

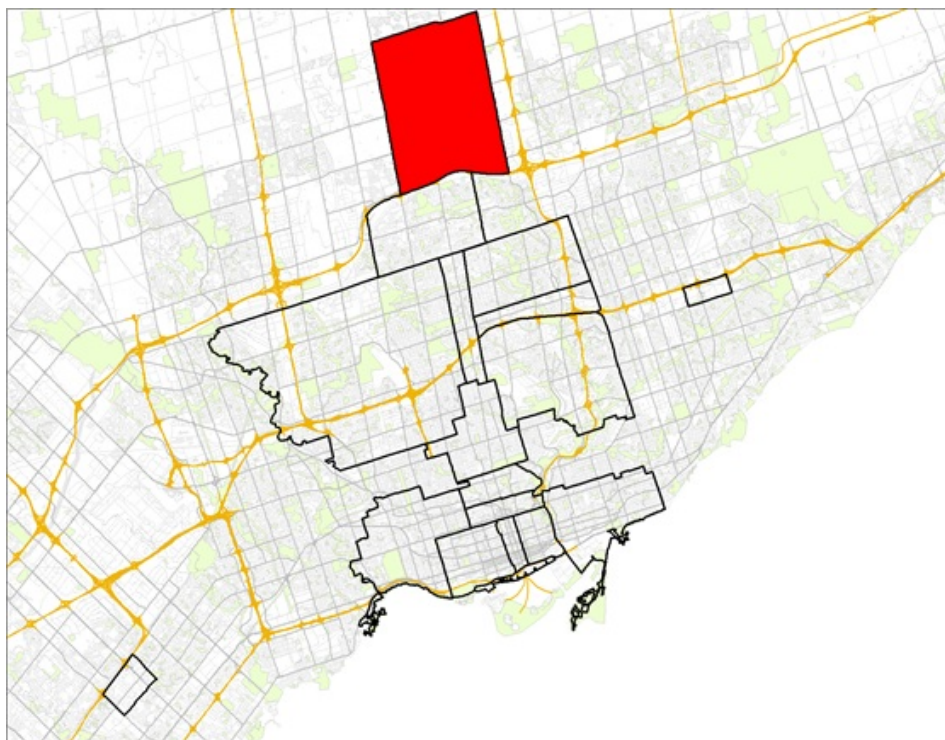


Greater Toronto Area
HWY 7 - Yonge

New Homes High Rise Submarket Report
Data as of June 2021



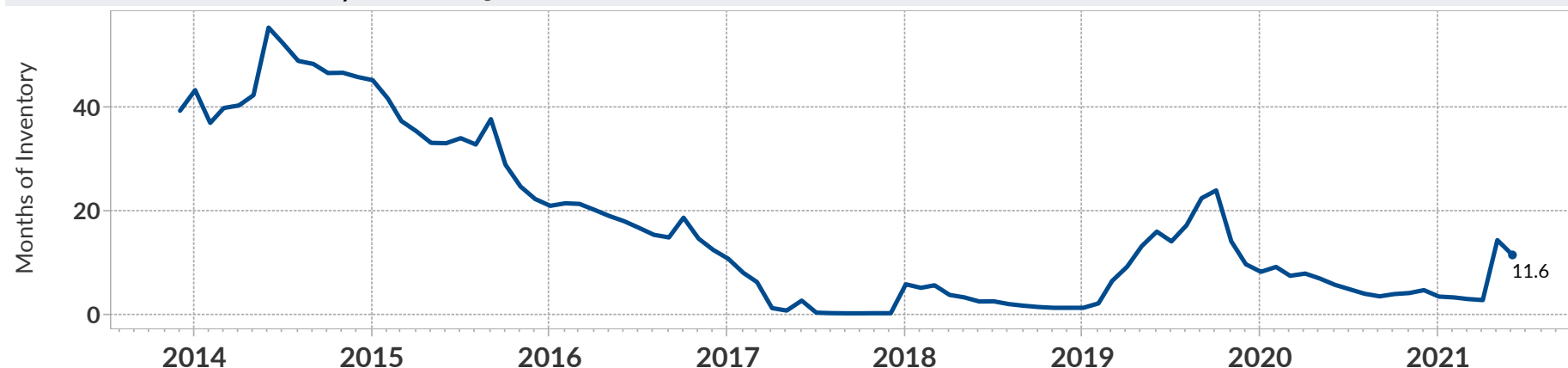
Highway7 - Yonge Submarket Report - June 2021



Highway7 - Yonge		GTA
Active Projects	6	334
Total Units	1,384	85,993
Total Sales	1,166	76,497
Rem. Inv.	218	9,496
Avg. \$/SF	\$781	\$1,224
Avg. Project \$/SF	\$816	\$1,102
Avg. SF	1,218	994
Avg. \$	\$951,434	\$1,215,921
Current Month Sales (incl. active & sold out)	43	2,775

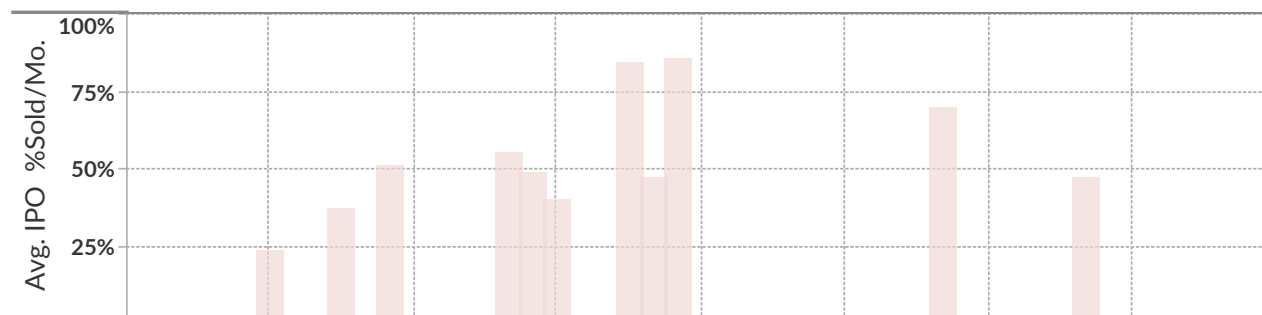
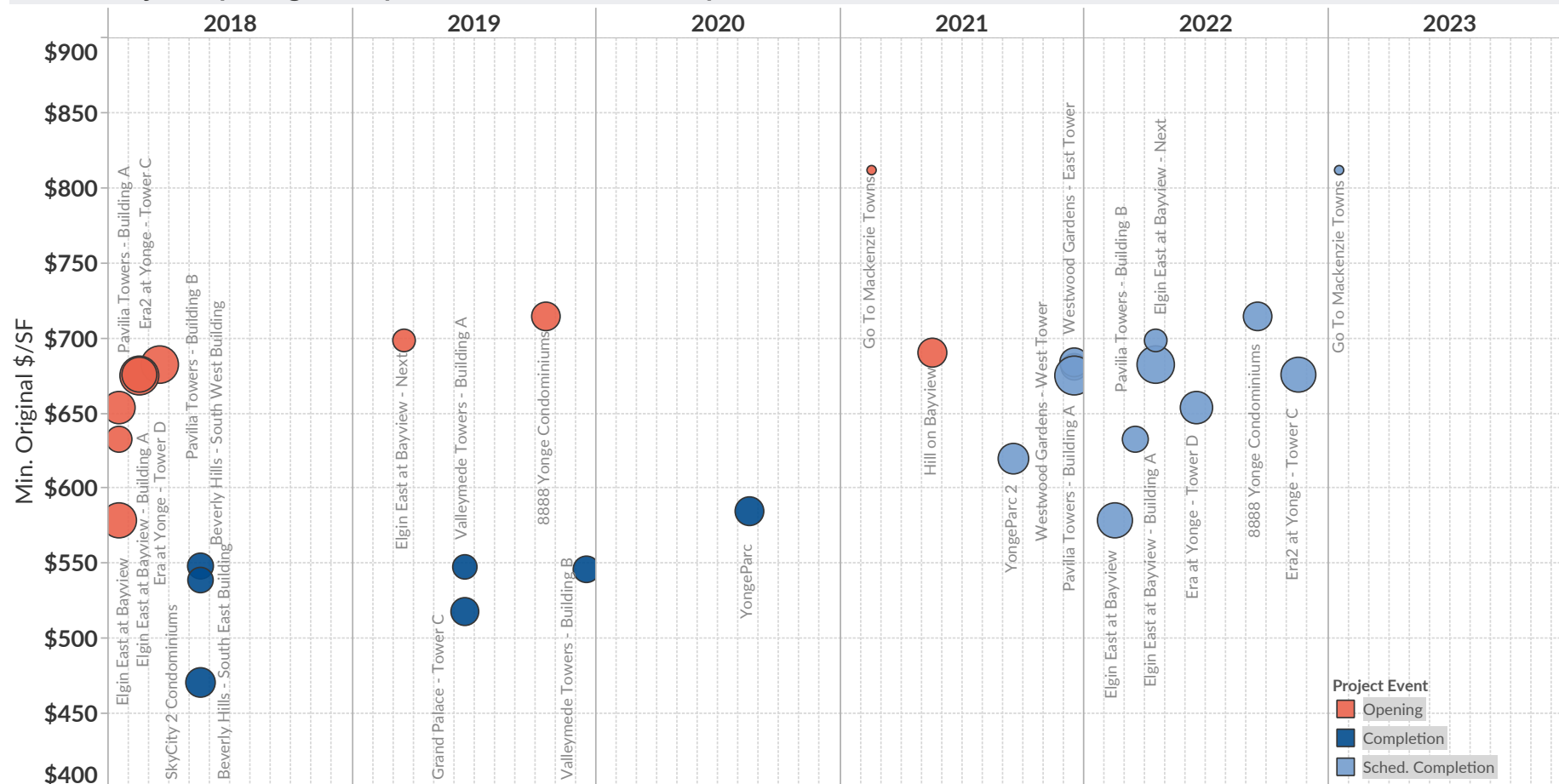
Development Applications		
Highway7 - Yonge		City of Toronto
Number of Dev. Apps.	0	504
Total Units		276,211
Min. Floor Space Index		0.1
Max. Floor Space Index		61.7
Avg. Floor Space Index		6.8

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

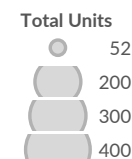


Highway7 - Yonge Submarket Report - June 2021

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.



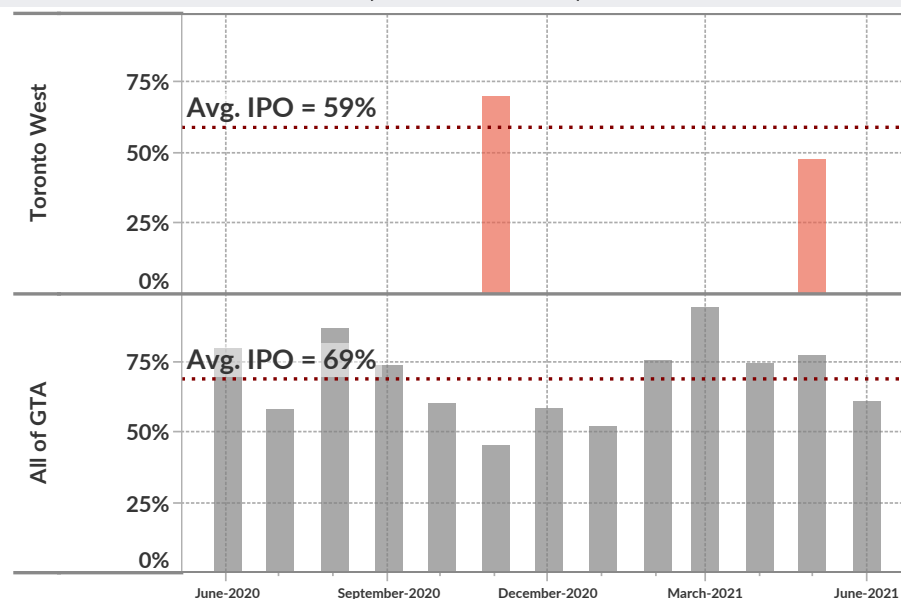
Highway7 - Yonge Submarket Report - June 2021

Project Data by Unit Type

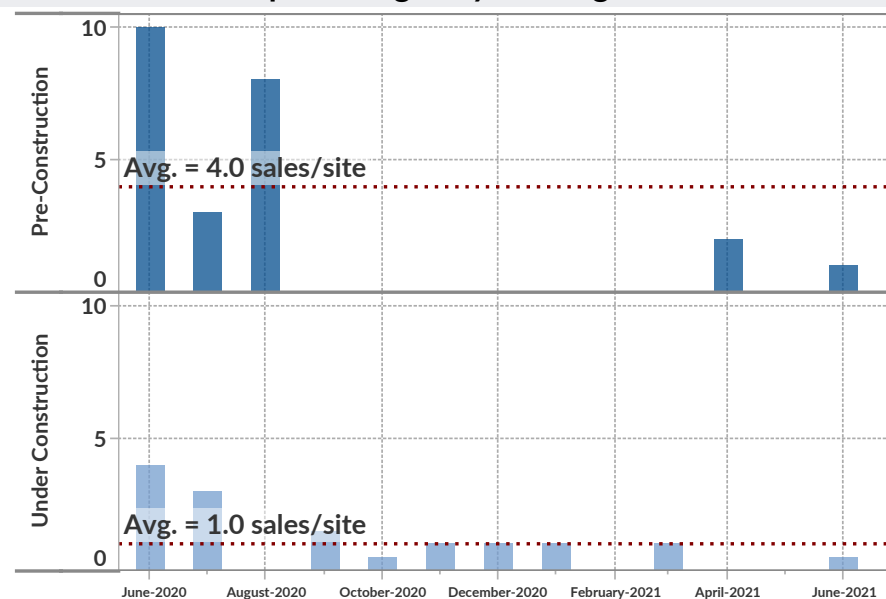
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	109	0	99	10
1 Bedroom + Den	523	5	503	20
2 Bedroom	437	18	354	83
2 Bedroom + Den	206	15	146	60
3 Bedroom & Up	108	5	63	45
Penthouse				
Other	0	0	0	0

*				
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
\$809	858	1,440	\$734,000	\$1,038,950
\$728	981	1,551	\$822,500	\$1,068,970
\$784	1,026	1,909	\$921,816	\$1,540,900

IPO Launch Performance (first 2 months)

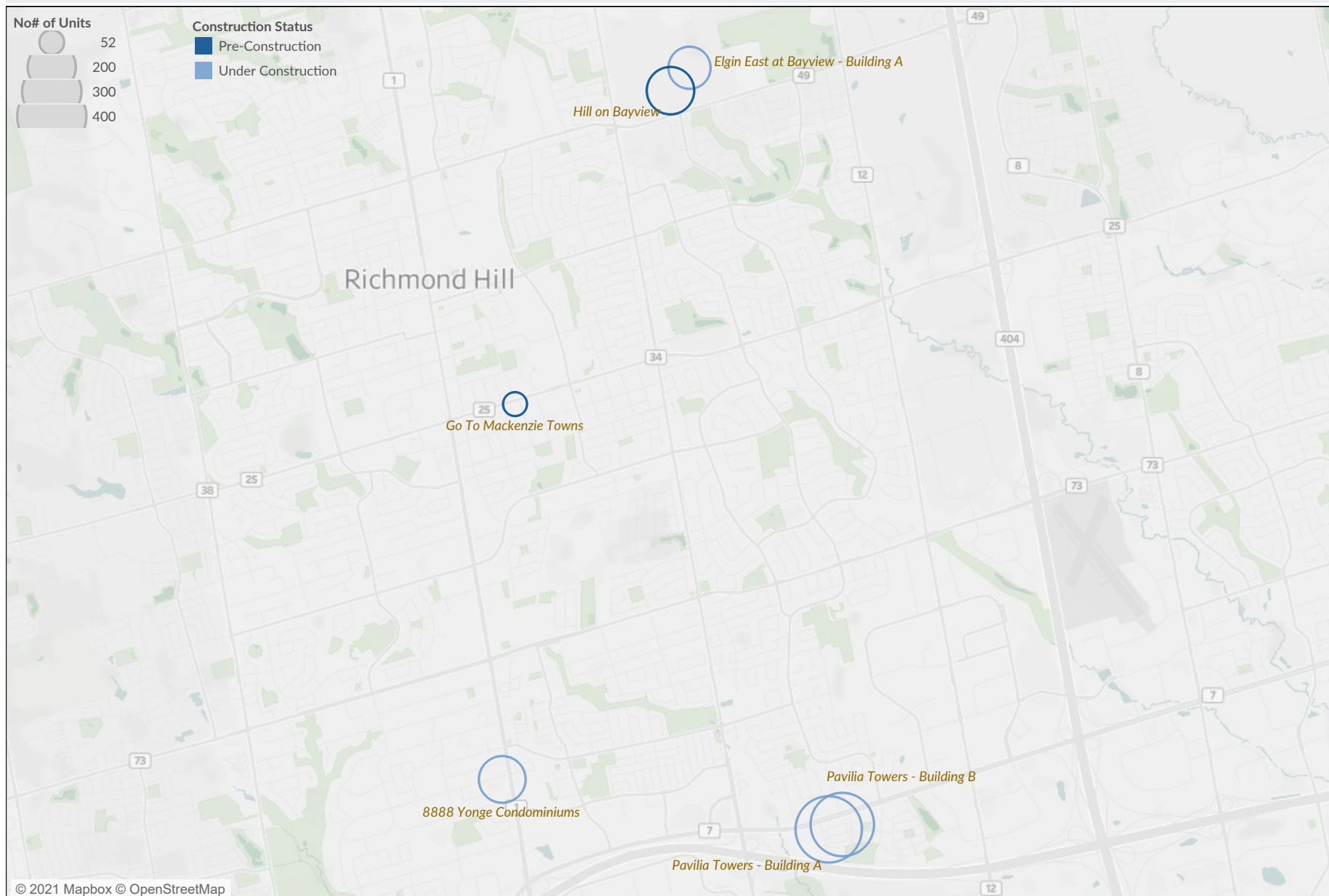


Post Launch Absorption: Highway7 - Yonge



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Current Active Projects



Highway7 - Yonge Submarket Report - June 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	199	\$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	January-2023	1	29	23	52	\$812	\$813
Hill on Bayview - Armour Heights Developments	Stacked	October-2024	40	40	165	205	\$691	\$771
Pavilia Towers - Building A - Times Group Corporation	Apartment	December-2021	1	5	10	400	\$675	\$844
Pavilia Towers - Building B - Times Group Corporation	Apartment	April-2022	1	6	7	366	\$683	\$846

Highway7 - Yonge Submarket Report - June 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	• 21	• 16	• 4,890	• 4,515	• 375	• \$2,202	• 1,598	• \$3,518,803	• 8,821
Central Waterfront	• 26	• 9	• 4,708	• 3,952	• 756	• \$1,523	• 1,060	• \$1,614,087	• 17,819
Don Mills - York Mills	• 19	• 12	• 3,515	• 3,292	• 223	• \$978	• 1,097	• \$1,072,317	• 14,305
Downtown Core	• 10	• 8	• 4,591	• 4,312	• 279	• \$1,816	• 826	• \$1,500,069	• 18,361
Downtown East	• 66	• 20	• 7,051	• 6,427	• 624	• \$1,270	• 815	• \$1,034,349	• 15,684
Downtown West	• 45	• 25	• 8,311	• 7,370	• 941	• \$1,492	• 905	• \$1,350,195	• 19,758
Etobicoke Waterfront	• 4	• 1	• 493	• 477	• 16	• \$1,343	• 860	• \$1,154,463	• 7,504
Highway7 - Yonge	• 43	• 6	• 1,384	• 1,166	• 218	• \$781	• 1,218	• \$951,434	•
Mississauga City Centre	• 457	• 12	• 7,258	• 6,790	• 468	• \$1,014	• 848	• \$860,515	•
North Toronto	• 64	• 16	• 3,735	• 3,264	• 471	• \$1,325	• 912	• \$1,208,059	• 14,291
North Yonge Corridor	• 3	• 6	• 1,591	• 1,532	• 59	• \$1,202	• 853	• \$1,026,082	• 8,190
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 206
North York West	• 19	• 10	• 1,227	• 1,008	• 219	• \$1,275	• 1,581	• \$2,016,012	• 23,111
Not Applicable	• 1,887	• 134	• 26,251	• 22,974	• 3,277	• \$883	• 947	• \$835,841	• 97,066
Scarborough City Centre									• 3,039
Sheppard Corridor	• 8	• 11	• 2,426	• 2,148	• 278	• \$1,119	• 1,010	• \$1,130,786	• 7,827
Thornhill	• 43	• 8	• 1,967	• 1,747	• 220	• \$1,068	• 1,165	• \$1,244,038	•
Toronto East	• 7	• 11	• 1,322	• 1,211	• 111	• \$1,124	• 980	• \$1,101,314	• 3,301
Toronto West	• 45	• 19	• 3,734	• 3,029	• 705	• \$1,206	• 899	• \$1,084,399	• 16,997
Yonge - St. Clair	• 8	• 8	• 1,012	• 758	• 254	• \$1,664	• 1,217	• \$2,025,161	• 3,470

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