

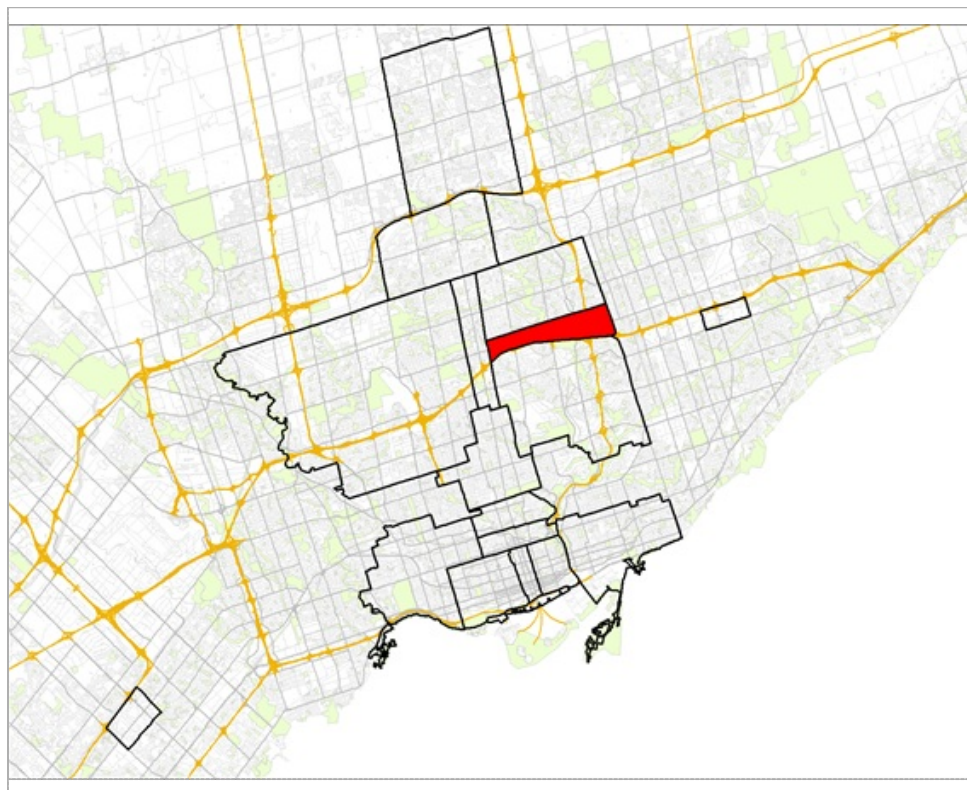


## Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of September 2025

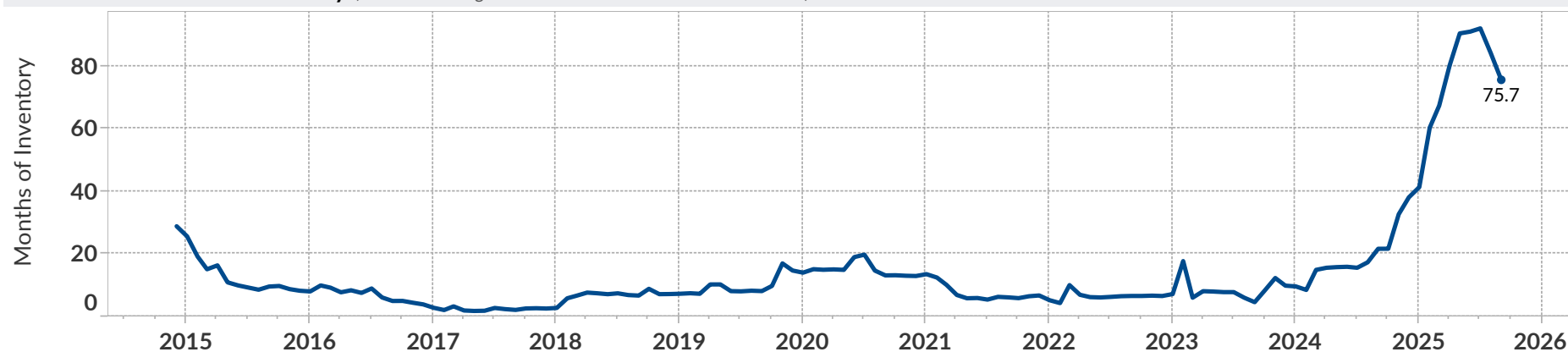


# Sheppard Corridor Submarket Report - September 2025



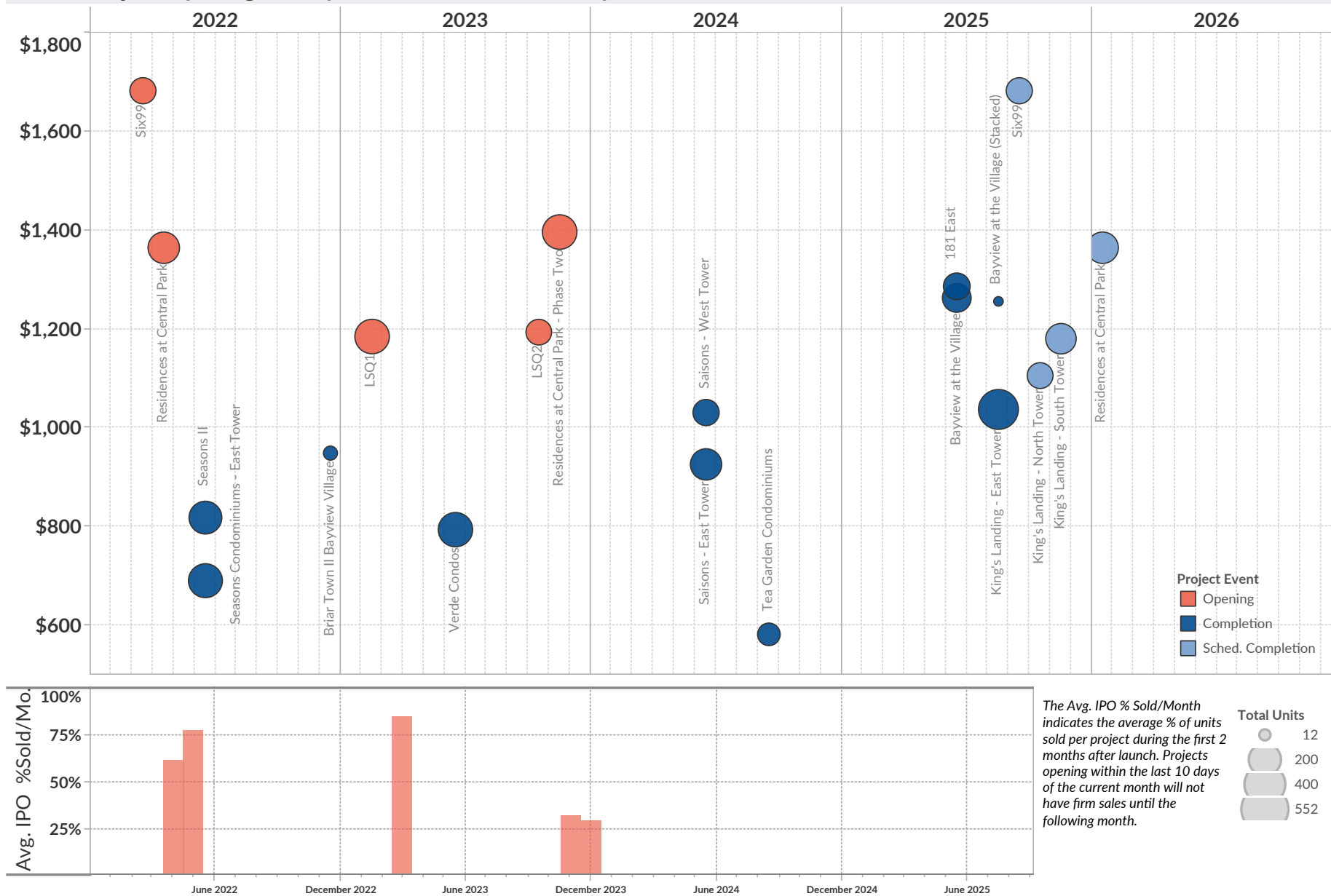
| Sheppard Corridor           |             | GTA         |
|-----------------------------|-------------|-------------|
| Distinct count of Site Name | 9           | 326         |
| No. of Units                | 2,275       | 83,117      |
| Total Sales                 | 1,928       | 67,242      |
| Act Inv                     | 347         | 15,875      |
| Avg. \$/sf                  | \$1,362     | \$1,378     |
| Avg. Project \$/SF          | \$1,262     | \$1,298     |
| Avg. SF                     | 833         | 793         |
| Avg. \$                     | \$1,134,324 | \$1,092,524 |
| Current Month Sales         | 2           | 155         |

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



# Sheppard Corridor Submarket Report - September 2025

## Recent Project Openings, Completions & Scheduled Completions



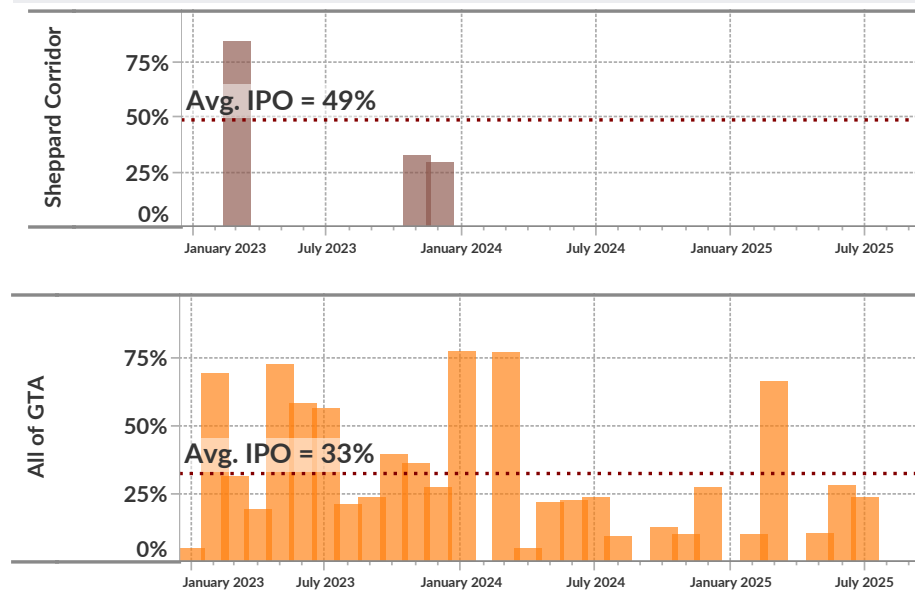
# Sheppard Corridor Submarket Report - September 2025

## Project Data by Unit Type

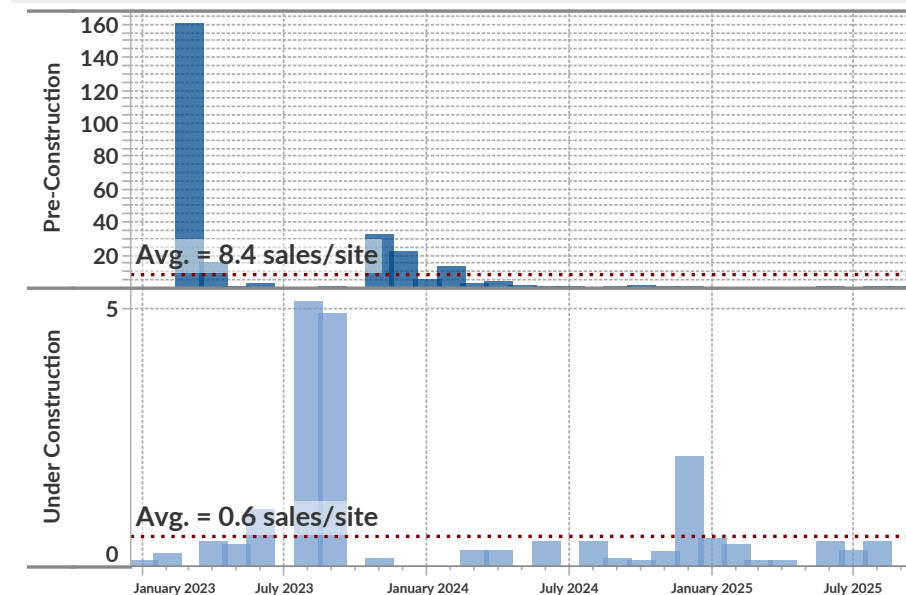
| Unit Type       | No. of Units | Current Month Sales | Total Sales | Act Inv |
|-----------------|--------------|---------------------|-------------|---------|
| Studio          | 120          | 0                   | 113         | 7       |
| 1 Bedroom       | 497          | 0                   | 455         | 42      |
| 1 Bedroom + Den | 621          | 2                   | 570         | 51      |
| 2 Bedroom       | 585          | 0                   | 508         | 77      |
| 2 Bedroom + Den | 207          | 0                   | 89          | 118     |
| 3 Bedroom & Up  | 211          | 0                   | 171         | 40      |
| Penthouse       | 29           | 0                   | 18          | 11      |
| Other           | 5            | 0                   | 4           | 1       |

| Avg. \$/sf | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|------------|-----------------|------------------|------------------|-------------------|
| \$1,348    | 325             | 372              | \$420,000        | \$500,000         |
| \$1,447    | 425             | 563              | \$608,800        | \$804,800         |
| \$1,361    | 493             | 768              | \$656,900        | \$999,900         |
| \$1,276    | 615             | 1,282            | \$779,900        | \$1,302,800       |
| \$1,390    | 710             | 1,270            | \$918,900        | \$1,742,800       |
| \$1,189    | 824             | 1,281            | \$956,900        | \$1,722,800       |
| \$1,837    | 1,294           | 1,572            | \$2,288,000      | \$2,978,000       |
| \$1,580    | 1,057           | 1,057            | \$1,669,900      | \$1,669,900       |

## IPO Launch Performance (first 2 months)

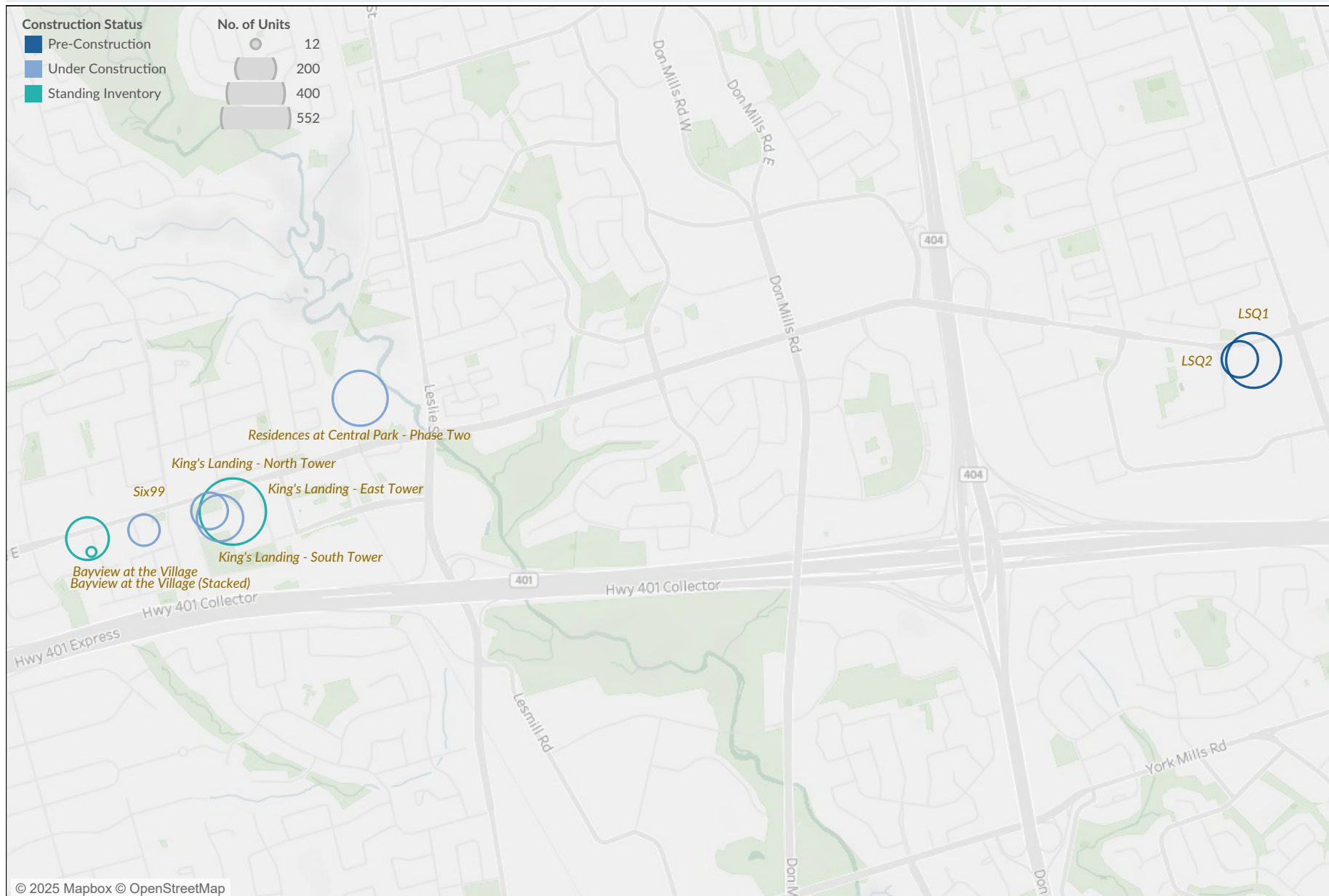


## Post Launch Absorption: Sheppard Corridor



# Sheppard Corridor Submarket Report - September 2025

## Current Active Projects



## Sheppard Corridor Submarket Report - September 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   | 4       | 228          | \$1,263             | \$1,584            |
| 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                   | 12  | 37      | 552          | \$1,037             | \$1,144            |
| King's Landing - North Tower - Concord Adex             | Apartment    | November 2025           | 0                   | 3   | 9       | 168          | \$1,106             | \$876              |
| King's Landing - South Tower - Concord Adex             | Apartment    | November 2025           | 0                   | 1   | 17      | 270          | \$1,180             | \$1,145            |
| LSQ1 - Almadev                                          | Apartment    | December 2028           | 0                   | 0   | 19      | 378          | \$1,185             | \$1,266            |
| LSQ2 - Almadev                                          | Apartment    | June 2029               | 2                   | 10  | 17      | 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    | November 2025           | 0                   | 0   | 0       | 123          | \$1,682             | \$1,690            |

# Sheppard Corridor Submarket Report - September 2025

## Monthly Sales

| Sub Market              | Current Month Sales | Distinct count of Site Name |
|-------------------------|---------------------|-----------------------------|
| Bloor - Yorkville       | 1                   | 16                          |
| Central Waterfront      | 2                   | 4                           |
| Don Mills - York Mills  | 1                   | 9                           |
| Downtown Core           | 1                   | 6                           |
| Downtown East           | 4                   | 16                          |
| Downtown West           | 8                   | 21                          |
| Etobicoke Waterfront    | 0                   | 1                           |
| Highway7 - Yonge        | 0                   | 4                           |
| Mississauga City Centre | 3                   | 9                           |
| North Toronto           | 1                   | 15                          |
| North Yonge Corridor    | 1                   | 8                           |
| North York East         |                     |                             |
| North York West         | 6                   | 10                          |
| Not Applicable          | 115                 | 168                         |
| Scarborough City Centre |                     |                             |
| Sheppard Corridor       | 2                   | 9                           |
| Thornhill               | 0                   | 2                           |
| Toronto East            | 1                   | 5                           |
| Toronto West            | 9                   | 16                          |
| Yonge - St. Clair       | 0                   | 7                           |

## Current GTA Active Projects

| Total Sales | Act Inv | Avg. \$/sf | Avg. SF | Avg. \$     |
|-------------|---------|------------|---------|-------------|
| 3,001       | 424     | \$2,349    | 999     | \$2,347,350 |
| 1,836       | 918     | \$1,642    | 904     | \$1,484,508 |
| 1,807       | 279     | \$1,593    | 1,006   | \$1,603,304 |
| 3,685       | 436     | \$1,867    | 788     | \$1,471,778 |
| 4,638       | 868     | \$1,381    | 738     | \$1,018,833 |
| 6,365       | 1,106   | \$1,875    | 960     | \$1,799,774 |
| 557         | 8       | \$1,642    | 827     | \$1,357,056 |
| 894         | 198     | \$1,056    | 798     | \$842,726   |
| 4,576       | 633     | \$1,223    | 661     | \$808,511   |
| 2,547       | 316     | \$1,574    | 911     | \$1,433,064 |
| 2,353       | 710     | \$1,628    | 685     | \$1,115,786 |
|             |         |            |         |             |
| 1,219       | 602     | \$1,327    | 757     | \$1,004,799 |
| 26,827      | 8,360   | \$1,130    | 752     | \$849,709   |
|             |         |            |         |             |
| 1,928       | 347     | \$1,362    | 833     | \$1,134,324 |
| 418         | 25      | \$1,547    | 1,686   | \$2,607,500 |
| 881         | 165     | \$1,261    | 663     | \$835,765   |
| 2,603       | 325     | \$1,325    | 839     | \$1,112,538 |
| 1,107       | 155     | \$2,157    | 1,295   | \$2,792,973 |



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