

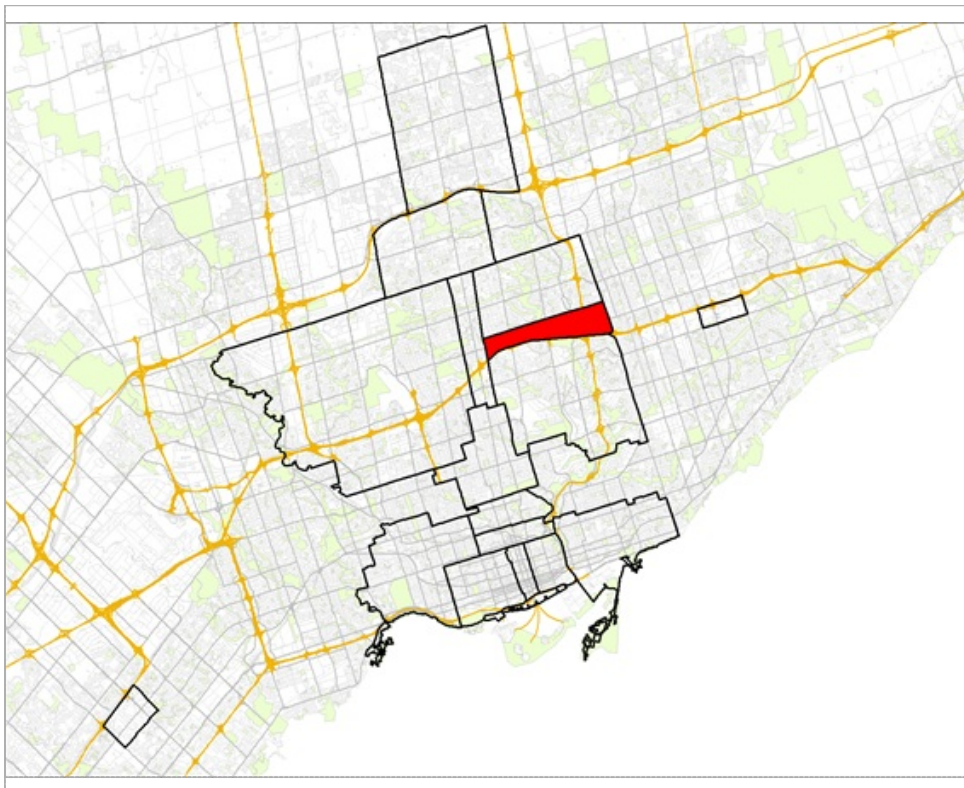


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of August 2025

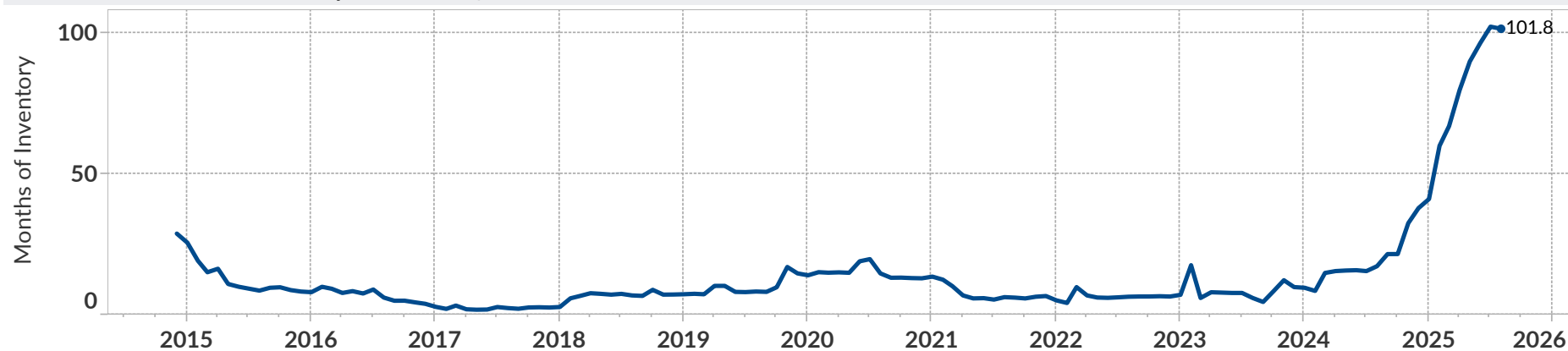


Sheppard Corridor Submarket Report - August 2025



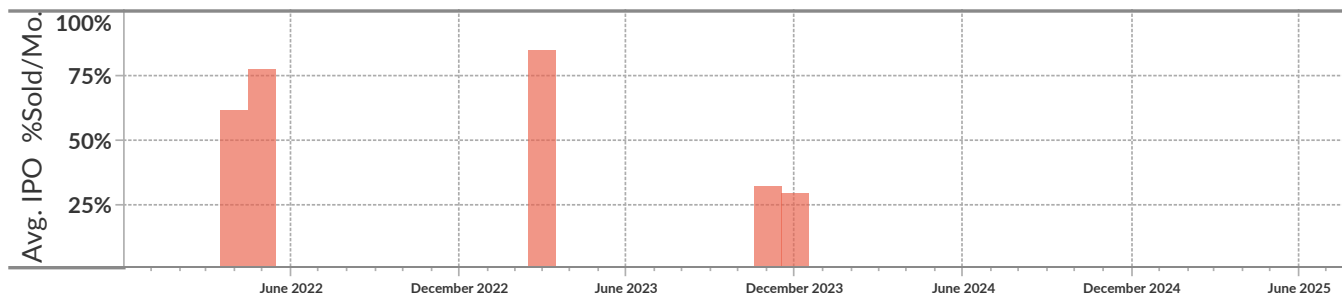
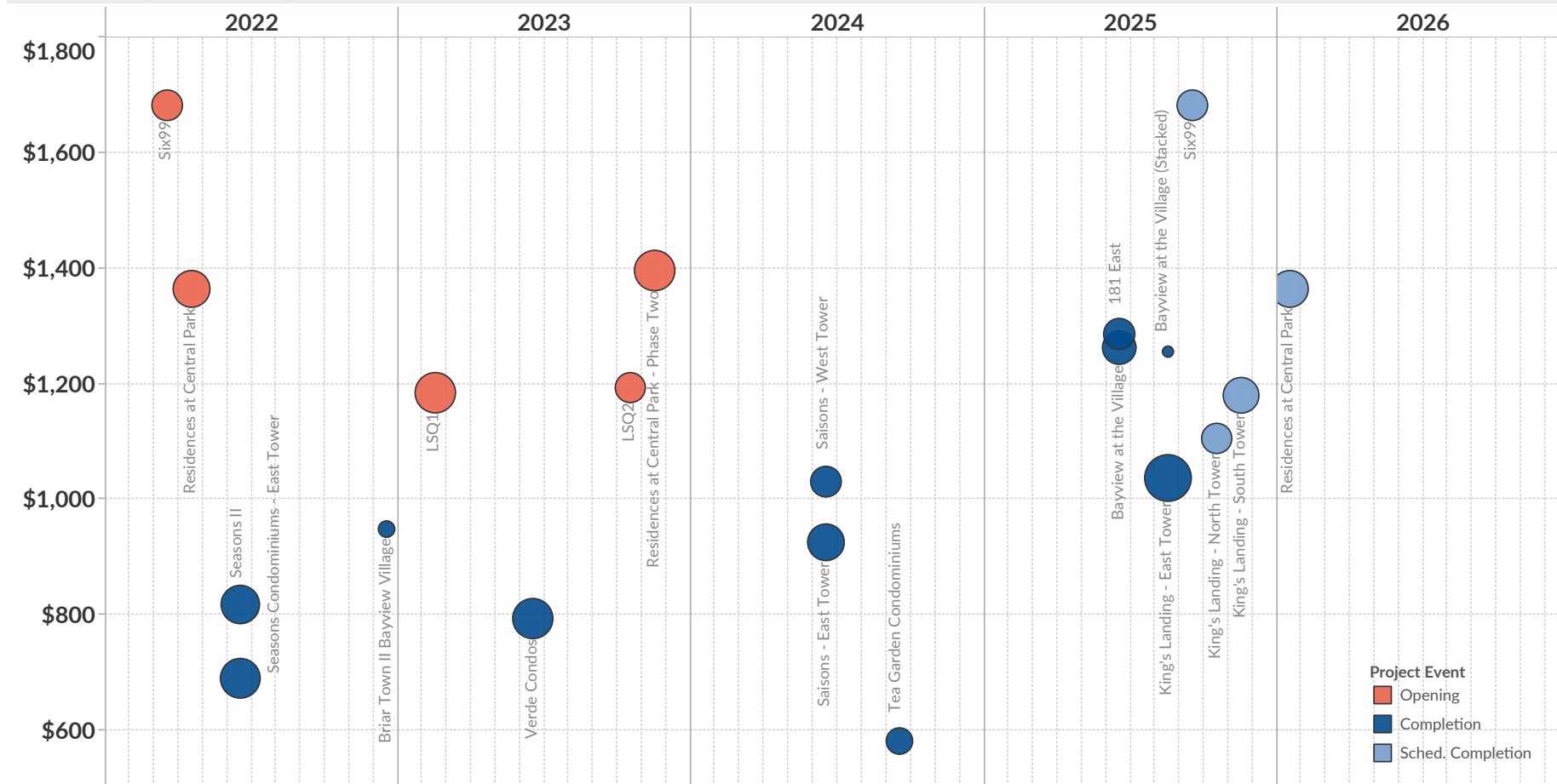
Sheppard Corridor		GTA
Distinct count of Site Name	9	330
No. of Units	2,326	84,491
Total Sales	1,919	68,044
Act Inv	407	16,447
Avg. \$/sf	\$1,398	\$1,385
Avg. Project \$/SF	\$1,298	\$1,305
Avg. SF	814	787
Avg. \$	\$1,138,459	\$1,090,094
Current Month Sales	3	118

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

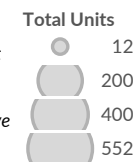


Sheppard Corridor Submarket Report - August 2025

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.



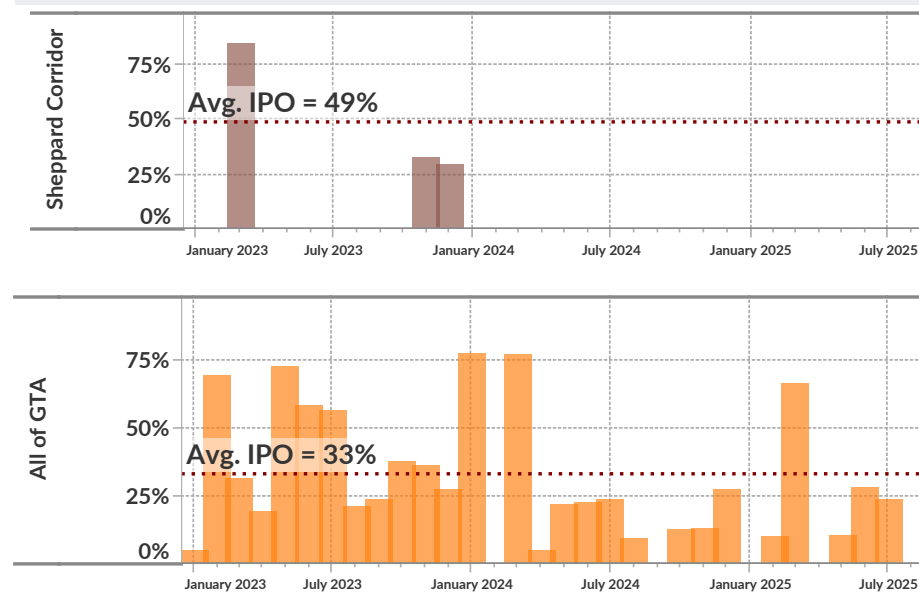
Sheppard Corridor Submarket Report - August 2025

Project Data by Unit Type

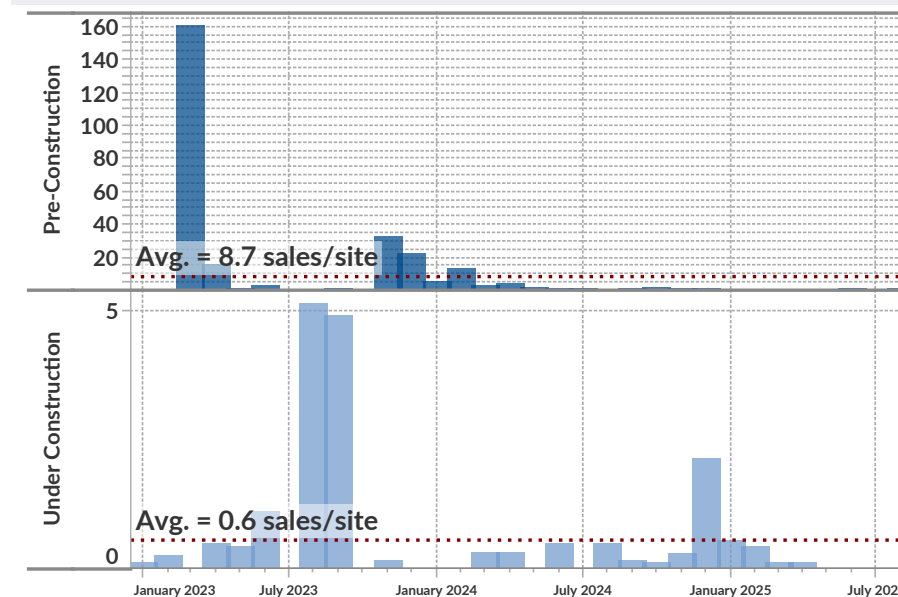
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	113	7
1 Bedroom	520	0	454	66
1 Bedroom + Den	627	3	568	59
2 Bedroom	594	0	507	87
2 Bedroom + Den	209	0	84	125
3 Bedroom & Up	222	0	170	52
Penthouse	29	0	18	11
Other	5	0	5	0

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,472	325	372	\$485,000	\$550,000
\$1,463	411	563	\$599,000	\$833,000
\$1,386	462	768	\$656,900	\$1,047,000
\$1,281	615	1,282	\$779,900	\$1,302,800
\$1,393	639	1,270	\$918,900	\$1,742,800
\$1,400	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)

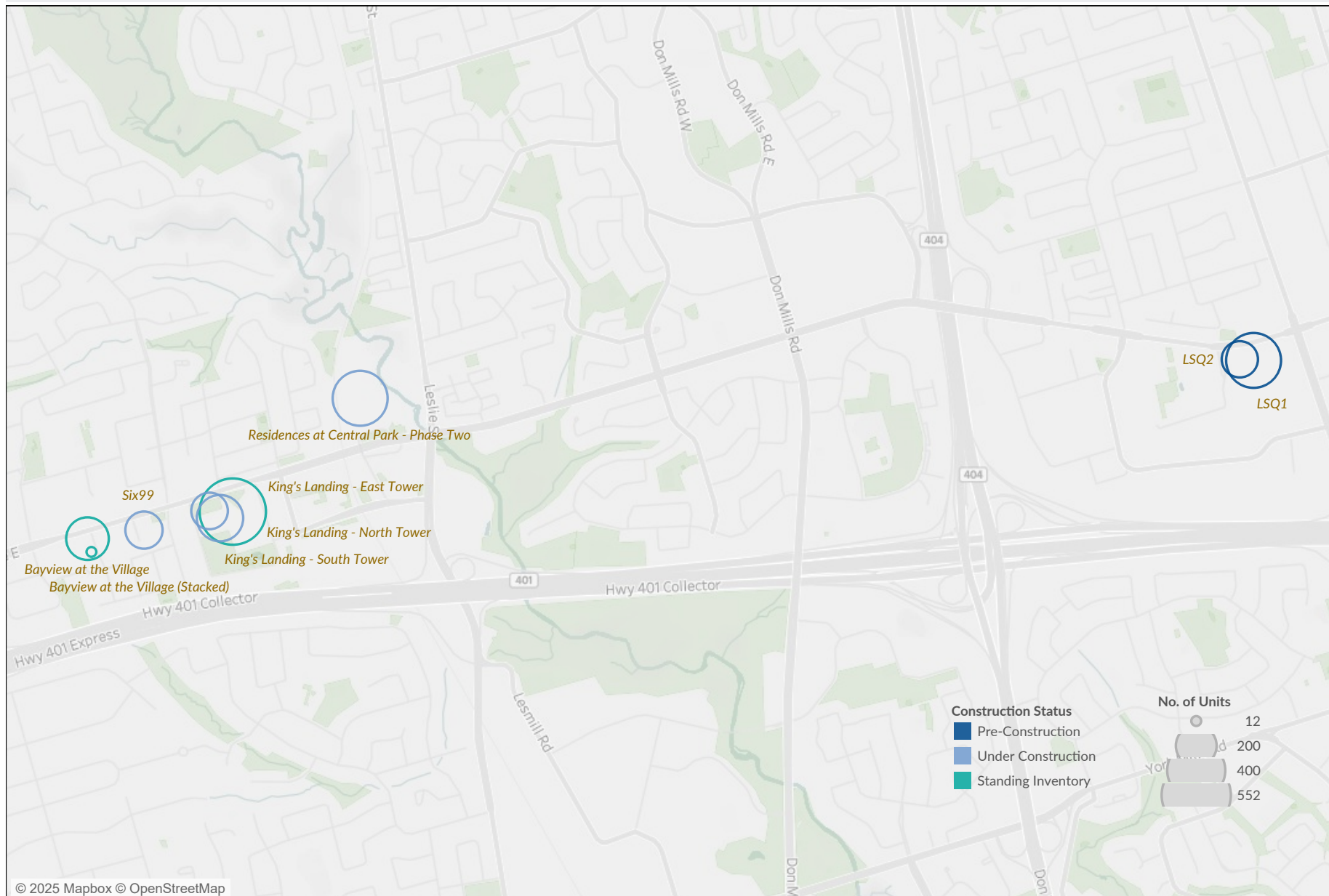


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - August 2025

Current Active Projects



Sheppard Corridor Submarket Report - August 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	\$946
King's Landing - East Tower - Concord Adex	Apartment	August 2025	0	7	42	552	\$1,037	\$1,146
King's Landing - North Tower - Concord Adex	Apartment	October 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	3	8	19	165	\$1,194	\$1,259
Residences at Central Park - Phase Two - Amexon	Apartment	January 2027	0	2	243	379	\$1,396	\$1,445
Six99 - Originate Developments	Apartment	September 2025	0	0	51	174	\$1,682	\$1,690

Sheppard Corridor Submarket Report - August 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	16
Central Waterfront	0	4
Don Mills - York Mills	1	9
Downtown Core	2	6
Downtown East	12	18
Downtown West	6	21
Etobicoke Waterfront	2	1
Highway7 - Yonge	2	4
Mississauga City Centre	3	9
North Toronto	1	16
North Yonge Corridor	0	8
North York East		
North York West	3	10
Not Applicable	77	169
Scarborough City Centre		
Sheppard Corridor	3	9
Thornhill	1	2
Toronto East	0	5
Toronto West	3	16
Yonge - St. Clair	0	7

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
3,000	425	\$2,349	999	\$2,347,350
1,833	921	\$1,642	903	\$1,483,572
1,806	280	\$1,593	1,005	\$1,601,440
3,684	437	\$1,867	789	\$1,472,037
5,354	1,120	\$1,377	712	\$981,350
6,340	1,131	\$1,876	958	\$1,797,659
557	8	\$1,642	827	\$1,357,056
894	198	\$1,056	798	\$842,726
4,573	636	\$1,222	662	\$808,725
2,573	326	\$1,588	938	\$1,488,856
2,352	749	\$1,625	679	\$1,103,015
1,213	608	\$1,328	759	\$1,008,283
26,943	8,525	\$1,145	748	\$855,541
1,919	407	\$1,398	814	\$1,138,459
418	25	\$1,547	1,686	\$2,607,500
880	166	\$1,256	663	\$833,110
2,594	334	\$1,334	847	\$1,130,155
1,111	151	\$2,155	1,241	\$2,674,955



Altus connects data, analytics, applications, and expertise to deliver the intelligence necessary to drive optimal CRE performance. The industry's top leaders rely on our market-leading solutions and expertise to power performance and mitigate risk. Our global team of ~2,000 experts are making a lasting impact on an industry undergoing unprecedented change – helping shape the cities where we live, work, and build thriving communities.

For more information about Altus (TSX: AIF) please visit www.altusgroup.com

This publication has been prepared for general guidance on matters of interest only and does not constitute professional advice or services of Altus Group Limited, its affiliates and its related entities (collectively "Altus Group"). You should not act upon the information contained in this publication without obtaining specific professional advice. The information contained in this publication is provided for informational purposes only, and should not be construed as legal or financial advice on any subject matter. No representation or warranty (express or implied) is given as to the accuracy, completeness or reliability of the information contained in this publication, or the suitability of the information for a particular purpose. Altus Group has no obligation (express or implied) to correct or update any or all of the information contained herein or to advise you of any changes. Altus Group does not accept or assume any liability, responsibility or duty of care for any consequences of you or anyone else acting, or refraining to act, in reliance on the information contained in this publication or for any decision based on it. The distribution of this publication to you does not create, extend or revive a client relationship between Altus Group and you or any other person or entity. This publication, or any part thereof, may not be reproduced or distributed in any form for any purpose without the express written consent of Altus Group.

© 2025 Altus Group Limited. All rights reserved.