

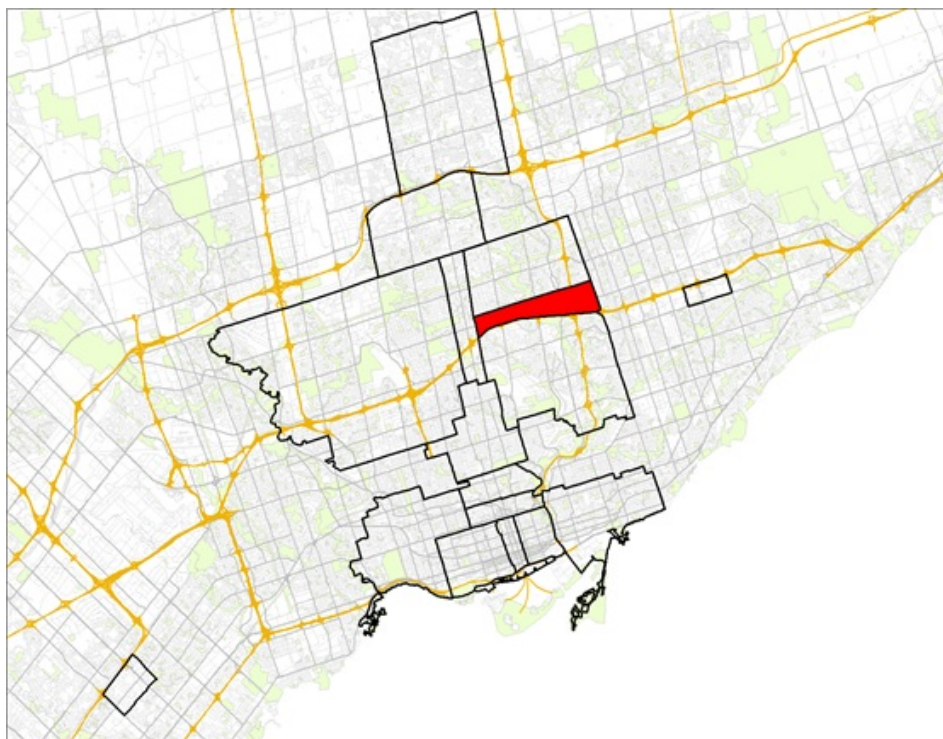


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of June 2022



Sheppard Corridor Submarket Report - June 2022



Sheppard Corridor		GTA
Distinct count of Site Name	11	329
No. of Units	2,505	85,434
Total Sales	2,209	75,717
Act Inv	296	9,717
Avg. \$/sf	\$1,415	\$1,483
Avg. Project \$/SF	\$1,372	\$1,274
Avg. SF	831	865
Avg. \$	\$1,175,761	\$1,282,383
Current Month Sales (incl. active & sold out)	23	1,519

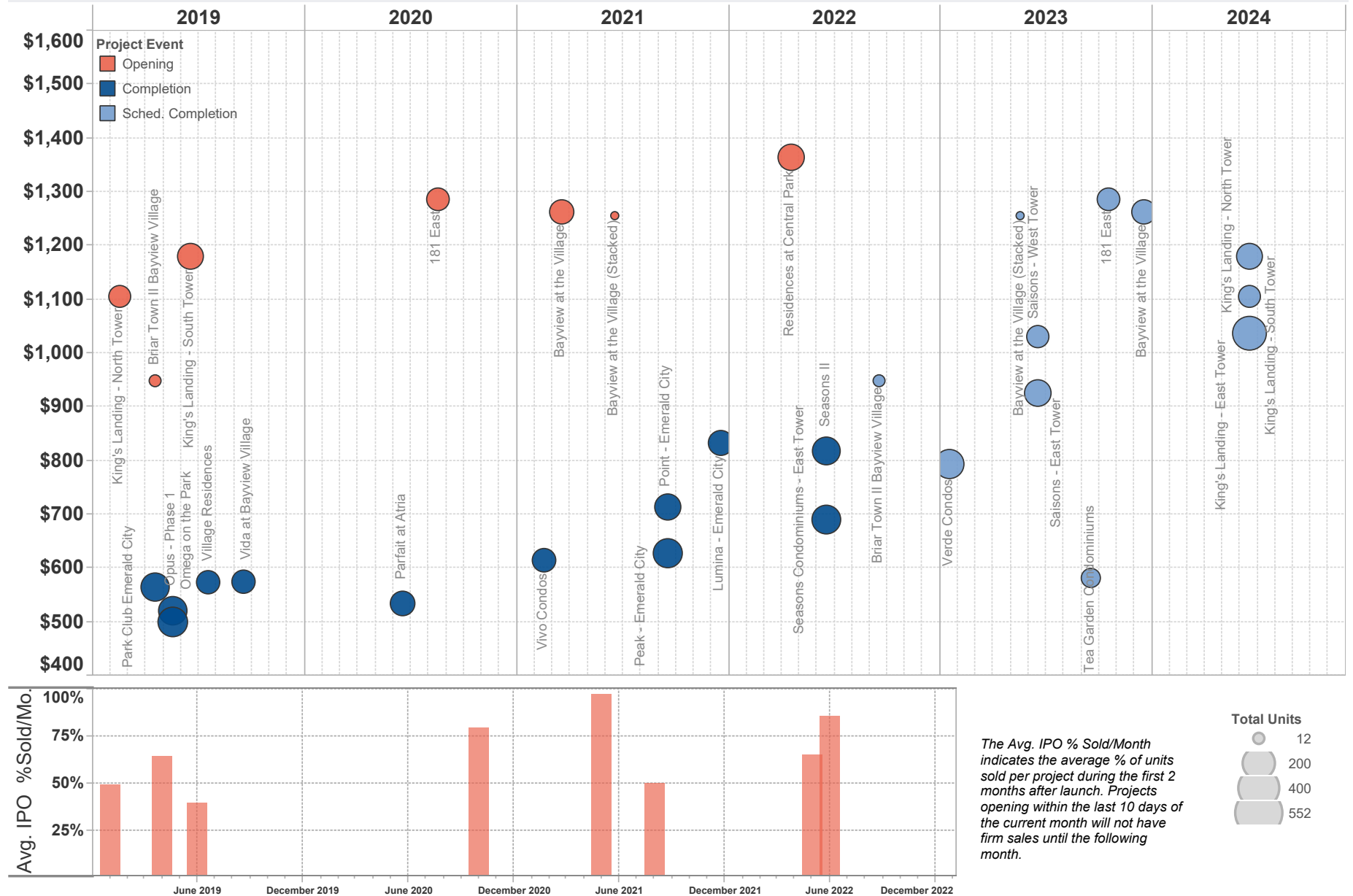
Development Applications		
Sheppard Corridor		City of Toronto
Count of Address	23	689
Total Units	13,740	373,016
Min. Density	1.0	0.0
Max. Density	10.1	61.7
Avg. Density	4.8	7.3

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



Sheppard Corridor Submarket Report - June 2022

Recent Project Openings, Completions & Scheduled Completions



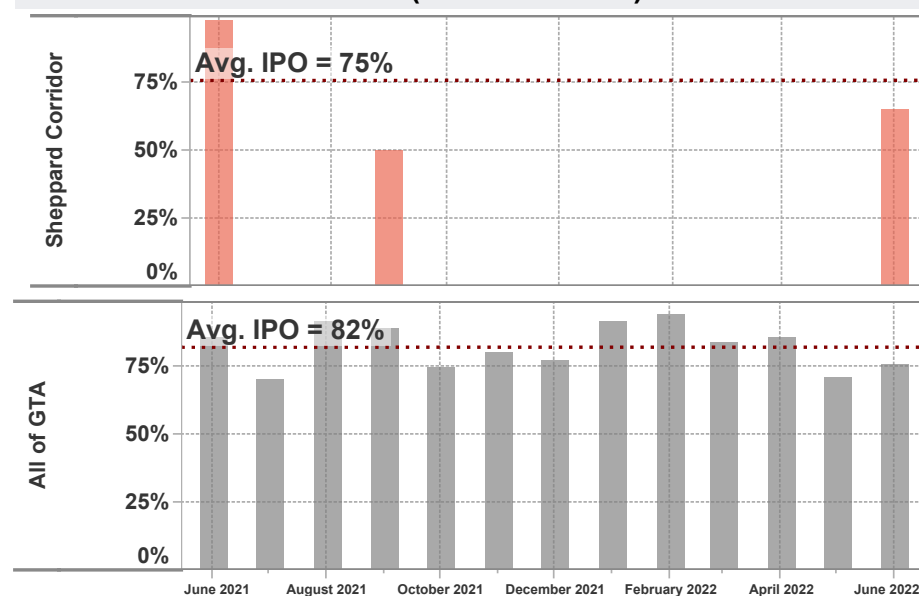
Sheppard Corridor Submarket Report - June 2022

Project Data by Unit Type

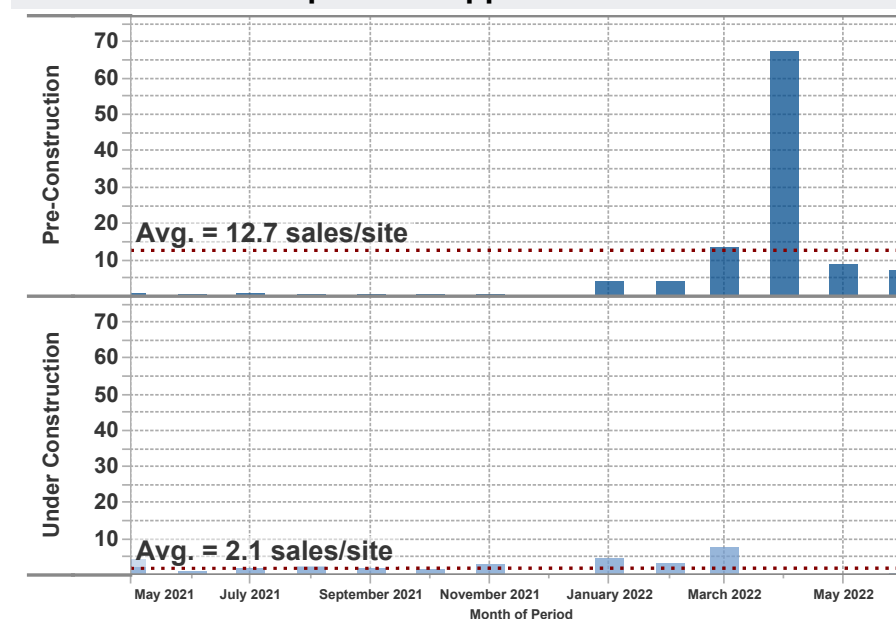
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	110	10
1 Bedroom	628	8	574	54
1 Bedroom + Den	450	4	433	17
2 Bedroom	704	3	616	88
2 Bedroom + Den	238	6	203	35
3 Bedroom & Up	309	2	222	87
Penthouse	14	0	14	0
Other	40	0	37	3

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,815	325	372	\$600,000	\$650,000
\$1,676	389	540	\$649,000	\$880,000
\$1,528	502	768	\$826,000	\$995,000
\$1,319	645	1,398	\$920,000	\$1,599,900
\$1,439	671	964	\$950,000	\$1,500,000
\$1,420	838	1,318	\$1,100,000	\$1,998,000
\$1,077	1,281	2,248	\$1,480,000	\$2,200,000

IPO Launch Performance (first 2 months)

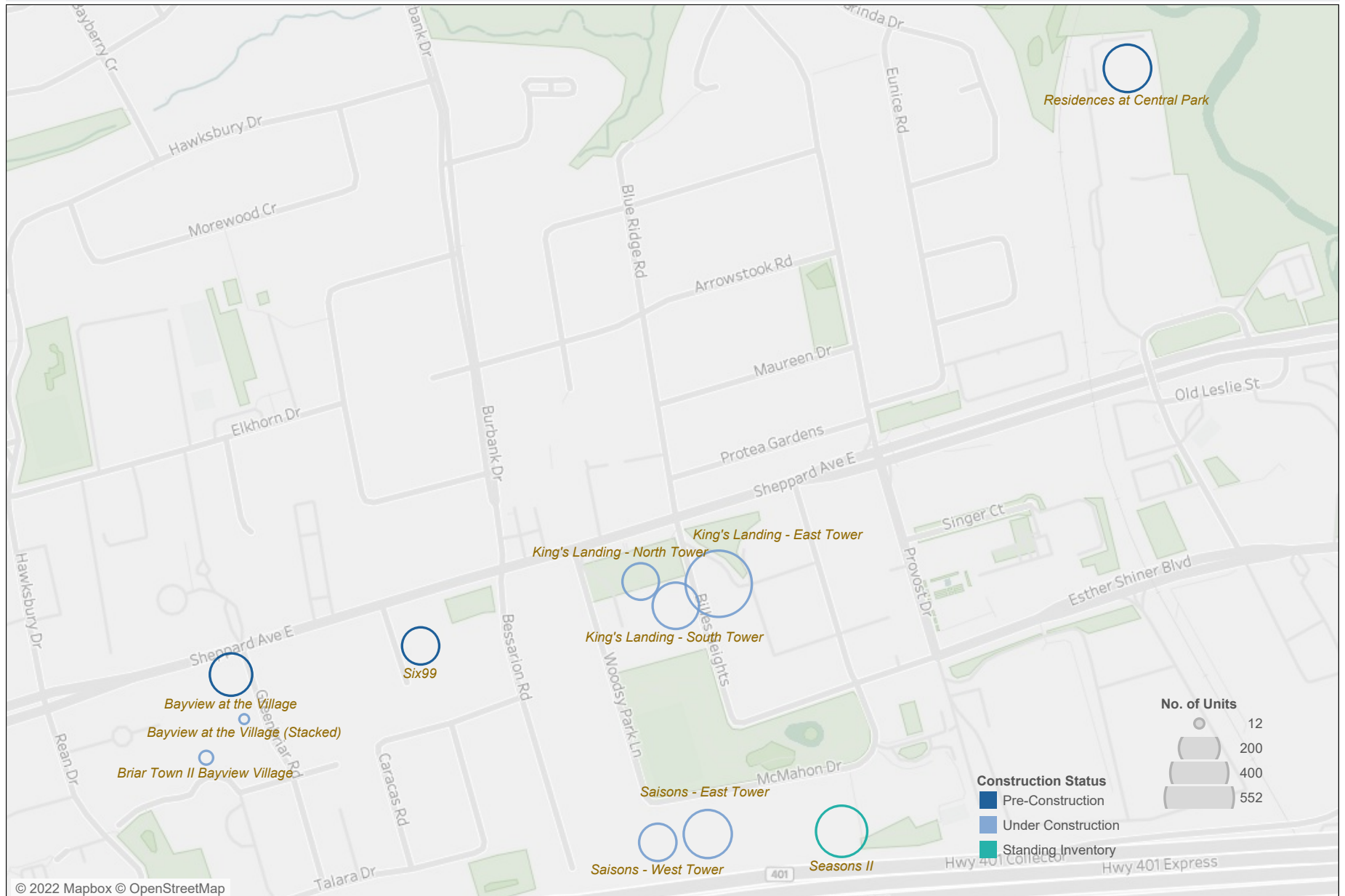


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - June 2022

Current Active Projects



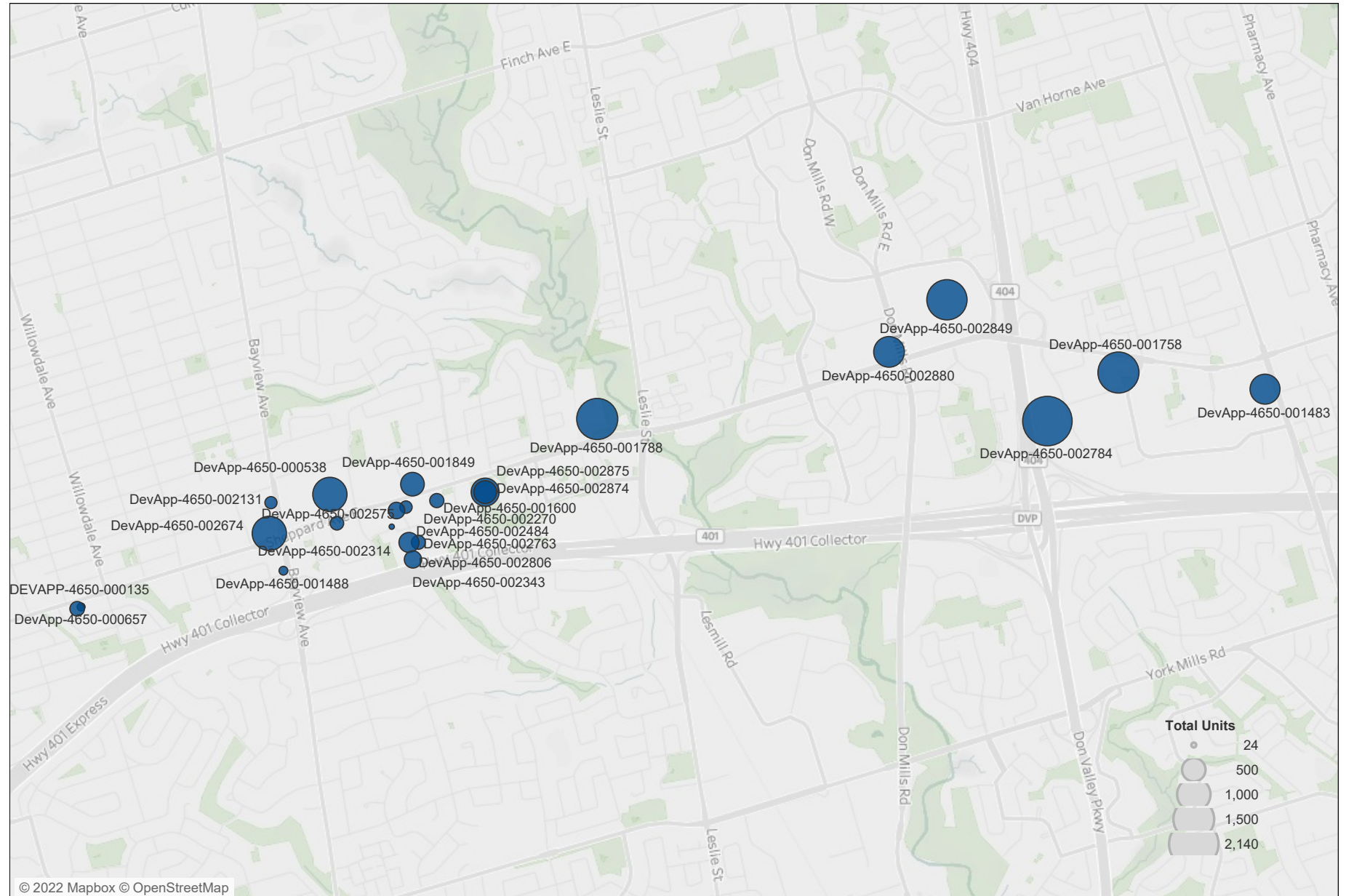
Sheppard Corridor Submarket Report - June 2022

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	September 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	14	241	42	283	\$1,365	\$1,499
Saisons - East Tower - Concord Adex	Apartment	June 2023	0	18	13	291	\$926	\$1,276
Saisons - West Tower - Concord Adex	Apartment	June 2023	2	24	13	175	\$1,031	\$1,247
Seasons II - Concord Adex	Apartment	June 2022	0	14	12	330	\$818	\$1,135
Six99 - Originate Developments	Apartment	November 2024	7	120	54	174	\$1,682	\$1,646

Sheppard Corridor Submarket Report - June 2022

Current Development Applications



Sheppard Corridor Submarket Report - June 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-4650-000657	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 - June 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	0	18	5,030	283	\$2,596	1,463	\$3,799,146	14,868
Central Waterfront	0	9	4,160	544	\$1,617	1,124	\$1,817,044	13,435
Don Mills - York Mills	5	14	3,838	173	\$1,130	1,129	\$1,276,555	16,234
Downtown Core	58	9	5,090	347	\$1,940	919	\$1,781,764	25,772
Downtown East	145	19	6,047	1,217	\$1,551	656	\$1,016,607	21,095
Downtown West	107	25	7,434	1,327	\$1,748	879	\$1,535,799	19,927
Etobicoke Waterfront	4	1	530	1	\$1,626	466	\$757,900	8,231
Highway7 - Yonge	1	5	1,200	24	\$1,111	1,310	\$1,454,833	17,726
Mississauga City Centre	64	8	3,323	133	\$1,242	708	\$878,899	206
North Toronto	5	18	3,738	308	\$1,541	1,060	\$1,633,099	28,806
North Yonge Corridor	1	6	1,782	71	\$1,567	931	\$1,458,562	112,168
North York East	0	1	497	0	.	.	.	18,119
North York West	9	7	828	180	\$1,447	1,345	\$1,944,902	13,740
Not Applicable	898	137	23,285	3,918	\$1,185	777	\$920,096	9,720
Scarborough City Centre								20,848
Sheppard Corridor	23	11	2,209	296	\$1,415	831	\$1,175,761	27,591
Thornhill	9	2	410	29	\$1,367	1,700	\$2,323,017	4,530
Toronto East	9	11	1,571	156	\$1,224	849	\$1,039,096	
Toronto West	180	21	3,927	622	\$1,314	850	\$1,117,609	
Yonge - St. Clair	1	7	818	88	\$2,100	1,562	\$3,279,167	

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