

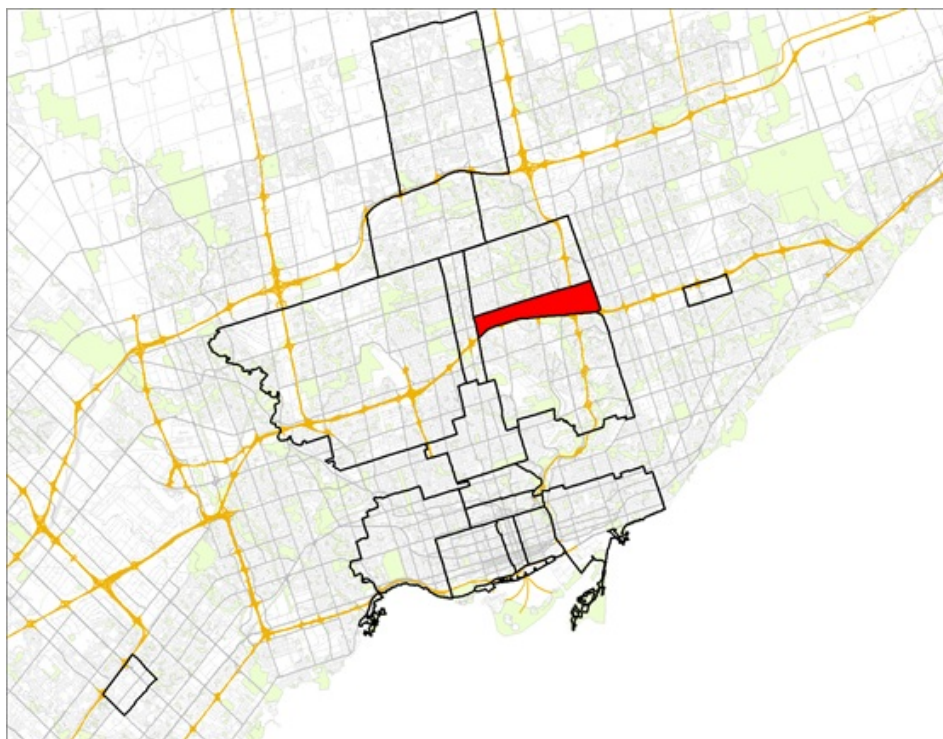


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of October 2023



Sheppard Corridor Submarket Report - October 2023



Sheppard Corridor		GTA
Distinct count of Site Name	12	395
No. of Units	2,871	99,939
Total Sales	2,415	82,009
Act Inv	456	17,930
Avg. wt. \$/sf	\$1,287	\$1,406
Avg. Project \$/SF	\$1,352	\$1,292
Avg. SF	728	771
Avg. \$	\$936,687	\$1,084,633
Current Month Sales (incl. active & sold out)	9	1,304

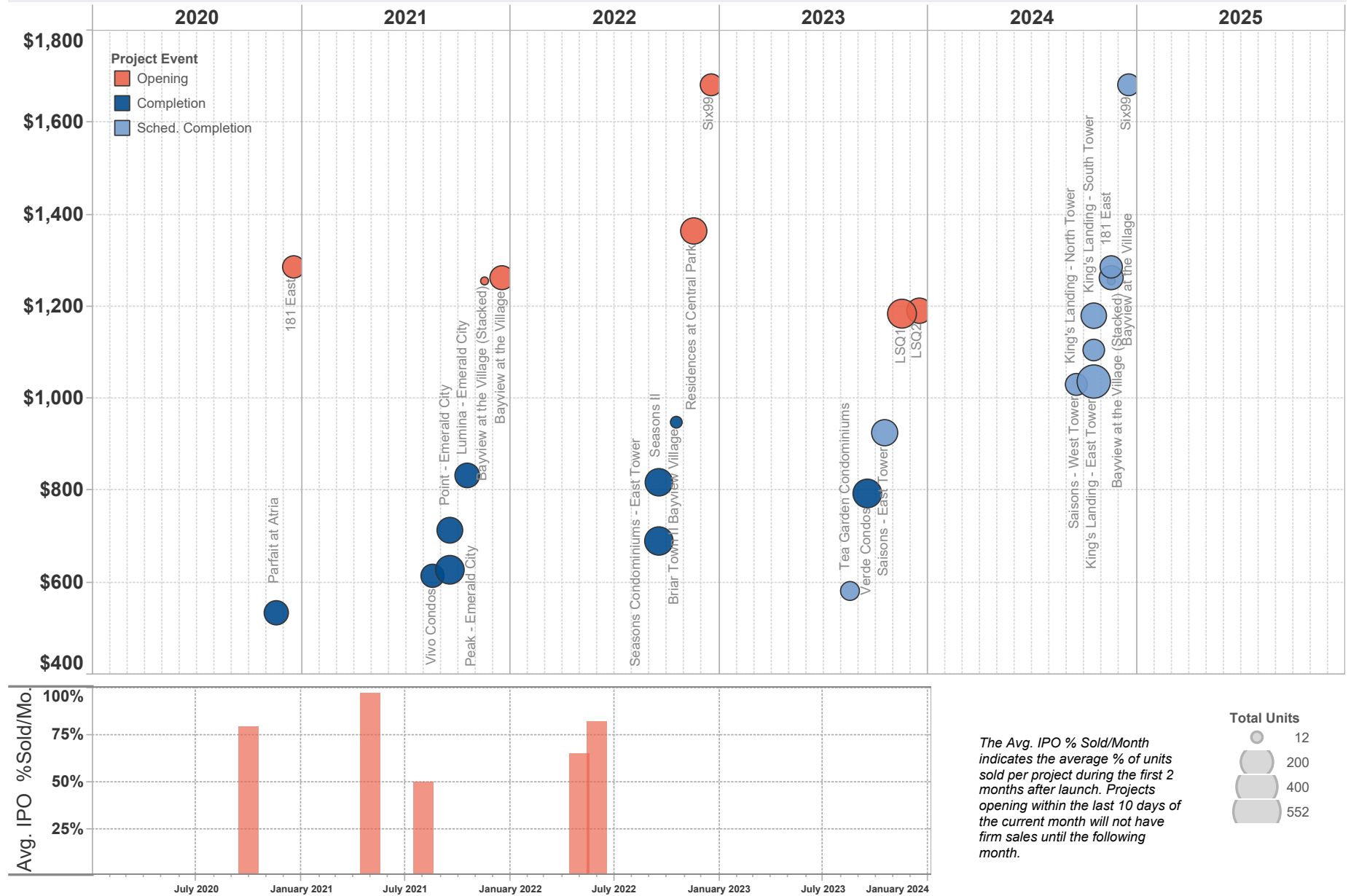
Development Applications		
Sheppard Corridor		City of Toronto
Count of Address	24	798
Total Units	14,960	464,779
Min. Density	1.0	0.0
Max. Density	10.1	61.7
Avg. Density	5.0	8.1

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



Sheppard Corridor Submarket Report - October 2023

Recent Project Openings, Completions & Scheduled Completions



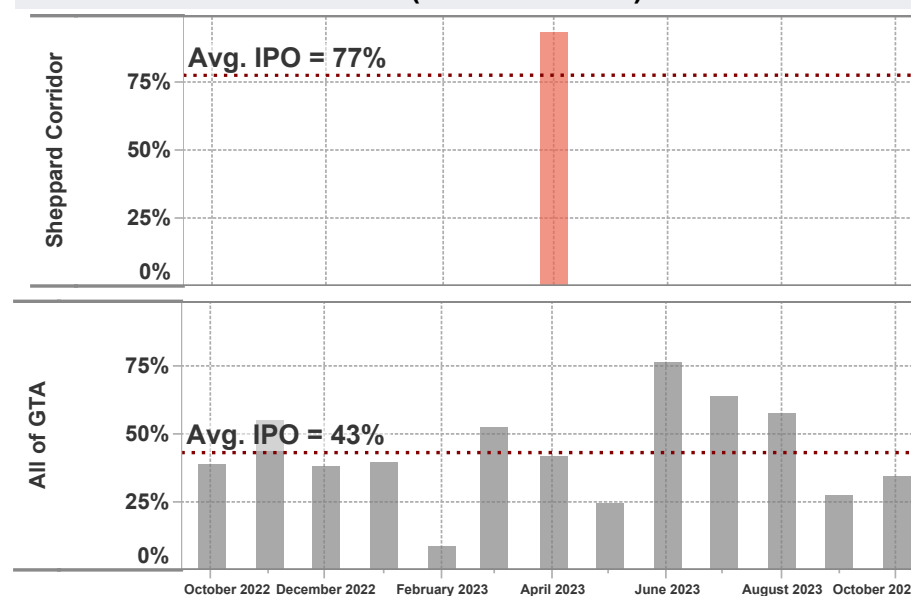
Sheppard Corridor Submarket Report - October 2023

Project Data by Unit Type

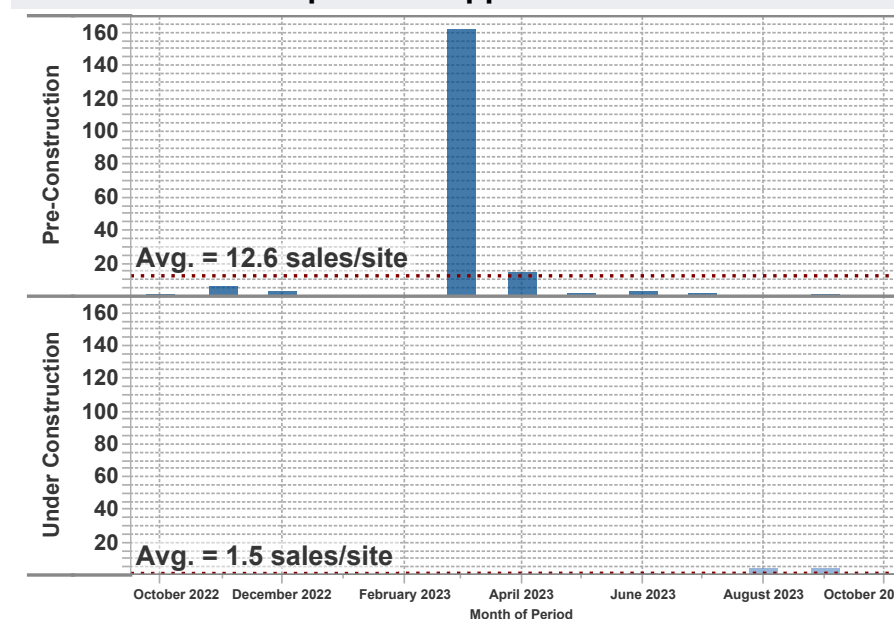
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	684	2	643	41
1 Bedroom + Den	706	1	536	170
2 Bedroom	789	3	681	108
2 Bedroom + Den	163	1	117	46
3 Bedroom & Up	353	2	273	80
Penthouse	14	0	14	0
Other	40	0	38	2

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,809	325	372	\$600,000	\$650,000
\$1,616	389	535	\$559,900	\$950,000
\$1,206	462	768	\$628,900	\$990,000
\$1,272	603	1,378	\$792,900	\$1,669,900
\$1,214	639	991	\$912,900	\$1,400,000
\$1,363	824	1,238	\$948,900	\$1,998,000
\$1,048	1,281	2,248	\$1,500,000	\$2,200,000

IPO Launch Performance (first 2 months)

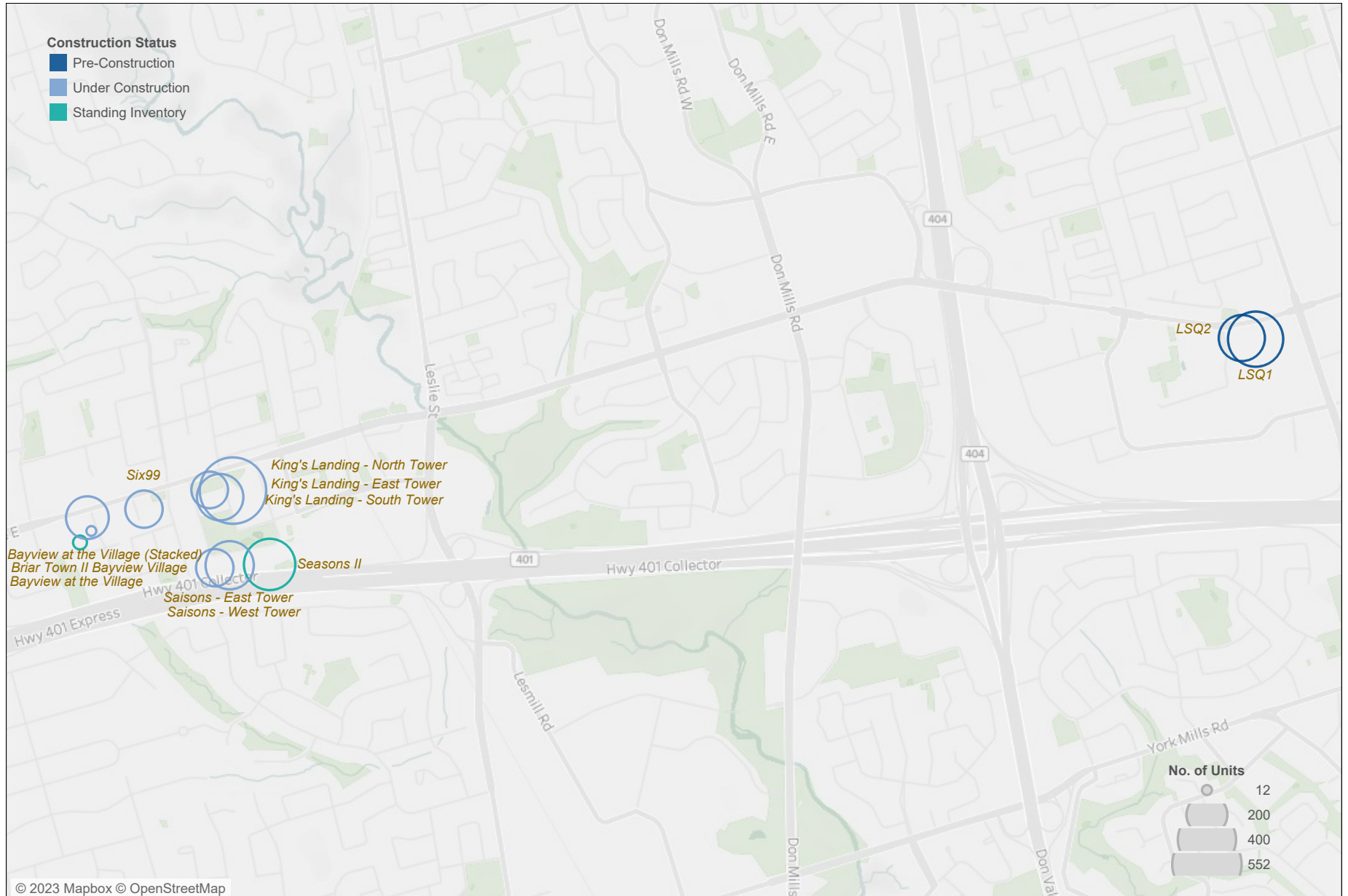


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - October 2023

Current Active Projects



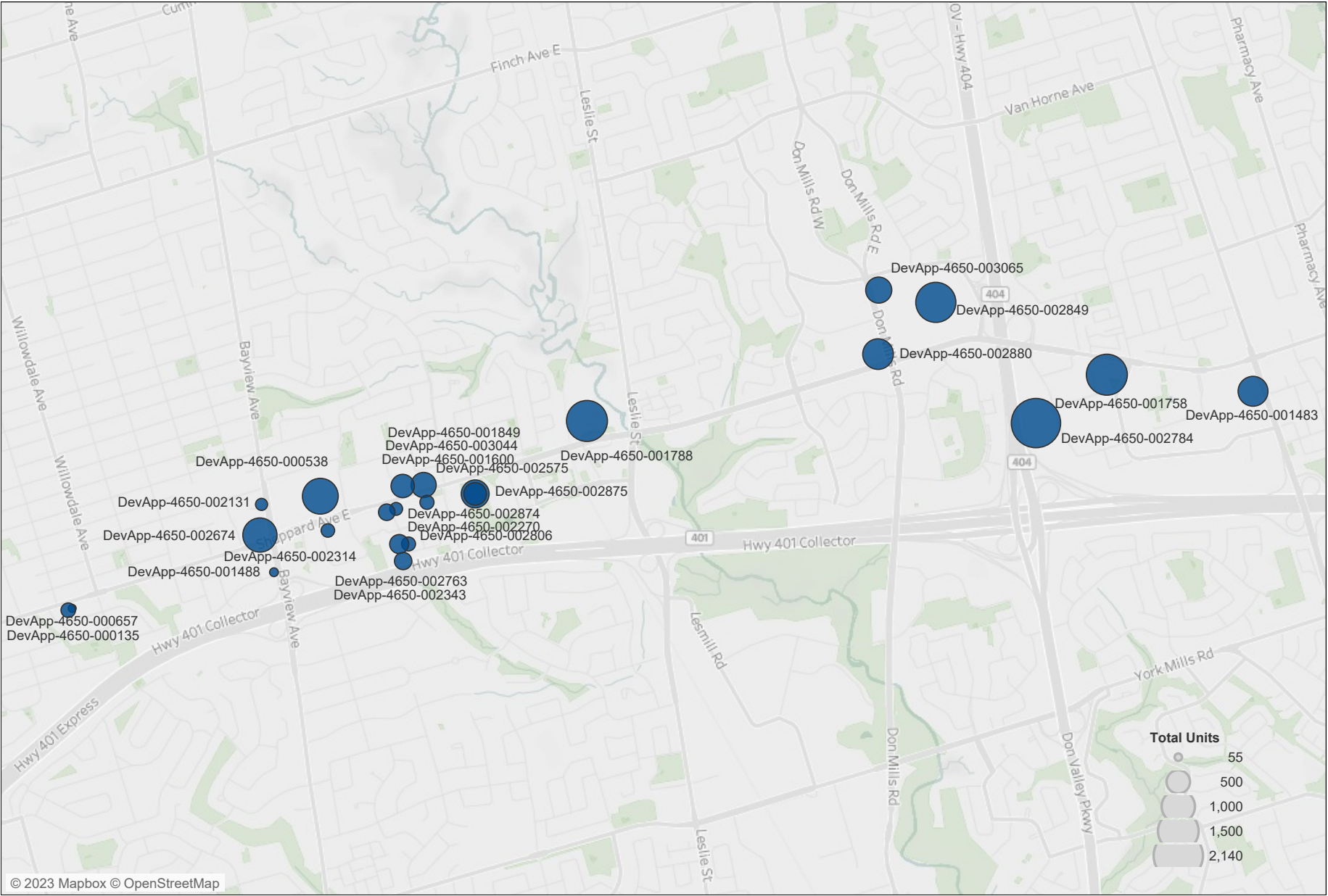
Sheppard Corridor Submarket Report - October 2023

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	2	2	228	\$1,263	\$1,696
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	13	54	552	\$1,037	\$1,388
King's Landing - North Tower - Concord Adex	Apartment	June 2024	0	19	24	168	\$1,106	\$1,301
King's Landing - South Tower - Concord Adex	Apartment	June 2024	0	20	23	270	\$1,180	\$1,466
LSQ1 - Almadev	Apartment	January 2028	1	359	22	381	\$1,185	\$1,216
LSQ2 - Almadev	Apartment	January 2028	0	0	266	266	\$1,191	\$1,191
Saisons - East Tower - Concord Adex	Apartment	December 2023	0	5	7	291	\$926	\$1,382
Saisons - West Tower - Concord Adex	Apartment	March 2024	0	3	8	175	\$1,031	\$1,268
Seasons II - Concord Adex	Apartment	June 2022	0	8	1	330	\$818	\$979
Six99 - Originate Developments	Apartment	November 2024	8	8	46	174	\$1,682	\$1,605

Sheppard Corridor Submarket Report - October 2023

Current Development Applications



Sheppard Corridor Submarket Report - October 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	479
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 - October 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	• 36	• 17	• 4,396	• 623	• \$2,398	• 1,040	• \$2,494,961	• 17,259
Central Waterfront	• 0	• 7	• 2,544	• 1,330	• \$1,702	• 772	• \$1,313,568	• 17,168
Don Mills - York Mills	• 5	• 13	• 3,222	• 280	• \$1,174	• 855	• \$1,003,447	• 27,949
Downtown Core	• 33	• 7	• 4,164	• 480	• \$1,876	• 771	• \$1,446,416	• 30,787
Downtown East	• 108	• 21	• 6,352	• 1,637	• \$1,496	• 681	• \$1,018,238	• 25,508
Downtown West	• 99	• 26	• 7,932	• 963	• \$1,662	• 945	• \$1,571,343	• 17,335
Etobicoke Waterfront	• 1	• 1	• 547	• 18	• \$1,644	• 828	• \$1,361,206	• 3,135
Highway7 - Yonge	• 0	• 4	• 899	• 34	• \$1,112	• 1,145	• \$1,272,782	• 26,249
Mississauga City Centre	• 220	• 9	• 4,181	• 714	• \$1,242	• 608	• \$754,753	• 26,772
North Toronto	• 2	• 18	• 3,521	• 366	• \$1,565	• 933	• \$1,459,080	• 305
North Yonge Corridor	• 1	• 9	• 2,651	• 640	• \$1,557	• 674	• \$1,050,004	• 37,608
North York East								• 142,877
North York West	• 9	• 10	• 1,102	• 462	• \$1,386	• 857	• \$1,188,302	• 26,693
Not Applicable	• 757	• 200	• 31,817	• 8,342	• \$1,176	• 765	• \$899,729	• 14,960
Scarborough City Centre								• 13,225
Sheppard Corridor	• 9	• 12	• 2,415	• 456	• \$1,287	• 728	• \$936,687	• 31,232
Thornhill	• 0	• 2	• 411	• 28	• \$1,367	• 1,690	• \$2,310,536	• 5,717
Toronto East	• 17	• 9	• 1,315	• 210	• \$1,249	• 722	• \$901,652	
Toronto West	• 7	• 22	• 3,673	• 513	• \$1,257	• 899	• \$1,130,130	
Yonge - St. Clair	• 0	• 8	• 867	• 834	• \$1,759	• 589	• \$1,035,600	



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