

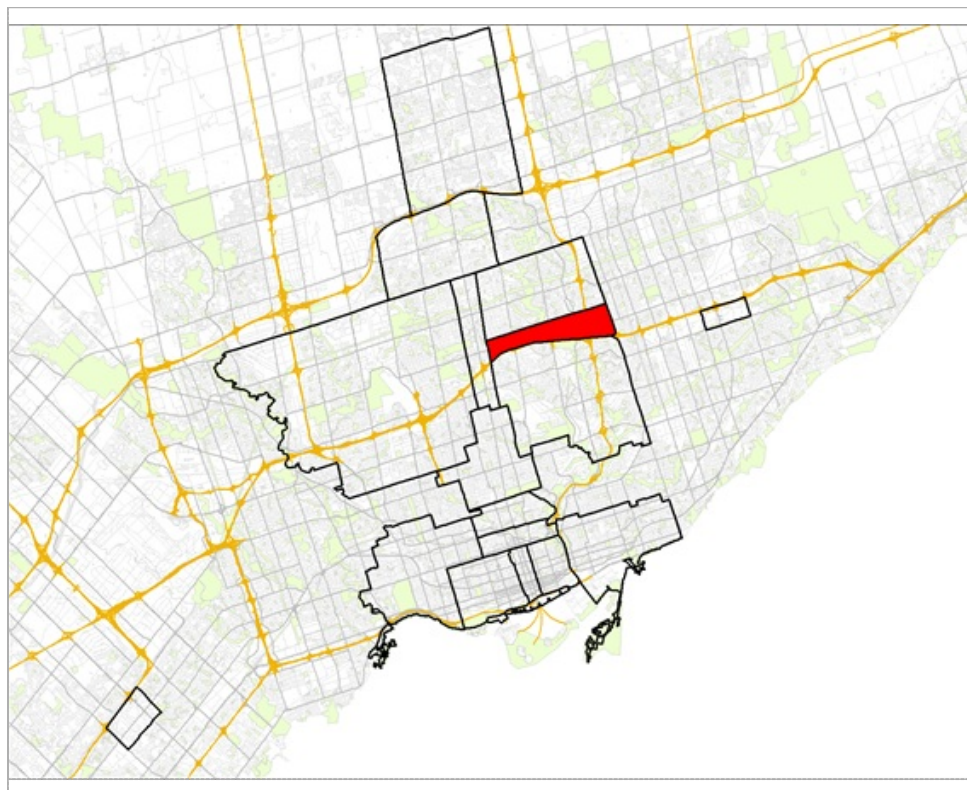


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of June 2024



Sheppard Corridor Submarket Report - June 2024



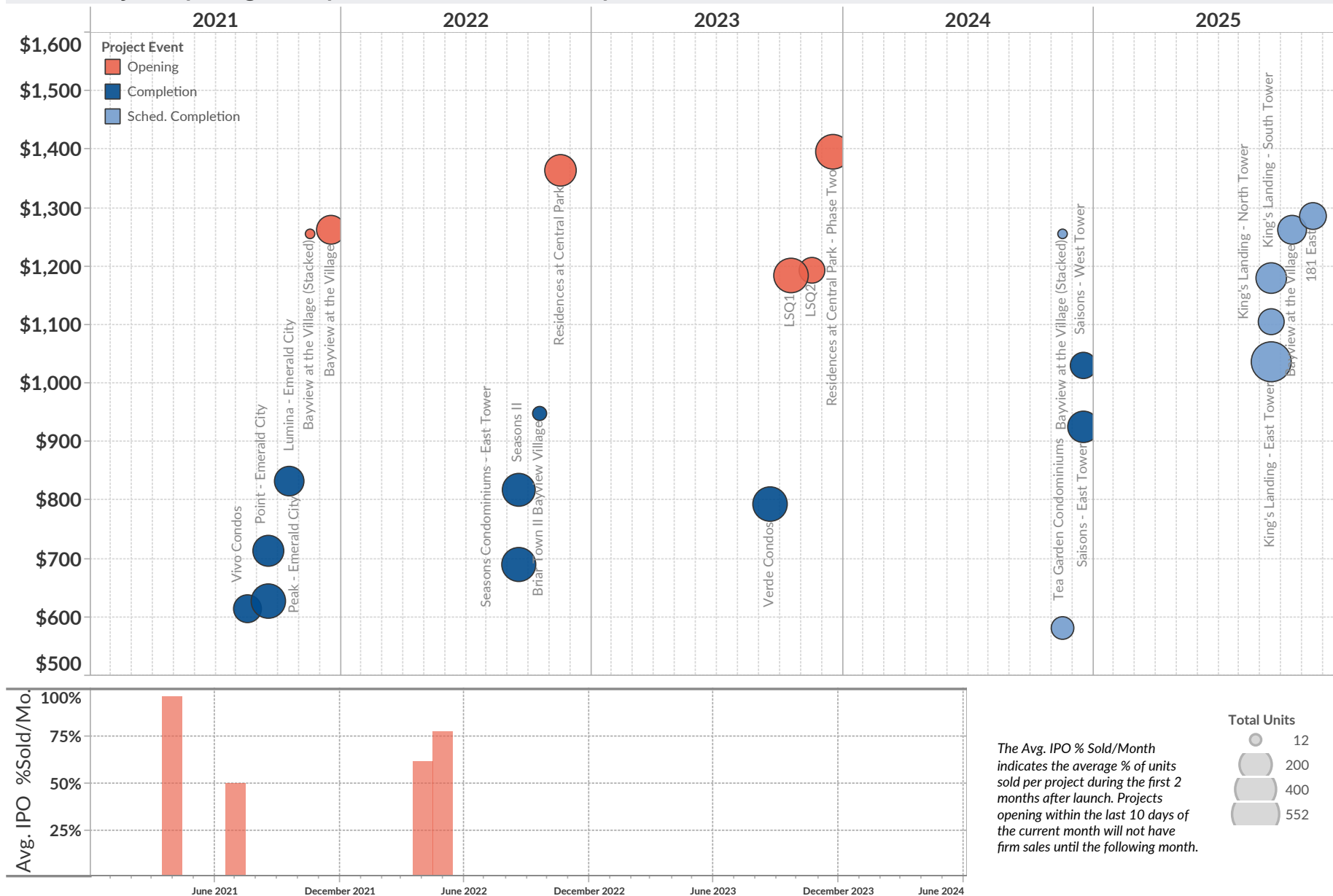
Sheppard Corridor		GTA
Distinct count of Site Name	9	352
No. of Units	2,325	91,271
Total Sales	1,865	73,880
Act Inv	460	17,391
Avg. \$/sf	\$1,429	\$1,402
Avg. Project \$/SF	\$1,450	\$1,314
Avg. SF	810	778
Avg. \$	\$1,158,010	\$1,091,457
Current Month Sales	6	732

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



Sheppard Corridor Submarket Report - June 2024

Recent Project Openings, Completions & Scheduled Completions



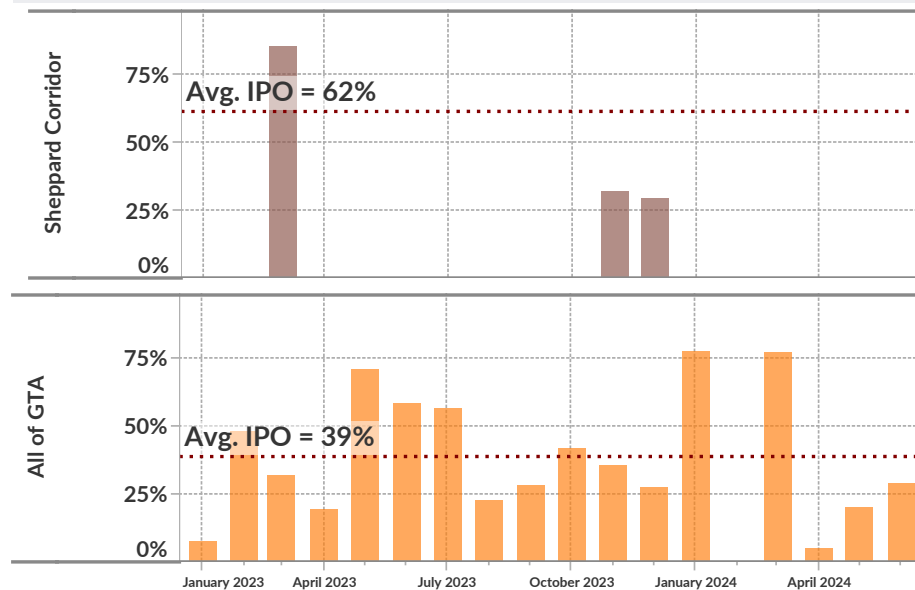
Sheppard Corridor Submarket Report - June 2024

Project Data by Unit Type

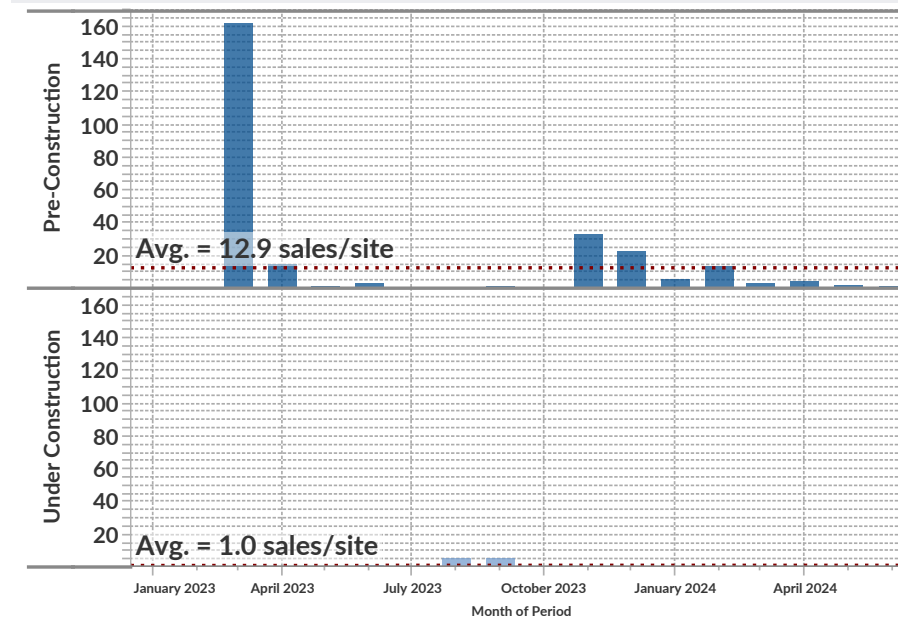
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	553	1	479	74
1 Bedroom + Den	593	2	523	70
2 Bedroom	594	2	492	102
2 Bedroom + Den	209	0	76	133
3 Bedroom & Up	222	1	159	63
Penthouse	29	0	18	11
Other	5	0	5	0

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
\$1,395	462	768	\$656,900	\$1,047,000
\$1,340	615	1,282	\$779,900	\$1,669,900
\$1,386	639	1,270	\$918,900	\$1,718,800
\$1,481	824	1,629	\$956,900	\$3,423,000
\$1,837	1,294	1,572	\$2,288,000	\$2,978,000

IPO Launch Performance (first 2 months)

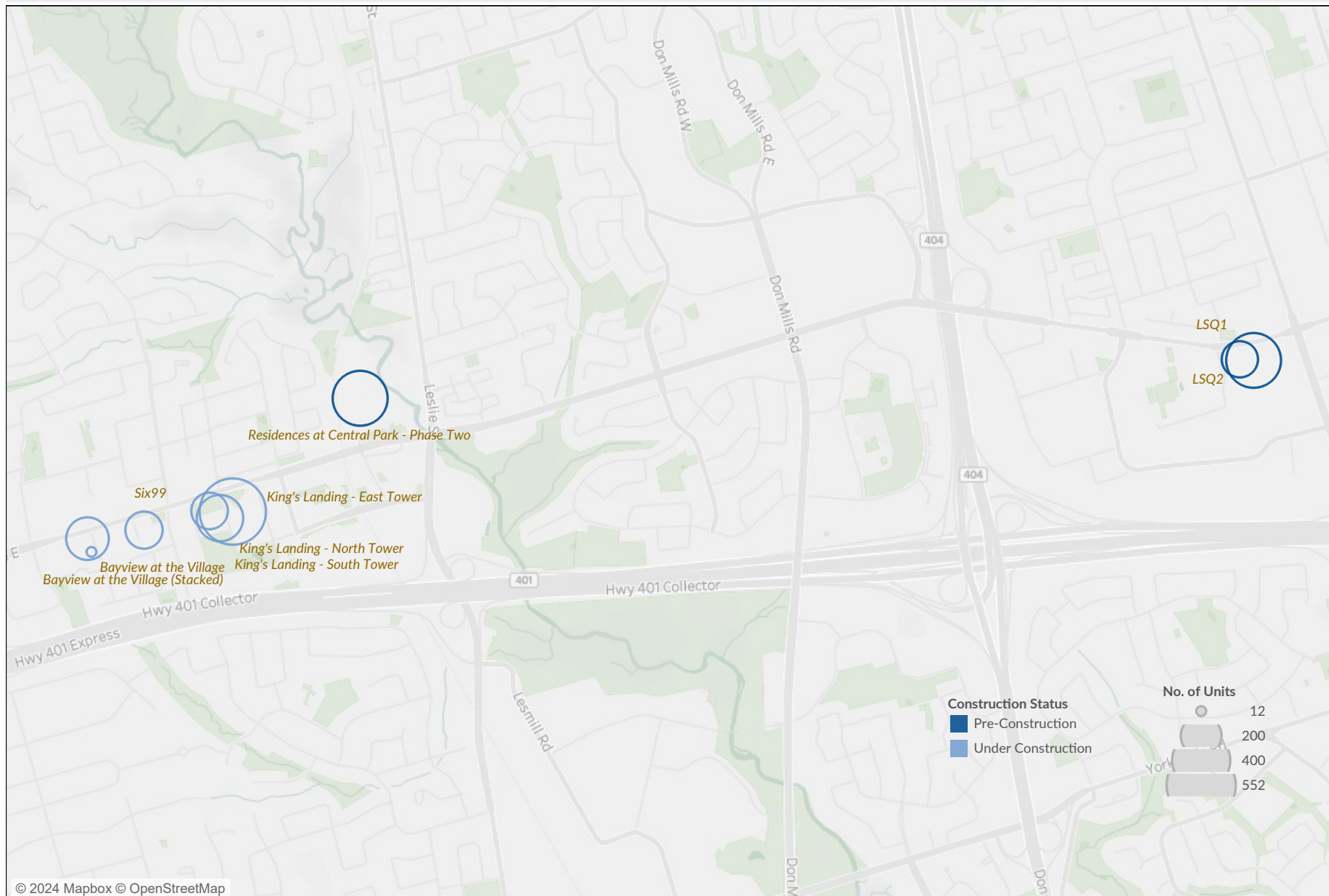


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - June 2024

Current Active Projects



Sheppard Corridor Submarket Report - June 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 Price Per SqFoot
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	July 2025	0	0	54	552	\$1,037	\$1,392
King's Landing - North Tower - Concord Adex	Apartment	July 2025	2	2	22	168	\$1,106	\$1,321
King's Landing - South Tower - Concord Adex	Apartment	July 2025	0	2	20	270	\$1,180	\$1,468
LSQ1 - Almadev	Apartment	January 2028	0	0	22	377	\$1,185	\$1,204
LSQ2 - Almadev	Apartment	June 2028	3	71	34	165	\$1,194	\$1,268
Residences at Central Park - Phase Two - Amexon	Apartment	November 2026	0	16	255	379	\$1,396	\$1,432
Six99 - Originate Developments	Apartment	May 2025	1	4	50	174	\$1,682	\$1,689

Sheppard Corridor Submarket Report - June 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	9	16
Central Waterfront	2	6
Don Mills - York Mills	4	10
Downtown Core	0	6
Downtown East	4	20
Downtown West	59	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	145	6
Mississauga City Centre	6	9
North Toronto	38	16
North Yonge Corridor	0	9
North York East		
North York West	0	9
Not Applicable	447	176
Scarborough City Centre		
Sheppard Corridor	6	9
Thornhill	1	2
Toronto East	4	6
Toronto West	6	19
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,525	571	\$2,409	1,090	\$2,624,621
2,774	860	\$1,686	883	\$1,488,637
2,410	302	\$1,194	831	\$992,342
3,668	453	\$1,869	783	\$1,463,030
5,939	1,547	\$1,447	691	\$999,496
7,531	1,281	\$1,816	868	\$1,575,153
552	13	\$1,640	854	\$1,400,746
1,310	239	\$1,061	793	\$841,454
4,268	624	\$1,234	660	\$813,771
3,036	313	\$1,583	950	\$1,503,615
2,690	799	\$1,648	681	\$1,122,006
1,074	443	\$1,377	821	\$1,130,591
27,640	8,613	\$1,163	744	\$865,932
1,865	460	\$1,429	810	\$1,158,010
412	27	\$1,361	1,703	\$2,317,778
898	170	\$1,259	649	\$816,567
3,242	460	\$1,223	918	\$1,122,685
1,046	216	\$2,061	902	\$1,858,227



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