

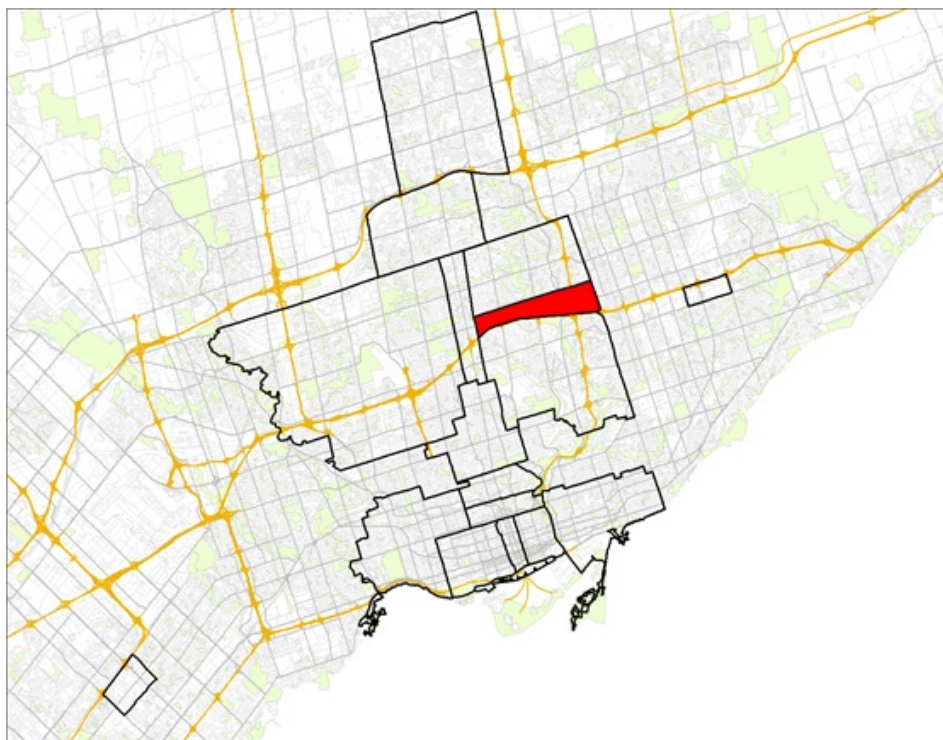


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of May 2022



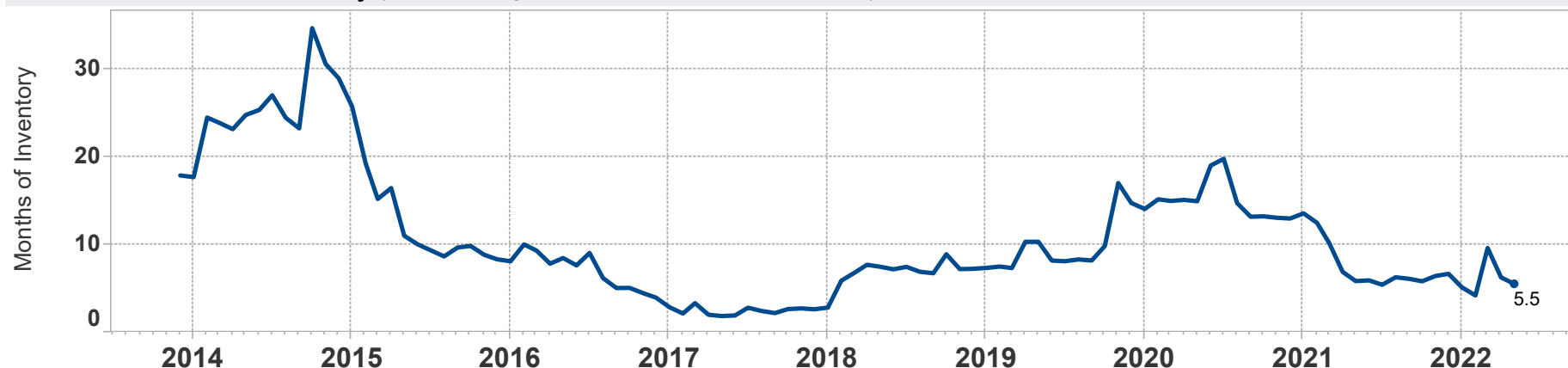
Sheppard Corridor Submarket Report - May 2022



Sheppard Corridor		GTA
Distinct count of Site Name	10	315
No. of Units	2,148	82,362
Total Sales	1,869	74,312
Act Inv	279	8,050
Avg. \$/sf	\$1,473	\$1,430
Avg. Project \$/SF	\$1,407	\$1,270
Avg. SF	790	908
Avg. \$	\$1,164,250	\$1,299,422
Current Month Sales (incl. active & sold out)	36	2,058

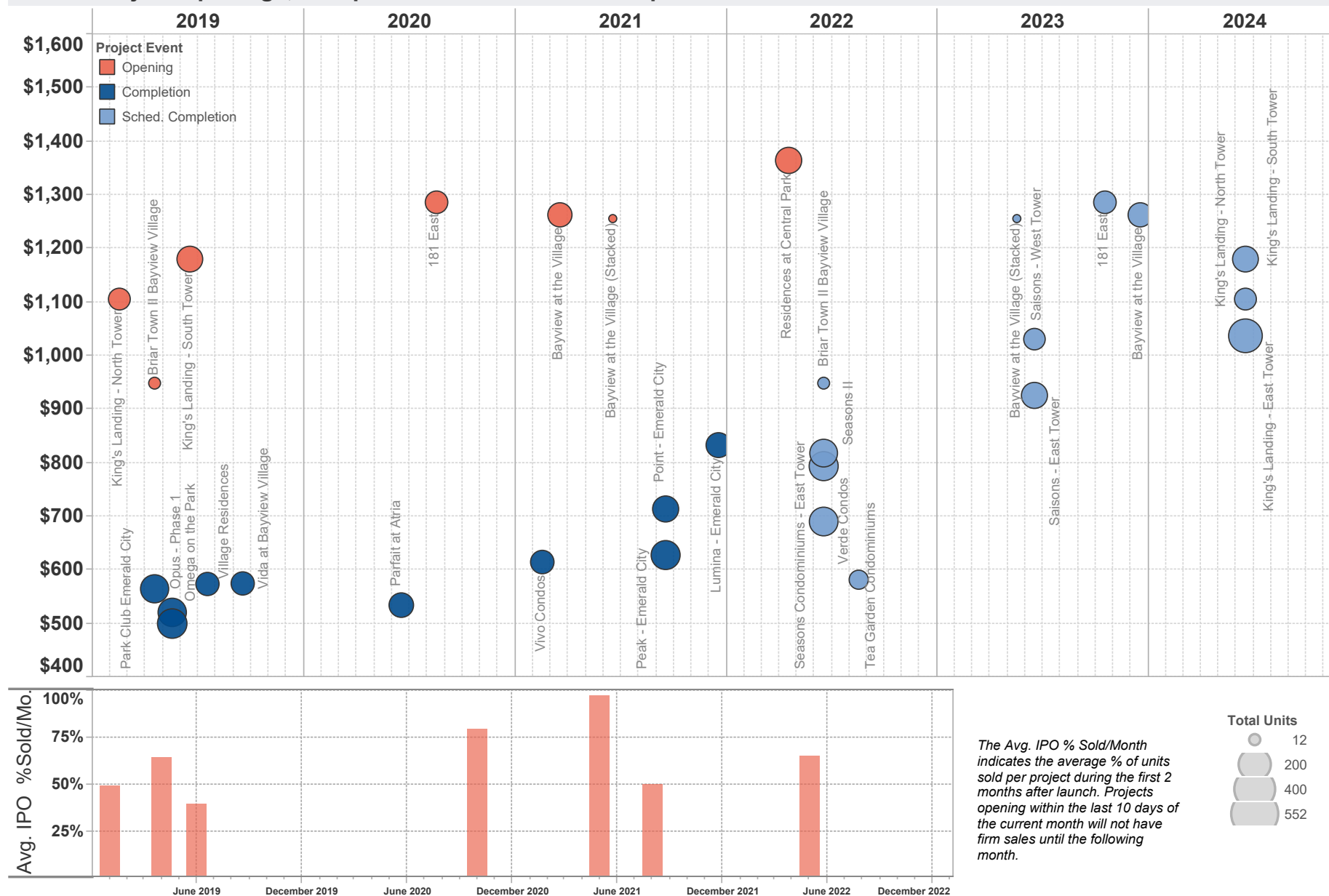
Development Applications		
Sheppard Corridor		City of Toronto
Count of Address	24	687
Total Units	14,432	373,850
Min. Density	1.0	0.0
Max. Density	10.1	61.7
Avg. Density	4.8	7.2

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



Sheppard Corridor Submarket Report - May 2022

Recent Project Openings, Completions & Scheduled Completions



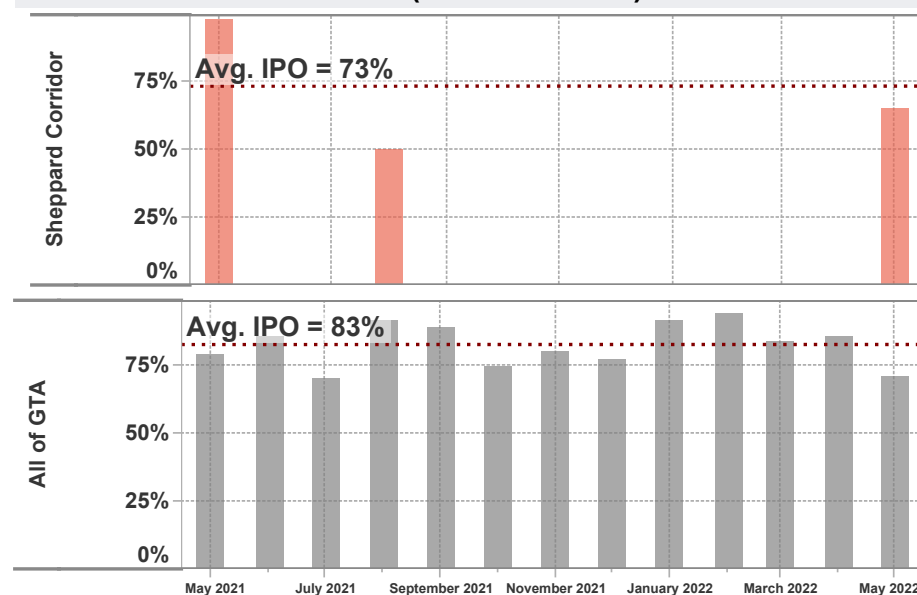
Sheppard Corridor Submarket Report - May 2022

Project Data by Unit Type

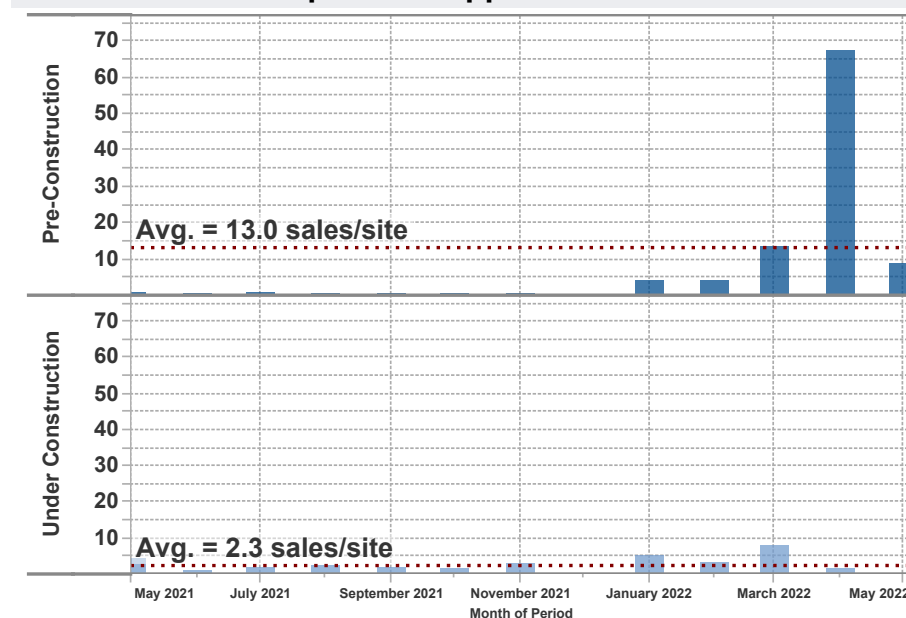
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	110	10
1 Bedroom	541	0	479	62
1 Bedroom + Den	398	0	377	21
2 Bedroom	604	6	520	84
2 Bedroom + Den	204	30	171	33
3 Bedroom & Up	247	0	178	69
Penthouse	14	0	14	0
Other	20	0	20	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,815	325	372	\$600,000	\$650,000
\$1,690	389	540	\$649,000	\$902,000
\$1,565	502	768	\$818,000	\$1,022,000
\$1,323	645	1,398	\$948,000	\$1,599,900
\$1,554	671	1,022	\$968,000	\$1,656,000
\$1,482	838	1,318	\$1,300,000	\$1,998,000

IPO Launch Performance (first 2 months)

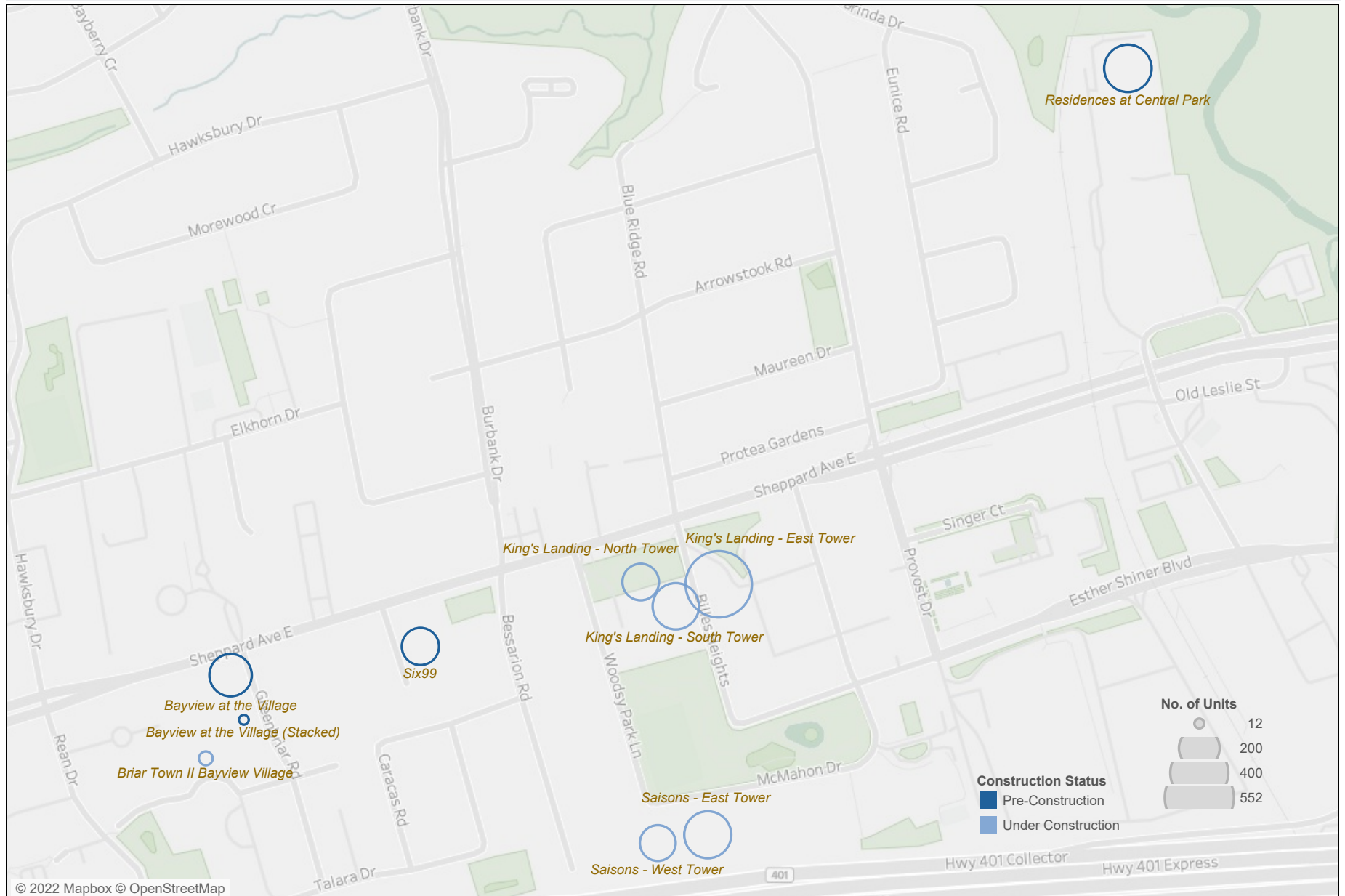


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - May 2022

Current Active Projects



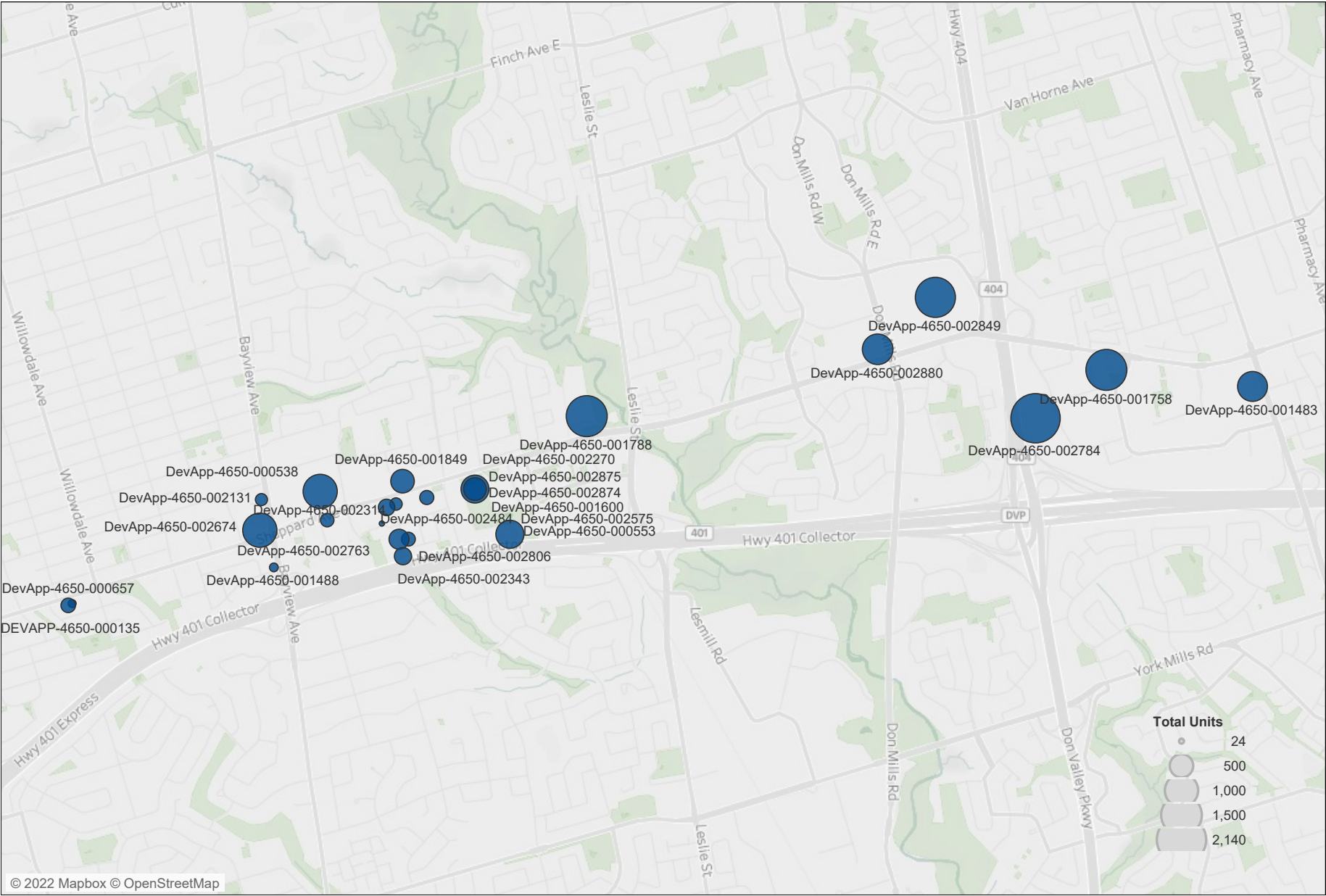
Sheppard Corridor Submarket Report - May 2022

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..
Bayview at the Village - Canderel Residential	Apartment	December 2023	0	16	2	226	\$1,263	\$1,439
Bayview at the Village (Stacked) - Canderel Residential	Stacked	May 2023	0	7	1	12	\$1,256	\$1,514
Briar Town II Bayview Village - Buildcrest and Algar Develop..	Stacked	June 2022	0	1	5	24	\$949	\$1,100
King's Landing - East Tower - Concord Adex	Apartment	June 2024	0	14	67	552	\$1,037	\$1,356
King's Landing - North Tower - Concord Adex	Apartment	June 2024	0	27	43	168	\$1,106	\$1,352
King's Landing - South Tower - Concord Adex	Apartment	June 2024	0	17	44	270	\$1,180	\$1,528
Residences at Central Park - Amexon	Apartment	July 2025	30	227	56	283	\$1,365	\$1,584
Saisons - East Tower - Concord Adex	Apartment	June 2023	0	18	0	278	\$926	\$1,294
Saisons - West Tower - Concord Adex	Apartment	June 2023	0	23	0	161	\$1,031	\$1,261
Six99 - Originate Developments	Apartment	November 2024	6	113	61	174	\$1,682	\$1,646

Sheppard Corridor Submarket Report - May 2022

Current Development Applications



Sheppard Corridor Submarket Report - May 2022

Current Development Application List

inventorynumber	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-4650-000553	1001 - 1019 Sheppard Avenue East	5.5	692
DevApp-4650-000657	145 Sheppard Avenue East	1.0	55
DevApp-4650-001483	2550 Victoria Park Avenue	2.8	786
DevApp-4650-001488	2810 Bayview Avenue	2.9	67
DevApp-4650-001600	699 Sheppard Avenue East	4.2	174
DevApp-4650-001758	2135 Sheppard Avenue East	5.0	1,474
DevApp-4650-001788	1200 Sheppard Avenue East	3.1	1,478
DevApp-4650-001849	680 Sheppard Avenue East	4.9	487
DevApp-4650-002131	2 Teagarden Court		128
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
DevApp-4650-002849	1800 Sheppard Avenue East	7.2	1,416
DevApp-4650-002874	1001 - 1019 Sheppard Avenue East	8.7	452
DevApp-4650-002875	1001 - 1019 Sheppard Avenue East	7.3	686
DevApp-4650-002880	2500 Don Mills Road	7.3	823

Sheppard Corridor Submarket Report - May 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	12	18	5,030	283	\$2,584	1,463	\$3,781,888	13,750
Central Waterfront	4	9	4,157	547	\$1,615	1,129	\$1,823,523	17,435
Don Mills - York Mills	35	14	3,837	174	\$1,122	1,134	\$1,272,475	16,547
Downtown Core	28	9	5,032	405	\$2,035	938	\$1,909,854	23,883
Downtown East	66	17	5,902	427	\$1,451	772	\$1,120,144	21,496
Downtown West	2	23	7,325	603	\$1,595	1,034	\$1,649,032	19,449
Etobicoke Waterfront	4	1	526	2	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	0	5	1,199	25	\$1,111	1,310	\$1,455,256	20,063
Mississauga City Centre	516	8	3,259	197	\$1,253	687	\$860,873	17,735
North Toronto	3	18	3,733	313	\$1,541	1,059	\$1,631,045	206
North Yonge Corridor	5	6	1,781	72	\$1,567	925	\$1,450,206	28,646
North York East	0	1	497	0	.	.	.	112,252
North York West	276	7	819	189	\$1,445	1,320	\$1,906,261	18,119
Not Applicable	1,013	129	22,815	3,532	\$1,112	790	\$878,390	14,432
Scarborough City Centre								9,720
Sheppard Corridor	36	10	1,869	279	\$1,473	790	\$1,164,250	27,354
Thornhill	12	2	401	38	\$1,294	1,576	\$2,039,368	4,532
Toronto East	18	11	1,564	161	\$1,230	837	\$1,029,329	
Toronto West	18	20	3,749	714	\$1,314	821	\$1,079,215	
Yonge - St. Clair	10	7	817	89	\$2,092	1,558	\$3,259,738	

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