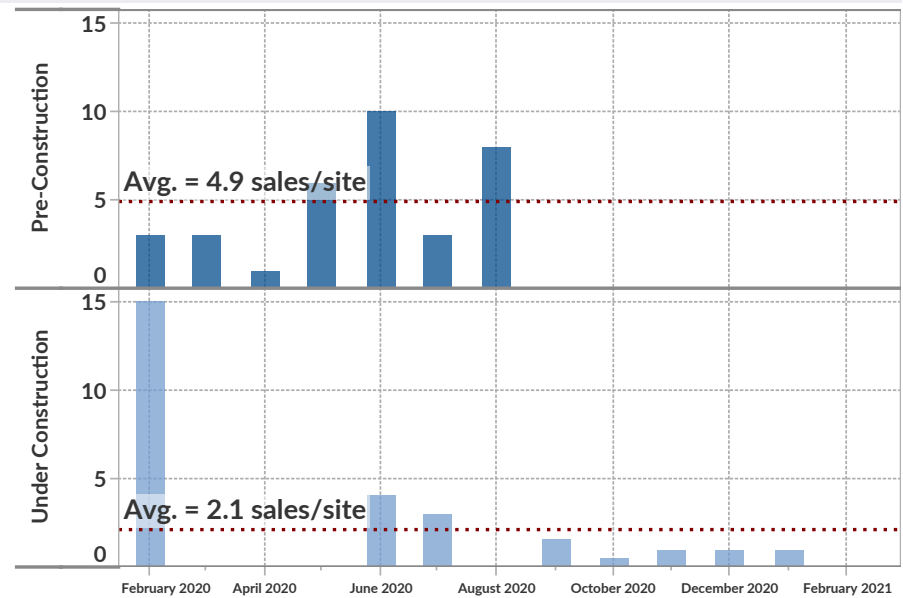
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	127	8	115	12
1 Bedroom + Den	556	4	549	7
2 Bedroom	384	14	360	24
2 Bedroom + Den	157	0	148	9
3 Bedroom & Up	76	0	56	20
Penthouse				
Other	0	0	0	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$833	698	741	\$590,000	\$609,000
\$830	646	905	\$549,900	\$700,900
\$792	877	1,155	\$734,000	\$923,900
\$802	981	1,290	\$784,400	\$1,018,300
\$813	1,258	1,909	\$967,900	\$1,540,900

IPO Launch Performance (first 2 months)

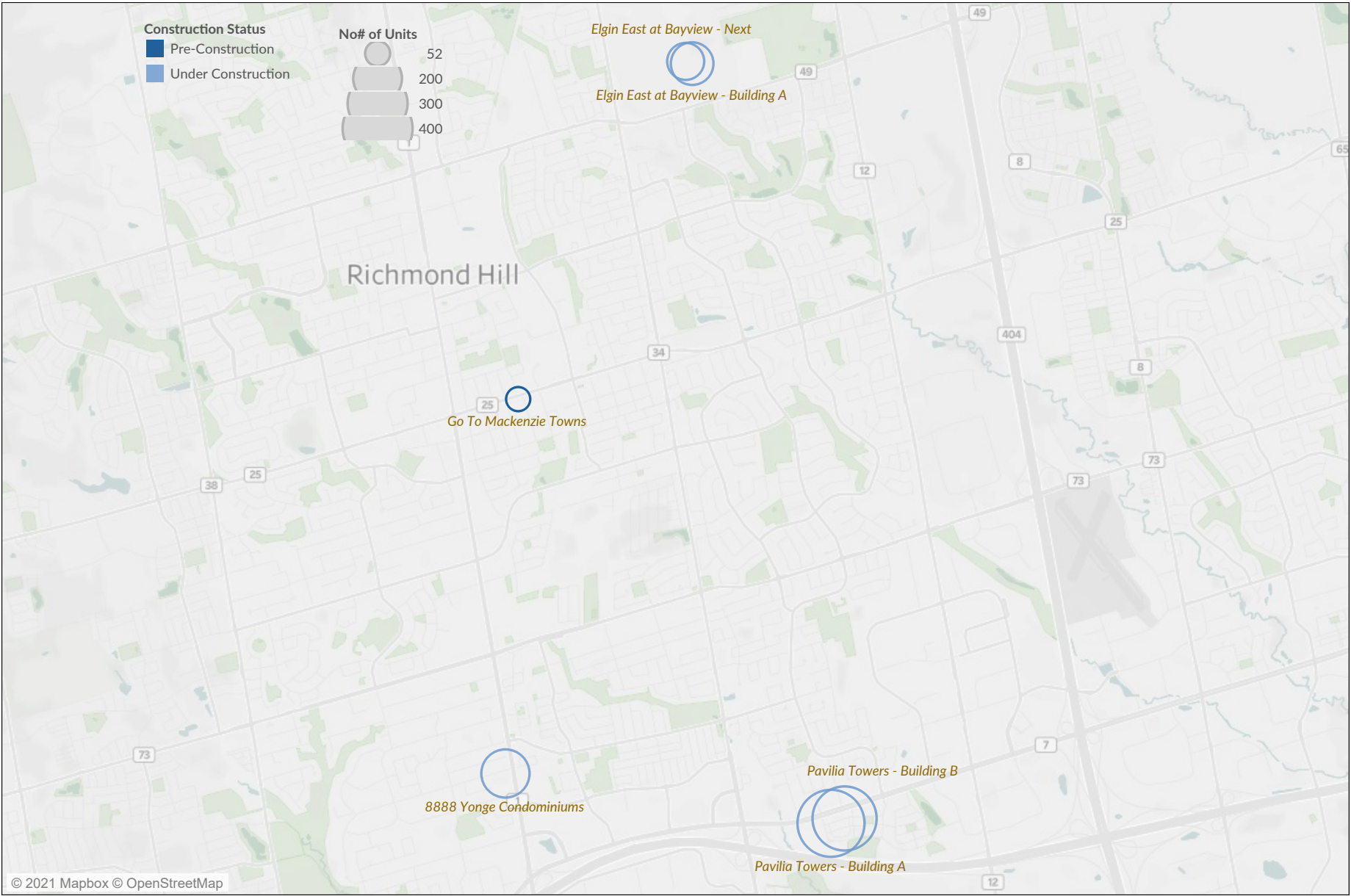


Post Launch Absorption: Highway7 - Yonge



Highway 7 - Yonge Submarket Report - February 2021

Current Active Projects



Highway 7 - Yonge Submarket Report - February 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
8888 Yonge Condominiums - Metroview Developments	Apartment	September 2022	0	1	10	207	\$715	\$776
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March 2022	2	2	4	162	\$633	\$800
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	April 2022	1	1	3	122	\$699	\$851
Go To Mackenzie Towns - Capital North Communities and Go..	Stacked	September 2022	22	22	30	52	\$812	\$812
Pavilia Towers - Building A - Times Group Corporation	Apartment	December 2021	1	2	13	400	\$675	\$797
Pavilia Towers - Building B - Times Group Corporation	Apartment	April 2022	0	1	12	366	\$683	\$843

Highway 7 - Yonge Submarket Report - February 2021

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	145	16	5,455	4,391	477	\$2,105	1,424	\$2,998,545	10,317
Central Waterfront	20	9	4,721	3,801	907	\$1,515	1,008	\$1,526,962	19,434
Don Mills - York Mills	19	12	3,683	3,228	247	\$1,022	1,041	\$1,063,344	10,655
Downtown Core	11	7	4,313	3,171	802	\$1,586	650	\$1,030,561	18,400
Downtown East	65	21	7,479	6,630	611	\$1,264	809	\$1,021,754	16,724
Downtown West	32	28	9,781	8,508	819	\$1,459	954	\$1,392,086	22,630
Etobicoke Waterfront	2	1	602	457	36	\$1,354	845	\$1,143,608	7,446
Highway7 - Yonge	55	6	1,309	1,229	72	\$808	1,089	\$879,915	.
Mississauga City Centre	20	12	7,004	6,447	460	\$900	816	\$734,727	.
North Toronto	4	14	3,707	3,085	523	\$1,274	866	\$1,103,376	14,007
North Yonge Corridor	11	6	1,715	1,499	92	\$1,163	819	\$951,994	8,145
North York East	1	2	528	524	3	\$949	1,028	\$974,900	1,278
North York West	24	10	1,262	979	237	\$1,253	1,537	\$1,926,697	15,326
Not Applicable	1,128	151	29,897	24,520	3,663	\$830	972	\$806,246	95,013
Scarborough City Centre									2,245
Sheppard Corridor	26	11	2,792	2,435	353	\$1,127	965	\$1,087,705	8,256
Thornhill	26	6	1,720	1,469	241	\$1,084	1,194	\$1,294,158	.
Toronto East	5	12	1,533	1,135	183	\$1,106	852	\$942,498	3,290
Toronto West	27	17	3,464	2,810	433	\$1,161	980	\$1,137,832	13,049
Yonge - St. Clair	2	7	661	515	146	\$1,730	1,494	\$2,585,564	3,536

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