

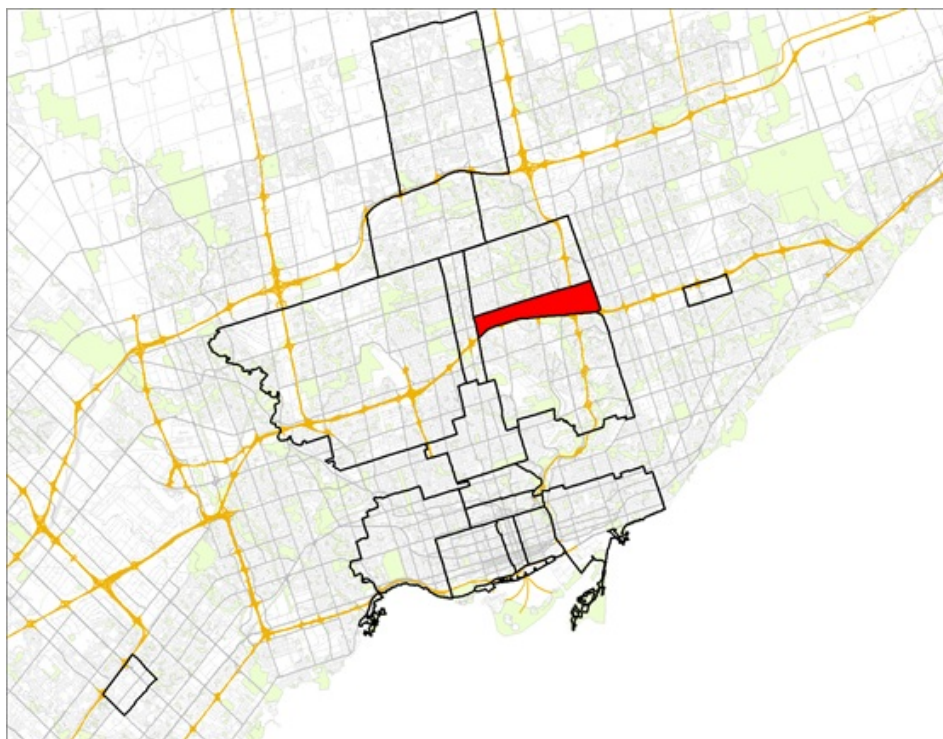


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of November 2023



Sheppard Corridor Submarket Report - November 2023



Sheppard Corridor		GTA
Distinct count of Site Name	13	396
No. of Units	3,079	100,264
Total Sales	2,518	82,981
Act Inv	561	17,283
Avg. wt. \$/sf	\$1,361	\$1,404
Avg. Project \$/SF	\$1,356	\$1,296
Avg. SF	766	785
Avg. \$	\$1,043,205	\$1,102,213
Current Month Sales (incl. active & sold out)	104	1,310

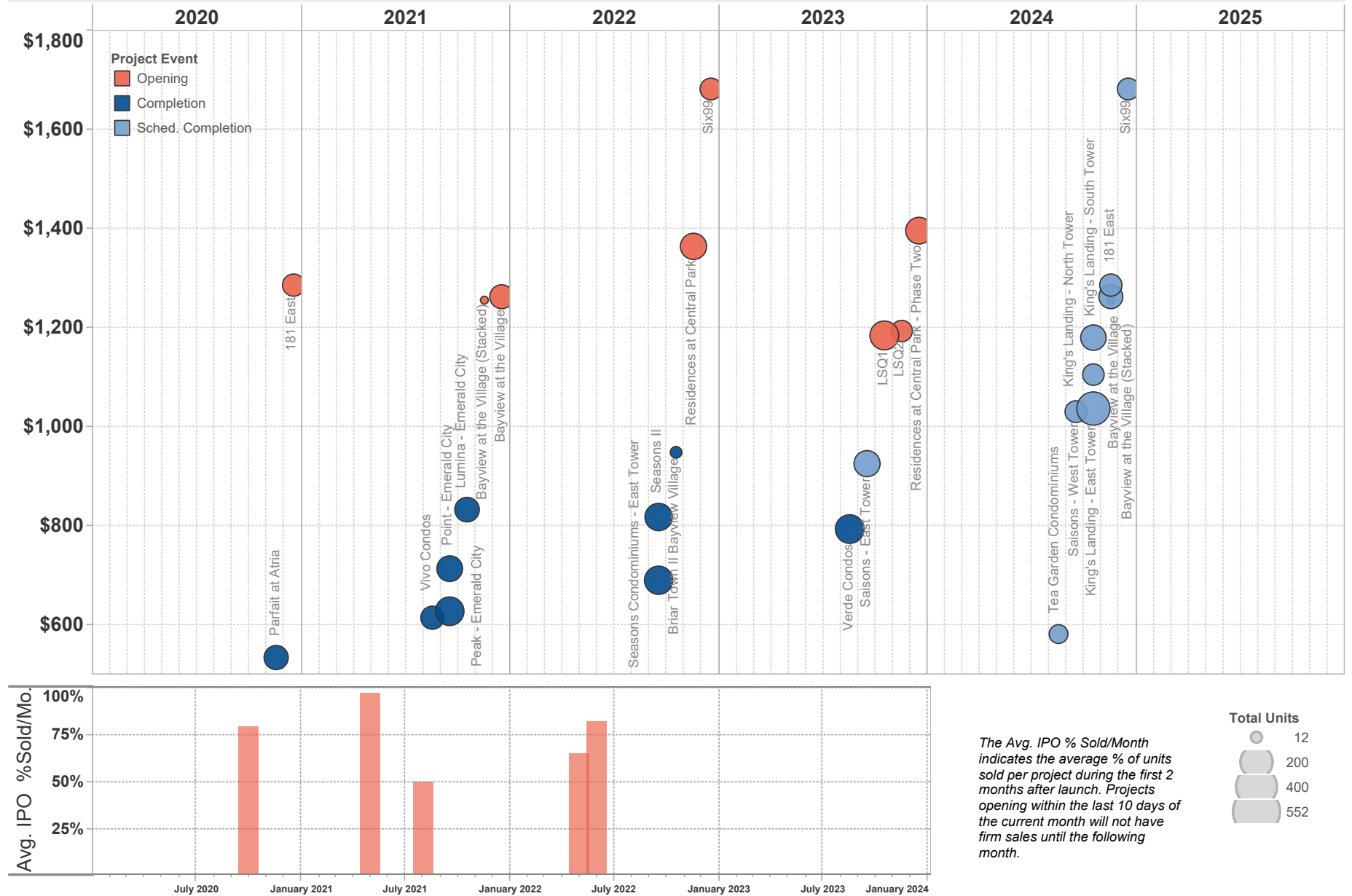
Development Applications		
Sheppard Corridor		City of Toronto
Count of Address	25	806
Total Units	15,600	466,957
Min. Density	1.0	0.0
Max. Density	13.4	61.7
Avg. Density	5.3	8.0

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



Sheppard Corridor Submarket Report - November 2023

Recent Project Openings, Completions & Scheduled Completions



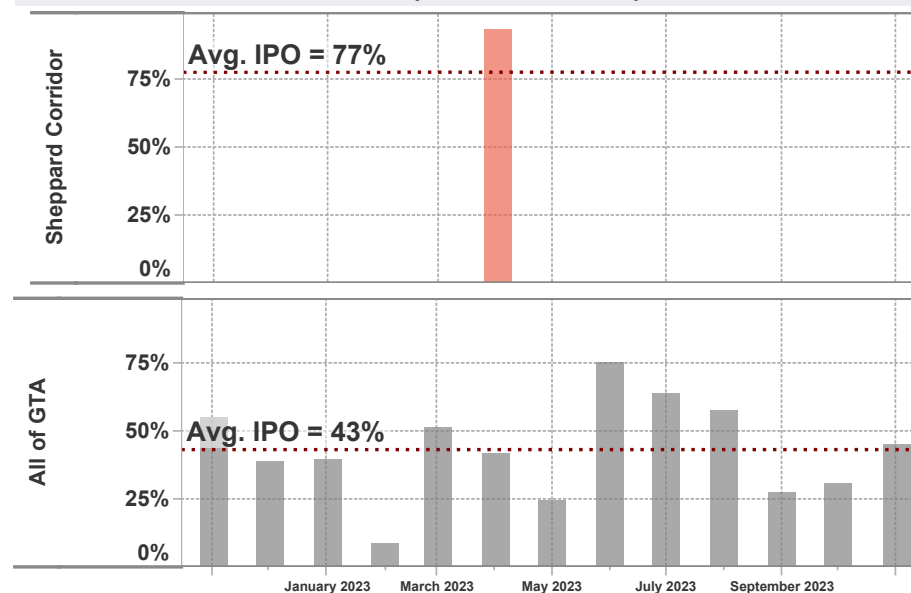
Sheppard Corridor Submarket Report - November 2023

Project Data by Unit Type

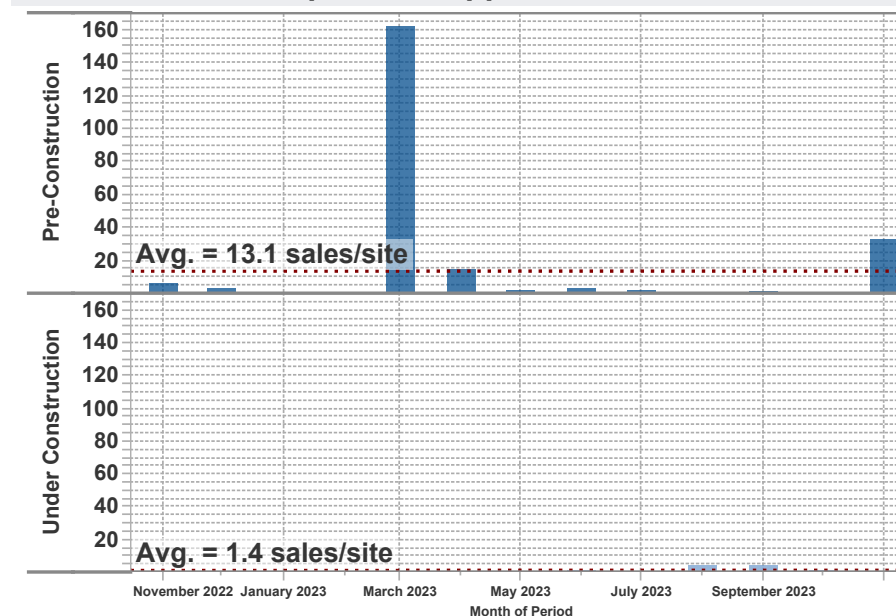
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	747	17	660	87
1 Bedroom + Den	717	52	588	129
2 Bedroom	834	22	703	131
2 Bedroom + Den	256	11	127	129
3 Bedroom & Up	349	2	275	74
Penthouse	14	0	14	0
Other	40	0	38	2

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,809	325	372	\$600,000	\$650,000
\$1,504	389	563	\$559,900	\$950,000
\$1,287	462	768	\$628,900	\$990,000
\$1,337	603	1,378	\$792,900	\$1,669,900
\$1,365	639	1,270	\$912,900	\$1,718,800
\$1,393	824	1,281	\$948,900	\$1,998,000
\$1,048	1,281	2,248	\$1,500,000	\$2,200,000

IPO Launch Performance (first 2 months)

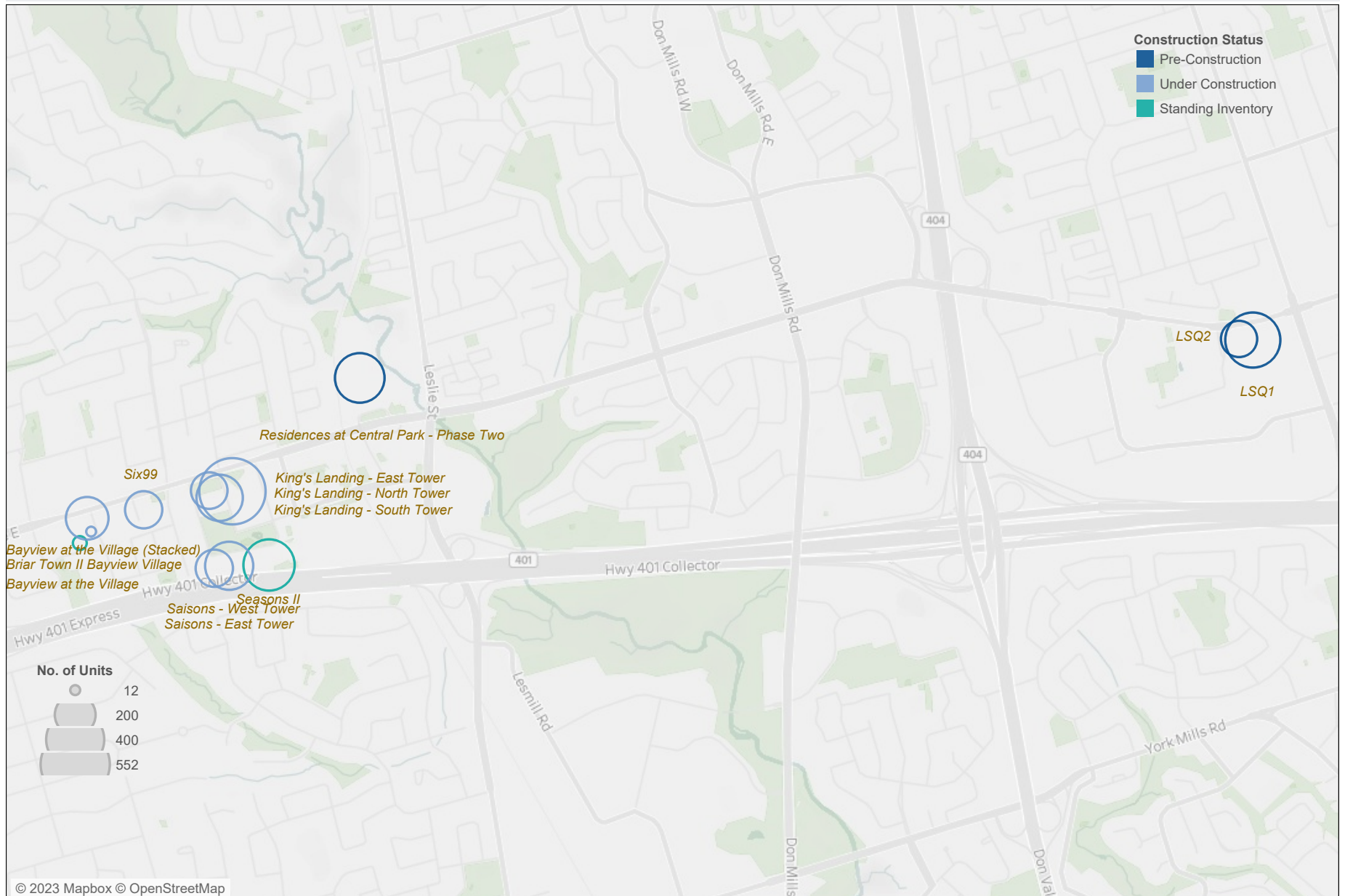


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - November 2023

Current Active Projects



Sheppard Corridor Submarket Report - November 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	\$1,034
King's Landing - East Tower - Concord Adex	Apartment	June 2024	1	14	53	552	\$1,037	\$1,392
King's Landing - North Tower - Concord Adex	Apartment	June 2024	1	20	23	168	\$1,106	\$1,310
King's Landing - South Tower - Concord Adex	Apartment	June 2024	0	20	23	270	\$1,180	\$1,466
LSQ1 - Almadev	Apartment	January 2028	0	358	23	381	\$1,185	\$1,253
LSQ2 - Almadev	Apartment	January 2028	53	53	112	165	\$1,194	\$1,262
Residences at Central Park - Phase Two - Amexon	Apartment	November 2026	47	47	262	309	\$1,396	\$1,396
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	2	10	44	174	\$1,682	\$1,608

Sheppard Corridor Submarket Report - November 2023

Current Development Applications



Sheppard Corridor Submarket Report - November 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	8.5	800
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
DevApp-4650-003384	461 Sheppard Avenue East	13.4	526

Sheppard Corridor Submarket Report - November 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	5	17	4,392	601	\$2,404	1,042	\$2,505,147	16,205
Central Waterfront	364	7	2,908	966	\$1,704	864	\$1,471,594	17,168
Don Mills - York Mills	7	13	3,228	312	\$1,179	852	\$1,003,895	27,949
Downtown Core	5	7	4,169	475	\$1,877	773	\$1,451,417	30,040
Downtown East	33	21	6,385	1,605	\$1,498	684	\$1,024,665	25,732
Downtown West	116	26	8,024	871	\$1,690	977	\$1,651,666	17,335
Etobicoke Waterfront	0	1	547	18	\$1,644	828	\$1,361,206	3,135
Highway7 - Yonge	0	4	898	35	\$1,090	1,137	\$1,239,200	26,334
Mississauga City Centre	42	9	4,223	643	\$1,240	628	\$778,770	28,180
North Toronto	1	18	3,514	373	\$1,578	937	\$1,478,881	305
North Yonge Corridor	65	9	2,710	777	\$1,551	709	\$1,098,765	37,631
North York East								144,225
North York West	13	10	1,118	447	\$1,371	827	\$1,133,902	26,693
Not Applicable	357	200	31,882	8,204	\$1,173	770	\$902,770	15,600
Scarborough City Centre								13,225
Sheppard Corridor	104	13	2,518	561	\$1,361	766	\$1,043,205	31,263
Thornhill	0	2	411	28	\$1,367	1,690	\$2,310,536	5,937
Toronto East	1	9	1,316	209	\$1,249	720	\$898,838	
Toronto West	52	22	3,726	469	\$1,276	910	\$1,161,564	
Yonge - St. Clair	145	8	1,012	689	\$1,789	623	\$1,114,910	



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&O.E.