

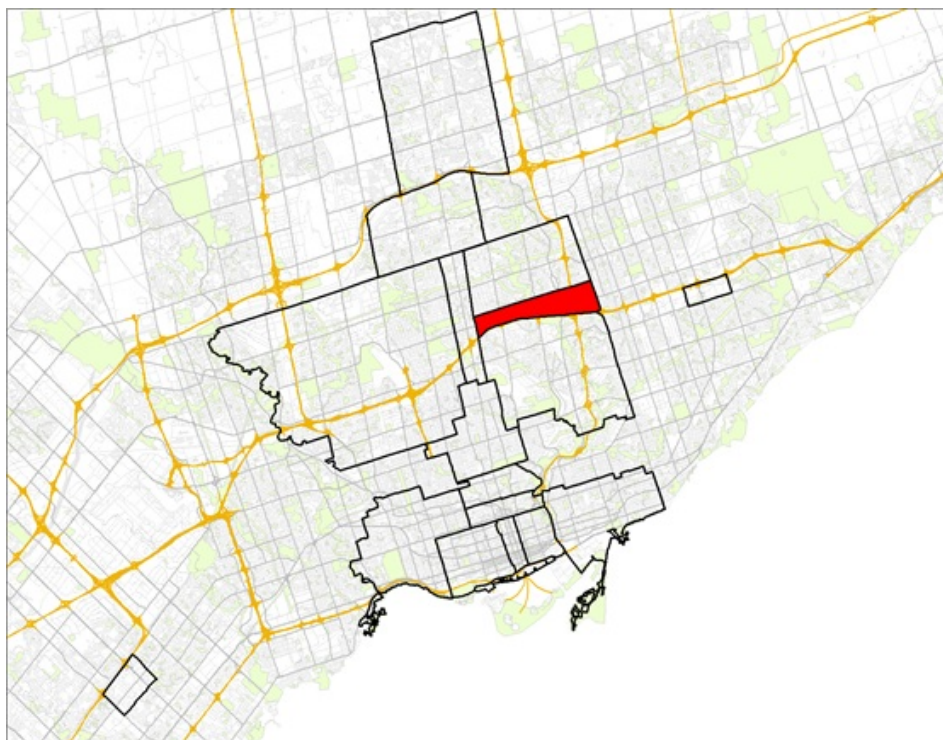


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of April 2023



Sheppard Corridor Submarket Report - April 2023



Sheppard Corridor		GTA
Distinct count of Site Name	12	359
No. of Units	2,883	93,231
Total Sales	2,592	79,643
Act Inv	291	13,588
Avg. wt. \$/sf	\$1,420	\$1,425
Avg. Project \$/SF	\$1,398	\$1,300
Avg. SF	828	820
Avg. \$	\$1,175,431	\$1,168,483
Current Month Sales (incl. active & sold out)	36	1,327

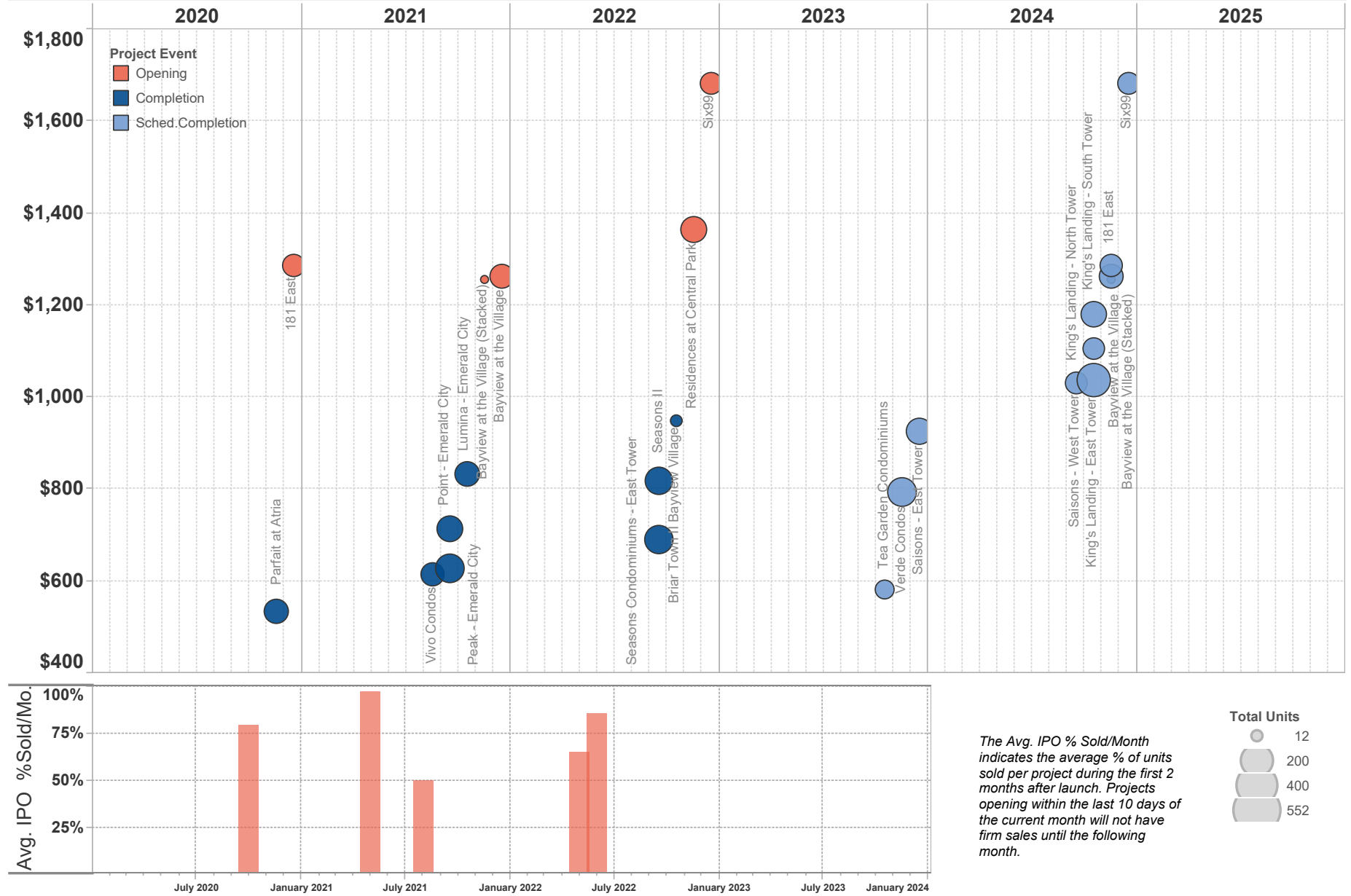
Development Applications		
Sheppard Corridor		City of Toronto
Count of Address	24	765
Total Units	14,778	424,430
Min. Density	1.0	0.0
Max. Density	10.1	61.9
Avg. Density	5.0	7.9

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



Sheppard Corridor Submarket Report - April 2023

Recent Project Openings, Completions & Scheduled Completions



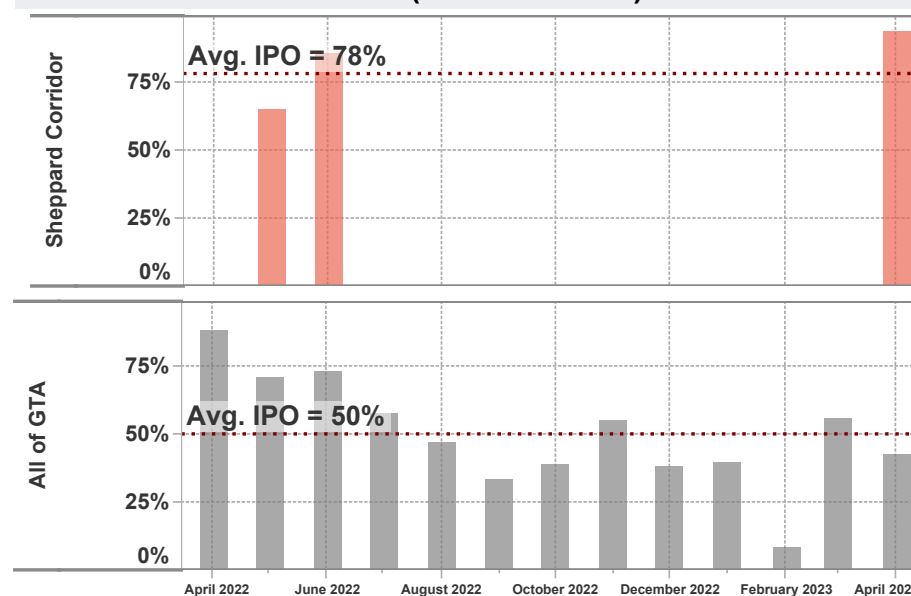
Sheppard Corridor Submarket Report - April 2023

Project Data by Unit Type

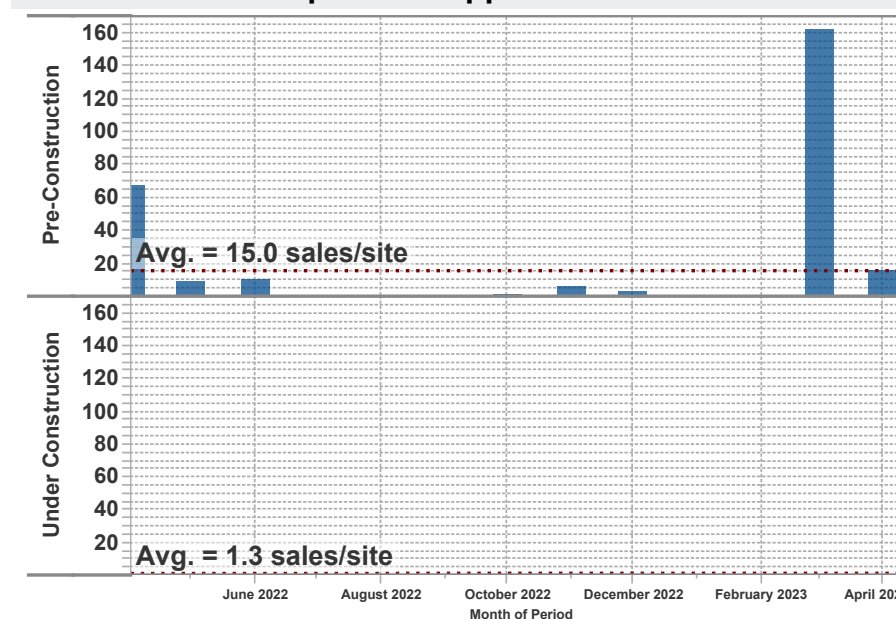
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	110	10
1 Bedroom	734	11	682	52
1 Bedroom + Den	594	5	577	17
2 Bedroom	772	7	690	82
2 Bedroom + Den	269	5	232	37
3 Bedroom & Up	338	8	250	88
Penthouse	14	0	14	0
Other	40	0	37	3

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,815	325	372	\$600,000	\$650,000
\$1,678	389	535	\$649,000	\$894,000
\$1,623	500	768	\$818,000	\$995,000
\$1,335	645	1,398	\$1,000,000	\$1,599,900
\$1,380	671	1,022	\$915,900	\$1,632,000
\$1,424	838	1,318	\$1,053,900	\$1,998,000
\$1,077	1,281	2,248	\$1,480,000	\$2,200,000

IPO Launch Performance (first 2 months)

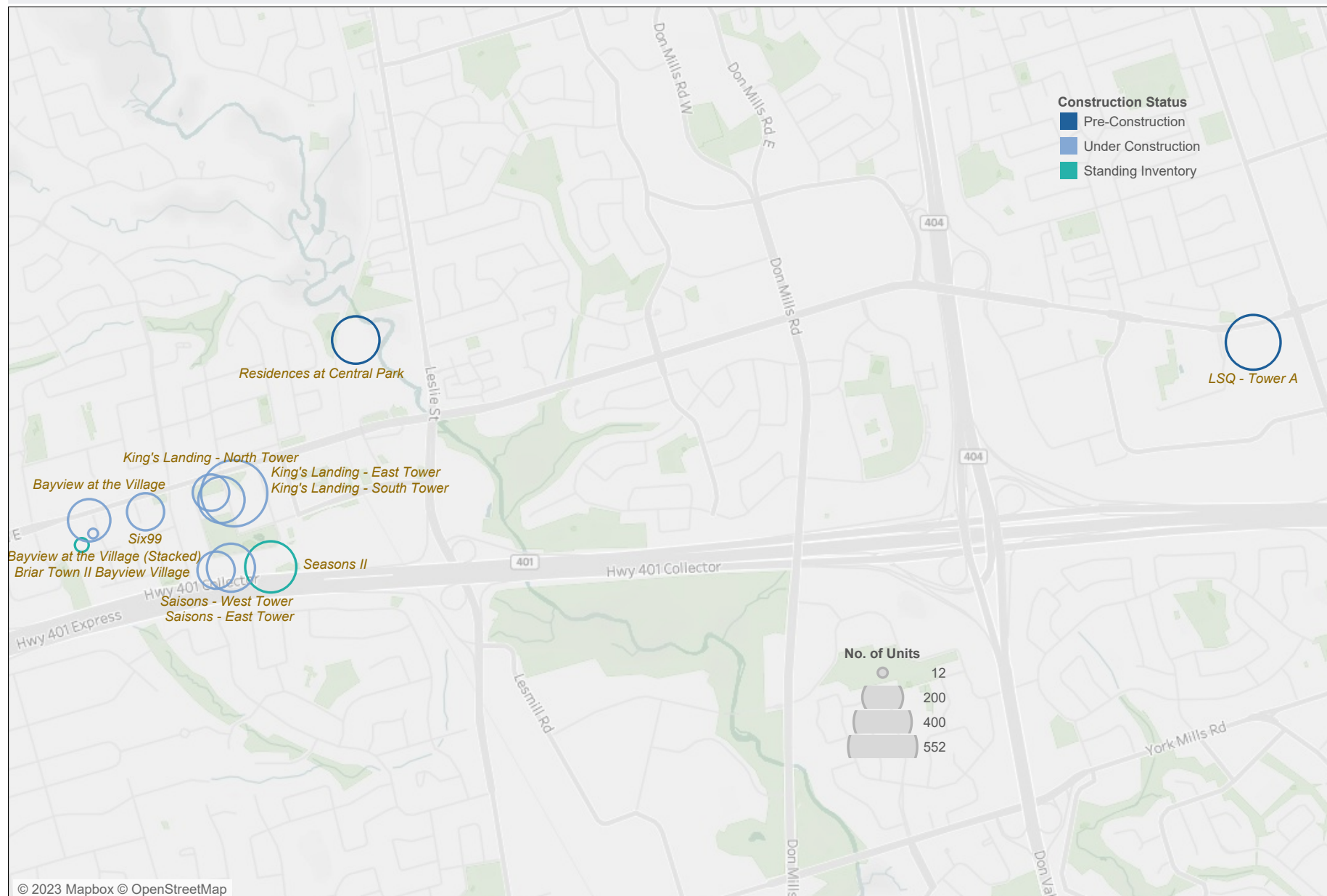


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - April 2023

Current Active Projects



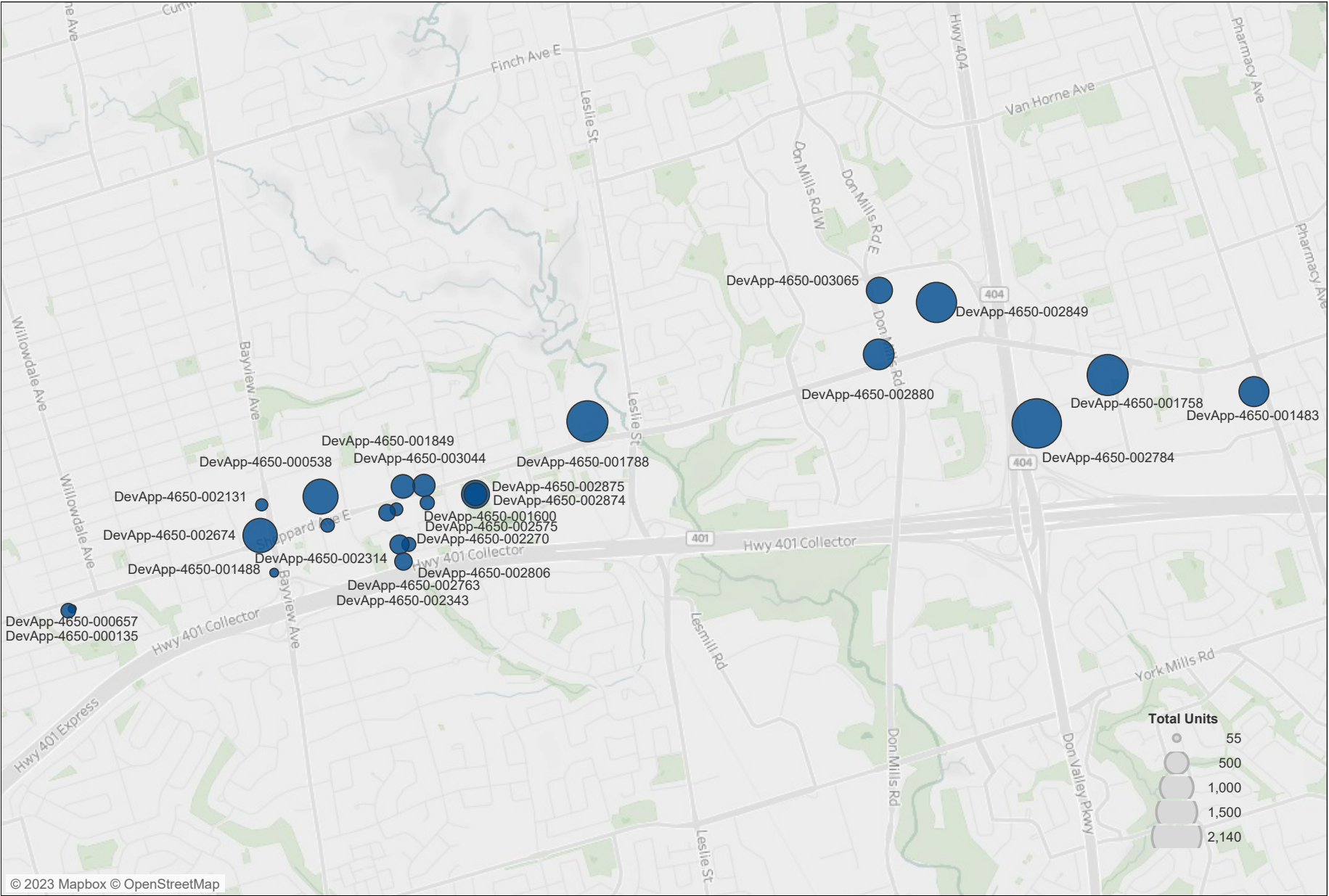
Sheppard Corridor Submarket Report - April 2023

Current Active Project List

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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	4	4	2	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	31	352	26	378	\$0	\$1,268
Residences at Central Park - Amexon	Apartment	March 2026	0	3	29	283	\$1,365	\$1,644
Saisons - East Tower - Concord Adex	Apartment	December 2023	0	2	10	291	\$926	\$1,361
Saisons - West Tower - Concord Adex	Apartment	March 2024	0	0	11	175	\$1,031	\$1,283
Seasons II - Concord Adex	Apartment	June 2022	1	5	4	330	\$818	\$1,178
Six99 - Originate Developments	Apartment	November 2024	0	0	54	174	\$1,682	\$1,659

Sheppard Corridor Submarket Report - April 2023

Current Development Applications



Sheppard Corridor Submarket Report - April 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 - April 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	 185	 17	 4,613	 319	 \$2,523	 1,314	 \$3,315,568	 17,365
Central Waterfront	 0	 8	 3,995	 478	 \$1,709	 1,135	 \$1,939,854	 12,588
Don Mills - York Mills	 2	 14	 3,845	 102	 \$1,151	 1,172	 \$1,348,276	 26,740
Downtown Core	 26	 8	 4,781	 584	 \$1,931	 777	 \$1,501,646	 30,497
Downtown East	 18	 19	 5,829	 1,397	 \$1,489	 693	 \$1,032,395	 23,178
Downtown West	 98	 23	 7,590	 818	 \$1,786	 1,019	 \$1,820,483	 17,137
Etobicoke Waterfront	 0	 1	 541	 24	 \$1,647	 811	 \$1,335,378	 9,281
Highway7 - Yonge	 2	 5	 1,298	 35	 \$1,112	 1,144	 \$1,272,940	 23,308
Mississauga City Centre	 2	 8	 3,963	 107	 \$1,214	 762	 \$925,620	 20,807
North Toronto	 32	 18	 3,519	 332	 \$1,561	 976	 \$1,524,340	 238
North Yonge Corridor	 123	 8	 2,524	 701	 \$1,557	 659	 \$1,026,398	 32,887
North York East	 0	 1	 497	 0	 .	 .	 .	 129,027
North York West	 28	 9	 989	 407	 \$1,362	 946	 \$1,288,166	 20,375
Not Applicable	 741	 165	 26,309	 6,636	 \$1,179	 770	 \$907,825	 14,778
Scarborough City Centre								 12,760
Sheppard Corridor	 36	 12	 2,592	 291	 \$1,420	 828	 \$1,175,431	 29,036
Thornhill	 0	 2	 410	 29	 \$1,367	 1,700	 \$2,323,017	 4,428
Toronto East	 8	 10	 1,433	 378	 \$1,266	 700	 \$885,707	
Toronto West	 23	 24	 4,048	 696	 \$1,341	 827	 \$1,109,292	
Yonge - St. Clair	 3	 7	 867	 254	 \$1,937	 982	 \$1,902,086	

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