

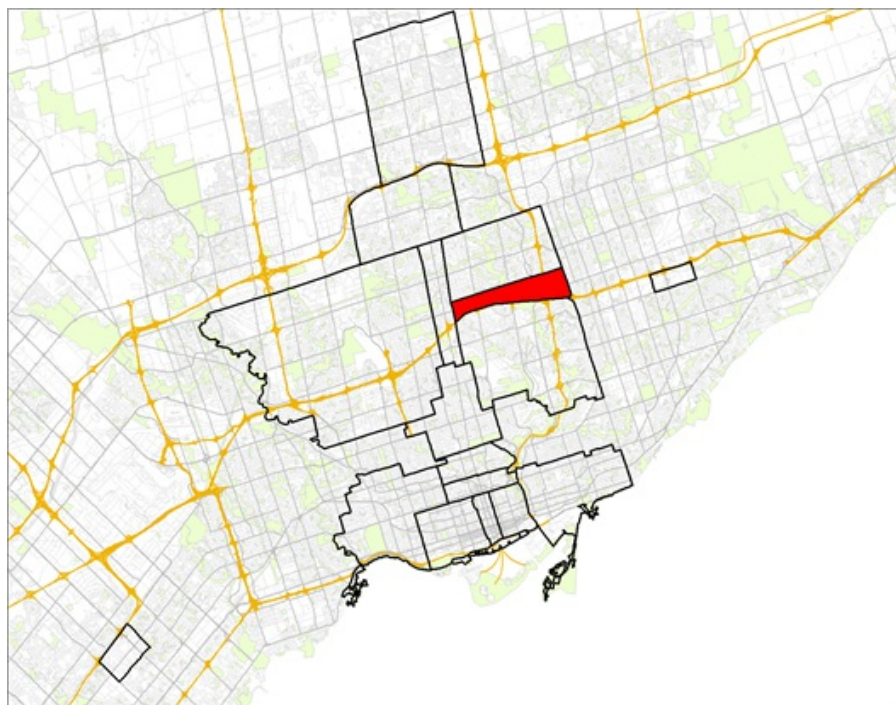


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of October 2018



Sheppard Corridor Submarket Report - October 2018



Sheppard Corridor		GTA
Active Projects	13	323
Total Units	3,969	82,017
Total Sales	3,170	67,973
Rem. Inv.	506	10,982
Avg. \$/SF	\$907	\$931
Avg. SF	802	902
Avg. \$	\$727,869	\$839,129
Current Month Sales (incl. active & sold out)	273	2,805

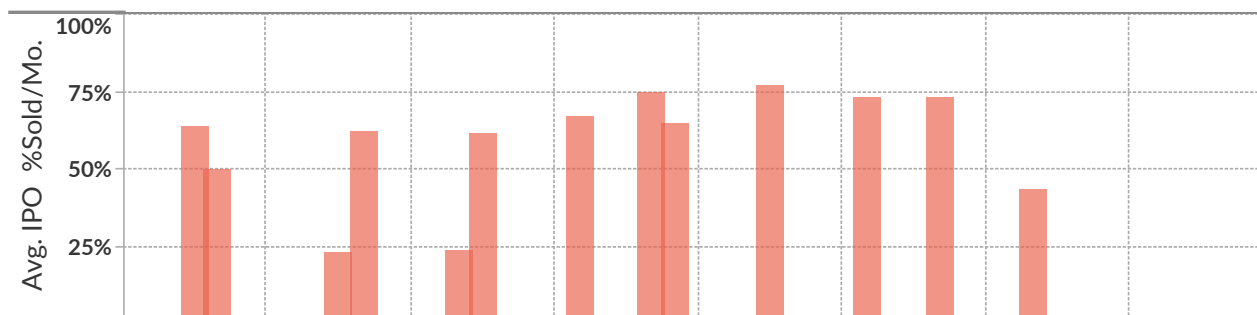
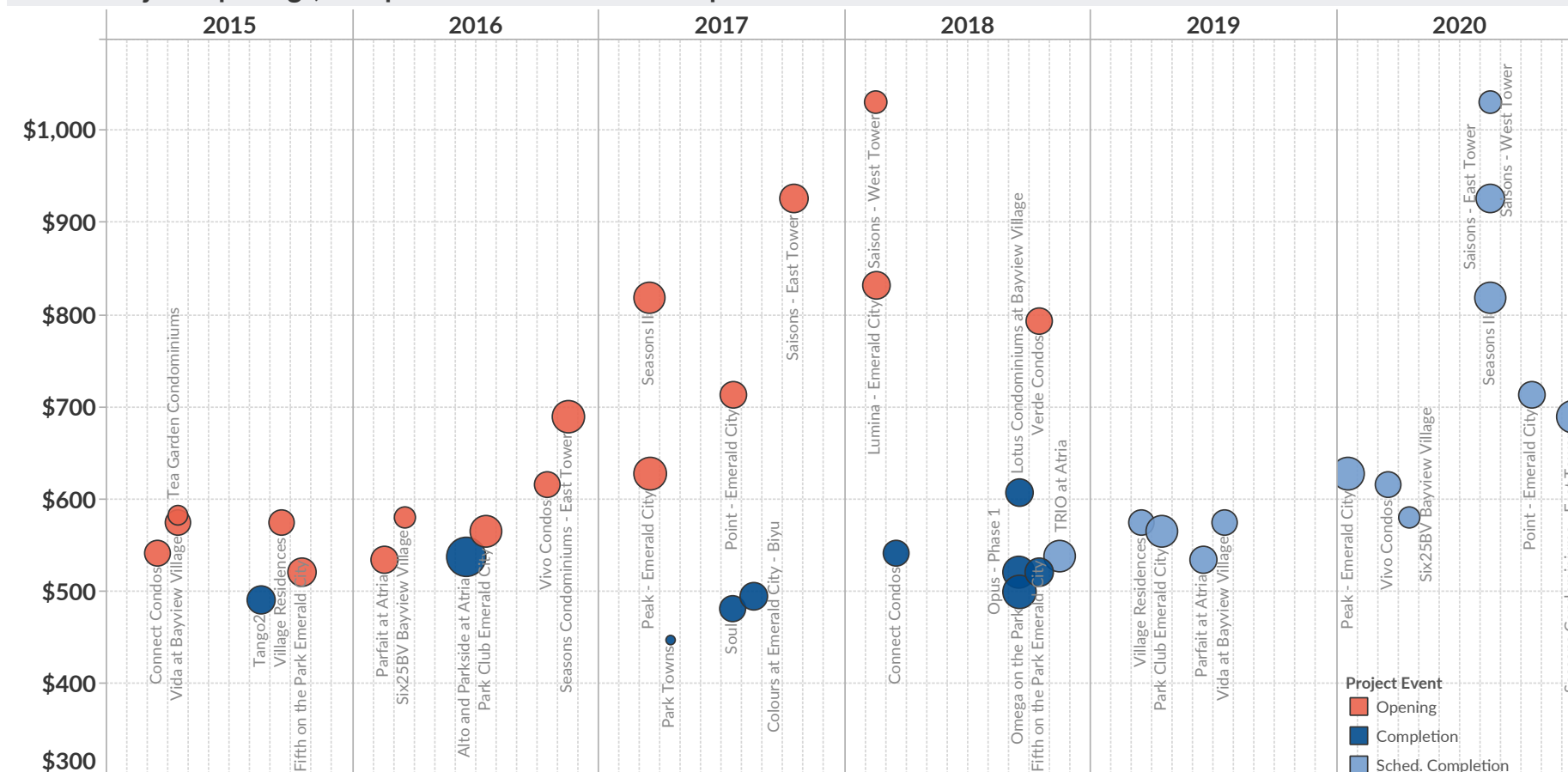
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	10	286
Total Units	4,219	140,394
Min. Floor Space Index	0.9	0.1
Max. Floor Space Index	7.0	45.5
Avg. Floor Space Index	2.9	5.8

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

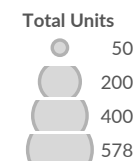


Sheppard Corridor Submarket Report - October 2018

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



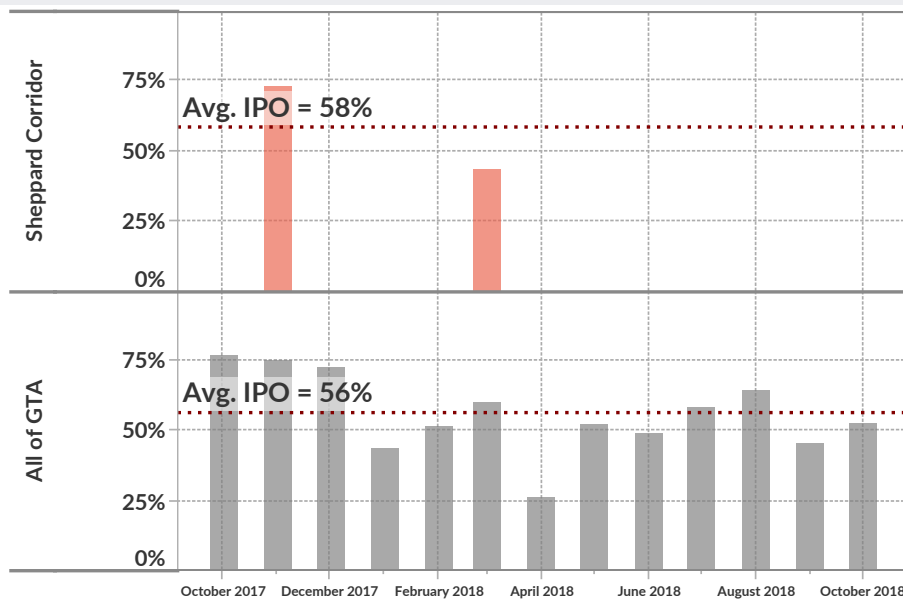
Sheppard Corridor Submarket Report - October 2018

Project Data by Unit Type

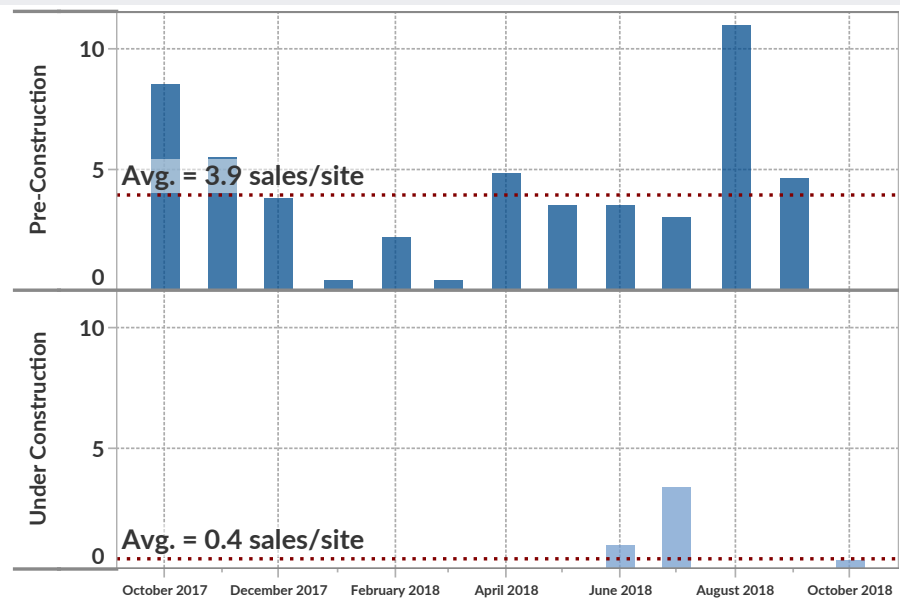
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	68	24	40	28
1 Bedroom	797	71	715	82
1 Bedroom + Den	1,162	40	1,069	93
2 Bedroom	1,048	133	904	144
2 Bedroom + Den	254	4	207	47
3 Bedroom & Up	239	1	153	86
Penthouse	32	0	32	0
Other	76	0	50	26

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$870	372	375	\$320,000	\$330,000
\$849	434	535	\$302,900	\$570,000
\$834	485	780	\$300,900	\$620,000
\$902	585	880	\$385,900	\$840,000
\$948	730	988	\$570,000	\$935,000
\$937	835	1,118	\$625,000	\$1,140,000
\$935	987	2,248	\$800,888	\$1,950,000

IPO Launch Performance (first 2 months)

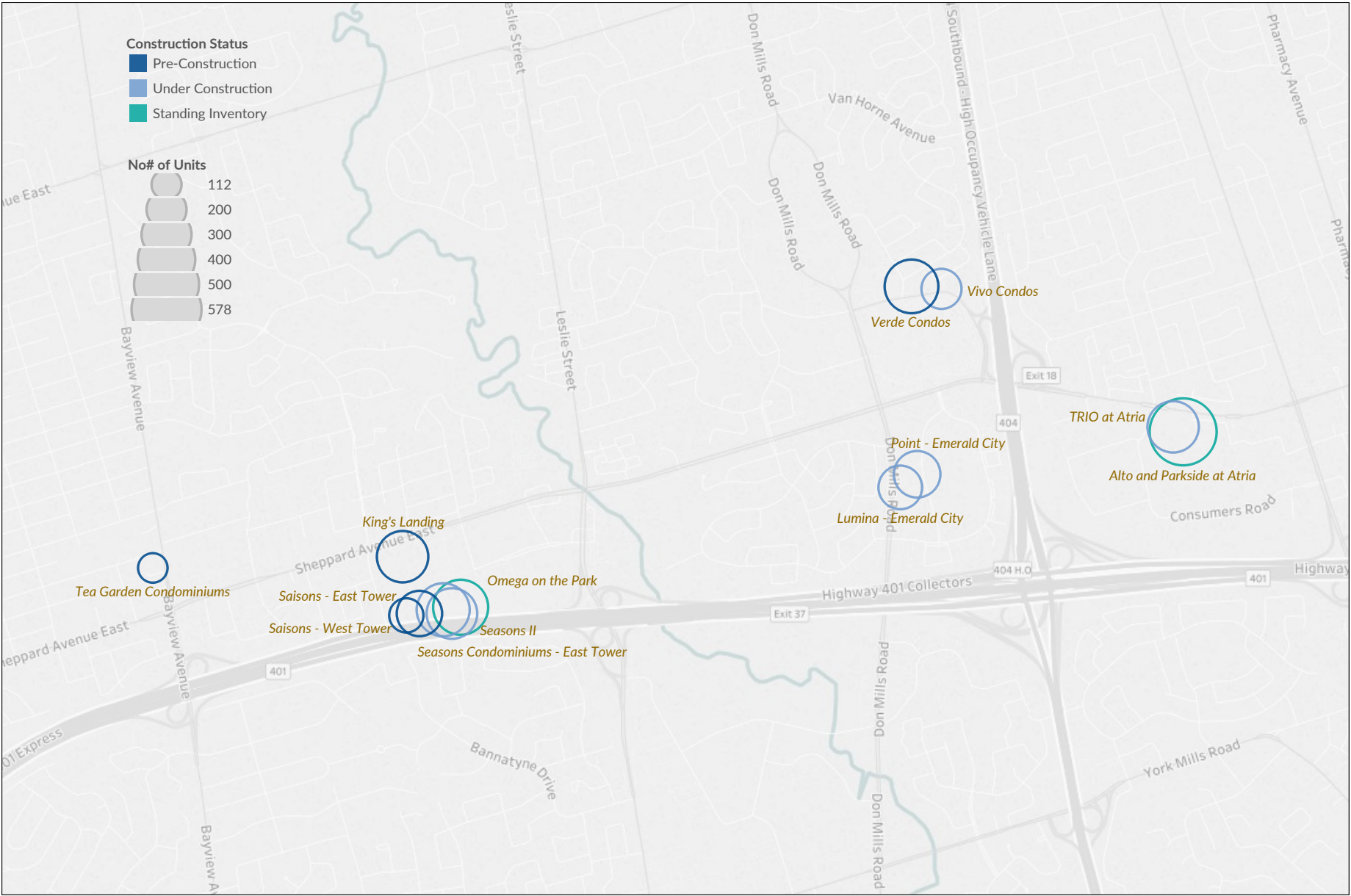


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - October 2018

Current Active Projects



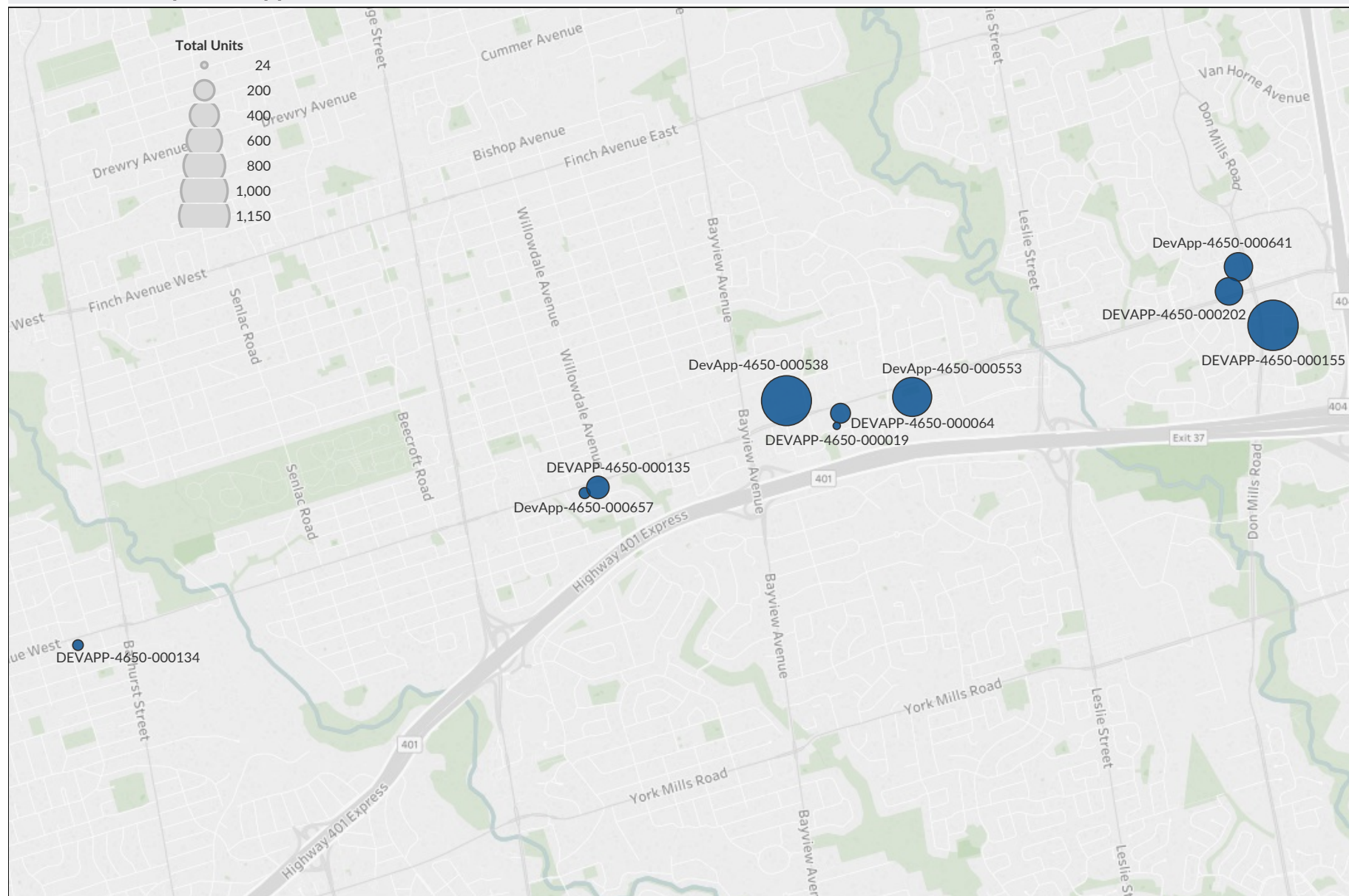
Sheppard Corridor Submarket Report - October 2018

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	\$748
King's Landing - Concord Adex	Apartment	June 2022	117	117	137	340	\$0	\$0
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	February 2021	1	159	86	245	\$833	\$877
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	0	36	22	265	\$926	\$1,032
Saisons - West Tower - Concord Adex	Apartment	August 2020	0	110	41	151	\$1,031	\$1,025
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	0	14	10	112	\$582	\$827
TRIO at Atria - Tridel and Dorsay Development Corporation	Apartment	November 2018	0	0	1	339	\$538	\$699
Verde Condos - Fram Building Group	Apartment	August 2021	153	153	66	371	\$794	\$776
Vivo Condos - Fram Building Group	Apartment	March 2020	2	2	27	207	\$615	\$619

Sheppard Corridor Submarket Report - October 2018

Current Development Applications



Sheppard Corridor Submarket Report - October 2018

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000019	12 - 16 Dervock Crescent	2.8	24
DEVAPP-4650-000064	625 - 627 Sheppard Avenue East; 6 - 10 Greenbriar Road	4.0	178
DEVAPP-4650-000134	665 - 671 Sheppard Avenue West; 667 Sheppard Avenue West	1.9	51
DEVAPP-4650-000135	179 - 181 Sheppard Avenue East	5.4	230
DEVAPP-4650-000155	32 Forest Manor Road	4.6	1,150
DEVAPP-4650-000202	1650 Sheppard Avenue East	6.0	343
DevApp-4650-000538	2901 Bayview Avenue; 630 Sheppard Avenue East	3.3	1,132
DevApp-4650-000553	1001 - 1019 Sheppard Avenue East	5.5	692
DevApp-4650-000641	2600 Don Mills Road	5.3	364
DevApp-4650-000657	145 Sheppard Avenue East	8.0	55

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 - October 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	• 11	• 17	• 5,733	• 5,206	• 223	• \$2,089	• 1,817	• \$3,797,257	• 4,666
Central Waterfront	• 73	• 14	• 6,353	• 5,323	• 949	• \$1,259	• 914	• \$1,151,277	• 11,626
Don Mills - York Mills	• 12	• 8	• 2,238	• 2,050	• 188	• \$847	• 1,151	• \$974,977	• 10,667
Downtown Core	• 27	• 8	• 3,503	• 3,413	• 47	• \$1,351	• 973	• \$1,314,306	• 17,560
Downtown East	• 357	• 17	• 5,243	• 4,876	• 342	• \$983	• 860	• \$845,350	• 9,479
Downtown West	• 278	• 28	• 10,793	• 8,682	• 1,596	• \$1,230	• 739	• \$909,602	• 13,899
Etobicoke Waterfront	• 7	• 8	• 3,590	• 3,385	• 205	• \$1,048	• 855	• \$896,284	• 1,439
Highway7 - Yonge	• 24	• 6	• 1,582	• 1,162	• 280	• \$652	• 920	• \$599,893	•
Mississauga City Centre	• 33	• 8	• 4,609	• 3,083	• 1,115	• \$789	• 691	• \$545,824	•
North Toronto	• 212	• 8	• 2,450	• 1,943	• 286	• \$1,111	• 890	• \$988,772	• 6,179
North Yonge Corridor	• 57	• 6	• 2,256	• 1,834	• 231	• \$911	• 761	• \$692,590	• 3,967
North York East	• 0	• 2	• 651	• 645	• 5	• \$706	• 1,595	• \$1,125,400	• 2,381
North York West	• 153	• 12	• 2,610	• 2,281	• 306	• \$788	• 764	• \$602,272	• 9,624
Not Applicable	• 917	• 139	• 21,873	• 17,298	• 3,929	• \$669	• 1,009	• \$674,826	• 26,461
Scarborough City Centre									• 2,245
Sheppard Corridor	• 273	• 13	• 3,969	• 3,170	• 506	• \$907	• 802	• \$727,869	• 4,219
Thornhill									•
Toronto East	• 259	• 12	• 1,622	• 1,452	• 91	• \$889	• 942	• \$837,501	• 6,362
Toronto West	• 108	• 9	• 1,660	• 959	• 620	• \$946	• 818	• \$773,715	• 12,673
Yonge - St. Clair	• 4	• 8	• 1,282	• 1,211	• 63	• \$1,246	• 1,236	• \$1,541,000	•

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