

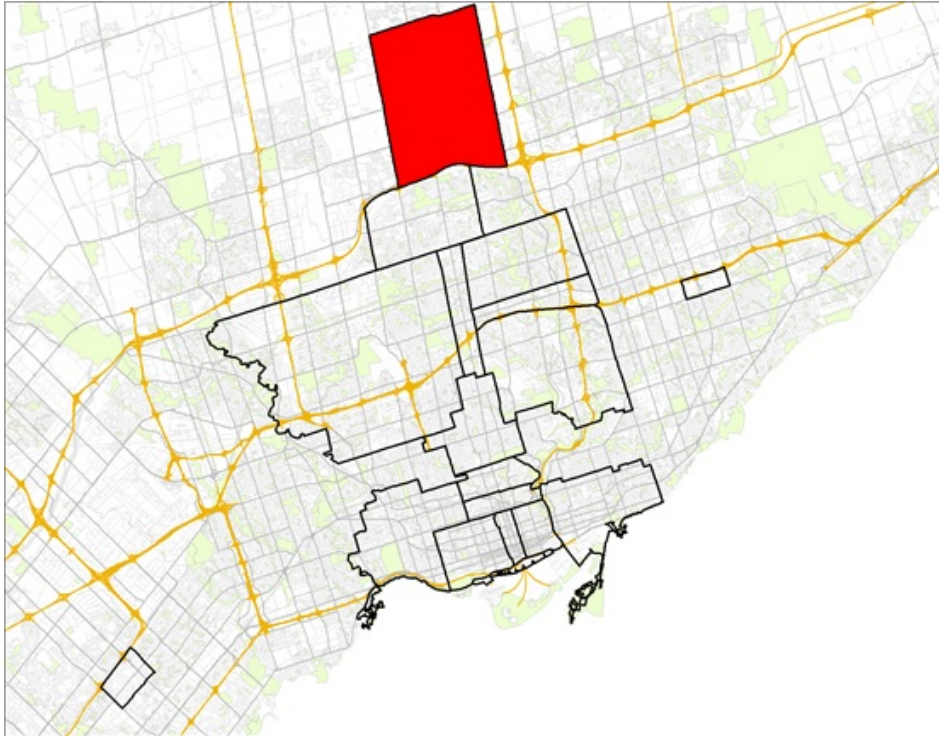


Greater Toronto Area
HWY 7 - Yonge

New Homes High Rise Submarket Report
Data as of October 2021



Highway7 - Yonge Submarket Report - October 2021

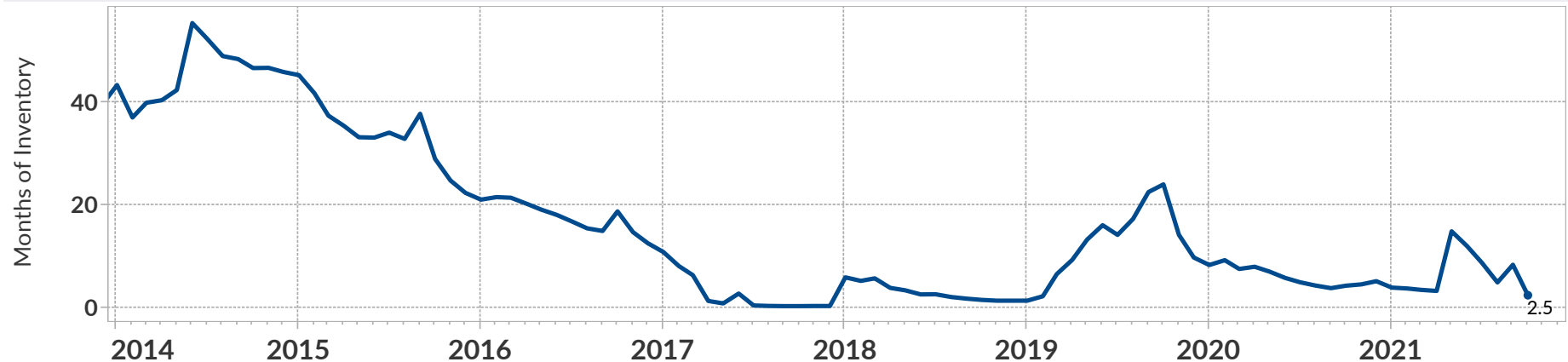


Highway7 - Yonge		GTA
Active Projects	7	354
Total Units	1,775	91,632
Total Sales	1,645	79,659
Rem. Inv.	130	11,973
Avg. \$/SF	\$896	\$1,323
Avg. Project \$/SF	\$896	\$1,136
Avg. SF	951	901
Avg. \$	\$851,963	\$1,192,469
Current Month Sales (incl. active & sold out)	187	3,168

Development Applications

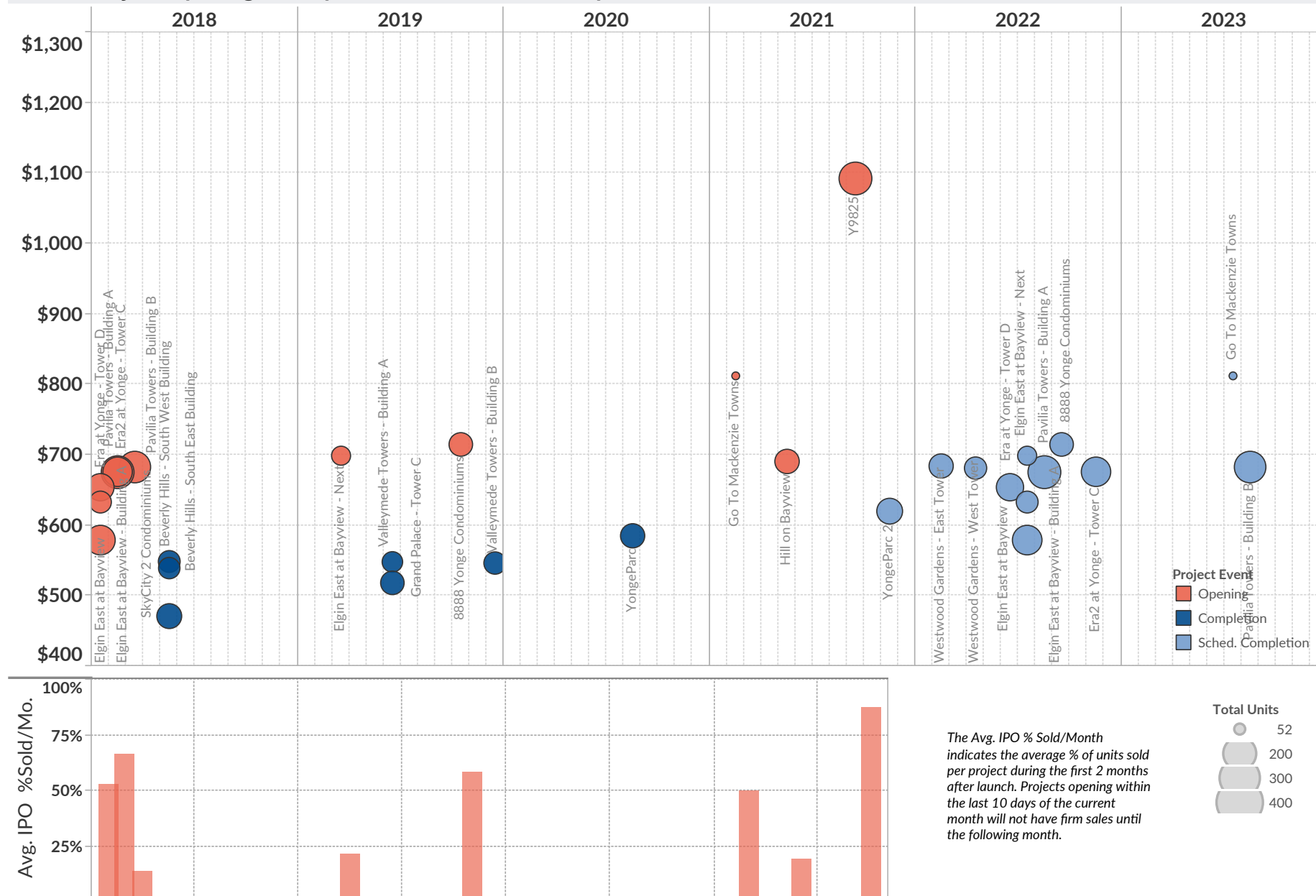
Highway7 - Yonge	City of Toronto
	589
	602,633
	0.0
	620.0
	7.7

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



Highway7 - Yonge Submarket Report - October 2021

Recent Project Openings, Completions & Scheduled Completions



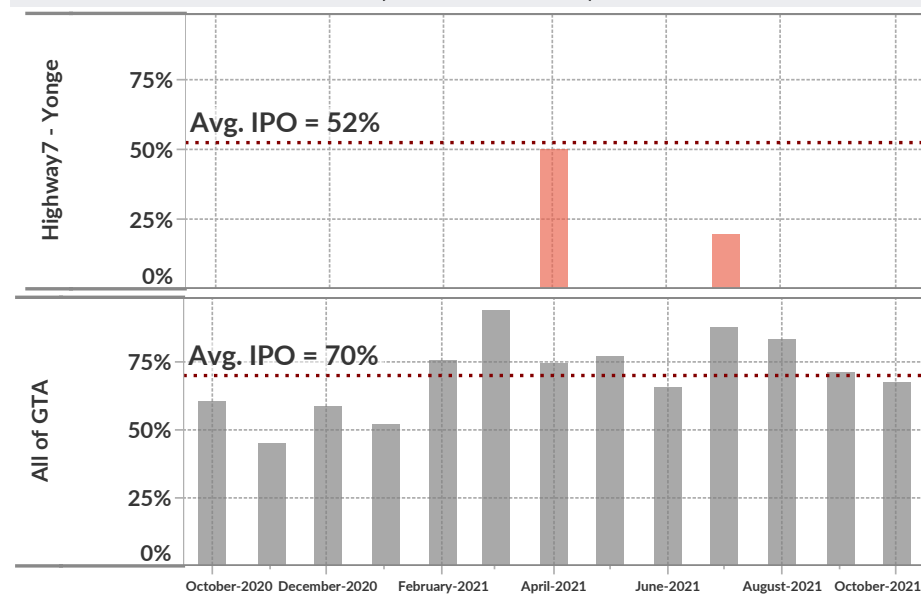
Highway7 - Yonge Submarket Report - October 2021

Project Data by Unit Type

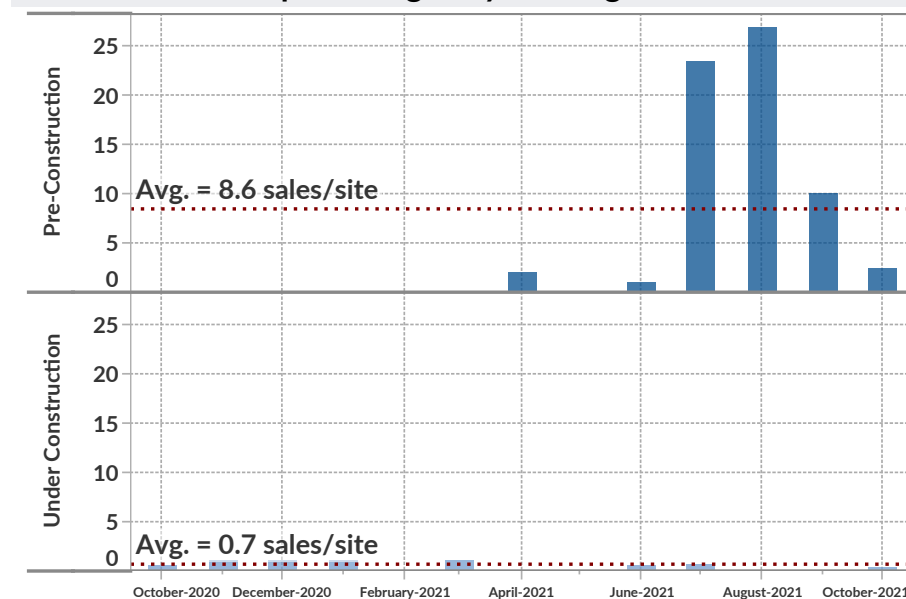
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	1	0	1	0
1 Bedroom	284	73	259	25
1 Bedroom + Den	648	67	631	17
2 Bedroom	537	43	484	53
2 Bedroom + Den	206	4	180	26
3 Bedroom & Up	99	0	90	9
Penthouse				
Other	0	0	0	0

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$904	440	741	\$427,900	\$609,000
\$1,001	474	760	\$515,900	\$634,000
\$929	631	1,381	\$734,000	\$1,039,500
\$803	1,096	1,551	\$988,600	\$1,189,900
\$935	1,287	1,607	\$1,185,100	\$1,573,800

IPO Launch Performance (first 2 months)

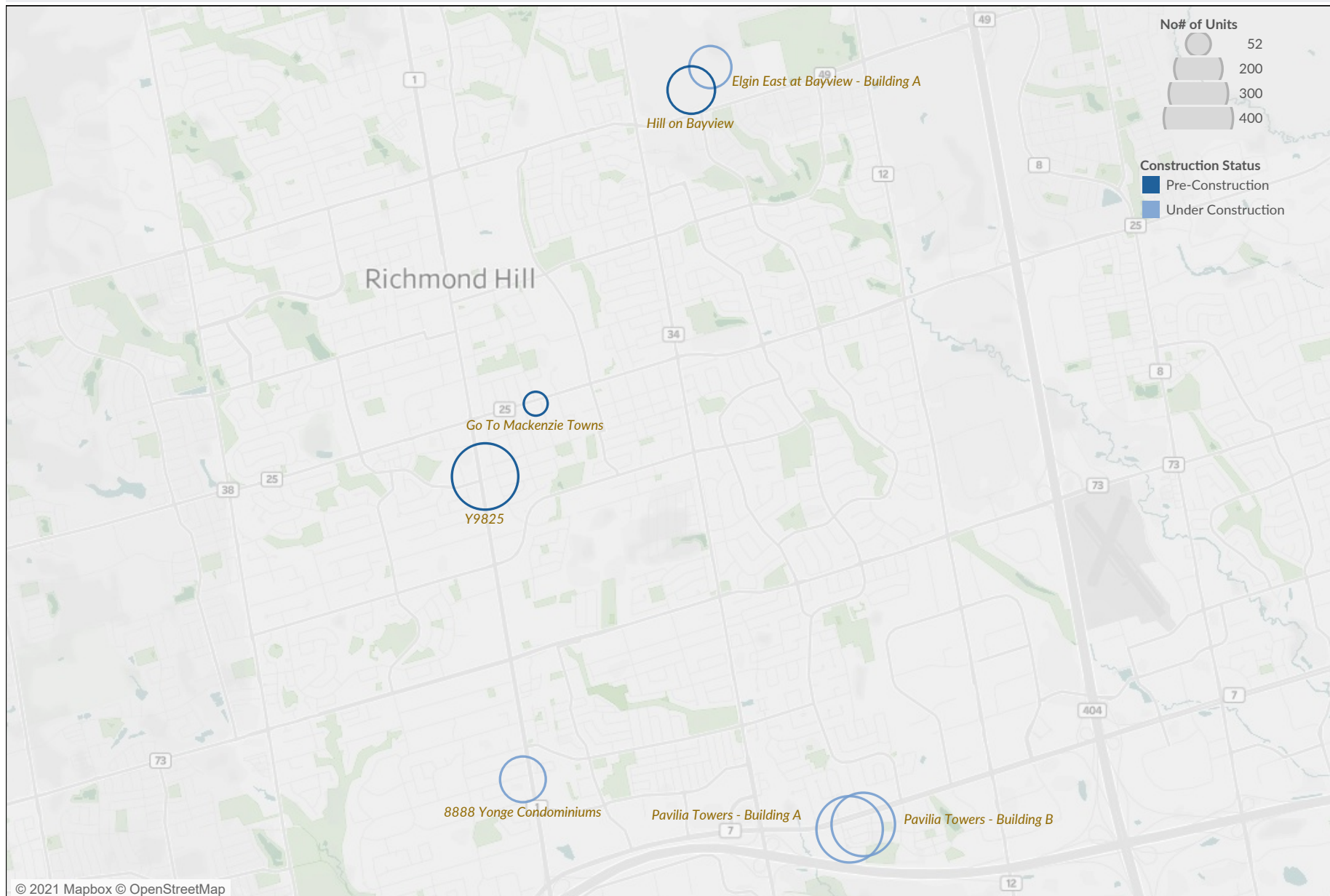


Post Launch Absorption: Highway7 - Yonge



Highway7 - Yonge Submarket Report - October 2021

Current Active Projects



Highway7 - Yonge Submarket Report - October 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	0	190	\$715	\$776
Elgin East at Bayview - Building A - Sequoia Grove Homes	Apartment	July-2022	0	2	4	162	\$633	\$908
Go To Mackenzie Towns - Capital North Communities and Go.	Stacked	July-2023	0	29	23	52	\$812	\$813
Hill on Bayview - Armour Heights Developments	Stacked	October-2024	5	166	39	205	\$691	\$786
Pavilia Towers - Building A - Times Group Corporation	Apartment	August-2022	1	7	8	400	\$675	\$940
Pavilia Towers - Building B - Times Group Corporation	Apartment	August-2023	0	7	6	366	\$683	\$911
Y9825 - Metroview Developments	Apartment	September-2025	181	350	50	400	\$1,092	\$1,140

Highway7 - Yonge Submarket Report - October 2021

Current Development Applications

Total Units

Highway7 - Yonge Submarket Report - October 2021

Current Development Application List

Highway7 - Yonge Submarket Report - October 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	185	18	5,500	3,965	1,535	\$2,151	876	\$1,884,236	20,583
Central Waterfront	29	9	4,708	4,043	665	\$1,565	1,074	\$1,680,508	38,576
Don Mills - York Mills	7	12	3,368	3,157	211	\$987	1,099	\$1,084,331	27,166
Downtown Core	21	7	3,756	3,562	194	\$1,898	875	\$1,661,367	39,519
Downtown East	298	22	7,812	6,933	879	\$1,296	752	\$974,044	33,489
Downtown West	74	26	8,763	7,603	1,160	\$1,485	837	\$1,243,666	37,171
Etobicoke Waterfront	3	1	503	497	6	\$1,429	466	\$665,900	15,600
Highway7 - Yonge	187	7	1,775	1,645	130	\$896	951	\$851,963	31,788
Mississauga City Centre	47	12	7,424	7,047	377	\$1,056	870	\$918,561	13,261
North Toronto	63	18	4,044	3,377	667	\$1,345	971	\$1,305,863	412
North Yonge Corridor	87	5	1,540	1,311	229	\$1,403	717	\$1,006,634	40,355
North York East	0	2	527	526	1	\$949	1,028	\$974,900	209,731
North York West	220	10	1,522	1,249	273	\$1,275	1,246	\$1,587,983	20,900
Not Applicable	1,854	148	29,867	25,422	4,445	\$962	850	\$817,394	13,104
Scarborough City Centre									15,227
Sheppard Corridor	15	10	2,214	2,003	211	\$1,129	1,021	\$1,153,064	38,435
Thornhill	20	7	1,659	1,498	161	\$1,058	1,205	\$1,274,913	7,316
Toronto East	6	12	1,521	1,449	72	\$1,180	1,056	\$1,246,149	
Toronto West	50	20	4,080	3,561	519	\$1,208	959	\$1,157,958	
Yonge - St. Clair	2	8	1,049	811	238	\$1,920	1,384	\$2,657,583	

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