

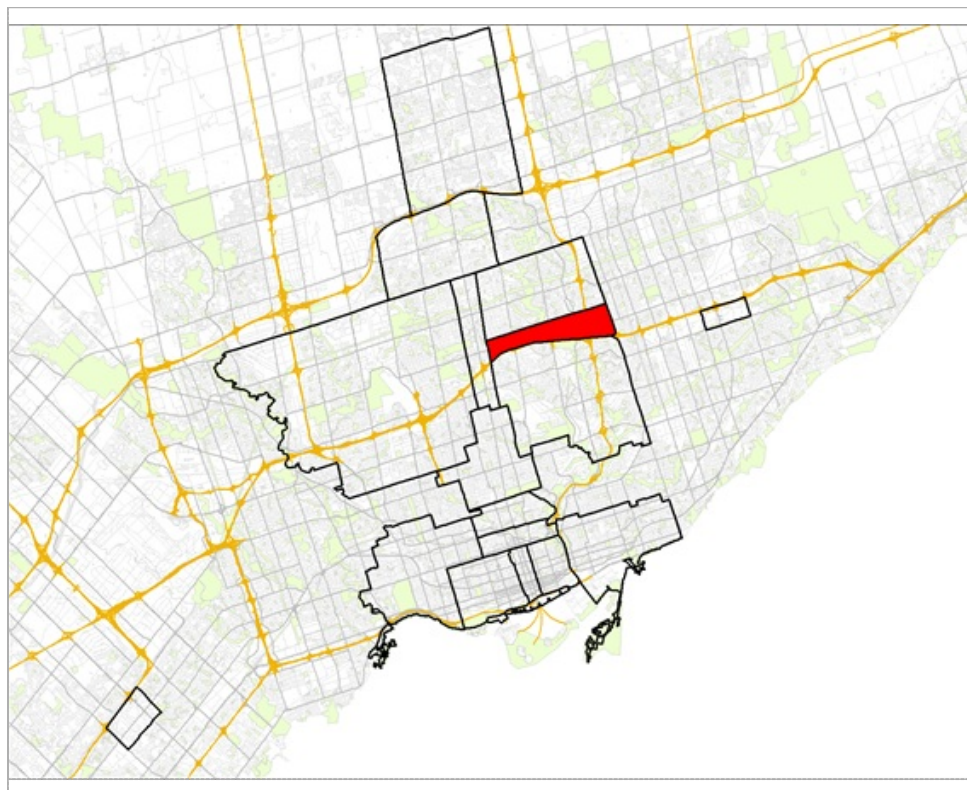


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of July 2024



Sheppard Corridor Submarket Report - July 2024



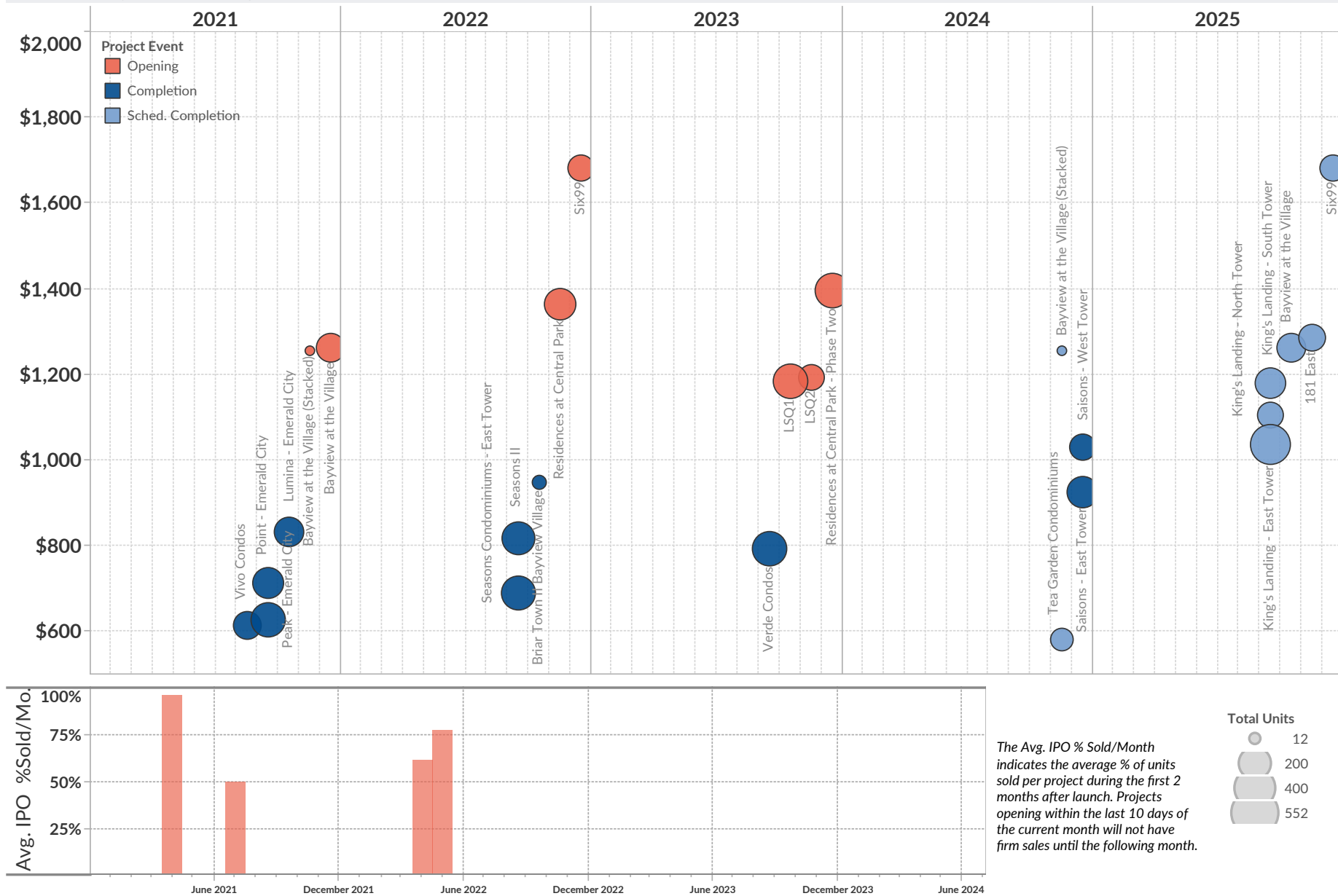
Sheppard Corridor		GTA
Distinct count of Site Name	9	353
No. of Units	2,325	91,585
Total Sales	1,869	74,140
Act Inv	456	17,445
Avg. \$/sf	\$1,429	\$1,403
Avg. Project \$/SF	\$1,450	\$1,312
Avg. SF	812	777
Avg. \$	\$1,160,510	\$1,090,371
Current Month Sales	4	287

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



Sheppard Corridor Submarket Report - July 2024

Recent Project Openings, Completions & Scheduled Completions



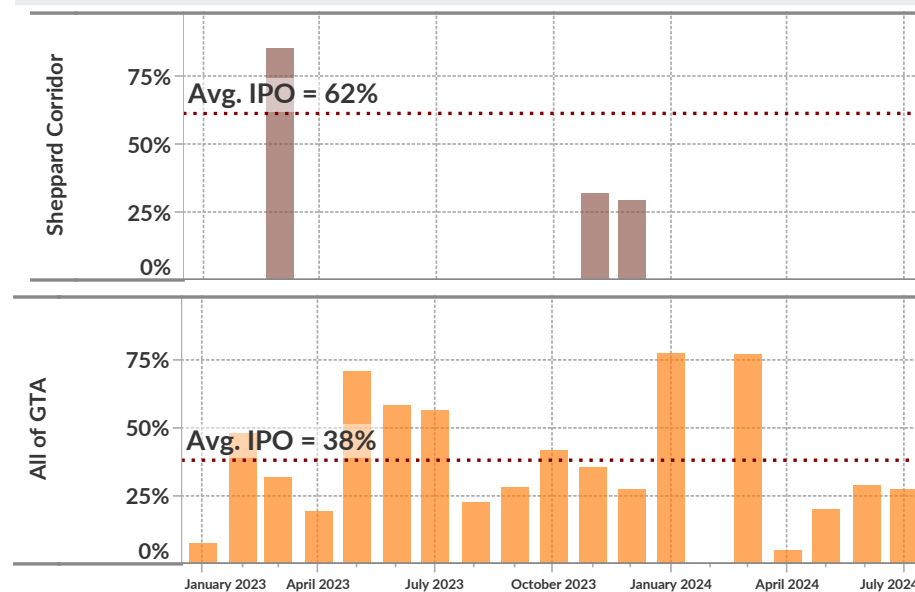
Sheppard Corridor Submarket Report - July 2024

Project Data by Unit Type

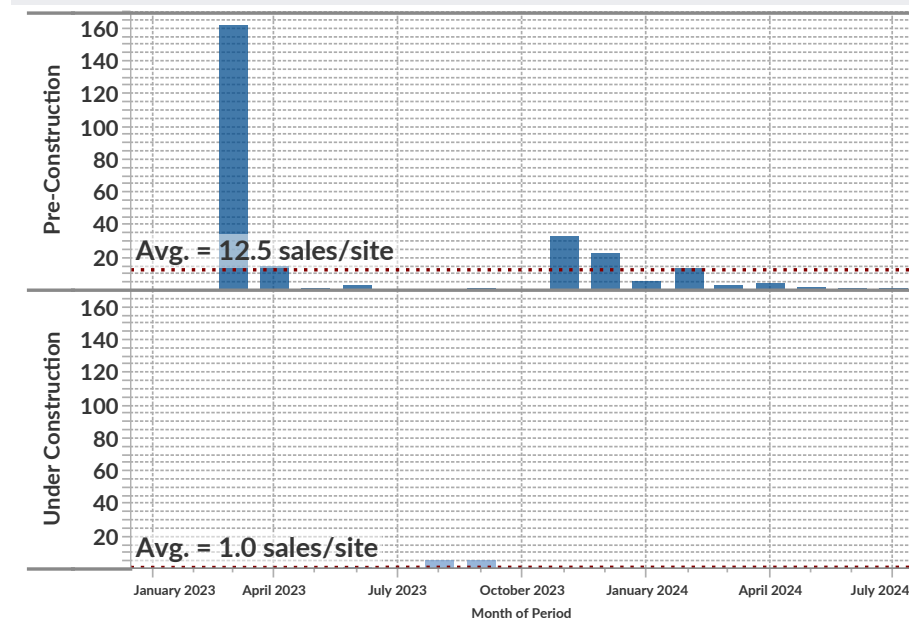
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	553	1	480	73
1 Bedroom + Den	593	2	525	68
2 Bedroom	594	0	492	102
2 Bedroom + Den	209	1	77	132
3 Bedroom & Up	222	0	159	63
Penthouse	29	0	18	11
Other	5	0	5	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,809	325	372	\$600,000	\$650,000
\$1,526	389	563	\$608,800	\$950,000
\$1,397	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)

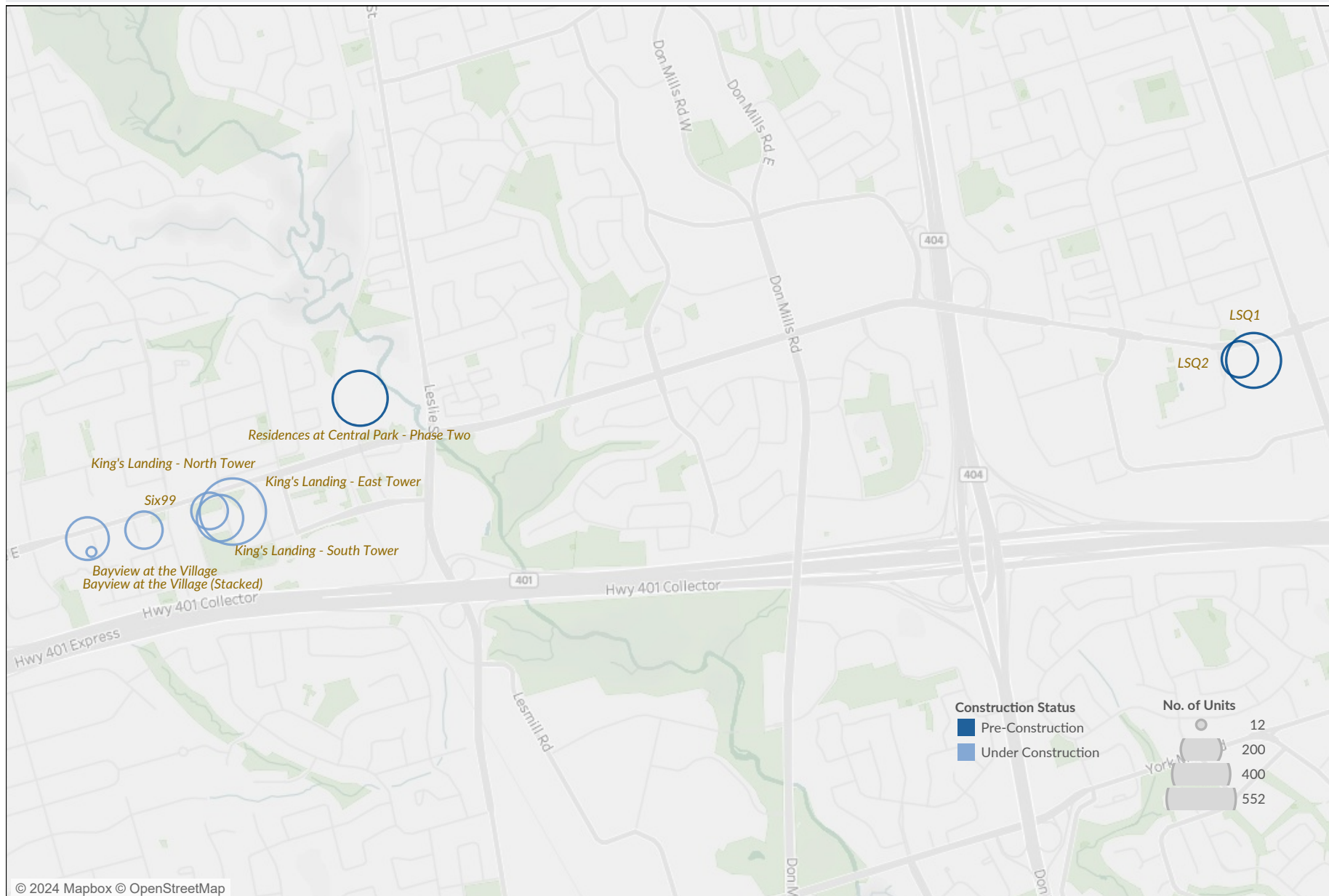


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - July 2024

Current Active Projects



Sheppard Corridor Submarket Report - July 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	0	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	2	73	32	165	\$1,194	\$1,272
Residences at Central Park - Phase Two - Amexon	Apartment	November 2026	2	18	253	379	\$1,396	\$1,432
Six99 - Originate Developments	Apartment	May 2025	0	4	50	174	\$1,682	\$1,689

Sheppard Corridor Submarket Report - July 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	● 16	● 16
Central Waterfront	● 2	● 6
Don Mills - York Mills	● 5	● 10
Downtown Core	● 2	● 6
Downtown East	● 9	● 20
Downtown West	● 22	● 25
Etobicoke Waterfront	● 0	● 1
Highway7 - Yonge	● 14	● 6
Mississauga City Centre	● 2	● 9
North Toronto	● 0	● 16
North Yonge Corridor	● 2	● 9
North York East		
North York West	● 5	● 9
Not Applicable	● 202	● 177
Scarborough City Centre		
Sheppard Corridor	● 4	● 9
Thornhill	● 0	● 2
Toronto East	● 0	● 6
Toronto West	● 2	● 19
Yonge - St. Clair	● 0	● 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
● 3,541	● 555	● \$2,408	● 1,092	● \$2,628,717
● 2,776	● 858	● \$1,686	● 884	● \$1,490,227
● 2,415	● 304	● \$1,195	● 829	● \$990,246
● 3,670	● 451	● \$1,869	● 784	● \$1,465,210
● 5,948	● 1,538	● \$1,440	● 694	● \$998,656
● 7,555	● 1,257	● \$1,818	● 872	● \$1,584,962
● 552	● 13	● \$1,640	● 854	● \$1,400,746
● 1,324	● 234	● \$1,063	● 797	● \$847,099
● 4,265	● 627	● \$1,234	● 660	● \$814,171
● 3,036	● 313	● \$1,583	● 950	● \$1,503,615
● 2,692	● 797	● \$1,649	● 680	● \$1,121,700
● 1,079	● 438	● \$1,376	● 824	● \$1,133,661
● 27,832	● 8,693	● \$1,168	● 740	● \$864,881
● 1,869	● 456	● \$1,429	● 812	● \$1,160,510
● 412	● 27	● \$1,361	● 1,703	● \$2,317,778
● 898	● 174	● \$1,263	● 658	● \$831,684
● 3,230	● 494	● \$1,223	● 923	● \$1,128,721
● 1,046	● 216	● \$2,061	● 902	● \$1,858,227



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