

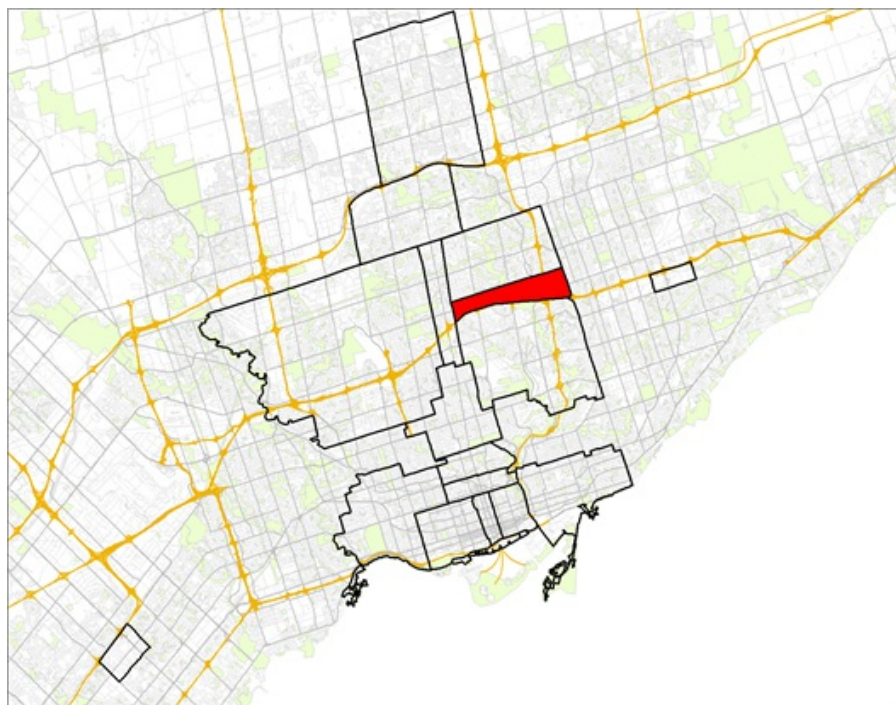


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of August 2018



Sheppard Corridor Submarket Report - August 2018



Sheppard Corridor		GTA
Active Projects	11	301
Total Units	3,258	76,955
Total Sales	2,883	66,596
Rem. Inv.	320	8,842
Avg. \$/SF	\$929	\$936
Avg. SF	820	930
Avg. \$	\$761,641	\$870,023
Current Month Sales (incl. active & sold out)	33	803

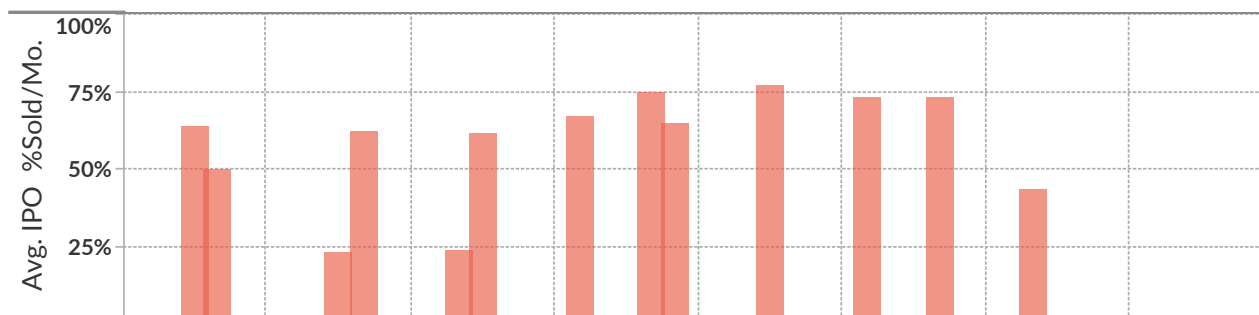
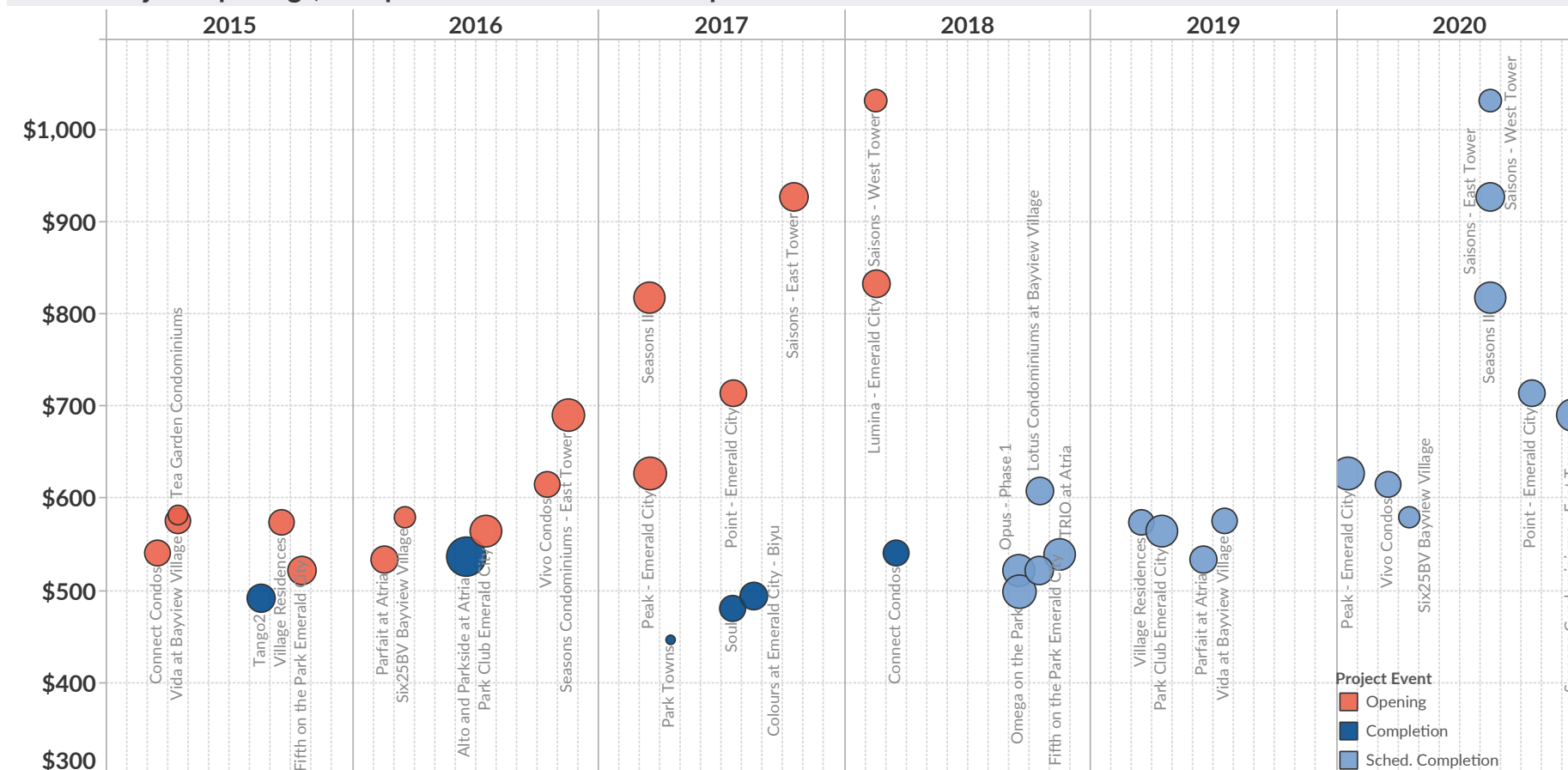
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	9	281
Total Units	11,487	309,523
Min. Floor Space Index	0.9	0.1
Max. Floor Space Index	7.0	45.5
Avg. Floor Space Index	3.0	5.5

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

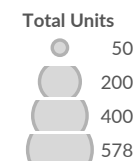


Sheppard Corridor Submarket Report - August 2018

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



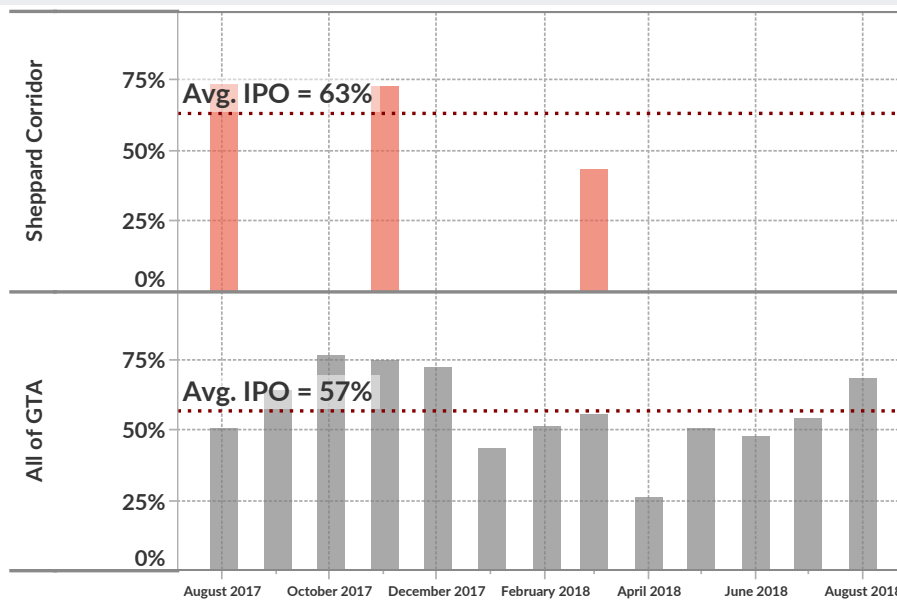
Sheppard Corridor Submarket Report - August 2018

Project Data by Unit Type

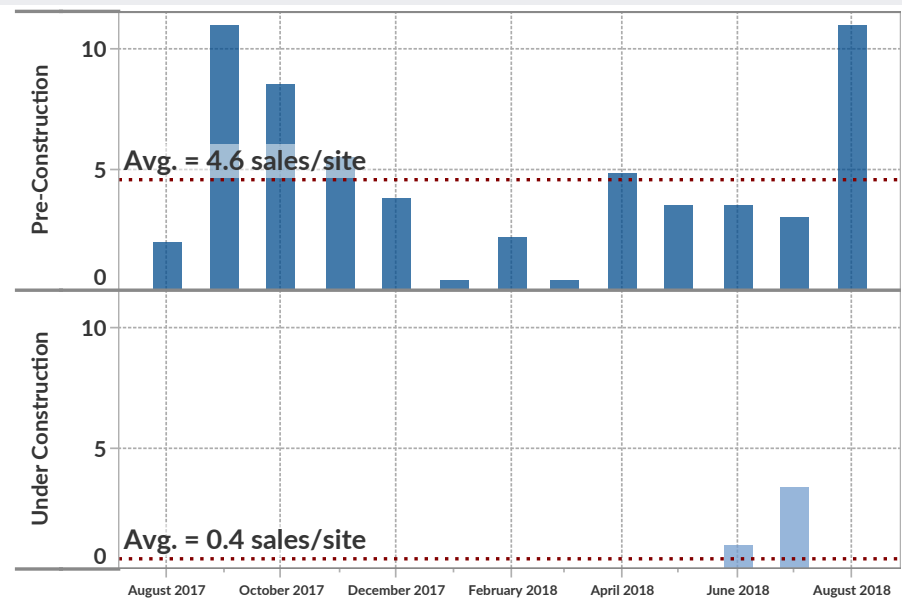
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	668	2	643	25
1 Bedroom + Den	1,100	4	1,021	79
2 Bedroom	851	6	775	76
2 Bedroom + Den	238	9	200	38
3 Bedroom & Up	222	12	146	76
Penthouse	32	0	32	0
Other	76	0	50	26

*				
Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$823	480	535	\$302,900	\$570,000
\$834	485	780	\$300,900	\$620,000
\$918	585	880	\$385,900	\$840,000
\$981	838	988	\$741,900	\$935,000
\$985	895	1,118	\$745,900	\$1,140,000
\$935	987	2,248	\$800,888	\$1,950,000

IPO Launch Performance (first 2 months)

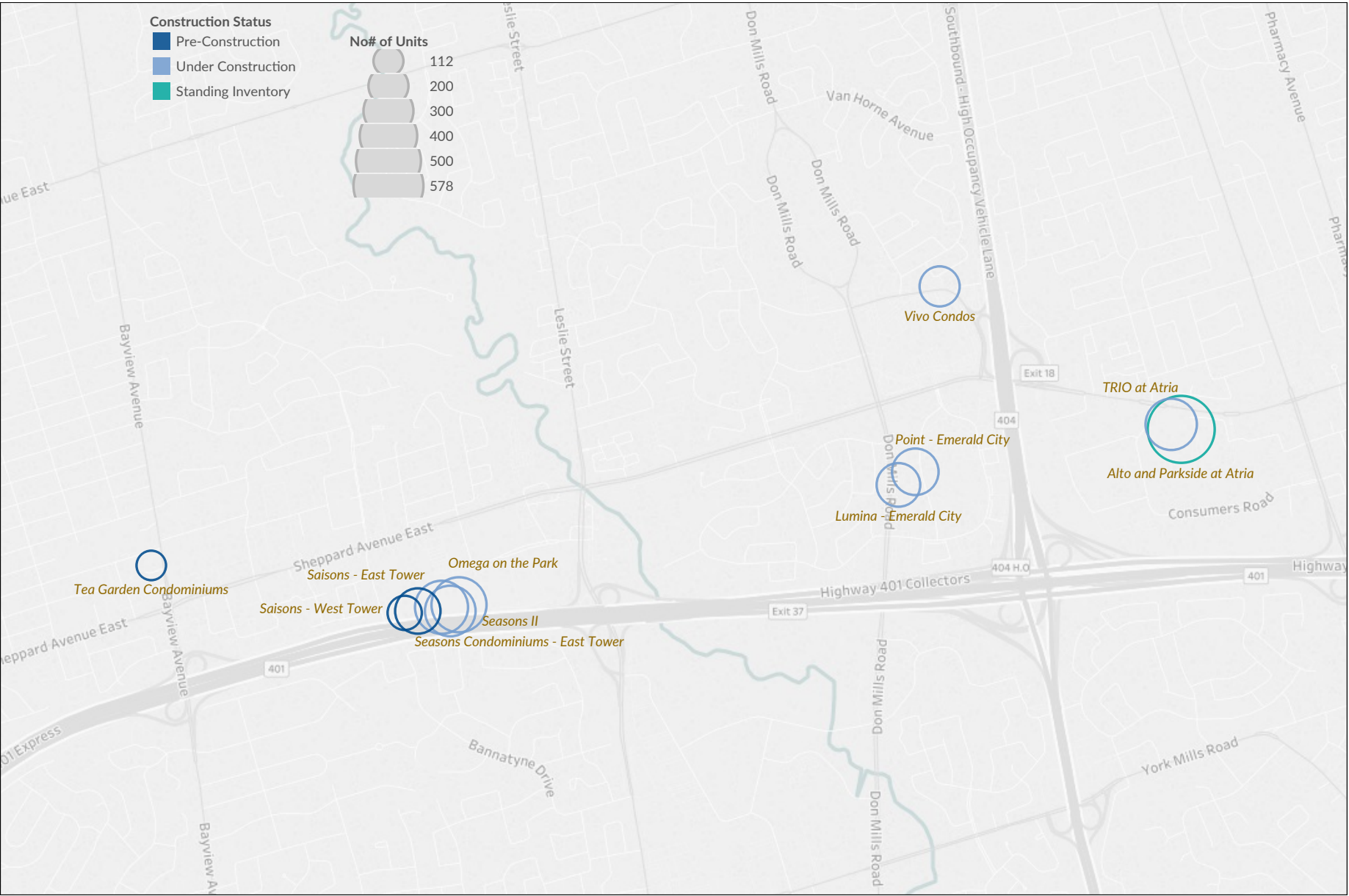


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - August 2018

Current Active Projects



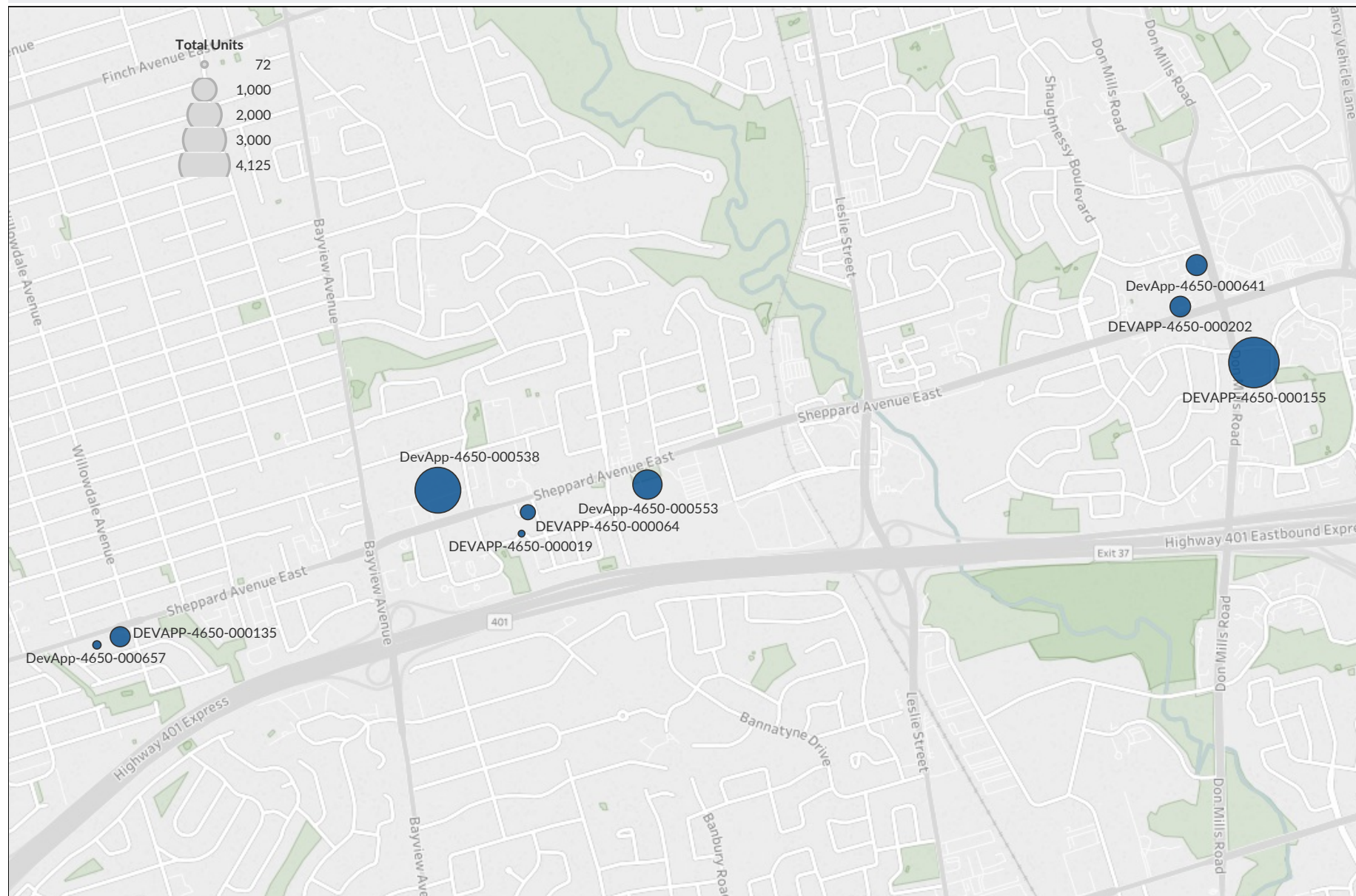
Sheppard Corridor Submarket Report - August 2018

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
Alto and Parkside at Atria - Tridel and Dorsay Development C..	Apartment	June 2016	0	0	1	578	\$537	\$545
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	February 2021	0	158	87	245	\$833	\$830
Omega on the Park - Concord Adex	Apartment	September 2018	0	0	6	390	\$500	\$788
Point - Emerald City - El-Ad Canada Inc.	Apartment	October 2020	0	0	0	279	\$714	\$808
Saisons - East Tower - Concord Adex	Apartment	August 2020	17	34	24	265	\$926	\$1,032
Saisons - West Tower - Concord Adex	Apartment	August 2020	11	101	50	151	\$1,031	\$1,028
Seasons Condominiums - East Tower - Concord Adex	Apartment	December 2020	0	4	13	362	\$691	\$948
Seasons II - Concord Adex	Apartment	August 2020	0	5	96	330	\$818	\$976
Tea Garden Condominiums - Phantom Developments	Apartment	April 2024	5	11	13	112	\$582	\$833
TRIO at Atria - Tridel and Dorsay Development Corporation	Apartment	November 2018	0	0	1	339	\$538	\$699
Vivo Condos - Fram Building Group	Apartment	March 2020	0	0	29	207	\$615	\$617

Sheppard Corridor Submarket Report - August 2018

Current Development Applications



Sheppard Corridor Submarket Report - August 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000019	12 - 16 Dervock Crescent	2.8	72
DEVAPP-4650-000064	625 - 627 Sheppard Avenue East; 6 - 10 Greenbriar Road	4.0	362
DEVAPP-4650-000135	179 - 181 Sheppard Avenue East	5.4	645
DEVAPP-4650-000155	32 Forest Manor Road	4.6	4,125
DEVAPP-4650-000202	1650 Sheppard Avenue East	6.0	686
DevApp-4650-000538	2901 Bayview Avenue; 630 Sheppard Avenue East	3.3	3,396
DevApp-4650-000553	1001 - 1019 Sheppard Avenue East	5.5	1,384
DevApp-4650-000641	2600 Don Mills Road	5.3	707
DevApp-4650-000657	145 Sheppard Avenue East	8.0	110

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

Sheppard Corridor Submarket Report - August 2018

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 8	• 17	• 5,733	• 5,177	• 252	• \$2,048	• 1,815	• \$3,716,656	• 6,347
Central Waterfront	• 39	• 12	• 5,043	• 4,437	• 535	• \$1,241	• 1,058	• \$1,313,054	• 24,297
Don Mills - York Mills	• 16	• 10	• 2,437	• 2,224	• 213	• \$837	• 1,138	• \$952,699	• 26,520
Downtown Core	• 0	• 8	• 3,503	• 3,337	• 123	• \$1,156	• 935	• \$1,080,906	• 35,561
Downtown East	• 188	• 15	• 4,628	• 4,311	• 317	• \$958	• 906	• \$868,246	• 17,392
Downtown West	• 42	• 29	• 10,724	• 8,932	• 1,668	• \$1,202	• 723	• \$869,412	• 28,671
Etobicoke Waterfront	• 22	• 9	• 3,735	• 3,509	• 226	• \$1,052	• 853	• \$897,334	• 318
Highway7 - Yonge	• 45	• 6	• 1,582	• 1,091	• 351	• \$651	• 898	• \$584,505	•
Mississauga City Centre	• 24	• 6	• 3,129	• 2,612	• 326	• \$751	• 815	• \$611,635	•
North Toronto	• 7	• 7	• 2,091	• 1,869	• 206	• \$1,011	• 883	• \$892,486	• 11,798
North Yonge Corridor	• 18	• 6	• 2,164	• 1,778	• 219	• \$908	• 742	• \$674,455	• 7,581
North York East	• 0	• 2	• 651	• 645	• 6	• \$714	• 1,659	• \$1,185,167	• 5,715
North York West	• 8	• 10	• 2,121	• 1,700	• 419	• \$748	• 756	• \$566,069	• 24,101
Not Applicable	• 338	• 130	• 22,892	• 19,402	• 3,185	• \$673	• 1,021	• \$686,691	• 61,929
Scarborough City Centre									• 4,490
Sheppard Corridor	• 33	• 11	• 3,258	• 2,883	• 320	• \$929	• 820	• \$761,641	• 11,487
Thornhill									•
Toronto East	• 1	• 10	• 1,204	• 1,155	• 22	• \$757	• 977	• \$739,305	• 16,482
Toronto West	• 3	• 6	• 939	• 484	• 385	• \$912	• 739	• \$674,434	• 29,071
Yonge - St. Clair	• 11	• 7	• 1,121	• 1,050	• 69	• \$1,271	• 1,225	• \$1,556,074	•

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