

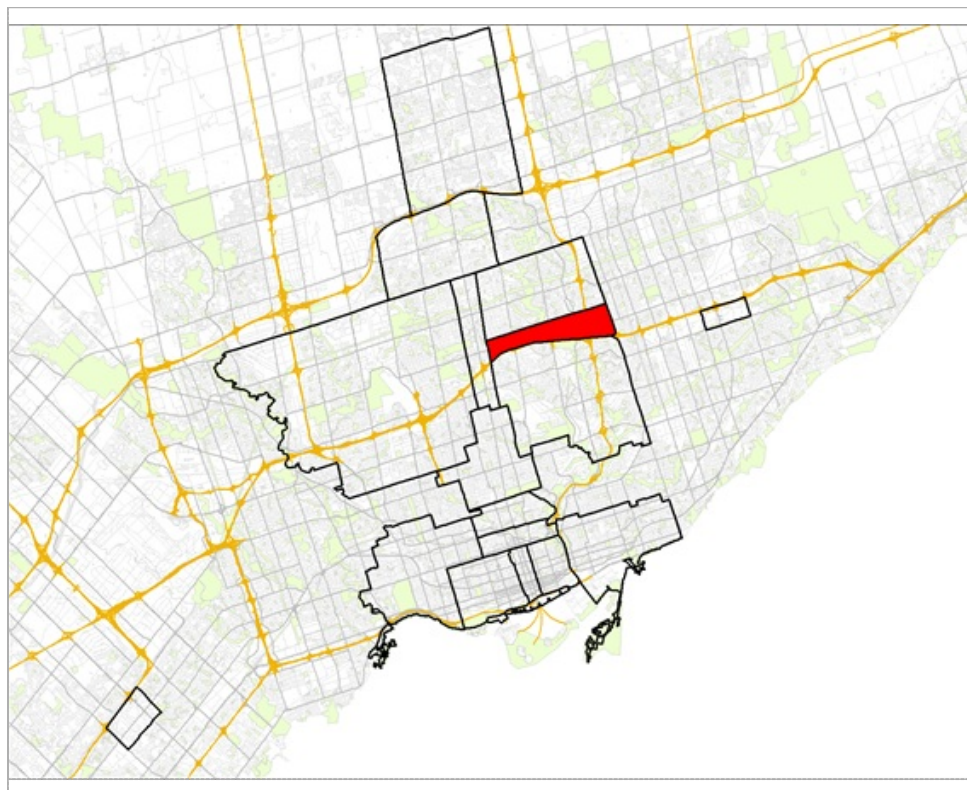


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of October 2024



Sheppard Corridor Submarket Report - October 2024



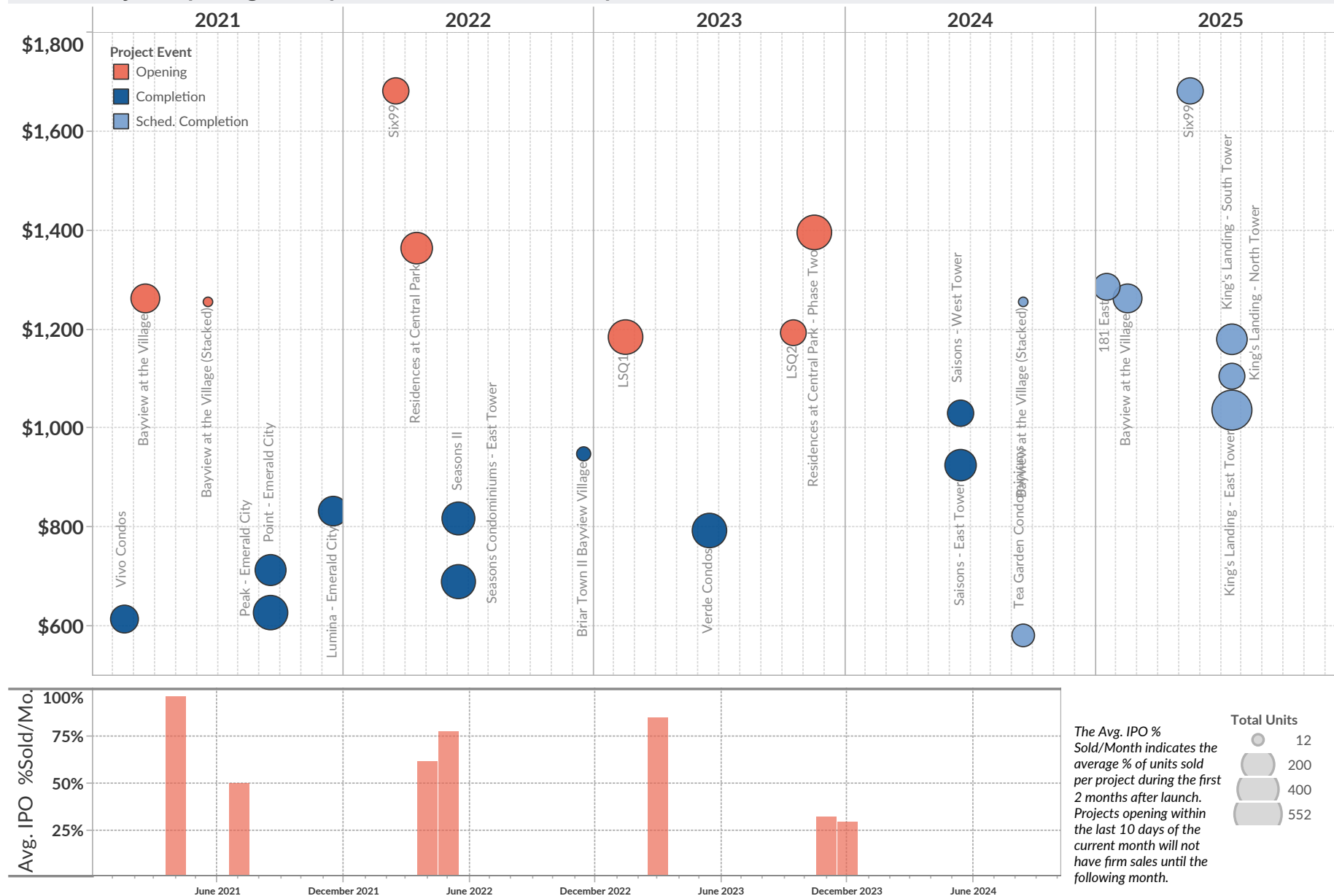
Sheppard Corridor		GTA
Distinct count of Site Name	9	338
No. of Units	2,410	87,750
Total Sales	1,878	70,068
Act Inv	532	17,682
Avg. \$/sf	\$1,383	\$1,393
Avg. Project \$/SF	\$1,440	\$1,309
Avg. SF	816	776
Avg. \$	\$1,127,719	\$1,081,599
Current Month Sales	1	210

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



Sheppard Corridor Submarket Report - October 2024

Recent Project Openings, Completions & Scheduled Completions



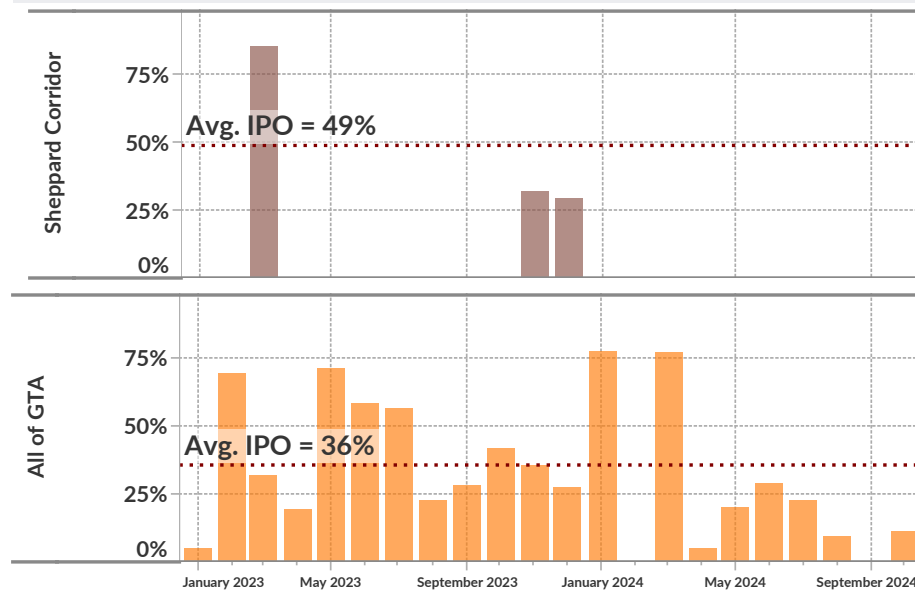
Sheppard Corridor Submarket Report - October 2024

Project Data by Unit Type

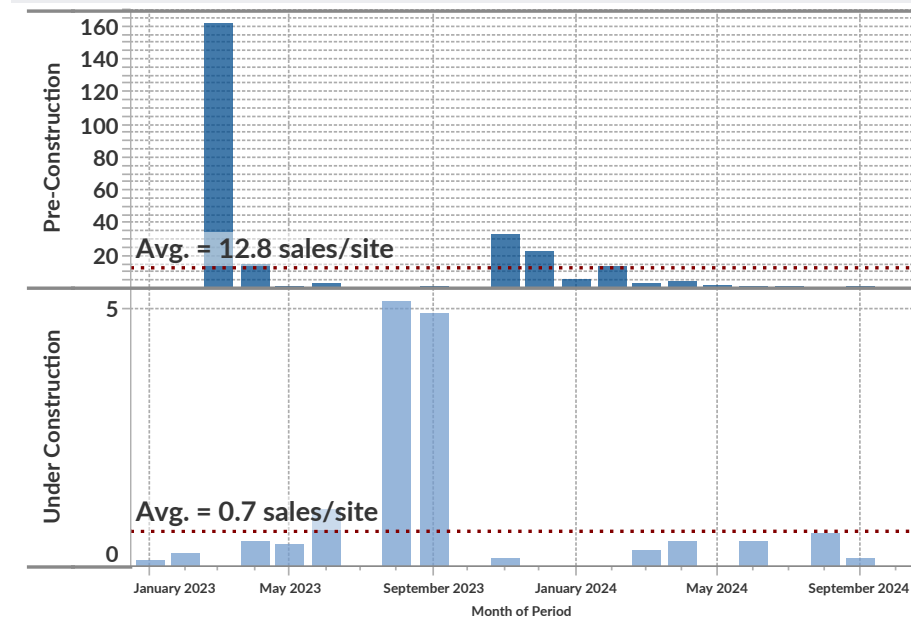
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	555	0	482	73
1 Bedroom + Den	611	0	526	85
2 Bedroom	612	0	494	118
2 Bedroom + Den	238	1	78	160
3 Bedroom & Up	240	0	162	78
Penthouse	29	0	18	11
Other	5	0	5	0

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)

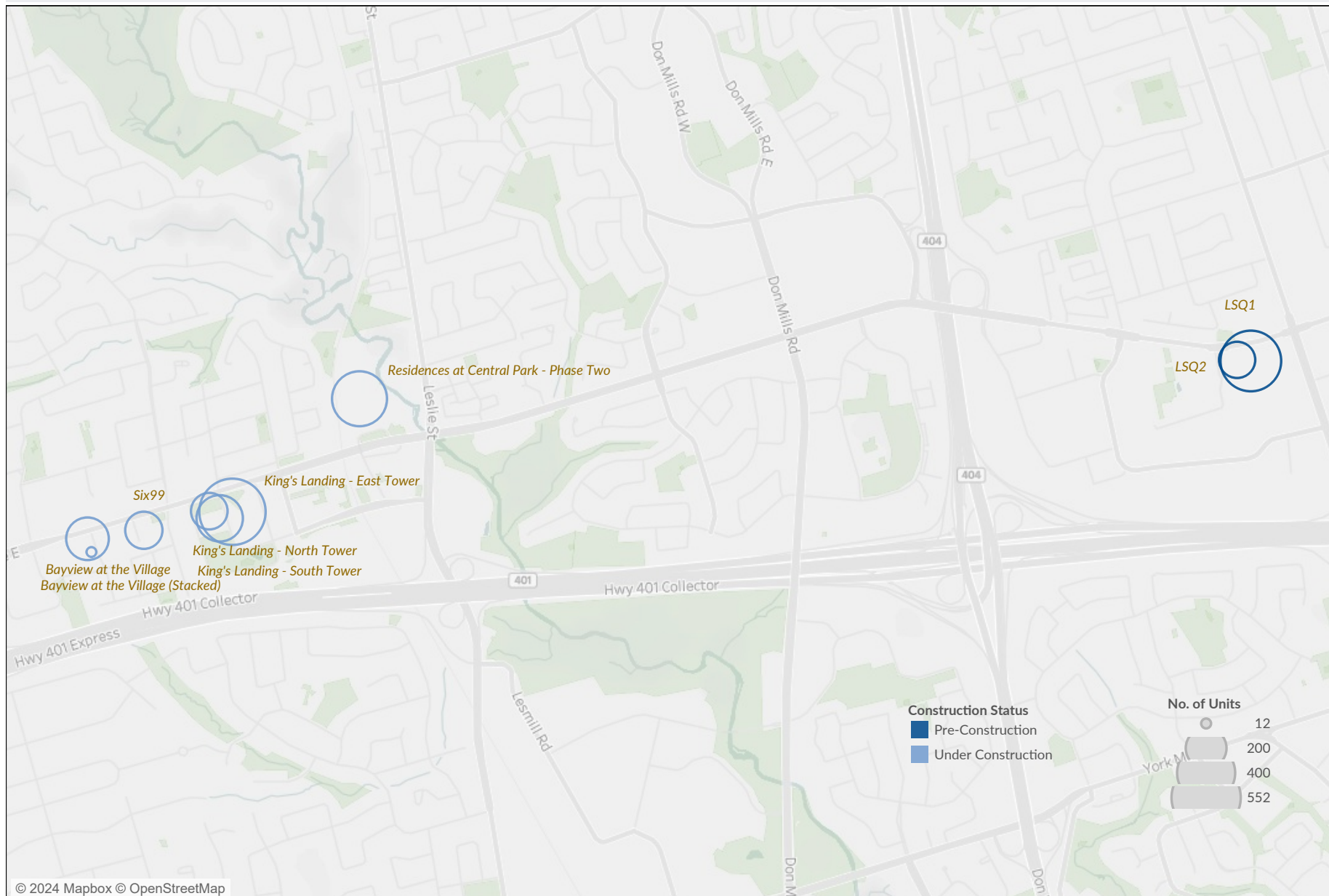


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - October 2024

Current Active Projects



Sheppard Corridor Submarket Report - October 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	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	1	22	249	379	\$1,396	\$1,433
Six99 - Originate Developments	Apartment	May 2025	0	5	49	174	\$1,682	\$1,709

Sheppard Corridor Submarket Report - October 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	5	15
Central Waterfront	12	6
Don Mills - York Mills	2	8
Downtown Core	3	6
Downtown East	7	18
Downtown West	33	24
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	10
North Toronto	3	15
North Yonge Corridor	5	9
North York East		
North York West	12	10
Not Applicable	115	170
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	0	2
Toronto East	1	6
Toronto West	8	18
Yonge - St. Clair	2	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,941	539	\$2,419	1,102	\$2,667,085
2,792	842	\$1,697	891	\$1,512,683
1,796	283	\$1,221	791	\$966,161
3,674	447	\$1,866	787	\$1,467,683
5,303	1,171	\$1,419	717	\$1,017,908
7,510	1,211	\$1,865	959	\$1,788,630
552	13	\$1,640	854	\$1,400,746
881	211	\$1,069	798	\$852,767
4,786	663	\$1,218	669	\$814,845
2,560	310	\$1,576	939	\$1,480,579
2,703	786	\$1,636	672	\$1,099,752
1,173	728	\$1,287	751	\$966,116
26,088	9,122	\$1,159	728	\$843,365
1,878	532	\$1,383	816	\$1,127,719
414	25	\$1,361	1,683	\$2,289,400
900	172	\$1,262	657	\$829,501
3,020	462	\$1,238	923	\$1,142,788
1,097	165	\$2,122	984	\$2,088,813



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