

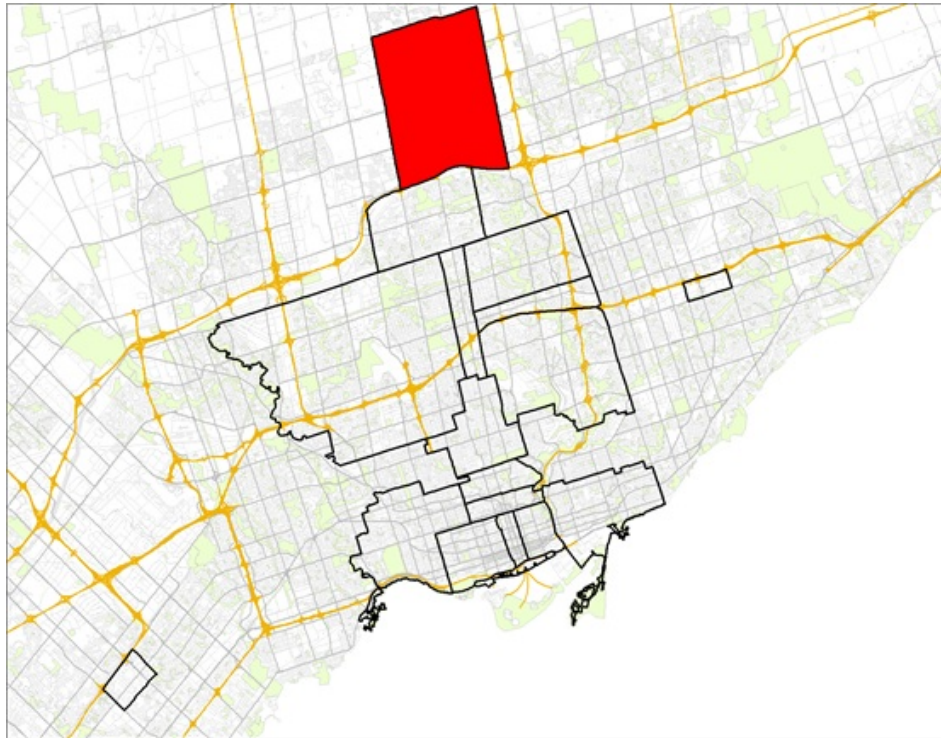


Greater Toronto Area
HWY 7 - Yonge

New Homes High Rise Submarket Report
Data as of November 2021



Highway7 - Yonge Submarket Report - November 2021

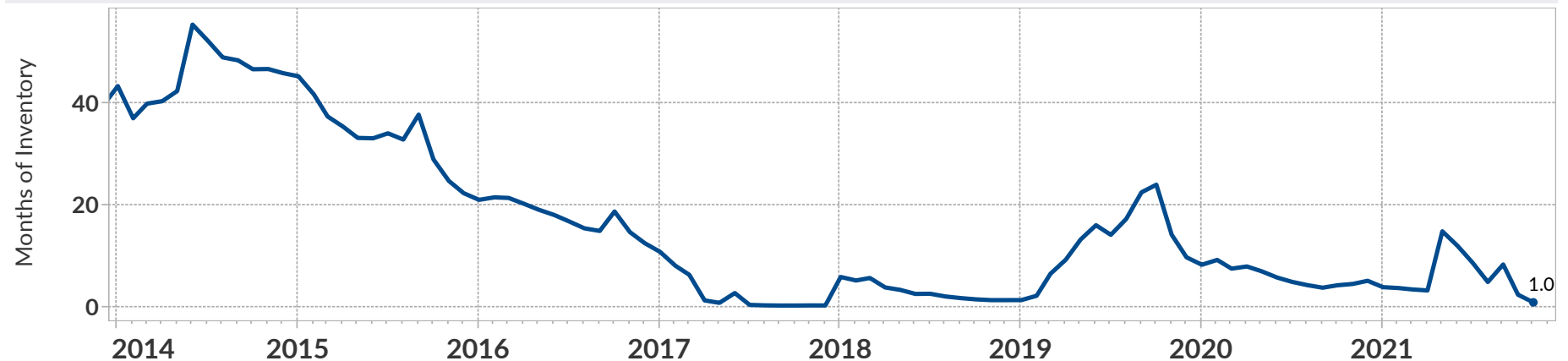


Highway7 - Yonge		GTA
Distinct count of Site Name	7	353
No. of Units	1,752	92,006
Total Sales	1,698	81,793
Act Inv	54	10,213
Avg. \$/sf	\$889	\$1,284
Avg. Project \$/SF	\$906	\$1,152
Avg. SF	1,351	944
Avg. \$	\$1,200,718	\$1,211,826
No Measure Value	53	4,274

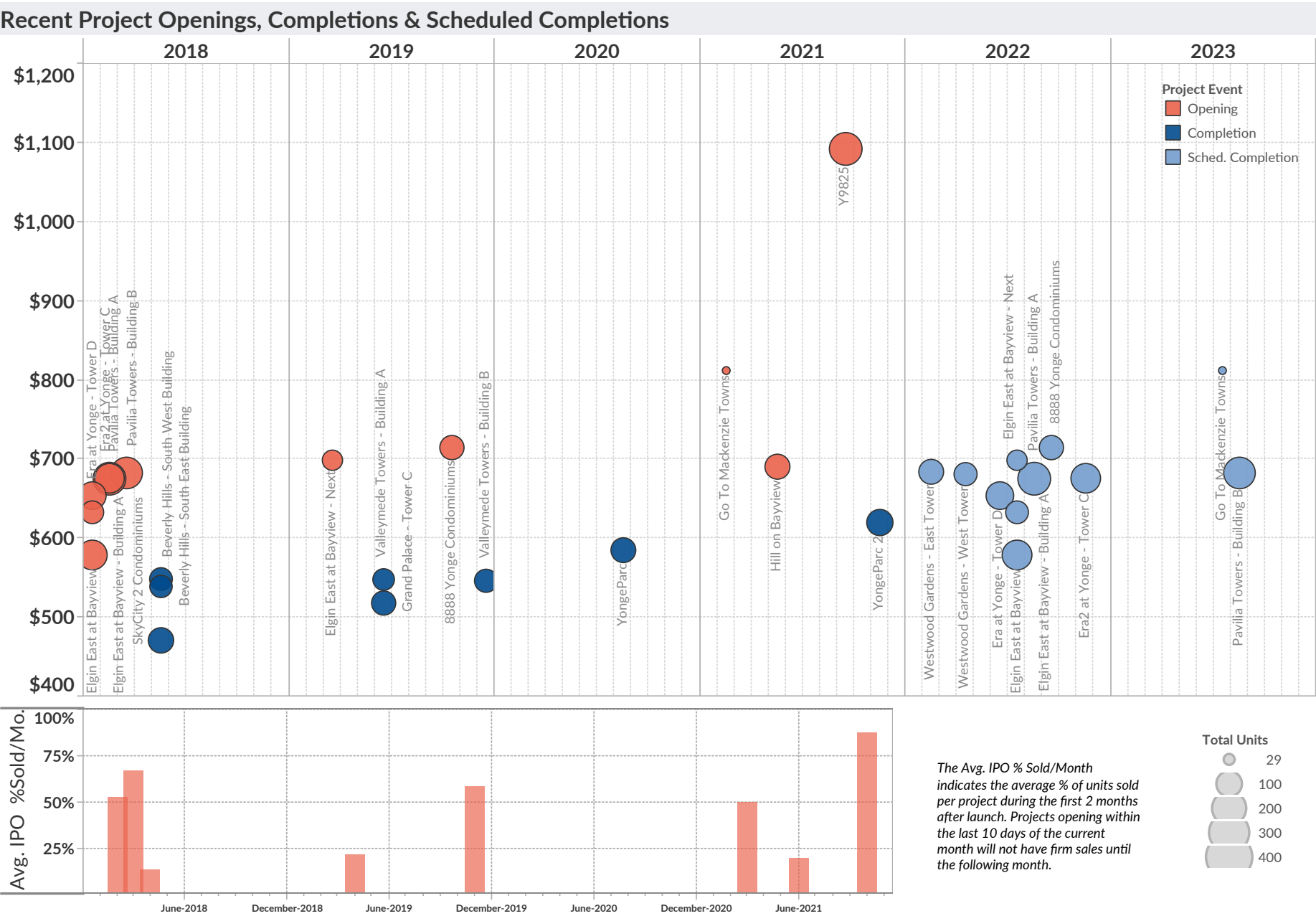
Development Applications

Highway7 - Yonge	City of Toronto
	611
	620,533
	0.0
	620.0
	7.8

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



Highway7 - Yonge Submarket Report - November 2021



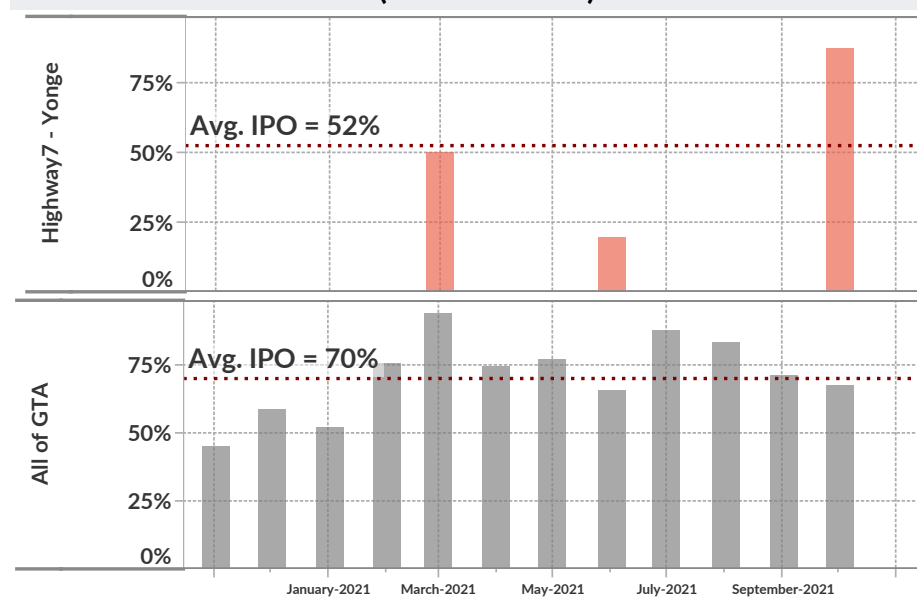
Highway7 - Yonge Submarket Report - November 2021

Project Data by Unit Type

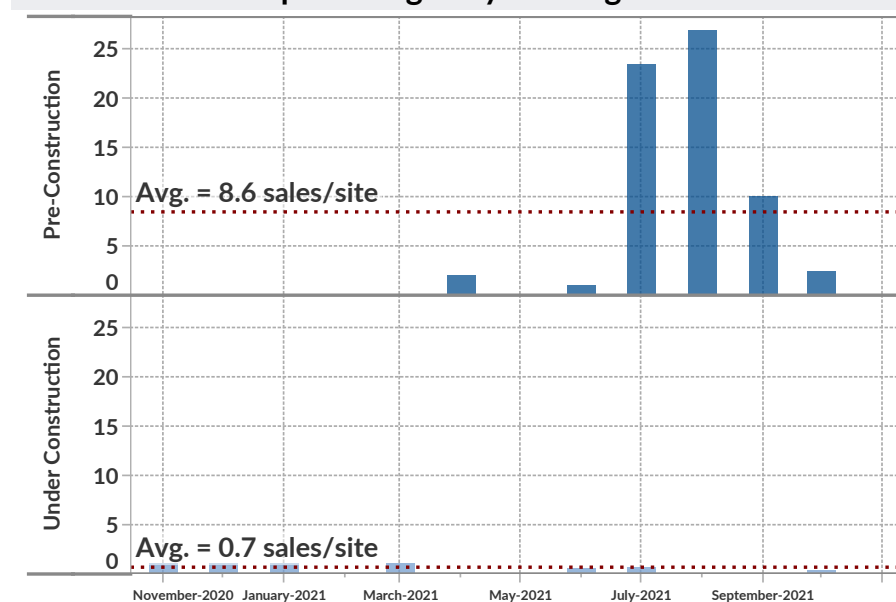
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	1	0	1	0
1 Bedroom	274	15	274	0
1 Bedroom + Den	646	15	646	0
2 Bedroom	526	23	507	19
2 Bedroom + Den	206	0	180	26
3 Bedroom & Up	99	0	90	9
Penthouse				
Other	0	0	0	0

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$894	970	1,381	\$889,900	\$1,167,900
\$876	1,096	1,551	\$988,600	\$1,241,900
\$917	1,287	1,607	\$1,171,200	\$1,573,800

IPO Launch Performance (first 2 months)

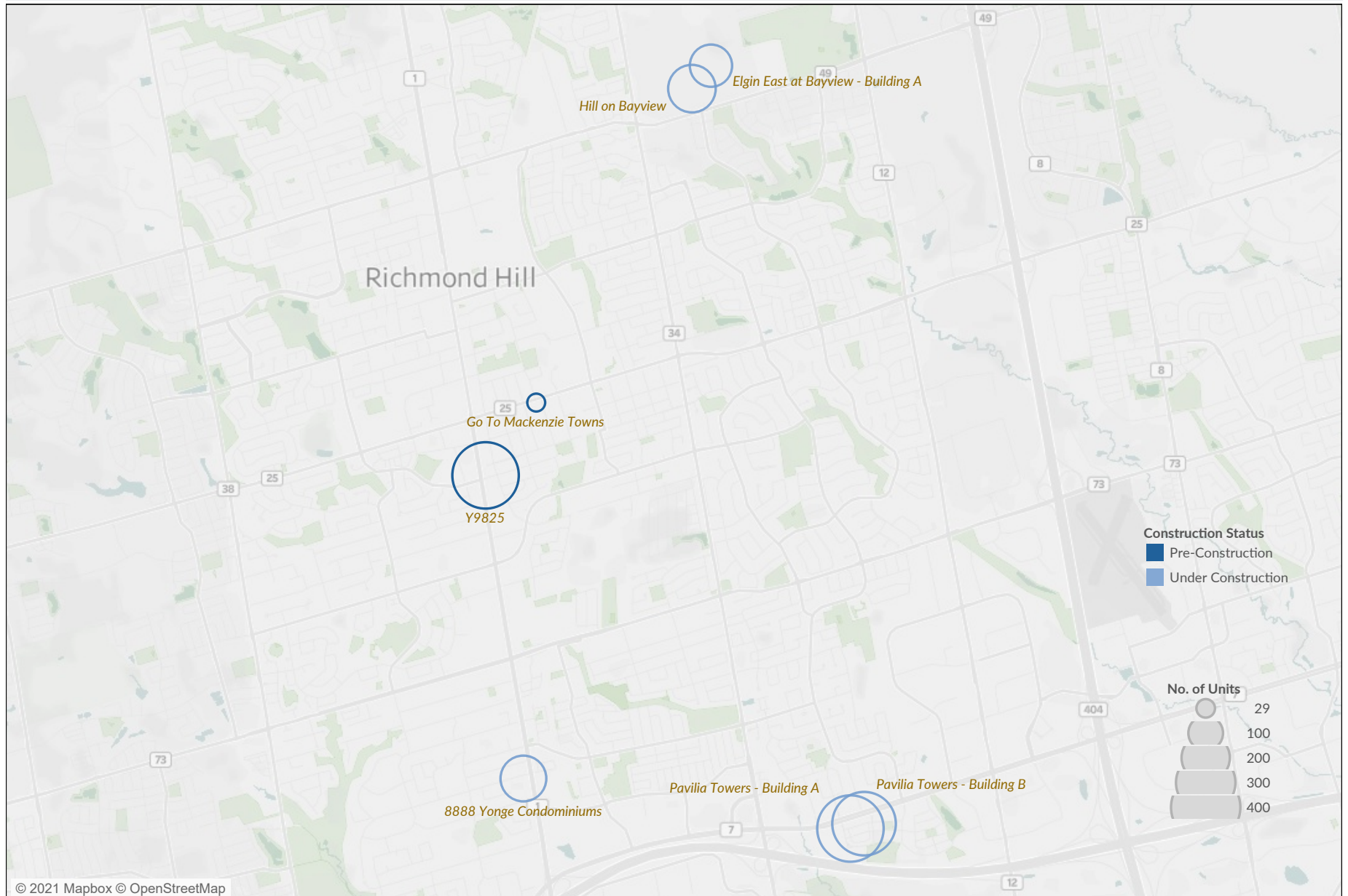


Post Launch Absorption: Highway7 - Yonge



Highway7 - Yonge Submarket Report - November 2021

Current Active Projects



Highway7 - Yonge Submarket Report - November 2021

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 Price Per Sq Foot
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	2	4	2	162	\$633	\$908
Go To Mackenzie Towns - Capital North Communities and Go..	Stacked	July-2023	0	29	0	29	\$812	\$813
Hill on Bayview - Armour Heights Developments	Stacked	October-2024	1	167	38	205	\$691	\$879
Pavilia Towers - Building A - Times Group Corporation	Apartment	August-2022	0	7	8	400	\$675	\$918
Pavilia Towers - Building B - Times Group Corporation	Apartment	August-2023	0	7	6	366	\$683	\$911
Y9825 - Metroview Developments	Apartment	September-2025	50	400	0	400	\$1,092	\$1,140

Highway7 - Yonge Submarket Report - November 2021

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	855	18	4,820	382	\$2,344	1,493	\$3,499,816	22,486
Central Waterfront	79	9	4,124	584	\$1,616	1,102	\$1,780,926	38,576
Don Mills - York Mills	10	12	3,169	199	\$990	1,096	\$1,084,836	29,673
Downtown Core	99	7	3,568	188	\$1,834	896	\$1,643,838	41,438
Downtown East	94	22	7,028	764	\$1,302	774	\$1,008,119	35,238
Downtown West	319	26	7,925	832	\$1,547	951	\$1,471,036	36,879
Etobicoke Waterfront	2	1	504	7	\$1,592	530	\$842,721	15,600
Highway7 - Yonge	53	7	1,698	54	\$889	1,351	\$1,200,718	32,705
Mississauga City Centre	61	12	7,108	415	\$1,145	852	\$975,498	13,286
North Toronto	122	18	3,496	548	\$1,370	1,010	\$1,382,987	412
North Yonge Corridor	7	4	955	287	\$1,384	729	\$1,009,706	42,132
North York East	0	2	526	1	\$1,050	1,210	\$1,269,900	213,858
North York West	52	10	1,301	221	\$1,308	1,363	\$1,783,305	20,900
Not Applicable	2,352	149	26,120	4,583	\$984	849	\$835,437	13,596
Scarborough City Centre								15,227
Sheppard Corridor	25	10	2,028	234	\$1,147	1,013	\$1,161,357	41,144
Thornhill	18	7	1,513	146	\$1,055	1,230	\$1,298,211	7,383
Toronto East	3	11	1,420	60	\$1,227	1,022	\$1,254,176	
Toronto West	117	20	3,673	476	\$1,221	972	\$1,187,150	
Yonge - St. Clair	6	8	817	232	\$1,927	1,395	\$2,687,477	

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