

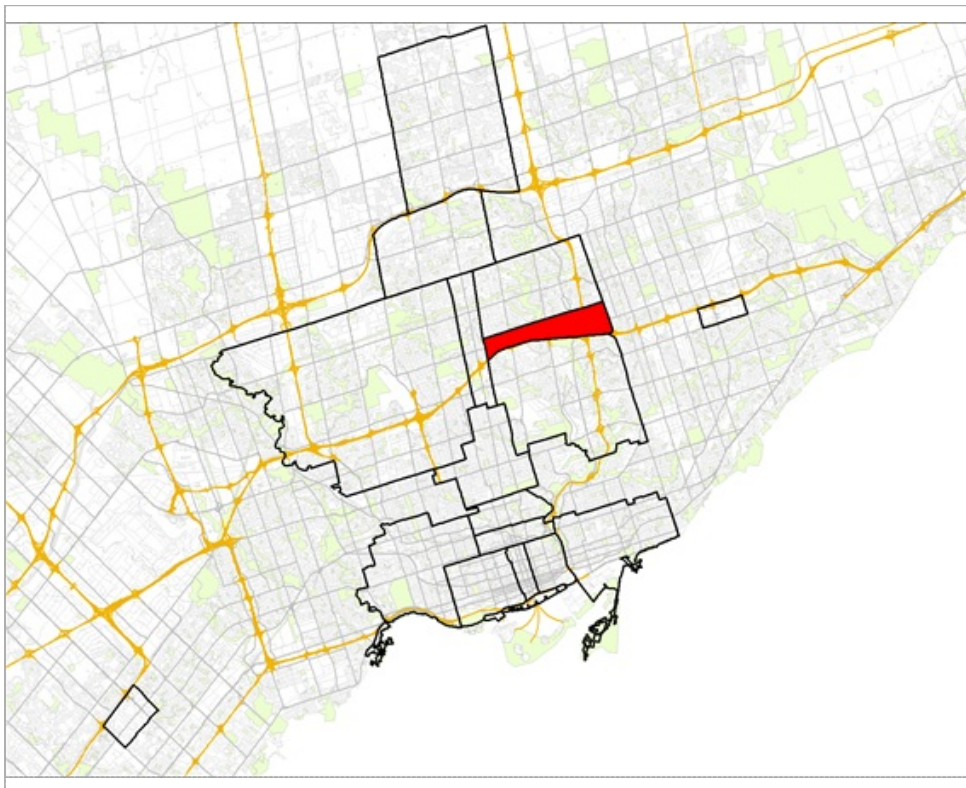


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of December 2025

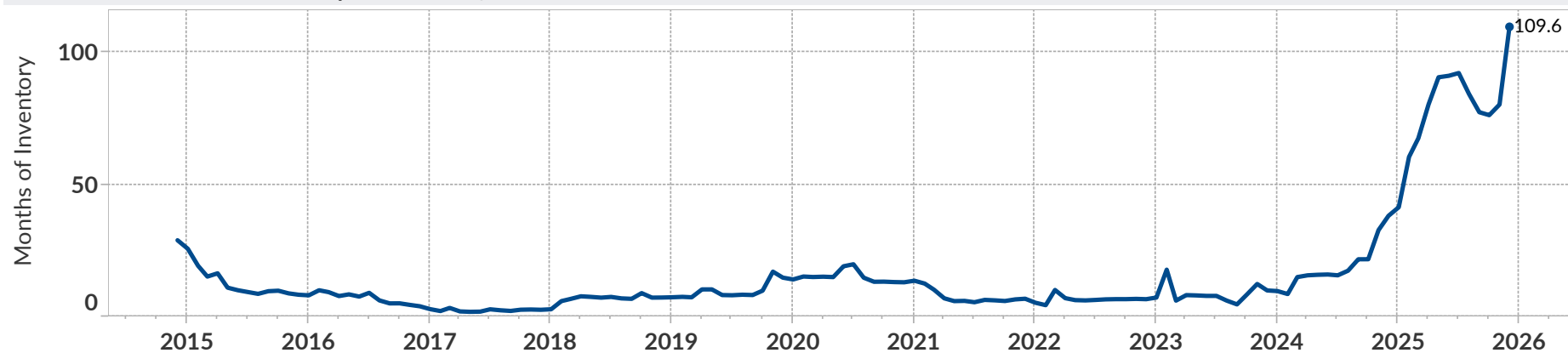


Sheppard Corridor Submarket Report - December 2025



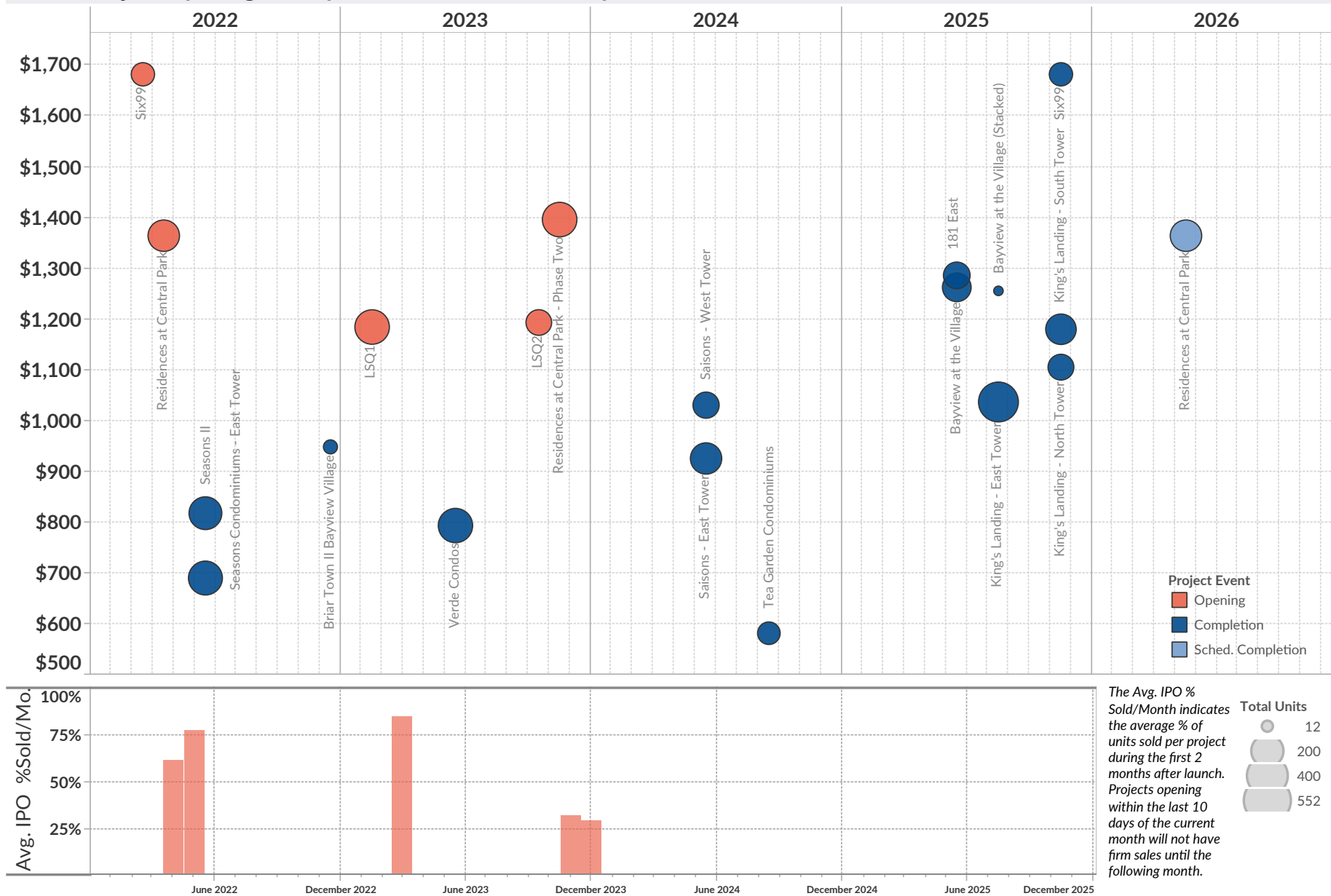
Sheppard Corridor		GTA
Distinct count of Site Name	8	317
No. of Units	2,263	81,546
Total Sales	1,925	66,431
Act Inv	338	15,115
Avg. \$/sf	\$1,328	\$1,368
Avg. Project \$/SF	\$1,248	\$1,286
Avg. SF	837	792
Avg. \$	\$1,112,190	\$1,083,198
Current Month Sales	3	87

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



Sheppard Corridor Submarket Report - December 2025

Recent Project Openings, Completions & Scheduled Completions



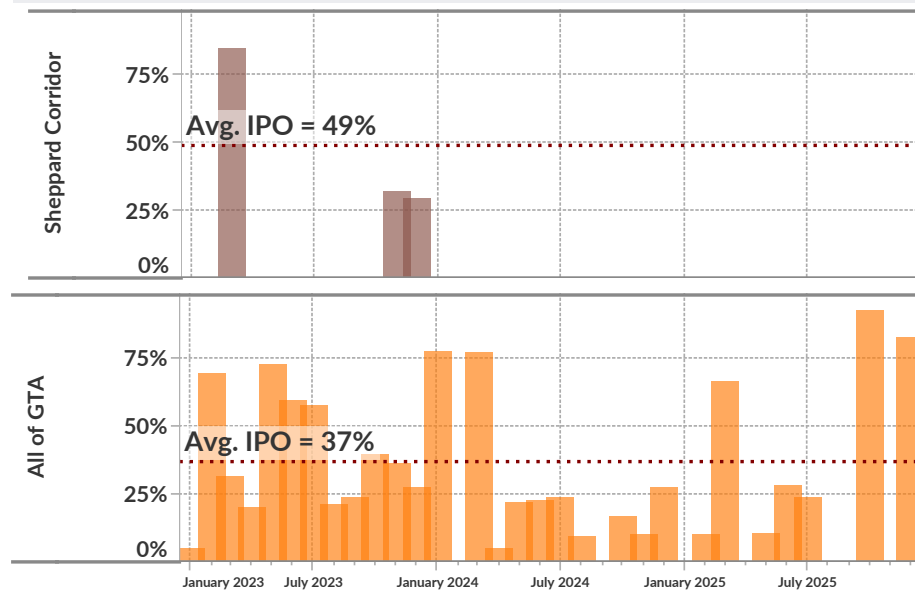
Sheppard Corridor Submarket Report - December 2025

Project Data by Unit Type

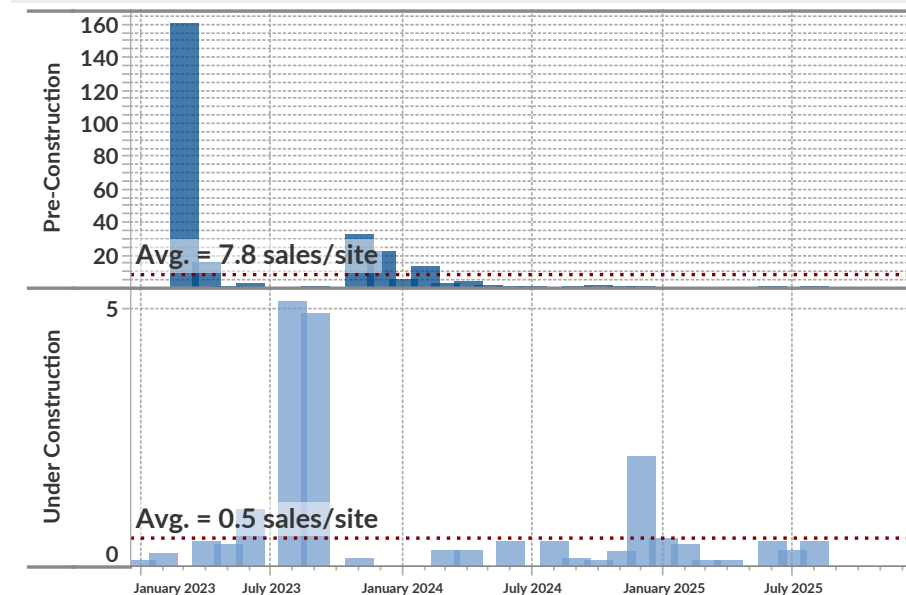
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	114	6
1 Bedroom	497	2	457	40
1 Bedroom + Den	621	1	571	50
2 Bedroom	579	0	504	75
2 Bedroom + Den	207	0	89	118
3 Bedroom & Up	205	0	168	37
Penthouse	29	0	18	11
Other	5	0	4	1

Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,224	325	372	\$410,000	\$430,000
\$1,364	435	563	\$520,000	\$788,800
\$1,327	501	641	\$637,900	\$999,900
\$1,232	615	1,282	\$758,900	\$1,278,800
\$1,370	710	1,270	\$918,900	\$1,718,800
\$1,132	838	1,281	\$900,000	\$1,698,800
\$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)

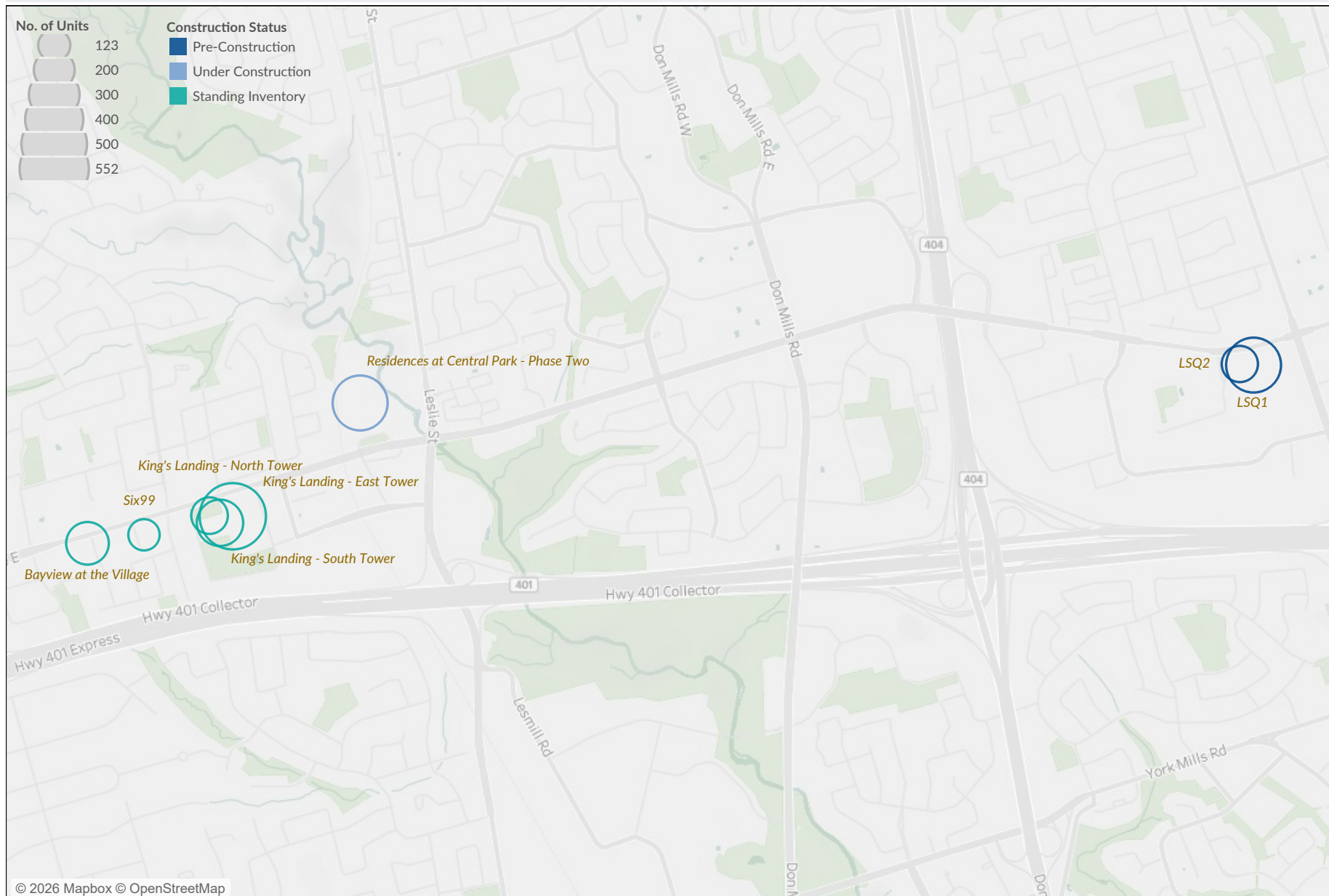


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - December 2025

Current Active Projects



Sheppard Corridor Submarket Report - December 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
King's Landing - East Tower - Concord Adex	Apartment	August 2025	2	17	32	552	\$1,037	\$964
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	3	15	270	\$1,180	\$1,044
LSQ1 - Almadev	Apartment	December 2028	0	0	19	378	\$1,185	\$1,266
LSQ2 - Almadev	Apartment	June 2029	1	11	16	165	\$1,194	\$1,134
Residences at Central Park - Phase Two - Amexon	Apartment	January 2027	0	2	243	379	\$1,396	\$1,428
Six99 - Originate Developments	Apartment	November 2025	0	0	0	123	\$1,682	\$1,690

Sheppard Corridor Submarket Report - December 2025

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	. 0	● 16
Central Waterfront	. 0	● 4
Don Mills - York Mills	● 1	● 10
Downtown Core	. 0	● 6
Downtown East	. 0	● 15
Downtown West	● 4	● 19
Etobicoke Waterfront	. 0	● 1
Highway7 - Yonge	. 0	● 4
Mississauga City Centre	. 0	● 9
North Toronto	● 1	● 14
North Yonge Corridor	. 0	● 8
North York East		
North York West	● 2	● 9
Not Applicable	● 67	● 165
Scarborough City Centre		
Sheppard Corridor	● 3	● 8
Thornhill	. 0	● 2
Toronto East	. 0	● 5
Toronto West	● 9	● 16
Yonge - St. Clair	. 0	● 6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
● 3,006	● 419	● \$2,348	● 996	● \$2,337,249
● 1,838	● 916	● \$1,642	● 905	● \$1,485,872
● 1,828	● 260	● \$1,420	● 910	● \$1,292,699
● 3,687	● 435	● \$1,865	● 785	● \$1,464,664
● 4,489	● 767	● \$1,364	● 753	● \$1,026,137
● 5,947	● 965	● \$1,881	● 943	● \$1,774,088
● 559	● 6	● \$1,636	● 782	● \$1,278,733
● 894	● 198	● \$1,056	● 798	● \$842,726
● 4,579	● 630	● \$1,223	● 661	● \$807,827
● 2,379	● 306	● \$1,597	● 911	● \$1,453,690
● 2,350	● 712	● \$1,624	● 687	● \$1,115,830
● 1,133	● 535	● \$1,305	● 763	● \$994,947
● 26,827	● 7,975	● \$1,125	● 754	● \$848,370
● 1,925	● 338	● \$1,328	● 837	● \$1,112,190
● 419	● 24	● \$1,550	● 1,708	● \$2,647,813
● 888	● 158	● \$1,251	● 667	● \$833,914
● 2,609	● 319	● \$1,308	● 842	● \$1,100,855
● 1,074	● 152	● \$2,168	● 1,301	● \$2,819,861



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