

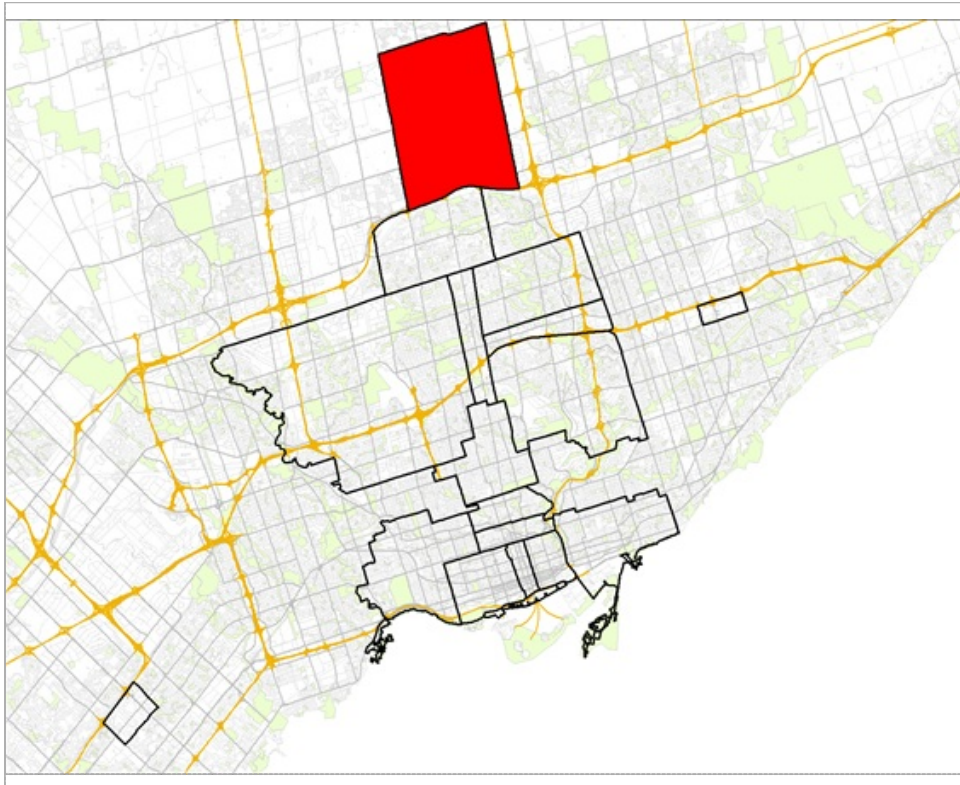


Greater Toronto Area | Highway7 - Yonge New Homes High Rise Submarket Report

Data as of March 2024

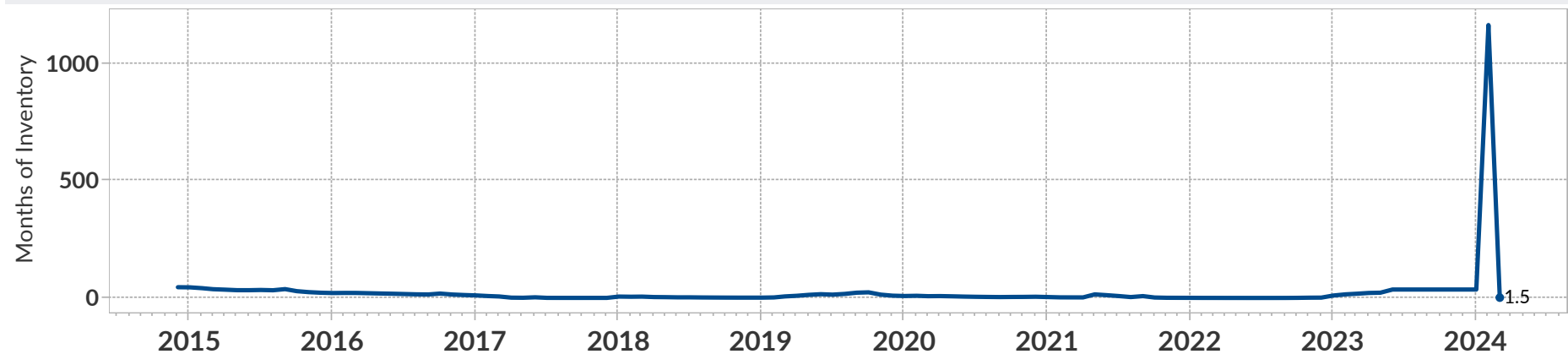


Highway7 - Yonge Submarket Report - March 2024



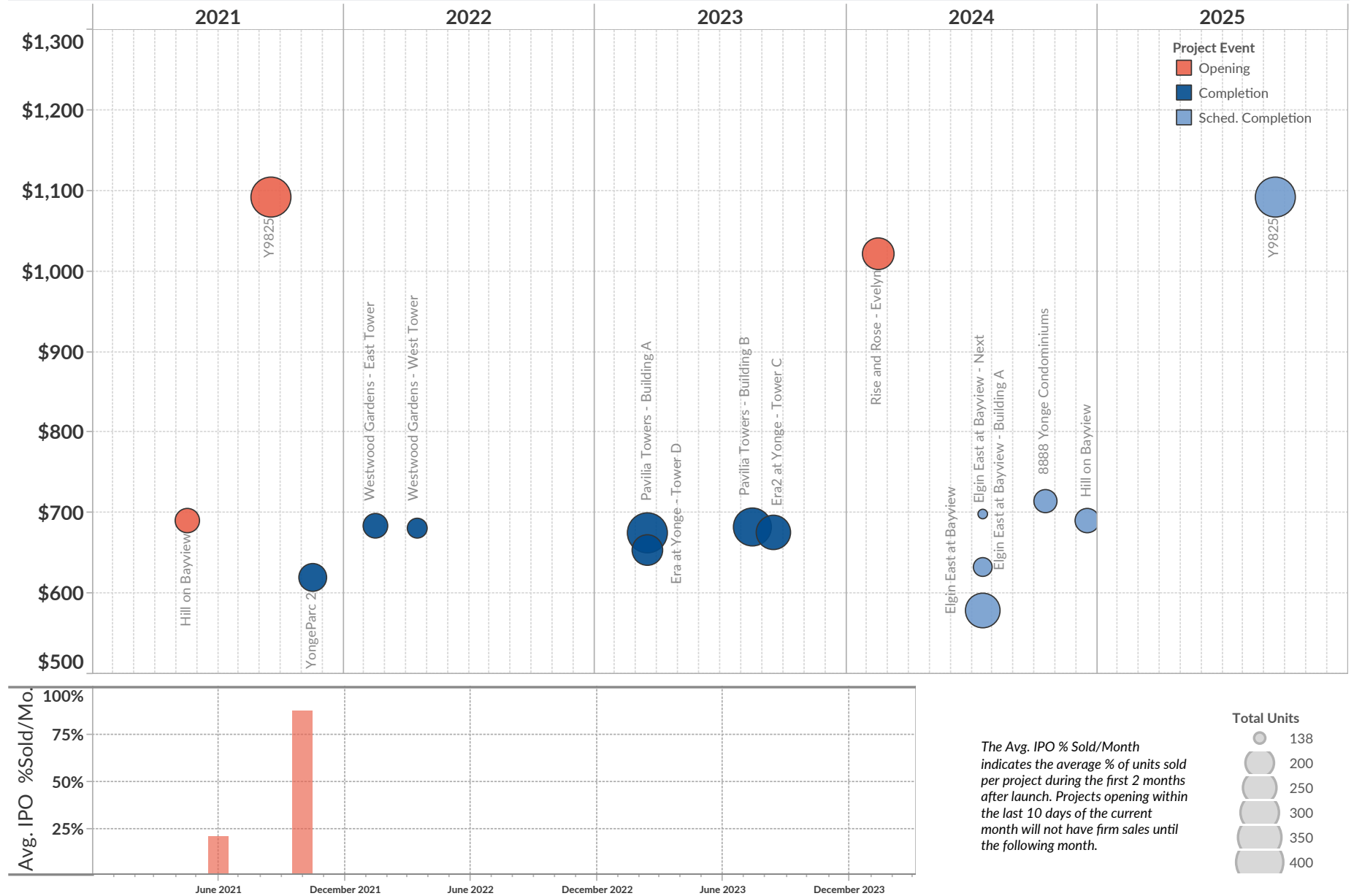
Highway7 - Yonge		GTA
Distinct count of Site Name	5	352
No. of Units	1,204	90,798
Total Sales	1,172	74,480
Act Inv	32	16,318
Avg. \$/sf		\$1,409
Avg. Project \$/SF		\$1,315
Avg. SF		793
Avg. \$		\$1,117,379
Current Month Sales		601

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



Highway7 - Yonge Submarket Report - March 2024

Recent Project Openings, Completions & Scheduled Completions



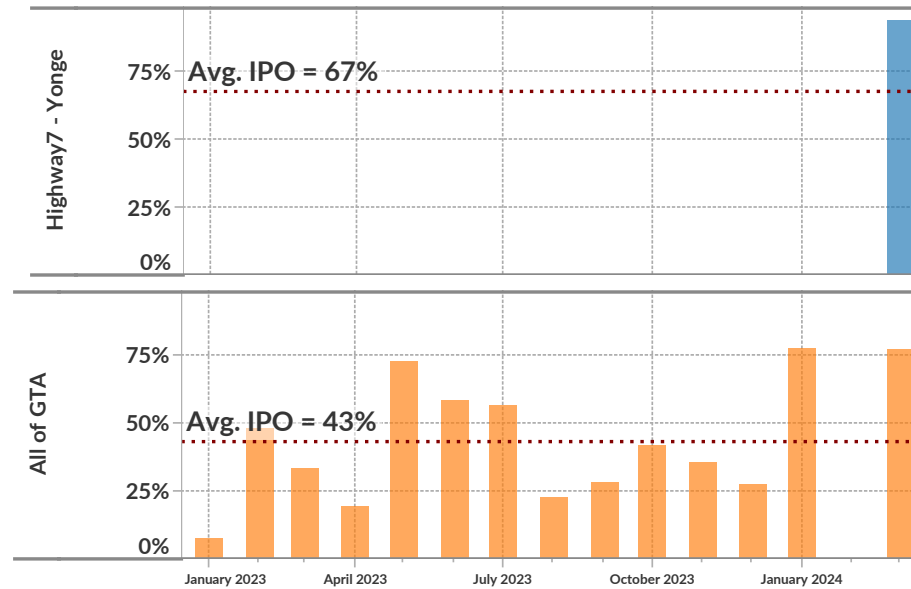
Highway7 - Yonge Submarket Report - March 2024

Project Data by Unit Type

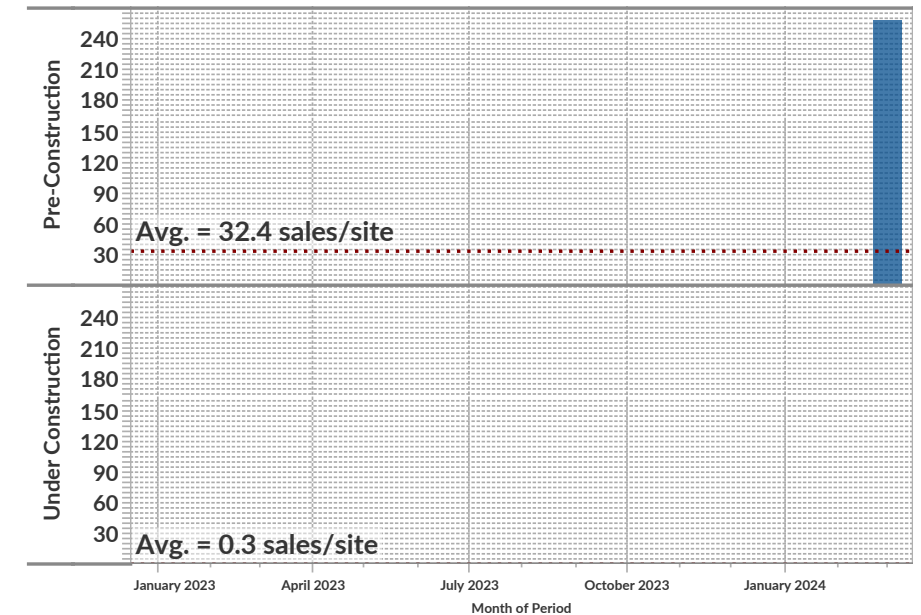
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio				
1 Bedroom	269	50	267	2
1 Bedroom + Den	357	123	341	16
2 Bedroom	359	77	348	11
2 Bedroom + Den	163	5	160	3
3 Bedroom & Up	56	4	56	0
Penthouse				
Other	0	0	0	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,043	492	565	\$517,900	\$584,900
\$1,105	637	825	\$667,900	\$970,900
\$1,050	784	1,381	\$789,900	\$1,500,900
\$1,039	925	1,333	\$900,900	\$1,430,900

IPO Launch Performance (first 2 months)

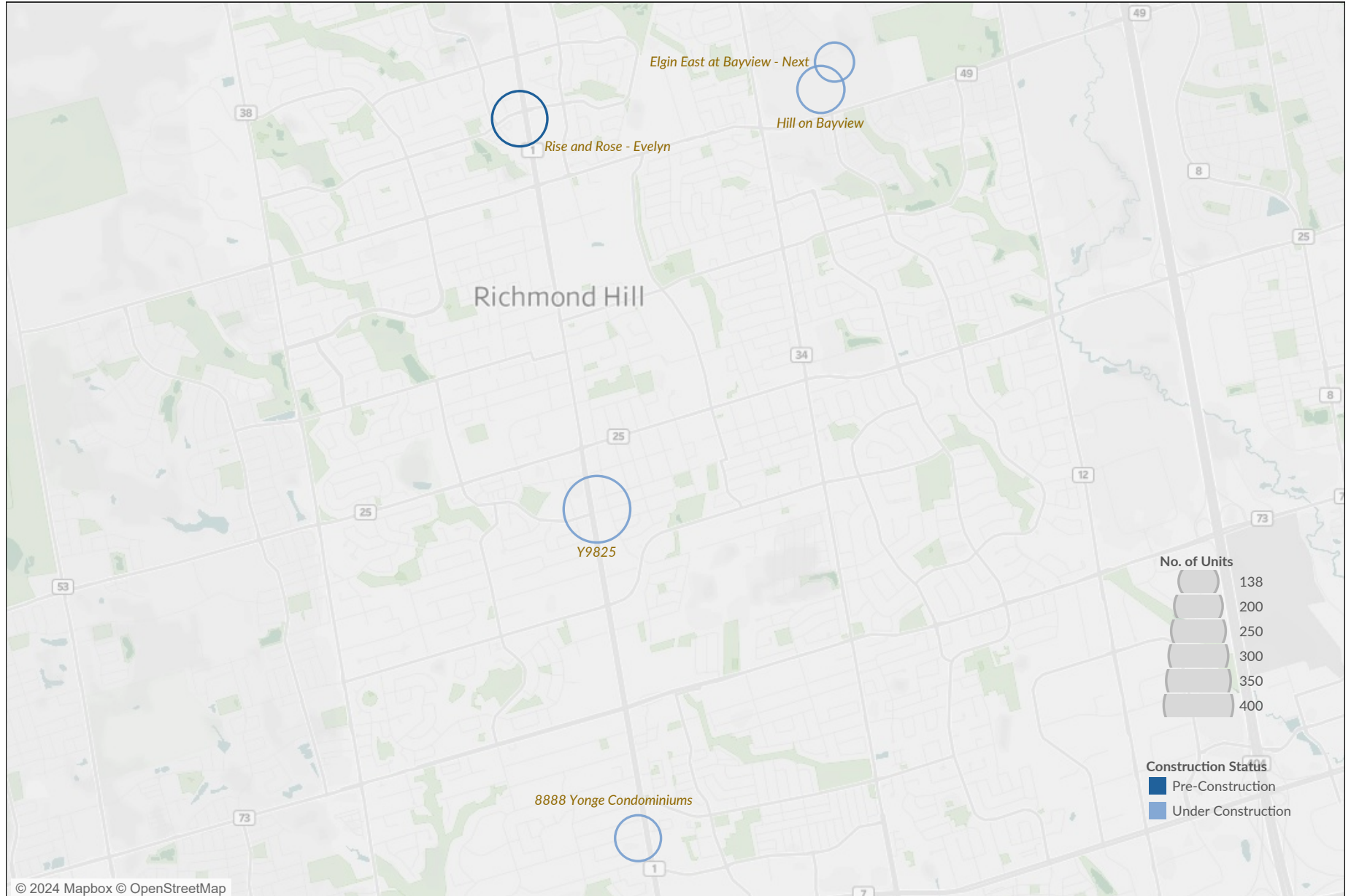


Post Launch Absorption: Highway7 - Yonge



Highway7 - Yonge Submarket Report - March 2024

Current Active Projects



Highway7 - Yonge Submarket Report - March 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	October 2024	0	0	0	190	\$715	\$776
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	July 2024	0	0	12	138	\$699	\$1,107
Hill on Bayview - Armour Heights Developments	Stacked	December 2024	0	0	3	200	\$691	\$1,117
Rise and Rose - Evelyn - Greenpark Group	Apartment	September 2026	259	259	17	276	\$1,022	\$1,025
Y9825 - Metroview Developments	Apartment	September 2025	0	0	0	400	\$1,092	\$1,140

Highway7 - Yonge Submarket Report - March 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	17
Central Waterfront	2	6
Don Mills - York Mills	0	10
Downtown Core	3	6
Downtown East	18	20
Downtown West	10	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	259	5
Mississauga City Centre	5	9
North Toronto	4	17
North Yonge Corridor	4	9
North York East		
North York West	0	9
Not Applicable	261	176
Scarborough City Centre		
Sheppard Corridor	8	9
Thornhill	0	2
Toronto East	3	6
Toronto West	18	19
Yonge - St. Clair	0	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,059	592	\$2,398	1,082	\$2,594,363
2,745	889	\$1,654	956	\$1,581,428
2,384	277	\$1,196	826	\$988,143
3,661	460	\$1,878	781	\$1,467,515
5,944	1,542	\$1,457	694	\$1,011,230
7,230	798	\$1,700	978	\$1,662,182
551	14	\$1,644	860	\$1,414,329
1,172	32	\$1,073	767	\$822,416
4,252	640	\$1,234	657	\$810,778
3,300	354	\$1,577	937	\$1,477,042
2,746	743	\$1,656	696	\$1,153,080
1,072	445	\$1,375	818	\$1,124,927
27,975	7,747	\$1,176	774	\$909,521
1,835	490	\$1,414	806	\$1,139,593
411	28	\$1,361	1,690	\$2,301,250
890	178	\$1,264	647	\$817,465
3,212	429	\$1,259	903	\$1,137,113
1,041	660	\$1,806	623	\$1,124,676



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