

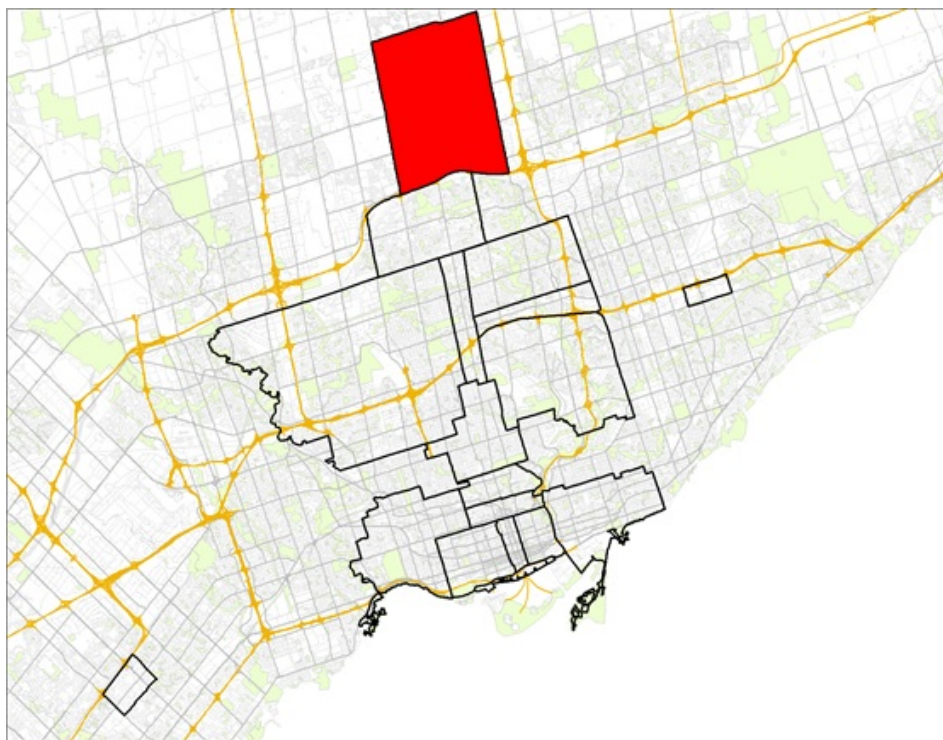


Greater Toronto Area  
HWY 7 - Yonge

New Homes High Rise Submarket Report  
Data as of September 2022



## Highway7 - Yonge Submarket Report - September 2022

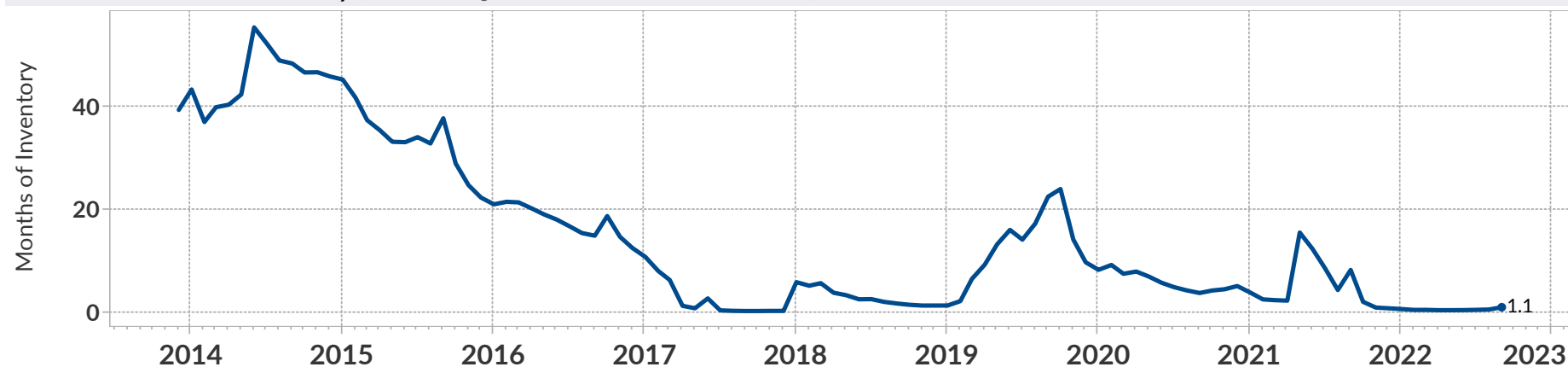


| Highway7 - Yonge                              |             | GTA         |
|-----------------------------------------------|-------------|-------------|
| Distinct count of Site Name                   | 4           | 334         |
| No. of Units                                  | 1,195       | 86,785      |
| Total Sales                                   | 1,171       | 76,494      |
| Act Inv                                       | 24          | 10,291      |
| Avg. \$/sf                                    | \$1,113     | \$1,469     |
| Avg. Project \$/SF                            | \$1,004     | \$1,297     |
| Avg. SF                                       | 1,310       | 851         |
| Avg. \$                                       | \$1,457,125 | \$1,249,685 |
| Current Month Sales (incl. active & sold out) | 0           | 289         |

### Development Applications

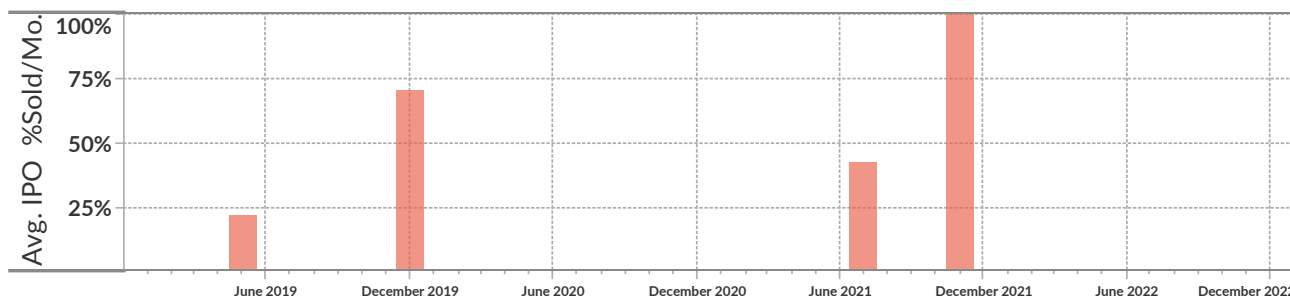
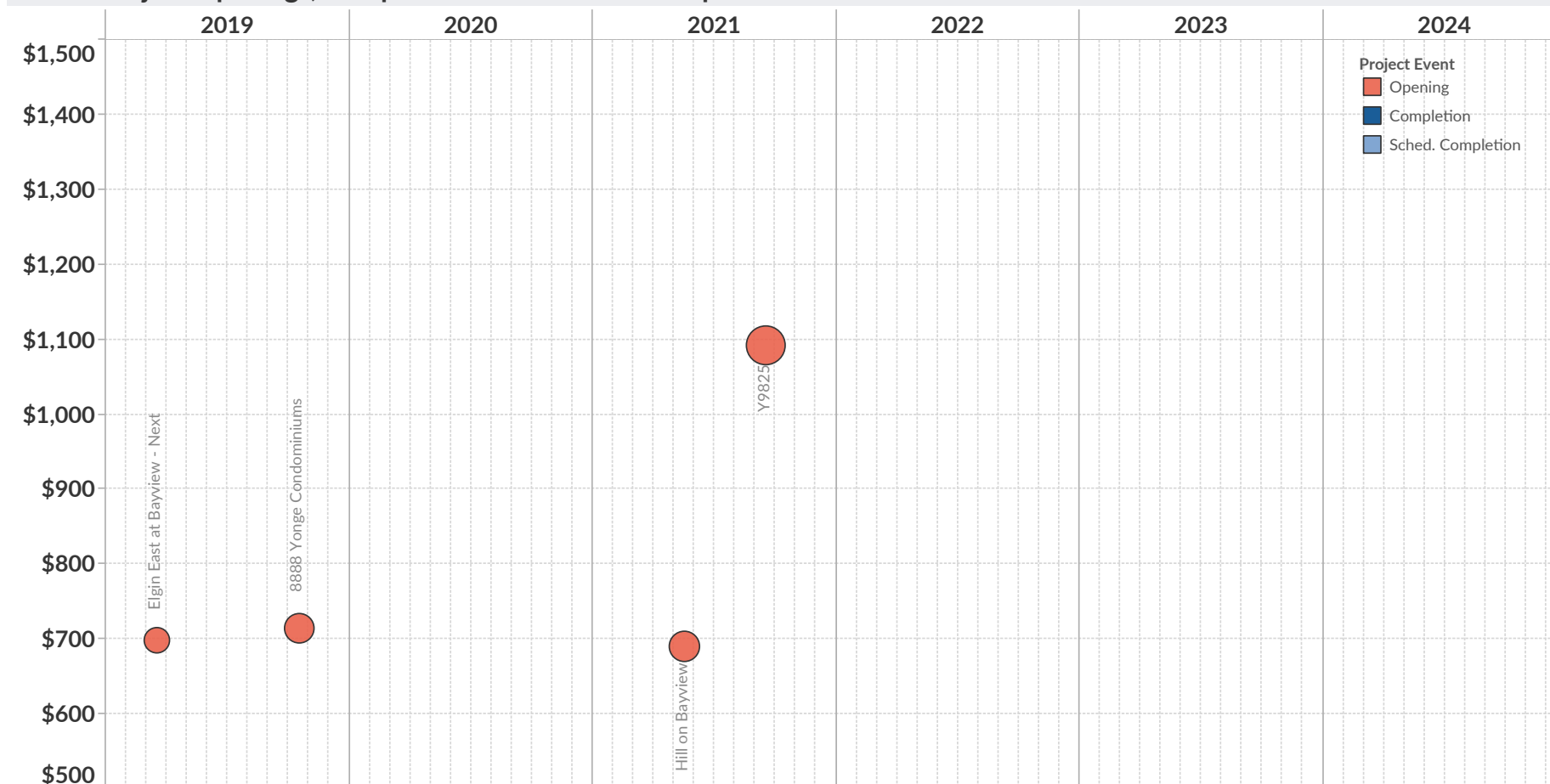
| Highway7 - Yonge | City of Toronto |
|------------------|-----------------|
|                  | 730             |
|                  | 334,129         |
|                  | 0.0             |
|                  | 61.7            |
|                  | 7.2             |

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

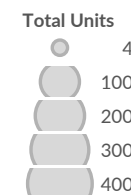


# Highway7 - Yonge Submarket Report - September 2022

## 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.



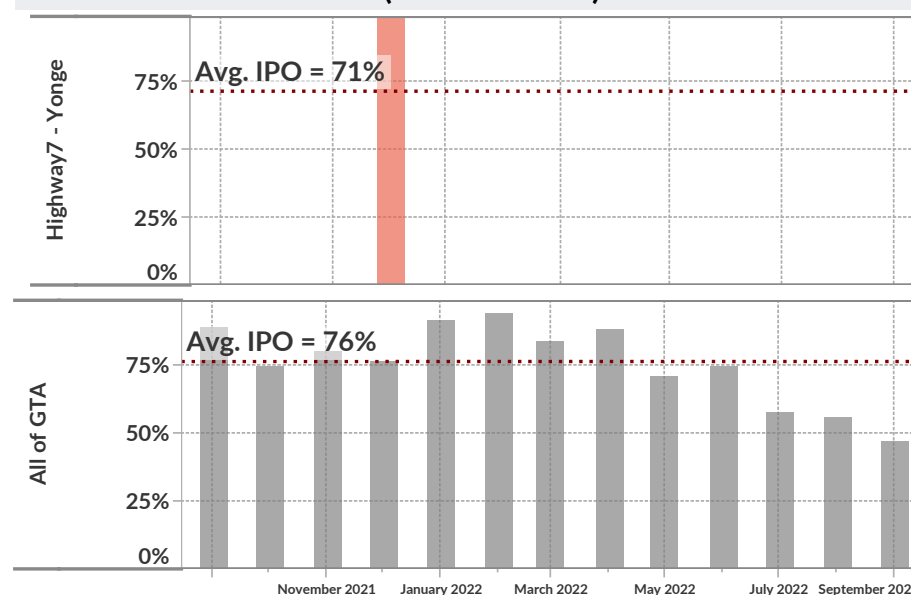
# Highway7 - Yonge Submarket Report - September 2022

## Project Data by Unit Type

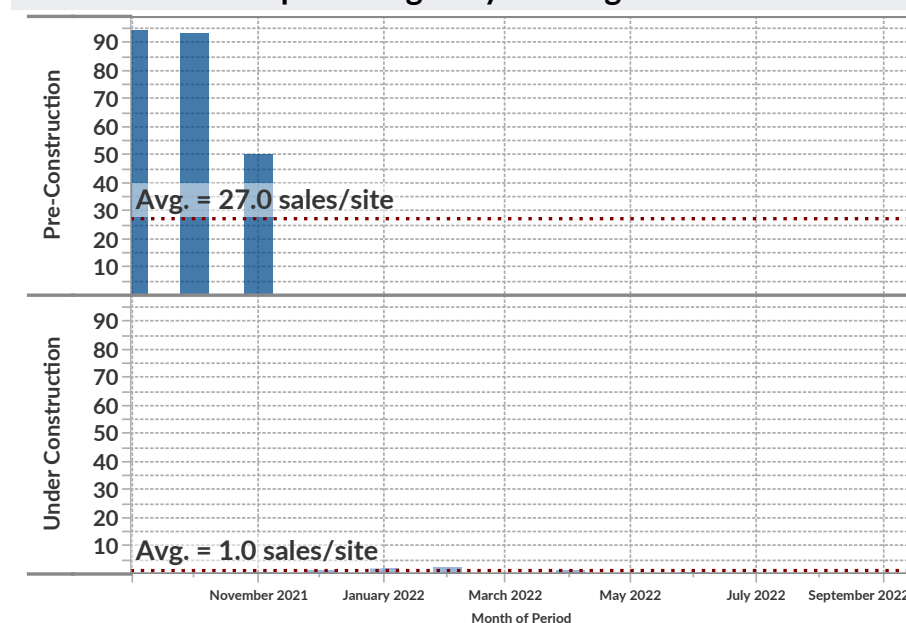
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          |              |                     |             |         |
| 1 Bedroom       | 199          | 0                   | 199         | 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) |
|            |                 |                  |                  |                   |
|            |                 |                  |                  |                   |
|            |                 |                  |                  |                   |
| \$1,113    | 1,288           | 1,333            | \$1,266,800      | \$1,500,900       |
|            |                 |                  |                  |                   |
|            |                 |                  |                  |                   |

## IPO Launch Performance (first 2 months)

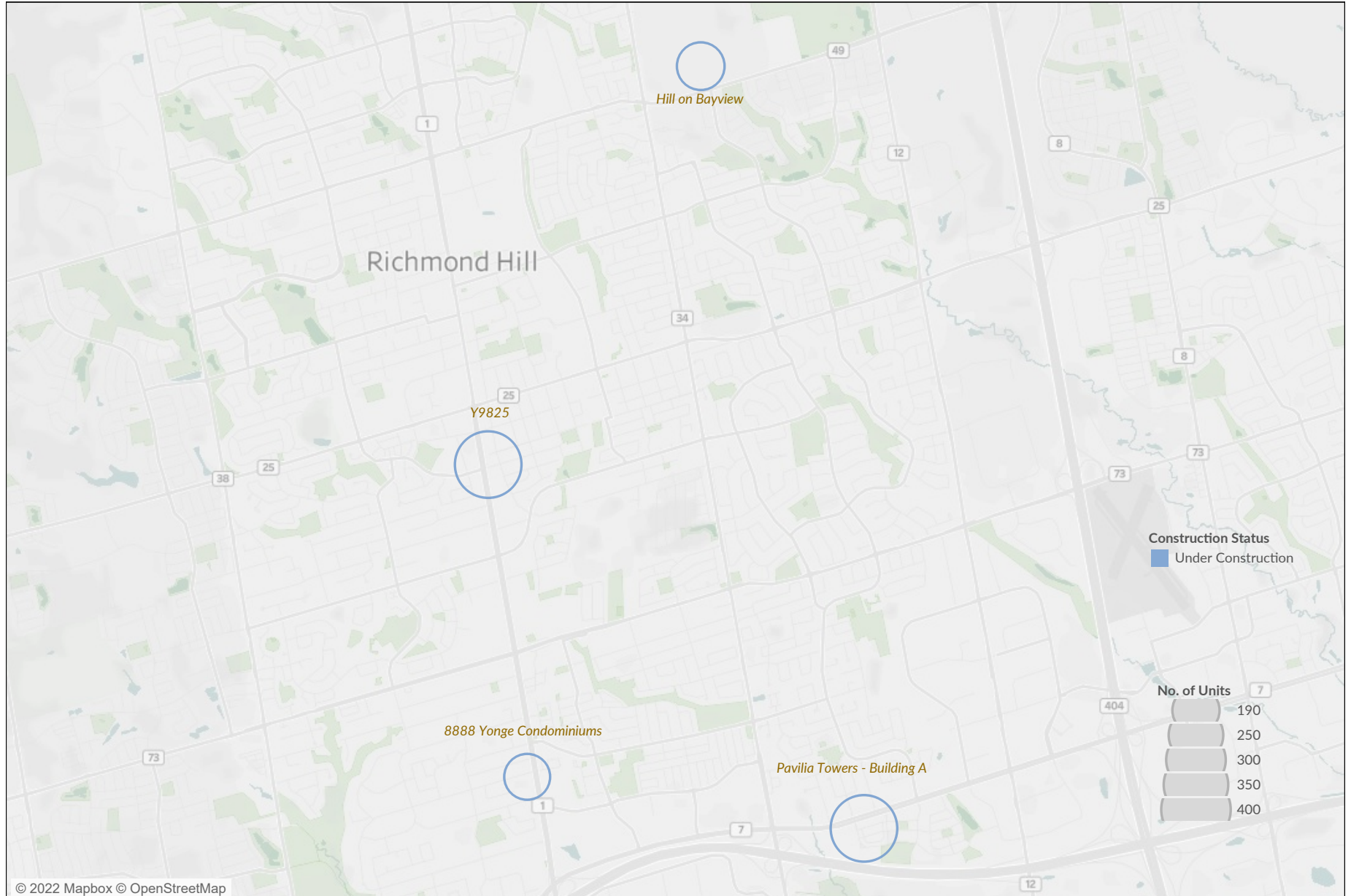


## Post Launch Absorption: Highway7 - Yonge



## Highway7 - Yonge Submarket Report - September 2022

### Current Active Projects



## Highway7 - Yonge Submarket Report - September 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               | \$982                          |
| Y9825 - Metroview Developments                        | Apartment    | September 2025          | 0                   | 0   | 0       | 400          | \$1,092             | \$1,140                        |

# Highway7 - Yonge Submarket Report - September 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                   | 16                      | 4,355                       | 261     | \$2,616    | 1,433   | \$3,749,268 | 12,426      |
| Central Waterfront      | 1                   | 8                       | 3,992                       | 539     | \$1,673    | 1,121   | \$1,875,981 | 13,435      |
| Don Mills - York Mills  | 1                   | 14                      | 3,838                       | 147     | \$1,137    | 1,086   | \$1,234,821 | 15,097      |
| Downtown Core           | 27                  | 9                       | 4,612                       | 1,303   | \$1,746    | 699     | \$1,220,770 | 21,814      |
| Downtown East           | 7                   | 18                      | 5,444                       | 1,088   | \$1,500    | 682     | \$1,023,402 | 19,405      |
| Downtown West           | 12                  | 25                      | 8,060                       | 704     | \$1,693    | 1,034   | \$1,751,106 | 17,462      |
| Etobicoke Waterfront    | 0                   | 1                       | 530                         | 1       | \$1,626    | 466     | \$757,900   | 8,231       |
| Highway7 - Yonge        | 0                   | 4                       | 1,171                       | 24      | \$1,113    | 1,310   | \$1,457,125 | 17,314      |
| Mississauga City Centre | 5                   | 9                       | 4,271                       | 122     | \$1,227    | 710     | \$871,254   | 17,149      |
| North Toronto           | 6                   | 19                      | 3,783                       | 511     | \$1,549    | 908     | \$1,406,606 | 206         |
| North Yonge Corridor    | 0                   | 6                       | 1,784                       | 69      | \$1,565    | 936     | \$1,464,762 | 26,501      |
| North York East         | 0                   | 1                       | 497                         | 0       | .          | .       | .           | 100,392     |
| North York West         | 7                   | 7                       | 843                         | 172     | \$1,447    | 1,378   | \$1,994,020 | 18,119      |
| Not Applicable          | 203                 | 141                     | 23,929                      | 4,228   | \$1,189    | 784     | \$932,716   | 9,357       |
| Scarborough City Centre |                     |                         |                             |         |            |         |             | 6,726       |
| Sheppard Corridor       | 3                   | 11                      | 2,211                       | 294     | \$1,428    | 828     | \$1,182,116 | 26,767      |
| Thornhill               | 0                   | 2                       | 410                         | 29      | \$1,367    | 1,700   | \$2,323,017 | 3,728       |
| Toronto East            | 0                   | 13                      | 1,852                       | 200     | \$1,271    | 760     | \$965,100   |             |
| Toronto West            | 17                  | 23                      | 4,092                       | 513     | \$1,341    | 881     | \$1,180,965 |             |
| Yonge - St. Clair       | 0                   | 7                       | 820                         | 86      | \$2,103    | 1,587   | \$3,336,941 |             |

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