

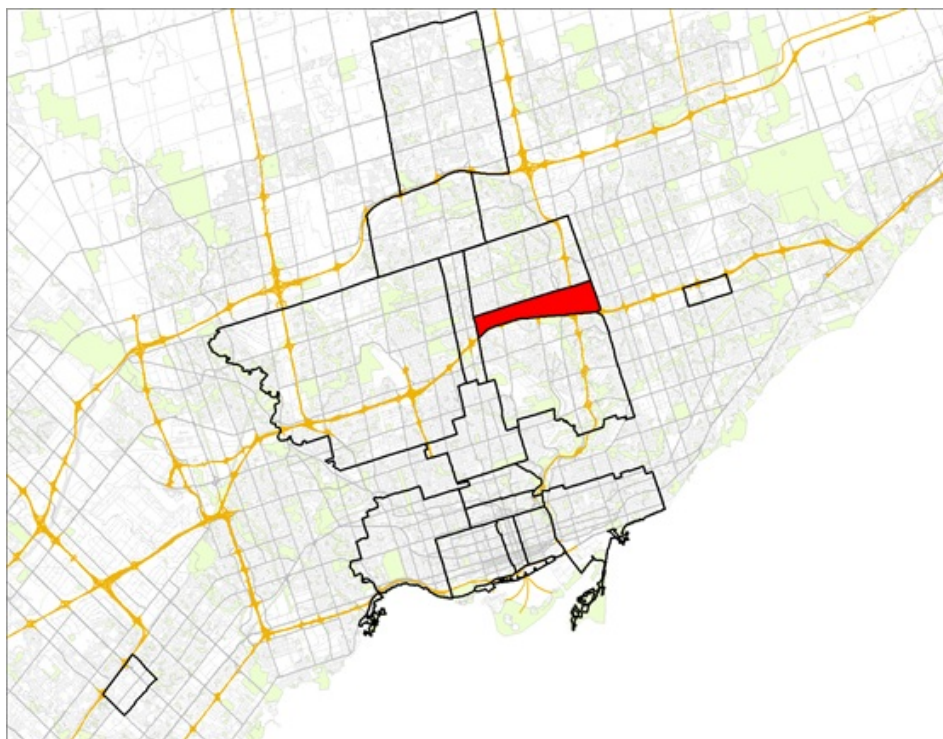


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of June 2023



Sheppard Corridor Submarket Report - June 2023



Sheppard Corridor		GTA
Distinct count of Site Name	12	378
No. of Units	2,897	97,722
Total Sales	2,617	83,199
Act Inv	280	14,523
Avg. wt. \$/sf	\$1,444	\$1,425
Avg. Project \$/SF	\$1,402	\$1,296
Avg. SF	831	812
Avg. \$	\$1,199,983	\$1,157,082
Current Month Sales (incl. active & sold out)	12	1,957

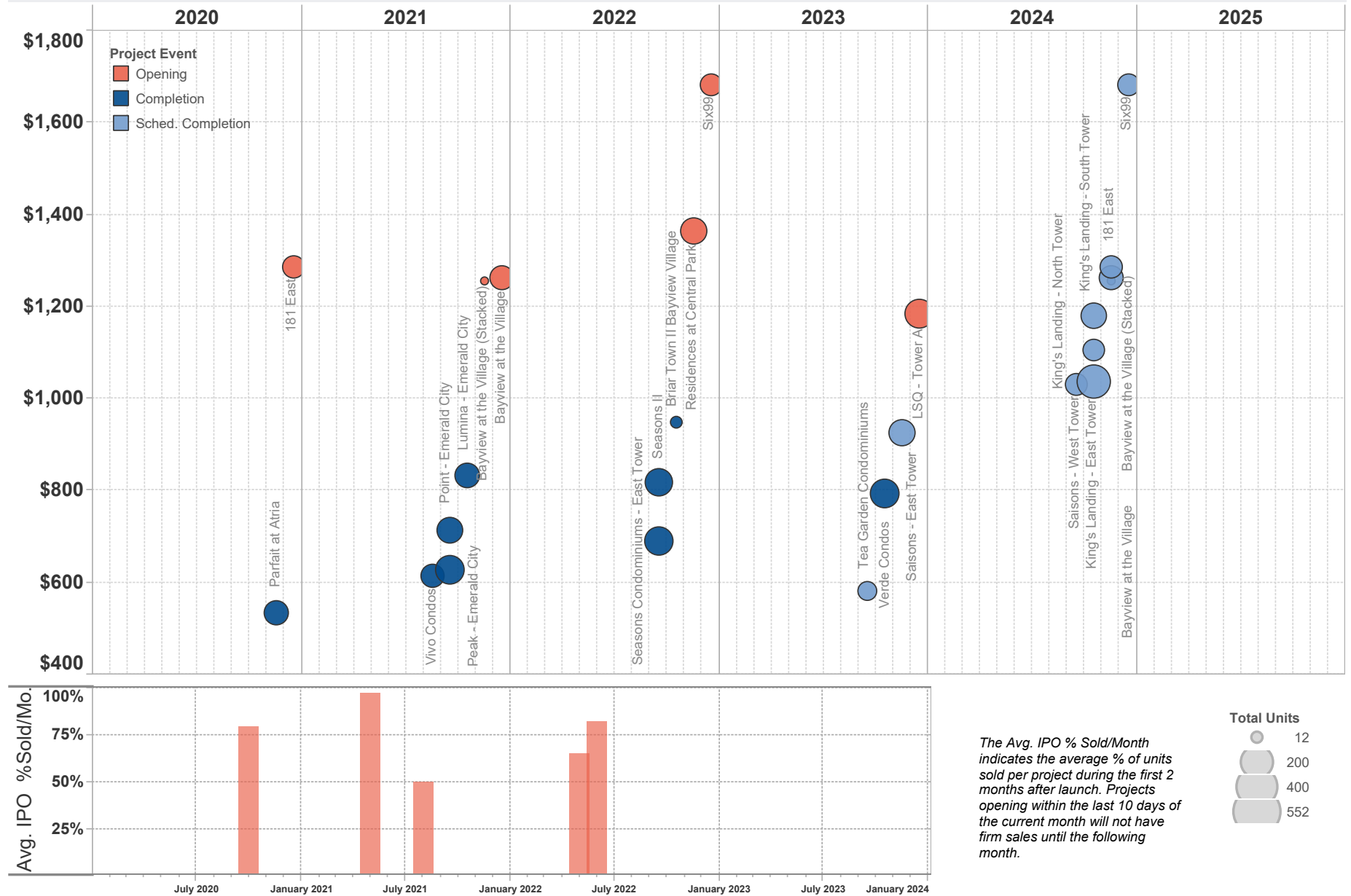
Development Applications		
Sheppard Corridor		City of Toronto
Count of Address	24	765
Total Units	14,778	424,430
Min. Density	1.0	0.0
Max. Density	10.1	61.9
Avg. Density	5.0	7.9

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



Sheppard Corridor Submarket Report - June 2023

Recent Project Openings, Completions & Scheduled Completions



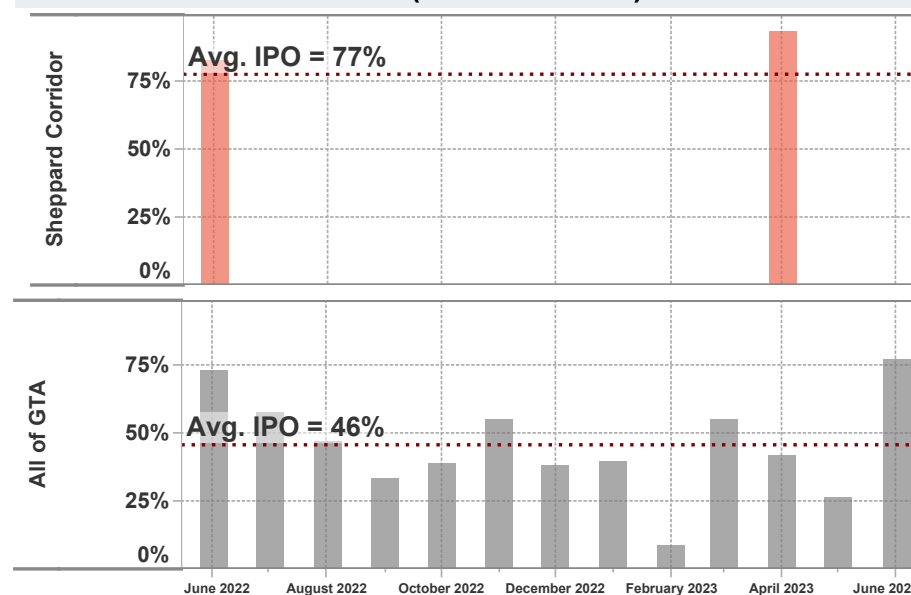
Sheppard Corridor Submarket Report - June 2023

Project Data by Unit Type

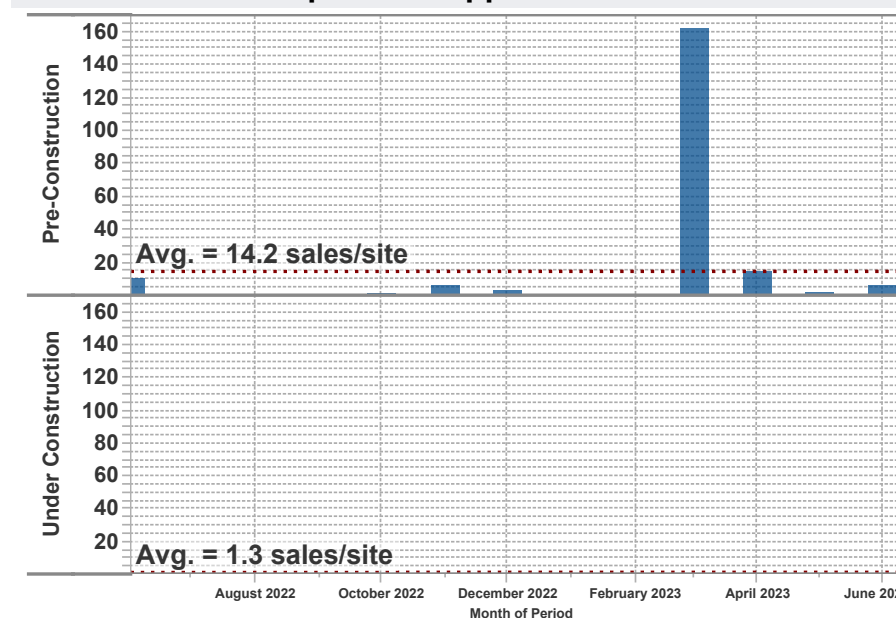
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	110	10
1 Bedroom	734	0	682	52
1 Bedroom + Den	594	0	577	17
2 Bedroom	773	0	692	81
2 Bedroom + Den	271	5	239	32
3 Bedroom & Up	338	2	260	78
Penthouse	25	5	19	6
Other	40	0	38	2

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,815	325	372	\$600,000	\$650,000
\$1,659	389	535	\$559,900	\$894,000
\$1,623	500	768	\$818,000	\$995,000
\$1,336	645	1,378	\$1,000,000	\$1,669,900
\$1,401	639	1,022	\$953,900	\$1,632,000
\$1,446	838	1,238	\$1,100,000	\$1,998,000
\$1,809	1,294	1,572	\$2,288,000	\$2,898,000
\$1,048	1,281	2,248	\$1,500,000	\$2,200,000

IPO Launch Performance (first 2 months)

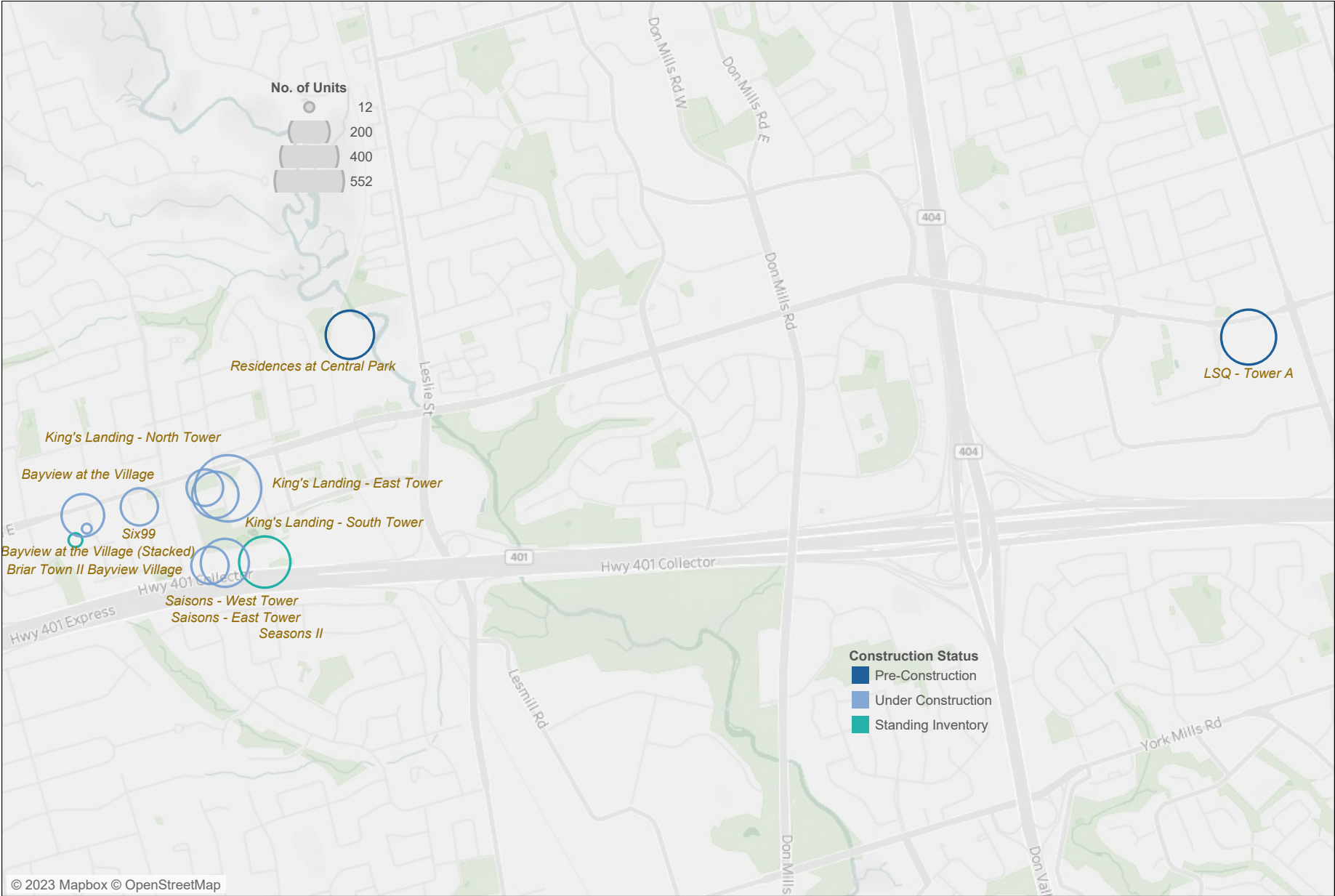


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - June 2023

Current Active Projects



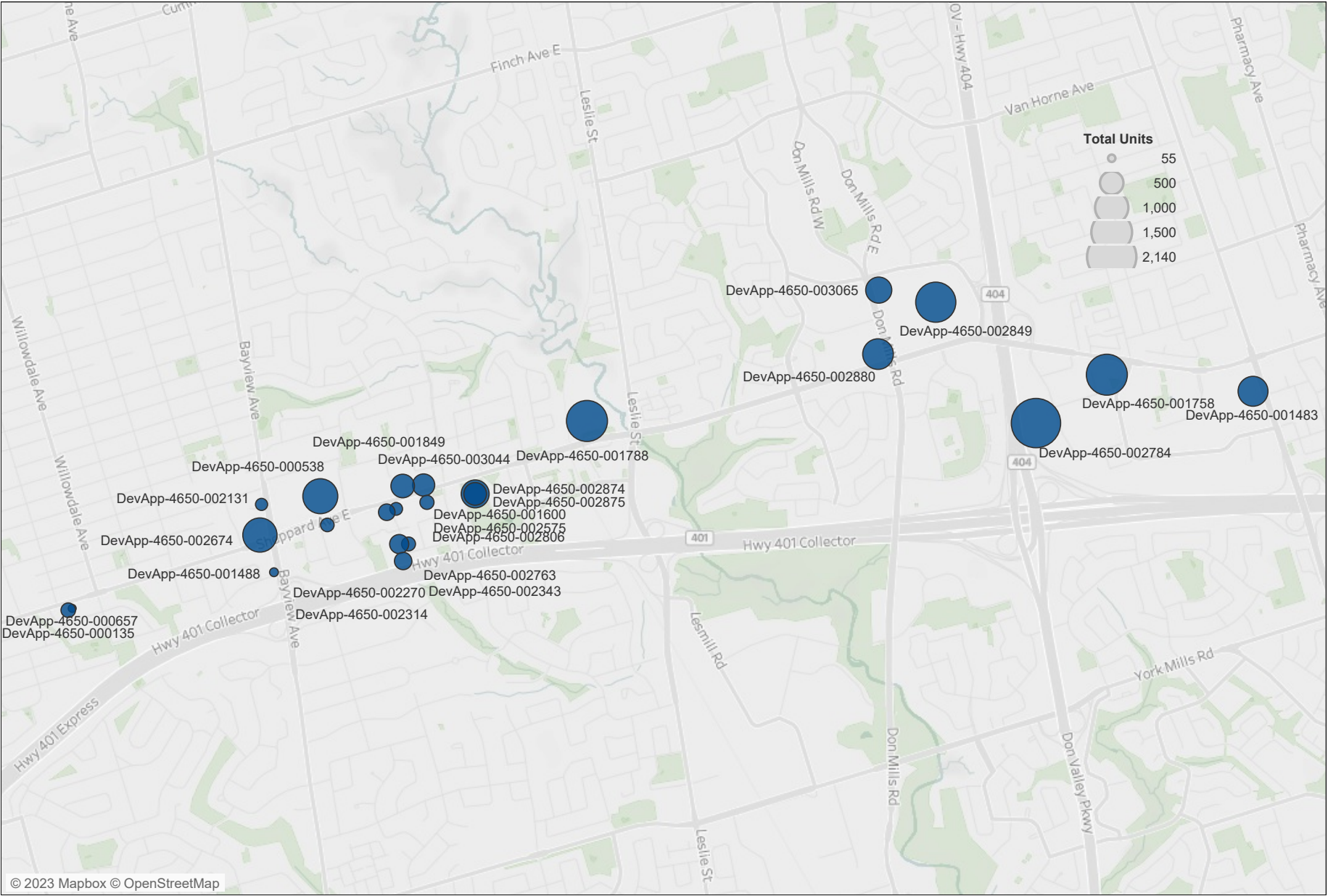
Sheppard Corridor Submarket Report - June 2023

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	1	3	228	\$1,263	\$1,664
Bayview at the Village (Stacked) - Canderel Residential	Stacked	September 2024	0	0	1	12	\$1,256	\$1,580
Briar Town II Bayview Village - Buildcrest and Algar Develop..	Stacked	December 2022	0	4	2	24	\$949	\$1,142
King's Landing - East Tower - Concord Adex	Apartment	June 2024	0	2	65	552	\$1,037	\$1,355
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	1	42	270	\$1,180	\$1,527
LSQ - Tower A - Almadev	Apartment	January 2028	3	355	24	379	\$1,185	\$1,205
Residences at Central Park - Amexon	Apartment	March 2026	9	14	29	294	\$1,365	\$1,708
Saisons - East Tower - Concord Adex	Apartment	December 2023	0	5	7	291	\$926	\$1,382
Saisons - West Tower - Concord Adex	Apartment	March 2024	0	2	9	175	\$1,031	\$1,268
Seasons II - Concord Adex	Apartment	June 2022	0	8	1	330	\$818	\$979
Six99 - Originate Developments	Apartment	November 2024	0	0	54	174	\$1,682	\$1,659

Sheppard Corridor Submarket Report - June 2023

Current Development Applications



Sheppard Corridor Submarket Report - June 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 - June 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	1	17	4,659	549	\$2,480	1,058	\$2,623,008	17,365
Central Waterfront	1	8	3,997	494	\$1,707	1,125	\$1,920,253	12,588
Don Mills - York Mills	0	14	3,848	106	\$1,137	1,182	\$1,343,895	26,740
Downtown Core	11	8	4,807	531	\$1,869	760	\$1,421,514	30,497
Downtown East	53	20	6,195	1,400	\$1,506	701	\$1,055,105	23,178
Downtown West	6	23	7,662	746	\$1,783	1,053	\$1,876,443	17,137
Etobicoke Waterfront	2	1	544	21	\$1,645	816	\$1,342,988	9,281
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	23,308
Mississauga City Centre	1	8	3,967	103	\$1,214	765	\$928,966	20,807
North Toronto	1	18	3,513	352	\$1,562	955	\$1,492,374	238
North Yonge Corridor	26	8	2,626	614	\$1,558	671	\$1,045,751	32,887
North York East	0	1	497	0	.	.	.	129,027
North York West	62	10	1,072	477	\$1,410	854	\$1,203,555	20,375
Not Applicable	1,750	184	29,764	7,524	\$1,183	765	\$904,288	14,778
Scarborough City Centre								12,760
Sheppard Corridor	12	12	2,617	280	\$1,444	831	\$1,199,983	29,036
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	4,428
Toronto East	9	10	1,438	373	\$1,267	708	\$896,552	
Toronto West	20	23	3,814	639	\$1,357	825	\$1,119,927	
Yonge - St. Clair	2	7	869	252	\$1,946	977	\$1,900,069	



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