

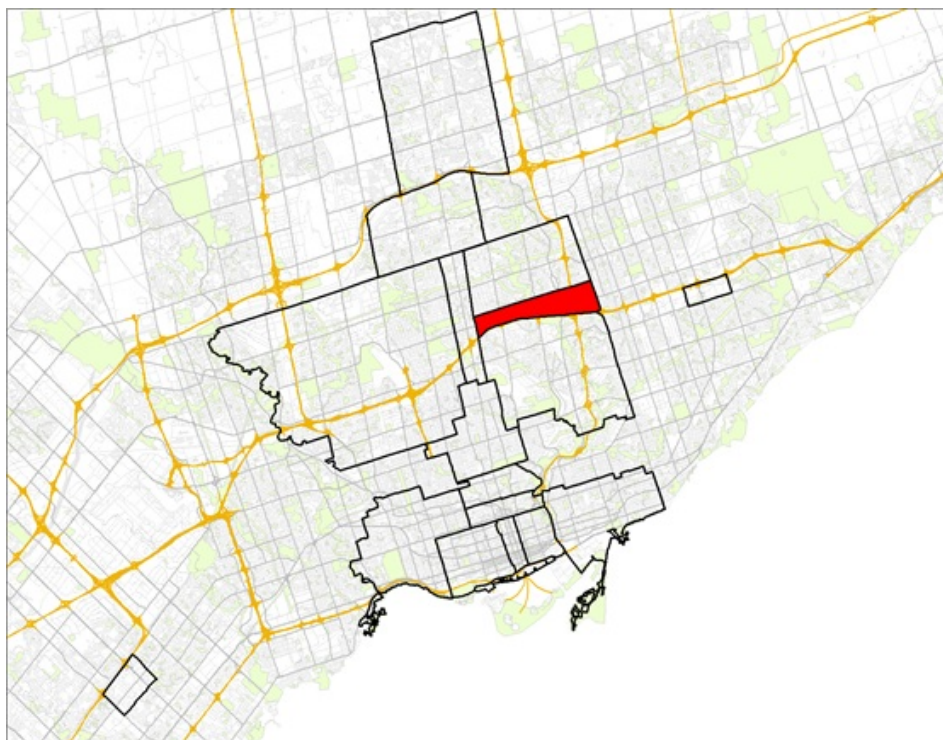


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of August 2023



Sheppard Corridor Submarket Report - August 2023



Sheppard Corridor		GTA
Distinct count of Site Name	12	385
No. of Units	2,899	96,568
Total Sales	2,619	82,326
Act Inv	280	14,242
Avg. wt. \$/sf	\$1,407	\$1,408
Avg. Project \$/SF	\$1,381	\$1,286
Avg. SF	830	821
Avg. \$	\$1,168,501	\$1,156,529
Current Month Sales (incl. active & sold out)	0	443

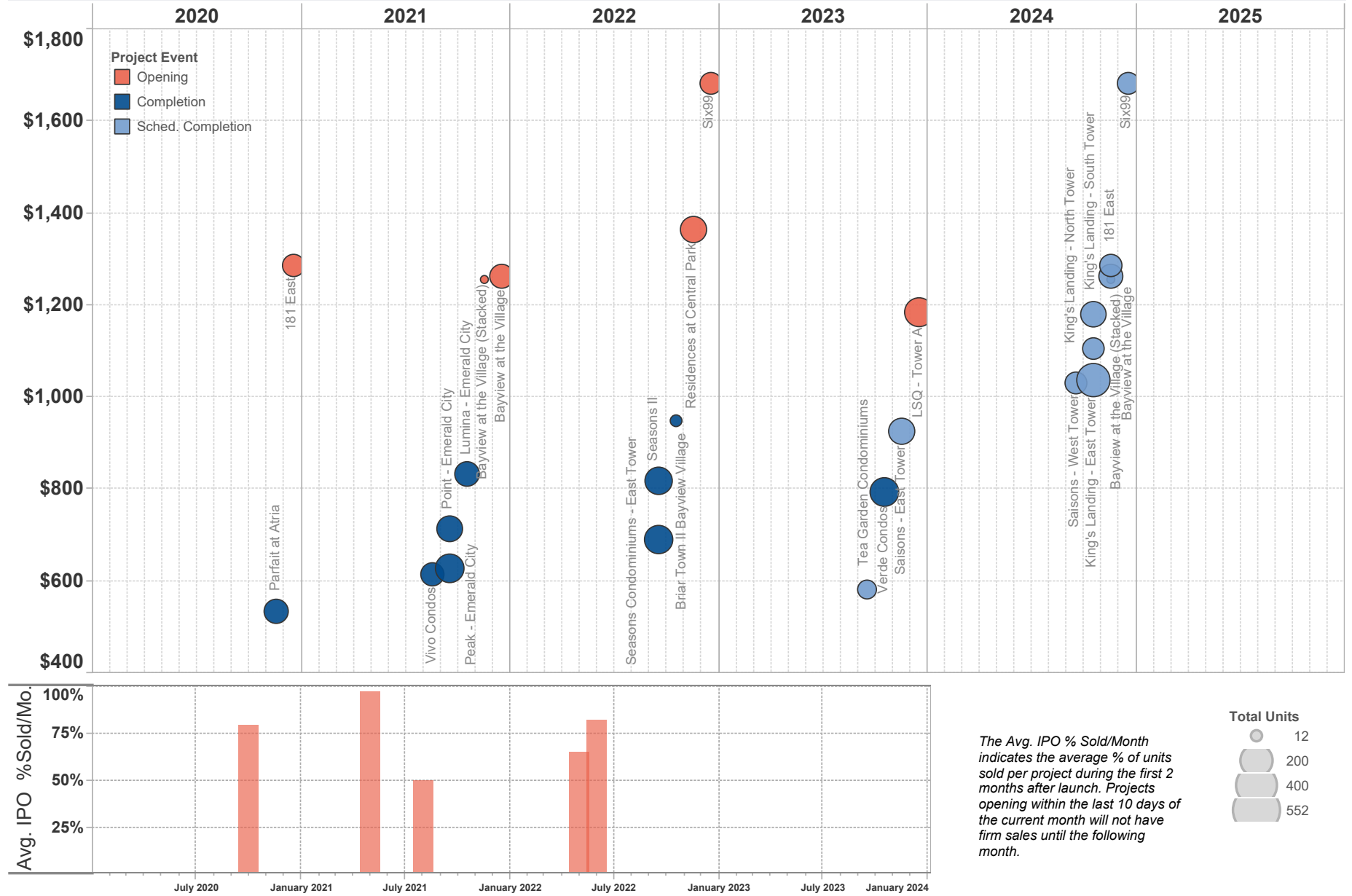
Development Applications		
Sheppard Corridor		City of Toronto
Count of Address	24	794
Total Units	14,963	462,476
Min. Density	1.0	0.0
Max. Density	10.1	61.7
Avg. Density	5.0	8.1

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



Sheppard Corridor Submarket Report - August 2023

Recent Project Openings, Completions & Scheduled Completions



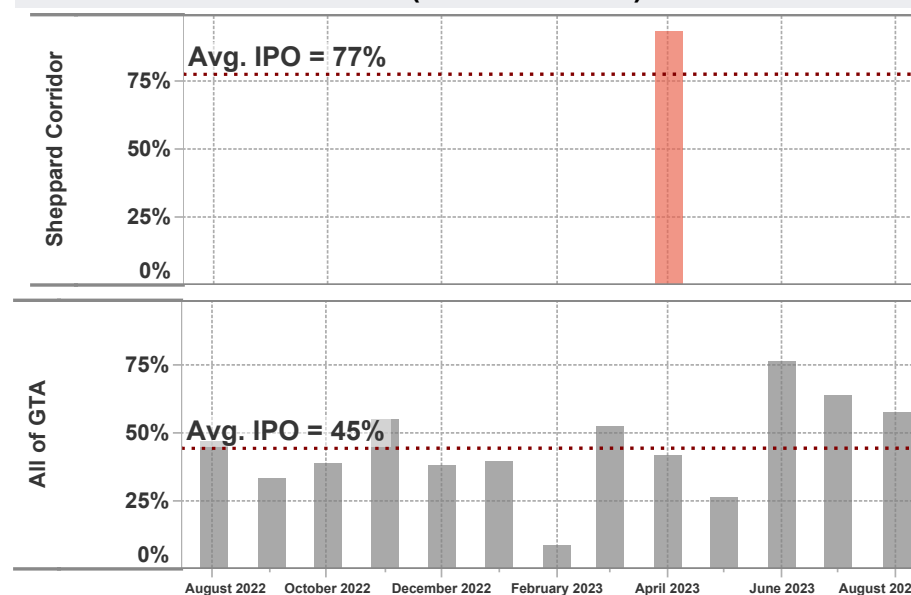
Sheppard Corridor Submarket Report - August 2023

Project Data by Unit Type

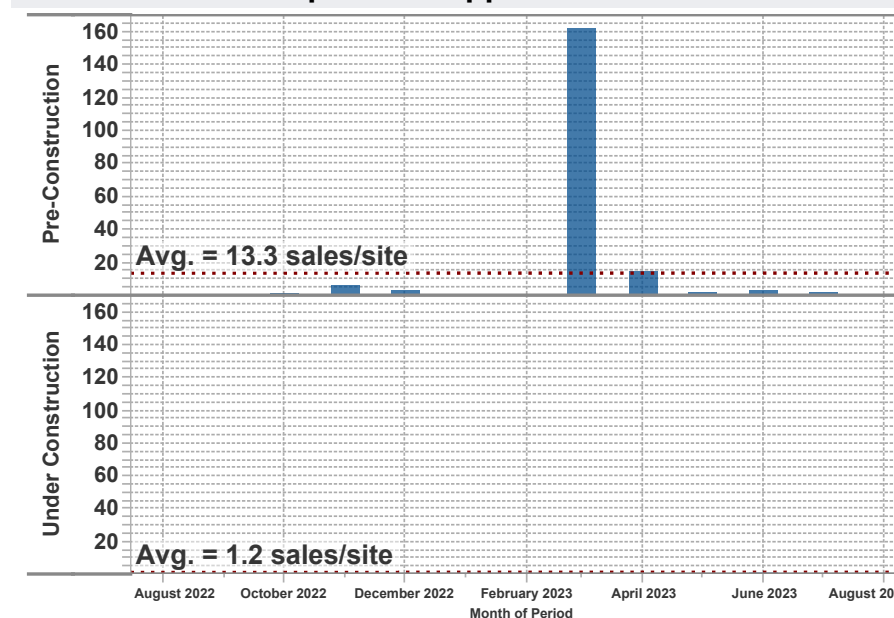
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	110	10
1 Bedroom	734	0	682	52
1 Bedroom + Den	595	0	578	17
2 Bedroom	774	0	693	81
2 Bedroom + Den	271	0	239	32
3 Bedroom & Up	338	0	260	78
Penthouse	25	0	19	6
Other	40	0	38	2

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,815	325	372	\$600,000	\$650,000
\$1,302	389	535	\$63,500	\$894,000
\$1,581	462	768	\$777,000	\$995,000
\$1,336	645	1,378	\$1,000,000	\$1,669,900
\$1,400	639	1,022	\$953,900	\$1,632,000
\$1,451	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)

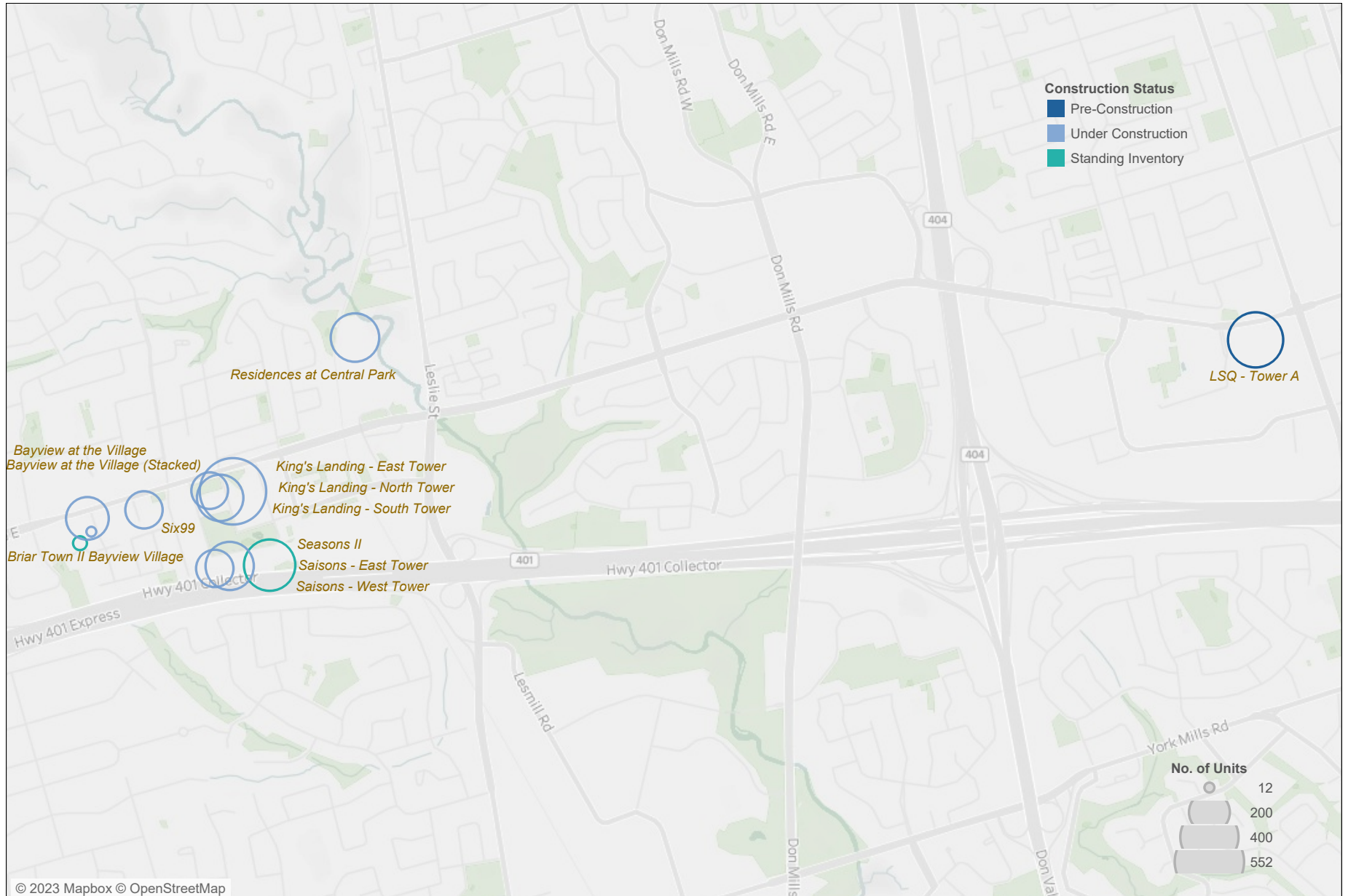


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - August 2023

Current Active Projects



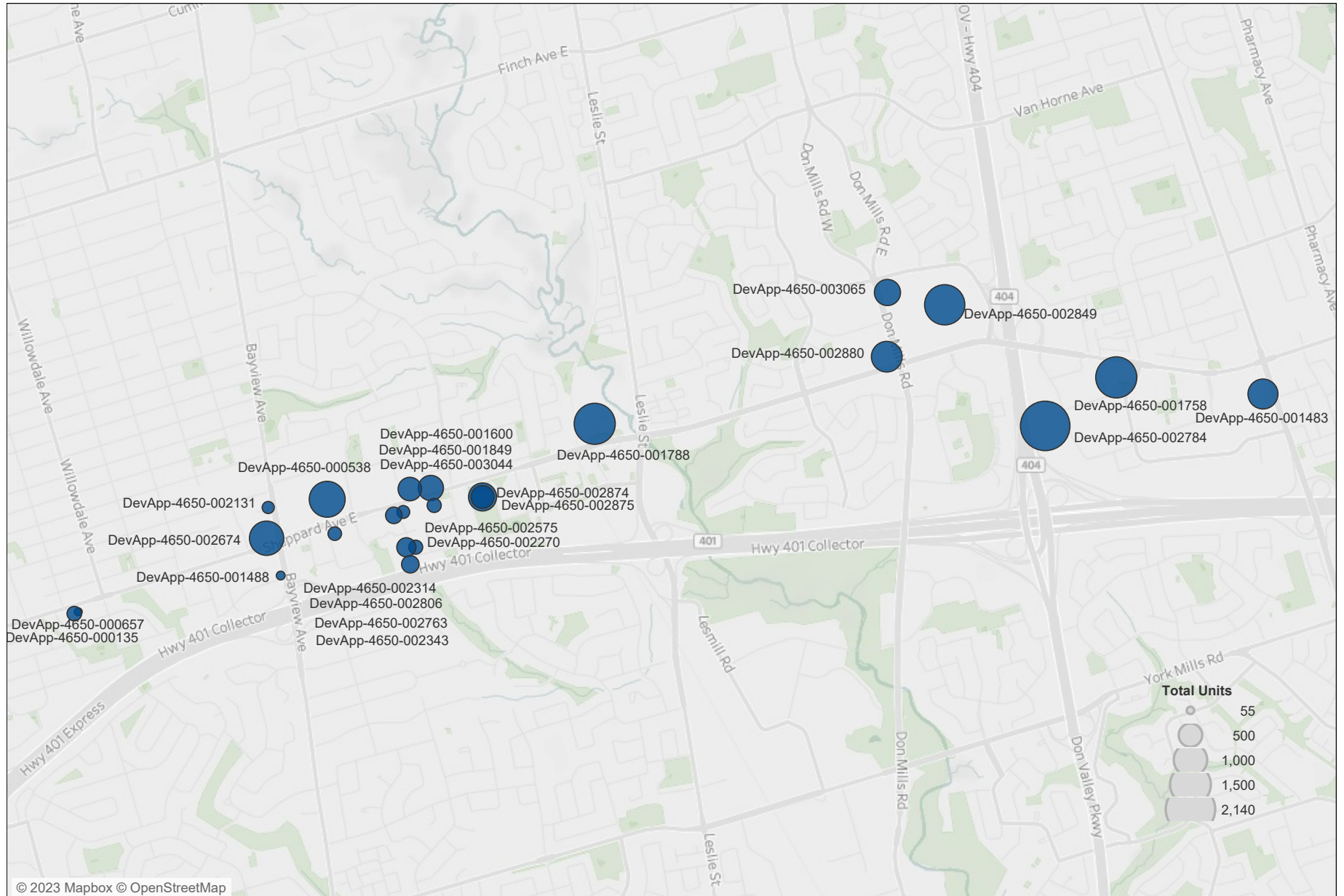
Sheppard Corridor Submarket Report - August 2023

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	\$1,146
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	0	357	24	381	\$1,185	\$1,205
Residences at Central Park - Amexon	Apartment	March 2026	0	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	\$1,406

Sheppard Corridor Submarket Report - August 2023

Current Development Applications



Sheppard Corridor Submarket Report - August 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	1,128
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	4.0	174
DevApp-4650-001758	2135 Sheppard Avenue East	5.0	1,479
DevApp-4650-001788	1200 Sheppard Avenue East	3.1	1,478
DevApp-4650-001849	680 Sheppard Avenue East	4.7	482
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	145
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	3.9	171
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	6.2	558
DevApp-4650-003065	5 Fairview Mall Drive	6.0	598

Sheppard Corridor Submarket Report - August 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	11	16	4,247	470	\$2,512	1,108	\$2,783,935	16,439
Central Waterfront	3	6	2,544	484	\$1,710	1,130	\$1,932,586	17,168
Don Mills - York Mills	1	14	3,850	104	\$1,138	1,170	\$1,331,442	28,216
Downtown Core	3	8	4,815	523	\$1,877	760	\$1,427,423	31,600
Downtown East	18	20	6,218	1,383	\$1,513	694	\$1,050,669	25,705
Downtown West	4	23	7,668	746	\$1,789	1,056	\$1,888,873	17,279
Etobicoke Waterfront	1	1	545	20	\$1,647	811	\$1,335,505	9,281
Highway7 - Yonge	0	4	899	34	\$1,117	1,140	\$1,273,121	25,237
Mississauga City Centre	5	8	3,961	109	\$1,244	769	\$957,260	26,058
North Toronto	14	18	3,520	367	\$1,560	924	\$1,441,857	305
North Yonge Corridor	9	8	2,636	604	\$1,558	673	\$1,048,874	32,789
North York East	0	1	497	0	.	.	.	143,340
North York West	22	11	1,113	586	\$1,331	867	\$1,154,406	24,358
Not Applicable	288	194	30,613	7,545	\$1,168	779	\$909,976	14,963
Scarborough City Centre								13,202
Sheppard Corridor	0	12	2,619	280	\$1,407	830	\$1,168,501	30,819
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,717
Toronto East	8	10	1,493	318	\$1,249	707	\$882,844	
Toronto West	53	22	3,803	394	\$1,384	879	\$1,216,180	
Yonge - St. Clair	3	7	874	247	\$1,910	957	\$1,827,520	



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