



Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of October 2020



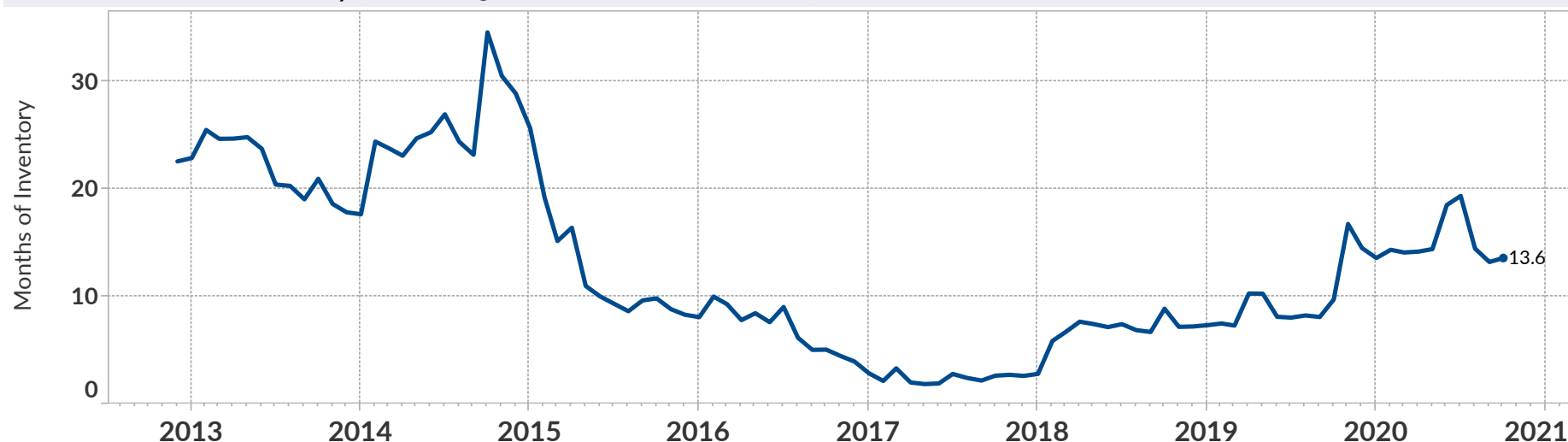
Sheppard Corridor Submarket Report - October 2020



Sheppard Corridor		GTA
Active Projects	14	356
Total Units	3,833	93,557
Total Sales	3,386	77,464
Rem. Inv.	443	11,643
Avg. \$/SF	\$1,121	\$1,134
Avg. SF	931	945
Avg. \$	\$1,042,948	\$1,071,265
Current Month Sales (incl. active & sold out)	10	2,340

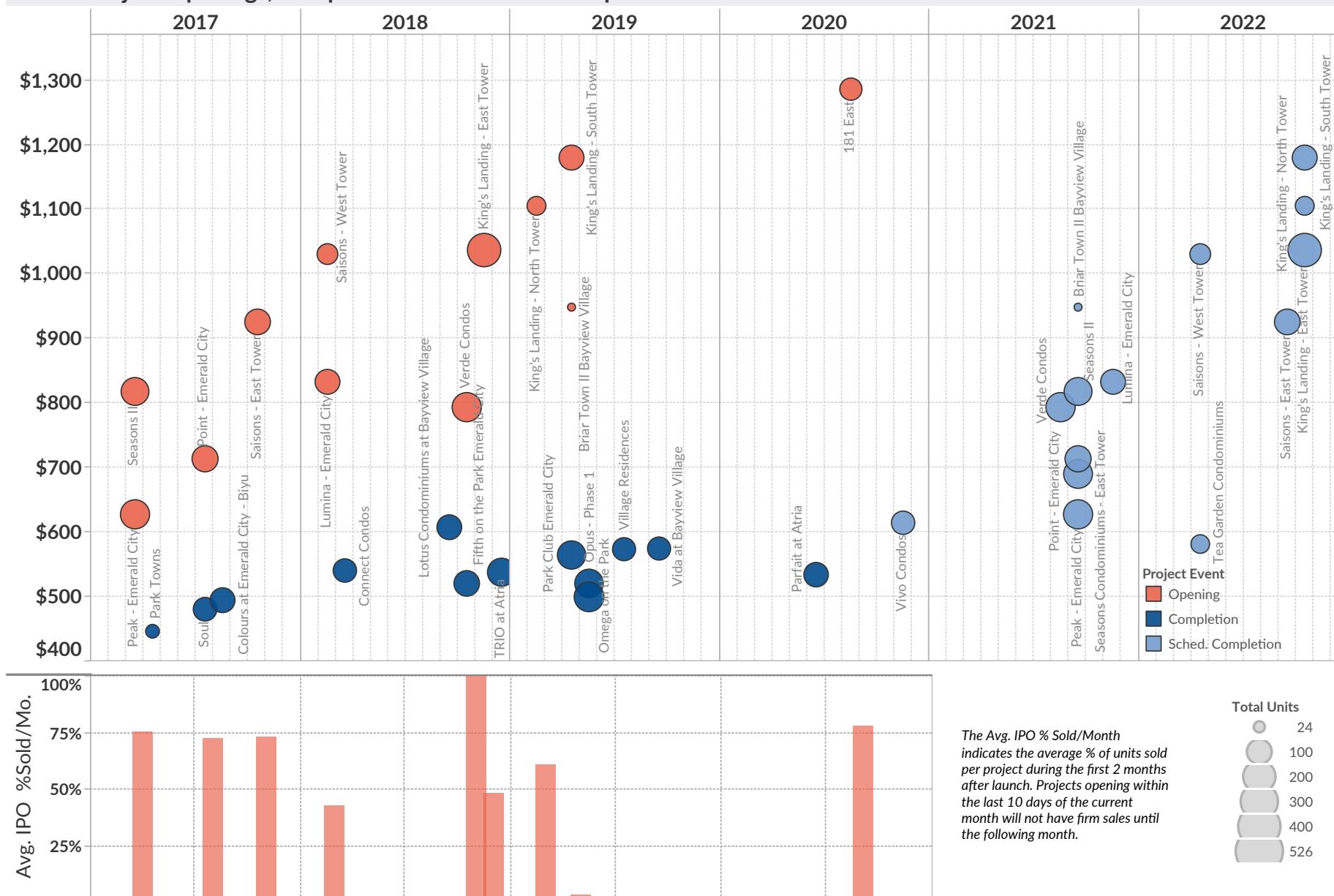
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	13	449
Total Units	7,614	252,224
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.0	61.7
Avg. Floor Space Index	3.6	6.6

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



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Recent Project Openings, Completions & Scheduled Completions



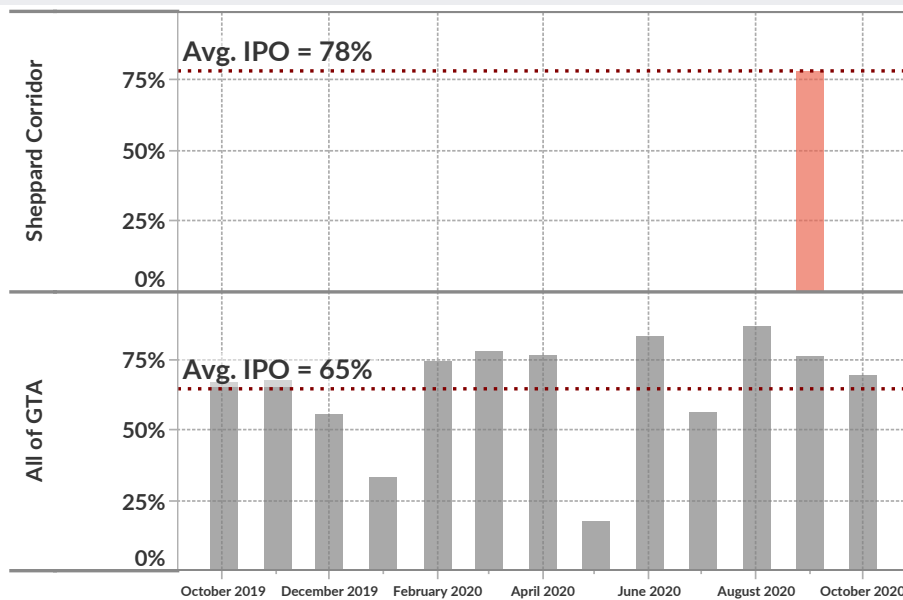
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Project Data by Unit Type

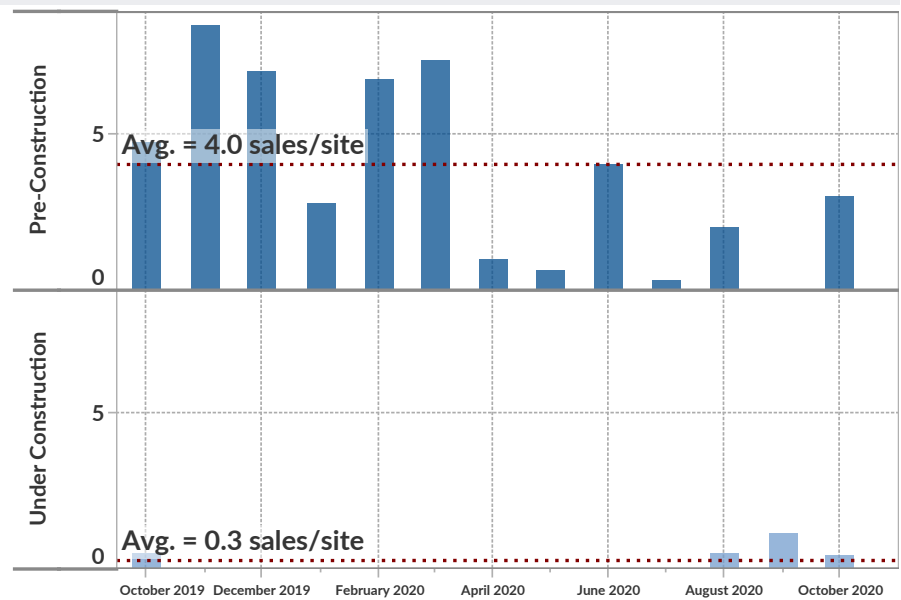
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	96	0	90	6
1 Bedroom	804	0	783	21
1 Bedroom + Den	1,159	6	1,111	48
2 Bedroom	1,129	4	970	159
2 Bedroom + Den	198	0	145	53
3 Bedroom & Up	346	0	221	125
Penthouse	26	0	12	14
Other	71	0	54	17

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,269	325	438	\$425,000	\$564,900
\$1,165	460	616	\$560,000	\$789,900
\$1,090	530	768	\$605,000	\$829,900
\$1,159	672	1,585	\$749,000	\$1,529,900
\$1,172	809	1,023	\$799,900	\$1,335,900
\$1,114	838	1,620	\$831,900	\$1,725,900
\$935	1,270	1,606	\$1,290,000	\$1,400,000
\$1,000	1,090	2,248	\$1,230,000	\$2,000,000

IPO Launch Performance (first 2 months)

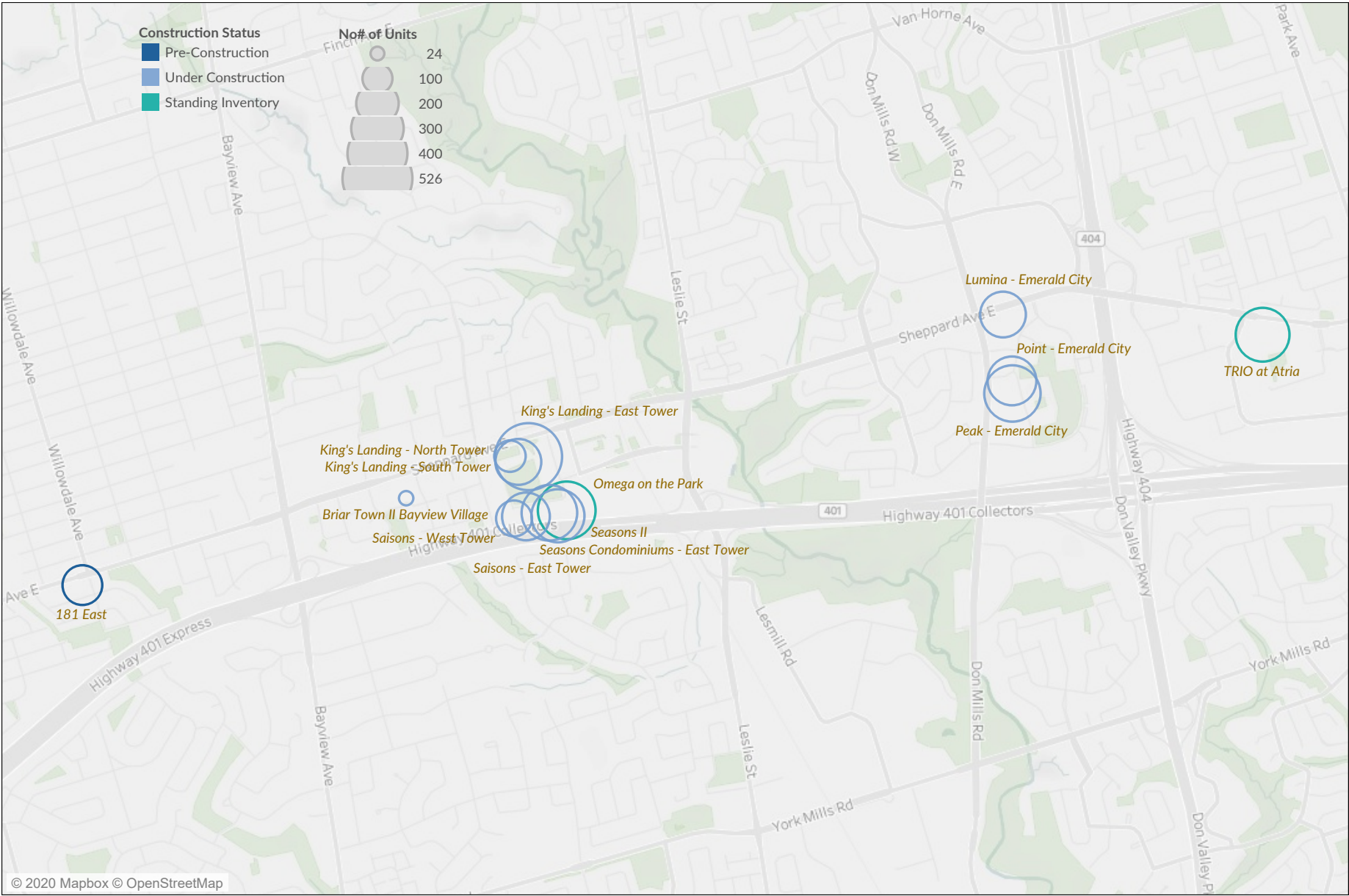


Post Launch Absorption: Sheppard Corridor



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Current Active Projects



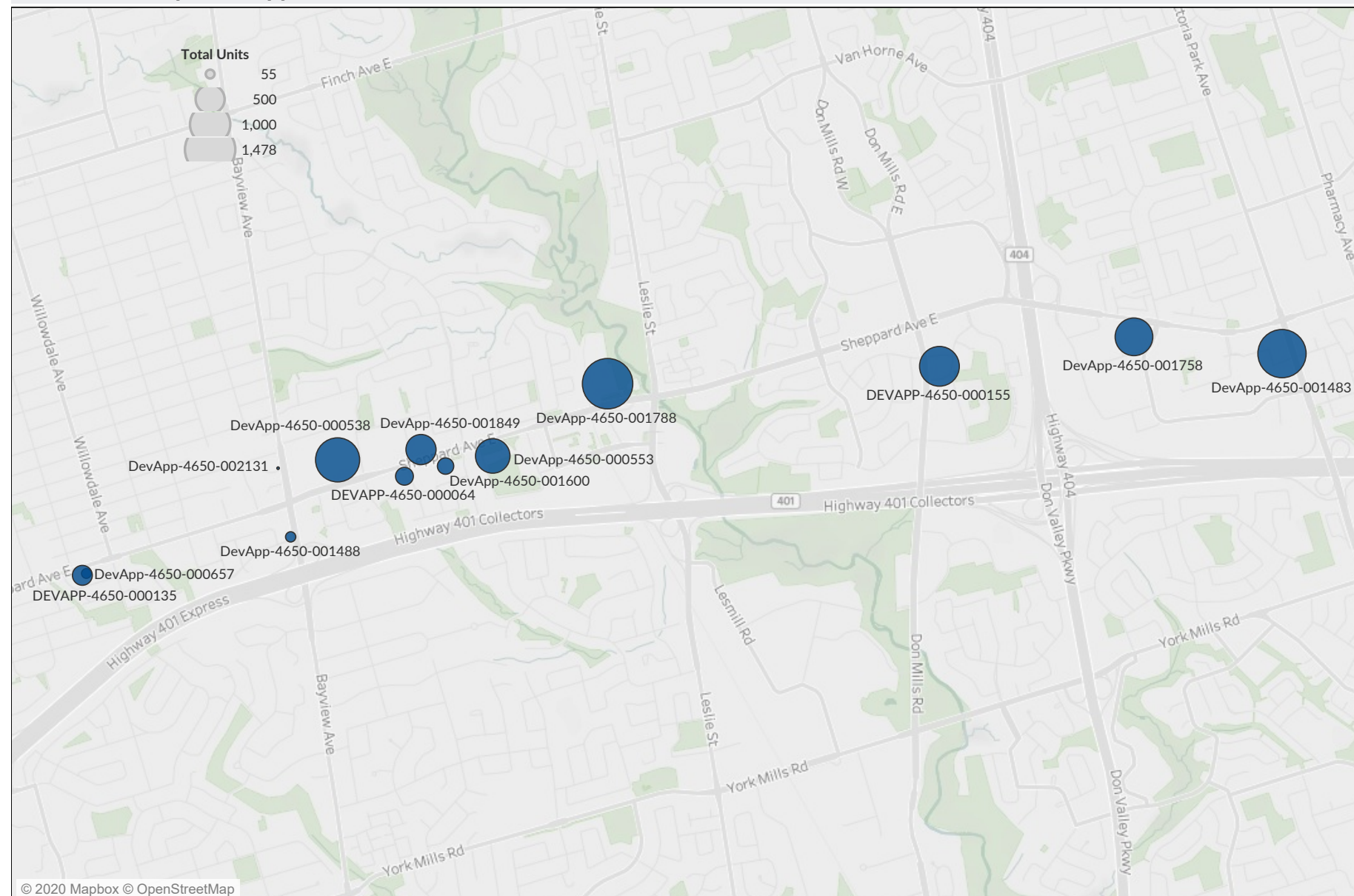
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Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
181 East - Stafford Homes	Apartment	October 2023	3	145	37	185	\$1,286	\$1,300
Briar Town II Bayview Village - Buildcrest and Algar Developm..	Stacked	September 2021	0	1	13	24	\$949	\$945
King's Landing - East Tower - Concord Adex	Apartment	October 2022	4	47	116	526	\$1,037	\$1,087
King's Landing - North Tower - Concord Adex	Apartment	October 2022	0	5	34	116	\$1,106	\$1,140
King's Landing - South Tower - Concord Adex	Apartment	October 2022	3	51	57	247	\$1,180	\$1,283
Lumina - Emerald City - El-Ad Canada Inc.	Apartment	November 2021	0	7	14	245	\$833	\$984
Omega on the Park - Concord Adex	Apartment	May 2019	0	0	3	390	\$500	\$930
Peak - Emerald City - El-Ad Canada Inc.	Apartment	September 2021	0	4	12	372	\$628	\$1,075
Point - Emerald City - El-Ad Canada Inc.	Apartment	September 2021	0	15	14	279	\$714	\$974
Saisons - East Tower - Concord Adex	Apartment	September 2022	0	14	11	267	\$926	\$1,070
Saisons - West Tower - Concord Adex	Apartment	April 2022	0	18	26	151	\$1,031	\$1,032
Seasons Condominiums - East Tower - Concord Adex	Apartment	September 2021	0	1	12	362	\$691	\$1,137
Seasons II - Concord Adex	Apartment	September 2021	0	2	94	330	\$818	\$1,112
TRIO at Atria - Tridel and Dorsay Development Corporation	Apartment	December 2018	0	0	0	339	\$538	\$699

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Current Development Applications



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Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000064	625 - 627 Sheppard Avenue East; 6 - 12 Greenbriar Road	3.8	184
DEVAPP-4650-000135	179 - 181 Sheppard Avenue East	5.5	230
DEVAPP-4650-000155	32 Forest Manor Road	5.7	920
DevApp-4650-000538	2901 Bayview Avenue; 630 Sheppard Avenue East	3.2	1,132
DevApp-4650-000553	1001 - 1019 Sheppard Avenue East	5.5	692
DevApp-4650-000657	145 Sheppard Avenue East	8.0	55
DevApp-4650-001483	2550 Victoria Park Avenue	2.8	1,354
DevApp-4650-001488	2810 Bayview Avenue	2.9	61
DevApp-4650-001600	699 Sheppard Avenue East	4.3	155
DevApp-4650-001758	2135 Sheppard Avenue East	4.0	826
DevApp-4650-001788	1200 Sheppard Avenue East	3.2	1,478
DevApp-4650-001849	680 Sheppard Avenue East	5.0	527
DevApp-4650-002131	2 Teagarden Court		

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.

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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	129	15	5,434	4,212	609	\$1,859	1,074	\$1,996,398	9,336
Central Waterfront	17	9	4,721	3,771	834	\$1,470	1,039	\$1,527,561	19,434
Don Mills - York Mills	174	12	3,683	3,137	324	\$1,013	971	\$983,530	14,212
Downtown Core	25	7	4,236	3,656	200	\$1,911	831	\$1,587,311	19,624
Downtown East	172	22	7,843	6,634	812	\$1,246	795	\$989,756	16,387
Downtown West	71	30	10,518	8,701	1,408	\$1,379	862	\$1,188,609	18,515
Etobicoke Waterfront	5	1	602	453	40	\$1,326	848	\$1,125,069	8,726
Highway7 - Yonge	5	6	1,553	1,453	92	\$719	1,200	\$862,586	.
Mississauga City Centre	61	12	6,998	6,380	599	\$926	787	\$729,033	.
North Toronto	5	12	3,194	2,581	512	\$1,271	820	\$1,041,684	10,499
North Yonge Corridor	4	6	1,715	1,482	88	\$1,166	814	\$948,855	8,097
North York East	0	2	528	519	8	\$942	978	\$921,150	2,262
North York West	29	9	1,040	831	163	\$1,305	1,864	\$2,431,451	12,314
Not Applicable	1,347	159	31,358	25,198	4,445	\$819	939	\$769,197	91,558
Scarborough City Centre									2,245
Sheppard Corridor	10	14	3,833	3,386	443	\$1,121	931	\$1,042,948	7,614
Thornhill	165	6	1,720	1,326	384	\$1,053	1,030	\$1,084,787	.
Toronto East	5	12	1,196	1,002	94	\$1,029	1,015	\$1,044,727	3,120
Toronto West	101	15	2,724	2,248	421	\$1,159	955	\$1,107,121	11,904
Yonge - St. Clair	15	7	661	494	167	\$1,756	1,467	\$2,575,956	3,153

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