

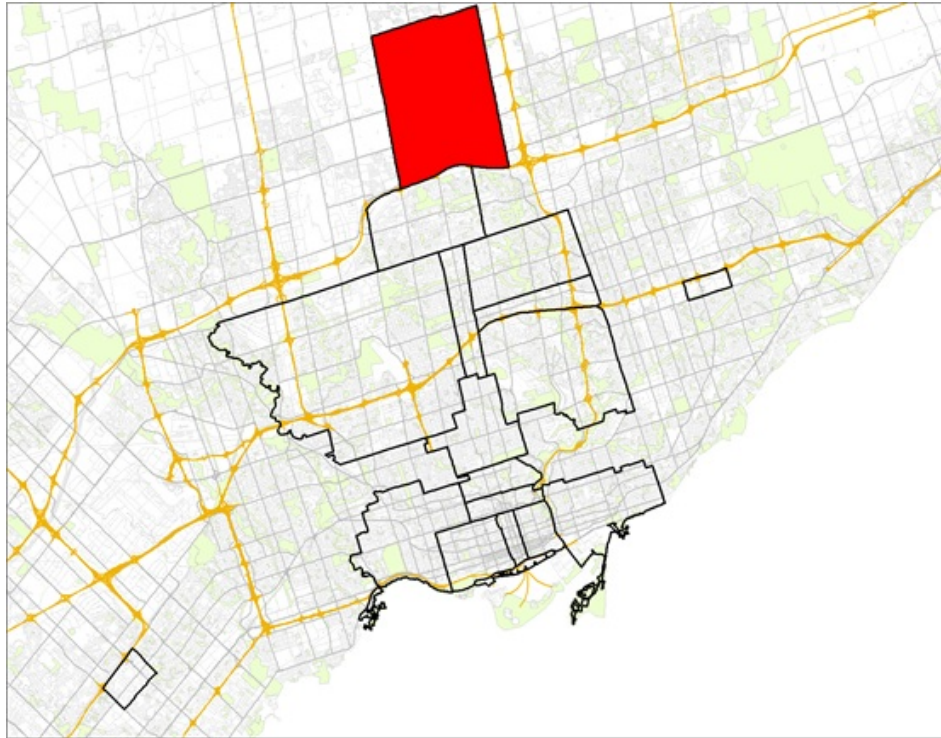


Greater Toronto Area
HWY 7 - Yonge

New Homes High Rise Submarket Report
Data as of January 2024



Highway7 - Yonge Submarket Report - January 2024



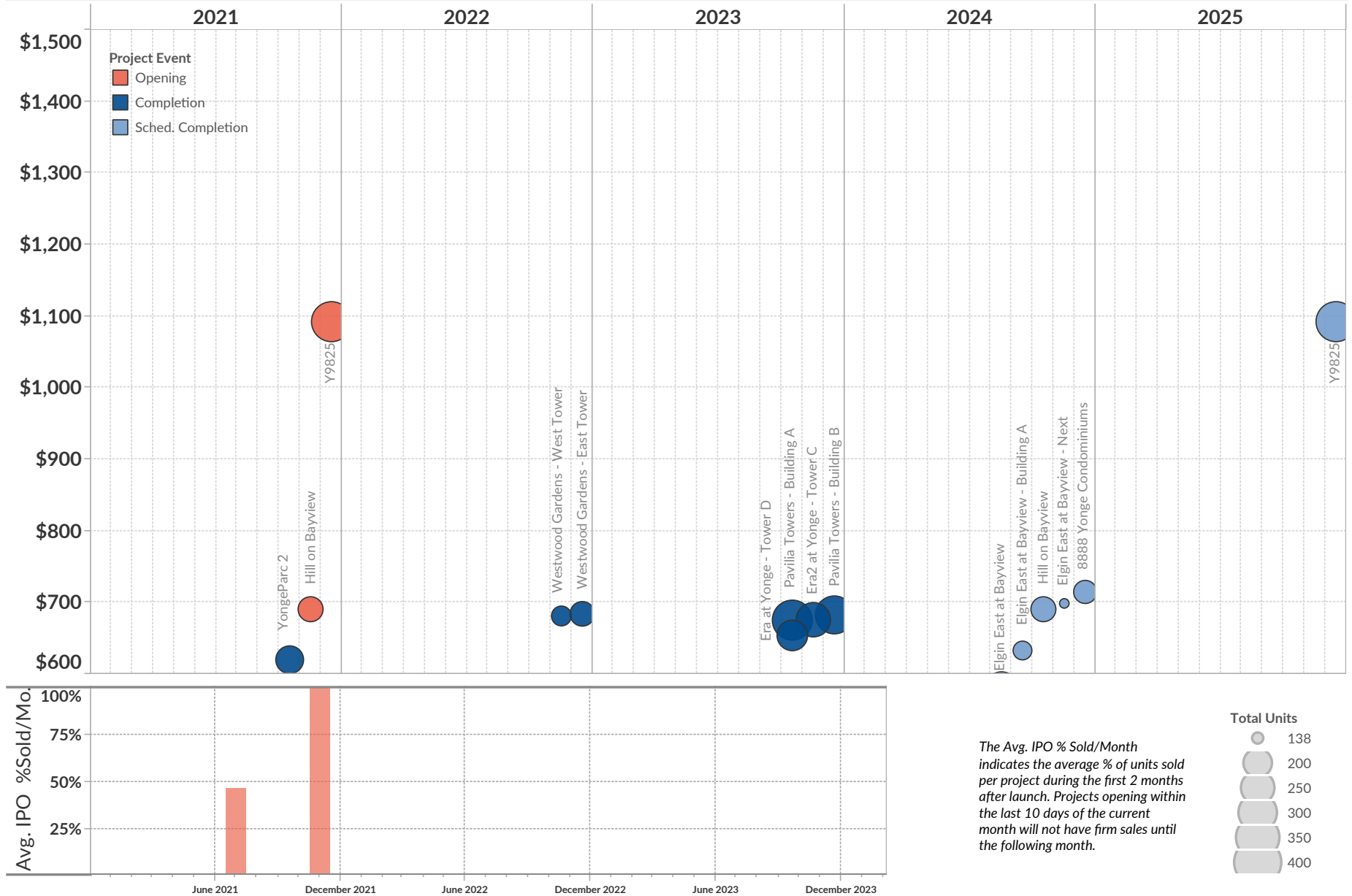
Highway7 - Yonge		GTA
Distinct count of Site Name	4	387
No. of Units	933	97,879
Total Sales	918	81,202
Act Inv	15	16,677
Avg. wt. \$/sf	\$1,110	\$1,412
Avg. Project \$/SF	\$1,035	\$1,301
Avg. SF	849	790
Avg. \$	\$942,000	\$1,115,800
Current Month Sales (incl. active & sold out)	0	233

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



Highway7 - Yonge Submarket Report - January 2024

Recent Project Openings, Completions & Scheduled Completions



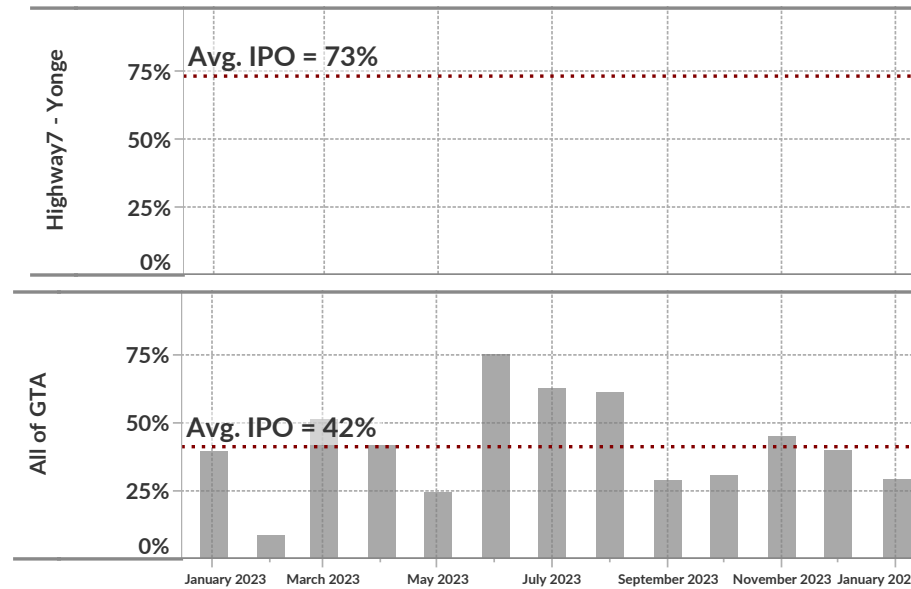
Highway7 - Yonge Submarket Report - January 2024

Project Data by Unit Type

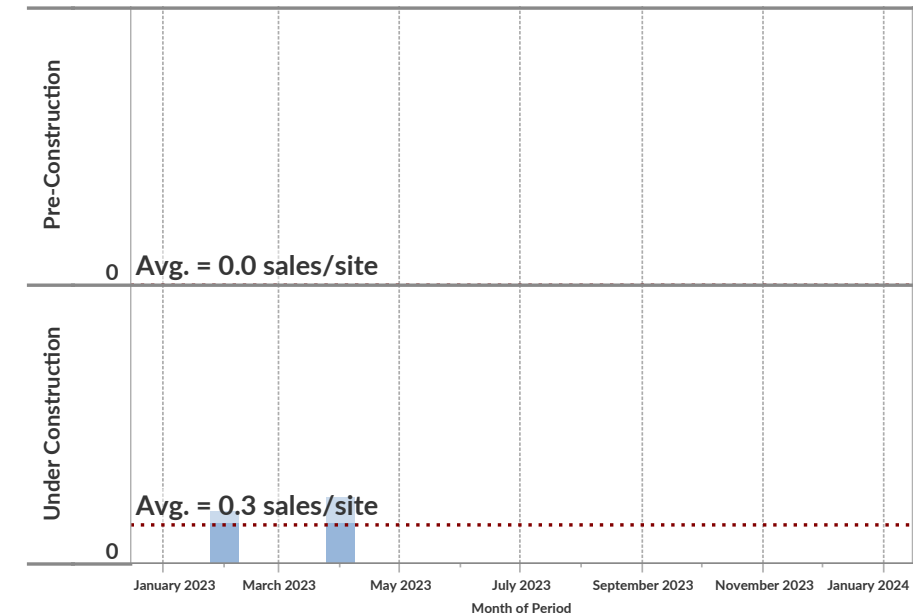
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio				
1 Bedroom	217	0	217	0
1 Bedroom + Den	228	0	222	6
2 Bedroom	280	0	273	7
2 Bedroom + Den	156	0	154	2
3 Bedroom & Up	52	0	52	0
Penthouse				
Other	0	0	0	0

*				
Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,196	650	825	\$761,900	\$970,900
\$1,069	795	1,381	\$887,900	\$1,500,900
\$1,065	1,029	1,333	\$1,067,900	\$1,430,900

IPO Launch Performance (first 2 months)

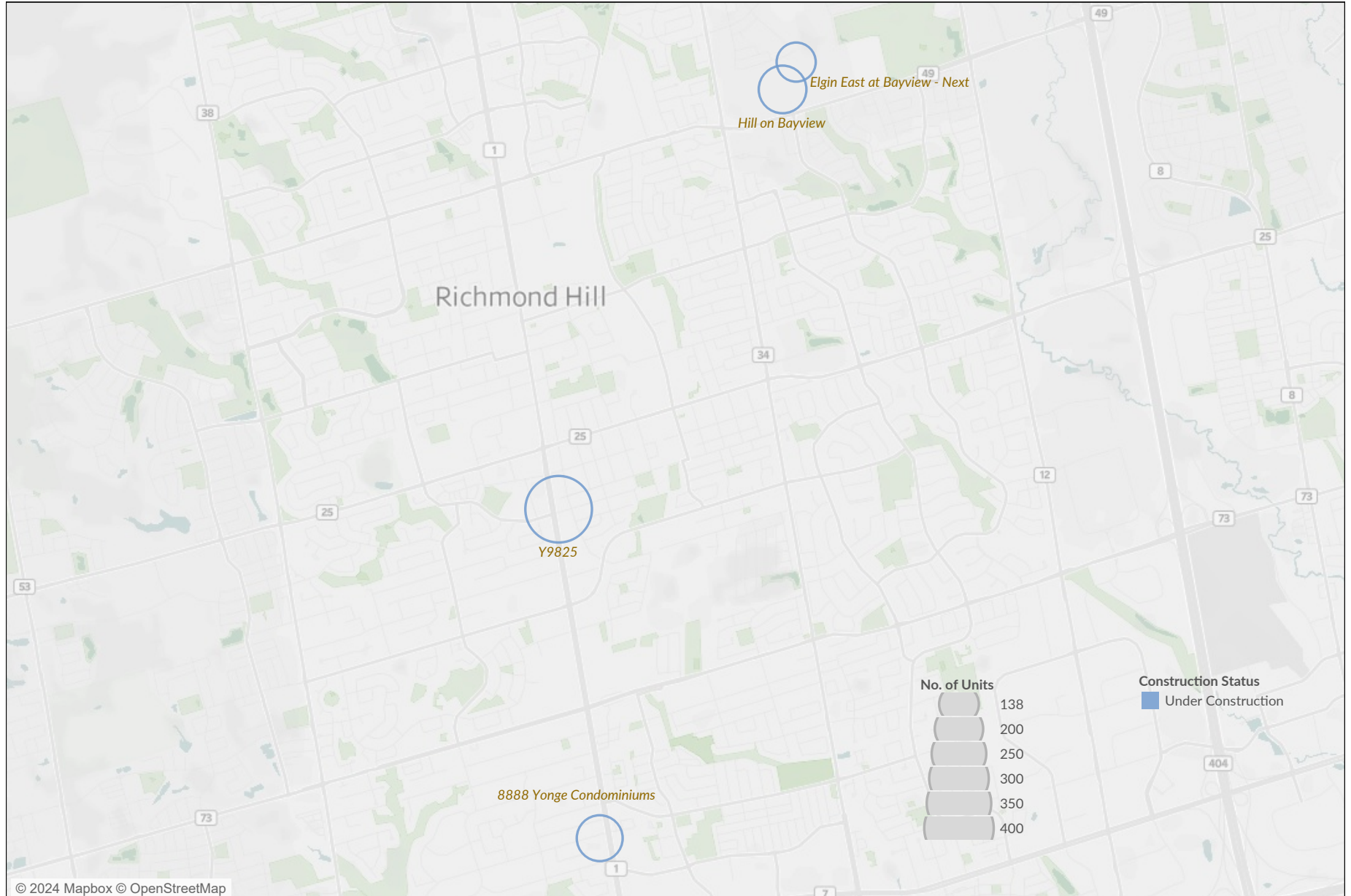


Post Launch Absorption: Highway7 - Yonge



Highway7 - Yonge Submarket Report - January 2024

Current Active Projects



Highway7 - Yonge Submarket Report - January 2024

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	June 2024	0	0	0	190	\$715	\$776
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	April 2024	0	0	12	138	\$699	\$1,107
Hill on Bayview - Armour Heights Developments	Stacked	October 2024	0	0	3	205	\$691	\$1,117
Y9825 - Metroview Developments	Apartment	September 2025	0	0	0	400	\$1,092	\$1,140

Highway7 - Yonge Submarket Report - January 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	17
Central Waterfront	6	7
Don Mills - York Mills	2	13
Downtown Core	2	6
Downtown East	20	20
Downtown West	12	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	7	9
North Toronto	11	18
North Yonge Corridor	12	9
North York East		
North York West	0	10
Not Applicable	119	196
Scarborough City Centre		
Sheppard Corridor	17	13
Thornhill	0	2
Toronto East	7	9
Toronto West	10	20
Yonge - St. Clair	5	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$
4,411	582	\$2,387	1,067	\$2,547,183
2,976	898	\$1,700	892	\$1,516,226
3,234	306	\$1,179	855	\$1,007,688
3,655	466	\$1,878	778	\$1,462,157
5,920	1,566	\$1,483	696	\$1,031,248
7,938	836	\$1,692	985	\$1,667,384
548	17	\$1,643	849	\$1,395,518
918	15	\$1,110	849	\$942,000
4,237	629	\$1,241	629	\$780,886
3,524	364	\$1,579	937	\$1,479,273
2,733	756	\$1,652	697	\$1,151,473
1,118	447	\$1,375	827	\$1,137,476
31,371	7,913	\$1,177	772	\$908,981
2,589	534	\$1,402	796	\$1,115,799
411	28	\$1,367	1,690	\$2,310,536
1,323	204	\$1,258	708	\$891,022
3,259	452	\$1,286	912	\$1,172,522
1,037	664	\$1,800	632	\$1,137,687



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