

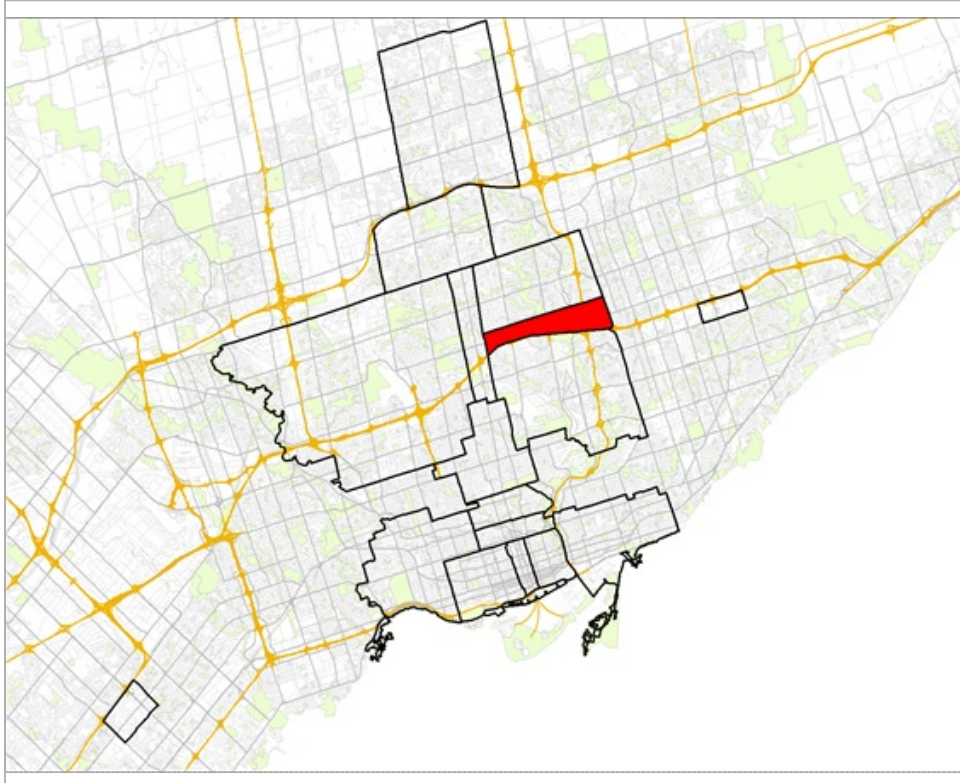


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of April 2024



Sheppard Corridor Submarket Report - April 2024



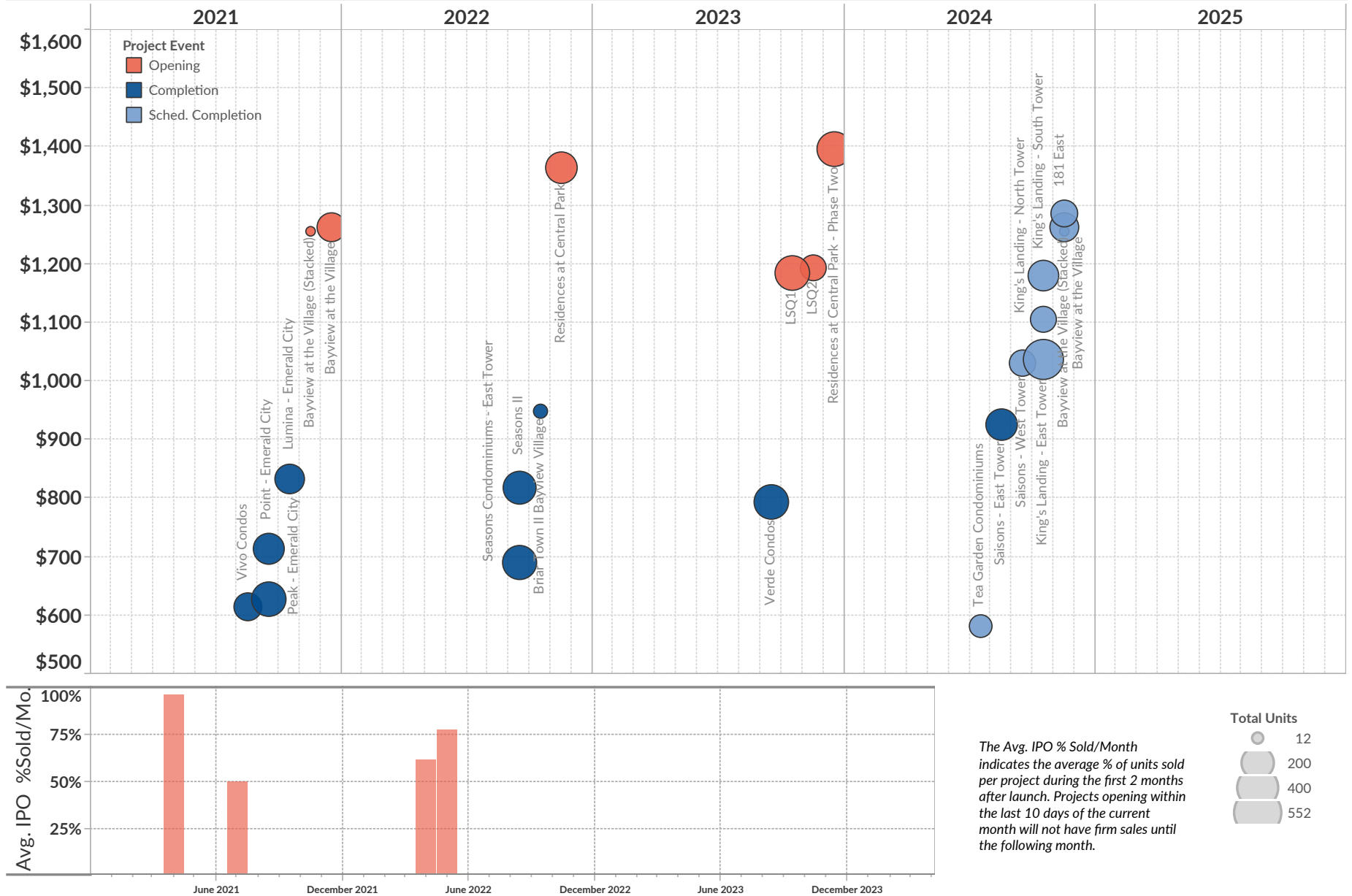
Sheppard Corridor		GTA
Distinct count of Site Name	9	353
No. of Units	2,325	90,746
Total Sales	1,850	74,268
Act Inv	475	16,478
Avg. \$/sf	\$1,420	\$1,420
Avg. Project \$/SF	\$1,448	\$1,318
Avg. SF	812	794
Avg. \$	\$1,153,054	\$1,127,454
Current Month Sales	13	518

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



Sheppard Corridor Submarket Report - April 2024

Recent Project Openings, Completions & Scheduled Completions



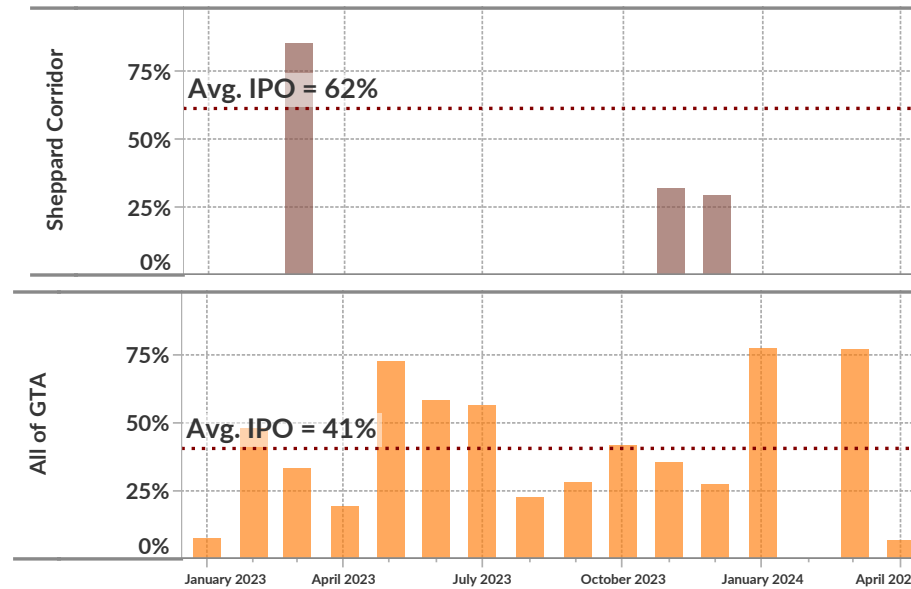
Sheppard Corridor Submarket Report - April 2024

Project Data by Unit Type

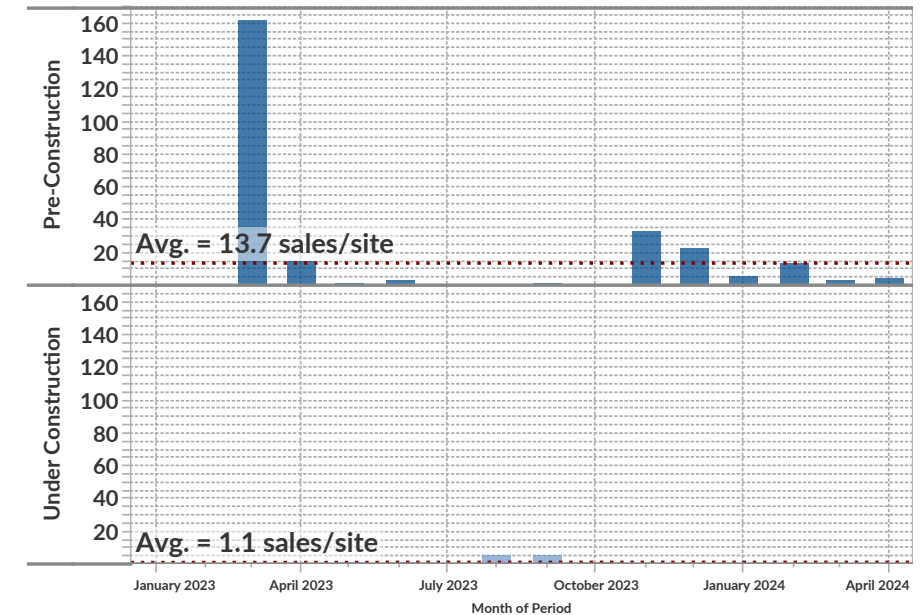
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	553	2	478	75
1 Bedroom + Den	593	7	518	75
2 Bedroom	594	3	489	105
2 Bedroom + Den	209	0	74	135
3 Bedroom & Up	222	1	155	67
Penthouse	29	0	18	11
Other	5	0	5	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,809	325	372	\$600,000	\$650,000
\$1,525	389	563	\$608,800	\$950,000
\$1,340	462	768	\$630,900	\$1,047,000
\$1,336	603	1,282	\$794,900	\$1,669,900
\$1,386	639	1,270	\$918,900	\$1,718,800
\$1,472	824	1,629	\$948,900	\$3,423,000
\$1,837	1,294	1,572	\$2,288,000	\$2,978,000

IPO Launch Performance (first 2 months)

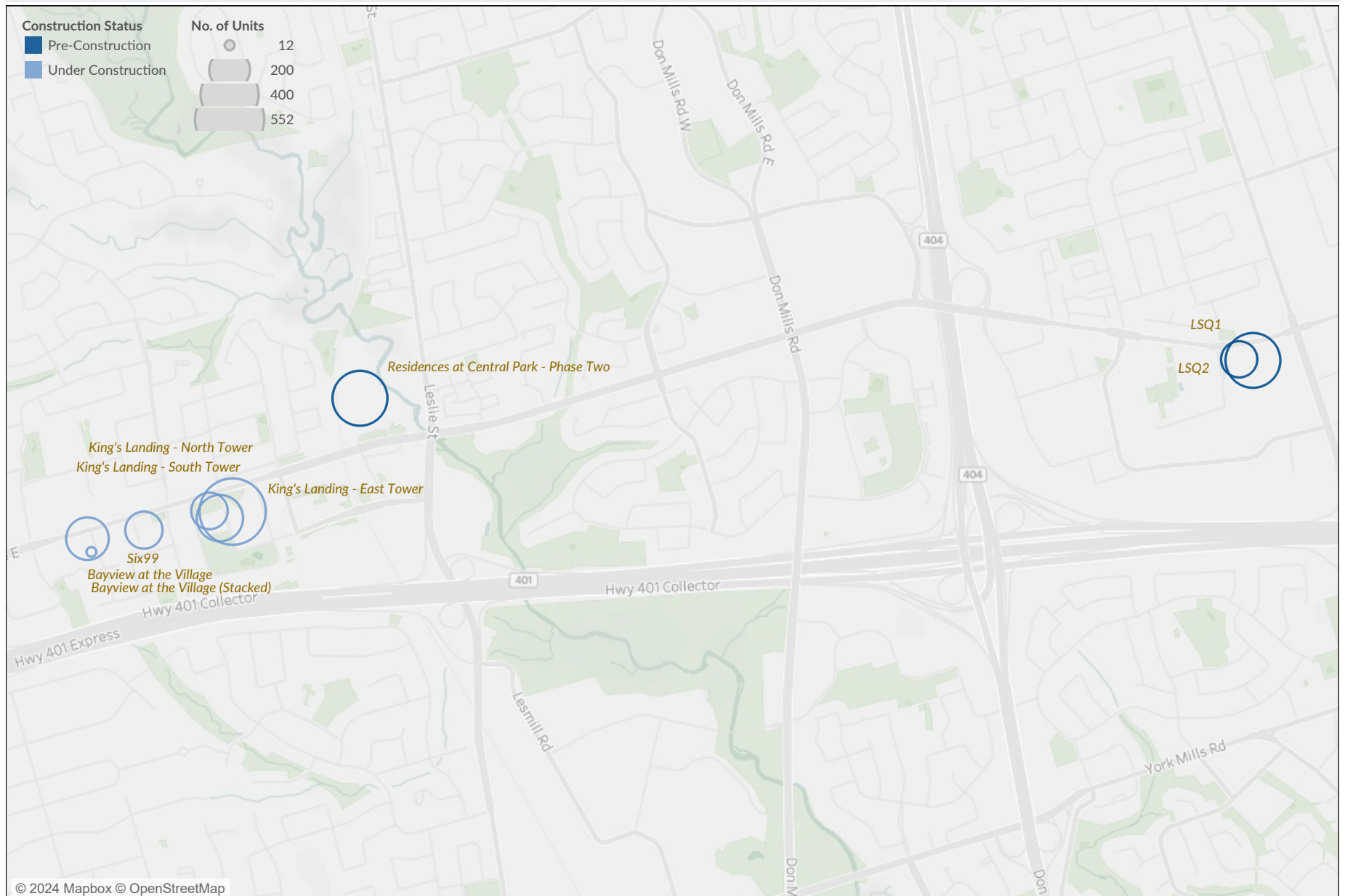


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - April 2024

Current Active Projects



Sheppard Corridor Submarket Report - April 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 \$/SF
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
King's Landing - East Tower - Concord Adex	Apartment	October 2024	0	0	54	552	\$1,037	\$1,392
King's Landing - North Tower - Concord Adex	Apartment	October 2024	0	0	24	168	\$1,106	\$1,310
King's Landing - South Tower - Concord Adex	Apartment	October 2024	0	0	22	270	\$1,180	\$1,466
LSQ1 - Almadev	Apartment	January 2028	0	0	22	377	\$1,185	\$1,204
LSQ2 - Almadev	Apartment	January 2028	9	63	42	165	\$1,194	\$1,265
Residences at Central Park - Phase Two - Amexon	Apartment	November 2026	2	14	257	379	\$1,396	\$1,432
Six99 - Originate Developments	Apartment	November 2024	2	3	51	174	\$1,682	\$1,689

Sheppard Corridor Submarket Report - April 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	 7	 17
Central Waterfront	 24	 6
Don Mills - York Mills	 9	 10
Downtown Core	 5	 6
Downtown East	 8	 20
Downtown West	 162	 25
Etobicoke Waterfront	 0	 1
Highway7 - Yonge	 13	 5
Mississauga City Centre	 4	 9
North Toronto	 3	 17
North Yonge Corridor	 2	 9
North York East		
North York West	 2	 9
Not Applicable	 227	 175
Scarborough City Centre		
Sheppard Corridor	 13	 9
Thornhill	 0	 2
Toronto East	 0	 6
Toronto West	 13	 19
Yonge - St. Clair	 26	 8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
 4,066	 585	 \$2,400	 1,085	 \$2,602,961
 2,766	 868	 \$1,678	 881	 \$1,478,693
 2,401	 311	 \$1,192	 838	 \$999,002
 3,666	 455	 \$1,869	 782	 \$1,462,632
 5,951	 1,535	 \$1,456	 690	 \$1,004,278
 7,391	 1,421	 \$1,817	 868	 \$1,578,028
 551	 14	 \$1,644	 860	 \$1,414,329
 1,165	 39	 \$1,100	 1,012	 \$1,113,310
 4,256	 636	 \$1,234	 658	 \$811,624
 3,304	 354	 \$1,578	 937	 \$1,477,917
 2,748	 741	 \$1,656	 697	 \$1,154,309
 1,074	 443	 \$1,377	 821	 \$1,130,591
 27,481	 7,762	 \$1,162	 770	 \$894,594
 1,850	 475	 \$1,420	 812	 \$1,153,054
 411	 28	 \$1,361	 1,690	 \$2,301,250
 890	 178	 \$1,264	 647	 \$817,465
 3,225	 416	 \$1,267	 903	 \$1,144,027
 1,072	 217	 \$2,059	 912	 \$1,876,784



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