

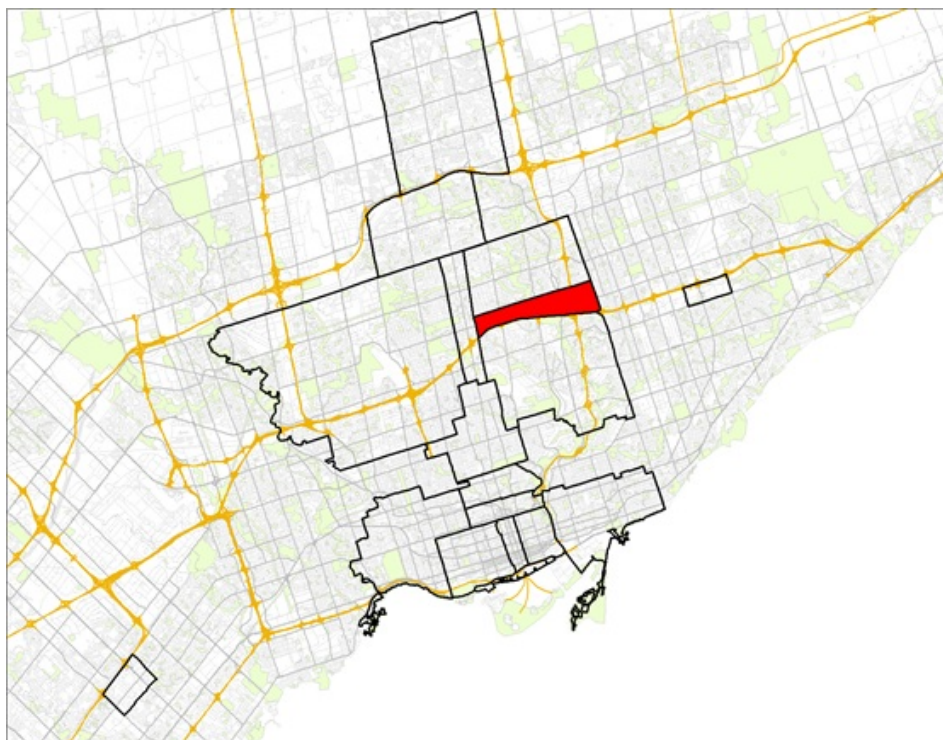


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of October 2022



Sheppard Corridor Submarket Report - October 2022



Sheppard Corridor		GTA
Distinct count of Site Name	11	334
No. of Units	2,505	86,938
Total Sales	2,215	76,165
Act Inv	290	10,773
Avg. wt. \$/sf	\$1,434	\$1,440
Avg. Project \$/SF	\$1,396	\$1,297
Avg. SF	824	856
Avg. \$	\$1,181,669	\$1,232,344
Current Month Sales (incl. active & sold out)	4	1,601

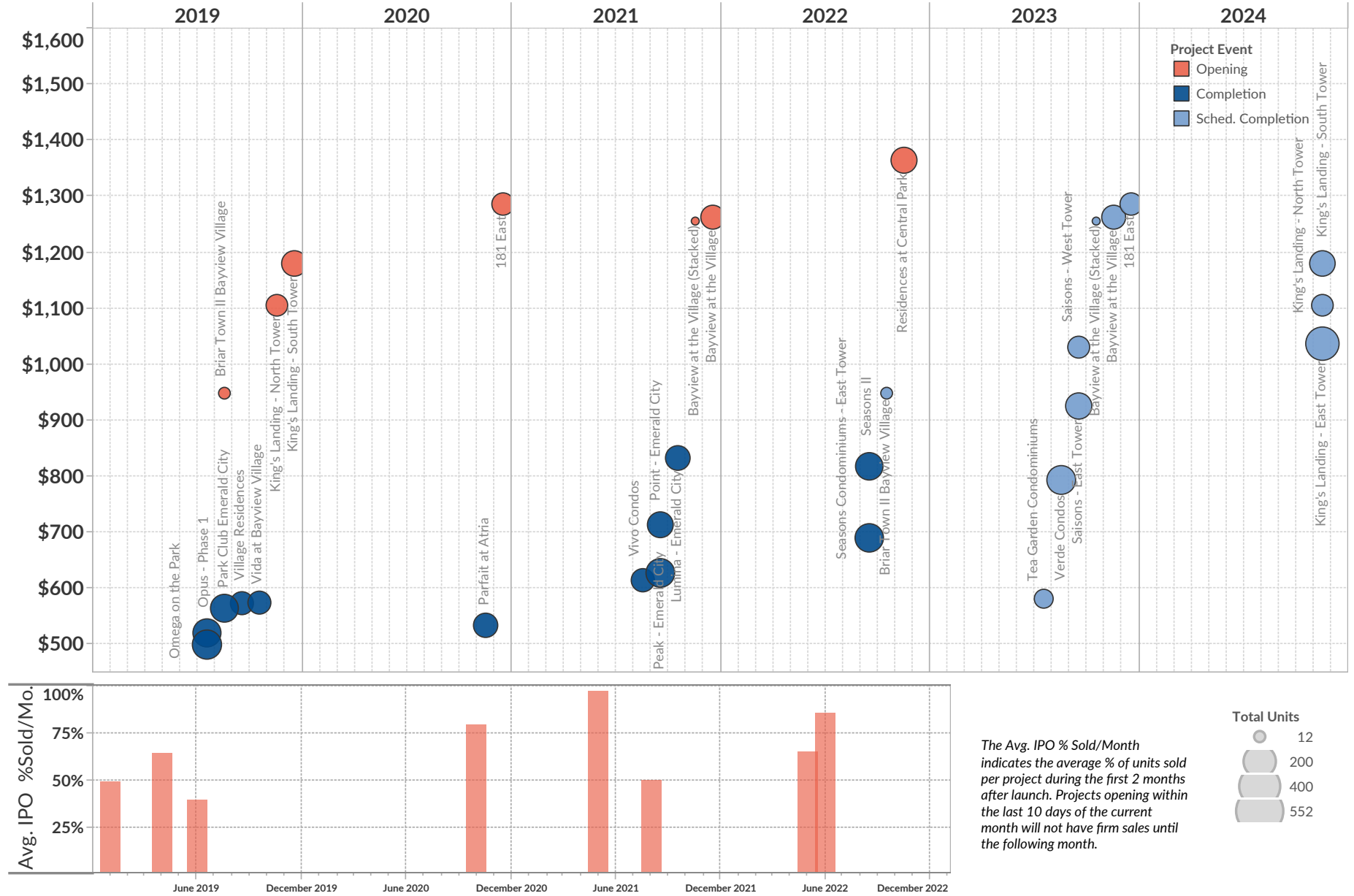
Development Applications		
Sheppard Corridor		City of Toronto
Count of Address	23	743
Total Units	13,817	409,580
Min. Density	1.0	0.0
Max. Density	10.1	61.7
Avg. Density	4.8	7.7

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



Sheppard Corridor Submarket Report - October 2022

Recent Project Openings, Completions & Scheduled Completions



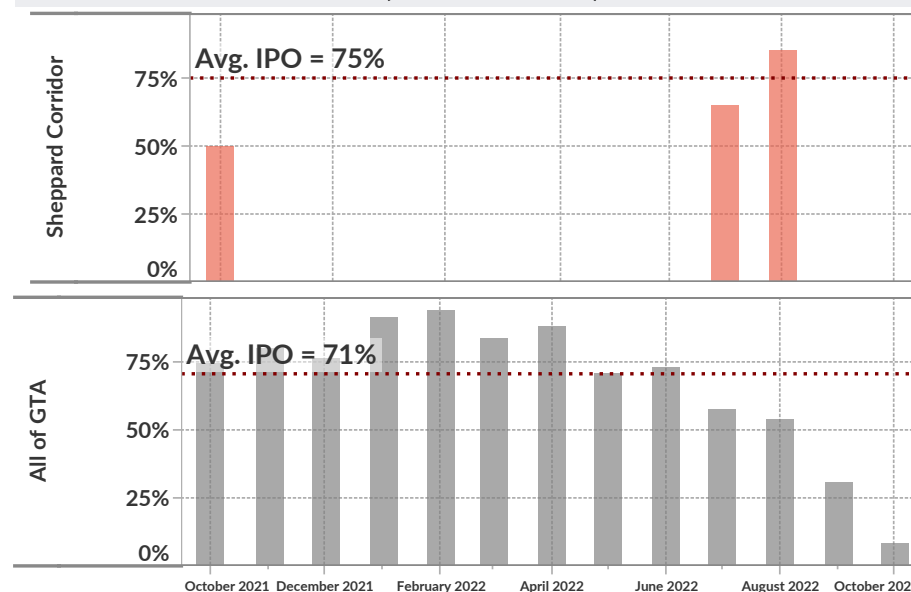
Sheppard Corridor Submarket Report - October 2022

Project Data by Unit Type

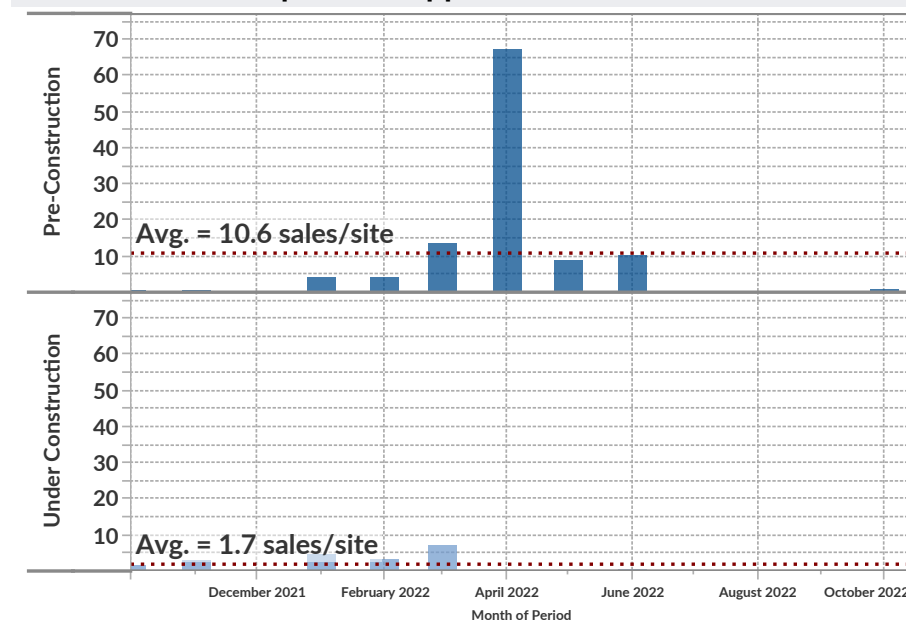
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	110	10
1 Bedroom	628	0	574	54
1 Bedroom + Den	450	0	433	17
2 Bedroom	704	0	616	88
2 Bedroom + Den	238	0	204	34
3 Bedroom & Up	309	4	227	82
Penthouse	14	0	14	0
Other	40	0	37	3

*				
Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,815	325	372	\$600,000	\$650,000
\$1,692	389	540	\$649,000	\$894,000
\$1,596	502	768	\$826,000	\$995,000
\$1,330	645	1,398	\$1,024,000	\$1,677,900
\$1,452	671	964	\$1,058,000	\$1,500,000
\$1,445	838	1,318	\$1,280,000	\$1,998,000
\$1,077	1,281	2,248	\$1,480,000	\$2,200,000

IPO Launch Performance (first 2 months)

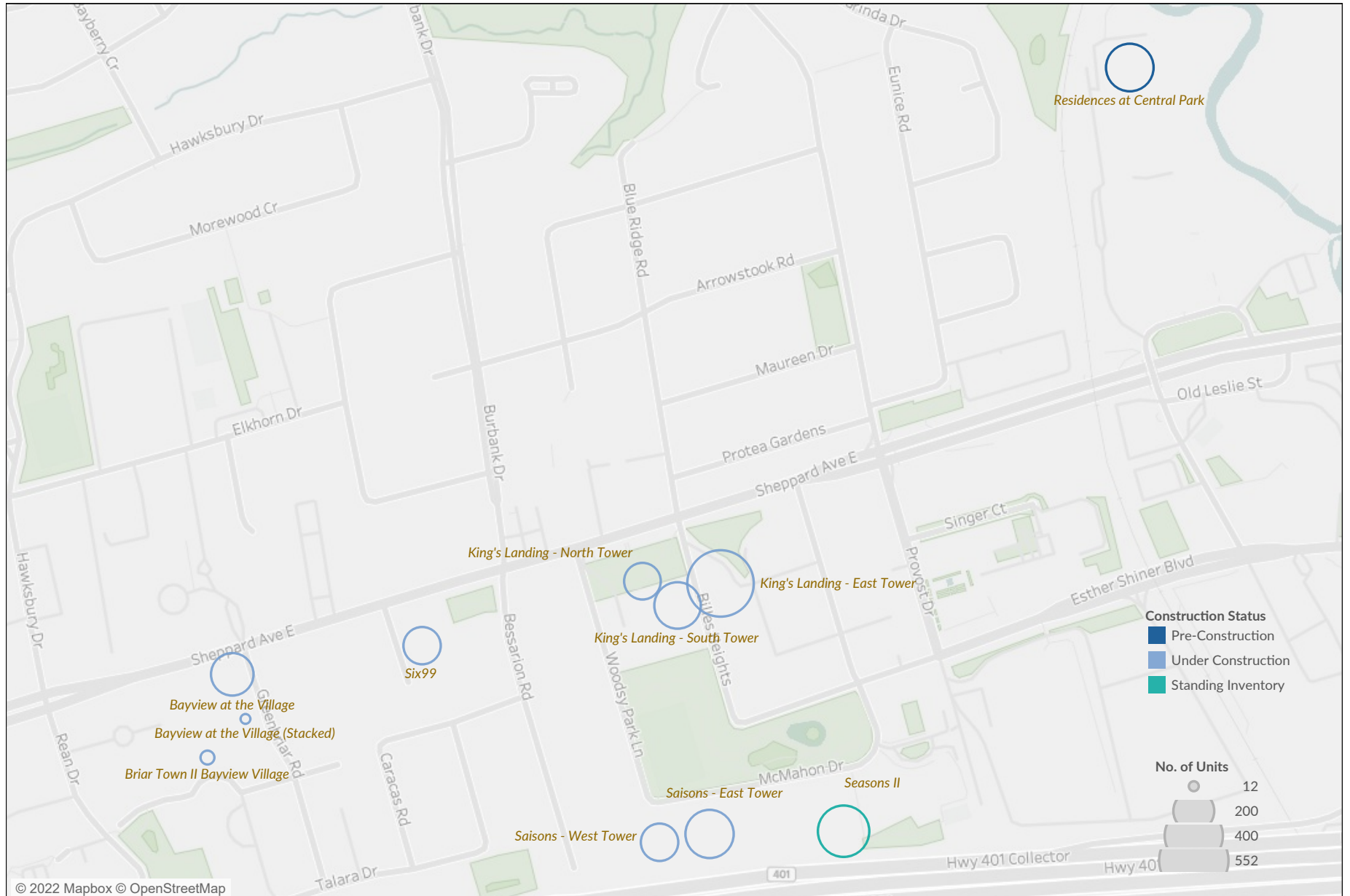


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - October 2022

Current Active Projects



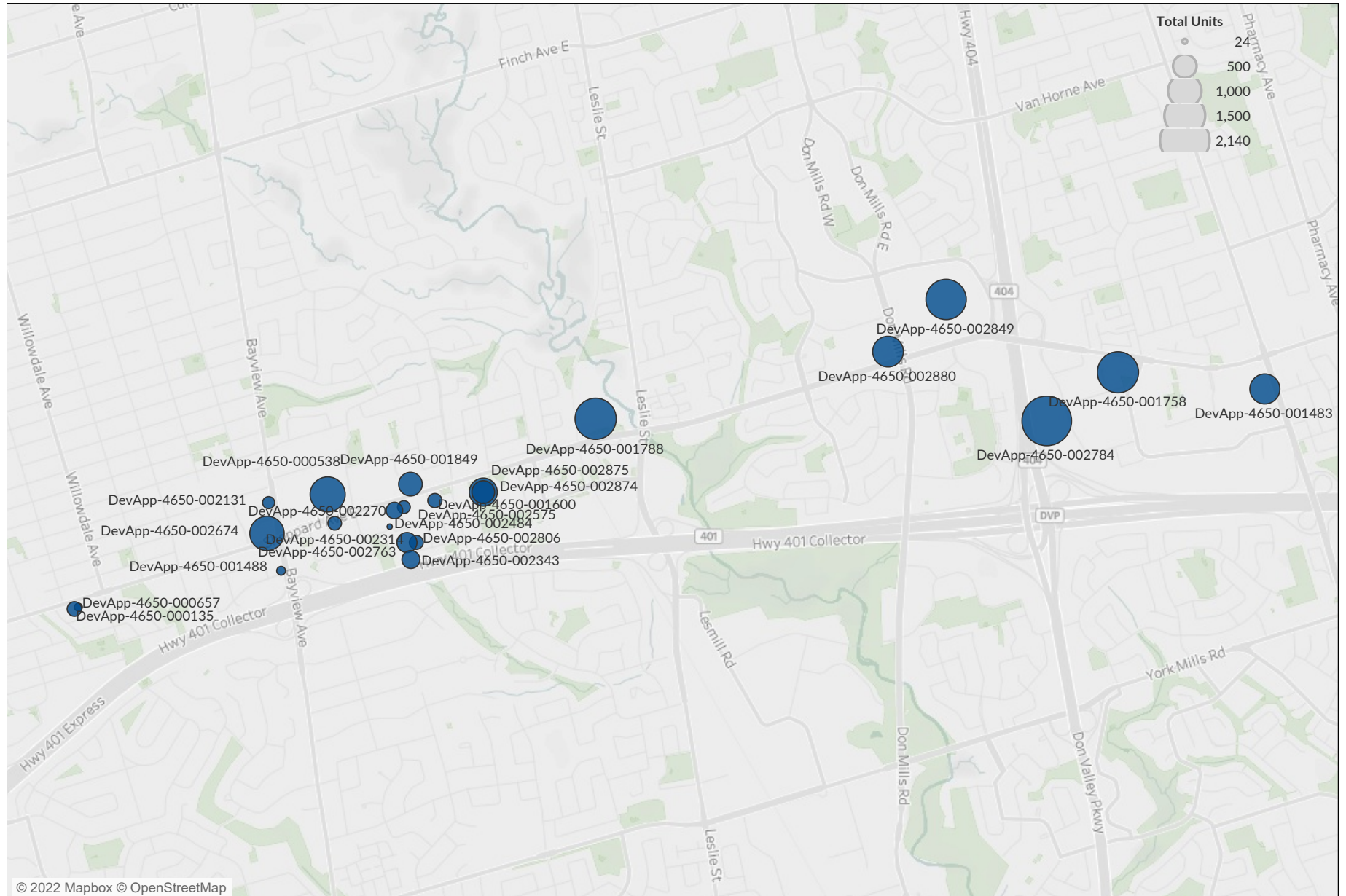
Sheppard Corridor Submarket Report - October 2022

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 Foot
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 Developm..	Stacked	December 2022	0	0	6	24	\$949	\$1,198
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	1	242	41	283	\$1,365	\$1,499
Saisons - East Tower - Concord Adex	Apartment	June 2023	1	19	12	291	\$926	\$1,281
Saisons - West Tower - Concord Adex	Apartment	June 2023	0	26	11	175	\$1,031	\$1,284
Seasons II - Concord Adex	Apartment	June 2022	2	17	9	330	\$818	\$1,259
Six99 - Originate Developments	Apartment	November 2024	0	120	54	174	\$1,682	\$1,646

Sheppard Corridor Submarket Report - October 2022

Current Development Applications



Sheppard Corridor Submarket Report - October 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	1,073
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	6.8	281
DevApp-4650-002484	12 Dervock Crescent	1.9	24
DevApp-4650-002575	1 Greenbriar Road	5.4	142
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 - October 2022

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	• 2	• 16	• 4,357	• 259	• \$2,613	• 1,416	• \$3,699,923	• 15,096
Central Waterfront	• 0	• 8	• 3,992	• 539	• \$1,673	• 1,121	• \$1,875,981	• 13,453
Don Mills - York Mills	• 0	• 14	• 3,839	• 128	• \$1,144	• 1,069	• \$1,223,339	• 24,363
Downtown Core	• 511	• 8	• 4,565	• 795	• \$1,830	• 761	• \$1,392,849	• 28,345
Downtown East	• 218	• 18	• 5,668	• 859	• \$1,546	• 691	• \$1,068,685	• 24,148
Downtown West	• 118	• 24	• 7,895	• 792	• \$1,790	• 1,033	• \$1,848,507	• 19,836
Etobicoke Waterfront	• 3	• 1	• 533	• 1	• \$1,626	• 466	• \$757,900	• 8,825
Highway7 - Yonge	• 0	• 4	• 1,171	• 24	• \$1,113	• 1,310	• \$1,457,125	• 23,090
Mississauga City Centre	• 11	• 9	• 4,282	• 111	• \$1,225	• 726	• \$889,325	• 20,542
North Toronto	• 127	• 19	• 3,911	• 384	• \$1,554	• 961	• \$1,494,313	• 206
North Yonge Corridor	• 0	• 6	• 1,783	• 70	• \$1,567	• 936	• \$1,467,200	• 32,996
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 121,041
North York West	• 5	• 7	• 847	• 168	• \$1,449	• 1,349	• \$1,954,180	• 18,119
Not Applicable	• 518	• 144	• 24,246	• 5,075	• \$1,161	• 786	• \$911,928	• 13,817
Scarborough City Centre								• 11,049
Sheppard Corridor	• 4	• 11	• 2,215	• 290	• \$1,434	• 824	• \$1,181,669	• 29,738
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,916
Toronto East	• 6	• 13	• 1,642	• 416	• \$1,265	• 703	• \$889,562	
Toronto West	• 74	• 23	• 3,704	• 751	• \$1,328	• 835	• \$1,108,970	
Yonge - St. Clair	• 4	• 6	• 608	• 82	• \$2,209	• 1,525	• \$3,369,932	

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