

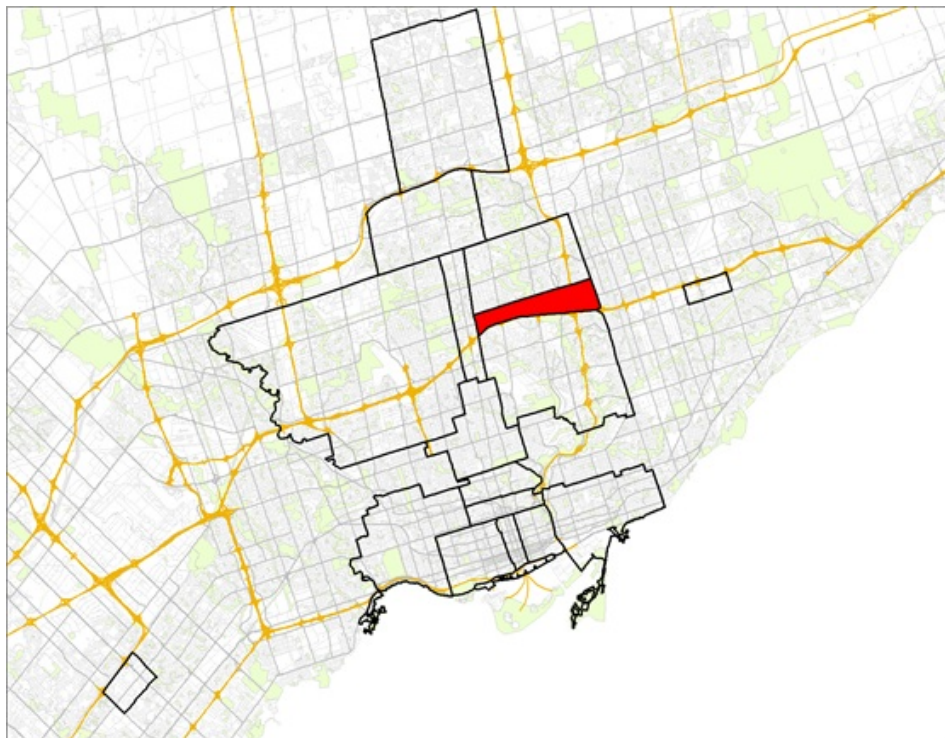


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of February 2022



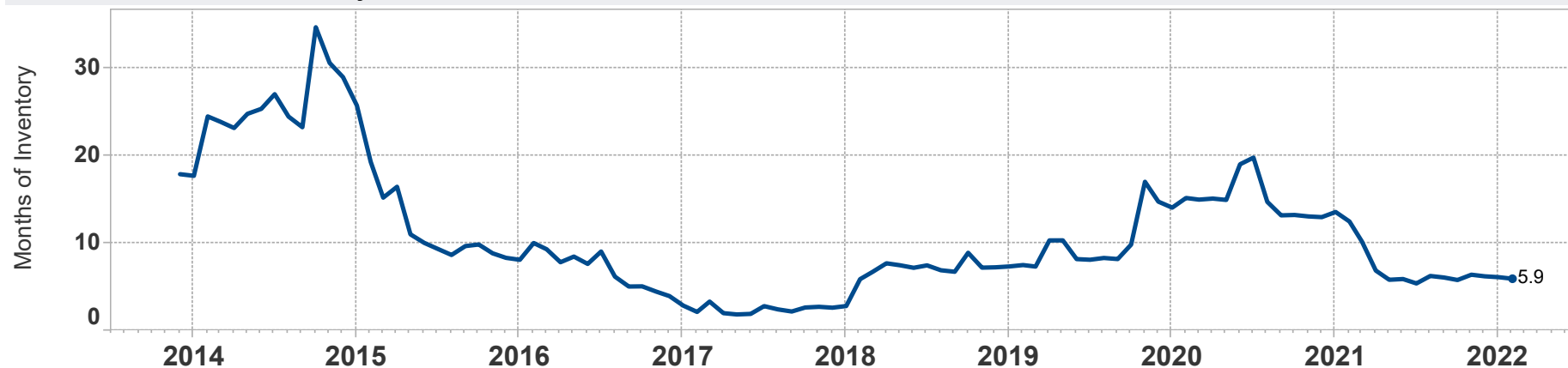
Sheppard Corridor Submarket Report - February 2022



Sheppard Corridor		GTA
Distinct count of Site Name	11	328
No. of Units	2,494	87,845
Total Sales	2,281	79,226
Act Inv	213	8,619
Avg. \$/sf	\$1,153	\$1,413
Avg. Project \$/SF	\$1,172	\$1,204
Avg. SF	1,005	934
Avg. \$	\$1,159,295	\$1,318,992
No Measure Value	15	3,048

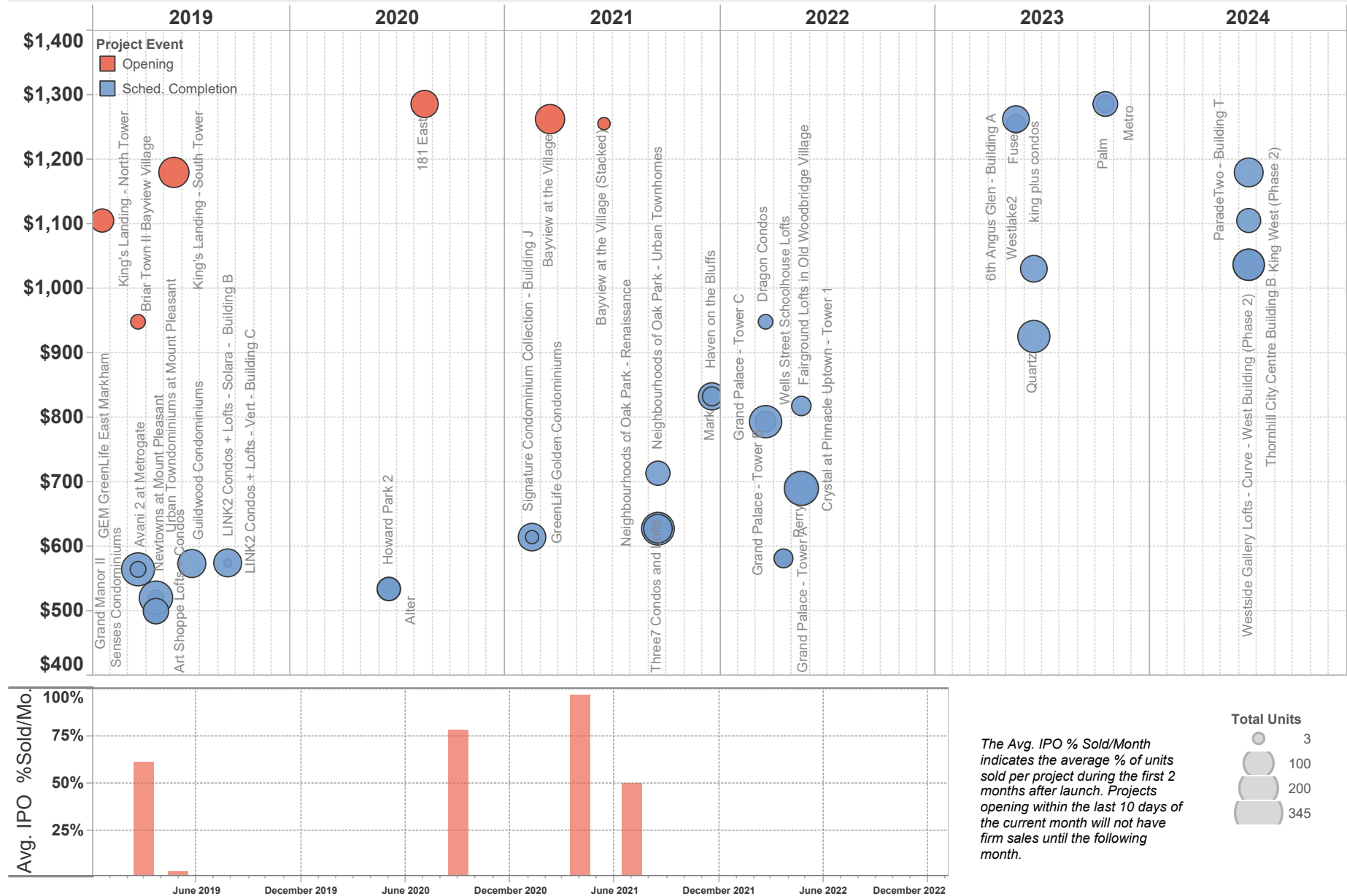
Development Applications		
Sheppard Corridor		City of Toronto
Count of Address	18	648
Total Units	11,036	364,157
Min. Density	1.0	0.0
Max. Density	10.1	620.0
Avg. Density	4.3	7.9

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



Sheppard Corridor Submarket Report - February 2022

Recent Project Openings, Completions & Scheduled Completions



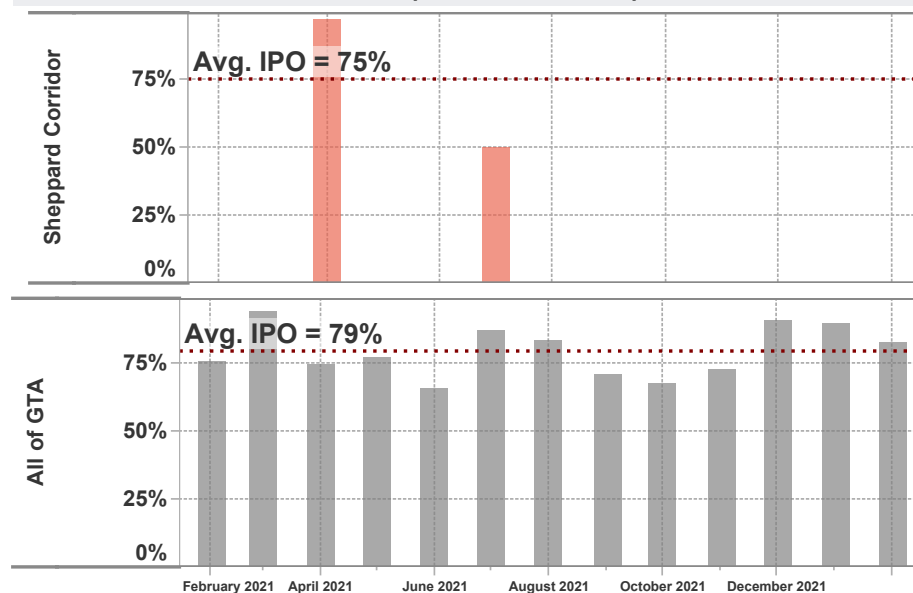
Sheppard Corridor Submarket Report - February 2022

Project Data by Unit Type

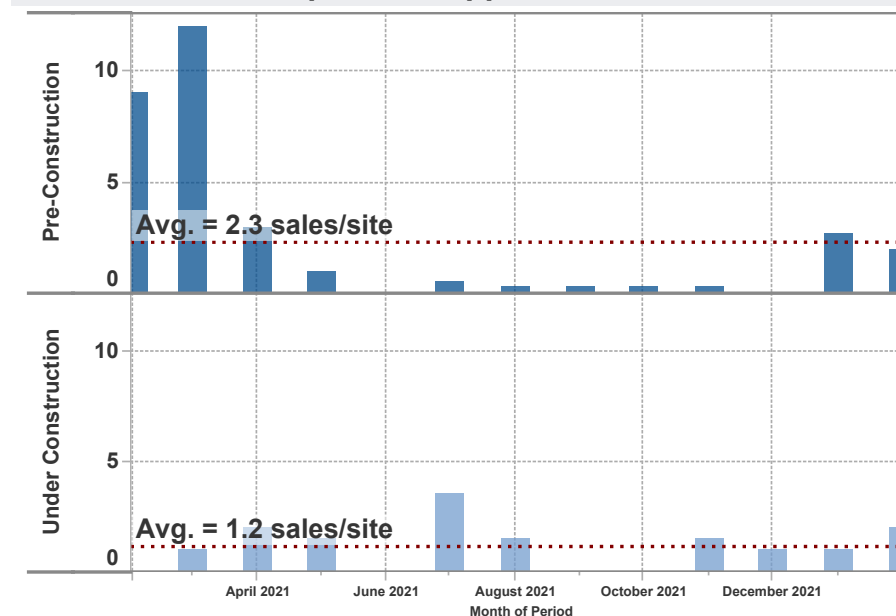
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	117	1	116	1
1 Bedroom	605	1	601	4
1 Bedroom + Den	500	1	495	5
2 Bedroom	740	5	673	67
2 Bedroom + Den	133	1	102	31
3 Bedroom & Up	325	6	241	84
Penthouse	14	0	0	14
Other	60	0	53	7

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,270	499	499	\$633,900	\$633,900
\$1,304	473	616	\$599,900	\$784,900
\$1,304	542	667	\$664,900	\$887,900
\$1,195	672	1,398	\$749,000	\$1,499,900
\$1,211	728	1,061	\$913,900	\$1,379,990
\$1,161	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)

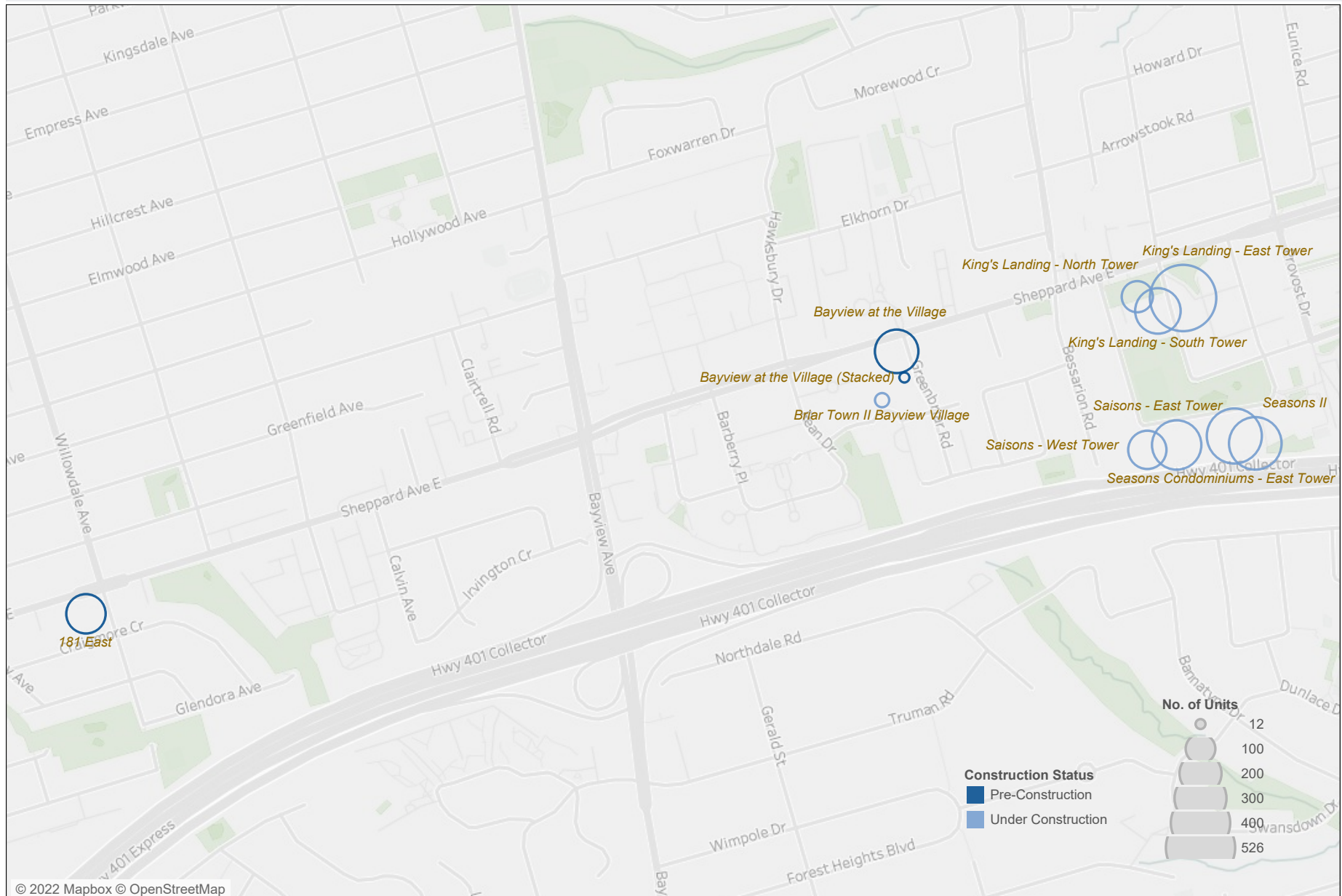


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - February 2022

Current Active Projects



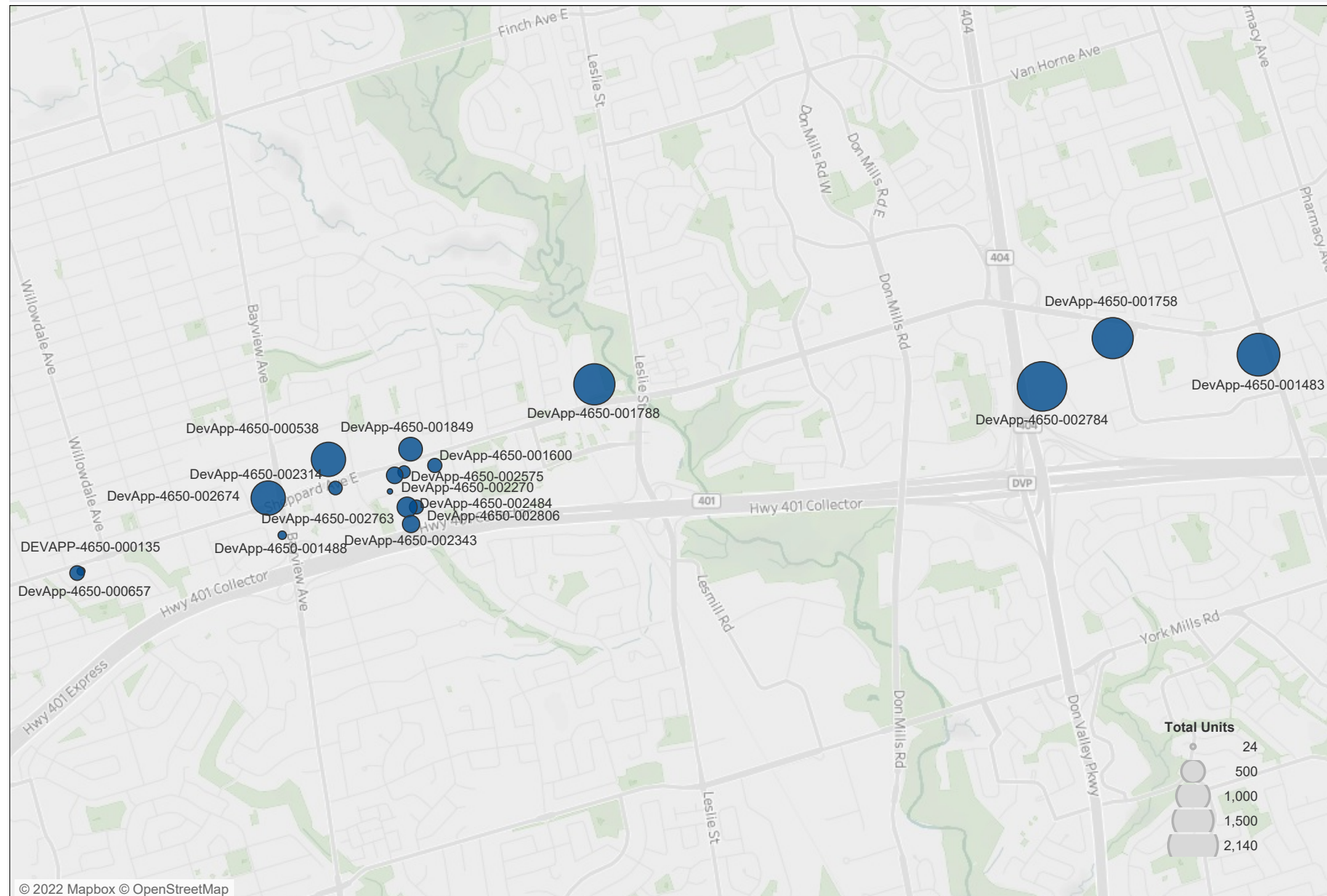
Sheppard Corridor Submarket Report - February 2022

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	1	1	8	185	\$1,286	\$1,300
Bayview at the Village - Canderel Residential	Apartment	May 2023	4	9	9	226	\$1,263	\$1,299
Bayview at the Village (Stacked) - Canderel Residential	Stacked	May 2023	1	4	4	12	\$1,256	\$1,241
Briar Town II Bayview Village - Buildcrest and Algar Develop..	Stacked	March 2022	0	0	6	24	\$949	\$1,018
King's Landing - East Tower - Concord Adex	Apartment	June 2024	3	6	47	526	\$1,037	\$1,061
King's Landing - North Tower - Concord Adex	Apartment	June 2024	0	1	17	116	\$1,106	\$1,146
King's Landing - South Tower - Concord Adex	Apartment	June 2024	0	0	38	247	\$1,180	\$1,284
Saisons - East Tower - Concord Adex	Apartment	June 2023	1	1	30	291	\$926	\$1,153
Saisons - West Tower - Concord Adex	Apartment	June 2023	1	2	34	175	\$1,031	\$1,162
Seasons Condominiums - East Tower - Concord Adex	Apartment	May 2022	1	1	9	362	\$691	\$1,134
Seasons II - Concord Adex	Apartment	May 2022	3	8	11	330	\$818	\$1,099

Sheppard Corridor Submarket Report - February 2022

Current Development Applications



Sheppard Corridor Submarket Report - February 2022

Current Development Application List

Inventory Number	Address	Min. Density	Total Units
DEVAPP-4650-000135	179 - 181 Sheppard Avenue East	1.0	185
DevApp-4650-000538	2901 Bayview Avenue; 630 Sheppard Avenue East	1.1	1,026
DevApp-4650-000657	145 Sheppard Avenue East	1.0	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	4.2	174
DevApp-4650-001758	2135 Sheppard Avenue East	5.0	1,476
DevApp-4650-001788	1200 Sheppard Avenue East	3.1	1,478
DevApp-4650-001849	680 Sheppard Avenue East	4.9	487
DevApp-4650-002270	627 Sheppard Avenue East	3.8	238
DevApp-4650-002314	589 Sheppard Avenue East	5.0	160
DevApp-4650-002343	71 Talara Drive	7.0	259
DevApp-4650-002484	12 Dervock Crescent	1.9	24
DevApp-4650-002575	1 Greenbriar Road	5.1	134
DevApp-4650-002674	500 Sheppard Avenue East	10.1	1,028
DevApp-4650-002763	26 Greenbriar Road	7.3	351
DevApp-4650-002784	245 Yorkland Boulevard	6.1	2,140
DevApp-4650-002806	23 Greenbriar Road	4.7	169

Sheppard Corridor Submarket Report - February 2022

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	• 78	• 18	• 4,961	• 345	• \$2,449	• 1,492	• \$3,653,966	• 13,579
Central Waterfront	• 2	• 9	• 4,129	• 579	• \$1,611	• 1,127	• \$1,816,254	• 16,313
Don Mills - York Mills	• 249	• 14	• 3,519	• 413	• \$1,073	• 894	• \$958,974	• 15,283
Downtown Core	• 50	• 8	• 3,581	• 1,280	• \$1,534	• 699	• \$1,071,937	• 23,554
Downtown East	• 47	• 18	• 5,891	• 572	• \$1,337	• 823	• \$1,101,131	• 18,747
Downtown West	• 43	• 24	• 7,764	• 747	• \$1,564	• 990	• \$1,548,722	• 19,843
Etobicoke Waterfront	• 3	• 1	• 512	• 5	• \$1,601	• 466	• \$745,900	• 8,154
Highway7 - Yonge	• 10	• 5	• 1,196	• 28	• \$1,060	• 1,317	• \$1,396,000	• 18,360
Mississauga City Centre	• 54	• 13	• 7,286	• 486	• \$1,234	• 757	• \$934,200	• 16,957
North Toronto	• 36	• 18	• 3,639	• 396	• \$1,453	• 1,046	• \$1,520,180	• 206
North Yonge Corridor	• 361	• 6	• 1,728	• 113	• \$1,614	• 801	• \$1,293,228	• 27,148
North York East	• 0	• 1	• 497	• 0	•	•	•	• 118,766
North York West	• 8	• 9	• 1,354	• 128	• \$1,358	• 1,741	• \$2,364,608	• 16,707
Not Applicable	• 1,890	• 134	• 23,898	• 2,561	• \$1,072	• 862	• \$923,935	• 11,036
Scarborough City Centre								• 10,992
Sheppard Corridor	• 15	• 11	• 2,281	• 213	• \$1,153	• 1,005	• \$1,159,295	• 24,334
Thornhill	• 32	• 4	• 1,113	• 81	• \$1,195	• 1,306	• \$1,561,338	• 4,178
Toronto East	• 10	• 8	• 1,120	• 42	• \$1,264	• 1,046	• \$1,322,389	
Toronto West	• 143	• 20	• 3,987	• 494	• \$1,275	• 912	• \$1,163,475	
Yonge - St. Clair	• 17	• 7	• 770	• 136	• \$2,340	• 1,807	• \$4,228,215	

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