

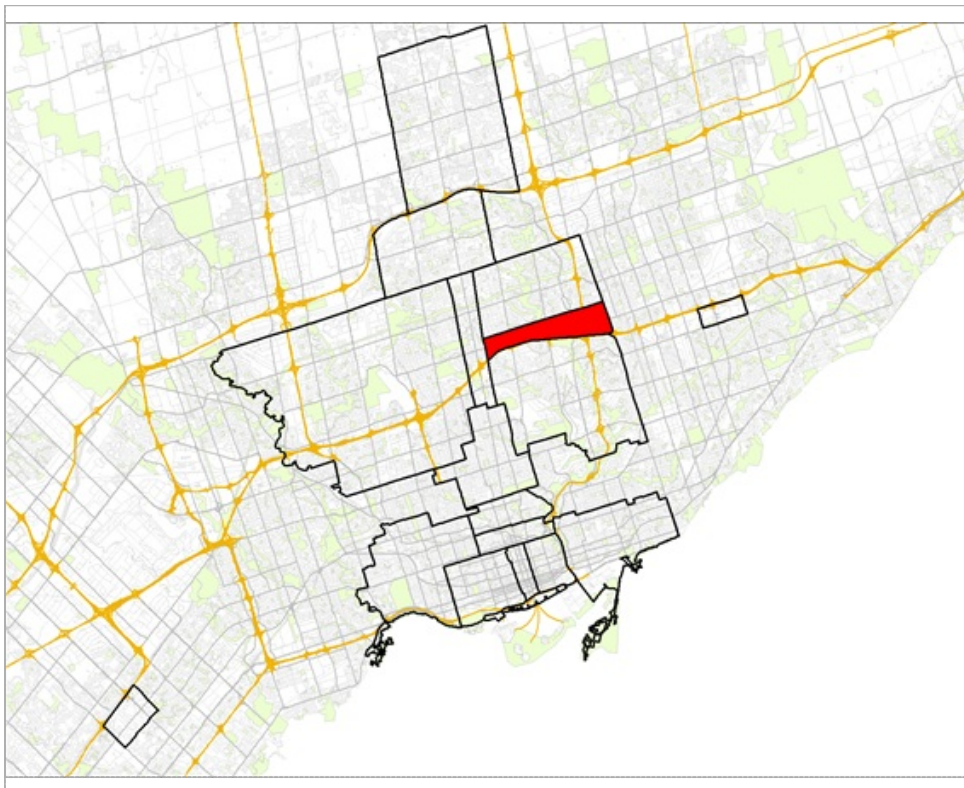


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of August 2024



Sheppard Corridor Submarket Report - August 2024



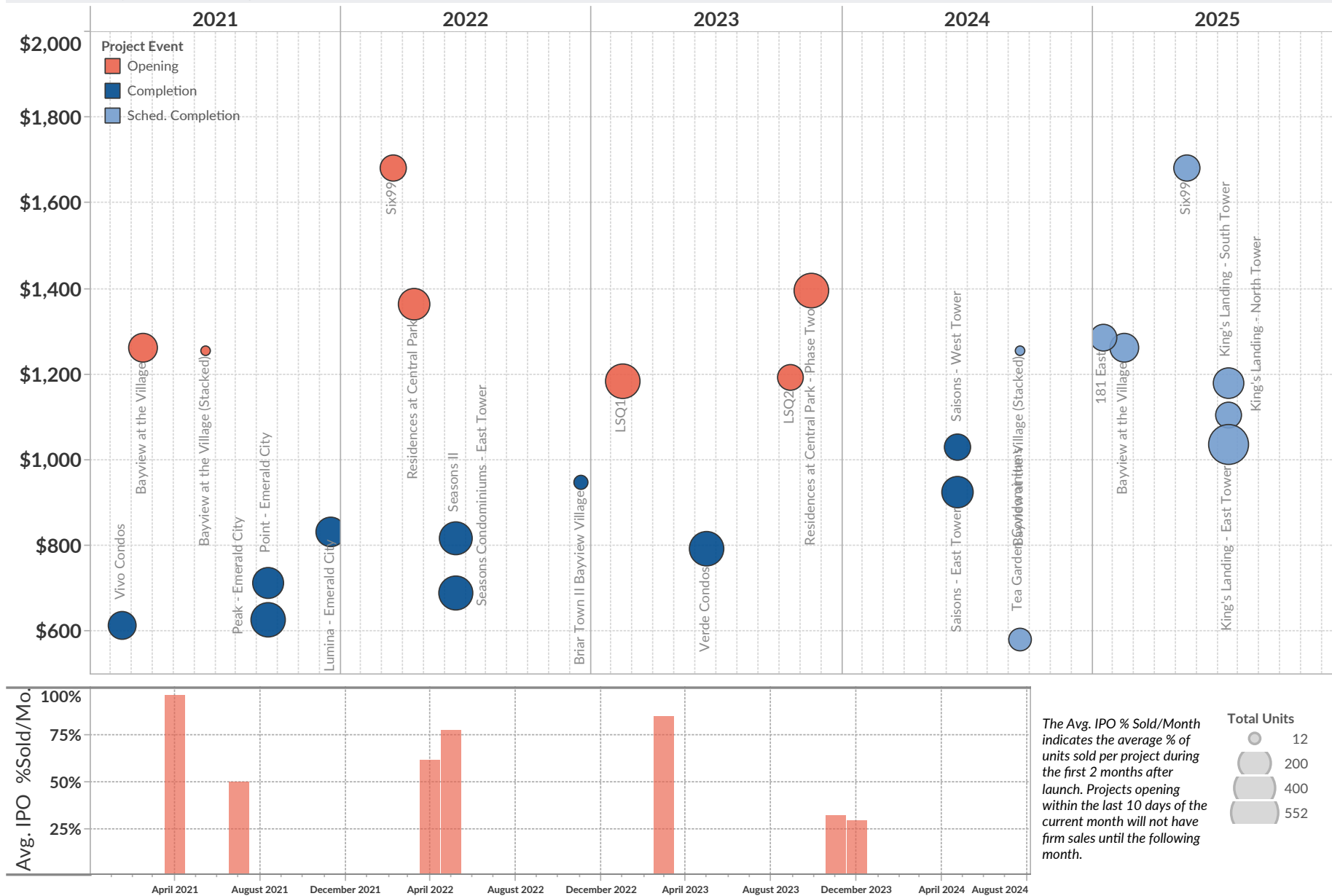
Sheppard Corridor		GTA
Distinct count of Site Name	9	345
No. of Units	2,325	89,028
Total Sales	1,870	71,795
Act Inv	455	17,233
Avg. \$/sf	\$1,429	\$1,408
Avg. Project \$/SF	\$1,452	\$1,314
Avg. SF	813	781
Avg. \$	\$1,161,522	\$1,099,571
Current Month Sales	1	235

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



Sheppard Corridor Submarket Report - August 2024

Recent Project Openings, Completions & Scheduled Completions



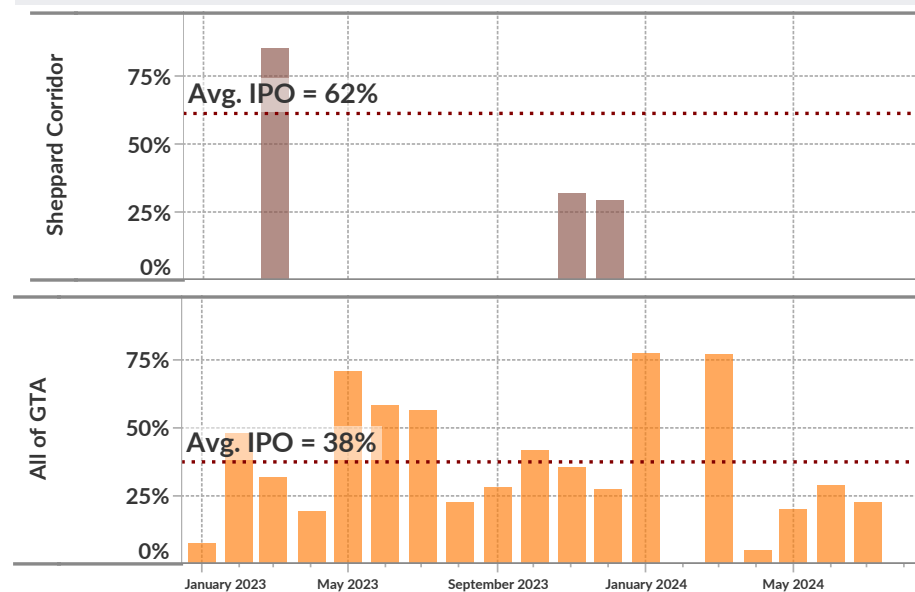
Sheppard Corridor Submarket Report - August 2024

Project Data by Unit Type

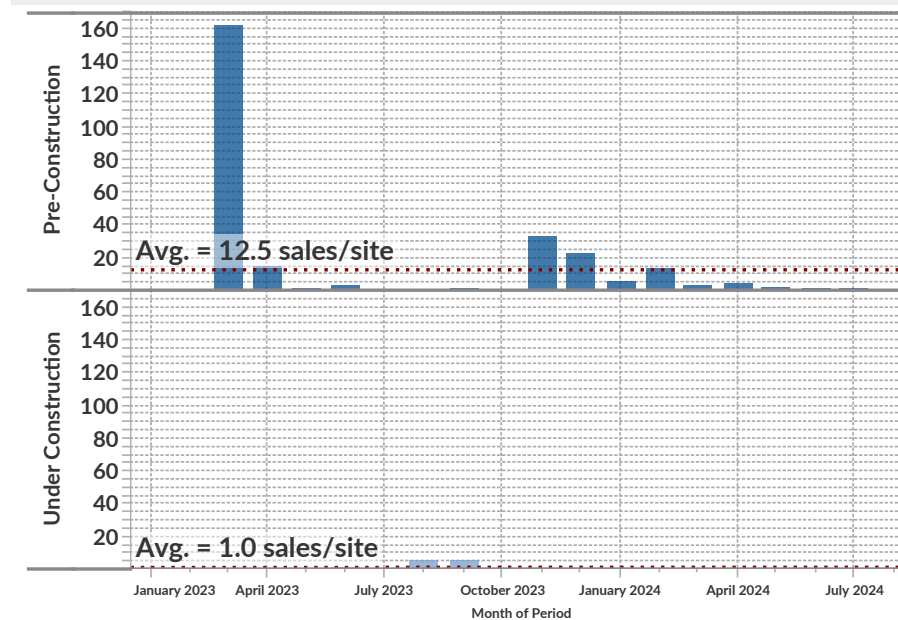
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	553	1	481	72
1 Bedroom + Den	593	0	525	68
2 Bedroom	594	0	492	102
2 Bedroom + Den	209	0	77	132
3 Bedroom & Up	222	0	159	63
Penthouse	29	0	18	11
Other	5	0	5	0

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)

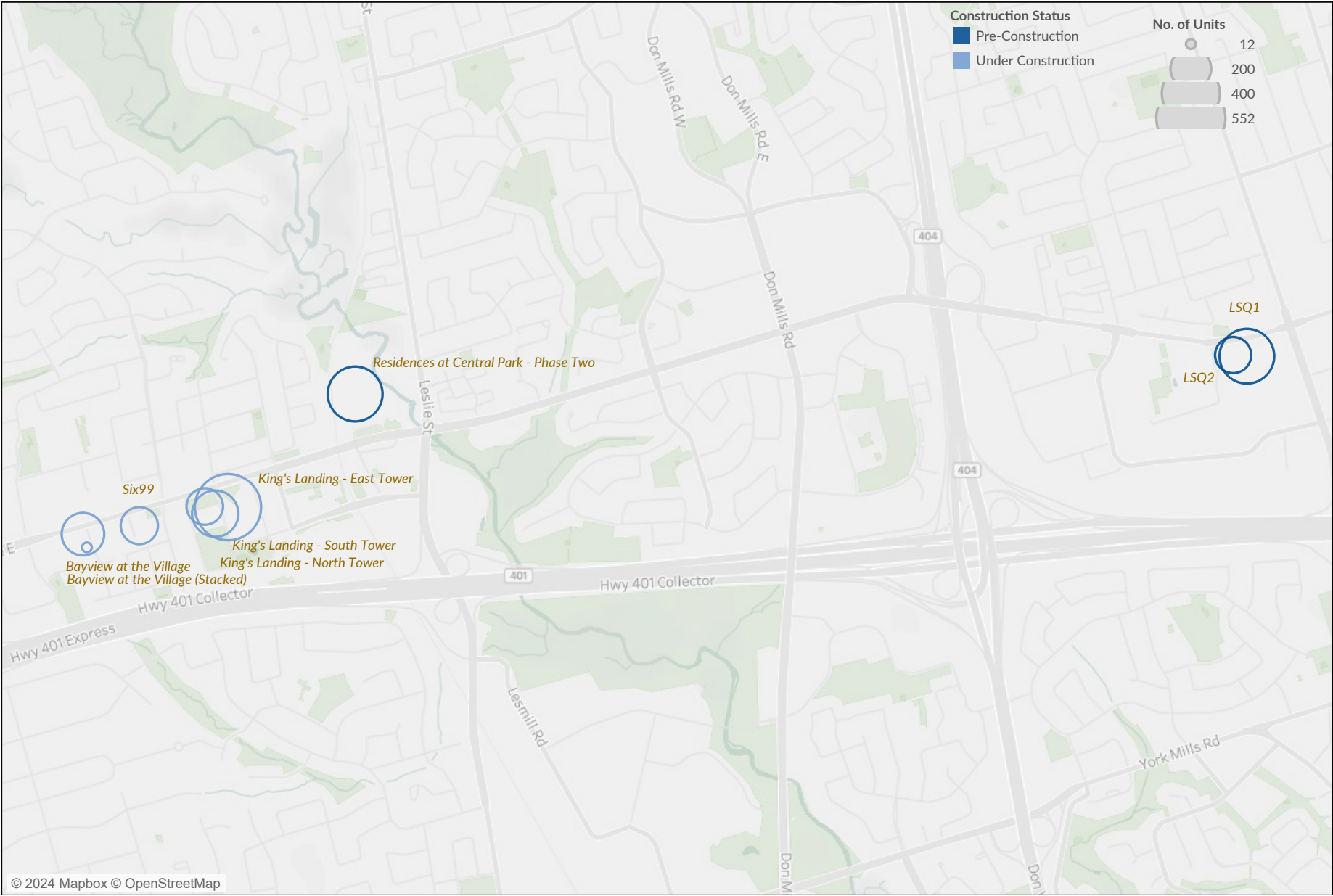


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - August 2024

Current Active Projects



Sheppard Corridor Submarket Report - August 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	March 2025	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	0	73	32	165	\$1,194	\$1,272
Residences at Central Park - Phase Two - Amexon	Apartment	January 2027	0	18	253	379	\$1,396	\$1,432
Six99 - Originate Developments	Apartment	May 2025	1	5	49	174	\$1,682	\$1,702

Sheppard Corridor Submarket Report - August 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	16
Central Waterfront	1	6
Don Mills - York Mills	11	8
Downtown Core	1	6
Downtown East	7	19
Downtown West	10	25
Etobicoke Waterfront	0	1
Highway7 - Yonge	11	5
Mississauga City Centre	2	9
North Toronto	2	15
North Yonge Corridor	4	9
North York East		
North York West	5	9
Not Applicable	114	174
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	1	2
Toronto East	1	6
Toronto West	10	19
Yonge - St. Clair	49	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,546	550	\$2,416	1,095	\$2,644,459
2,777	857	\$1,687	884	\$1,491,025
1,794	285	\$1,214	783	\$950,543
3,670	451	\$1,869	784	\$1,465,270
5,547	1,521	\$1,440	692	\$995,929
7,558	1,254	\$1,839	932	\$1,713,783
552	13	\$1,640	854	\$1,400,746
1,063	219	\$1,064	800	\$851,267
4,267	625	\$1,234	660	\$814,210
2,560	304	\$1,584	956	\$1,514,735
2,697	792	\$1,635	671	\$1,097,839
1,084	433	\$1,368	830	\$1,134,772
27,162	8,625	\$1,168	741	\$865,477
1,870	455	\$1,429	813	\$1,161,522
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,240	484	\$1,225	925	\$1,133,216
1,095	167	\$2,119	979	\$2,075,126



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