

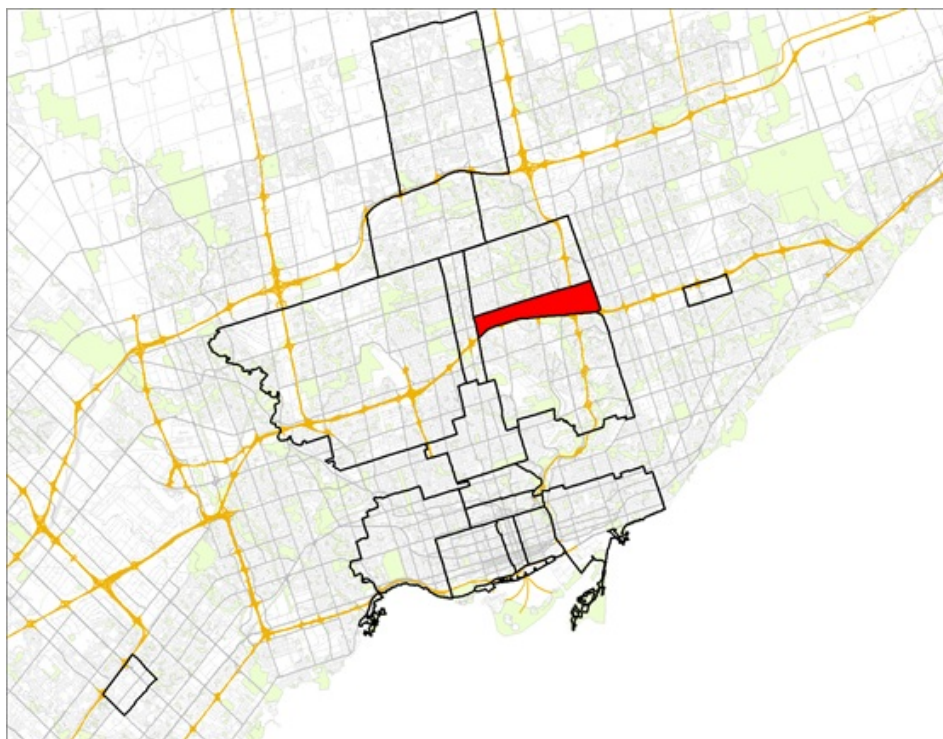


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of January 2023



Sheppard Corridor Submarket Report - January 2023



Sheppard Corridor		GTA
Distinct count of Site Name	11	345
No. of Units	2,505	88,911
Total Sales	2,233	77,042
Act Inv	272	11,869
Avg. wt. \$/sf	\$1,442	\$1,421
Avg. Project \$/SF	\$1,408	\$1,293
Avg. SF	828	845
Avg. \$	\$1,193,633	\$1,201,296
Current Month Sales (incl. active & sold out)	8	381

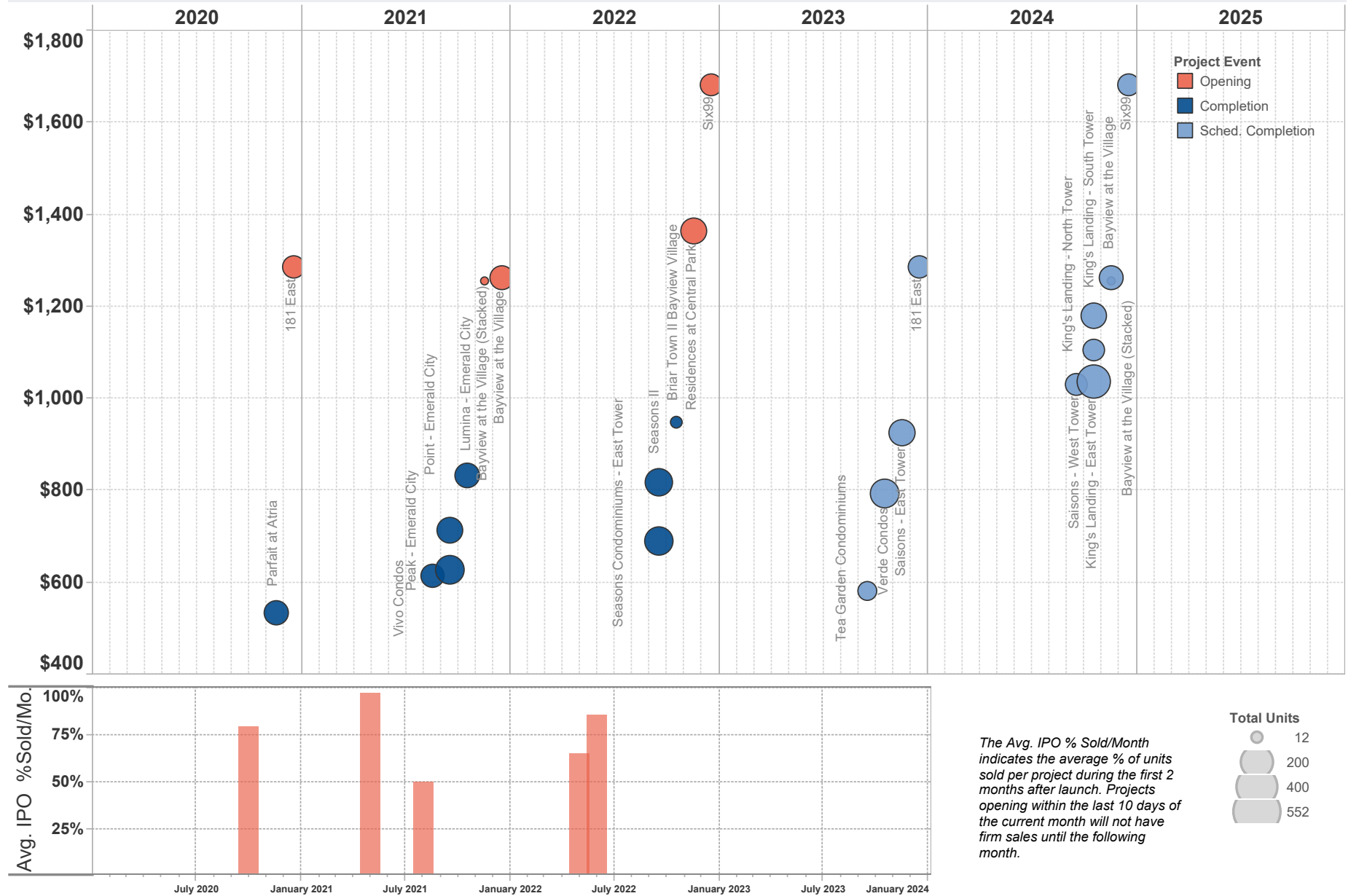
Development Applications		
Sheppard Corridor		City of Toronto
Count of Address	24	761
Total Units	14,794	422,579
Min. Density	1.0	0.0
Max. Density	10.1	61.7
Avg. Density	5.0	7.9

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



Sheppard Corridor Submarket Report - January 2023

Recent Project Openings, Completions & Scheduled Completions



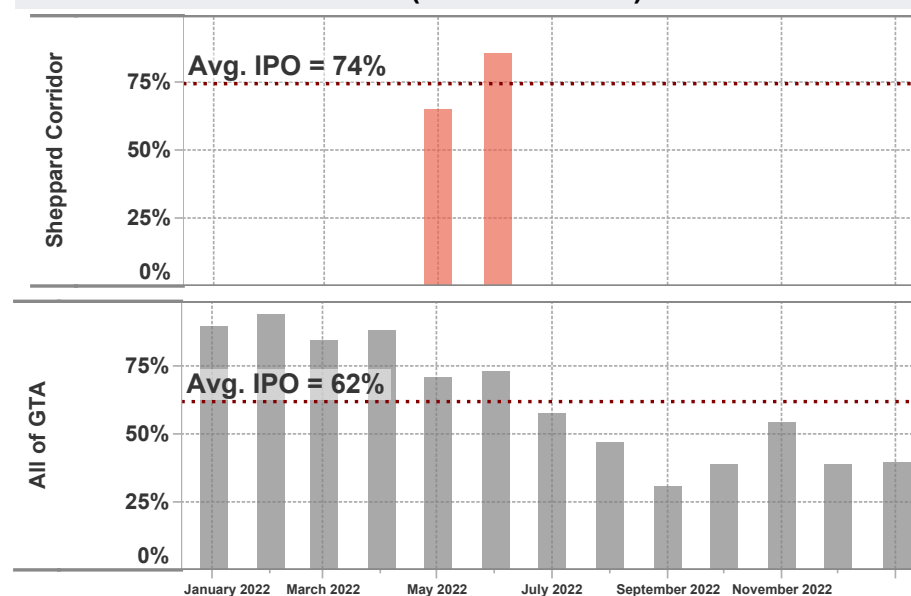
Sheppard Corridor Submarket Report - January 2023

Project Data by Unit Type

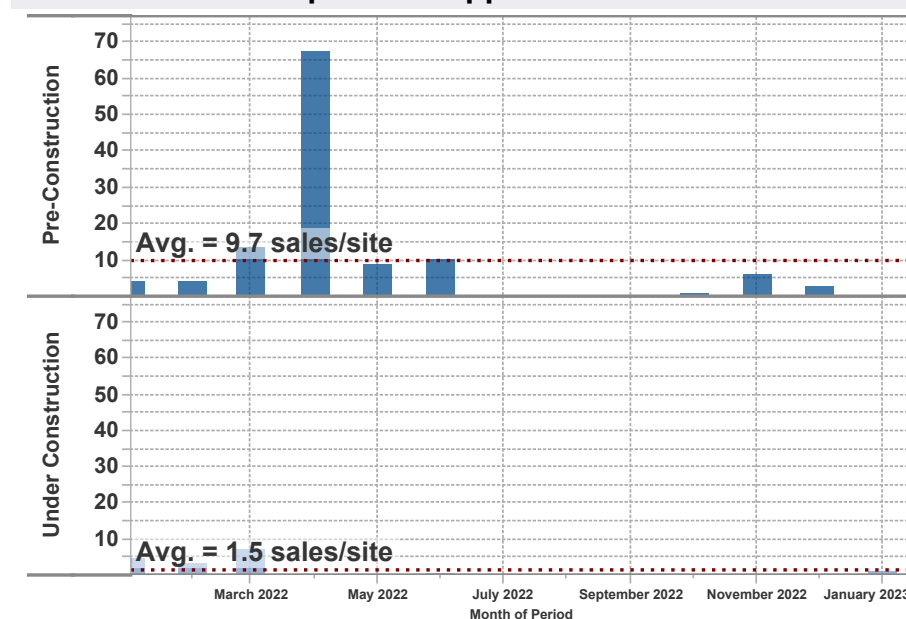
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	110	10
1 Bedroom	628	2	578	50
1 Bedroom + Den	450	0	433	17
2 Bedroom	704	3	620	84
2 Bedroom + Den	238	0	211	27
3 Bedroom & Up	309	3	230	79
Penthouse	14	0	14	0
Other	40	0	37	3

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,815	325	372	\$600,000	\$650,000
\$1,687	389	540	\$649,000	\$894,000
\$1,587	502	768	\$818,000	\$995,000
\$1,329	645	1,398	\$1,000,000	\$1,677,900
\$1,533	671	1,022	\$1,058,000	\$1,632,000
\$1,452	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)

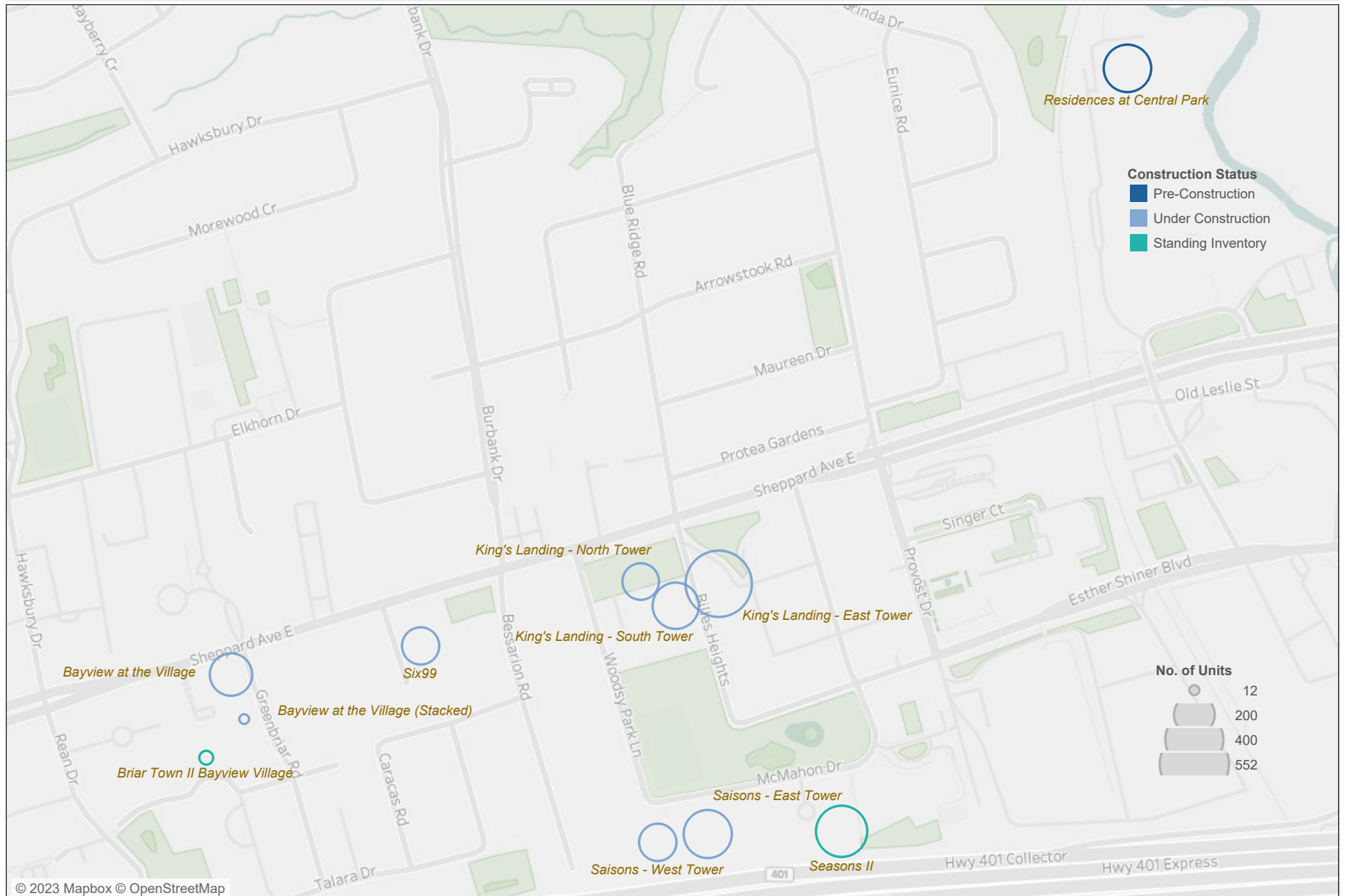


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - January 2023

Current Active Projects



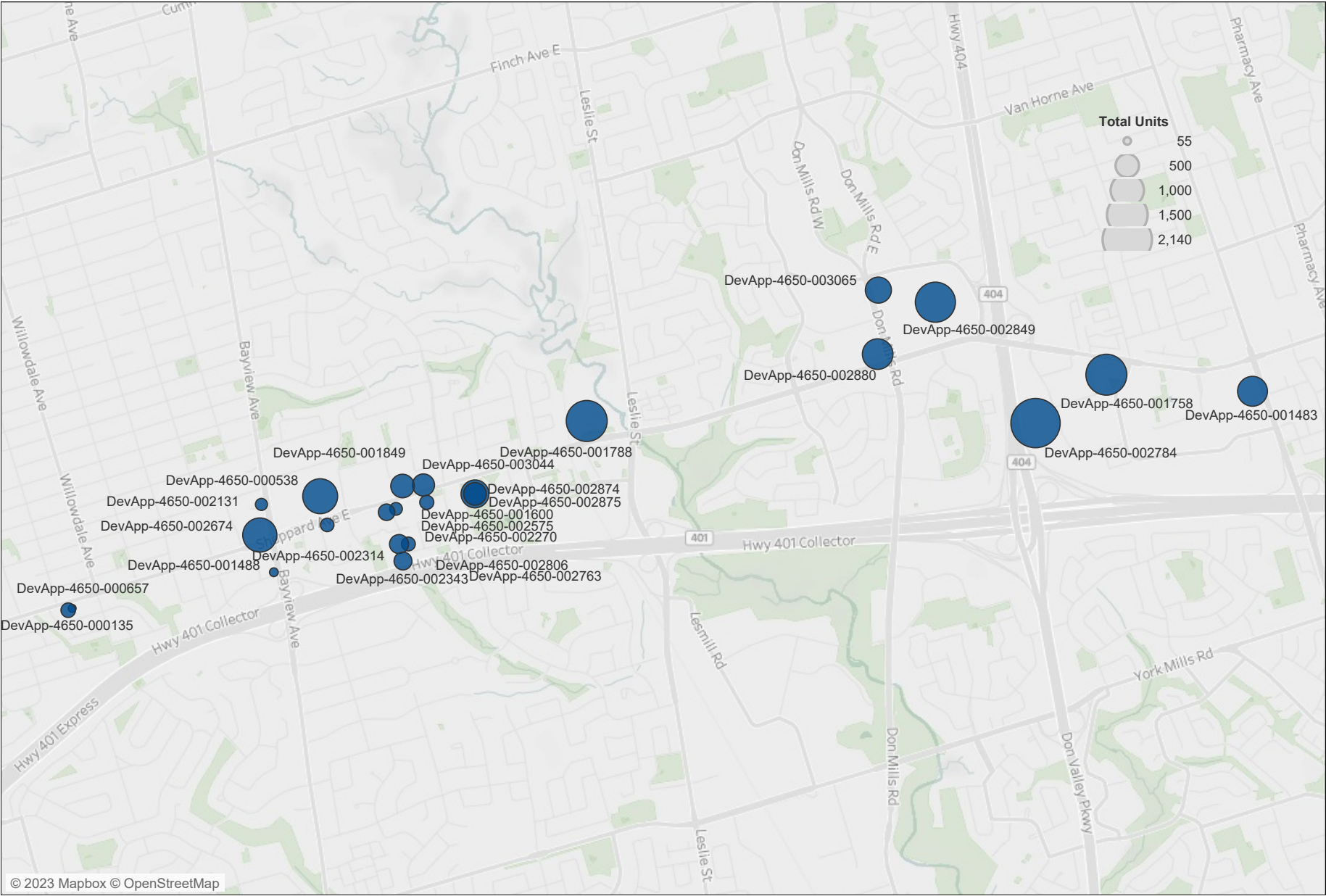
Sheppard Corridor Submarket Report - January 2023

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	September 2024	0	0	2	226	\$1,263	\$1,439
Bayview at the Village (Stacked) - Canderel Residential	Stacked	September 2024	0	0	1	12	\$1,256	\$1,514
Briar Town II Bayview Village - Buildcrest and Algar Develop..	Stacked	December 2022	0	0	6	24	\$949	\$1,198
King's Landing - East Tower - Concord Adex	Apartment	June 2024	2	2	65	552	\$1,037	\$1,351
King's Landing - North Tower - Concord Adex	Apartment	June 2024	2	2	41	168	\$1,106	\$1,360
King's Landing - South Tower - Concord Adex	Apartment	June 2024	1	1	42	270	\$1,180	\$1,525
Residences at Central Park - Amexon	Apartment	March 2026	0	0	32	283	\$1,365	\$1,637
Saisons - East Tower - Concord Adex	Apartment	December 2023	1	1	11	291	\$926	\$1,285
Saisons - West Tower - Concord Adex	Apartment	March 2024	2	2	9	175	\$1,031	\$1,279
Seasons II - Concord Adex	Apartment	June 2022	0	0	9	330	\$818	\$1,259
Six99 - Originate Developments	Apartment	November 2024	0	0	54	174	\$1,682	\$1,646

Sheppard Corridor Submarket Report - January 2023

Current Development Applications



Sheppard Corridor Submarket Report - January 2023

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	1,475
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	239
DevApp-4650-002314	589 Sheppard Avenue East	5.0	160
DevApp-4650-002343	71 Talara Drive	6.8	281
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	320
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
DevApp-4650-003044	720 Sheppard Avenue East	4.9	432
DevApp-4650-003065	5 Fairview Mall Drive	6.0	598

Sheppard Corridor Submarket Report - January 2023

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	14	17	4,424	281	\$2,575	1,404	\$3,616,696	16,046
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	13,674
Don Mills - York Mills	0	14	3,850	86	\$1,142	1,217	\$1,389,468	26,178
Downtown Core	1	8	4,625	736	\$1,867	749	\$1,397,511	29,932
Downtown East	216	19	5,936	1,184	\$1,542	680	\$1,049,382	23,877
Downtown West	6	24	7,799	903	\$1,805	984	\$1,776,927	18,422
Etobicoke Waterfront	0	1	537	0	.	.	.	9,281
Highway7 - Yonge	0	5	1,293	40	\$1,102	1,106	\$1,218,985	24,242
Mississauga City Centre	0	9	4,282	111	\$1,218	755	\$919,967	20,820
North Toronto	8	18	3,494	357	\$1,545	946	\$1,462,361	238
North Yonge Corridor	32	8	2,031	521	\$1,311	686	\$899,158	33,217
North York East	0	1	497	0	.	.	.	125,448
North York West	3	8	908	246	\$1,461	1,154	\$1,685,273	20,375
Not Applicable	73	153	24,774	5,517	\$1,137	799	\$908,486	14,794
Scarborough City Centre								12,605
Sheppard Corridor	8	11	2,233	272	\$1,442	828	\$1,193,633	28,988
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	4,442
Toronto East	4	11	1,554	397	\$1,261	713	\$898,721	
Toronto West	16	23	3,832	632	\$1,346	876	\$1,179,420	
Yonge - St. Clair	0	5	568	79	\$2,183	1,480	\$3,230,906	

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