

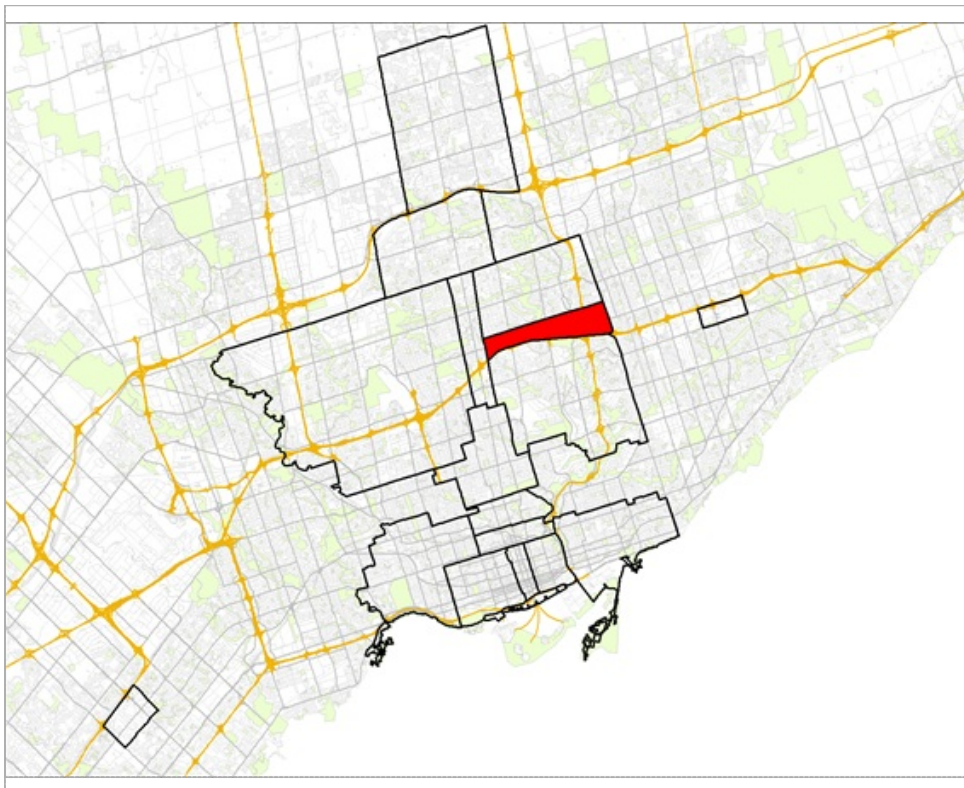


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of November 2024



Sheppard Corridor Submarket Report - November 2024



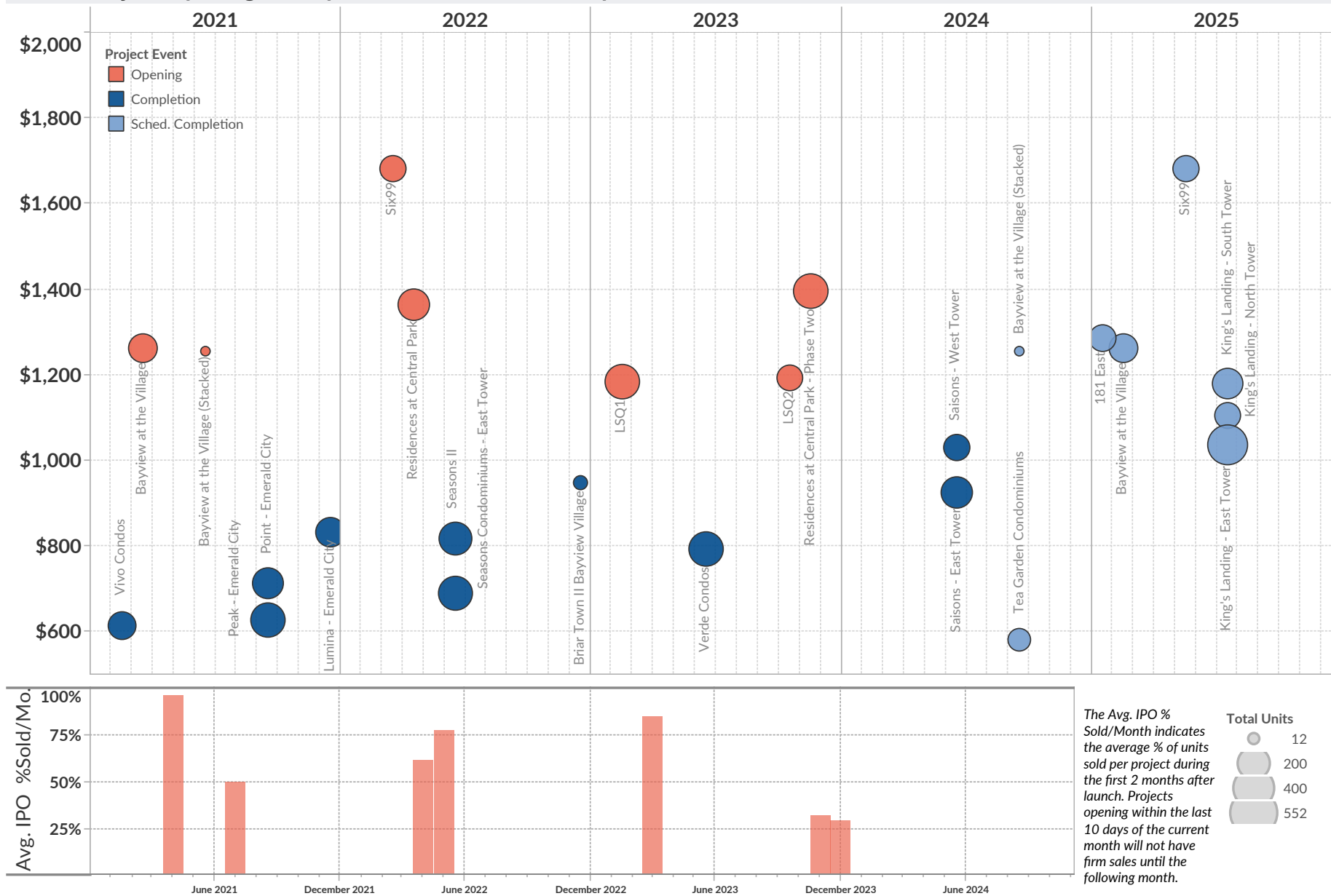
Sheppard Corridor		GTA
Distinct count of Site Name	9	335
No. of Units	2,410	86,904
Total Sales	1,881	69,736
Act Inv	529	17,168
Avg. \$/sf		\$1,402
Avg. Project \$/SF		\$1,310
Avg. SF		780
Avg. \$		\$1,094,226
Current Month Sales		249

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



Sheppard Corridor Submarket Report - November 2024

Recent Project Openings, Completions & Scheduled Completions



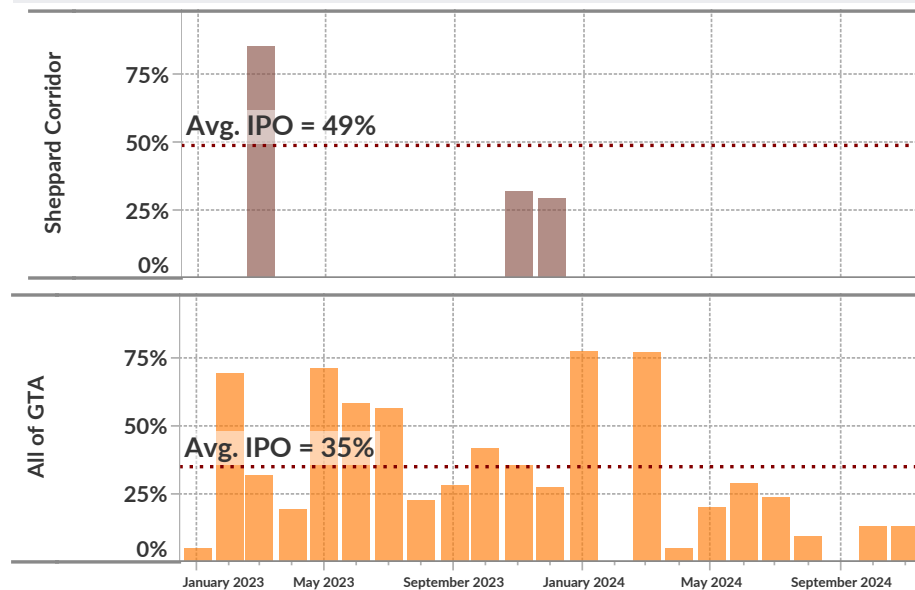
Sheppard Corridor Submarket Report - November 2024

Project Data by Unit Type

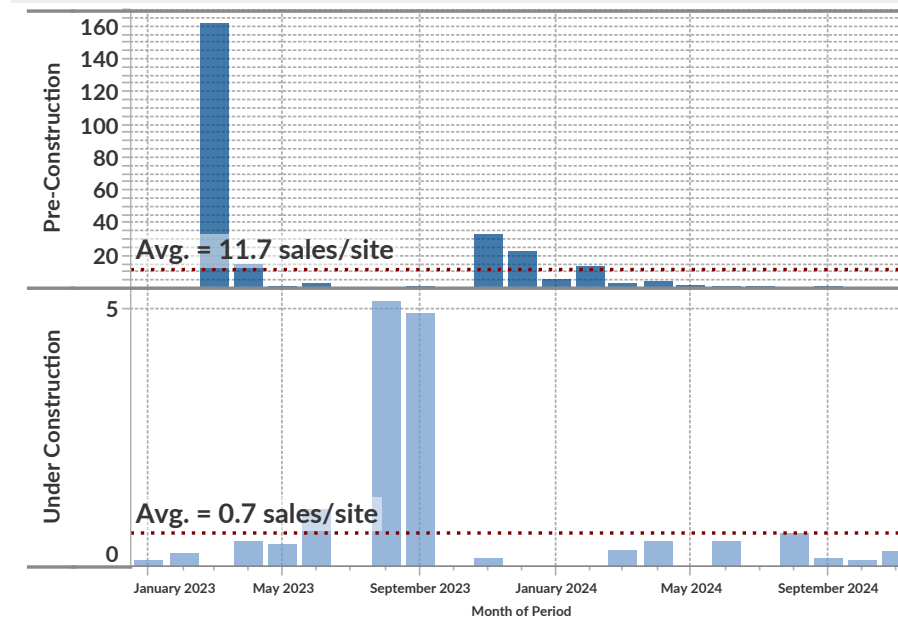
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	555	0	482	73
1 Bedroom + Den	611	1	527	84
2 Bedroom	612	0	494	118
2 Bedroom + Den	238	2	80	158
3 Bedroom & Up	240	0	162	78
Penthouse	29	0	18	11
Other	5	0	5	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,709	325	372	\$550,000	\$650,000
\$1,486	411	563	\$559,900	\$880,000
\$1,362	462	768	\$642,900	\$1,047,000
\$1,308	615	1,282	\$779,900	\$1,669,900
\$1,355	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)

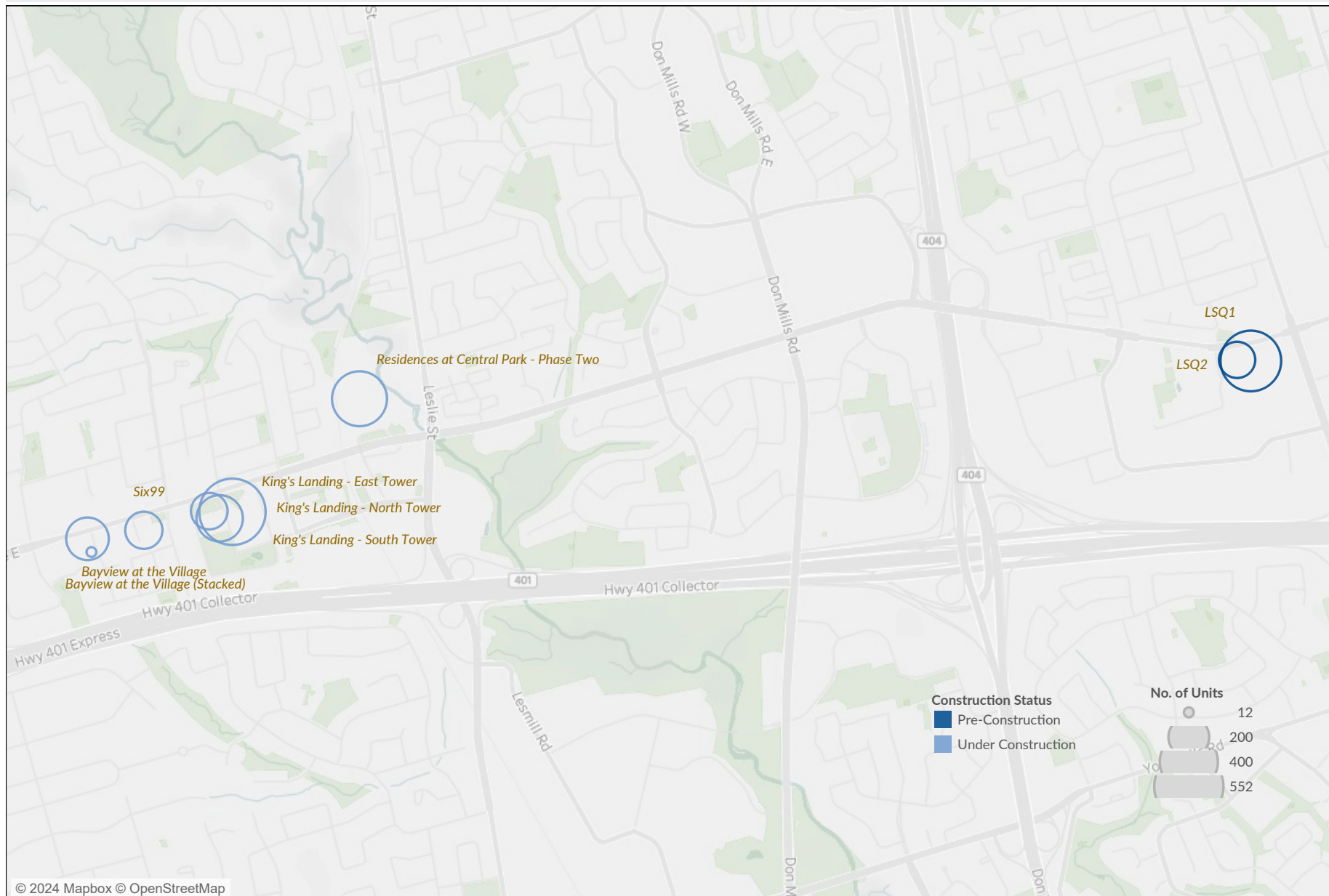


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - November 2024

Current Active Projects



Sheppard Corridor Submarket Report - November 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 Sq Foot
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	1	74	31	165	\$1,194	\$1,266
Residences at Central Park - Phase Two - Amexon	Apartment	January 2027	2	24	247	379	\$1,396	\$1,433
Six99 - Originate Developments	Apartment	May 2025	0	5	49	174	\$1,682	\$1,690

Sheppard Corridor Submarket Report - November 2024

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	• 2	• 15
Central Waterfront	• 3	• 4
Don Mills - York Mills	• 0	• 8
Downtown Core	• 0	• 6
Downtown East	• 3	• 18
Downtown West	• 23	• 24
Etobicoke Waterfront	• 0	• 1
Highway7 - Yonge	• 2	• 4
Mississauga City Centre	• 2	• 10
North Toronto	• 0	• 15
North Yonge Corridor	• 4	• 9
North York East		
North York West	• 22	• 10
Not Applicable	• 177	• 169
Scarborough City Centre		
Sheppard Corridor	• 3	• 9
Thornhill	• 1	• 2
Toronto East	• 1	• 6
Toronto West	• 4	• 18
Yonge - St. Clair	• 2	• 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
• 2,943	• 537	• \$2,419	• 1,098	• \$2,655,658
• 1,802	• 839	• \$1,697	• 893	• \$1,515,112
• 1,796	• 283	• \$1,221	• 791	• \$966,161
• 3,674	• 447	• \$1,863	• 787	• \$1,466,253
• 5,307	• 1,167	• \$1,420	• 718	• \$1,019,462
• 7,568	• 1,153	• \$1,887	• 970	• \$1,830,460
• 552	• 13	• \$1,640	• 854	• \$1,400,746
• 883	• 209	• \$1,074	• 799	• \$858,402
• 4,788	• 661	• \$1,218	• 669	• \$814,484
• 2,549	• 321	• \$1,584	• 956	• \$1,513,903
• 2,708	• 781	• \$1,637	• 673	• \$1,101,150
• 1,195	• 632	• \$1,322	• 761	• \$1,005,801
• 26,651	• 8,776	• \$1,164	• 732	• \$851,252
• 1,881	• 529	• \$1,382	• 816	• \$1,128,216
• 416	• 27	• \$1,553	• 1,661	• \$2,580,278
• 901	• 171	• \$1,263	• 658	• \$830,922
• 3,023	• 459	• \$1,240	• 924	• \$1,145,471
• 1,099	• 163	• \$2,125	• 989	• \$2,102,718



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