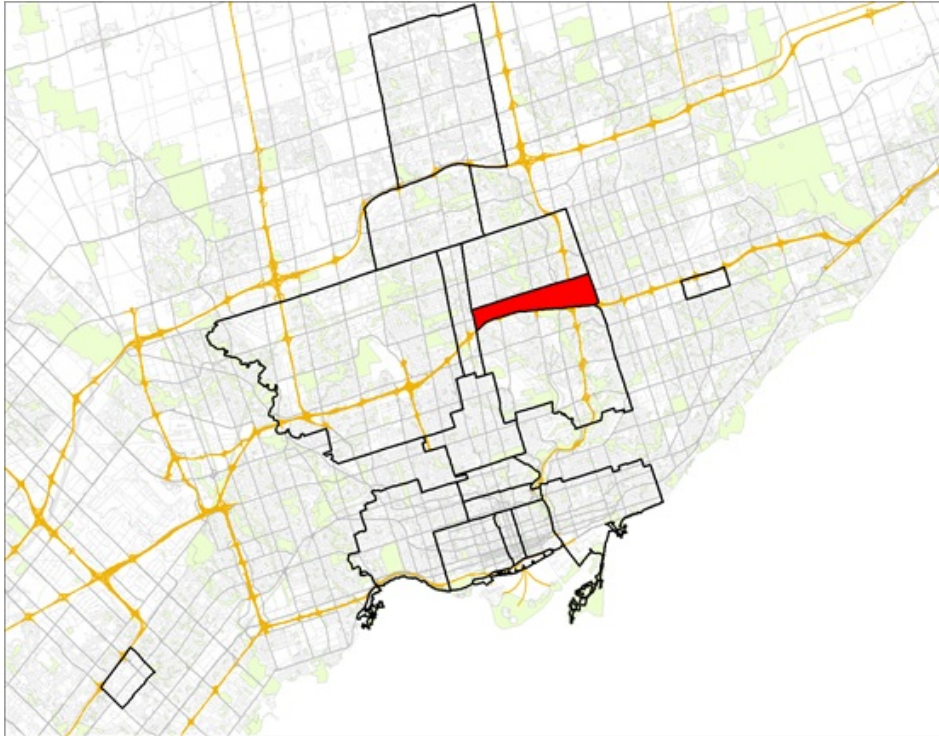


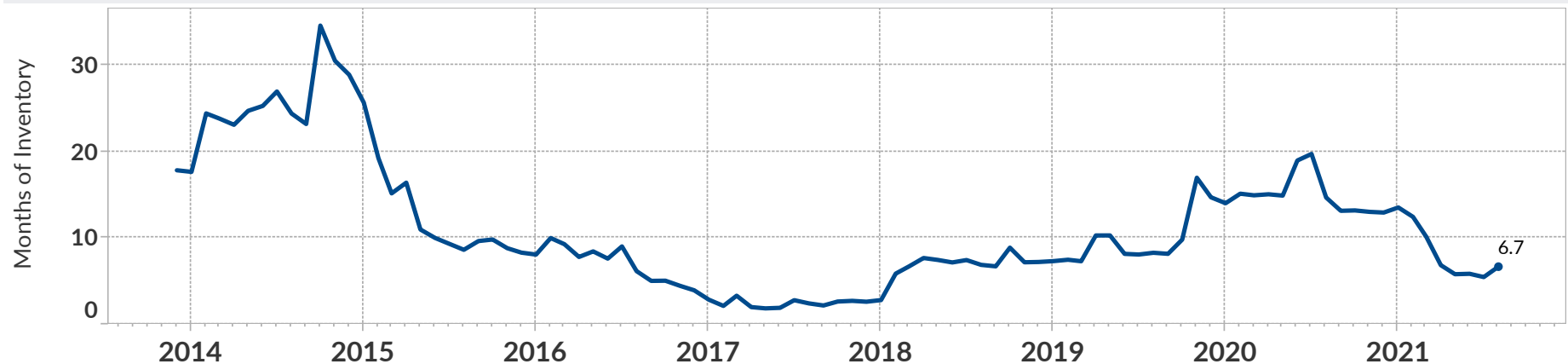
Sheppard Corridor Submarket Report - August 2021



Sheppard Corridor		GTA
Active Projects	11	338
Total Units	2,426	88,198
Total Sales	2,173	78,231
Rem. Inv.	253	9,967
Avg. \$/SF	\$1,114	\$1,235
Avg. Project \$/SF	\$1,140	\$1,119
Avg. SF	1,026	962
Avg. \$	\$1,143,916	\$1,188,107
Current Month Sales (incl. active & sold out)	12	3,162

Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	15	1
Total Units	6,950	239
Min. Floor Space Index	1.0	3.8
Max. Floor Space Index	7.3	3.8
Avg. Floor Space Index	3.6	3.8

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





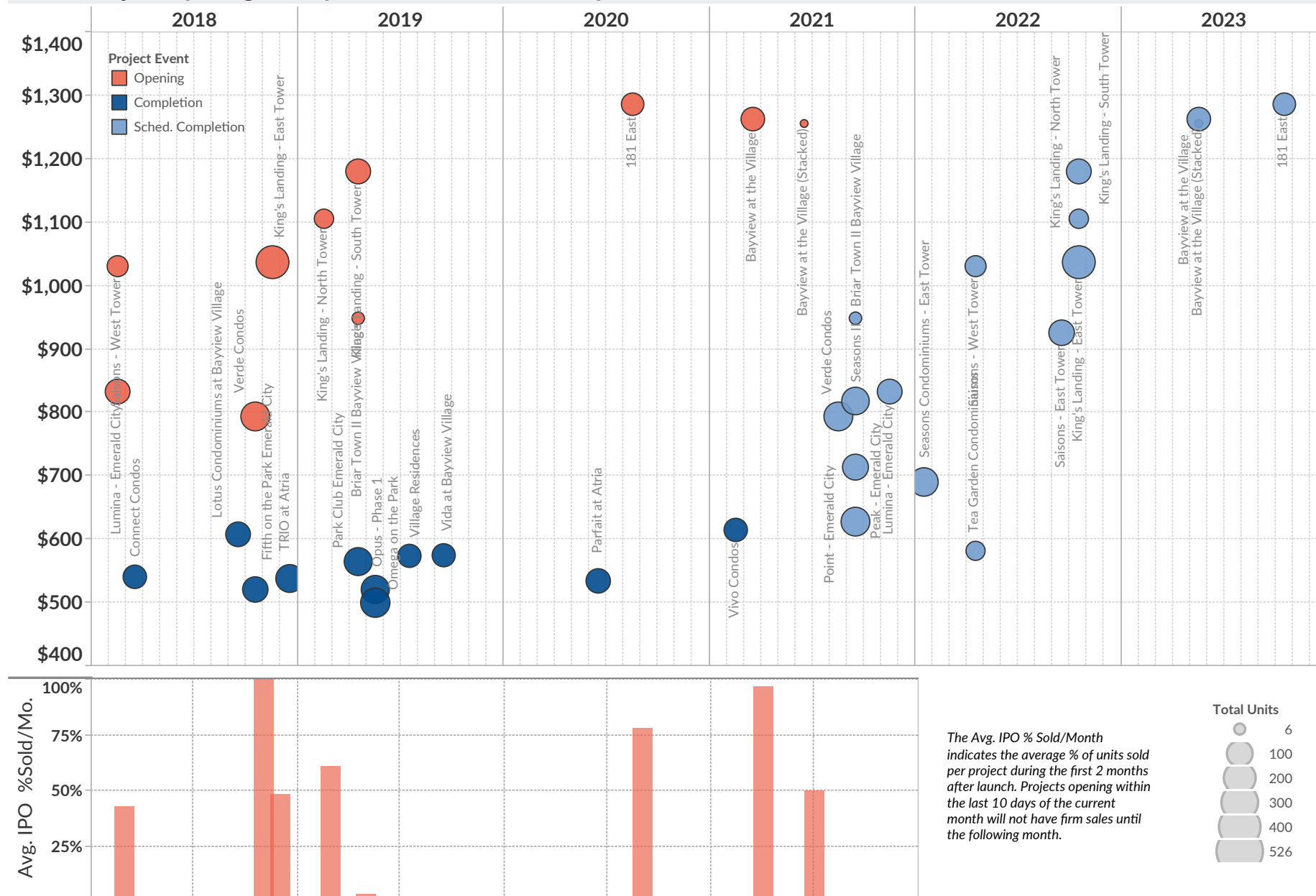
Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of August 2021



Sheppard Corridor Submarket Report - August 2021

Recent Project Openings, Completions & Scheduled Completions



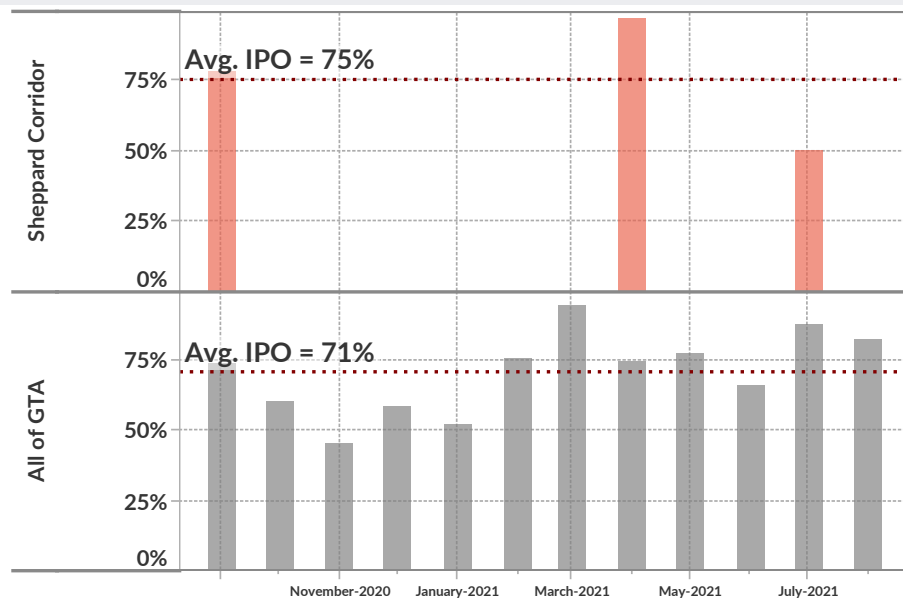
Sheppard Corridor Submarket Report - August 2021

Project Data by Unit Type

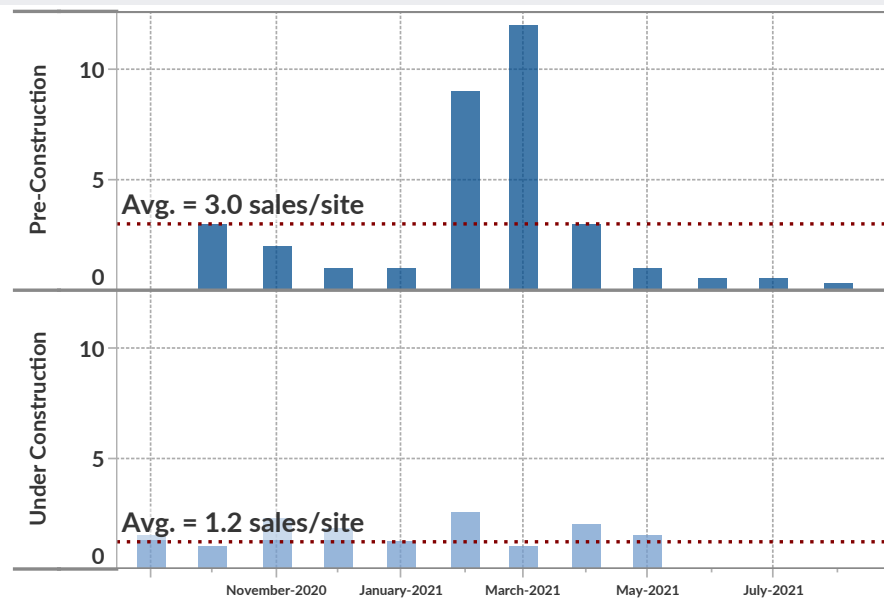
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	116	0	115	1
1 Bedroom	601	0	596	5
1 Bedroom + Den	493	3	479	14
2 Bedroom	725	7	645	80
2 Bedroom + Den	115	2	90	25
3 Bedroom & Up	300	0	203	97
Penthouse	14	0	0	14
Other	62	0	45	17

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
\$1,050	606	768	\$750,000	\$852,900
\$1,151	672	1,585	\$749,000	\$1,529,900
\$1,164	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)

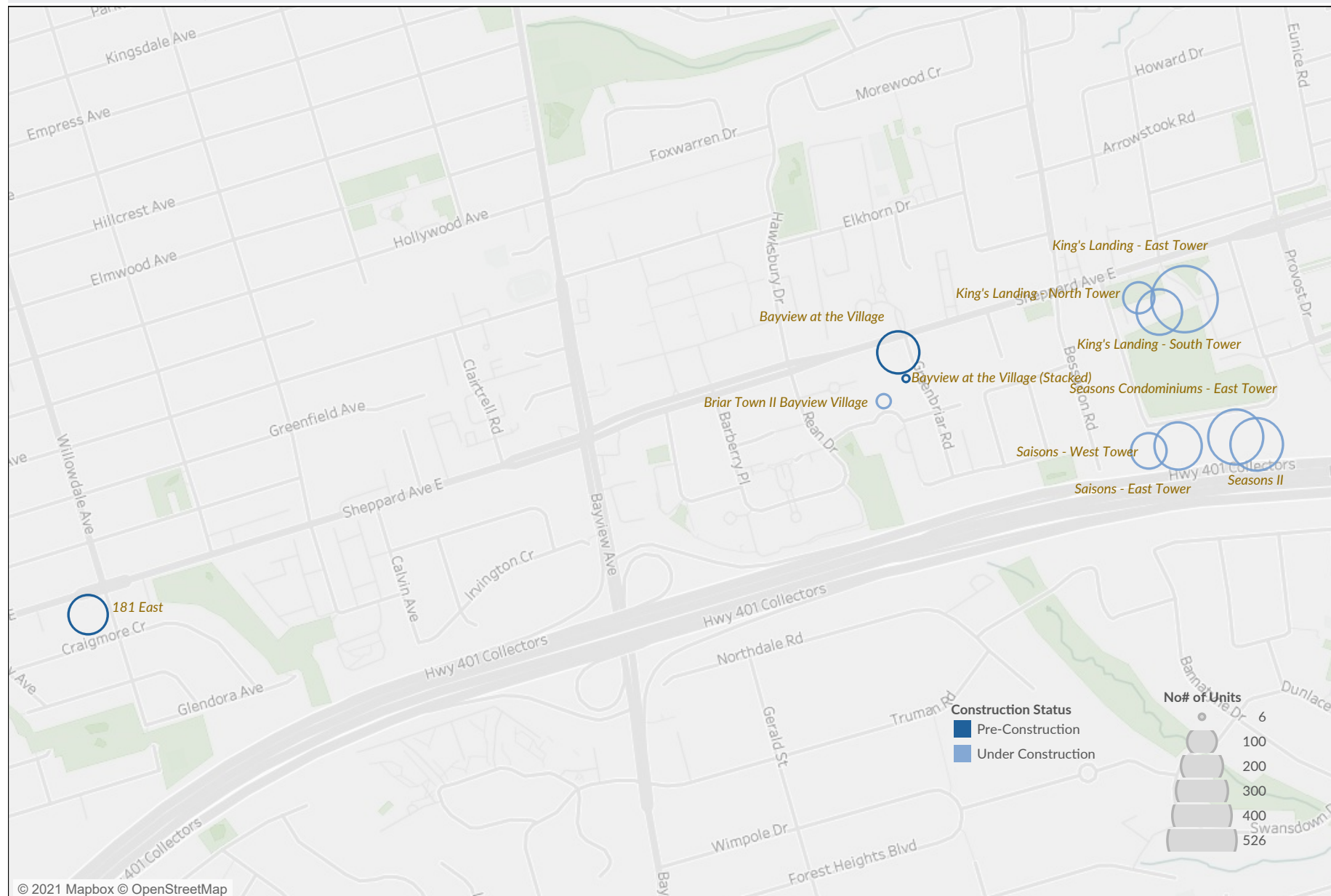


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - August 2021

Current Active Projects



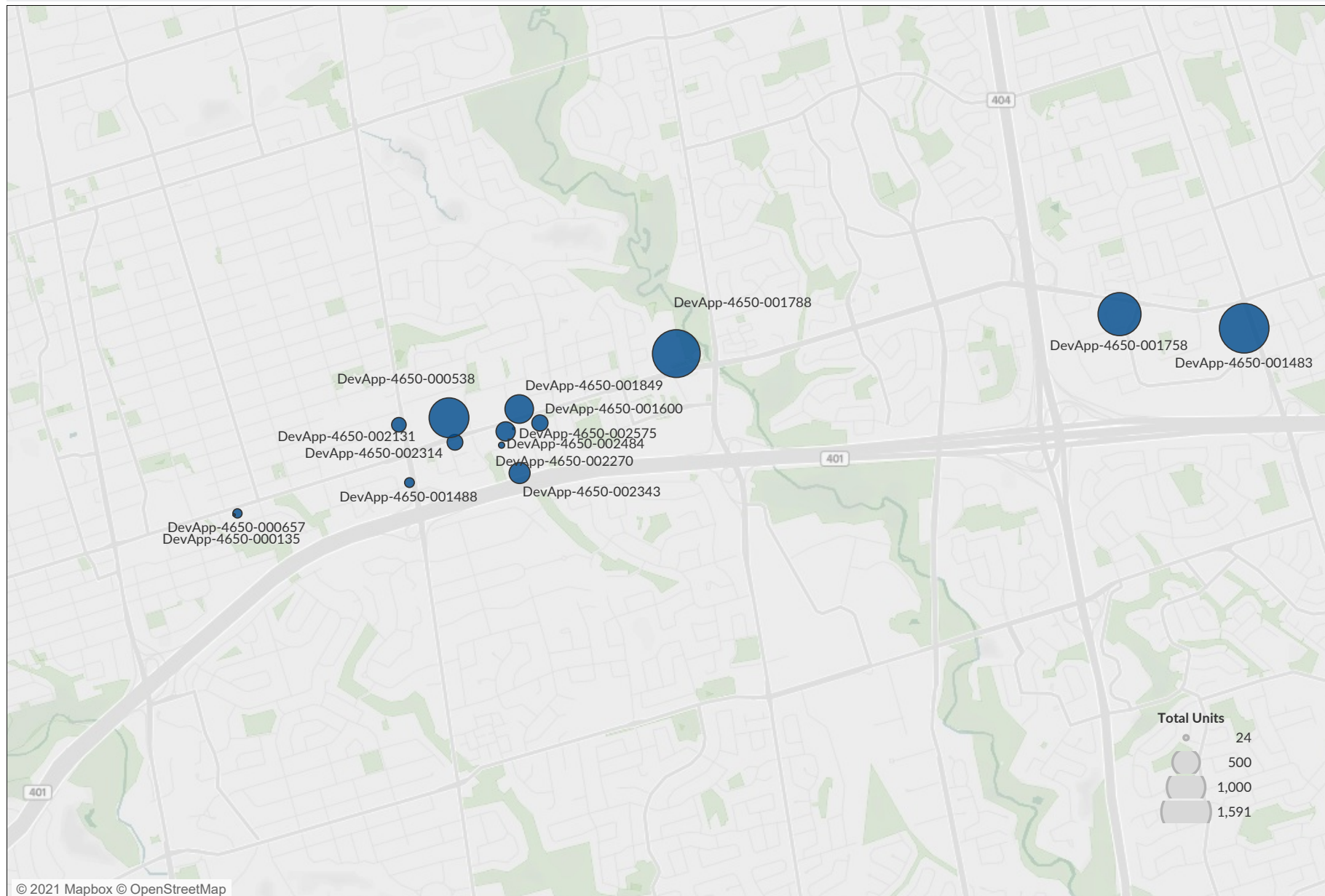
Sheppard Corridor Submarket Report - August 2021

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	27	10	185	\$1,286	\$1,296
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	0	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	4	33	76	526	\$1,037	\$1,073
King's Landing - North Tower - Concord Adex	Apartment	October-2022	1	10	18	116	\$1,106	\$1,146
King's Landing - South Tower - Concord Adex	Apartment	October-2022	2	20	35	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	34	54	330	\$818	\$1,112

Sheppard Corridor Submarket Report - August 2021

Current Development Applications



Sheppard Corridor Submarket Report - August 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000135	179 - 181 Sheppard Avenue East		
DevApp-4650-000538	2901 Bayview Avenue; 630 Sheppard Avenue East	2.6	1,026
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
DevApp-4650-002575	1 Greenbriar Road		

North Yonge Corridor Submarket Report - August 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	● 136	● 15	● 4,169	● 3,761	● 408	● \$2,323	● 1,475	● \$3,427,383	● 8,470
Central Waterfront	● 18	● 9	● 4,708	● 3,989	● 719	● \$1,528	● 1,081	● \$1,652,284	● 9,248
Don Mills - York Mills	● 24	● 13	● 3,706	● 3,437	● 269	● \$1,017	● 1,020	● \$1,037,452	● 12,829
Downtown Core	● 9	● 8	● 4,591	● 4,337	● 254	● \$1,829	● 820	● \$1,499,332	● 16,410
Downtown East	● 286	● 21	● 7,427	● 6,750	● 677	● \$1,282	● 807	● \$1,034,099	● 13,132
Downtown West	● 20	● 25	● 8,318	● 7,428	● 890	● \$1,502	● 923	● \$1,386,513	● 16,825
Etobicoke Waterfront	● 13	● 1	● 503	● 494	● 9	● \$1,398	● 616	● \$861,650	● 12,731
Highway7 - Yonge	● 55	● 6	● 1,384	● 1,270	● 114	● \$816	● 1,197	● \$977,116	● 5,860
Mississauga City Centre	● 528	● 13	● 7,923	● 7,404	● 519	● \$1,057	● 852	● \$900,441	● 206
North Toronto	● 13	● 16	● 3,747	● 3,303	● 444	● \$1,358	● 928	● \$1,259,939	● 19,046
North Yonge Corridor	● 11	● 4	● 1,146	● 1,111	● 35	● \$1,229	● 841	● \$1,033,361	● 77,857
North York East	● 0	● 2	● 527	● 525	● 2	● \$949	● 1,028	● \$974,900	● 3,039
North York West	● 7	● 9	● 1,055	● 860	● 195	● \$1,280	● 1,641	● \$2,099,767	● 6,950
Not Applicable	● 1,943	● 138	● 28,370	● 24,381	● 3,989	● \$905	● 880	● \$796,052	● 2,916
Scarborough City Centre									● 13,761
Sheppard Corridor	● 12	● 11	● 2,426	● 2,173	● 253	● \$1,114	● 1,026	● \$1,143,916	● 3,470
Thornhill	● 15	● 8	● 1,967	● 1,771	● 196	● \$1,068	● 1,191	● \$1,271,341	
Toronto East	● 21	● 12	● 1,461	● 1,340	● 121	● \$1,086	● 935	● \$1,015,152	
Toronto West	● 49	● 19	● 3,724	● 3,104	● 620	● \$1,210	● 926	● \$1,120,422	
Yonge - St. Clair	● 2	● 8	● 1,046	● 793	● 253	● \$1,679	● 1,249	● \$2,097,405	

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