

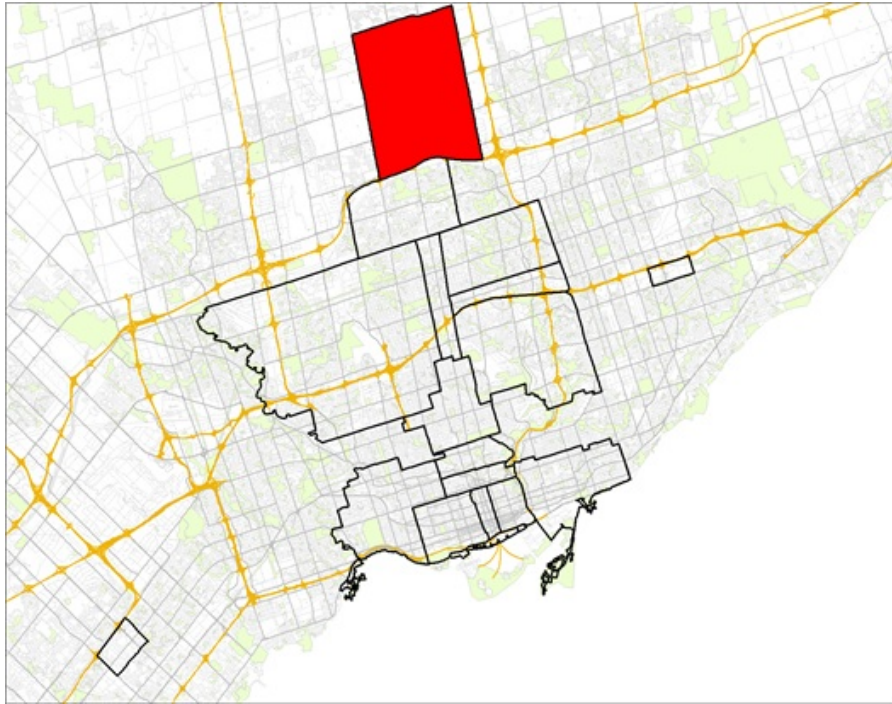


Greater Toronto Area
HWY 7 / Yonge

New Homes High Rise Submarket Report
Data as of May 2021



Highway 7 - Yonge Submarket Report - May 2021



Highway7 - Yonge		GTA
Active Projects	6	338
Total Units	1,392	92,166
Total Sales	1,123	77,131
Rem. Inv.	261	10,836
Avg. \$/SF	\$778	\$1,201
Avg. Project \$/SF	\$815	\$1,088
Avg. SF	1,220	984
Avg. \$	\$948,740	\$1,181,327
Current Month Sales (incl. active & sold out)	1	2,396

Development Applications

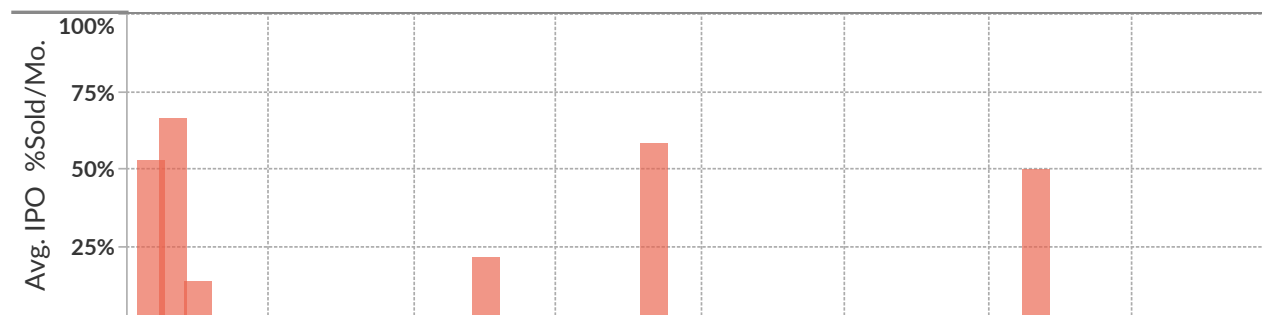
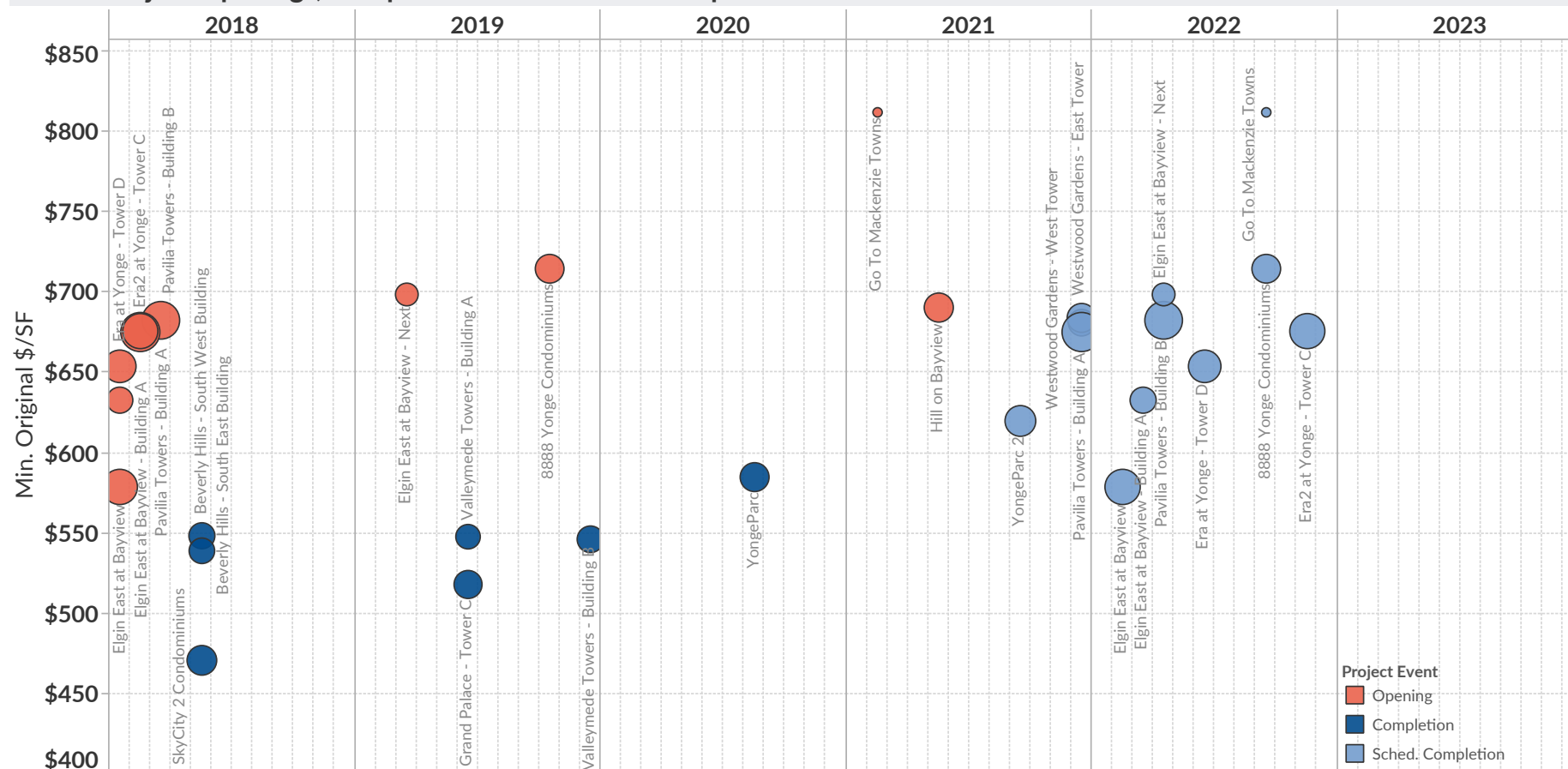
Highway 7 - Yonge		City of Toronto
Number of Dev. Apps.	0	484
Total Units		494,318
Min. Floor Space Index		0.1
Max. Floor Space Index		61.7
Avg. Floor Space Index		6.8

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

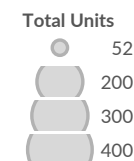


Highway 7 - Yonge Submarket Report - May 2021

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



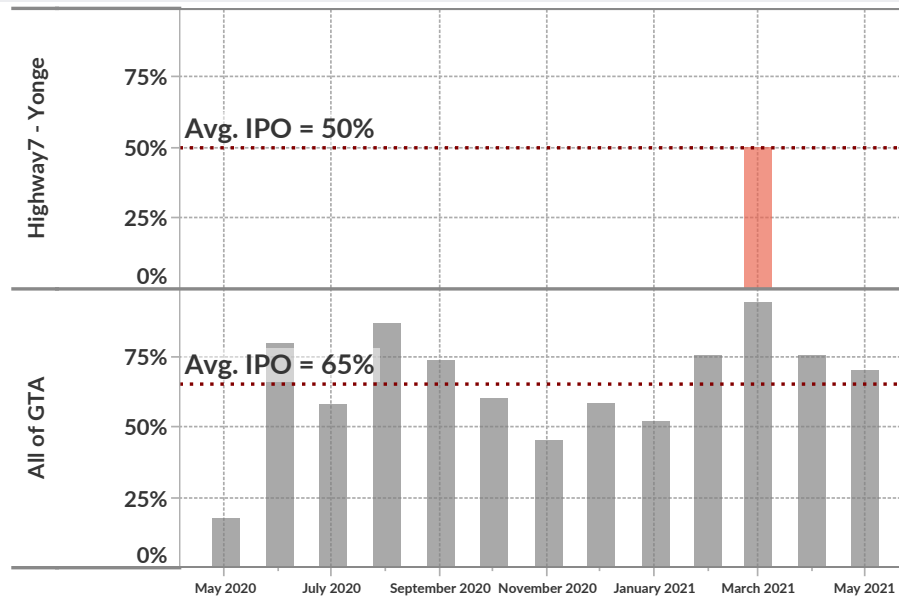
Highway 7 - Yonge Submarket Report - May 2021

Project Data by Unit Type

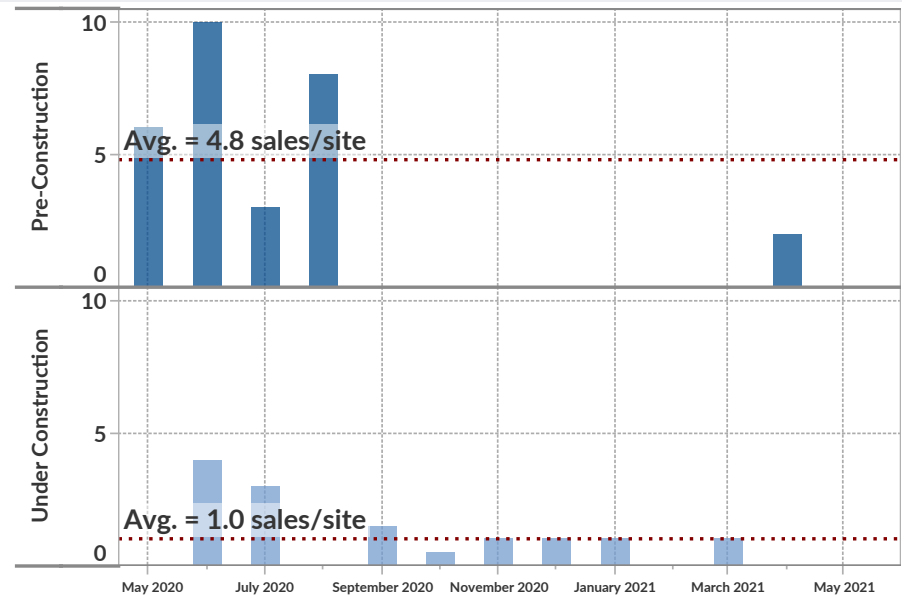
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	109	0	99	10
1 Bedroom + Den	523	0	498	25
2 Bedroom	437	0	336	101
2 Bedroom + Den	206	0	131	75
3 Bedroom & Up	108	1	58	50
Penthouse				
Other	0	0	0	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$833	698	741	\$590,000	\$609,000
\$861	760	936	\$634,000	\$759,900
\$805	858	1,440	\$734,000	\$1,038,950
\$726	981	1,551	\$822,500	\$1,068,970
\$782	1,026	1,909	\$921,816	\$1,540,900

IPO Launch Performance (first 2 months)

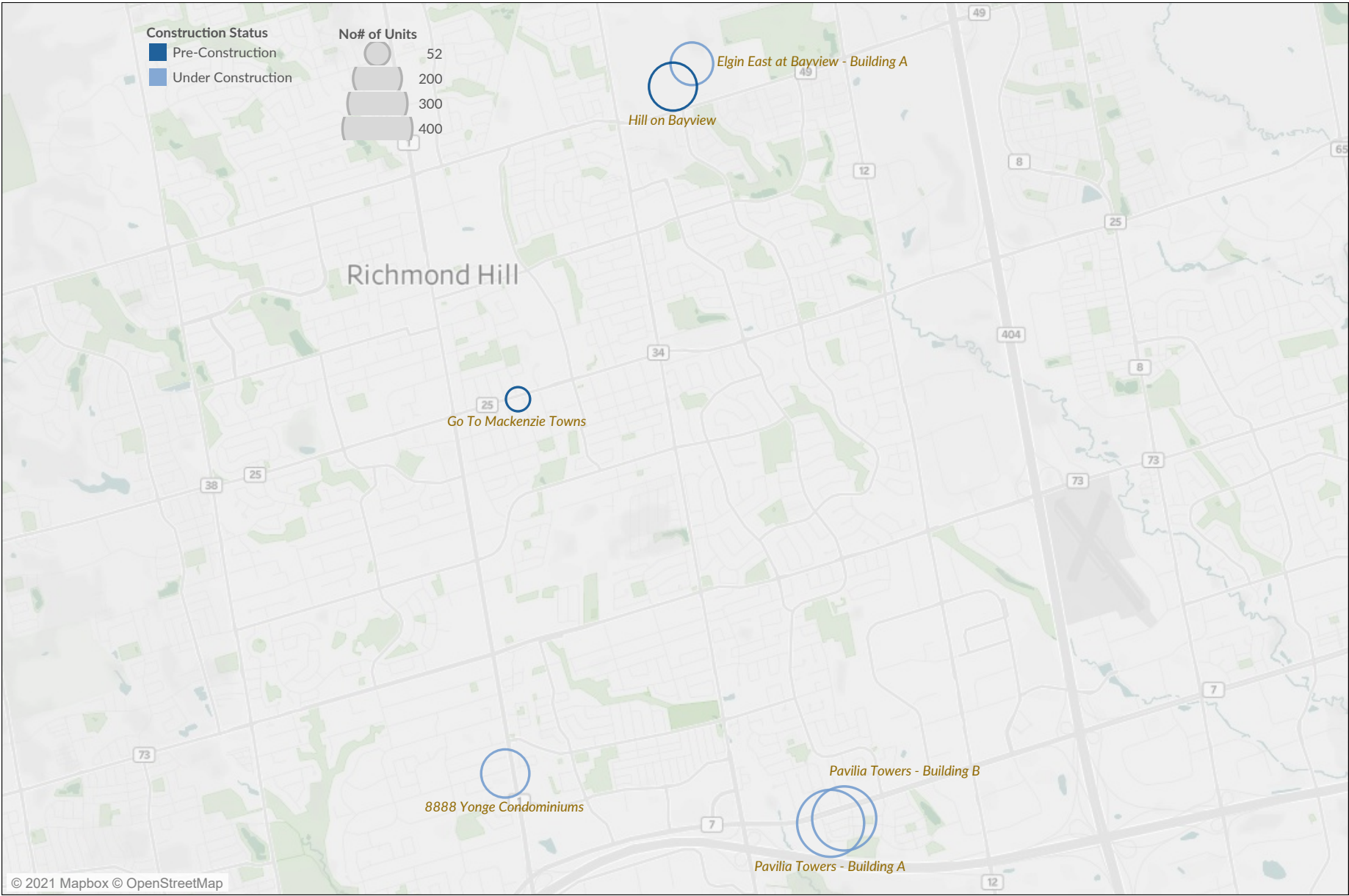


Post Launch Absorption: Highway 7 - Yonge



Highway 7 - Yonge Submarket Report - May 2021

Current Active Projects



Highway 7 - Yonge Submarket Report - May 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	2	9	207	\$715	\$776
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	March 2022	0	2	4	162	\$633	\$844
Go To Mackenzie Towns - Capital North Communities and Go..	Stacked	September 2022	0	28	24	52	\$812	\$812
Hill on Bayview - Armour Heights Developments	Stacked	October 2024	0	0	205	205	\$691	\$768
Pavilia Towers - Building A - Times Group Corporation	Apartment	December 2021	0	4	11	400	\$675	\$842
Pavilia Towers - Building B - Times Group Corporation	Apartment	April 2022	1	5	8	366	\$683	\$847

Highway 7 - Yonge Submarket Report - May 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	42	16	5,476	4,494	396	\$2,197	1,600	\$3,515,593	17,336
Central Waterfront	18	9	4,721	3,926	782	\$1,520	1,057	\$1,606,676	36,410
Don Mills - York Mills	7	12	3,682	3,274	183	\$1,011	1,107	\$1,119,470	23,874
Downtown Core	26	8	4,931	4,302	289	\$1,814	839	\$1,522,007	35,133
Downtown East	109	20	7,141	6,397	653	\$1,270	813	\$1,032,085	30,116
Downtown West	127	27	9,568	8,213	973	\$1,484	901	\$1,337,162	36,221
Etobicoke Waterfront	10	1	602	473	20	\$1,342	831	\$1,114,875	14,950
Highway7 - Yonge	1	6	1,392	1,123	261	\$778	1,220	\$948,740	.
Mississauga City Centre	73	11	7,076	6,272	500	\$933	830	\$774,230	.
North Toronto	89	15	3,743	3,203	441	\$1,306	918	\$1,199,330	26,183
North Yonge Corridor	6	6	1,715	1,529	62	\$1,205	847	\$1,020,553	15,660
North York East	0	2	528	525	2	\$949	1,028	\$974,900	412
North York West	8	10	1,267	989	232	\$1,264	1,553	\$1,963,778	35,893
Not Applicable	1,308	138	29,223	23,197	4,401	\$869	929	\$807,860	172,168
Scarborough City Centre									5,284
Sheppard Corridor	35	10	2,434	2,140	280	\$1,118	1,006	\$1,124,871	13,768
Thornhill	111	8	1,977	1,712	255	\$1,074	1,116	\$1,198,538	.
Toronto East	31	11	1,442	1,211	121	\$1,119	985	\$1,103,177	6,330
Toronto West	164	20	4,202	3,400	690	\$1,205	907	\$1,093,153	24,915
Yonge - St. Clair	231	8	1,046	751	295	\$1,639	1,174	\$1,923,973	6,891

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