

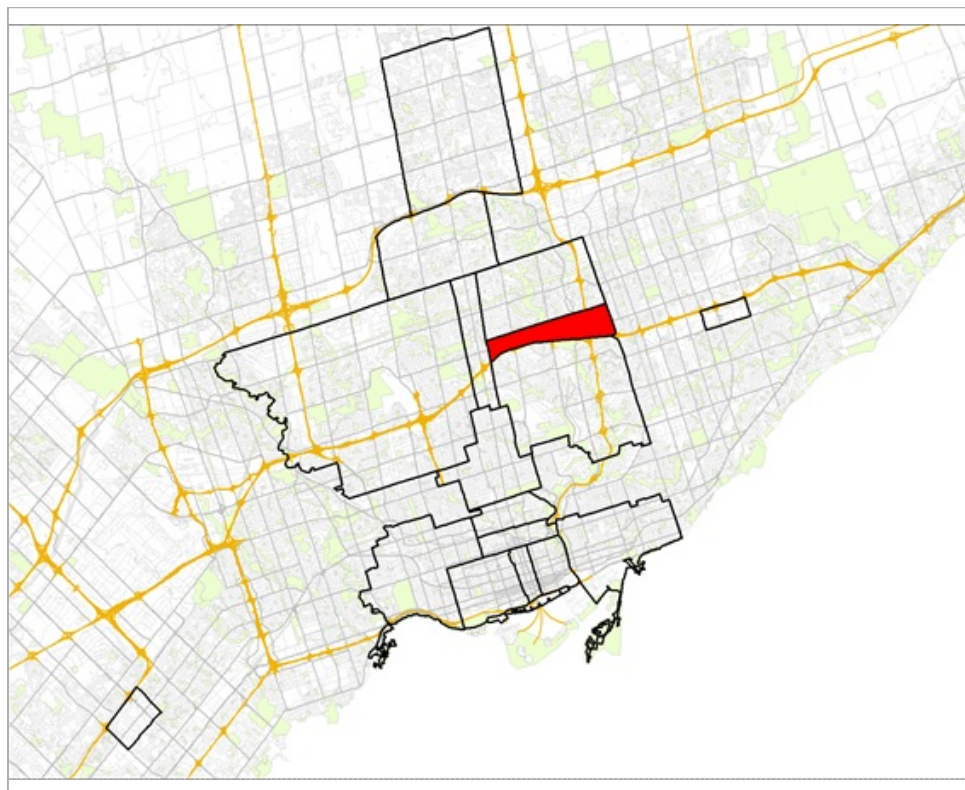


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of May 2025

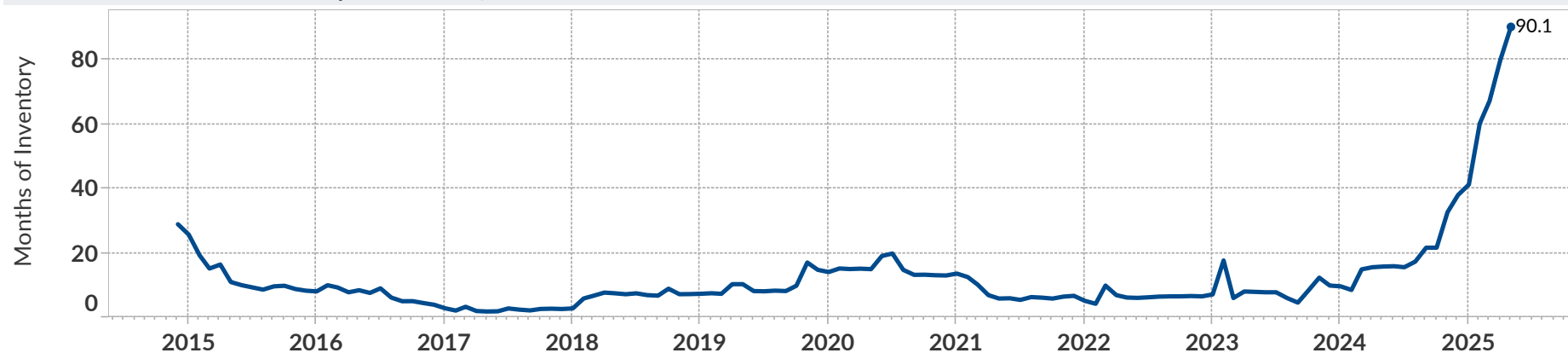


Sheppard Corridor Submarket Report - May 2025



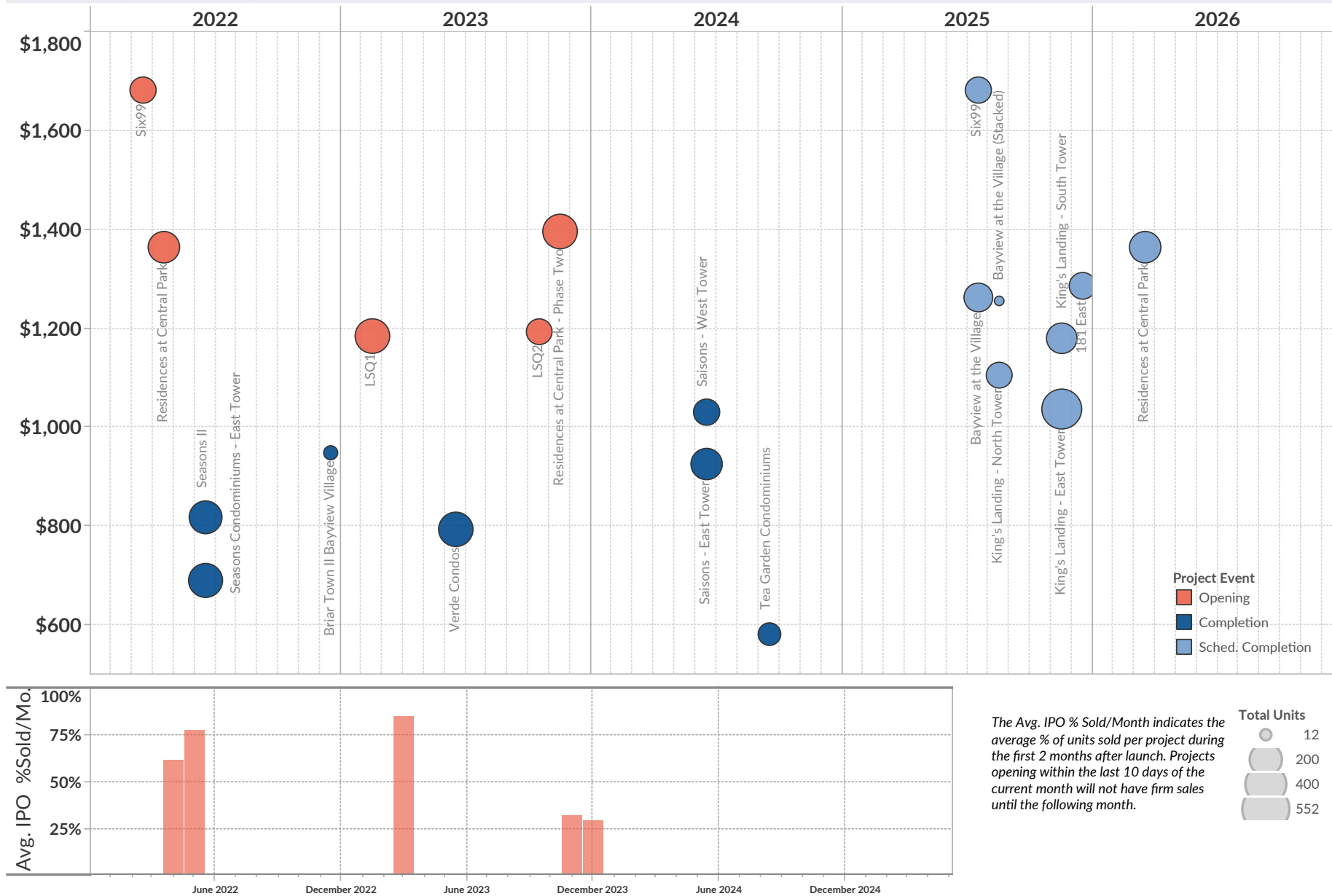
Sheppard Corridor		GTA
Distinct count of Site Name	9	329
No. of Units	2,326	84,006
Total Sales	1,913	67,622
Act Inv	413	16,384
Avg. \$/sf	\$1,392	\$1,388
Avg. Project \$/SF	\$1,368	\$1,310
Avg. SF	811	780
Avg. \$	\$1,128,514	\$1,082,883
Current Month Sales	0	137

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



Sheppard Corridor Submarket Report - May 2025

Recent Project Openings, Completions & Scheduled Completions



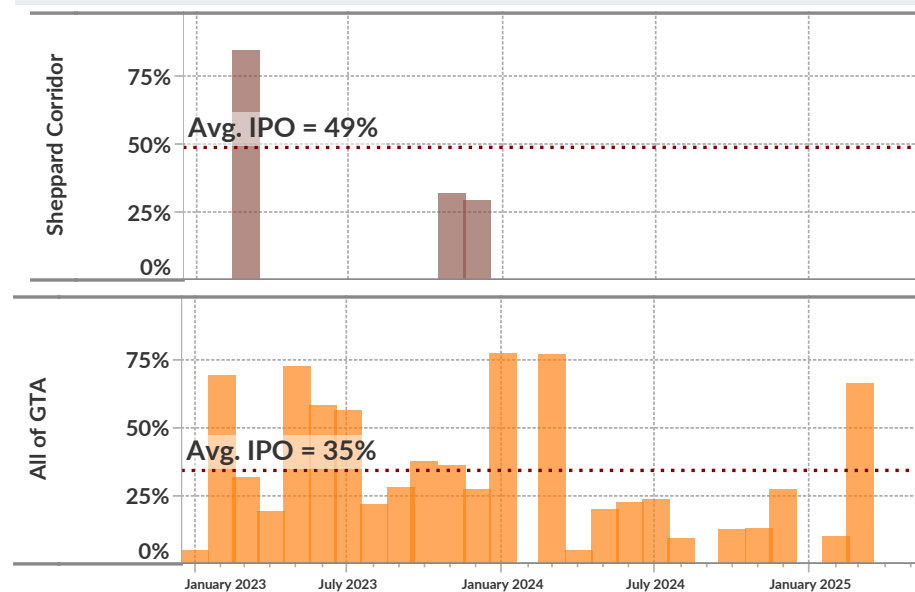
Sheppard Corridor Submarket Report - May 2025

Project Data by Unit Type

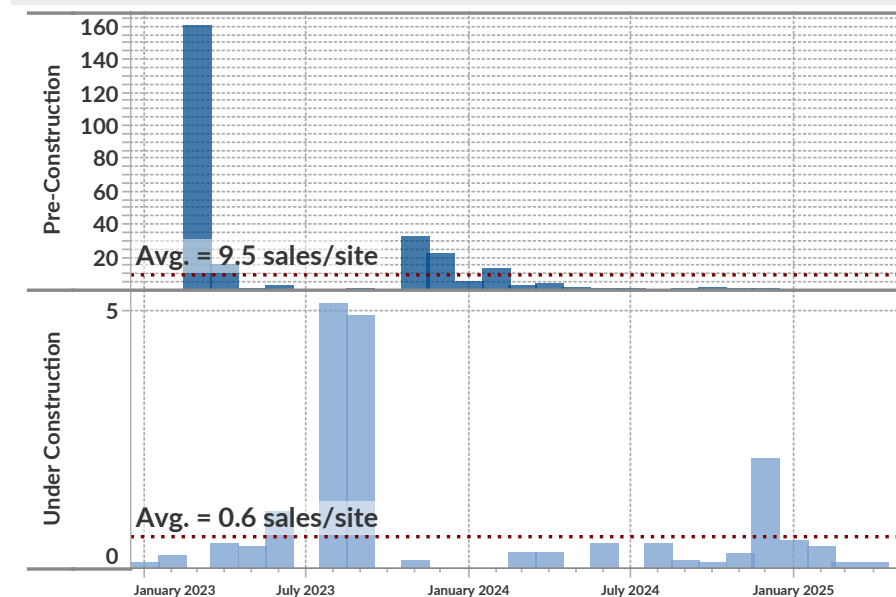
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	520	0	454	66
1 Bedroom + Den	627	0	563	64
2 Bedroom	594	0	506	88
2 Bedroom + Den	209	0	84	125
3 Bedroom & Up	222	0	170	52
Penthouse	29	0	18	11
Other	5	0	5	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,472	325	372	\$485,000	\$550,000
\$1,455	411	563	\$599,000	\$833,000
\$1,379	462	768	\$656,900	\$1,047,000
\$1,282	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)

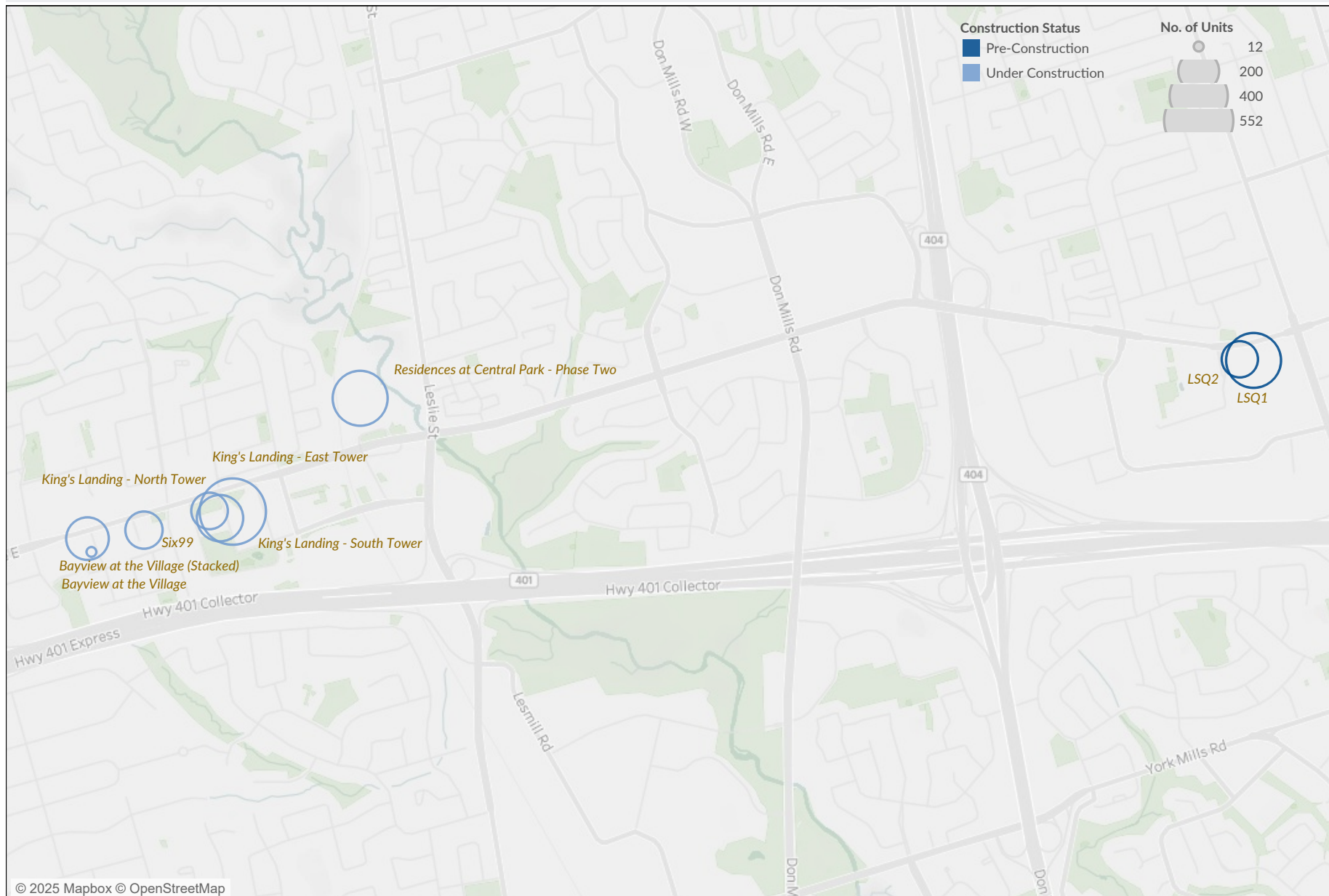


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - May 2025

Current Active Projects



Sheppard Corridor Submarket Report - May 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	0	7	42	552	\$1,037	\$1,146
King's Landing - North Tower - Concord Adex	Apartment	August 2025	0	0	12	168	\$1,106	\$978
King's Landing - South Tower - Concord Adex	Apartment	November 2025	0	0	18	270	\$1,180	\$1,254
LSQ1 - Almadev	Apartment	December 2028	0	0	19	378	\$1,185	\$1,266
LSQ2 - Almadev	Apartment	June 2029	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 - May 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	16
Central Waterfront	2	4
Don Mills - York Mills	0	8
Downtown Core	0	6
Downtown East	4	18
Downtown West	3	22
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	0	9
North Toronto	1	16
North Yonge Corridor	0	7
North York East		
North York West	2	10
Not Applicable	111	168
Scarborough City Centre		
Sheppard Corridor	0	9
Thornhill	0	2
Toronto East	2	6
Toronto West	6	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,987	436	\$2,348	999	\$2,347,045
1,832	809	\$1,697	914	\$1,551,898
1,797	233	\$1,308	765	\$1,000,872
3,681	440	\$1,867	787	\$1,468,986
5,339	1,135	\$1,368	713	\$975,664
6,516	1,213	\$1,869	938	\$1,753,501
554	11	\$1,652	770	\$1,271,832
889	203	\$1,055	799	\$842,676
4,576	654	\$1,205	677	\$816,191
2,559	340	\$1,591	942	\$1,498,452
1,965	776	\$1,632	672	\$1,097,489
1,208	619	\$1,328	763	\$1,012,970
26,776	8,431	\$1,152	743	\$855,963
1,913	413	\$1,392	811	\$1,128,514
417	26	\$1,550	1,673	\$2,593,365
905	167	\$1,258	663	\$833,339
2,600	324	\$1,339	846	\$1,132,645
1,108	154	\$2,155	1,240	\$2,672,197



Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

Trusted by the largest CRE leaders, our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risk and improve performance throughout the asset and fund lifecycle.

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in information contained in the material represented. E&OE.

© 2023 Altus Group Limited. All rights reserved.