

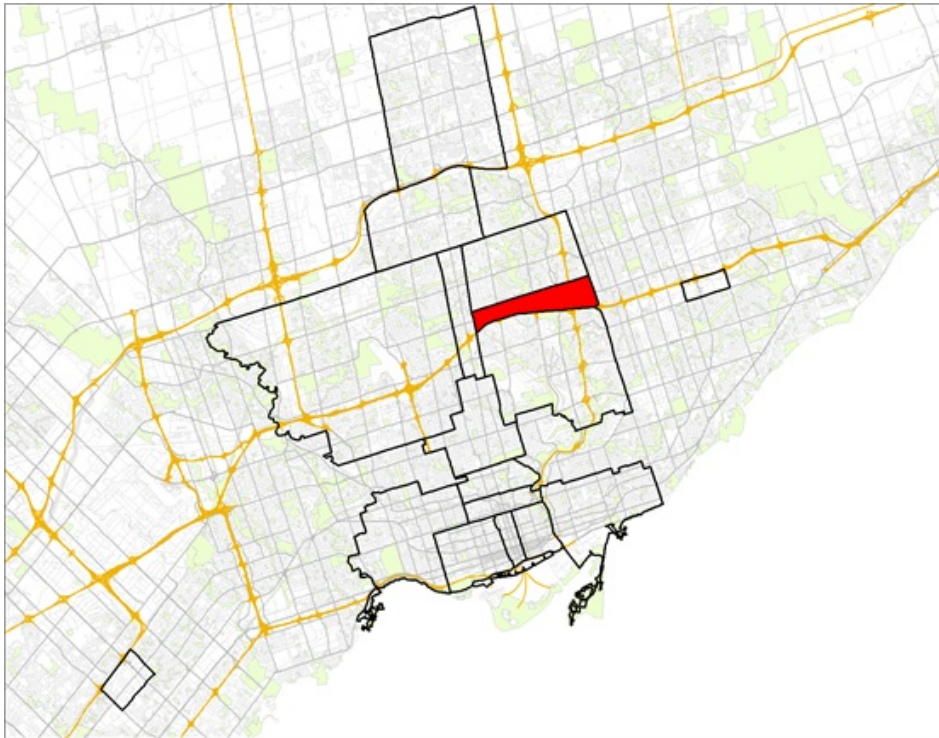


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of July 2021



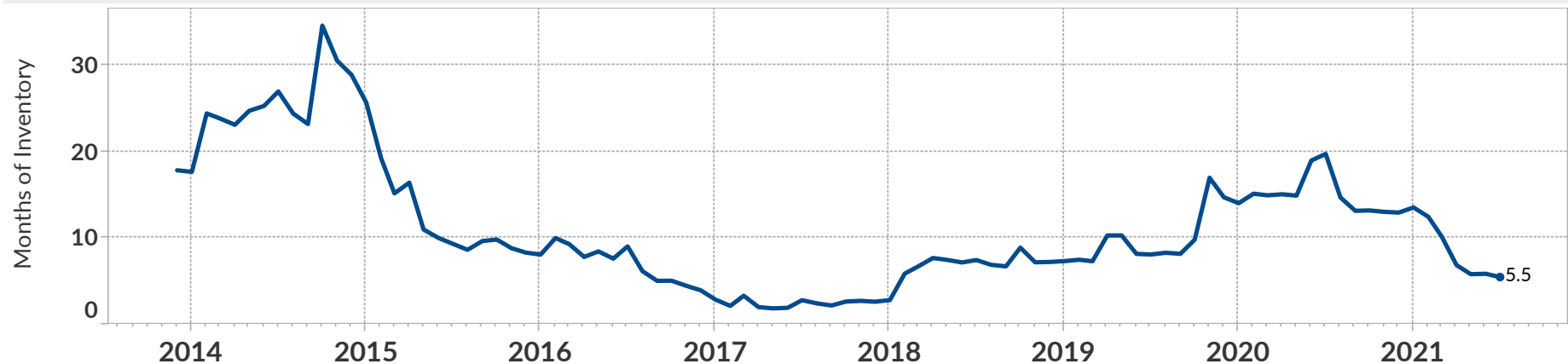
Sheppard Corridor Submarket Report - July 2021



Sheppard Corridor		GTA
Active Projects	11	335
Total Units	2,426	86,584
Total Sales	2,161	77,101
Rem. Inv.	265	9,483
Avg. \$/SF	\$1,116	\$1,237
Avg. Project \$/SF	\$1,140	\$1,113
Avg. SF	1,017	983
Avg. \$	\$1,135,435	\$1,215,603
Current Month Sales (incl. active & sold out)	13	1,478

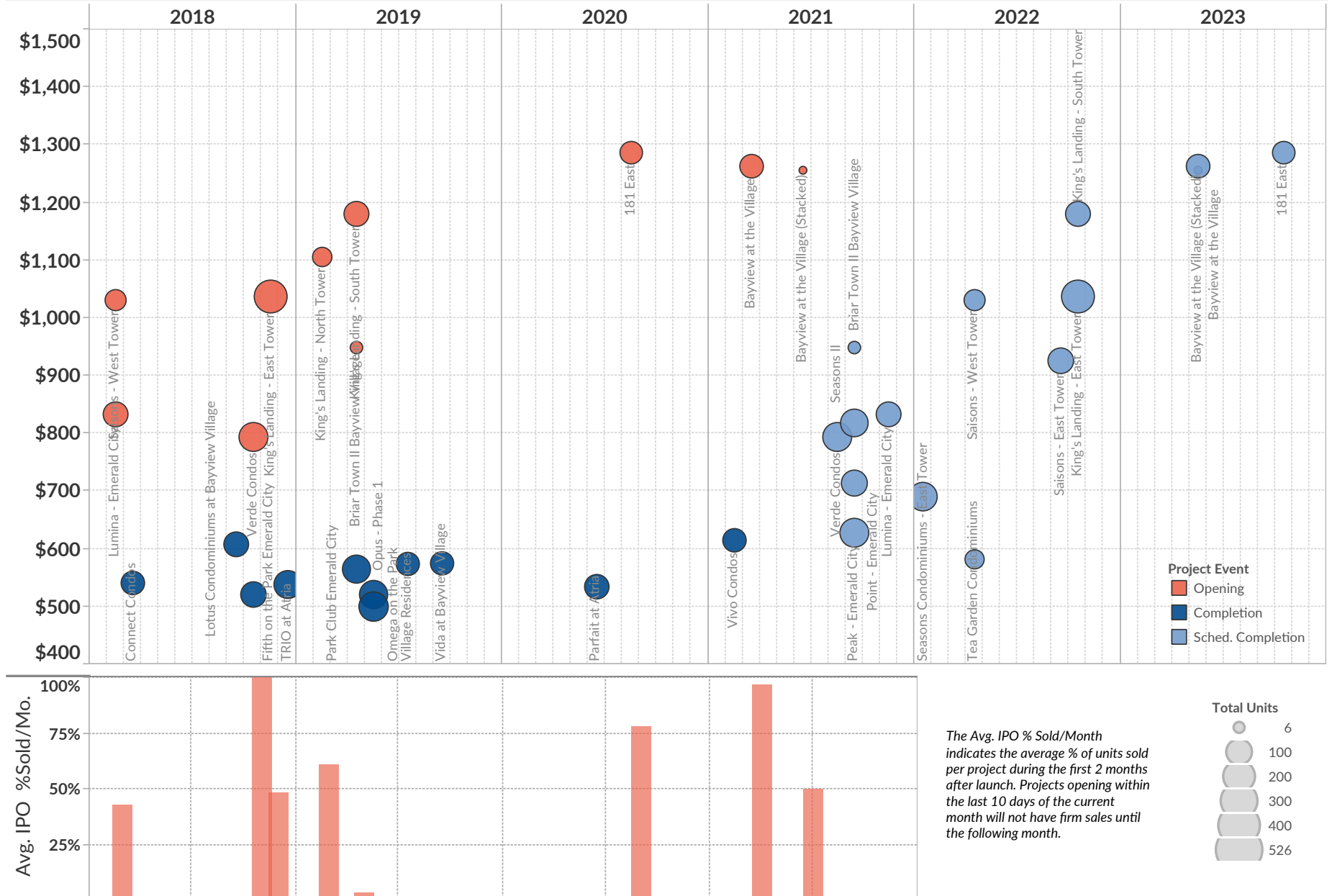
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	15	503
Total Units	7,827	275,909
Min. Floor Space Index	1.0	0.1
Max. Floor Space Index	7.3	61.7
Avg. Floor Space Index	3.6	6.8

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



Sheppard Corridor Submarket Report - July 2021

Recent Project Openings, Completions & Scheduled Completions



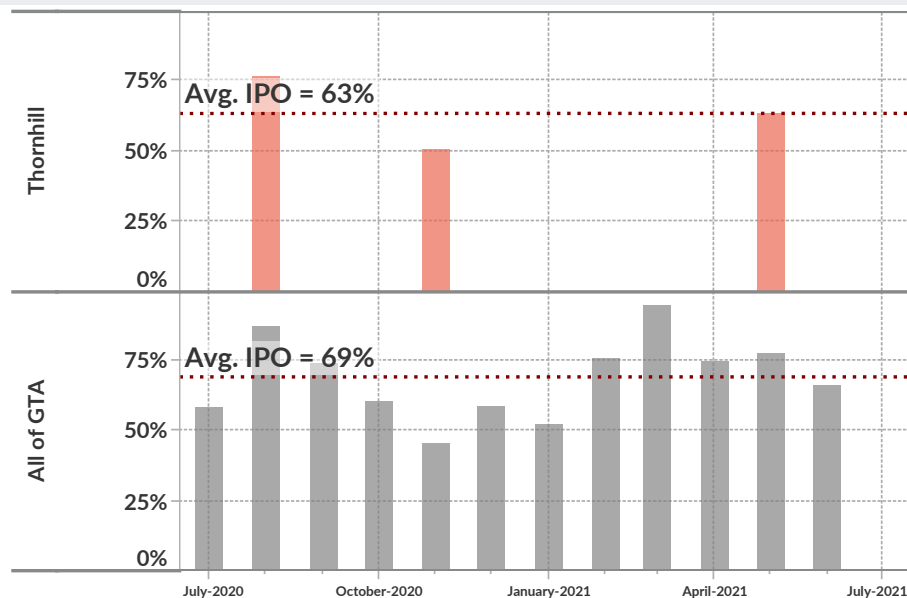
Sheppard Corridor Submarket Report - July 2021

Project Data by Unit Type

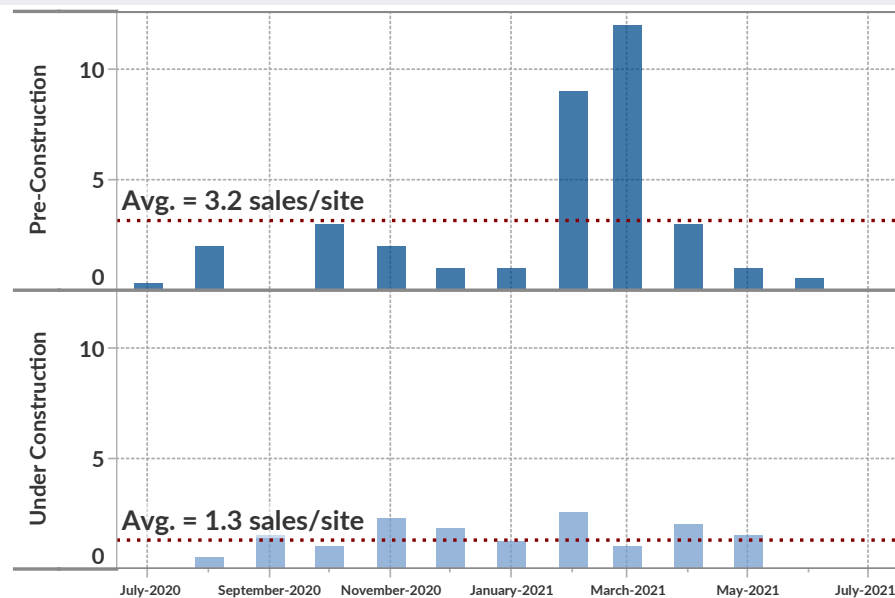
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	116	0	115	1
1 Bedroom	601	0	596	5
1 Bedroom + Den	493	2	476	17
2 Bedroom	725	8	638	87
2 Bedroom + Den	115	2	88	27
3 Bedroom & Up	300	1	203	97
Penthouse	14	0	0	14
Other	62	0	45	17

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,270	499	499	\$633,900	\$633,900
\$1,260	460	616	\$560,000	\$784,900
\$1,057	606	768	\$750,000	\$852,900
\$1,154	672	1,585	\$749,000	\$1,529,900
\$1,162	838	1,023	\$920,000	\$1,335,900
\$1,127	838	1,620	\$985,000	\$1,725,900
\$935	1,270	1,606	\$1,290,000	\$1,400,000
\$1,062	1,077	2,248	\$1,230,000	\$2,200,000

IPO Launch Performance (first 2 months)

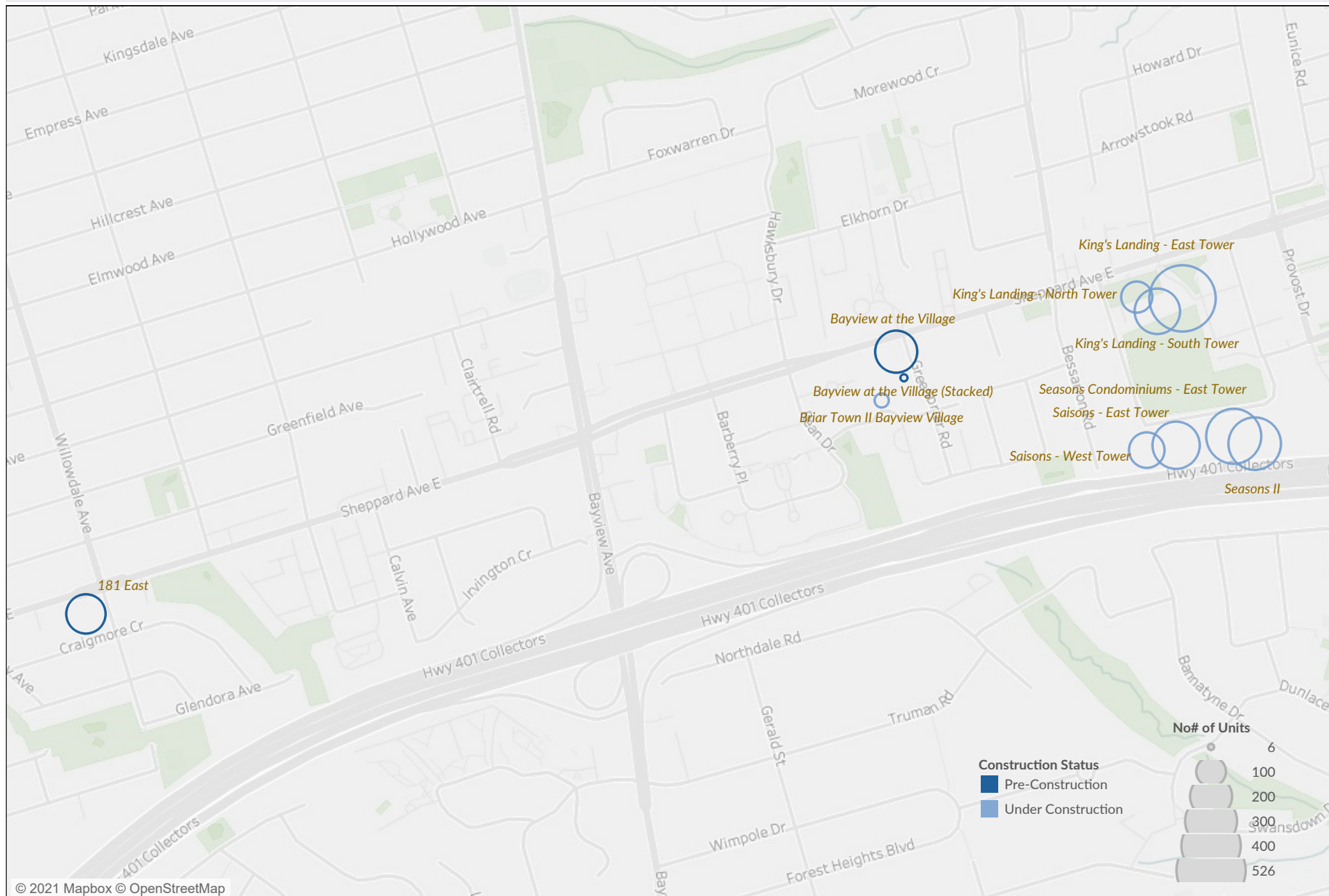


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - July 2021

Current Active Projects



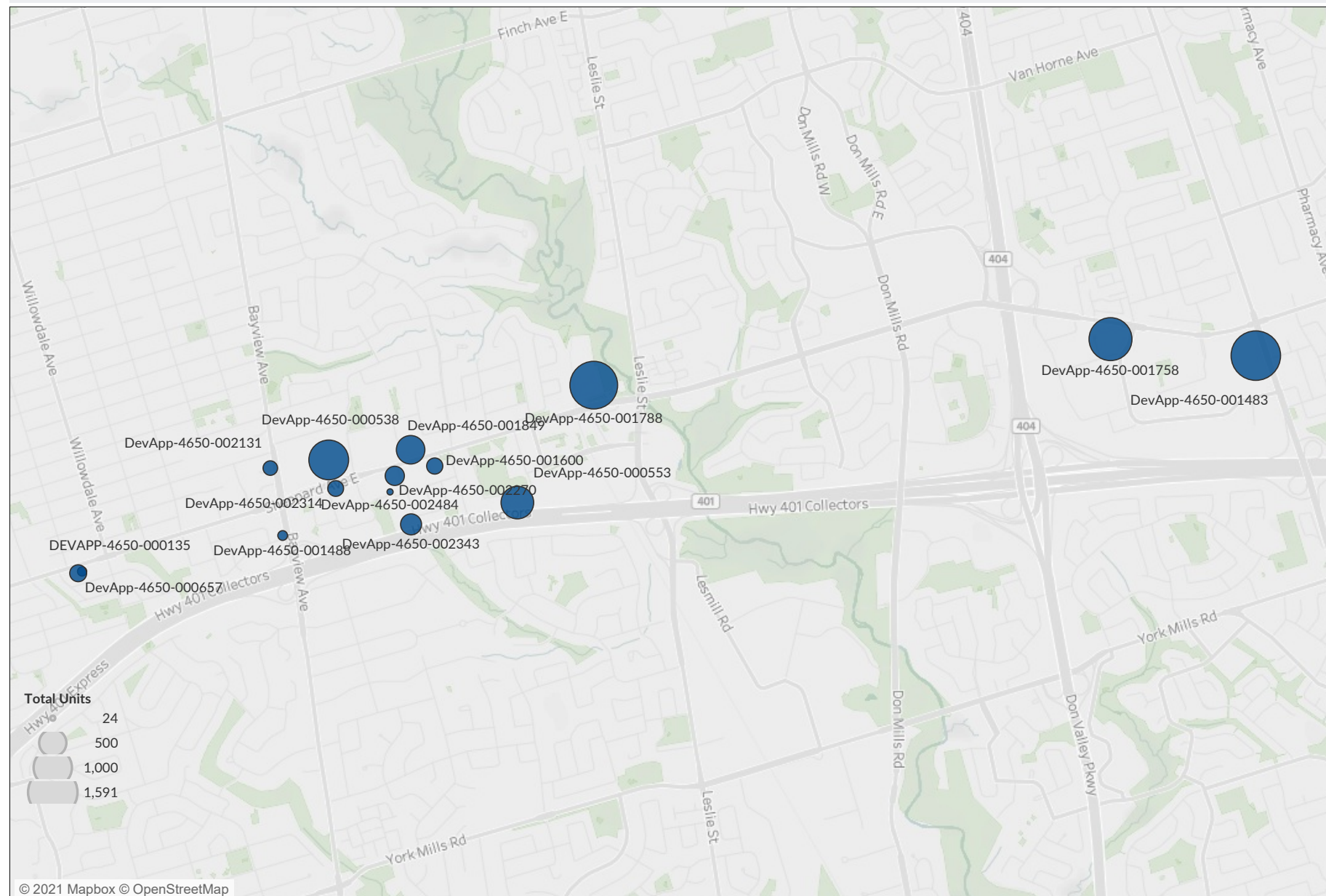
Sheppard Corridor Submarket Report - July 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Project Avg. \$/SF
181 East - Stafford Homes	Apartment	October-2023	1	26	11	185	\$1,286	\$1,295
Bayview at the Village - Canderel Residential	Apartment	May-2023	0	208	4	212	\$1,263	\$1,210
Bayview at the Village (Stacked) - Canderel Residential	Stacked	May-2023	2	3	3	6	\$1,256	\$1,256
Briar Town II Bayview Village - Buildcrest and Algar Developm..	Stacked	September-2021	0	1	8	24	\$949	\$945
King's Landing - East Tower - Concord Adex	Apartment	October-2022	5	29	80	526	\$1,037	\$1,074
King's Landing - North Tower - Concord Adex	Apartment	October-2022	0	9	19	116	\$1,106	\$1,146
King's Landing - South Tower - Concord Adex	Apartment	October-2022	1	18	37	247	\$1,180	\$1,284
Saisons - East Tower - Concord Adex	Apartment	September-2022	0	0	11	267	\$926	\$1,060
Saisons - West Tower - Concord Adex	Apartment	April-2022	0	4	22	151	\$1,031	\$1,018
Seasons Condominiums - East Tower - Concord Adex	Apartment	January-2022	0	0	12	362	\$691	\$1,137
Seasons II - Concord Adex	Apartment	September-2021	4	30	58	330	\$818	\$1,116

Sheppard Corridor Submarket Report - July 2021

Current Development Applications



Sheppard Corridor Submarket Report - July 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DEVAPP-4650-000135	179 - 181 Sheppard Avenue East	5.5	185
DevApp-4650-000538	2901 Bayview Avenue; 630 Sheppard Avenue East	2.6	1,026
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	1,591
DevApp-4650-001488	2810 Bayview Avenue	2.9	61
DevApp-4650-001600	699 Sheppard Avenue East	3.7	169
DevApp-4650-001758	2135 Sheppard Avenue East	4.0	1,199
DevApp-4650-001788	1200 Sheppard Avenue East	3.1	1,478
DevApp-4650-001849	680 Sheppard Avenue East	5.0	527
DevApp-4650-002131	2 Teagarden Court		136
DevApp-4650-002270	627 Sheppard Avenue East	3.8	239
DevApp-4650-002314	589 Sheppard Avenue East	5.0	160
DevApp-4650-002343	71 Talara Drive	7.3	285
DevApp-4650-002484	12 Dervock Crescent	1.9	24

Sheppard Corridor Submarket Report - July 2021

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	• 34	• 16	• 4,891	• 4,549	• 342	• \$2,346	• 1,638	• \$3,843,427	• 8,821
Central Waterfront	• 20	• 9	• 4,708	• 3,972	• 736	• \$1,524	• 1,069	• \$1,628,754	• 17,819
Don Mills - York Mills	• 46	• 13	• 3,706	• 3,338	• 368	• \$1,038	• 953	• \$989,847	• 13,868
Downtown Core	• 16	• 8	• 4,591	• 4,328	• 263	• \$1,824	• 821	• \$1,497,196	• 17,854
Downtown East	• 55	• 20	• 7,058	• 6,478	• 580	• \$1,291	• 821	• \$1,060,155	• 15,684
Downtown West	• 38	• 25	• 8,316	• 7,407	• 909	• \$1,502	• 918	• \$1,379,021	• 20,492
Etobicoke Waterfront	• 4	• 1	• 502	• 481	• 21	• \$1,362	• 719	• \$978,793	• 7,504
Highway7 - Yonge	• 17	• 6	• 1,384	• 1,183	• 201	• \$826	• 1,196	• \$987,757	•
Mississauga City Centre	• 26	• 12	• 7,258	• 6,816	• 442	• \$1,025	• 856	• \$878,211	•
North Toronto	• 32	• 16	• 3,735	• 3,296	• 439	• \$1,348	• 924	• \$1,246,124	• 8,036
North Yonge Corridor	• 16	• 6	• 1,591	• 1,545	• 46	• \$1,191	• 878	• \$1,045,170	• 206
North York East	• 0	• 2	• 527	• 525	• 2	• \$949	• 1,028	• \$974,900	• 23,187
North York West	• 18	• 9	• 1,055	• 855	• 200	• \$1,290	• 1,624	• \$2,094,282	• 97,052
Not Applicable	• 973	• 134	• 26,674	• 23,256	• 3,418	• \$901	• 918	• \$827,213	• 3,039
Scarborough City Centre									• 7,827
Sheppard Corridor	• 13	• 11	• 2,426	• 2,161	• 265	• \$1,116	• 1,017	• \$1,135,435	•
Thornhill	• 12	• 8	• 1,967	• 1,756	• 211	• \$1,066	• 1,173	• \$1,250,487	• 3,301
Toronto East	• 111	• 12	• 1,459	• 1,322	• 137	• \$1,093	• 935	• \$1,021,612	• 14,291
Toronto West	• 14	• 19	• 3,724	• 3,042	• 682	• \$1,208	• 911	• \$1,099,937	• 16,997
Yonge - St. Clair	• 33	• 8	• 1,012	• 791	• 221	• \$1,682	• 1,274	• \$2,143,398	• 3,470

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