

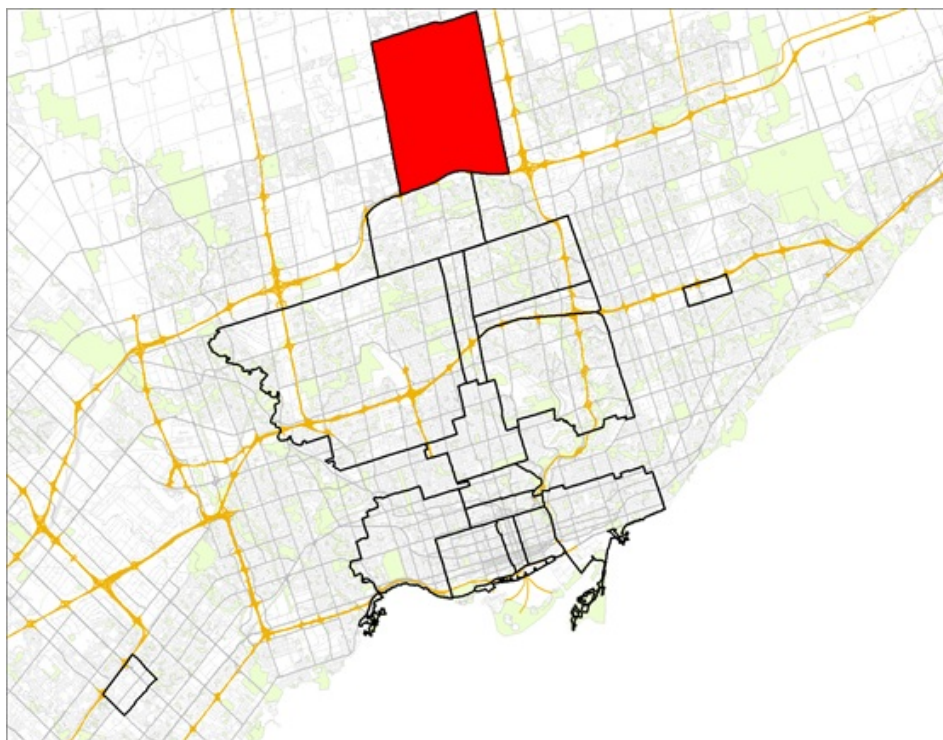


Greater Toronto Area
HWY 7 - Yonge

New Homes High Rise Submarket Report
Data as of April 2023



Highway7 - Yonge Submarket Report - April 2023

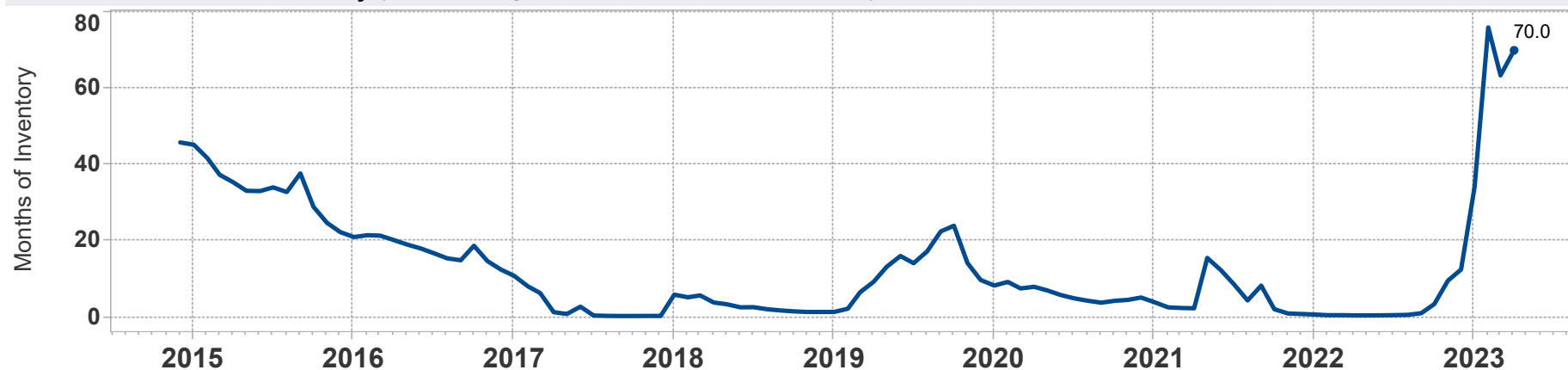


Highway7 - Yonge		GTA
Distinct count of Site Name	5	359
No. of Units	1,333	93,231
Total Sales	1,298	79,643
Act Inv	35	13,588
Avg. wt. \$/sf	\$1,112	\$1,425
Avg. Project \$/SF	\$1,026	\$1,300
Avg. SF	1,144	820
Avg. \$	\$1,272,940	\$1,168,483
Current Month Sales (incl. active & sold out)	2	1,327

Development Applications

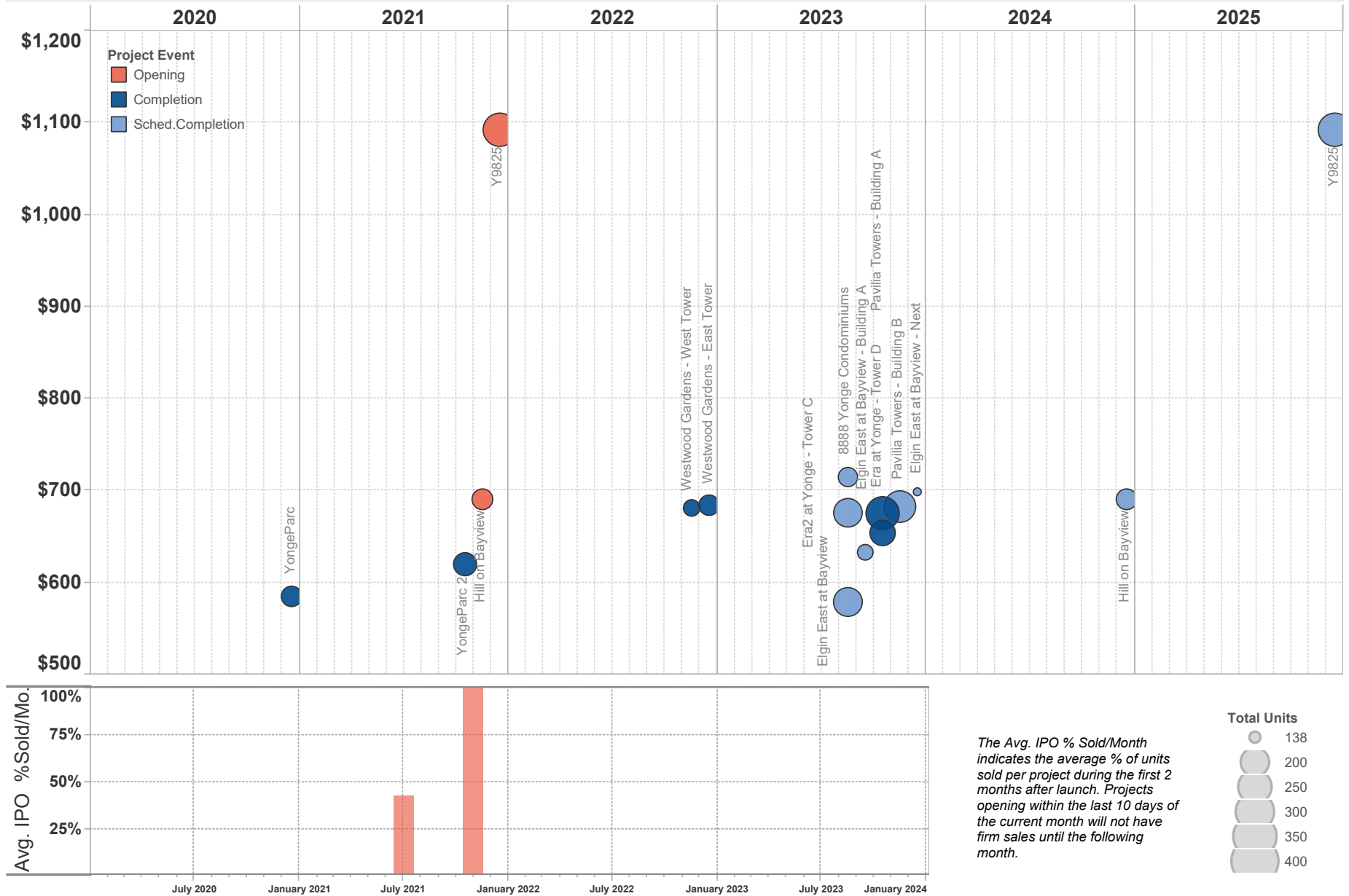
Highway7 - Yonge	City of Toronto
	765
	424,430
	0.0
	61.9
	7.9

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



Highway7 - Yonge Submarket Report - April 2023

Recent Project Openings, Completions & Scheduled Completions



Highway7 - Yonge Submarket Report - April 2023

Project Data by Unit Type

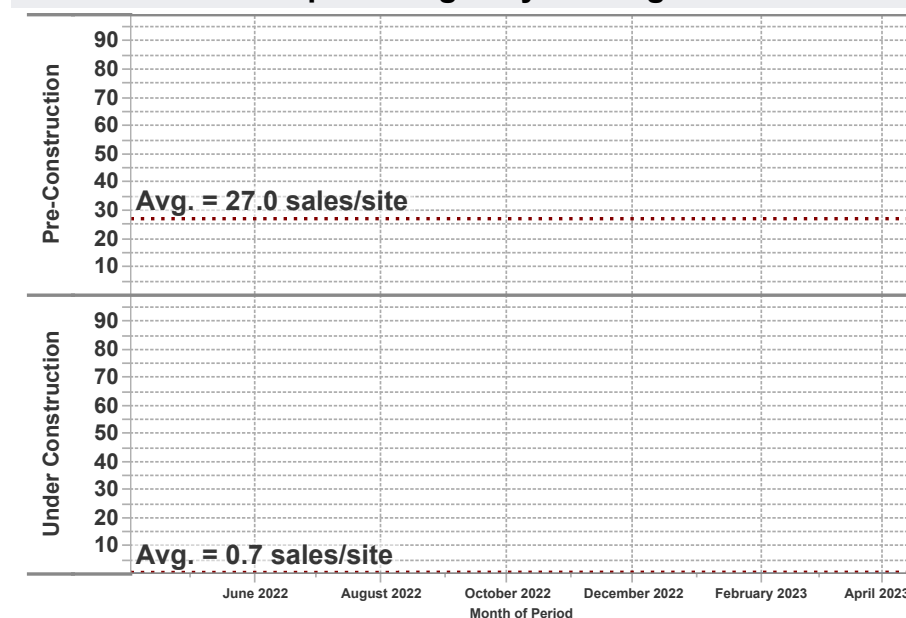
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio				
1 Bedroom	217	0	217	0
1 Bedroom + Den	475	0	470	5
2 Bedroom	377	0	372	5
2 Bedroom + Den	194	2	169	25
3 Bedroom & Up	70	0	70	0
Penthouse				
Other	0	0	0	0

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,201	650	683	\$761,900	\$838,900
\$1,060	795	908	\$887,900	\$916,900
\$1,110	1,029	1,333	\$1,067,900	\$1,500,900

IPO Launch Performance (first 2 months)

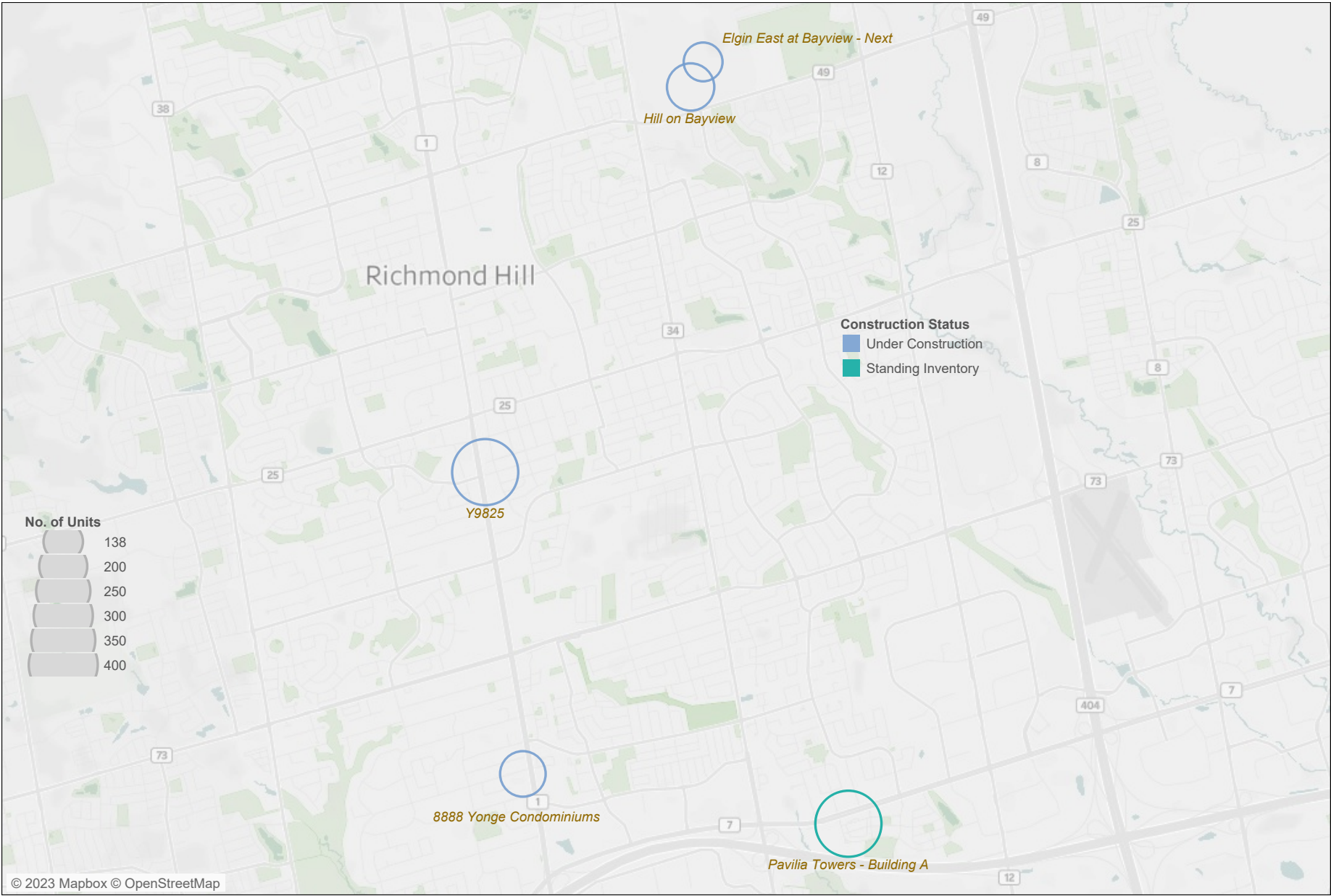


Post Launch Absorption: Highway7 - Yonge



Highway7 - Yonge Submarket Report - April 2023

Current Active Projects



Highway7 - Yonge Submarket Report - April 2023

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
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	December 2023	2	5	11	138	\$699	\$1,112
Hill on Bayview - Armour Heights Developments	Stacked	October 2024	0	0	23	205	\$691	\$1,118
Pavilia Towers - Building A - Times Group Corporation	Apartment	March 2023	0	0	1	400	\$675	\$982
Y9825 - Metroview Developments	Apartment	September 2025	0	0	0	400	\$1,092	\$1,140

Highway7 - Yonge Submarket Report - April 2023

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	185	17	4,613	319	\$2,523	1,314	\$3,315,568	17,365
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	12,588
Don Mills - York Mills	2	14	3,845	102	\$1,151	1,172	\$1,348,276	26,740
Downtown Core	26	8	4,781	584	\$1,931	777	\$1,501,646	30,497
Downtown East	18	19	5,829	1,397	\$1,489	693	\$1,032,395	23,178
Downtown West	98	23	7,590	818	\$1,786	1,019	\$1,820,483	17,137
Etobicoke Waterfront	0	1	541	24	\$1,647	811	\$1,335,378	9,281
Highway7 - Yonge	2	5	1,298	35	\$1,112	1,144	\$1,272,940	23,308
Mississauga City Centre	2	8	3,963	107	\$1,214	762	\$925,620	20,807
North Toronto	32	18	3,519	332	\$1,561	976	\$1,524,340	238
North Yonge Corridor	123	8	2,524	701	\$1,557	659	\$1,026,398	32,887
North York East	0	1	497	0	.	.	.	129,027
North York West	28	9	989	407	\$1,362	946	\$1,288,166	20,375
Not Applicable	741	165	26,309	6,636	\$1,179	770	\$907,825	14,778
Scarborough City Centre								12,760
Sheppard Corridor	36	12	2,592	291	\$1,420	828	\$1,175,431	29,036
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	4,428
Toronto East	8	10	1,433	378	\$1,266	700	\$885,707	
Toronto West	23	24	4,048	696	\$1,341	827	\$1,109,292	
Yonge - St. Clair	3	7	867	254	\$1,937	982	\$1,902,086	

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