

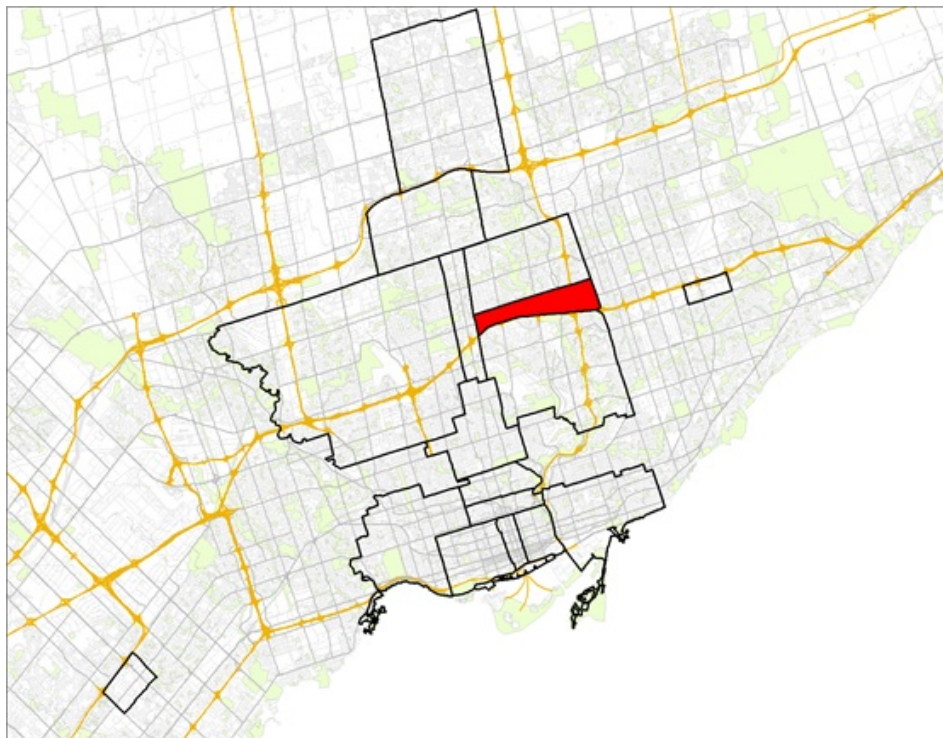


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of December 2021



Sheppard Corridor Submarket Report - December 2021



Sheppard Corridor		GTA
Distinct count of Site Name	11	344
No. of Units	2,474	89,743
Total Sales	2,252	81,597
Act Inv	222	8,146
Avg. \$/sf	\$1,148	\$1,340
Avg. Project \$/SF	\$1,168	\$1,162
Avg. SF	1,015	989
Avg. \$	\$1,164,394	\$1,325,648
No Measure Value	12	2,170

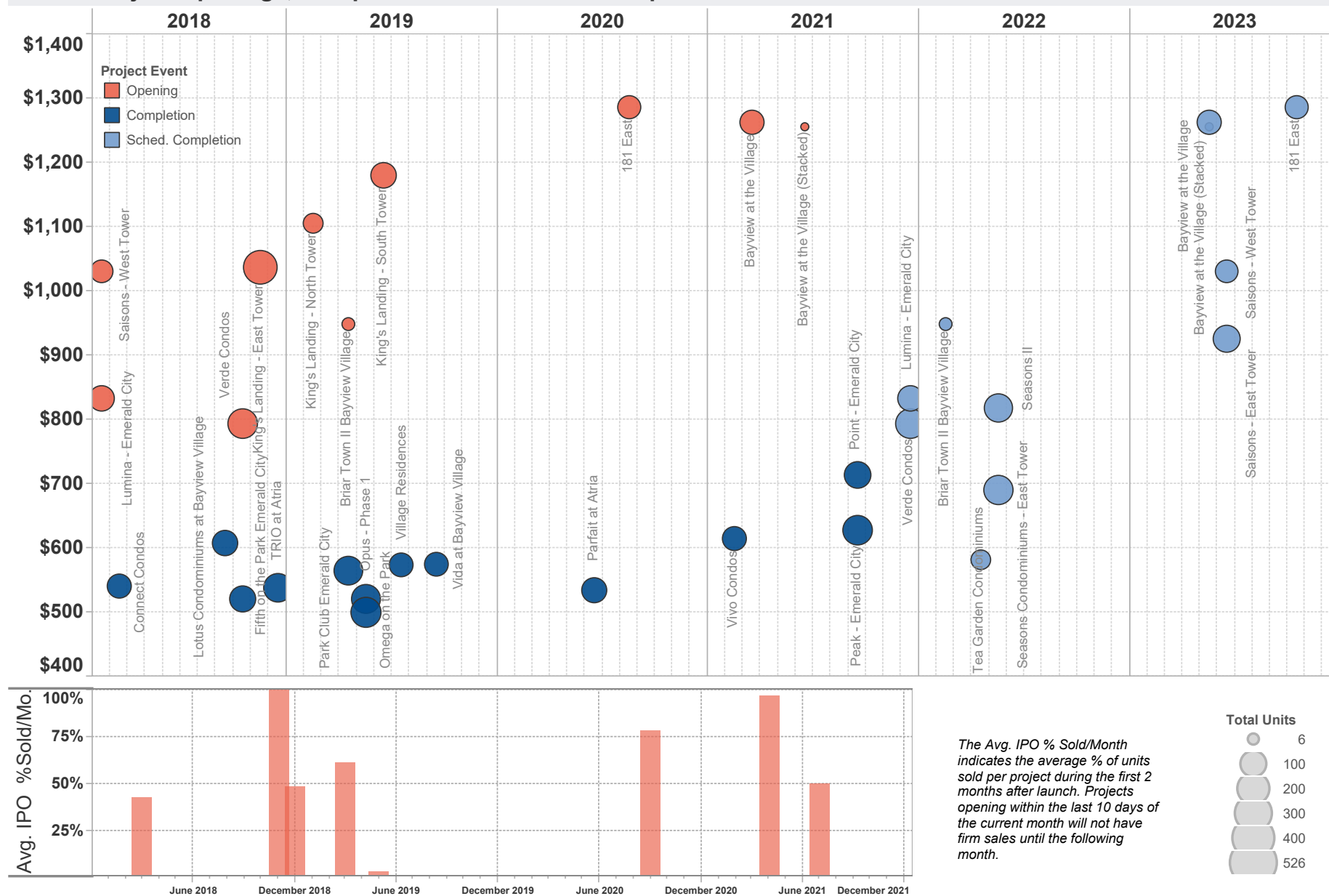
Development Applications		
Sheppard Corridor		City of Toronto
Number of Dev. Apps.	16	631
Total Units	13,947	636,062
Min. Density	1.0	0.0
Max. Density	10.1	620.0
Avg. Density	4.0	7.9

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



Sheppard Corridor Submarket Report - December 2021

Recent Project Openings, Completions & Scheduled Completions



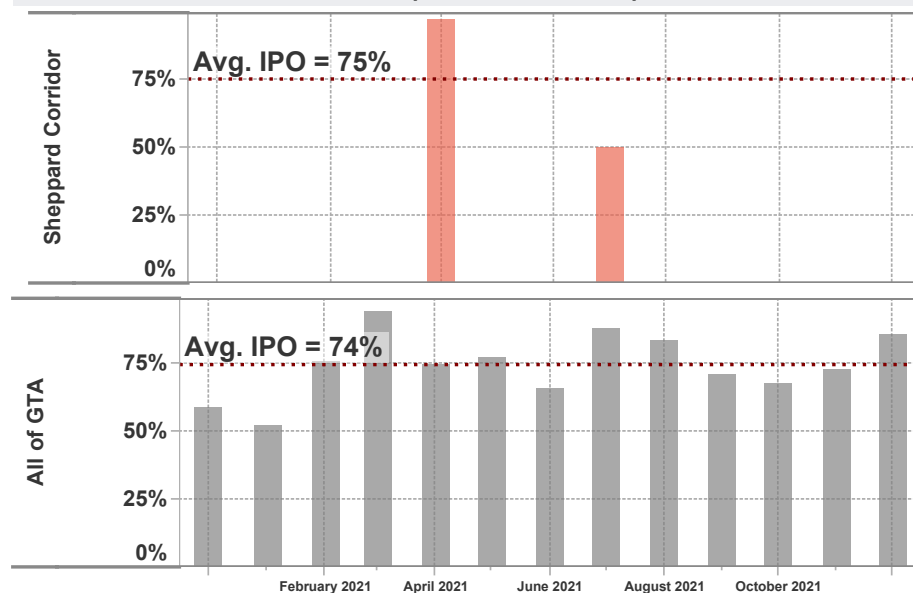
Sheppard Corridor Submarket Report - December 2021

Project Data by Unit Type

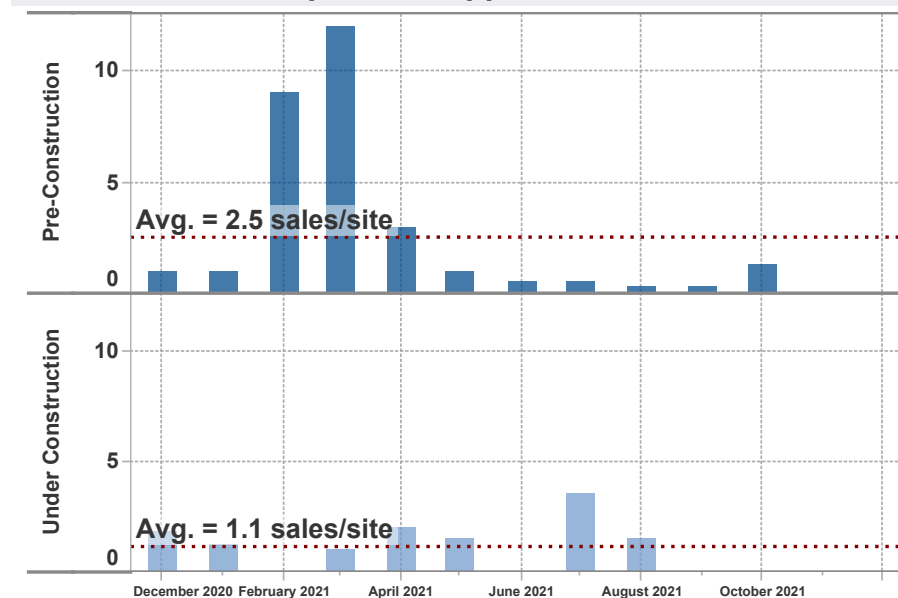
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	116	0	115	1
1 Bedroom	601	0	599	2
1 Bedroom + Den	493	0	491	2
2 Bedroom	737	5	661	76
2 Bedroom + Den	127	2	100	27
3 Bedroom & Up	324	5	231	93
Penthouse	14	0	0	14
Other	62	0	55	7

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,270	499	499	\$633,900	\$633,900
\$1,281	573	616	\$737,900	\$784,900
\$1,277	606	667	\$772,900	\$852,900
\$1,193	672	1,398	\$749,000	\$1,499,900
\$1,200	838	1,023	\$950,000	\$1,335,900
\$1,154	838	1,473	\$985,000	\$1,725,900
\$935	1,270	1,606	\$1,290,000	\$1,400,000
\$1,036	1,238	2,248	\$1,260,000	\$2,200,000

IPO Launch Performance (first 2 months)

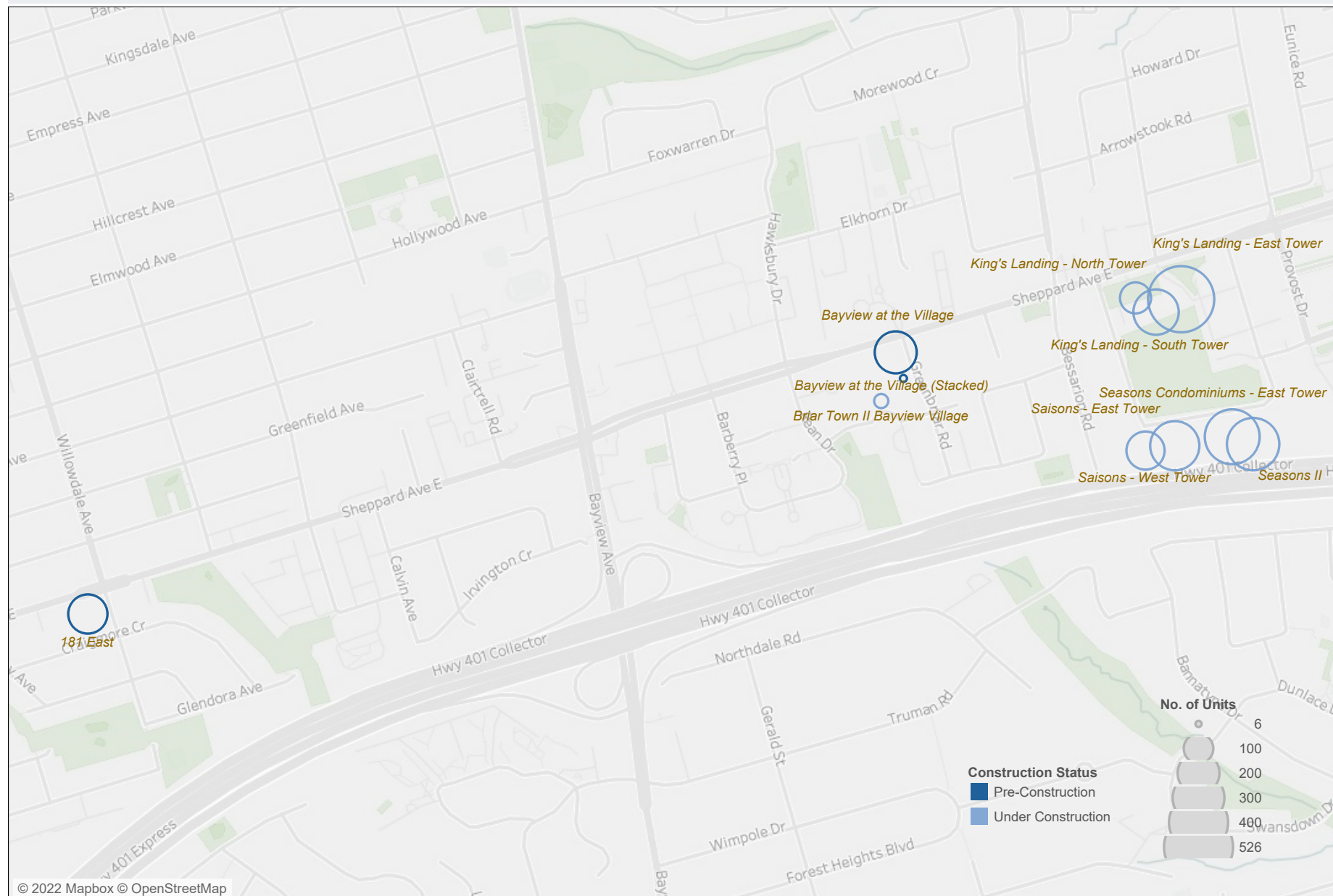


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - December 2021

Current Active Projects



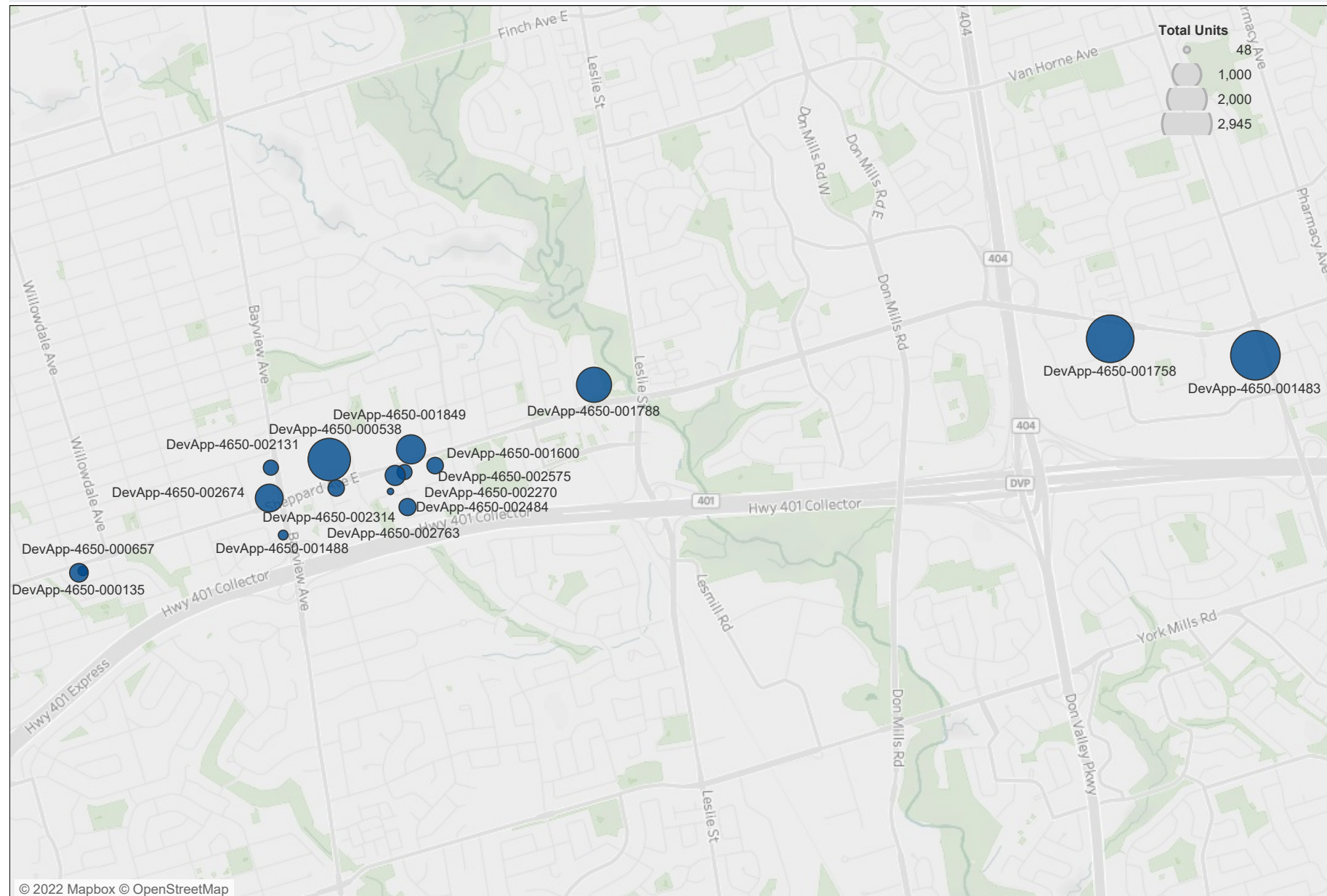
Sheppard Corridor Submarket Report - December 2021

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Fo..
181 East - Stafford Homes	Apartment	October 2023	0	28	9	185	\$1,286	\$1,297
Bayview at the Village - Canderel Residential	Apartment	May 2023	0	212	0	212	\$1,263	\$1,210
Bayview at the Village (Stacked) - Canderel Residential	Stacked	May 2023	0	4	2	6	\$1,256	\$1,266
Briar Town II Bayview Village - Buildcrest and Algar Develop..	Stacked	February 2022	0	3	6	24	\$949	\$1,018
King's Landing - East Tower - Concord Adex	Apartment	June 2024	4	56	53	526	\$1,037	\$1,069
King's Landing - North Tower - Concord Adex	Apartment	June 2024	0	10	18	116	\$1,106	\$1,146
King's Landing - South Tower - Concord Adex	Apartment	June 2024	0	17	38	247	\$1,180	\$1,284
Saisons - East Tower - Concord Adex	Apartment	June 2023	0	4	31	291	\$926	\$1,152
Saisons - West Tower - Concord Adex	Apartment	June 2023	1	14	36	175	\$1,031	\$1,163
Seasons Condominiums - East Tower - Concord Adex	Apartment	May 2022	0	2	10	362	\$691	\$1,133
Seasons II - Concord Adex	Apartment	May 2022	7	69	19	330	\$818	\$1,109

Sheppard Corridor Submarket Report - December 2021

Current Development Applications



Sheppard Corridor Submarket Report - December 2021

Current Development Application List

InventoryNumber	Address	Floor Space Index	Total Units
DevApp-4650-000135	179 - 181 Sheppard Avenue East	5.5	415
DevApp-4650-000538	2901 Bayview Avenue; 630 Sheppard Avenue East	2.6	2,158
DevApp-4650-000657	145 Sheppard Avenue East	8.0	110
DevApp-4650-001483	2550 Victoria Park Avenue	2.8	2,945
DevApp-4650-001488	2810 Bayview Avenue	2.9	114
DevApp-4650-001600	699 Sheppard Avenue East	3.7	324
DevApp-4650-001758	2135 Sheppard Avenue East	5.0	2,719
DevApp-4650-001788	1200 Sheppard Avenue East	3.1	1,478
DevApp-4650-001849	680 Sheppard Avenue East	4.9	1,014
DevApp-4650-002131	2 Teagarden Court		272
DevApp-4650-002270	627 Sheppard Avenue East	3.8	483
DevApp-4650-002314	589 Sheppard Avenue East	5.0	320
DevApp-4650-002484	12 Dervock Crescent	1.9	48
DevApp-4650-002575	1 Greenbriar Road	5.1	268
DevApp-4650-002674	500 Sheppard Avenue East	10.1	928
DevApp-4650-002763	26 Greenbriar Road	7.3	351

Sheppard Corridor Submarket Report - December 2021

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 22	• 18	• 4,859	• 394	• \$2,354	• 1,426	• \$3,357,800	• 23,683
Central Waterfront	• 12	• 9	• 4,124	• 584	• \$1,608	• 1,122	• \$1,803,564	• 38,096
Don Mills - York Mills	• 57	• 13	• 3,225	• 222	• \$1,035	• 1,107	• \$1,146,180	• 30,497
Downtown Core	• 6	• 7	• 3,574	• 182	• \$2,025	• 926	• \$1,876,066	• 42,806
Downtown East	• 76	• 19	• 5,920	• 640	• \$1,322	• 803	• \$1,062,380	• 35,238
Downtown West	• 36	• 26	• 7,961	• 796	• \$1,551	• 968	• \$1,500,588	• 37,461
Etobicoke Waterfront	• 0	• 1	• 509	• 6	• \$1,601	• 466	• \$745,900	• 15,600
Highway7 - Yonge	• 7	• 7	• 1,705	• 47	• \$890	• 1,347	• \$1,199,456	• 31,614
Mississauga City Centre	• 72	• 12	• 7,193	• 330	• \$1,102	• 862	• \$950,647	• 22,002
North Toronto	• 35	• 18	• 3,535	• 500	• \$1,378	• 1,019	• \$1,404,903	• 412
North Yonge Corridor	• 0	• 6	• 1,716	• 82	• \$1,302	• 798	• \$1,038,624	• 42,142
North York East	• 0	• 2	• 526	• 1	• \$1,050	• 1,210	• \$1,269,900	• 217,068
North York West	• 25	• 10	• 1,326	• 196	• \$1,317	• 1,444	• \$1,902,816	• 20,900
Not Applicable	• 1,714	• 140	• 25,699	• 3,132	• \$1,001	• 884	• \$884,514	• 13,947
Scarborough City Centre								• 15,217
Sheppard Corridor	• 12	• 11	• 2,252	• 222	• \$1,148	• 1,015	• \$1,164,394	• 41,546
Thornhill	• 5	• 7	• 1,518	• 141	• \$1,056	• 1,239	• \$1,308,452	• 7,833
Toronto East	• 10	• 10	• 1,385	• 49	• \$1,242	• 1,012	• \$1,257,561	
Toronto West	• 32	• 20	• 3,704	• 439	• \$1,234	• 981	• \$1,210,797	
Yonge - St. Clair	• 49	• 8	• 866	• 183	• \$2,118	• 1,547	• \$3,275,333	

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