

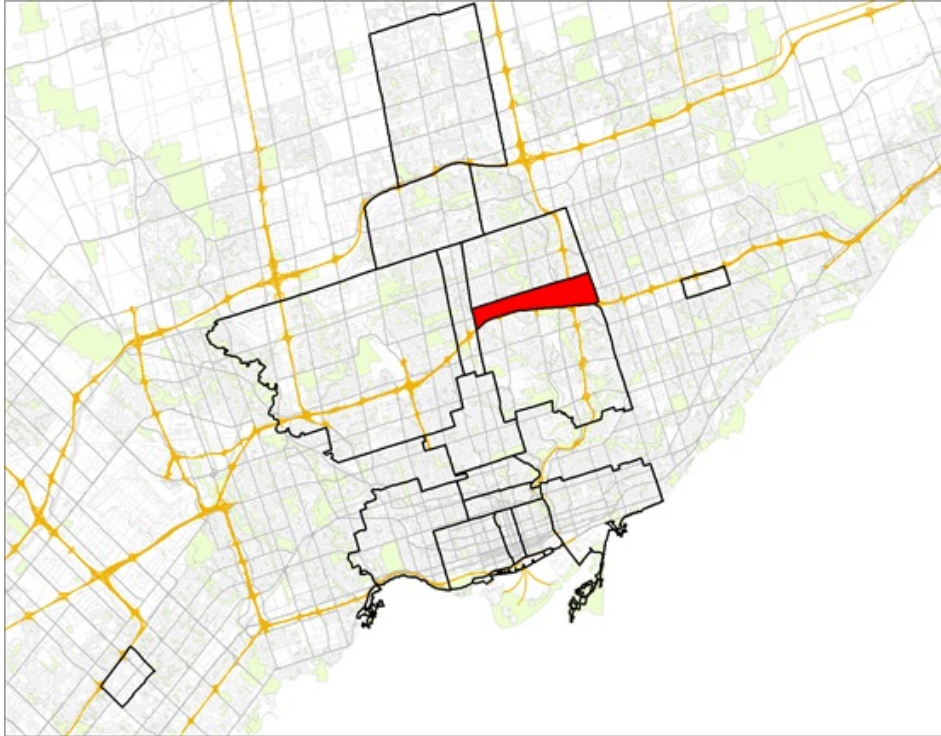


Greater Toronto Area
Sheppard Corridor

New Homes High Rise Submarket Report
Data as of January 2024



Sheppard Corridor Submarket Report - January 2024



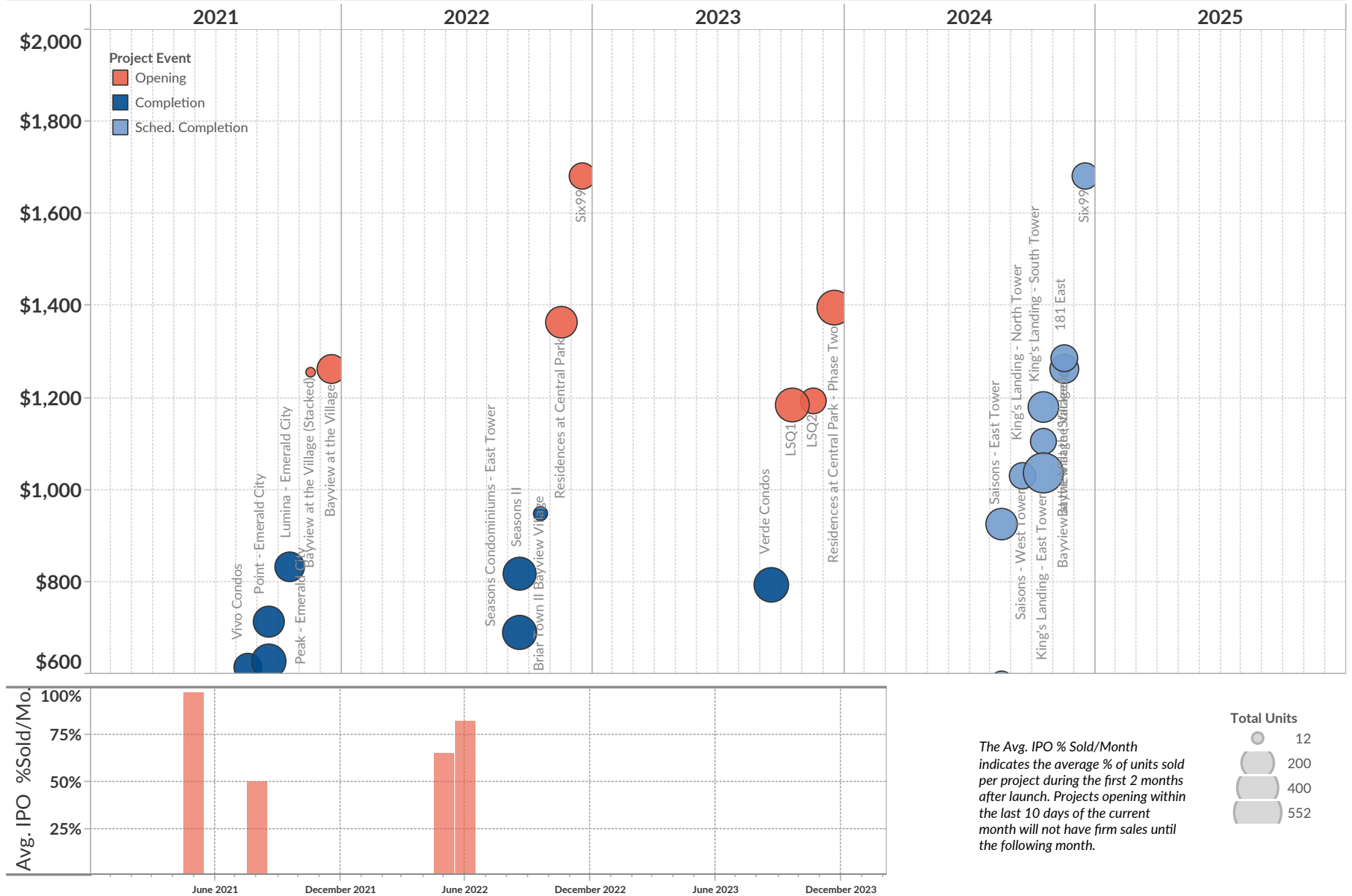
Sheppard Corridor		GTA
Distinct count of Site Name	13	387
No. of Units	3,123	97,879
Total Sales	2,589	81,202
Act Inv	534	16,677
Avg. wt. \$/sf	\$1,402	\$1,412
Avg. Project \$/SF	\$1,364	\$1,301
Avg. SF	796	790
Avg. \$	\$1,115,799	\$1,115,800
Current Month Sales (incl. active & sold out)	17	233

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



Sheppard Corridor Submarket Report - January 2024

Recent Project Openings, Completions & Scheduled Completions



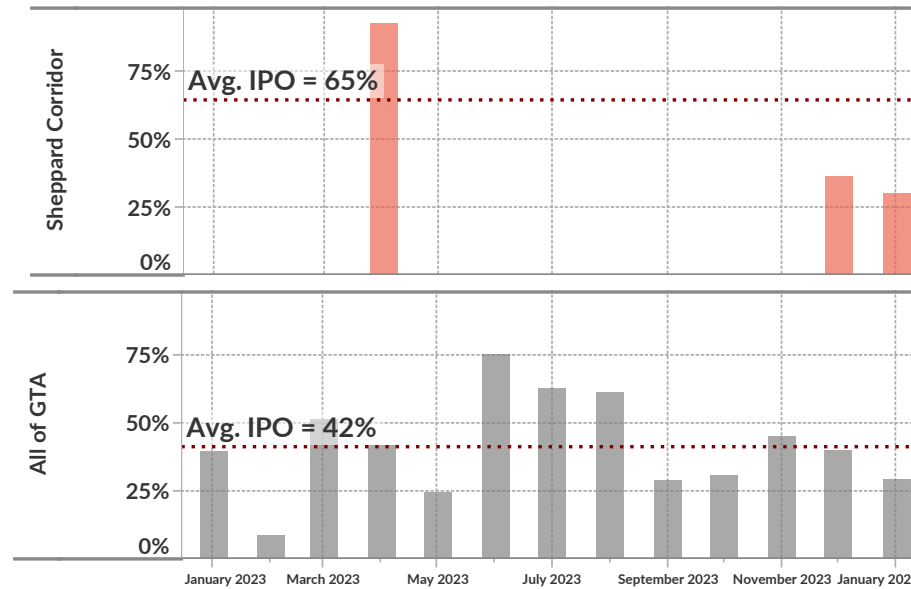
Sheppard Corridor Submarket Report - January 2024

Project Data by Unit Type

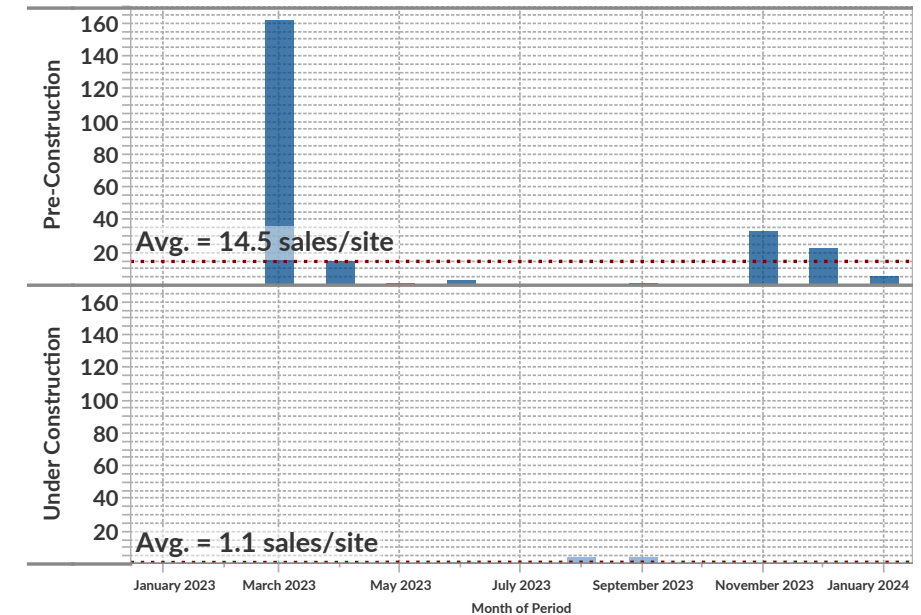
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	756	2	677	79
1 Bedroom + Den	728	7	620	108
2 Bedroom	845	1	714	131
2 Bedroom + Den	260	3	134	126
3 Bedroom & Up	343	0	275	68
Penthouse	29	4	18	11
Other	40	0	38	2

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,809	325	372	\$600,000	\$650,000
\$1,522	389	563	\$608,800	\$950,000
\$1,299	462	768	\$630,900	\$1,047,000
\$1,328	603	1,378	\$794,900	\$1,669,900
\$1,386	639	1,270	\$918,900	\$1,718,800
\$1,479	824	1,629	\$948,900	\$3,423,000
\$1,837	1,294	1,572	\$2,288,000	\$2,978,000
\$1,048	1,281	2,248	\$1,500,000	\$2,200,000

IPO Launch Performance (first 2 months)

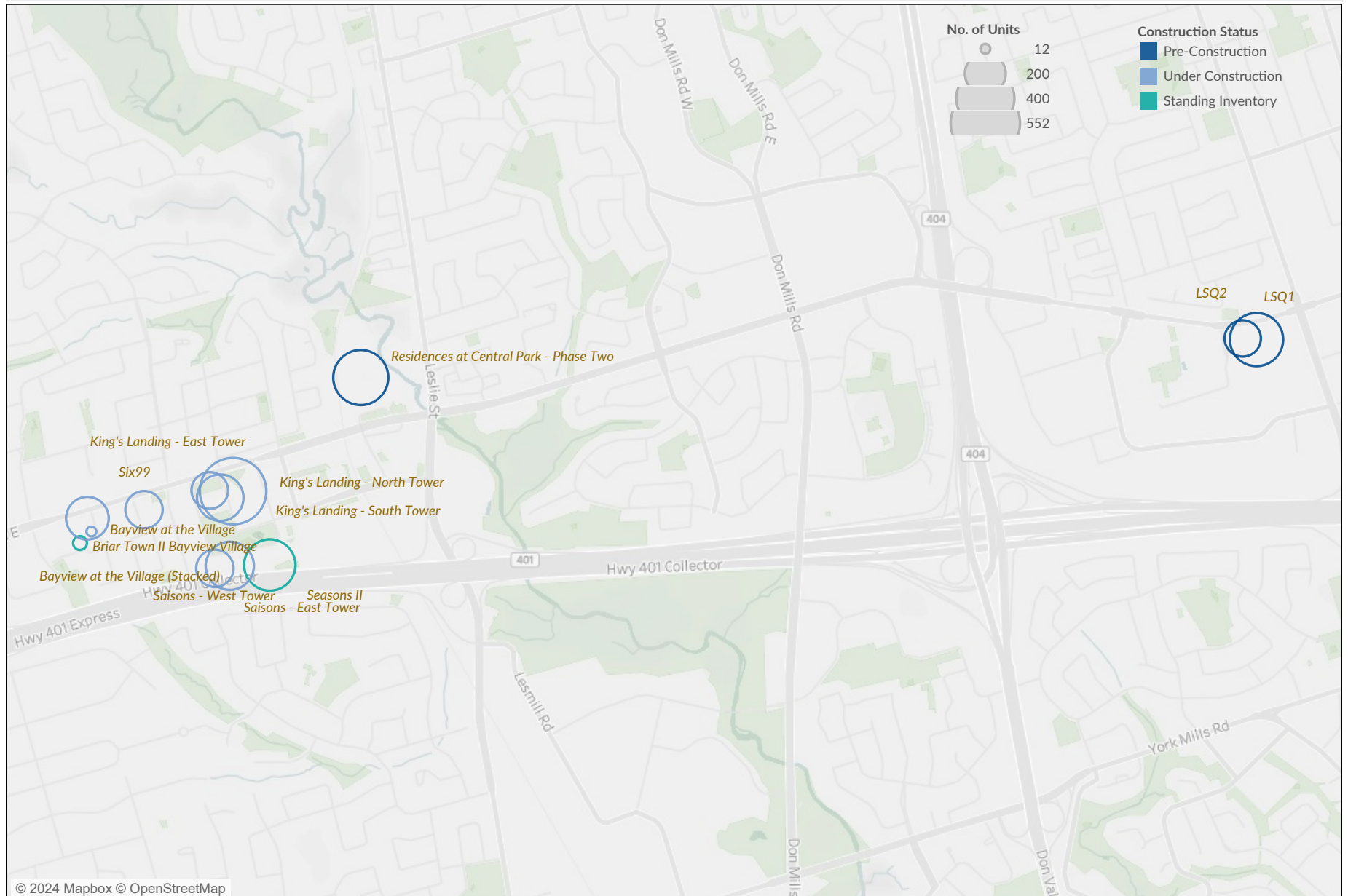


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - January 2024

Current Active Projects



Sheppard Corridor Submarket Report - January 2024

Current Active Project List

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 Foot
Bayview at the Village - Canderel Residential	Apartment	September 2024	0	0	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 Developm..	Stacked	December 2022	0	0	2	24	\$949	\$1,034
King's Landing - East Tower - Concord Adex	Apartment	June 2024	0	0	54	552	\$1,037	\$1,392
King's Landing - North Tower - Concord Adex	Apartment	June 2024	0	0	24	168	\$1,106	\$1,310
King's Landing - South Tower - Concord Adex	Apartment	June 2024	0	0	22	270	\$1,180	\$1,466
LSQ1 - Almadev	Apartment	January 2028	0	0	0	355	\$1,185	\$1,253
LSQ2 - Almadev	Apartment	January 2028	10	10	95	165	\$1,194	\$1,262
Residences at Central Park - Phase Two - Amexon	Apartment	November 2026	7	7	264	379	\$1,396	\$1,427
Saisons - East Tower - Concord Adex	Apartment	February 2024	0	0	7	291	\$926	\$1,382
Saisons - West Tower - Concord Adex	Apartment	March 2024	0	0	8	175	\$1,031	\$1,268
Seasons II - Concord Adex	Apartment	June 2022	0	0	1	330	\$818	\$979
Six99 - Originate Developments	Apartment	November 2024	0	0	54	174	\$1,682	\$1,689

Sheppard Corridor Submarket Report - January 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	17
Central Waterfront	6	7
Don Mills - York Mills	2	13
Downtown Core	2	6
Downtown East	20	20
Downtown West	12	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	7	9
North Toronto	11	18
North Yonge Corridor	12	9
North York East		
North York West	0	10
Not Applicable	119	196
Scarborough City Centre		
Sheppard Corridor	17	13
Thornhill	0	2
Toronto East	7	9
Toronto West	10	20
Yonge - St. Clair	5	8

Current GTA Active Projects

Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$
4,411	582	\$2,387	1,067	\$2,547,183
2,976	898	\$1,700	892	\$1,516,226
3,234	306	\$1,179	855	\$1,007,688
3,655	466	\$1,878	778	\$1,462,157
5,920	1,566	\$1,483	696	\$1,031,248
7,938	836	\$1,692	985	\$1,667,384
548	17	\$1,643	849	\$1,395,518
918	15	\$1,110	849	\$942,000
4,237	629	\$1,241	629	\$780,886
3,524	364	\$1,579	937	\$1,479,273
2,733	756	\$1,652	697	\$1,151,473
1,118	447	\$1,375	827	\$1,137,476
31,371	7,913	\$1,177	772	\$908,981
2,589	534	\$1,402	796	\$1,115,799
411	28	\$1,367	1,690	\$2,310,536
1,323	204	\$1,258	708	\$891,022
3,259	452	\$1,286	912	\$1,172,522
1,037	664	\$1,800	632	\$1,137,687



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