

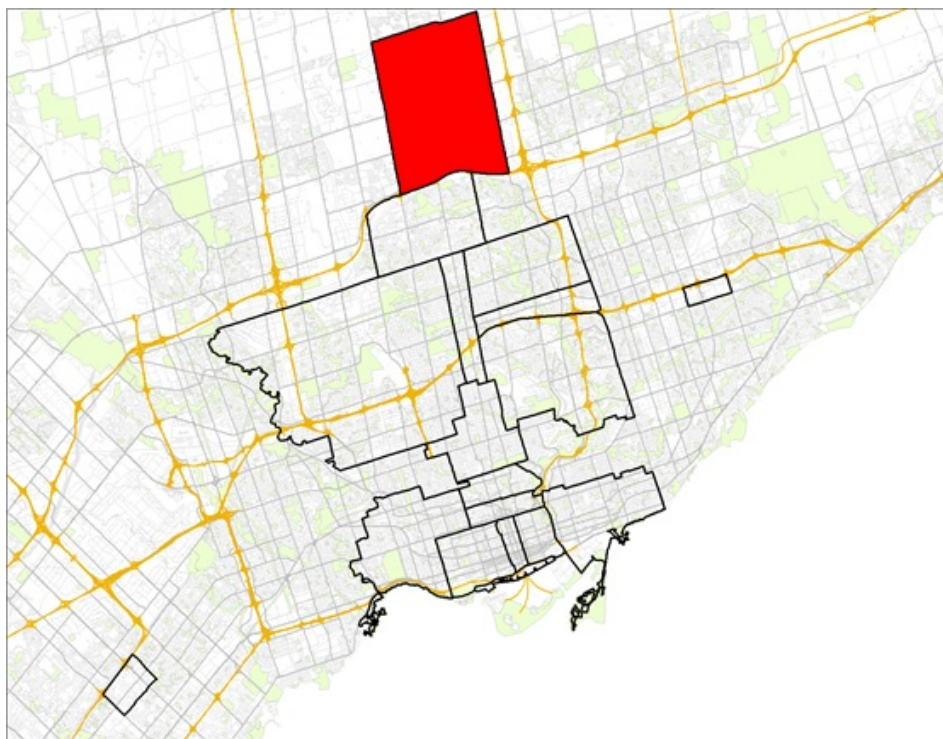


Greater Toronto Area
HWY 7 - Yonge

New Homes High Rise Submarket Report
Data as of September 2023



Highway7 - Yonge Submarket Report - September 2023



Highway7 - Yonge		GTA
Distinct count of Site Name	4	390
No. of Units	933	99,243
Total Sales	899	82,881
Act Inv	34	16,362
Avg. wt. \$/sf	\$1,117	\$1,400
Avg. Project \$/SF	\$1,037	\$1,289
Avg. SF	1,140	786
Avg. \$	\$1,273,121	\$1,100,373
Current Month Sales (incl. active & sold out)	0	1,290

Development Applications

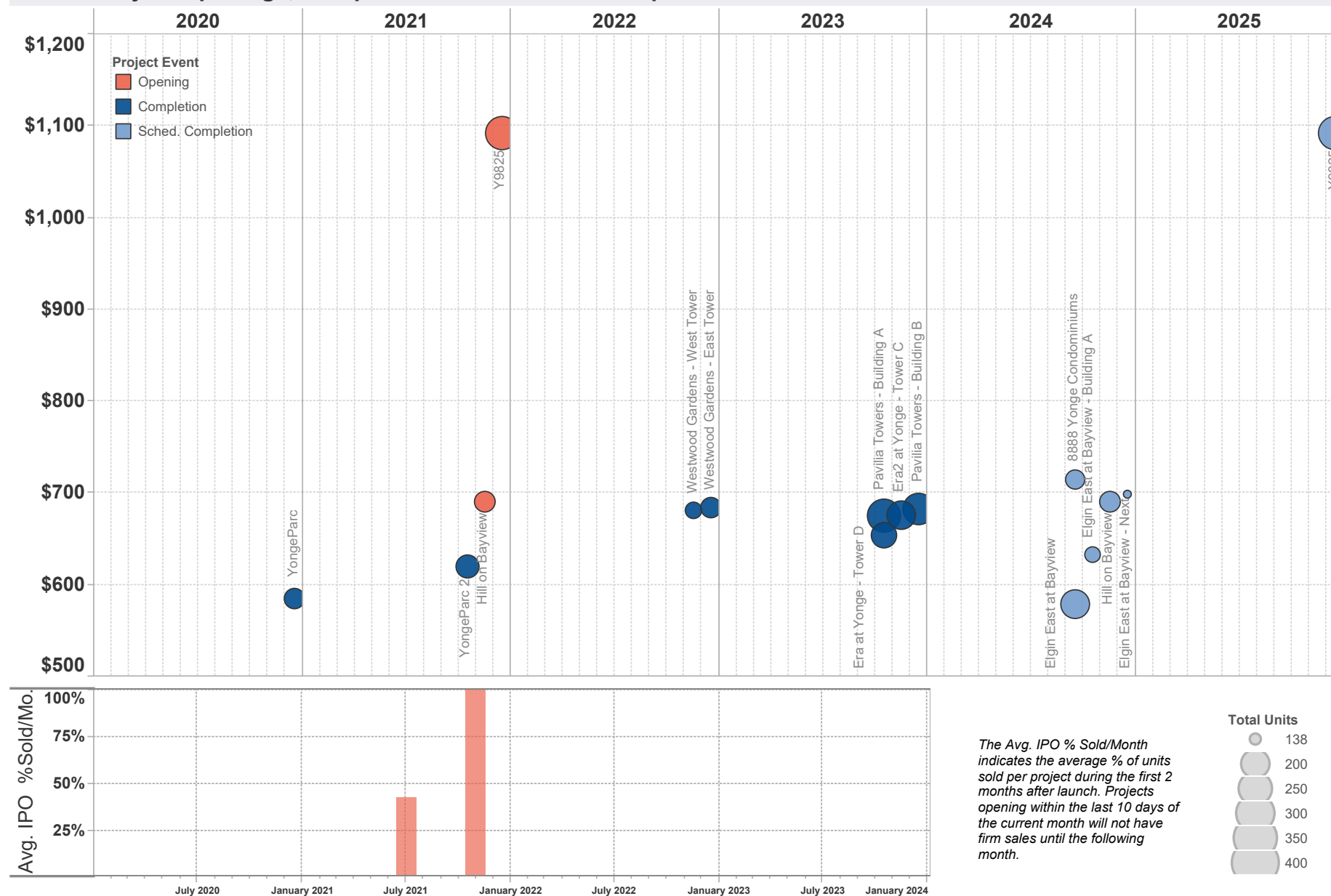
Highway7 - Yonge	City of Toronto
	792
	462,470
	0.0
	61.7
	8.1

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



Highway7 - Yonge Submarket Report - September 2023

Recent Project Openings, Completions & Scheduled Completions



Highway7 - Yonge Submarket Report - September 2023

Project Data by Unit Type

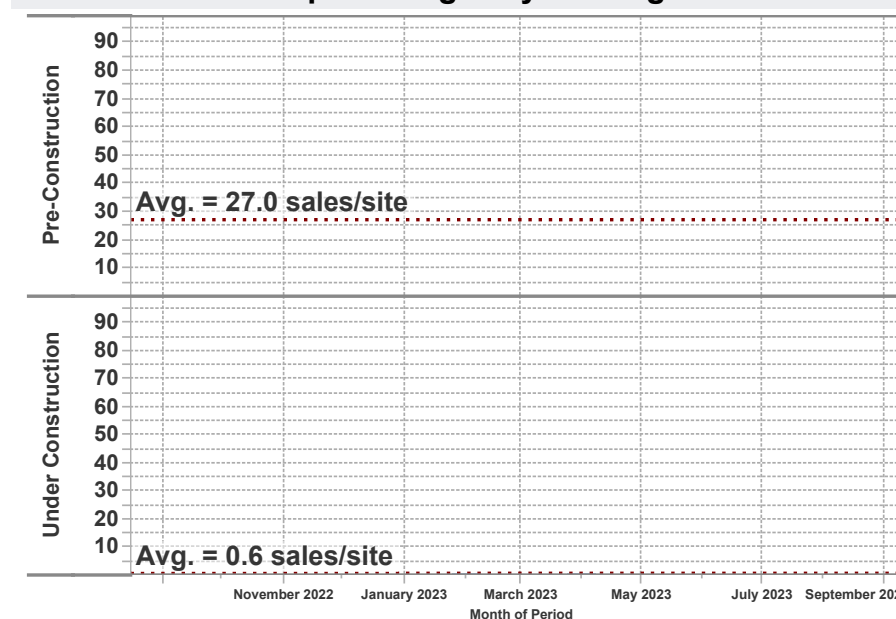
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio				
1 Bedroom	217	0	217	0
1 Bedroom + Den	228	0	223	5
2 Bedroom	280	0	275	5
2 Bedroom + Den	156	0	132	24
3 Bedroom & Up	52	0	52	0
Penthouse				
Other	0	0	0	0

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
\$1,116	1,029	1,333	\$1,067,900	\$1,500,900

IPO Launch Performance (first 2 months)

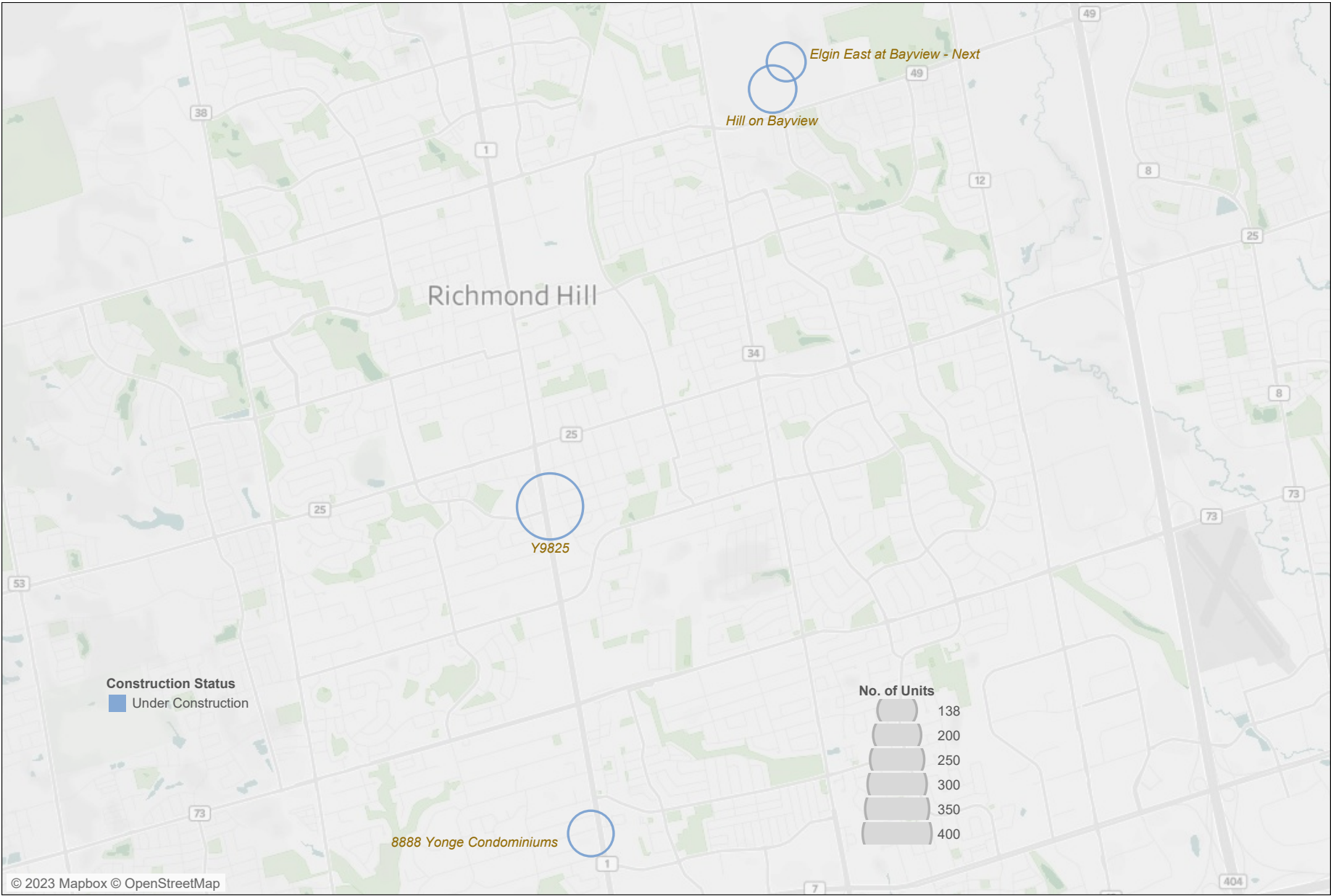


Post Launch Absorption: Highway7 - Yonge



Highway7 - Yonge Submarket Report - September 2023

Current Active Projects

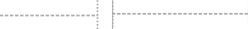


Highway7 - Yonge Submarket Report - September 2023

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	March 2024	0	0	0	190	\$715	\$776
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	February 2024	0	5	11	138	\$699	\$1,112
Hill on Bayview - Armour Heights Developments	Stacked	October 2024	0	0	23	205	\$691	\$1,118
Y9825 - Metroview Developments	Apartment	September 2025	0	0	0	400	\$1,092	\$1,140

Highway7 - Yonge Submarket Report - September 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	 130	 17	 4,374	 645	 \$2,364	 993	 \$2,347,311	 16,534
Central Waterfront	 0	 6	 2,544	 484	 \$1,710	 1,130	 \$1,932,586	 17,168
Don Mills - York Mills	 5	 13	 3,531	 100	 \$1,141	 1,173	 \$1,338,302	 27,949
Downtown Core	 5	 8	 4,820	 518	 \$1,872	 760	 \$1,421,931	 31,614
Downtown East	 14	 21	 6,232	 1,757	 \$1,495	 668	 \$998,899	 25,506
Downtown West	 130	 24	 7,798	 832	 \$1,776	 1,019	 \$1,809,473	 17,279
Etobicoke Waterfront	 1	 1	 546	 19	 \$1,647	 811	 \$1,335,505	 8,698
Highway7 - Yonge	 0	 4	 899	 34	 \$1,117	 1,140	 \$1,273,121	 26,252
Mississauga City Centre	 0	 9	 3,961	 934	 \$1,244	 578	 \$718,713	 25,804
North Toronto	 1	 18	 3,519	 368	 \$1,565	 930	 \$1,455,739	 305
North Yonge Corridor	 14	 8	 2,650	 590	 \$1,563	 672	 \$1,049,549	 32,858
North York East	 0	 1	 497	 0	 .	 .	 .	 143,616
North York West	 38	 10	 1,093	 484	 \$1,385	 854	 \$1,183,788	 24,358
Not Applicable	 809	 198	 31,367	 8,474	 \$1,167	 757	 \$883,833	 14,963
Scarborough City Centre								 13,202
Sheppard Corridor	 36	 11	 2,361	 244	 \$1,404	 836	 \$1,174,095	 30,647
Thornhill	 0	 2	 411	 28	 \$1,367	 1,690	 \$2,310,536	 5,717
Toronto East	 91	 10	 1,584	 227	 \$1,256	 730	 \$916,542	
Toronto West	 15	 22	 3,819	 378	 \$1,386	 879	 \$1,218,272	
Yonge - St. Clair	 1	 7	 875	 246	 \$1,917	 951	 \$1,823,364	



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