

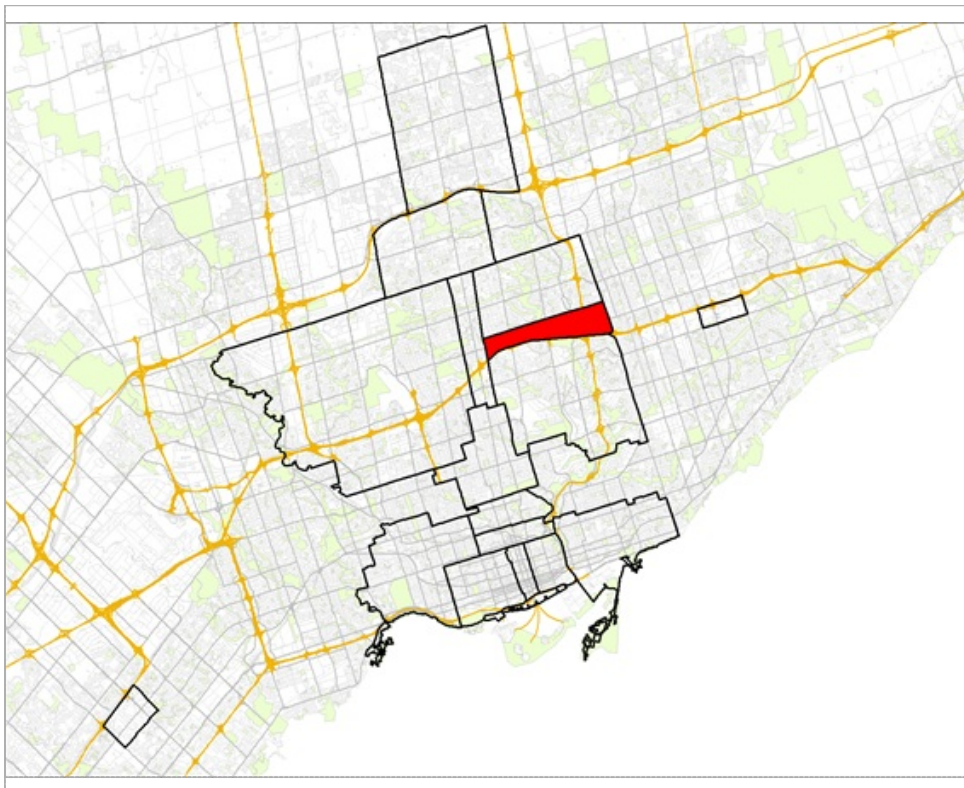


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of May 2024



Sheppard Corridor Submarket Report - May 2024



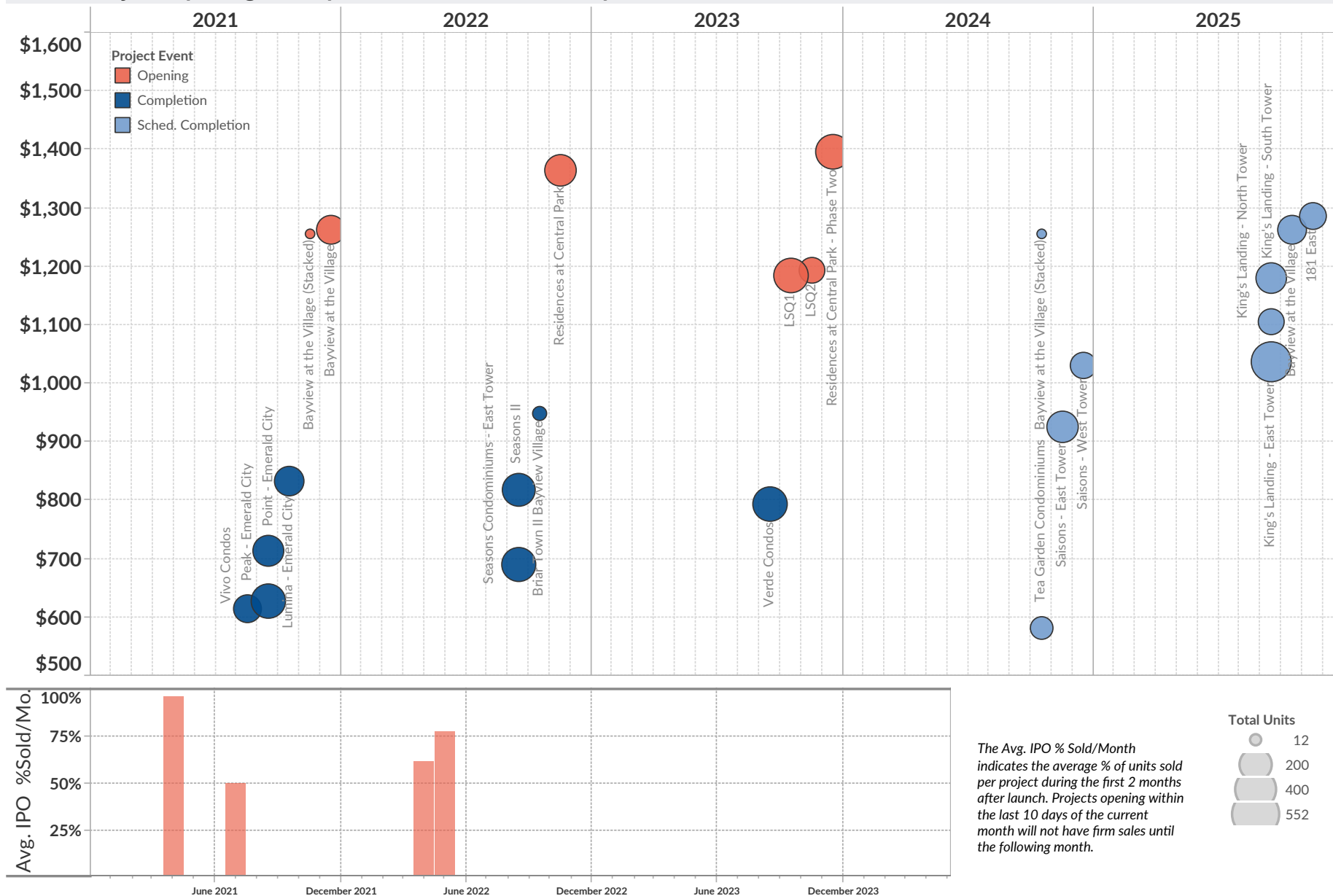
Sheppard Corridor		GTA
Distinct count of Site Name	9	354
No. of Units	2,325	91,110
Total Sales	1,857	74,265
Act Inv	468	16,845
Avg. \$/sf	\$1,422	\$1,415
Avg. Project \$/SF	\$1,449	\$1,318
Avg. SF	813	786
Avg. \$	\$1,155,526	\$1,113,220
Current Month Sales	7	539

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



Sheppard Corridor Submarket Report - May 2024

Recent Project Openings, Completions & Scheduled Completions



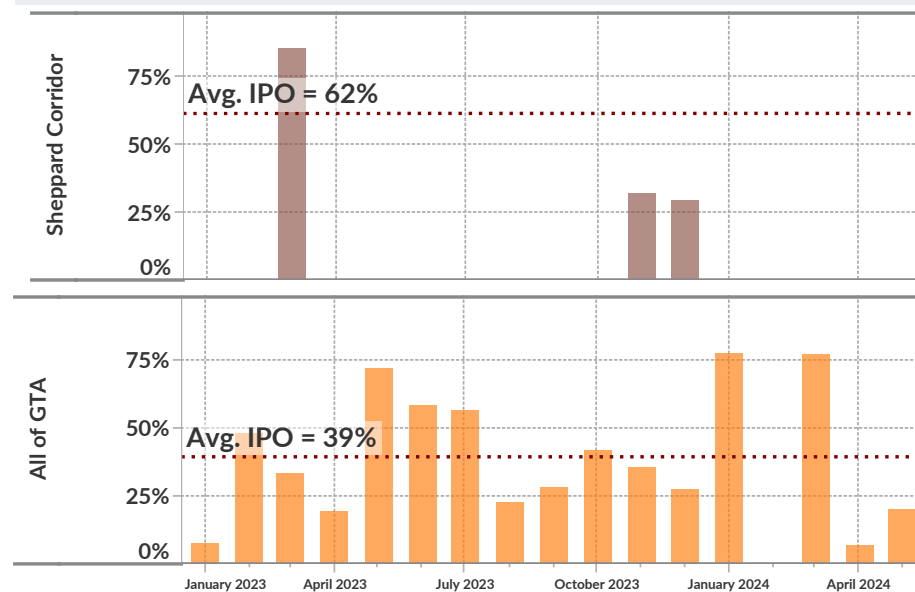
Sheppard Corridor Submarket Report - May 2024

Project Data by Unit Type

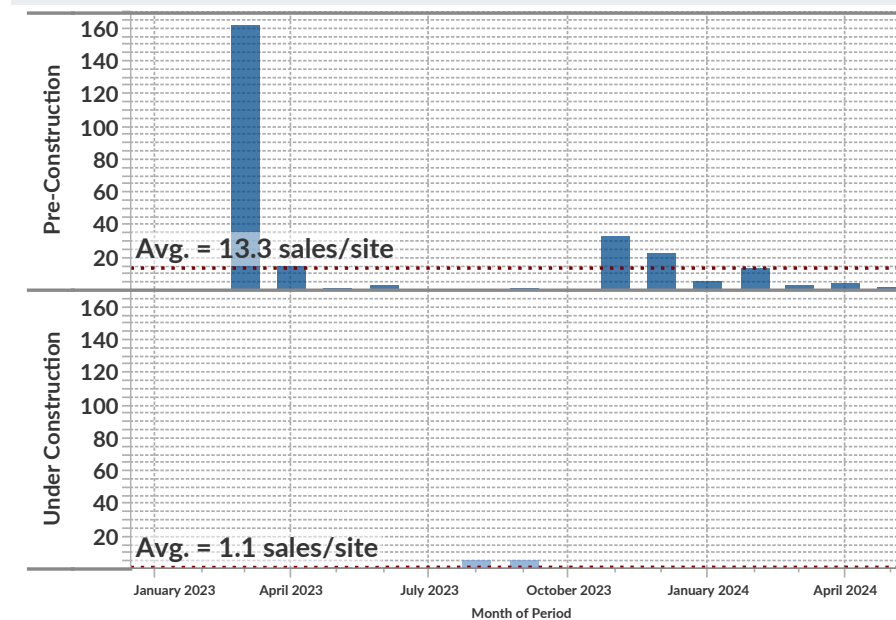
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	553	0	478	75
1 Bedroom + Den	593	3	521	72
2 Bedroom	594	1	490	104
2 Bedroom + Den	209	2	76	133
3 Bedroom & Up	222	1	156	66
Penthouse	29	0	18	11
Other	5	0	5	0

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
\$1,346	462	768	\$630,900	\$1,047,000
\$1,337	603	1,282	\$794,900	\$1,669,900
\$1,386	639	1,270	\$918,900	\$1,718,800
\$1,476	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)

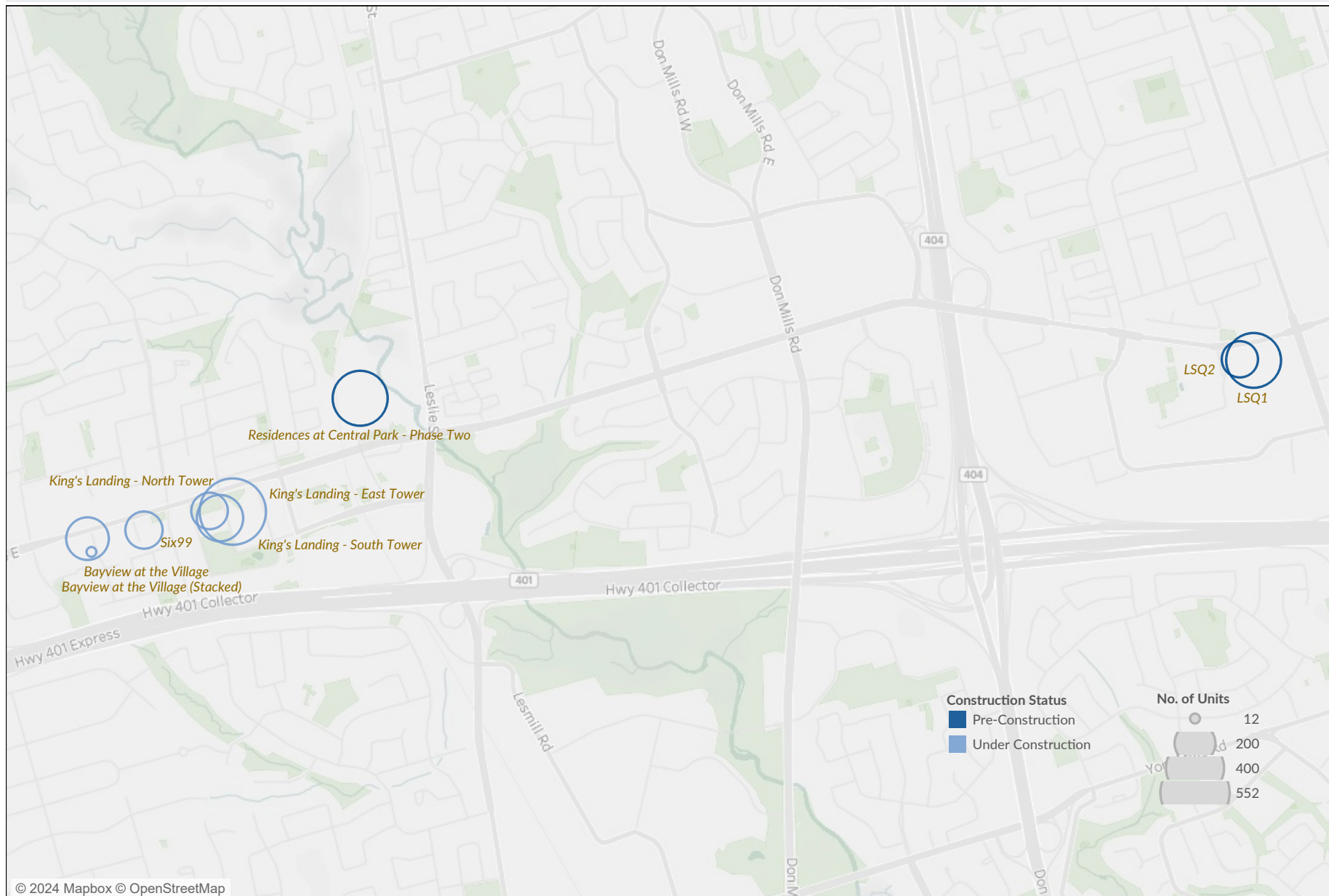


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - May 2024

Current Active Projects



Sheppard Corridor Submarket Report - May 2024

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	February 2025	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	March 2025	0	0	54	552	\$1,037	\$1,392
King's Landing - North Tower - Concord Adex	Apartment	March 2025	0	0	24	168	\$1,106	\$1,310
King's Landing - South Tower - Concord Adex	Apartment	March 2025	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	5	68	37	165	\$1,194	\$1,269
Residences at Central Park - Phase Two - Amexon	Apartment	November 2026	2	16	255	379	\$1,396	\$1,432
Six99 - Originate Developments	Apartment	May 2025	0	3	51	174	\$1,682	\$1,689

Sheppard Corridor Submarket Report - May 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 5	• 17
Central Waterfront	• 6	• 6
Don Mills - York Mills	• 5	• 10
Downtown Core	• 2	• 6
Downtown East	• 4	• 20
Downtown West	• 43	• 25
Etobicoke Waterfront	• 1	• 1
Highway7 - Yonge	• 0	• 5
Mississauga City Centre	• 4	• 9
North Toronto	• 3	• 17
North Yonge Corridor	• 3	• 9
North York East		
North York West	• 0	• 9
Not Applicable	• 440	• 176
Scarborough City Centre		
Sheppard Corridor	• 7	• 9
Thornhill	• 0	• 2
Toronto East	• 4	• 6
Toronto West	• 12	• 19
Yonge - St. Clair	• 0	• 8

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 4,071	• 580	• \$2,402	• 1,088	• \$2,613,901
• 2,772	• 862	• \$1,678	• 883	• \$1,482,243
• 2,406	• 306	• \$1,191	• 836	• \$996,455
• 3,668	• 453	• \$1,869	• 783	• \$1,463,030
• 5,965	• 1,521	• \$1,451	• 691	• \$1,002,578
• 7,435	• 1,377	• \$1,814	• 869	• \$1,575,612
• 552	• 13	• \$1,640	• 854	• \$1,400,746
• 1,165	• 39	• \$1,100	• 1,012	• \$1,113,310
• 4,262	• 630	• \$1,234	• 660	• \$813,660
• 3,307	• 351	• \$1,579	• 931	• \$1,469,531
• 2,751	• 738	• \$1,657	• 697	• \$1,154,212
• 1,074	• 443	• \$1,377	• 821	• \$1,130,591
• 27,367	• 8,240	• \$1,166	• 756	• \$881,655
• 1,857	• 468	• \$1,422	• 813	• \$1,155,526
• 411	• 28	• \$1,361	• 1,690	• \$2,301,250
• 894	• 174	• \$1,259	• 648	• \$815,407
• 3,236	• 405	• \$1,268	• 904	• \$1,146,005
• 1,072	• 217	• \$2,051	• 912	• \$1,869,410



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