

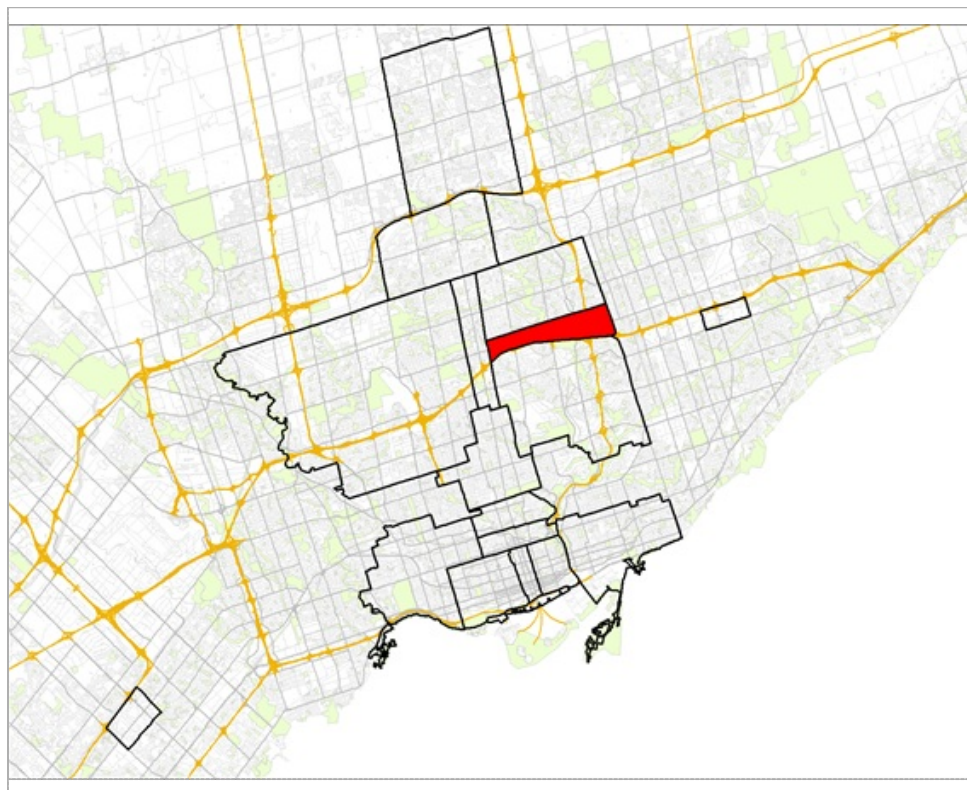


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of September 2024



Sheppard Corridor Submarket Report - September 2024



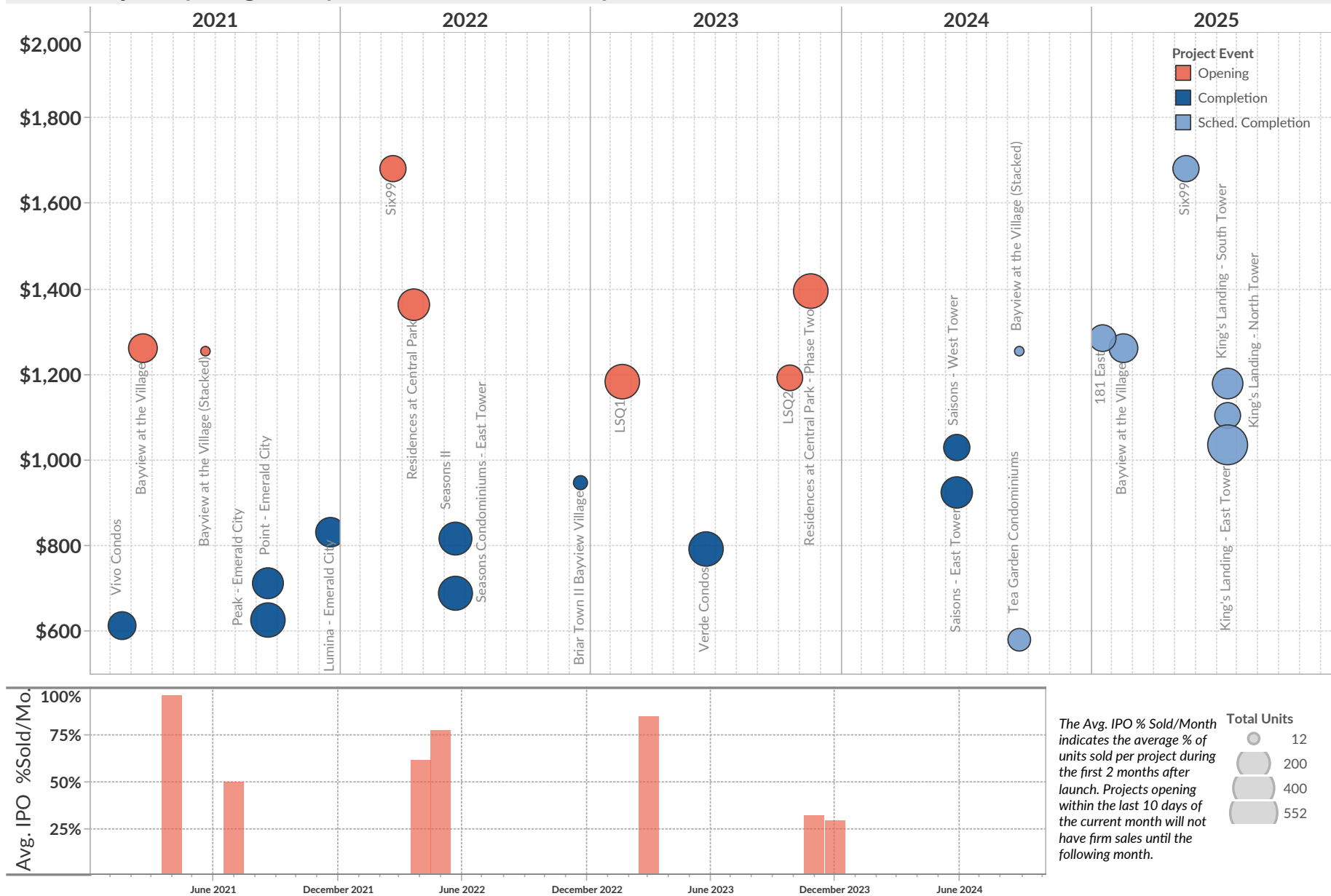
Sheppard Corridor		GTA
Distinct count of Site Name	9	343
No. of Units	2,410	89,282
Total Sales	1,877	71,855
Act Inv	533	17,427
Avg. \$/sf	\$1,383	\$1,400
Avg. Project \$/SF	\$1,439	\$1,310
Avg. SF	816	780
Avg. \$	\$1,128,200	\$1,091,976
Current Month Sales	4	247

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



Sheppard Corridor Submarket Report - September 2024

Recent Project Openings, Completions & Scheduled Completions



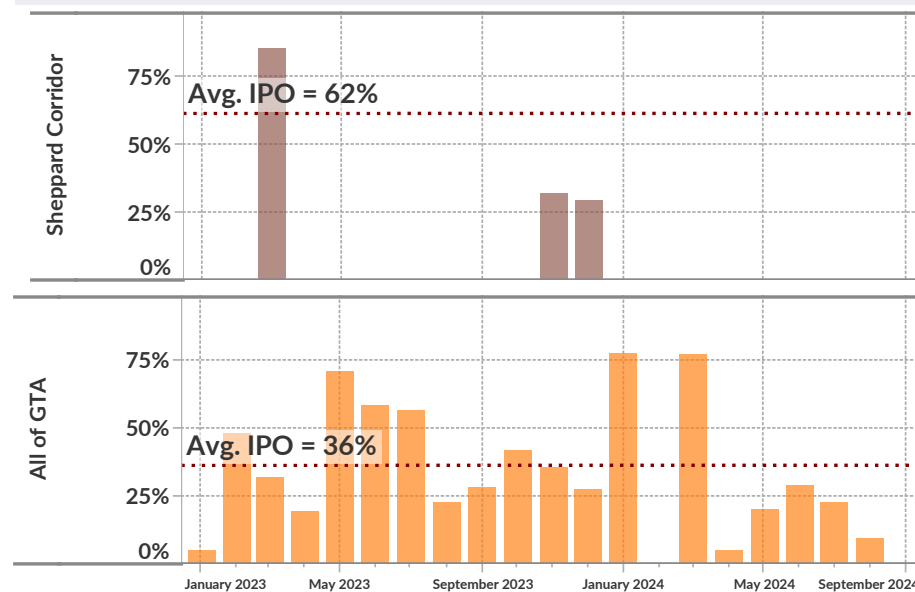
Sheppard Corridor Submarket Report - September 2024

Project Data by Unit Type

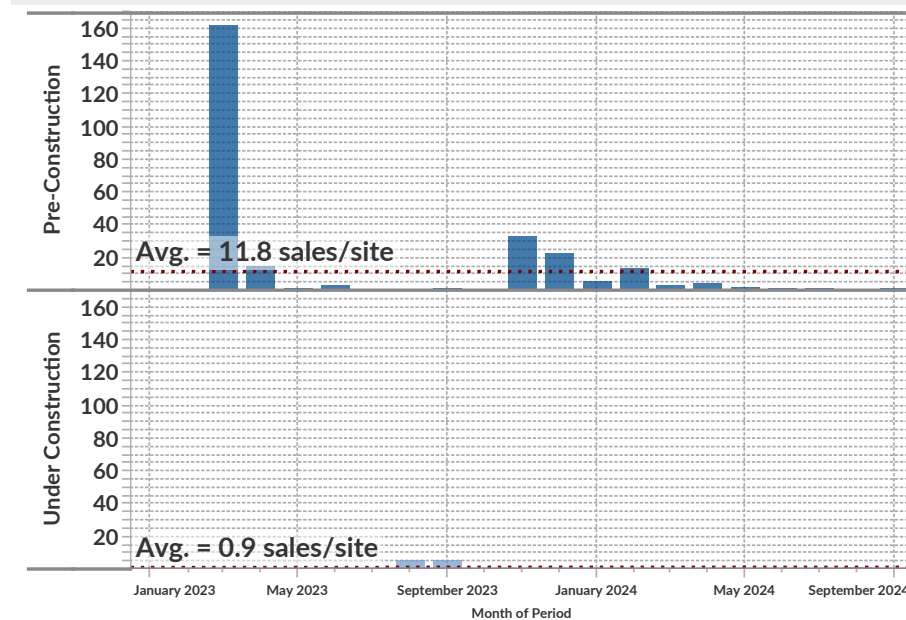
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	555	1	482	73
1 Bedroom + Den	611	1	526	85
2 Bedroom	612	1	494	118
2 Bedroom + Den	238	0	77	161
3 Bedroom & Up	240	1	162	78
Penthouse	29	0	18	11
Other	5	0	5	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,709	325	372	\$550,000	\$650,000
\$1,495	389	563	\$559,900	\$880,000
\$1,362	462	768	\$642,900	\$1,047,000
\$1,308	615	1,282	\$779,900	\$1,669,900
\$1,356	639	1,270	\$918,900	\$1,718,800
\$1,389	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)

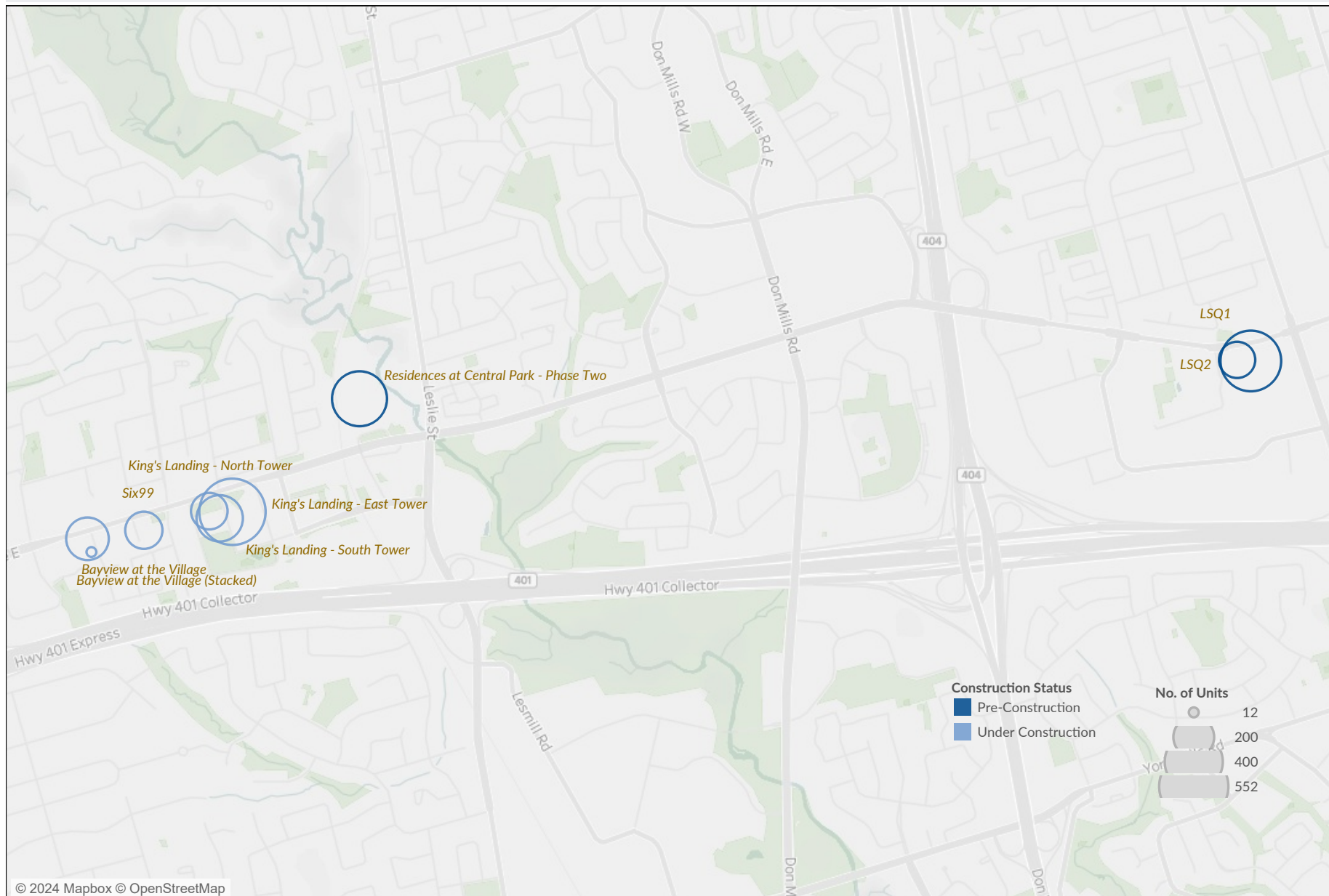


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - September 2024

Current Active Projects



Sheppard Corridor Submarket Report - September 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	1	3	51	552	\$1,037	\$1,274
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	3	19	270	\$1,180	\$1,469
LSQ1 - Almadev	Apartment	January 2028	0	0	107	462	\$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	3	21	250	379	\$1,396	\$1,433
Six99 - Originate Developments	Apartment	May 2025	0	5	49	174	\$1,682	\$1,702

Sheppard Corridor Submarket Report - September 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	7	16
Central Waterfront	3	6
Don Mills - York Mills	0	8
Downtown Core	1	6
Downtown East	1	19
Downtown West	18	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	9	5
Mississauga City Centre	3	10
North Toronto	2	15
North Yonge Corridor	1	9
North York East		
North York West	16	9
Not Applicable	178	172
Scarborough City Centre		
Sheppard Corridor	4	9
Thornhill	0	2
Toronto East	0	6
Toronto West	4	19
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,553	543	\$2,418	1,101	\$2,661,177
2,780	854	\$1,697	886	\$1,503,138
1,794	285	\$1,214	783	\$950,543
3,671	450	\$1,869	785	\$1,466,368
5,548	1,520	\$1,436	697	\$1,000,497
7,465	1,231	\$1,821	933	\$1,698,688
552	13	\$1,640	854	\$1,400,746
1,072	227	\$1,032	861	\$888,662
4,785	646	\$1,230	660	\$812,197
2,557	313	\$1,579	942	\$1,487,350
2,698	791	\$1,636	672	\$1,098,337
1,099	434	\$1,351	834	\$1,126,237
26,755	8,739	\$1,166	736	\$857,711
1,877	533	\$1,383	816	\$1,128,200
414	25	\$1,361	1,683	\$2,289,400
899	173	\$1,264	659	\$833,197
3,241	483	\$1,228	926	\$1,137,124
1,095	167	\$2,119	979	\$2,075,126



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