

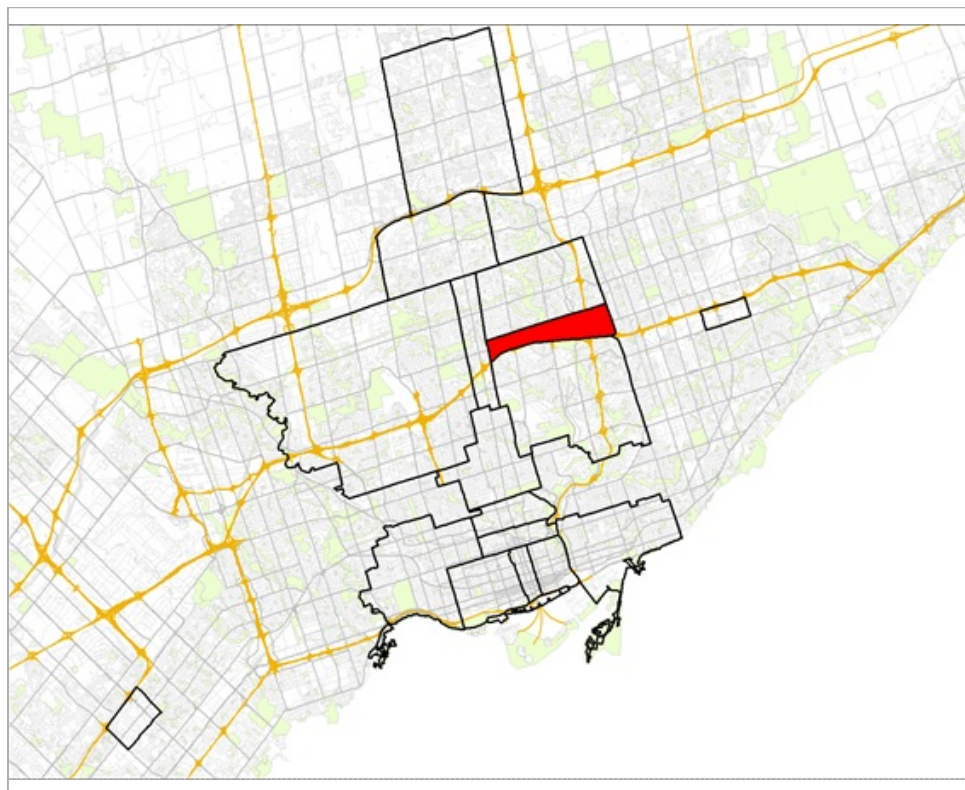


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of April 2025

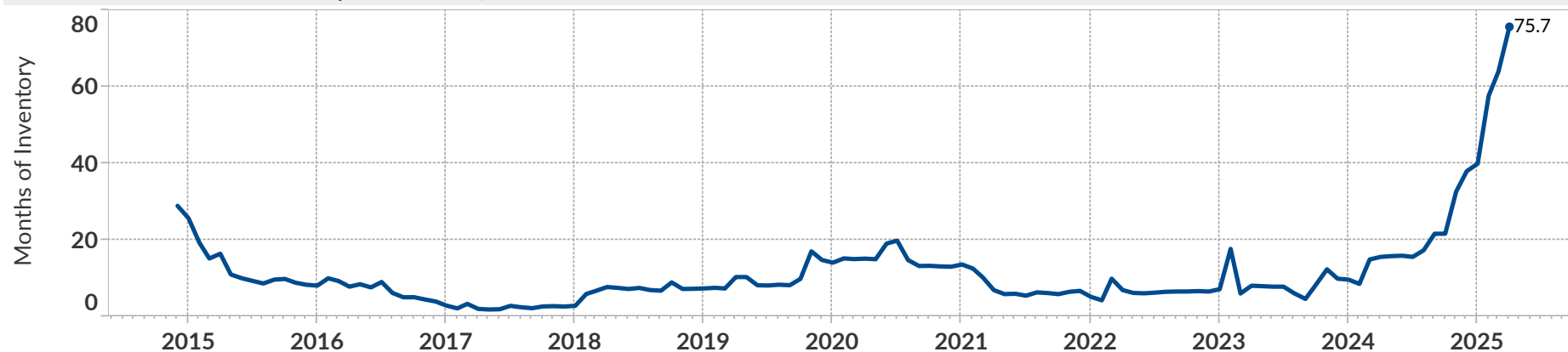


Sheppard Corridor Submarket Report - April 2025



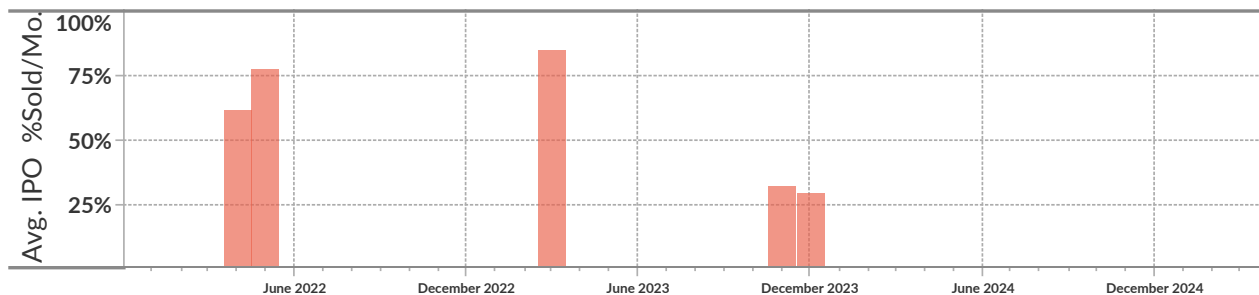
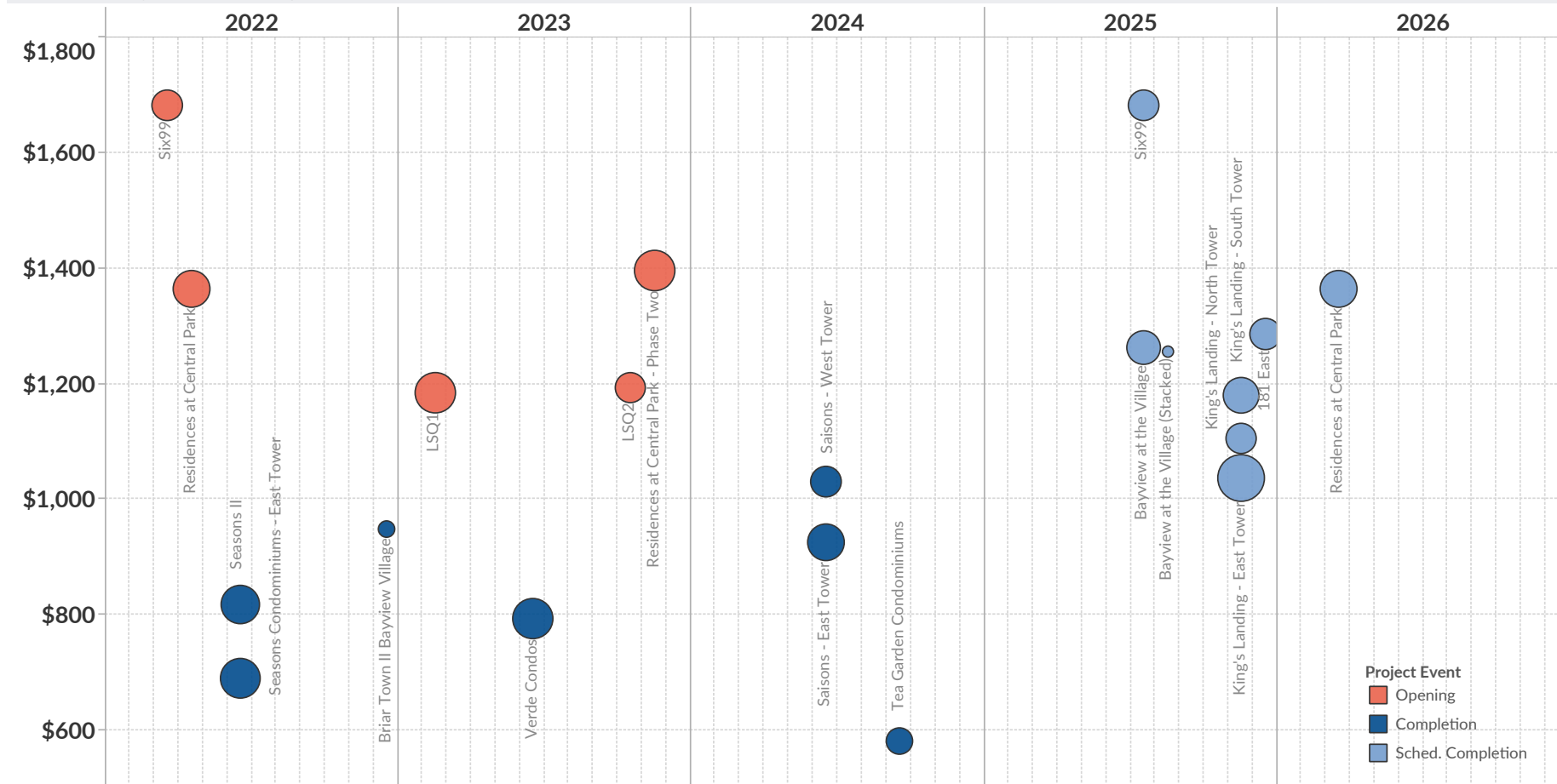
Sheppard Corridor		GTA
Distinct count of Site Name	9	331
No. of Units	2,326	84,902
Total Sales	1,916	68,347
Act Inv	410	16,555
Avg. \$/sf	\$1,397	\$1,385
Avg. Project \$/SF	\$1,376	\$1,311
Avg. SF	809	779
Avg. \$	\$1,130,552	\$1,079,548
Current Month Sales	1	105

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

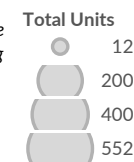


Sheppard Corridor Submarket Report - April 2025

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.



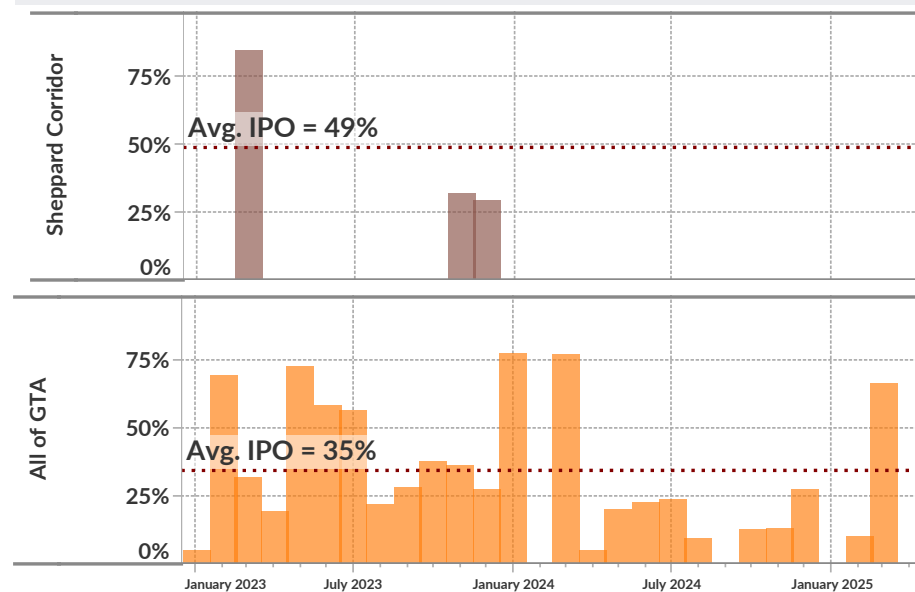
Sheppard Corridor Submarket Report - April 2025

Project Data by Unit Type

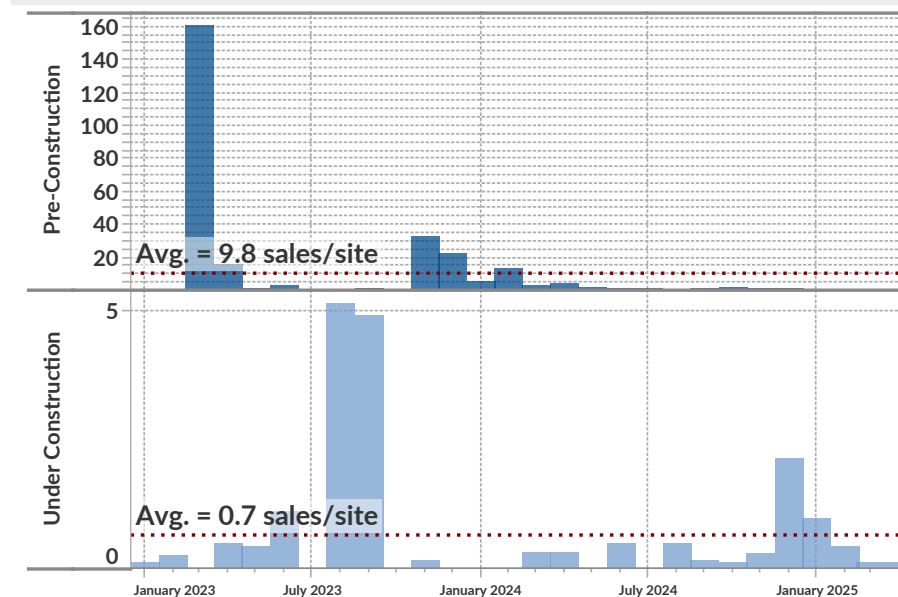
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	520	0	454	66
1 Bedroom + Den	627	0	563	64
2 Bedroom	594	1	509	85
2 Bedroom + Den	209	0	84	125
3 Bedroom & Up	222	0	170	52
Penthouse	29	0	18	11
Other	5	0	5	0

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
\$1,303	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)

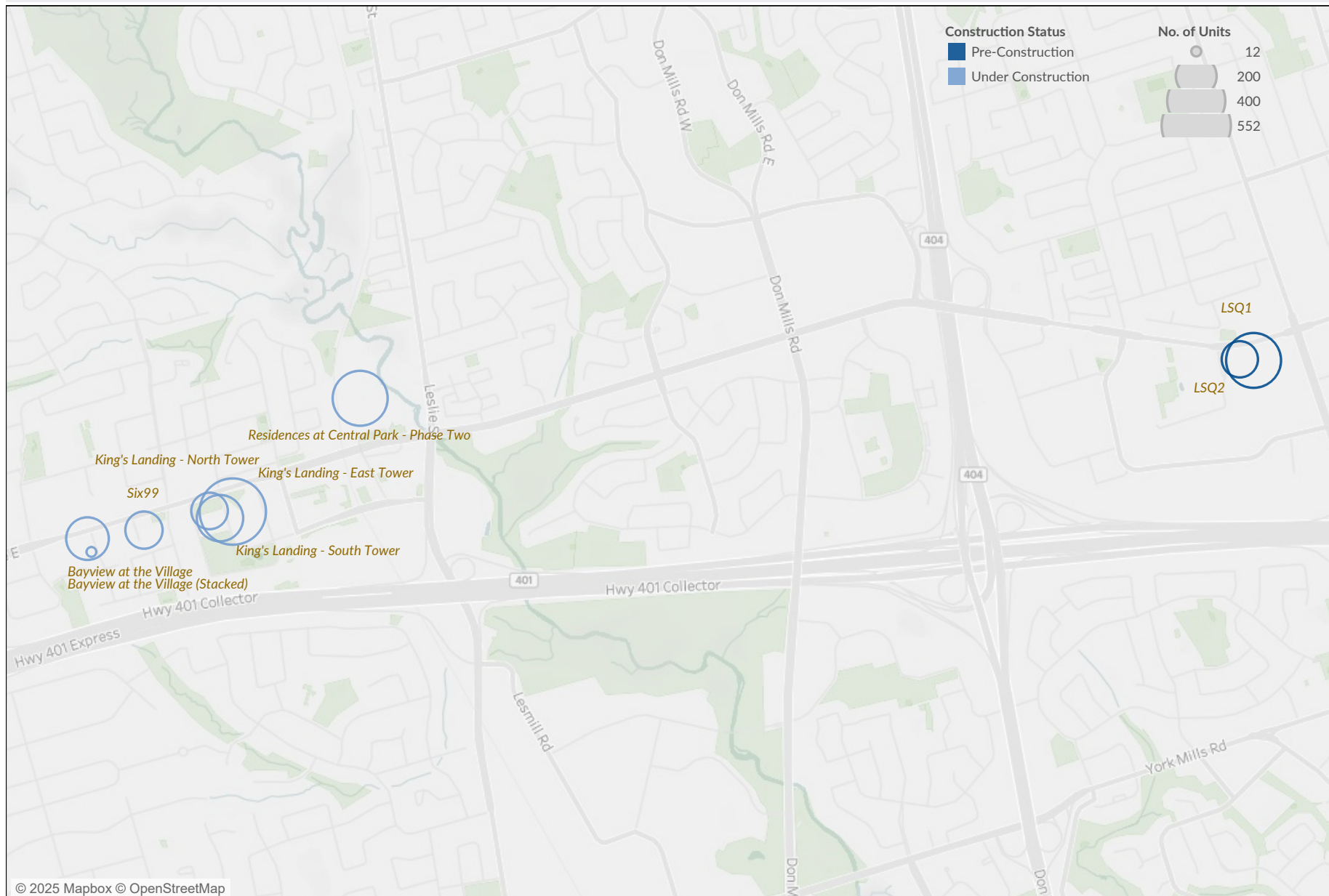


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - April 2025

Current Active Projects



Sheppard Corridor Submarket Report - April 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	August 2025	0	0	1	12	\$1,256	\$1,580
King's Landing - East Tower - Concord Adex	Apartment	November 2025	1	7	42	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	0	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 - April 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	3	15
Central Waterfront	0	4
Don Mills - York Mills	0	8
Downtown Core	2	6
Downtown East	1	18
Downtown West	6	22
Etobicoke Waterfront	1	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	10
North Toronto	1	16
North Yonge Corridor	0	9
North York East		
North York West	2	10
Not Applicable	80	168
Scarborough City Centre		
Sheppard Corridor	1	9
Thornhill	1	2
Toronto East	0	6
Toronto West	5	16
Yonge - St. Clair	1	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,981	428	\$2,341	994	\$2,326,159
1,823	818	\$1,698	908	\$1,541,892
1,797	282	\$1,221	791	\$966,545
3,681	440	\$1,867	787	\$1,468,986
5,336	1,138	\$1,368	713	\$975,168
6,502	1,227	\$1,865	935	\$1,744,057
554	11	\$1,652	770	\$1,271,832
889	203	\$1,055	799	\$842,676
4,802	668	\$1,212	678	\$821,629
2,558	341	\$1,591	940	\$1,495,846
2,723	790	\$1,620	677	\$1,097,034
1,205	622	\$1,326	763	\$1,012,178
26,558	8,507	\$1,152	742	\$854,296
1,916	410	\$1,397	809	\$1,130,552
417	26	\$1,550	1,673	\$2,593,365
903	169	\$1,259	661	\$831,439
2,594	321	\$1,361	849	\$1,156,173
1,108	154	\$2,155	1,240	\$2,672,197



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