

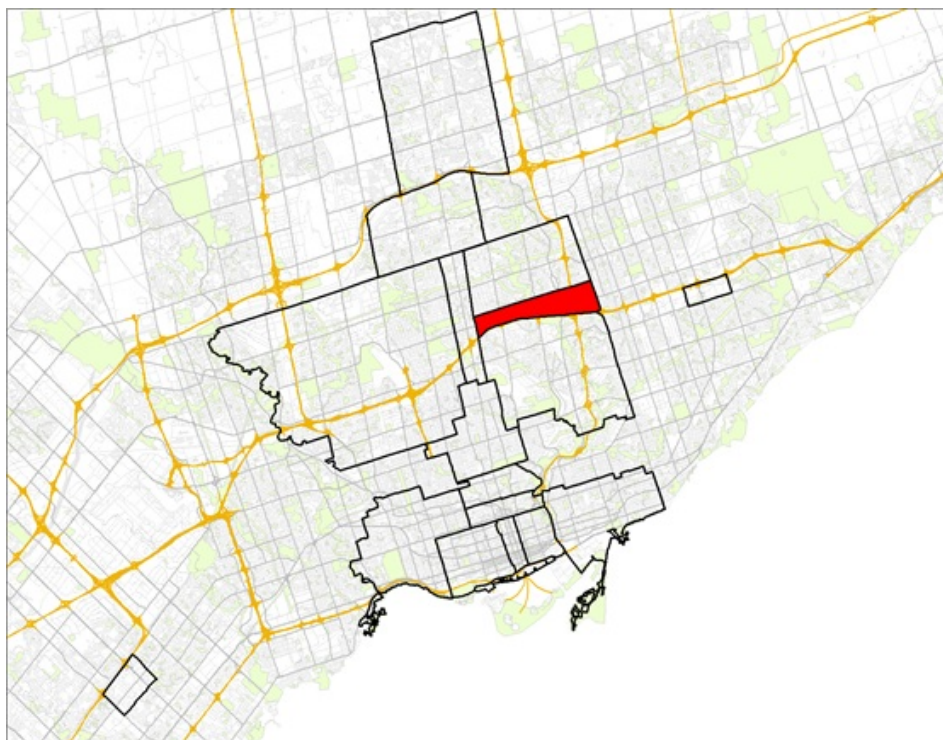


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of February 2023



Sheppard Corridor Submarket Report - February 2023



Sheppard Corridor		GTA
Distinct count of Site Name	12	350
No. of Units	2,918	90,342
Total Sales	2,228	77,311
Act Inv	690	13,031
Avg. wt. \$/sf	\$1,301	\$1,432
Avg. Project \$/SF	\$1,388	\$1,289
Avg. SF	728	825
Avg. \$	\$947,824	\$1,180,936
Current Month Sales (incl. active & sold out)	0	697

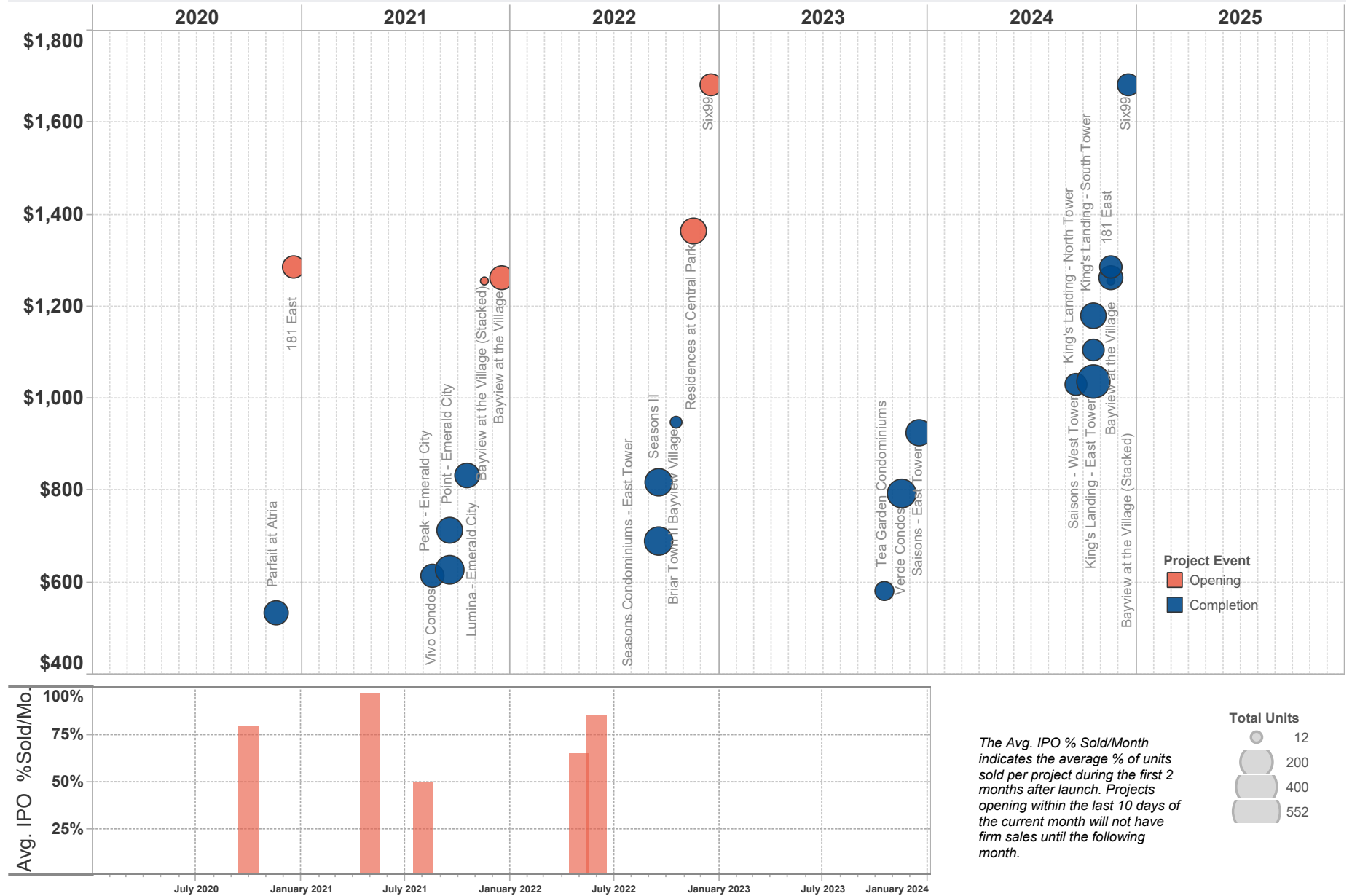
Development Applications		
Sheppard Corridor		City of Toronto
Count of Address	24	765
Total Units	14,778	424,430
Min. Density	1.0	0.0
Max. Density	10.1	61.9
Avg. Density	5.0	7.9

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



Sheppard Corridor Submarket Report - February 2023

Recent Project Openings, Completions & Scheduled Completions



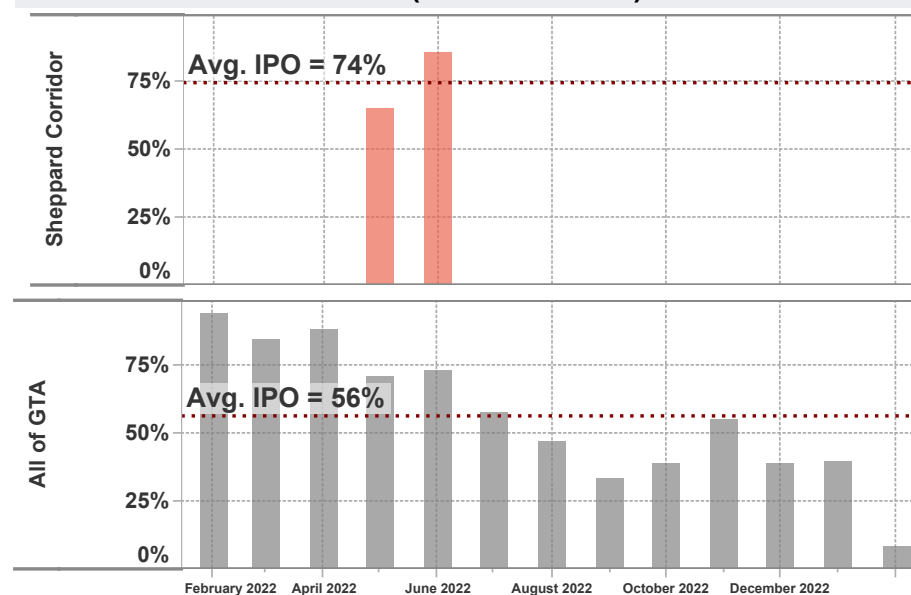
Sheppard Corridor Submarket Report - February 2023

Project Data by Unit Type

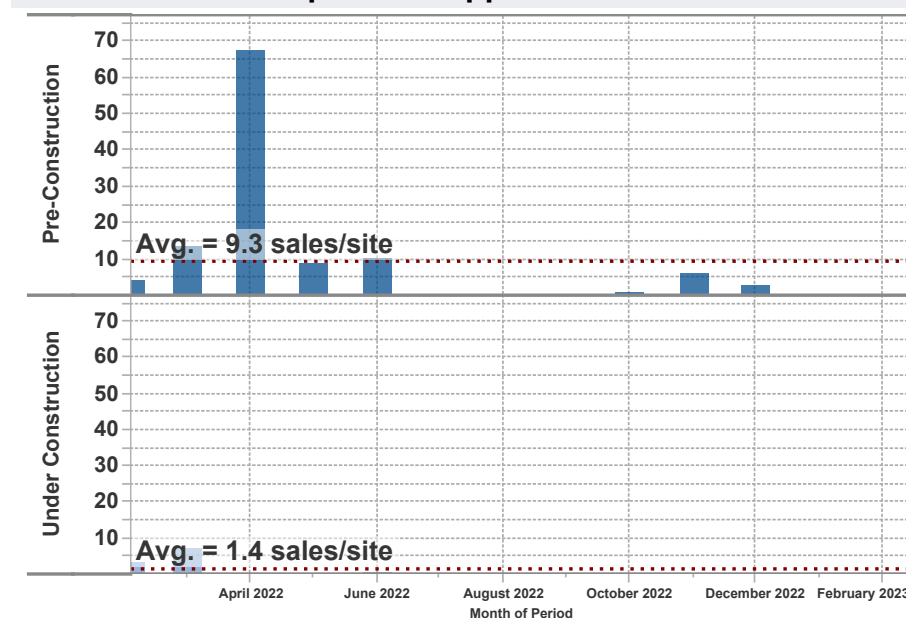
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	110	10
1 Bedroom	736	0	576	160
1 Bedroom + Den	602	0	433	169
2 Bedroom	775	0	618	157
2 Bedroom + Den	277	0	211	66
3 Bedroom & Up	352	0	229	123
Penthouse	14	0	14	0
Other	40	0	37	3

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,815	325	372	\$600,000	\$650,000
\$1,363	389	599	\$559,900	\$894,000
\$1,256	502	768	\$642,900	\$995,000
\$1,272	645	1,398	\$795,900	\$1,677,900
\$1,290	671	1,022	\$905,900	\$1,632,000
\$1,330	838	1,318	\$1,029,900	\$1,998,000
\$1,077	1,281	2,248	\$1,480,000	\$2,200,000

IPO Launch Performance (first 2 months)

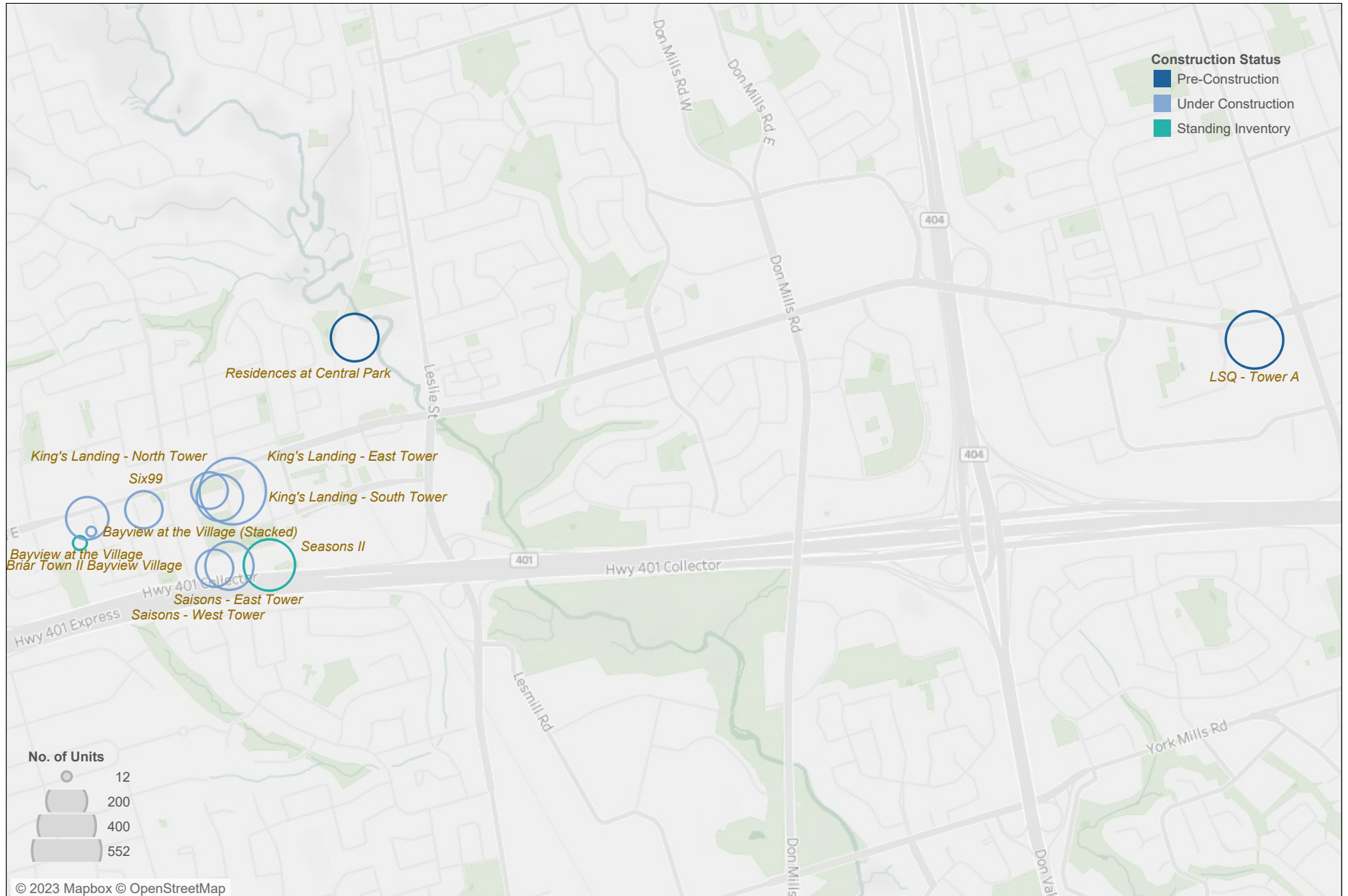


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - February 2023

Current Active Projects



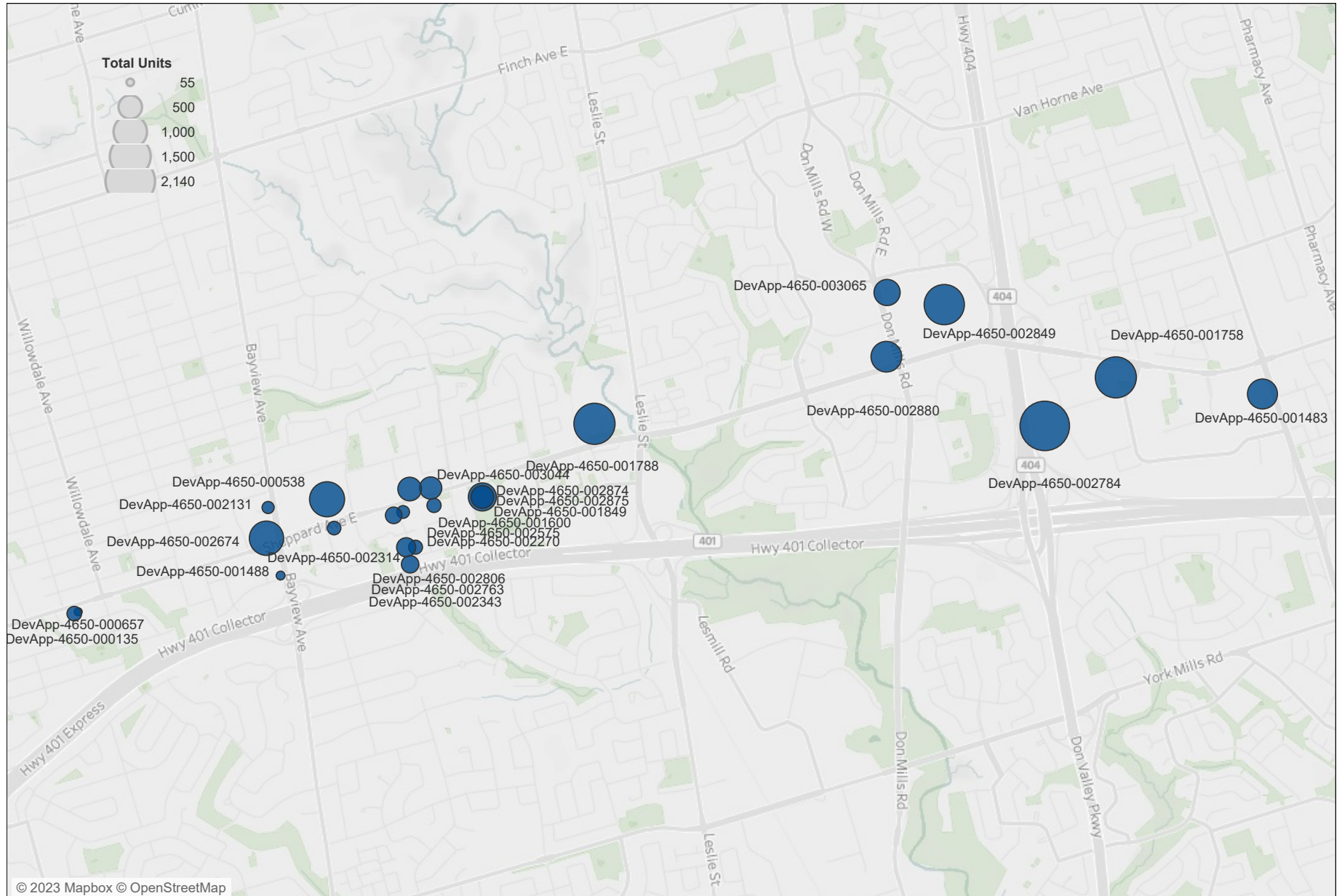
Sheppard Corridor Submarket Report - February 2023

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	0	1	66	552	\$1,037	\$1,356
King's Landing - North Tower - Concord Adex	Apartment	June 2024	0	0	43	168	\$1,106	\$1,352
King's Landing - South Tower - Concord Adex	Apartment	June 2024	0	0	43	270	\$1,180	\$1,527
LSQ - Tower A - Almadev	Apartment	January 2028	0	0	413	413	\$0	\$1,185
Residences at Central Park - Amexon	Apartment	March 2026	0	0	32	283	\$1,365	\$1,637
Saisons - East Tower - Concord Adex	Apartment	December 2023	0	0	12	291	\$926	\$1,281
Saisons - West Tower - Concord Adex	Apartment	March 2024	0	0	11	175	\$1,031	\$1,283
Seasons II - Concord Adex	Apartment	June 2022	0	2	7	330	\$818	\$1,232
Six99 - Originate Developments	Apartment	November 2024	0	0	54	174	\$1,682	\$1,646

Sheppard Corridor Submarket Report - February 2023

Current Development Applications



Sheppard Corridor Submarket Report - February 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	265
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 - February 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	• 2	• 17	• 4,424	• 281	• \$2,593	• 1,397	• \$3,620,660	• 17,365
Central Waterfront	• 0	• 8	• 3,995	• 478	• \$1,709	• 1,135	• \$1,939,854	• 12,588
Don Mills - York Mills	• 0	• 14	• 3,850	• 86	• \$1,142	• 1,217	• \$1,389,468	• 26,740
Downtown Core	• 23	• 8	• 4,704	• 659	• \$1,879	• 761	• \$1,429,177	• 30,497
Downtown East	• 53	• 18	• 5,777	• 1,125	• \$1,541	• 684	• \$1,054,621	• 23,178
Downtown West	• 98	• 22	• 7,479	• 804	• \$1,794	• 1,028	• \$1,844,752	• 17,137
Etobicoke Waterfront	• 3	• 1	• 540	• 25	• \$1,627	• 795	• \$1,293,233	• 9,281
Highway7 - Yonge	• 2	• 5	• 1,295	• 38	• \$1,103	• 1,123	• \$1,238,292	• 23,308
Mississauga City Centre	• 0	• 9	• 4,282	• 111	• \$1,218	• 755	• \$919,967	• 20,807
North Toronto	• 0	• 18	• 3,494	• 357	• \$1,545	• 946	• \$1,461,767	• 238
North Yonge Corridor	• 263	• 9	• 2,294	• 941	• \$1,693	• 651	• \$1,102,189	• 32,887
North York East	• 0	• 1	• 497	• 0	• .	• .	• .	• 129,027
North York West	• 3	• 8	• 911	• 243	• \$1,462	• 1,141	• \$1,669,227	• 20,375
Not Applicable	• 127	• 157	• 24,931	• 5,688	• \$1,141	• 786	• \$897,324	• 14,778
Scarborough City Centre								• 12,760
Sheppard Corridor	• 0	• 12	• 2,228	• 690	• \$1,301	• 728	• \$947,824	• 29,036
Thornhill	• 0	• 2	• 410	• 29	• \$1,367	• 1,700	• \$2,323,017	• 4,428
Toronto East	• 7	• 10	• 1,421	• 390	• \$1,259	• 703	• \$884,290	
Toronto West	• 94	• 24	• 3,926	• 818	• \$1,333	• 830	• \$1,105,831	
Yonge - St. Clair	• 22	• 7	• 853	• 268	• \$1,907	• 960	• \$1,831,612	

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