

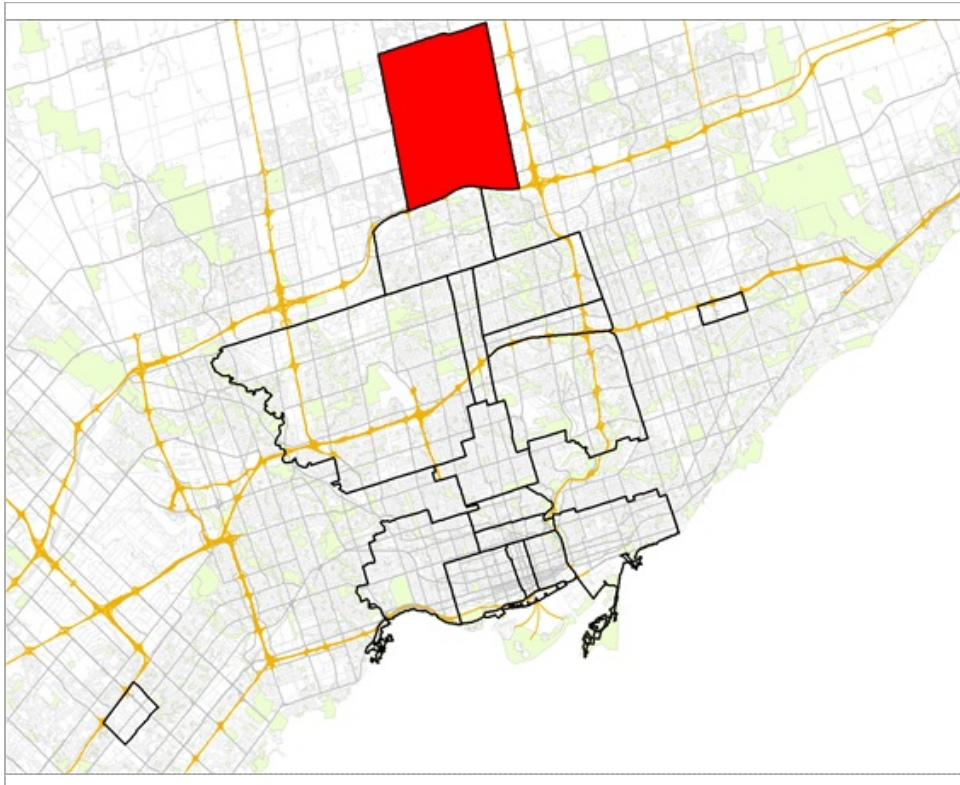


Greater Toronto Area | Highway7 - Yonge New Homes High Rise Submarket Report

Data as of April 2024

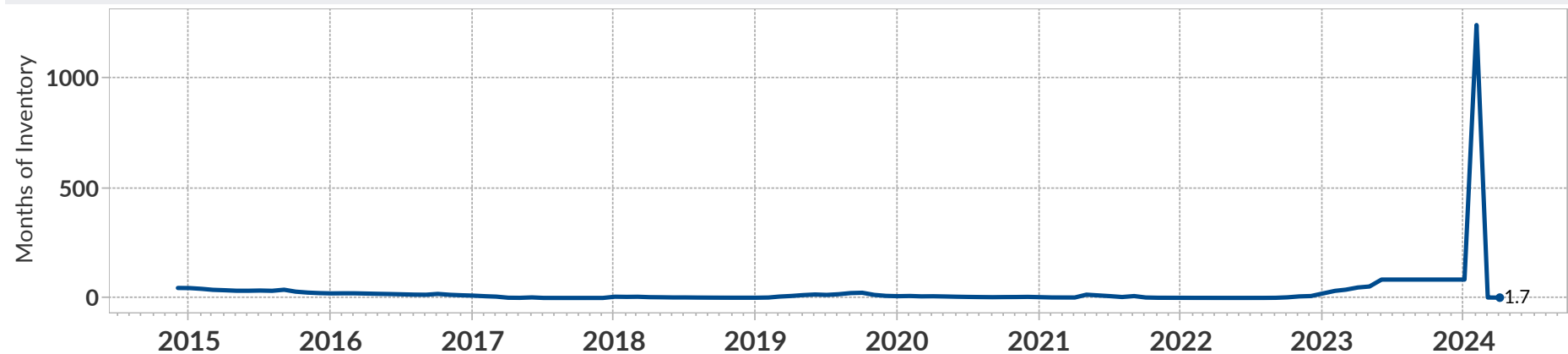


Highway7 - Yonge Submarket Report - April 2024



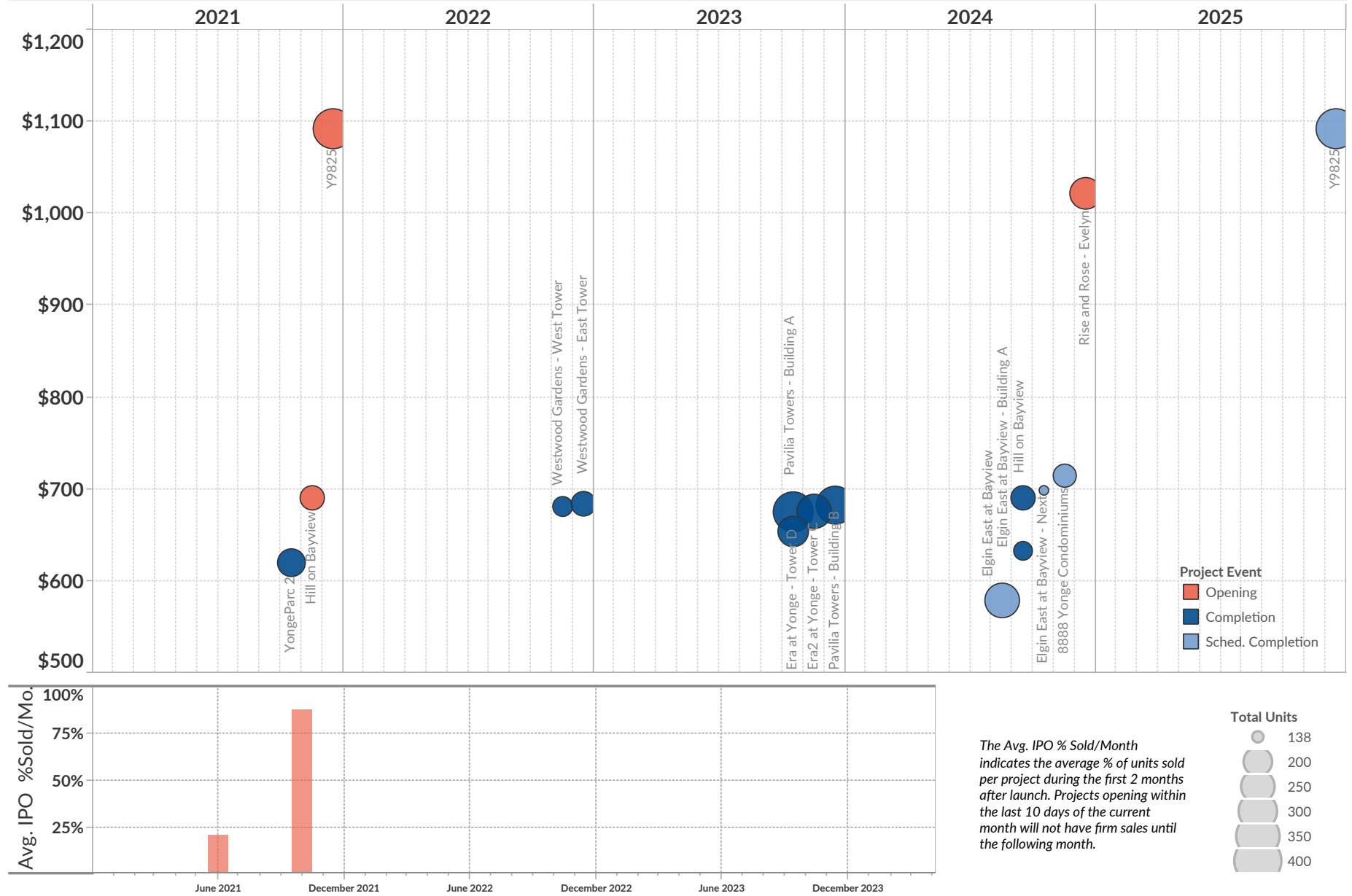
Highway7 - Yonge		GTA
Distinct count of Site Name	5	353
No. of Units	1,204	90,746
Total Sales	1,165	74,268
Act Inv	39	16,478
Avg. \$/sf		\$1,420
Avg. Project \$/SF		\$1,318
Avg. SF		794
Avg. \$		\$1,127,454
Current Month Sales		518

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



Highway7 - Yonge Submarket Report - April 2024

Recent Project Openings, Completions & Scheduled Completions



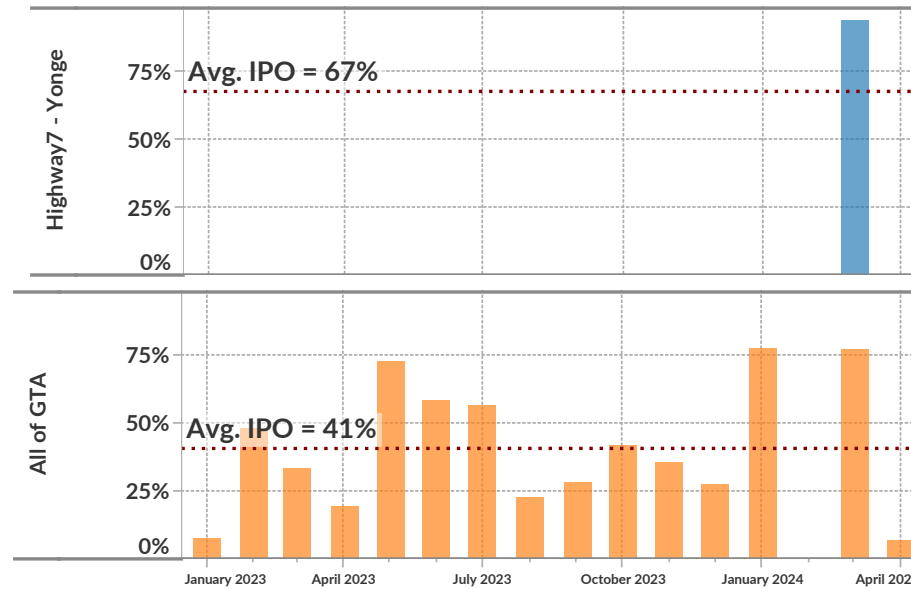
Highway7 - Yonge Submarket Report - April 2024

Project Data by Unit Type

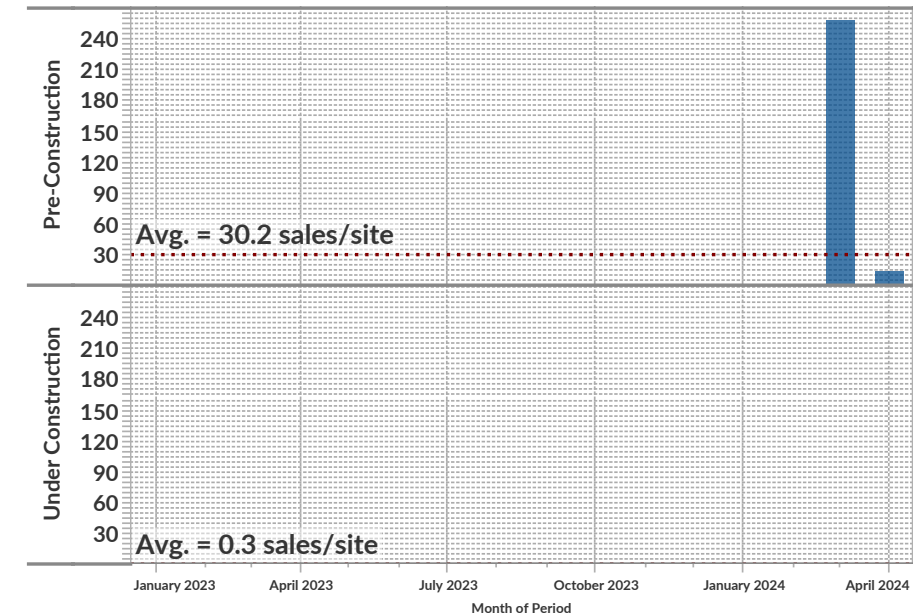
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio				
1 Bedroom	269	2	269	0
1 Bedroom + Den	357	8	348	9
2 Bedroom	359	2	342	17
2 Bedroom + Den	163	1	152	11
3 Bedroom & Up	56	0	54	2
Penthouse				
Other	0	0	0	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,169	637	825	\$683,900	\$980,900
\$1,083	784	1,381	\$789,900	\$1,499,900
\$1,091	1,029	1,333	\$1,067,900	\$1,442,900
\$1,101	1,072	1,072	\$1,179,900	\$1,179,900

IPO Launch Performance (first 2 months)

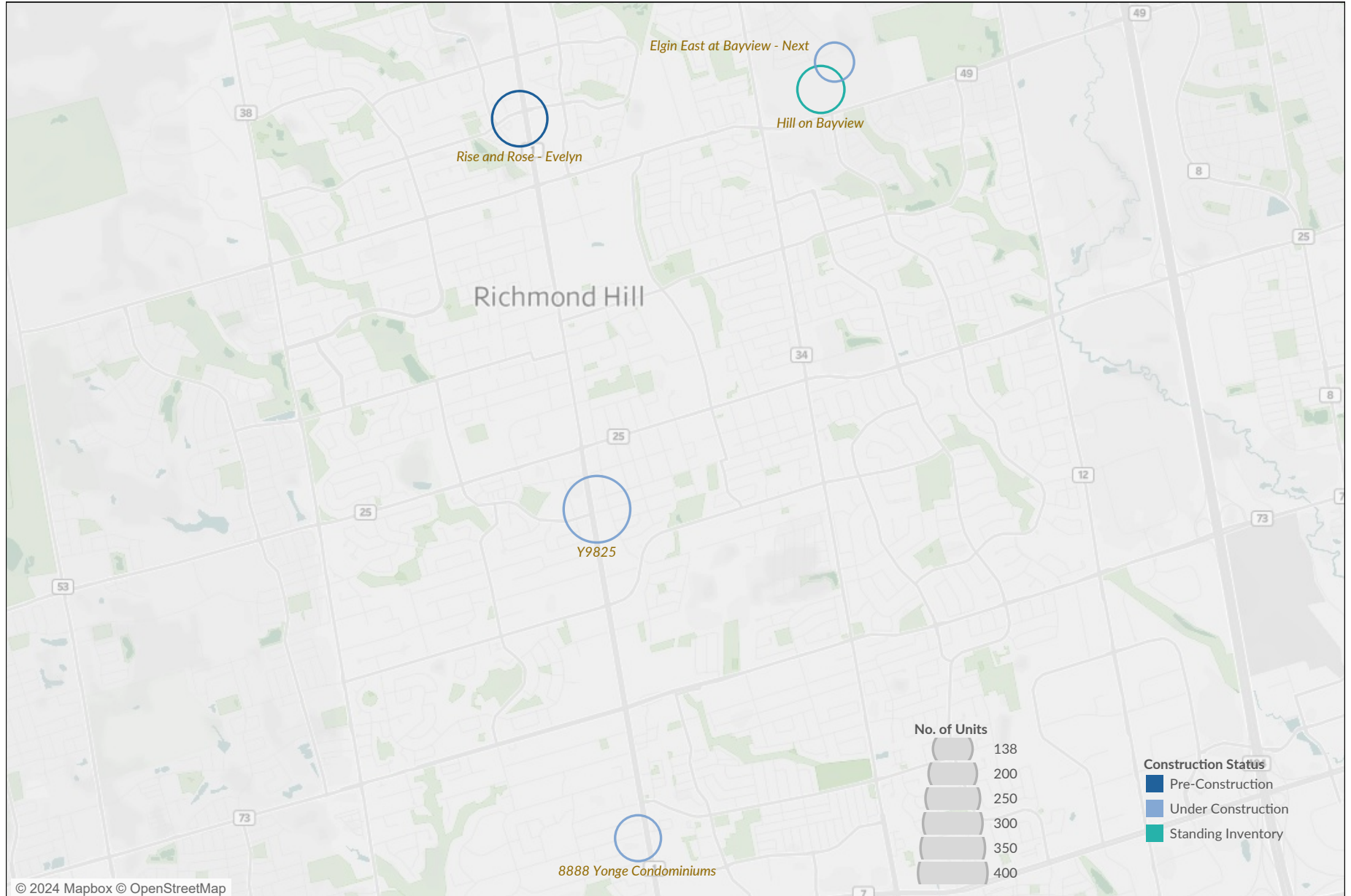


Post Launch Absorption: Highway7 - Yonge



Highway7 - Yonge Submarket Report - April 2024

Current Active Projects



Highway7 - Yonge Submarket Report - April 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 \$/SF
8888 Yonge Condominiums - Metroview Developments	Apartment	October 2024	0	0	0	190	\$715	\$776
Elgin East at Bayview - Next - Sequoia Grove Homes	Apartment	August 2024	0	0	12	138	\$699	\$1,107
Hill on Bayview - Armour Heights Developments	Stacked	March 2024	0	0	23	200	\$691	\$1,107
Rise and Rose - Evelyn - Greenpark Group	Apartment	September 2026	13	272	4	276	\$1,022	\$1,025
Y9825 - Metroview Developments	Apartment	September 2025	0	0	0	400	\$1,092	\$1,140

Highway7 - Yonge Submarket Report - April 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	7	17
Central Waterfront	24	6
Don Mills - York Mills	9	10
Downtown Core	5	6
Downtown East	8	20
Downtown West	162	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	13	5
Mississauga City Centre	4	9
North Toronto	3	17
North Yonge Corridor	2	9
North York East		
North York West	2	9
Not Applicable	227	175
Scarborough City Centre		
Sheppard Corridor	13	9
Thornhill	0	2
Toronto East	0	6
Toronto West	13	19
Yonge - St. Clair	26	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
4,066	585	\$2,400	1,085	\$2,602,961
2,766	868	\$1,678	881	\$1,478,693
2,401	311	\$1,192	838	\$999,002
3,666	455	\$1,869	782	\$1,462,632
5,951	1,535	\$1,456	690	\$1,004,278
7,391	1,421	\$1,817	868	\$1,578,028
551	14	\$1,644	860	\$1,414,329
1,165	39	\$1,100	1,012	\$1,113,310
4,256	636	\$1,234	658	\$811,624
3,304	354	\$1,578	937	\$1,477,917
2,748	741	\$1,656	697	\$1,154,309
1,074	443	\$1,377	821	\$1,130,591
27,481	7,762	\$1,162	770	\$894,594
1,850	475	\$1,420	812	\$1,153,054
411	28	\$1,361	1,690	\$2,301,250
890	178	\$1,264	647	\$817,465
3,225	416	\$1,267	903	\$1,144,027
1,072	217	\$2,059	912	\$1,876,784



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