

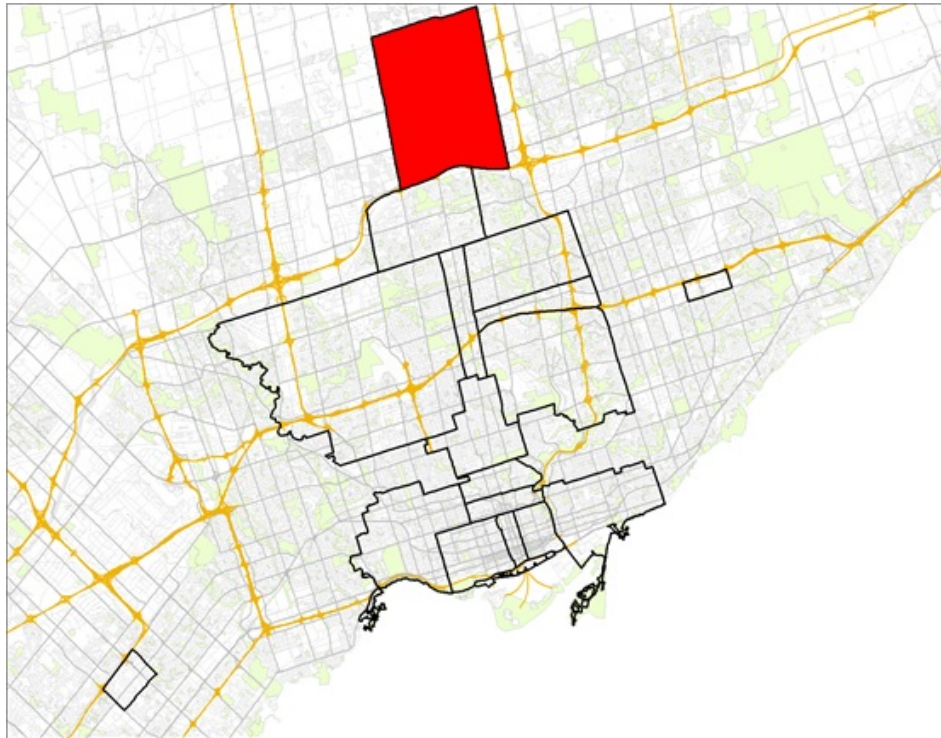


Greater Toronto Area
HWY 7 - Yonge

New Homes High Rise Submarket Report
Data as of June 2022



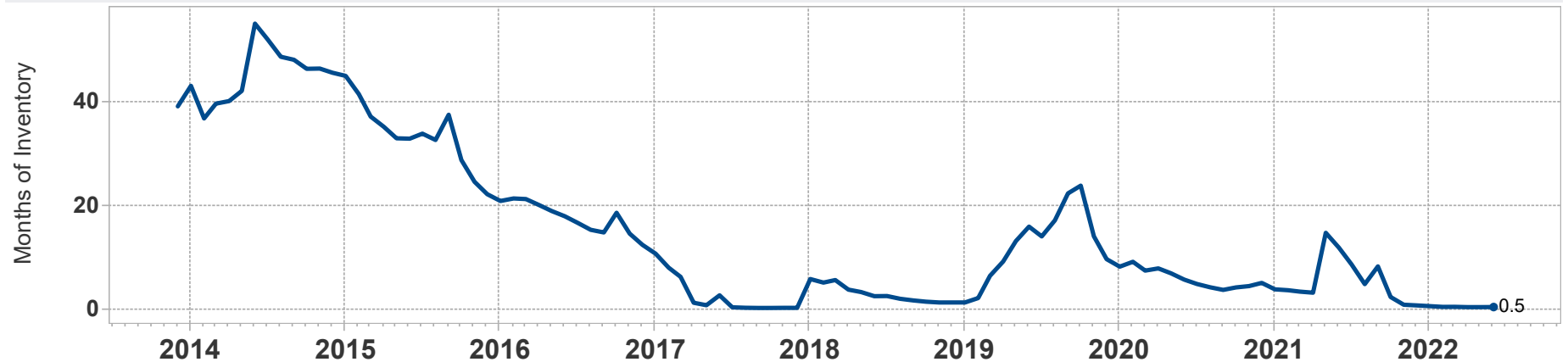
Highway7 - Yonge Submarket Report - June 2022



Highway7 - Yonge		GTA
Distinct count of Site Name	5	329
No. of Units	1,224	85,434
Total Sales	1,200	75,717
Act Inv	24	9,717
Avg. \$/sf	\$1,111	\$1,483
Avg. Project \$/SF	\$957	\$1,274
Avg. SF	1,310	865
Avg. \$	\$1,454,833	\$1,282,383
Current Month Sales (incl. active & sold out)	1	1,519

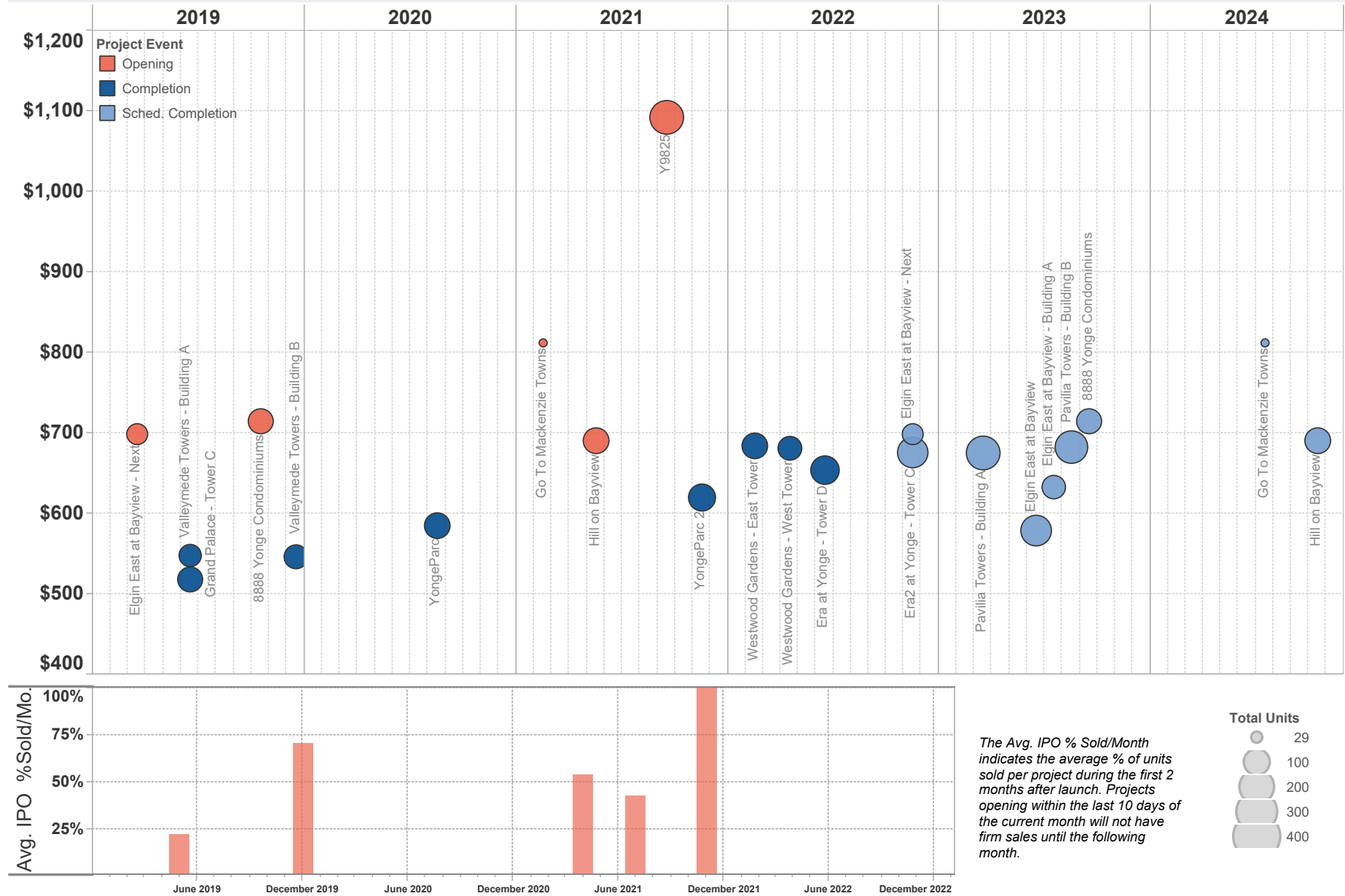
Development Applications		
Highway7 - Yonge		City of Toronto
Count of Address	25	689
Total Units	17,726	373,016
Min. Density	1.0	0.0
Max. Density	12.2	61.7
Avg. Density	5.3	7.3

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



Highway7 - Yonge Submarket Report - June 2022

Recent Project Openings, Completions & Scheduled Completions



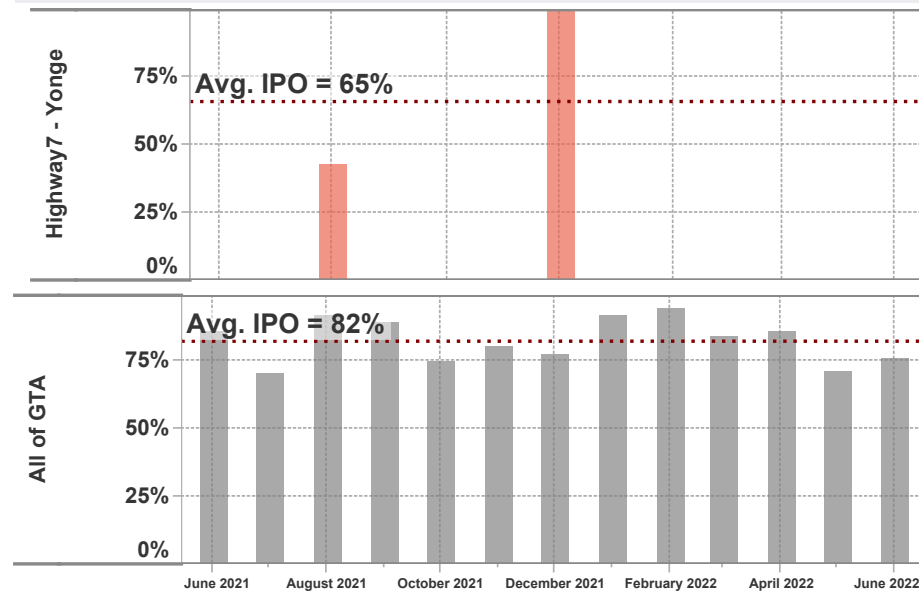
Highway7 - Yonge Submarket Report - June 2022

Project Data by Unit Type

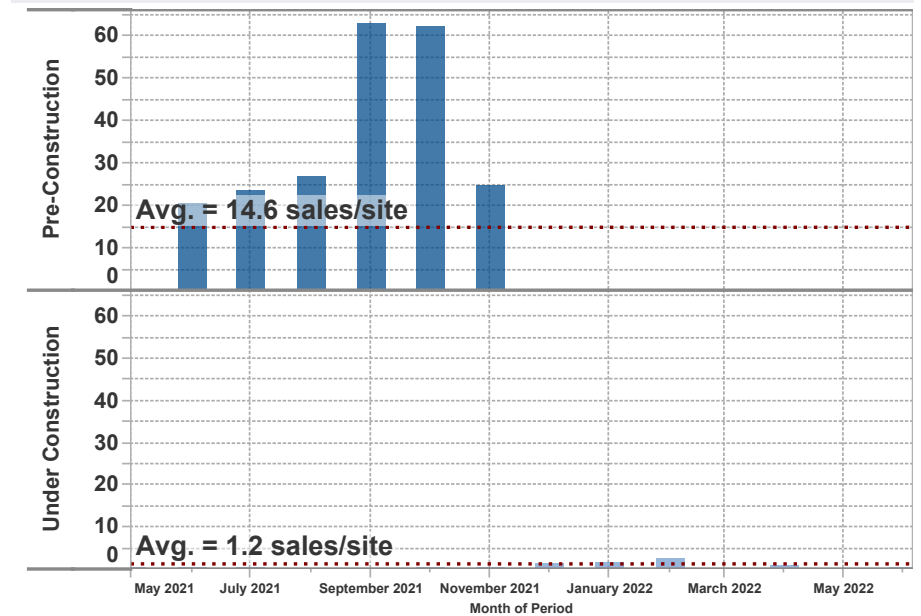
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio				
1 Bedroom	209	0	209	0
1 Bedroom + Den	417	0	417	0
2 Bedroom	357	0	357	0
2 Bedroom + Den	171	1	147	24
3 Bedroom & Up	70	0	70	0
Penthouse				
Other	0	0	0	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,111	1,288	1,333	\$1,211,800	\$1,500,900

IPO Launch Performance (first 2 months)

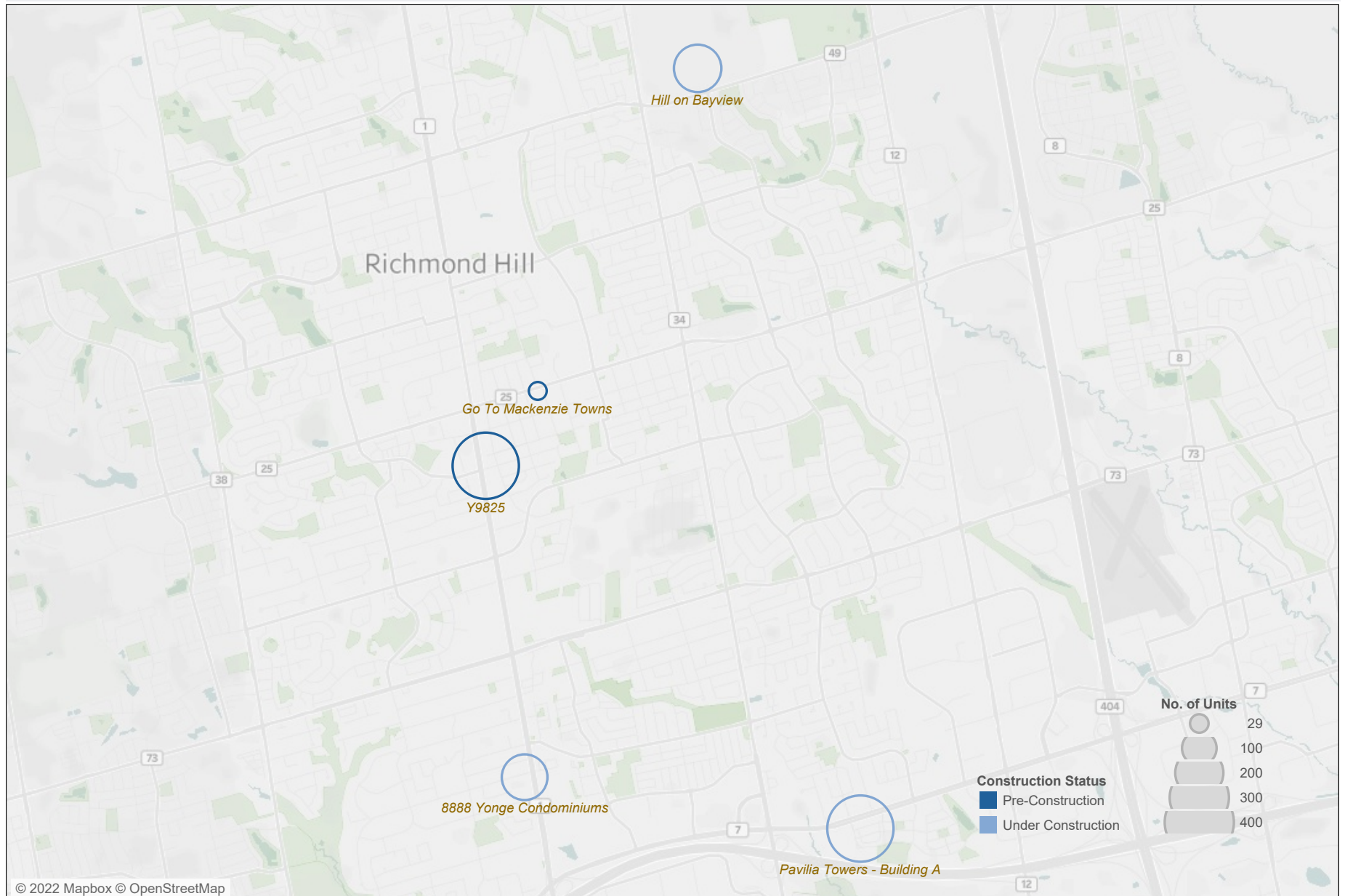


Post Launch Absorption: Highway7 - Yonge



Highway7 - Yonge Submarket Report - June 2022

Current Active Projects



Highway7 - Yonge Submarket Report - June 2022

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 Fo..
8888 Yonge Condominiums - Metroview Developments	Apartment	September 2023	0	0	0	190	\$715	\$776
Go To Mackenzie Towns - Capital North Communities and G..	Stacked	July 2024	0	0	0	29	\$812	\$813
Hill on Bayview - Armour Heights Developments	Stacked	October 2024	1	8	23	205	\$691	\$1,118
Pavilia Towers - Building A - Times Group Corporation	Apartment	March 2023	0	7	1	400	\$675	\$939
Y9825 - Metroview Developments	Apartment	September 2025	0	0	0	400	\$1,092	\$1,140

Highway7 - Yonge Submarket Report - June 2022

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	. 0	● 18	● 5,030	● 283	● \$2,596	● 1,463	● \$3,799,146	● 14,868
Central Waterfront	. 0	● 9	● 4,160	● 544	● \$1,617	● 1,124	● \$1,817,044	● 13,435
Don Mills - York Mills	. 5	● 14	● 3,838	● 173	● \$1,130	● 1,129	● \$1,276,555	● 16,234
Downtown Core	● 58	● 9	● 5,090	● 347	● \$1,940	● 919	● \$1,781,764	● 25,772
Downtown East	● 145	● 19	● 6,047	● 1,217	● \$1,551	● 656	● \$1,016,607	● 21,095
Downtown West	● 107	● 25	● 7,434	● 1,327	● \$1,748	● 879	● \$1,535,799	● 19,927
Etobicoke Waterfront	. 4	. 1	. 530	. 1	● \$1,626	● 466	● \$757,900	● 8,231
Highway7 - Yonge	. 1	● 5	● 1,200	. 24	● \$1,111	● 1,310	● \$1,454,833	● 17,726
Mississauga City Centre	● 64	● 8	● 3,323	● 133	● \$1,242	● 708	● \$878,899	● 28,806
North Toronto	. 5	● 18	● 3,738	● 308	● \$1,541	● 1,060	● \$1,633,099	● 112,168
North Yonge Corridor	. 1	● 6	● 1,782	. 71	● \$1,567	● 931	● \$1,458,562	● 18,119
North York East	. 0	. 1	. 497	. 0	.	.	.	● 13,740
North York West	. 9	● 7	● 828	● 180	● \$1,447	● 1,345	● \$1,944,902	● 9,720
Not Applicable	● 898	● 137	● 23,285	● 3,918	● \$1,185	● 777	● \$920,096	● 20,848
Scarborough City Centre								● 27,591
Sheppard Corridor	● 23	● 11	● 2,209	● 296	● \$1,415	● 831	● \$1,175,761	● 4,530
Thornhill	. 9	. 2	. 410	. 29	● \$1,367	● 1,700	● \$2,323,017	
Toronto East	. 9	● 11	● 1,571	● 156	● \$1,224	● 849	● \$1,039,096	
Toronto West	● 180	● 21	● 3,927	● 622	● \$1,314	● 850	● \$1,117,609	
Yonge - St. Clair	. 1	● 7	. 818	. 88	● \$2,100	● 1,562	● \$3,279,167	

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