

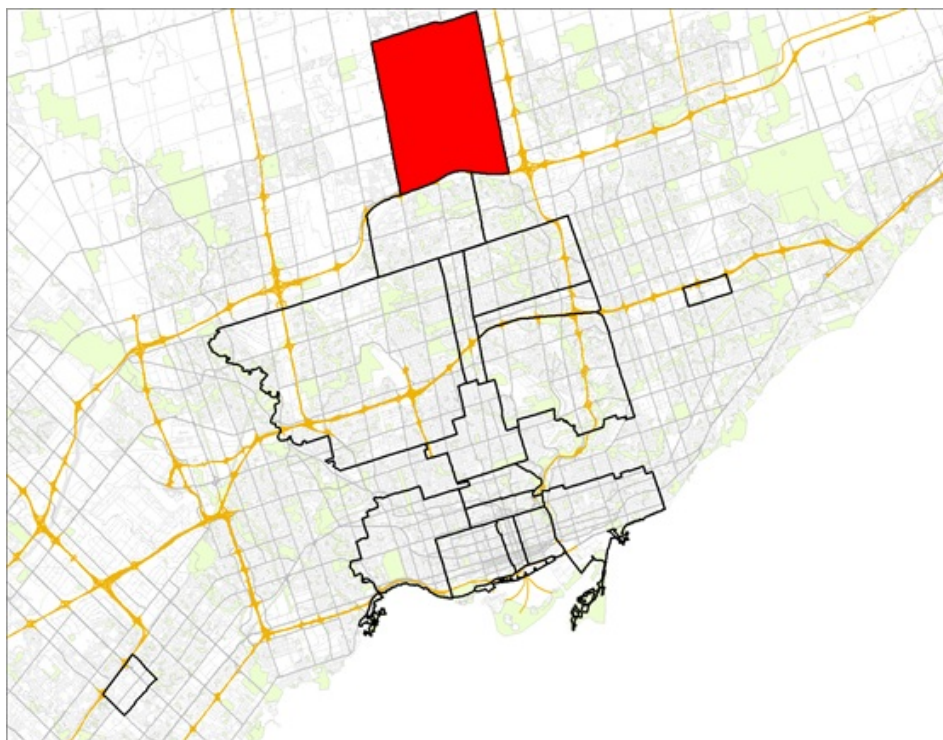


Greater Toronto Area
HWY 7 - Yonge

New Homes High Rise Submarket Report
Data as of July 2022



Highway7 - Yonge Submarket Report - July 2022



Highway7 - Yonge		GTA
Distinct count of Site Name	4	332
No. of Units	1,195	85,910
Total Sales	1,171	76,599
Act Inv	24	9,311
Avg. \$/sf	\$1,111	\$1,466
Avg. Project \$/SF	\$993	\$1,281
Avg. SF	1,310	874
Avg. \$	\$1,454,833	\$1,280,976
Current Month Sales (incl. active & sold out)	0	1,777

Development Applications

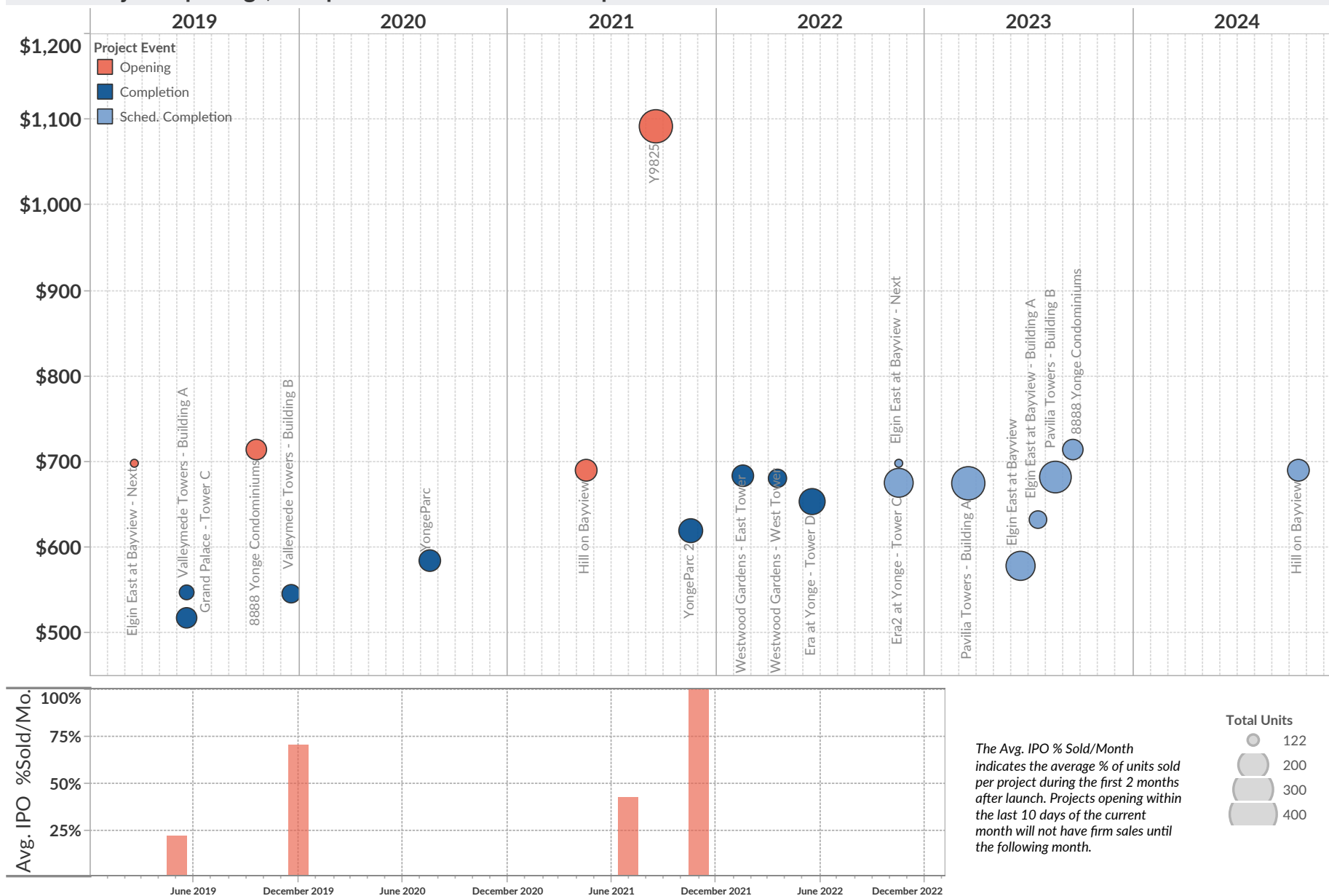
Highway7 - Yonge	City of Toronto
	704
	384,701
	0.0
	61.7
	7.5

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



Highway7 - Yonge Submarket Report - July 2022

Recent Project Openings, Completions & Scheduled Completions



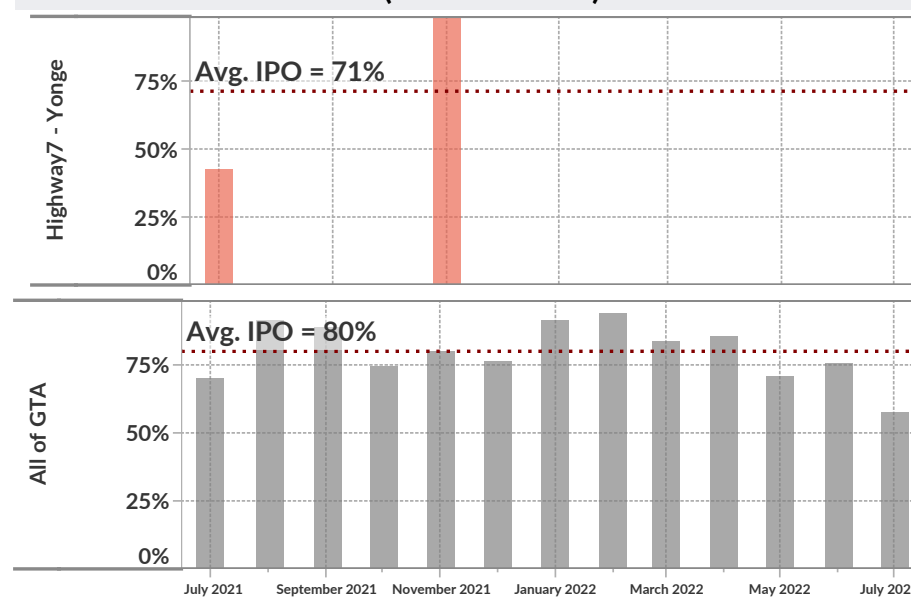
Highway7 - Yonge Submarket Report - July 2022

Project Data by Unit Type

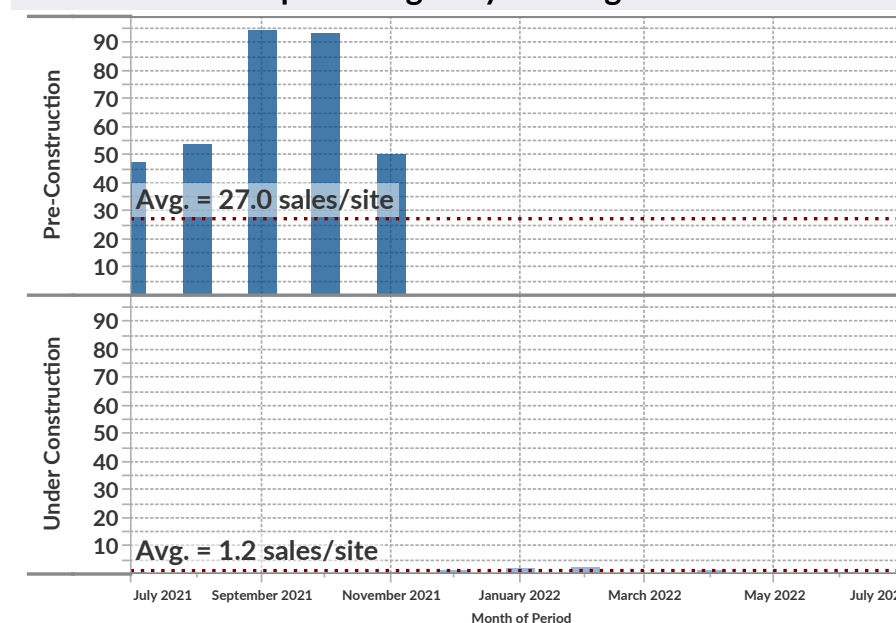
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio				
1 Bedroom	199	0	199	0
1 Bedroom + Den	413	0	413	0
2 Bedroom	342	0	342	0
2 Bedroom + Den	171	0	147	24
3 Bedroom & Up	70	0	70	0
Penthouse				
Other	0	0	0	0

*				
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)

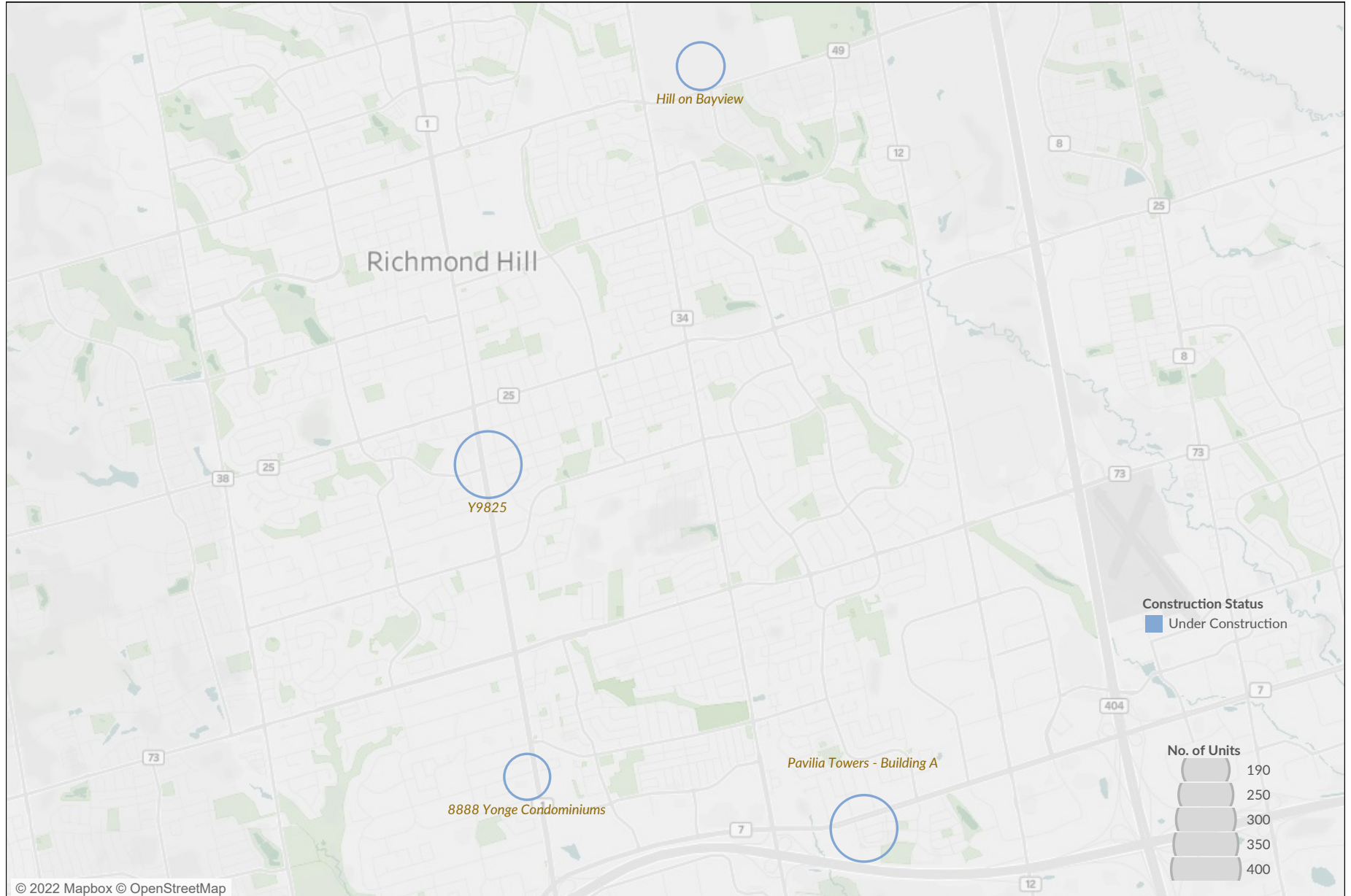


Post Launch Absorption: Highway7 - Yonge



Highway7 - Yonge Submarket Report - July 2022

Current Active Projects



Highway7 - Yonge Submarket Report - July 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 Foot
8888 Yonge Condominiums - Metroview Developments	Apartment	September 2023	0	0	0	190	\$715	\$776
Hill on Bayview - Armour Heights Developments	Stacked	October 2024	0	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 - July 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	18	16	4,353	263	\$2,614	1,431	\$3,742,064	15,030
Central Waterfront	2	8	3,990	541	\$1,659	1,122	\$1,862,158	13,435
Don Mills - York Mills	1	14	3,837	159	\$1,142	1,081	\$1,234,506	20,497
Downtown Core	287	10	5,312	559	\$1,858	807	\$1,498,558	26,612
Downtown East	139	19	6,180	1,084	\$1,546	669	\$1,034,589	22,622
Downtown West	475	25	7,910	851	\$1,702	981	\$1,669,566	20,670
Etobicoke Waterfront	0	1	530	1	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	0	4	1,171	24	\$1,111	1,310	\$1,454,833	22,208
Mississauga City Centre	11	8	3,335	122	\$1,227	715	\$876,944	18,848
North Toronto	37	18	3,768	326	\$1,554	1,075	\$1,671,411	206
North Yonge Corridor	2	6	1,784	69	\$1,565	936	\$1,464,762	29,041
North York East	0	1	497	0	.	.	.	113,625
North York West	2	7	830	180	\$1,445	1,347	\$1,946,116	18,119
Not Applicable	546	140	23,836	3,895	\$1,178	789	\$928,958	13,740
Scarborough City Centre								9,735
Sheppard Corridor	0	11	2,208	297	\$1,417	832	\$1,178,718	27,798
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	4,284
Toronto East	197	13	1,839	213	\$1,270	750	\$952,875	
Toronto West	58	22	3,989	612	\$1,314	860	\$1,129,758	
Yonge - St. Clair	2	7	820	86	\$2,103	1,587	\$3,336,941	

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