

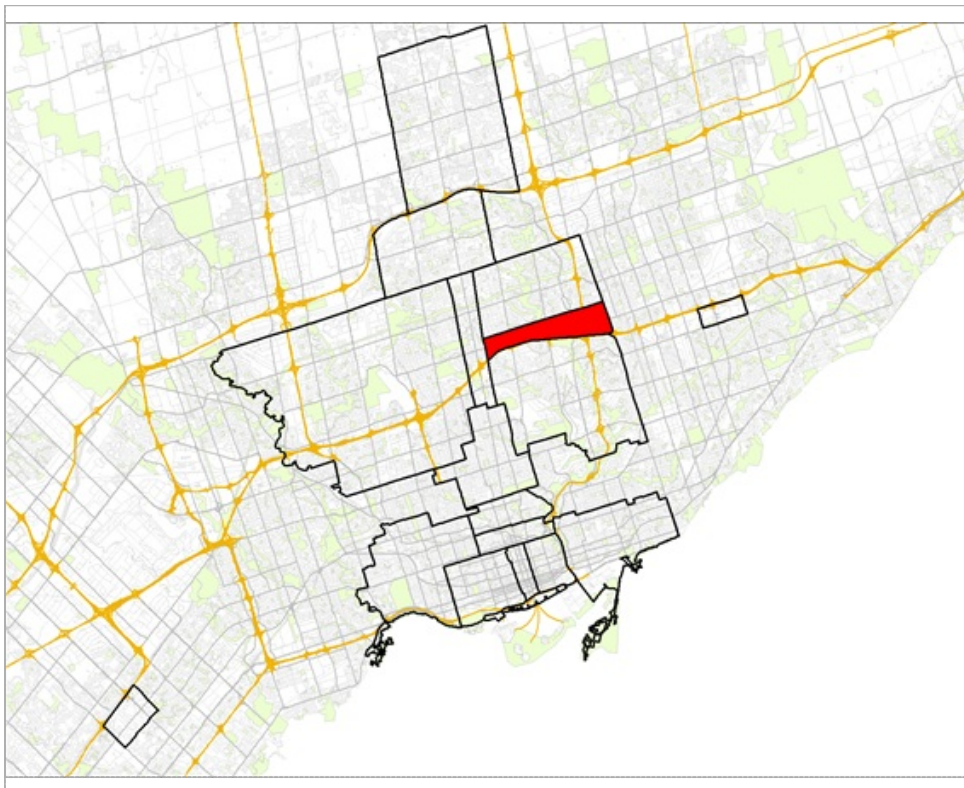


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of March 2025

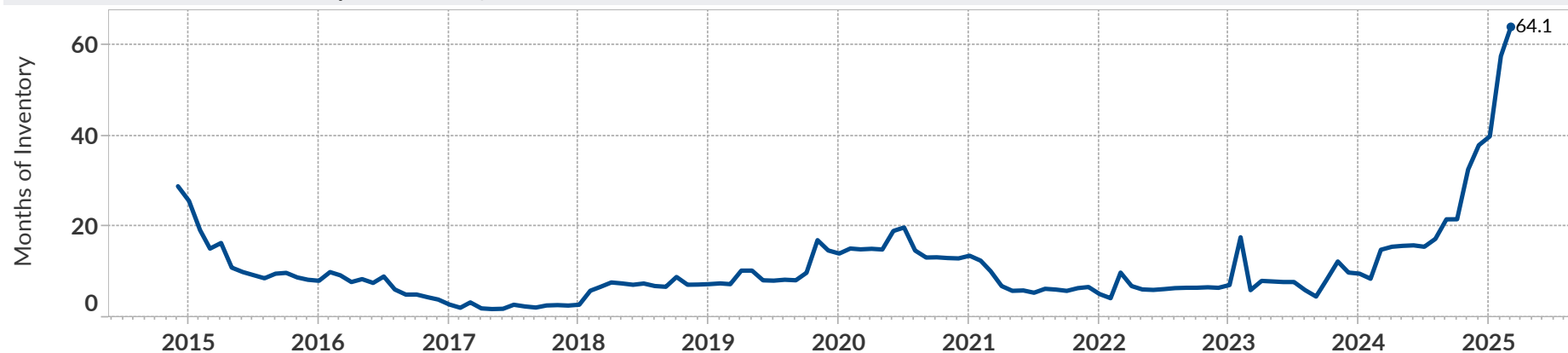


Sheppard Corridor Submarket Report - March 2025



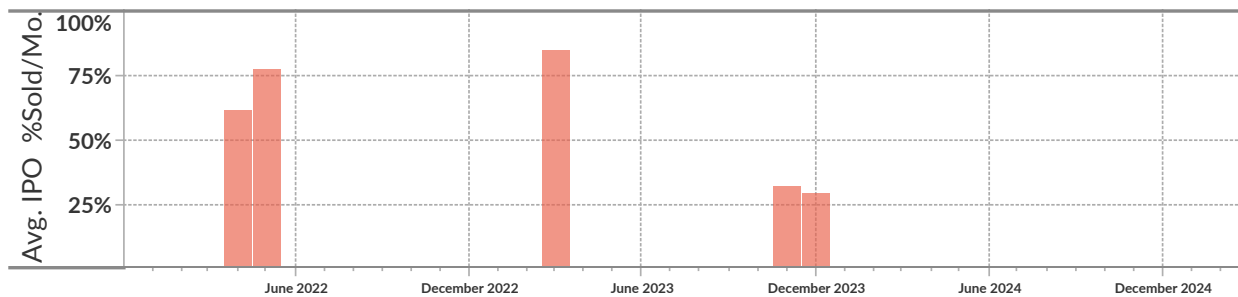
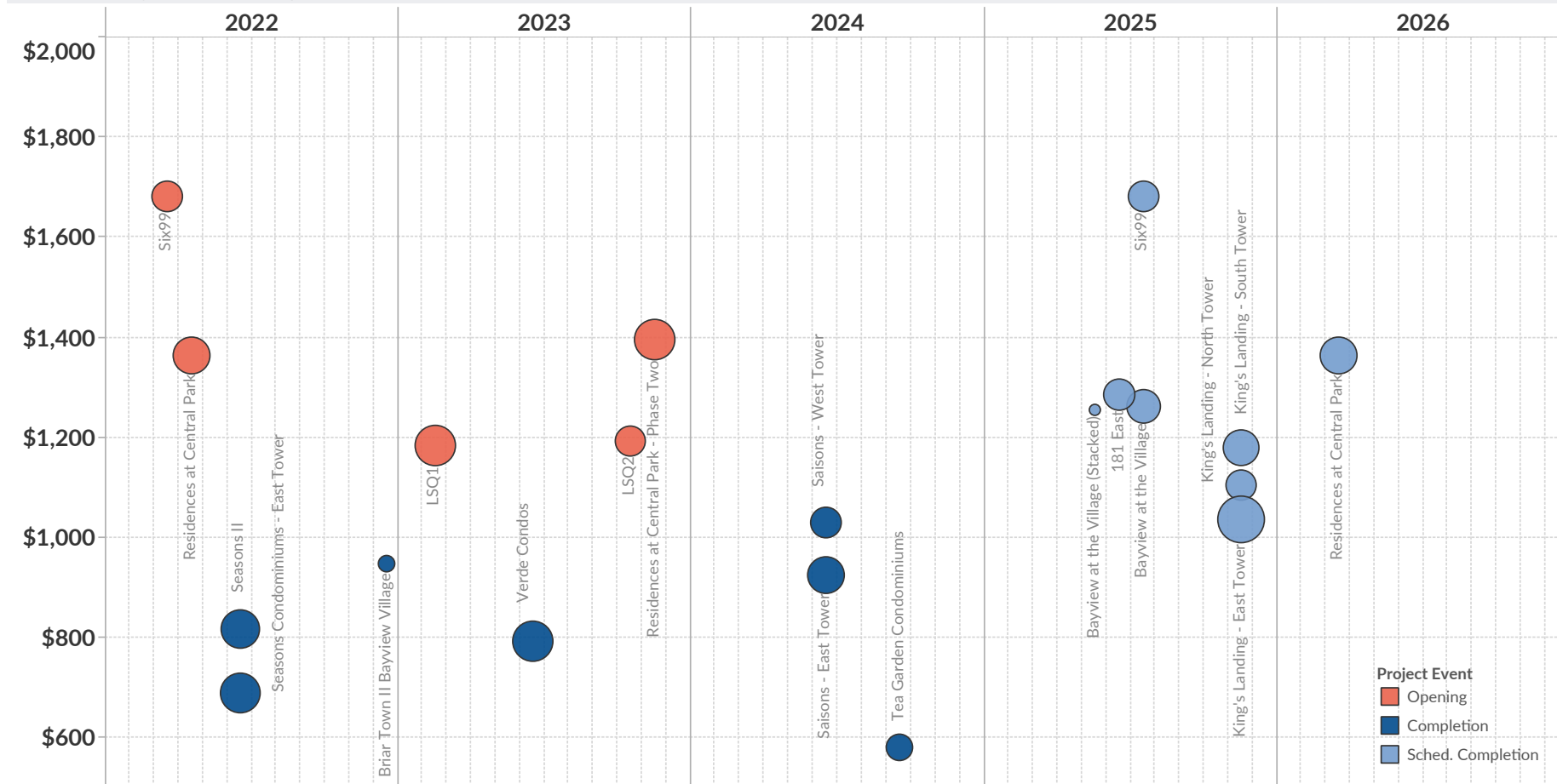
Sheppard Corridor		GTA
Distinct count of Site Name	9	334
No. of Units	2,326	85,947
Total Sales	1,915	69,144
Act Inv	411	16,803
Avg. \$/sf	\$1,396	\$1,401
Avg. Project \$/SF	\$1,376	\$1,311
Avg. SF	809	780
Avg. \$	\$1,130,235	\$1,092,679
Current Month Sales	2	160

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

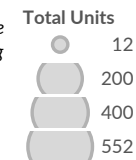


Sheppard Corridor Submarket Report - March 2025

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



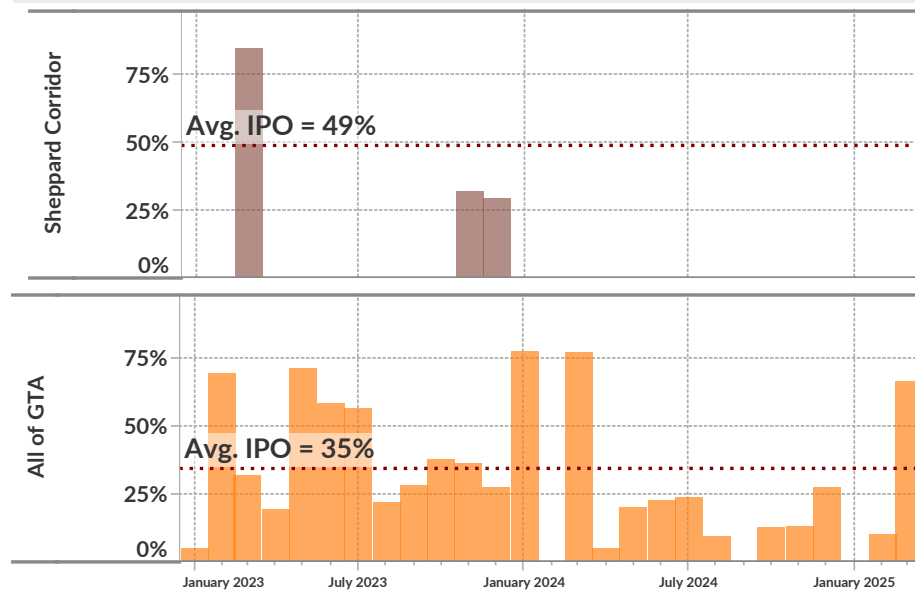
Sheppard Corridor Submarket Report - March 2025

Project Data by Unit Type

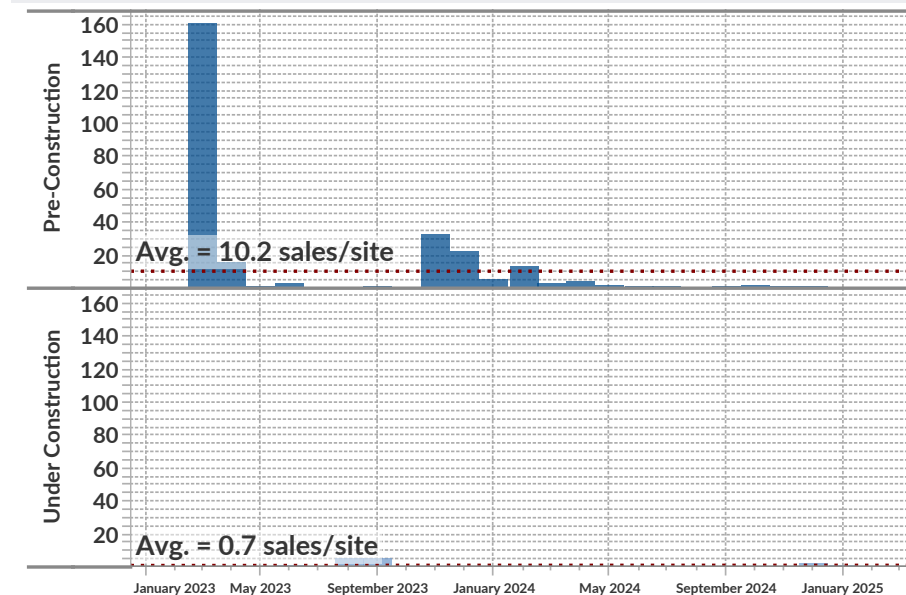
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	520	0	454	66
1 Bedroom + Den	627	0	563	64
2 Bedroom	594	2	508	86
2 Bedroom + Den	209	0	84	125
3 Bedroom & Up	222	0	170	52
Penthouse	29	0	18	11
Other	5	0	5	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,453	325	372	\$485,000	\$520,000
\$1,455	411	563	\$599,000	\$833,000
\$1,378	462	768	\$656,900	\$1,047,000
\$1,299	615	1,282	\$779,900	\$1,669,900
\$1,383	639	1,270	\$918,900	\$1,718,800
\$1,398	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)

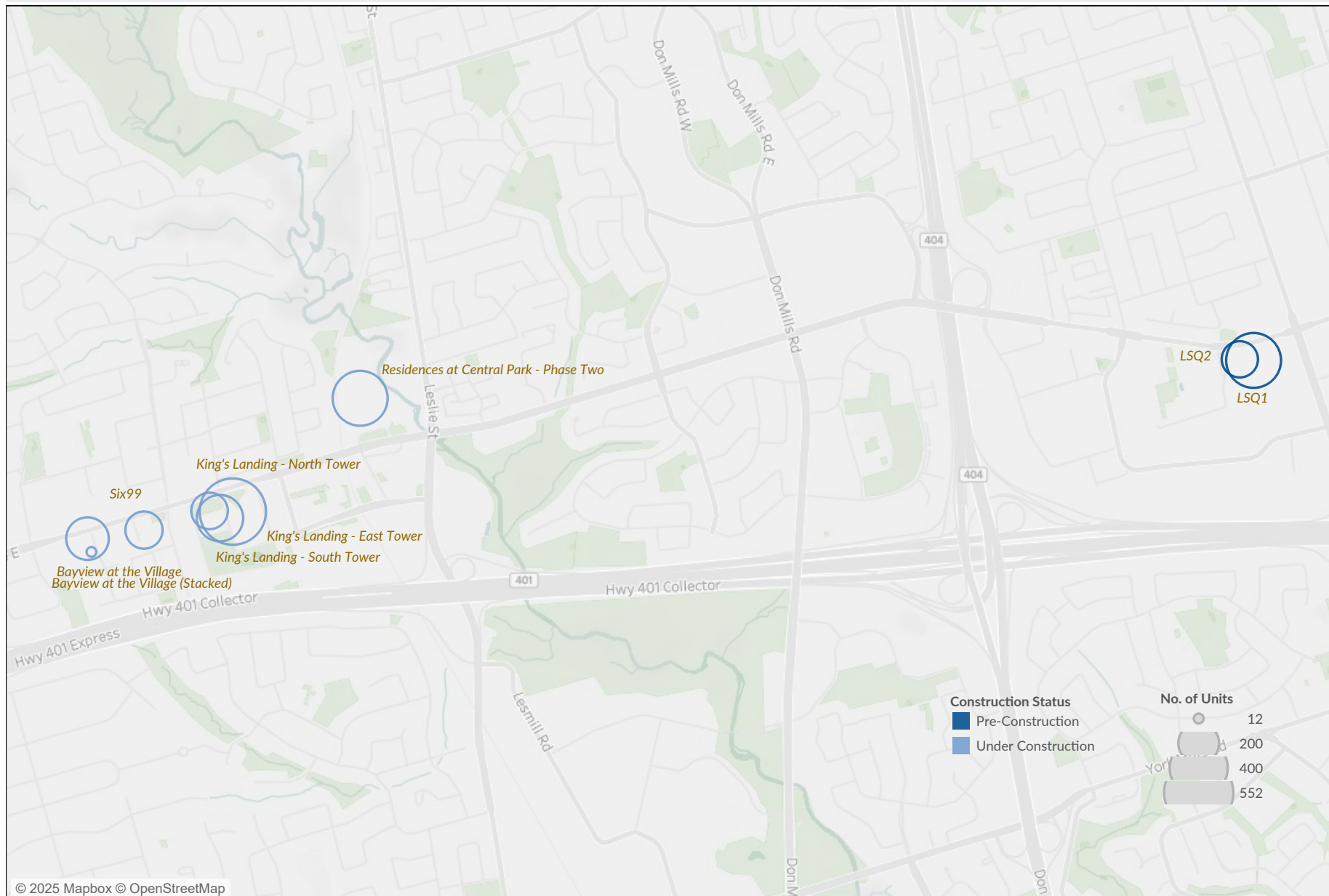


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - March 2025

Current Active Projects



Sheppard Corridor Submarket Report - March 2025

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 \$/SF
Bayview at the Village - Canderel Residential	Apartment	July 2025	0	0	2	228	\$1,263	\$1,696
Bayview at the Village (Stacked) - Canderel Residential	Stacked	May 2025	0	0	1	12	\$1,256	\$1,580
King's Landing - East Tower - Concord Adex	Apartment	November 2025	1	6	43	552	\$1,037	\$1,146
King's Landing - North Tower - Concord Adex	Apartment	November 2025	0	3	9	168	\$1,106	\$1,050
King's Landing - South Tower - Concord Adex	Apartment	November 2025	0	0	18	270	\$1,180	\$1,254
LSQ1 - Almadev	Apartment	January 2028	0	0	19	378	\$1,185	\$1,266
LSQ2 - Almadev	Apartment	June 2028	1	2	25	165	\$1,194	\$1,267
Residences at Central Park - Phase Two - Amexon	Apartment	January 2027	0	2	243	379	\$1,396	\$1,434
Six99 - Originate Developments	Apartment	July 2025	0	0	51	174	\$1,682	\$1,690

Sheppard Corridor Submarket Report - March 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	8	15
Central Waterfront	2	4
Don Mills - York Mills	0	8
Downtown Core	2	6
Downtown East	9	18
Downtown West	6	23
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	2	10
North Toronto	4	16
North Yonge Corridor	3	9
North York East		
North York West	3	10
Not Applicable	109	170
Scarborough City Centre		
Sheppard Corridor	2	9
Thornhill	0	2
Toronto East	1	6
Toronto West	8	16
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,978	502	\$2,487	1,111	\$2,762,801
1,823	818	\$1,698	908	\$1,541,892
1,797	282	\$1,221	791	\$966,545
3,679	442	\$1,866	786	\$1,466,658
5,338	1,136	\$1,369	711	\$973,636
7,133	1,255	\$1,865	926	\$1,727,951
553	12	\$1,649	782	\$1,289,608
889	203	\$1,055	799	\$842,676
4,801	648	\$1,227	663	\$813,191
2,558	341	\$1,593	939	\$1,495,930
2,723	781	\$1,621	677	\$1,097,116
1,203	624	\$1,325	763	\$1,010,661
26,739	8,671	\$1,152	737	\$848,497
1,915	411	\$1,396	809	\$1,130,235
416	27	\$1,553	1,661	\$2,580,278
903	169	\$1,259	661	\$831,439
2,589	326	\$1,350	858	\$1,158,951
1,107	155	\$2,153	1,236	\$2,661,060



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