

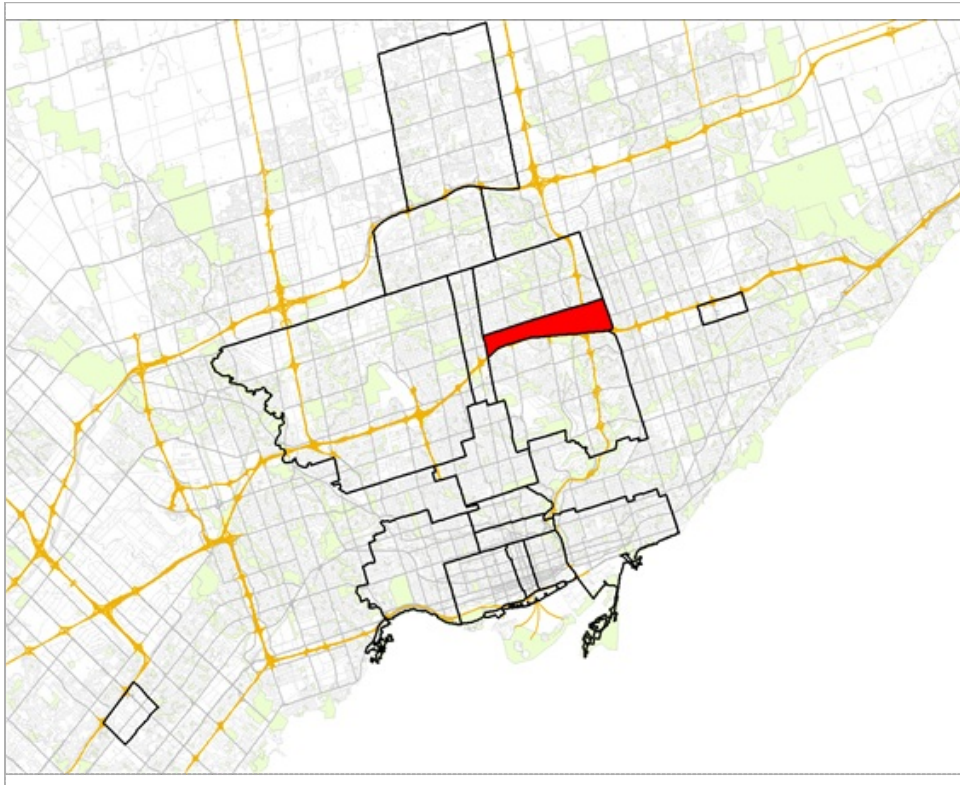


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of June 2025

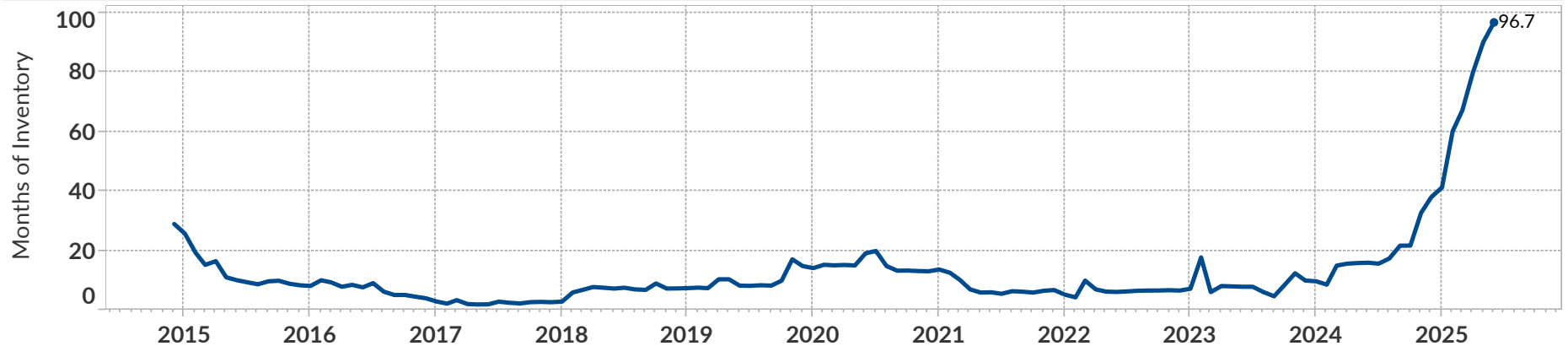


Sheppard Corridor Submarket Report - June 2025



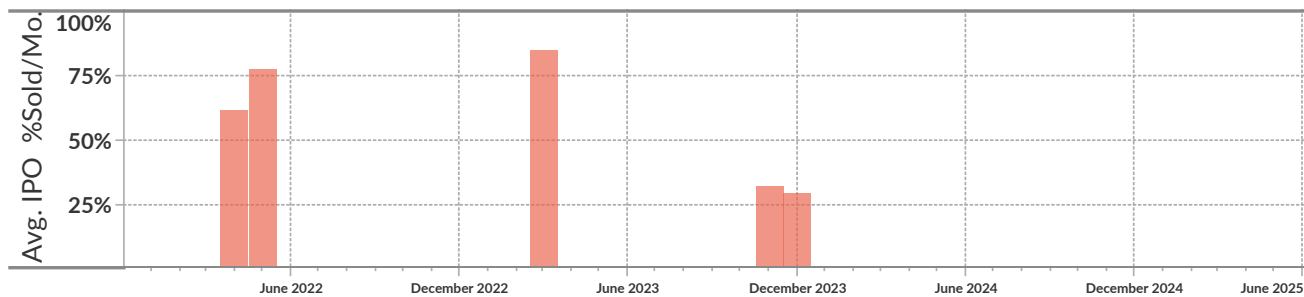
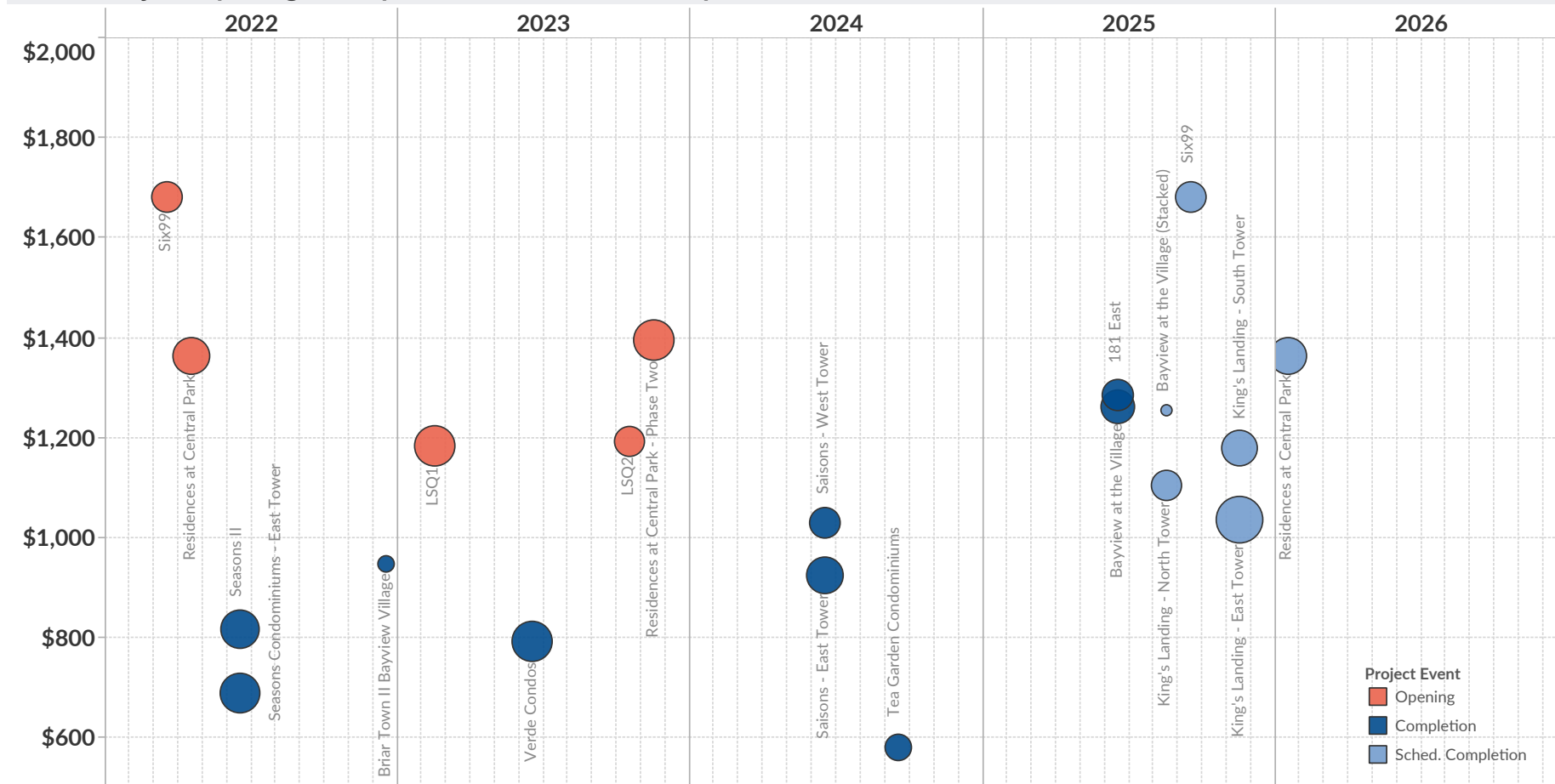
Sheppard Corridor		GTA
Distinct count of Site Name	9	329
No. of Units	2,326	84,228
Total Sales	1,915	67,532
Act Inv	411	16,696
Avg. \$/sf	\$1,393	\$1,385
Avg. Project \$/SF	\$1,368	\$1,310
Avg. SF	812	783
Avg. \$	\$1,130,303	\$1,084,408
Current Month Sales	2	217

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

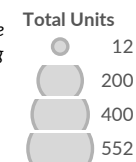


Sheppard Corridor Submarket Report - June 2025

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.



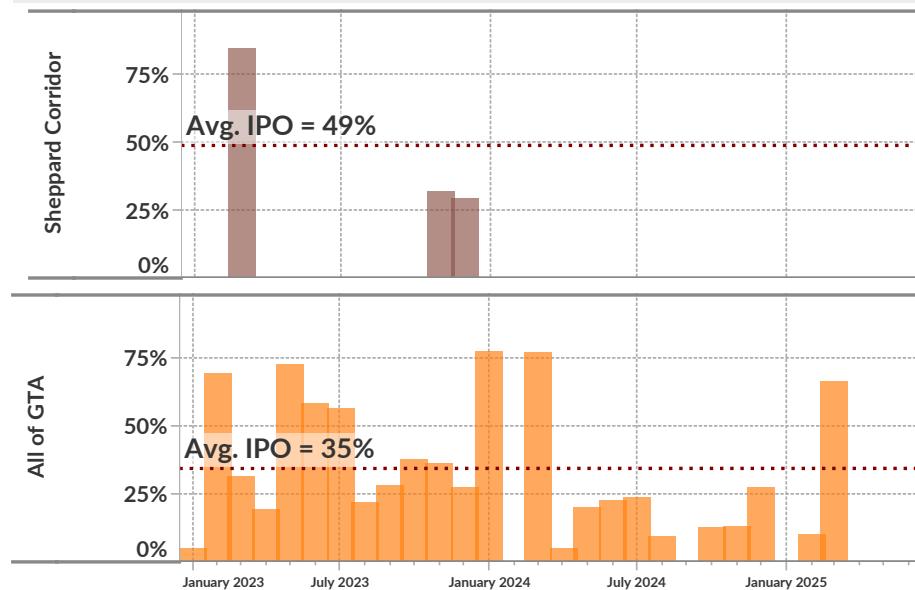
Sheppard Corridor Submarket Report - June 2025

Project Data by Unit Type

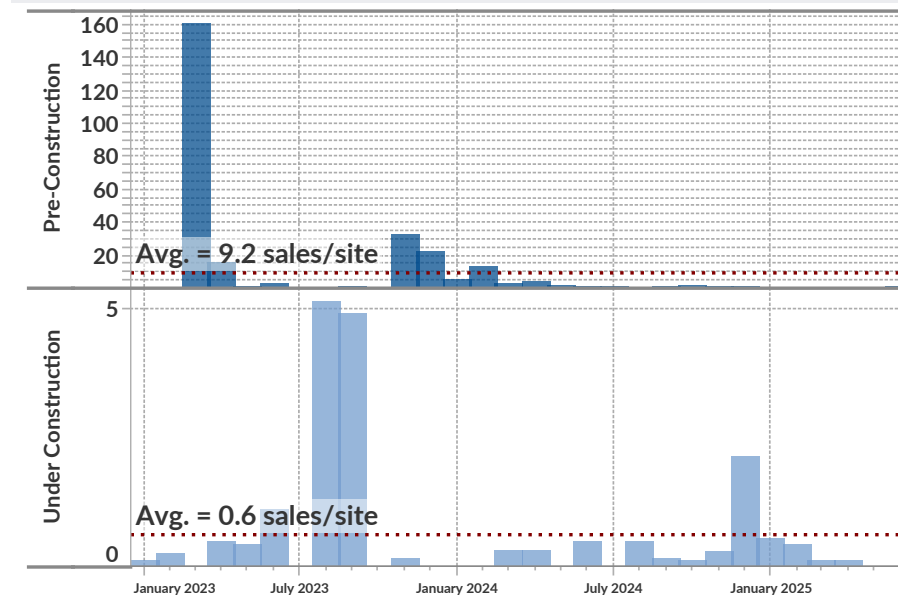
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	520	0	454	66
1 Bedroom + Den	627	1	564	63
2 Bedroom	594	1	507	87
2 Bedroom + Den	209	0	84	125
3 Bedroom & Up	222	0	170	52
Penthouse	29	0	18	11
Other	5	0	5	0

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
\$1,380	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)

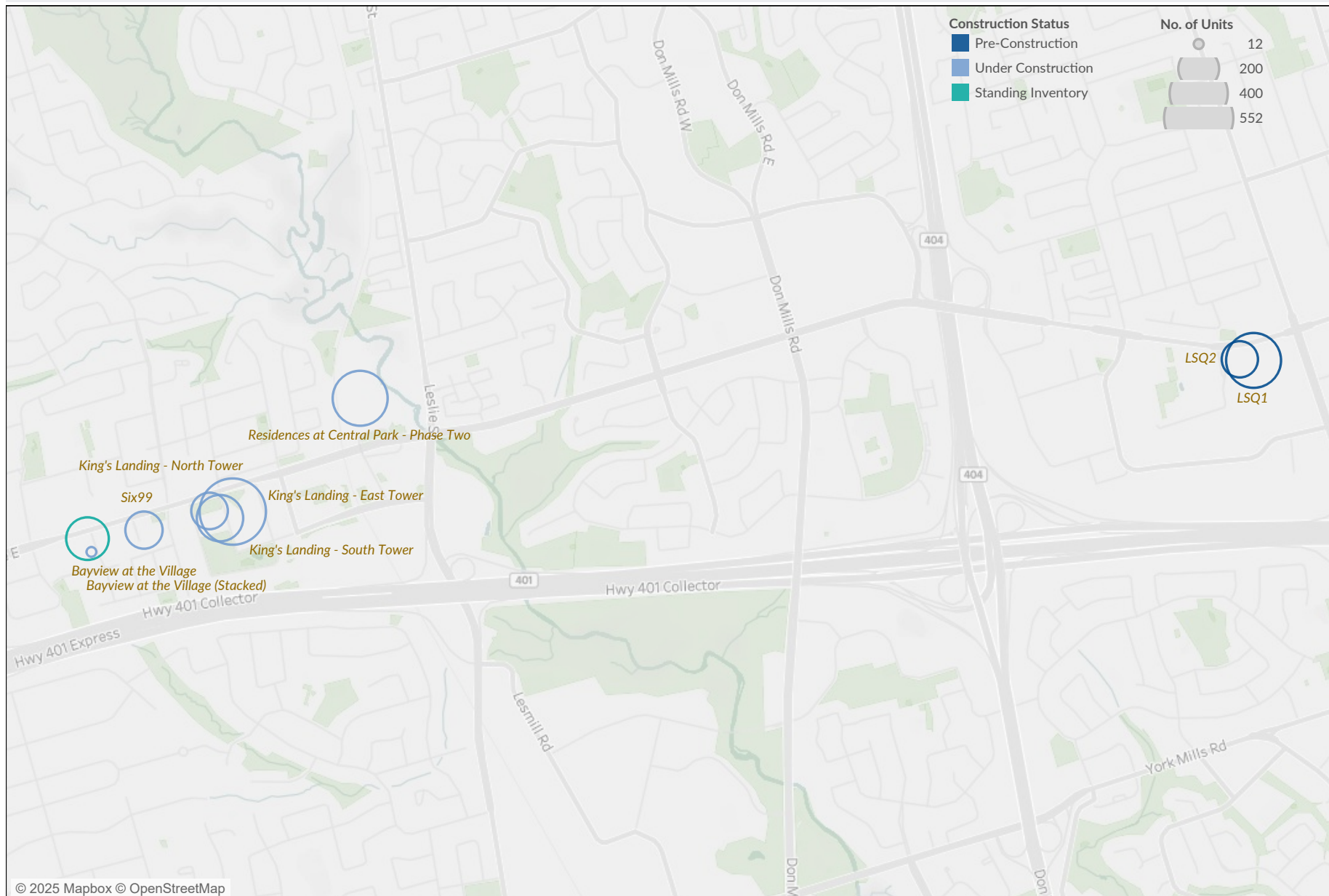


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - June 2025

Current Active Projects



Sheppard Corridor Submarket Report - June 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	June 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	2	4	23	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	September 2025	0	0	51	174	\$1,682	\$1,690

Sheppard Corridor Submarket Report - June 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	● 9	● 16
Central Waterfront	● 0	● 4
Don Mills - York Mills	● 4	● 9
Downtown Core	● 1	● 6
Downtown East	● 2	● 18
Downtown West	● 4	● 21
Etobicoke Waterfront	● 1	● 1
Highway7 - Yonge	● 2	● 4
Mississauga City Centre	● 2	● 9
North Toronto	● 11	● 16
North Yonge Corridor	● 0	● 7
North York East		
North York West	● 1	● 10
Not Applicable	● 162	● 168
Scarborough City Centre		
Sheppard Corridor	● 2	● 9
Thornhill	● 0	● 2
Toronto East	● 10	● 6
Toronto West	● 6	● 16
Yonge - St. Clair	● 0	● 7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
● 2,996	● 429	● \$2,348	● 997	● \$2,342,020
● 1,832	● 922	● \$1,642	● 903	● \$1,483,222
● 1,804	● 282	● \$1,599	● 1,013	● \$1,619,338
● 3,682	● 439	● \$1,866	● 788	● \$1,470,493
● 5,342	● 1,132	● \$1,372	● 713	● \$978,634
● 6,290	● 1,181	● \$1,880	● 936	● \$1,759,620
● 555	● 10	● \$1,649	● 759	● \$1,250,725
● 891	● 201	● \$1,055	● 799	● \$842,895
● 4,578	● 631	● \$1,221	● 661	● \$807,456
● 2,571	● 328	● \$1,587	● 938	● \$1,489,540
● 1,965	● 776	● \$1,632	● 672	● \$1,097,489
● 1,209	● 618	● \$1,329	● 763	● \$1,013,372
● 26,856	● 8,677	● \$1,143	● 743	● \$848,808
● 1,915	● 411	● \$1,393	● 812	● \$1,130,303
● 417	● 26	● \$1,550	● 1,673	● \$2,593,365
● 915	● 157	● \$1,243	● 668	● \$830,915
● 2,606	● 322	● \$1,339	● 851	● \$1,139,248
● 1,108	● 154	● \$2,155	● 1,240	● \$2,672,197



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