

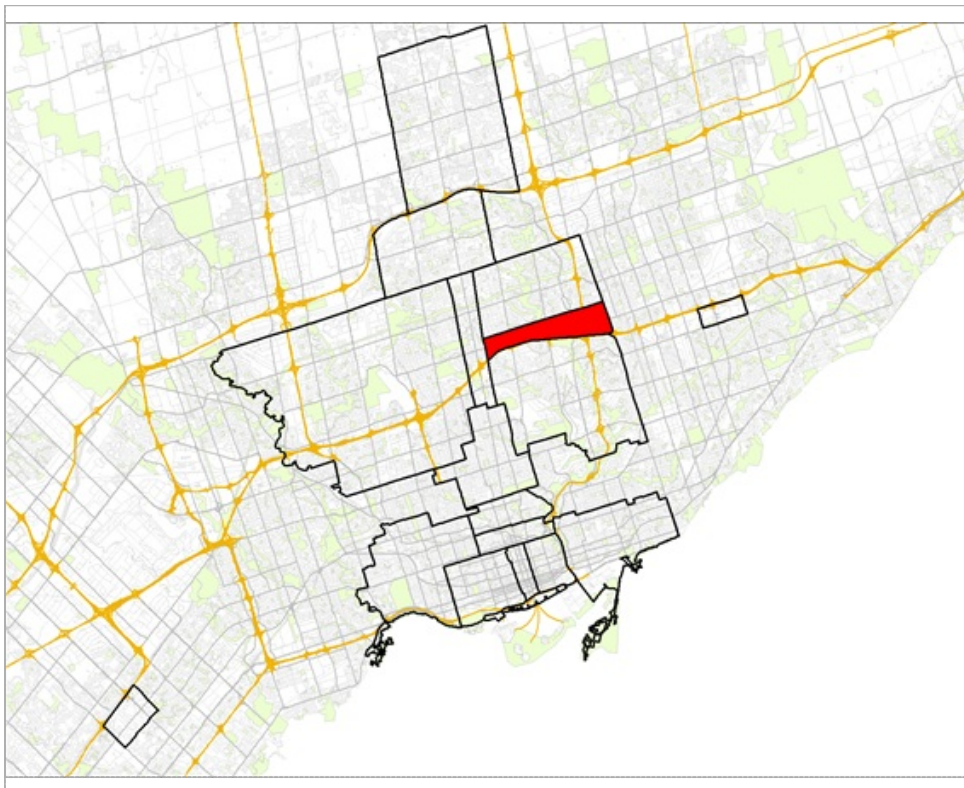


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of January 2026

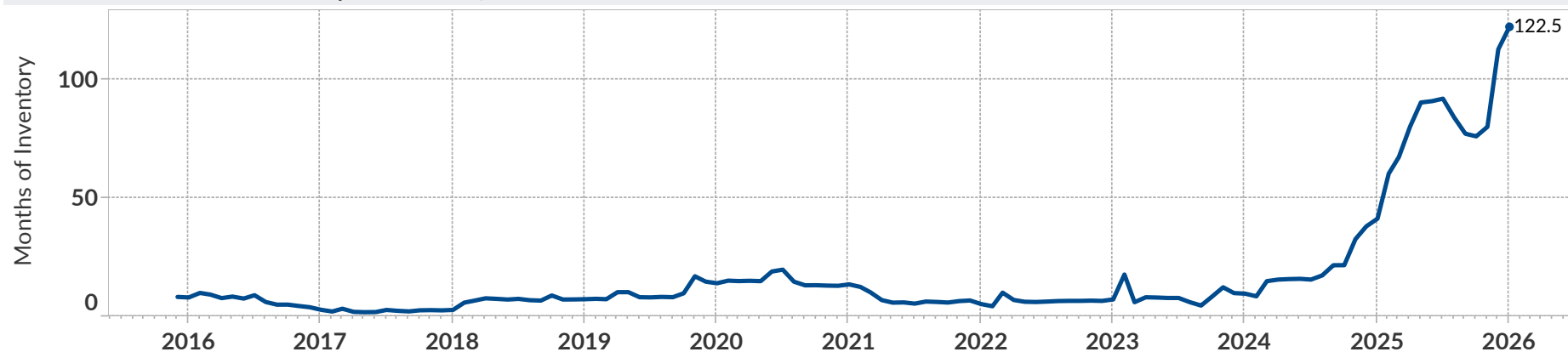


Sheppard Corridor Submarket Report - January 2026



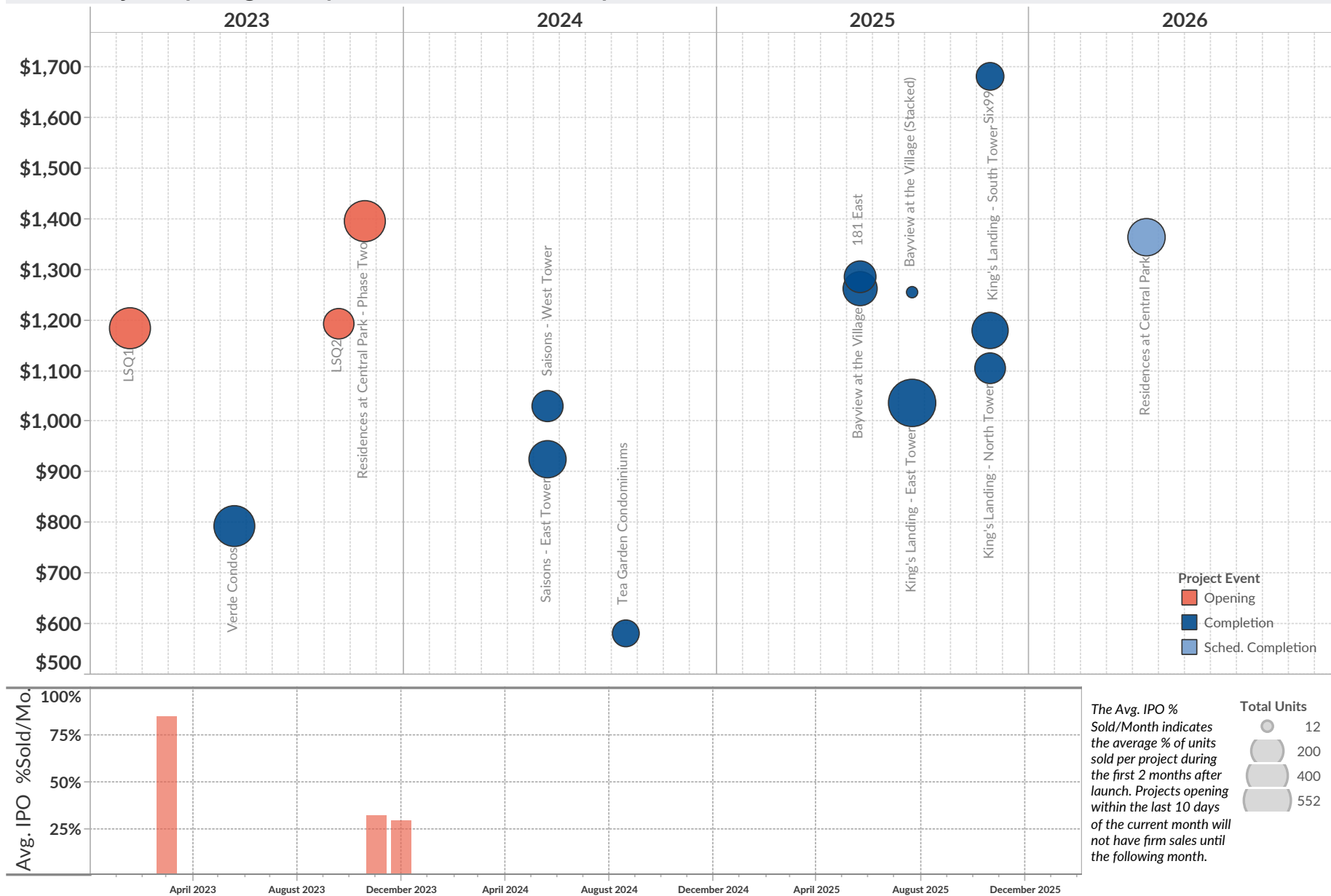
Sheppard Corridor		GTA
Distinct count of Site Name	8	311
No. of Units	2,263	80,562
Total Sales	1,926	65,831
Act Inv	337	14,731
Avg. \$/sf		\$1,331
Avg. Project \$/SF		\$1,248
Avg. SF		836
Avg. \$		\$1,112,340
Current Month Sales		2
		85

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



Sheppard Corridor Submarket Report - January 2026

Recent Project Openings, Completions & Scheduled Completions



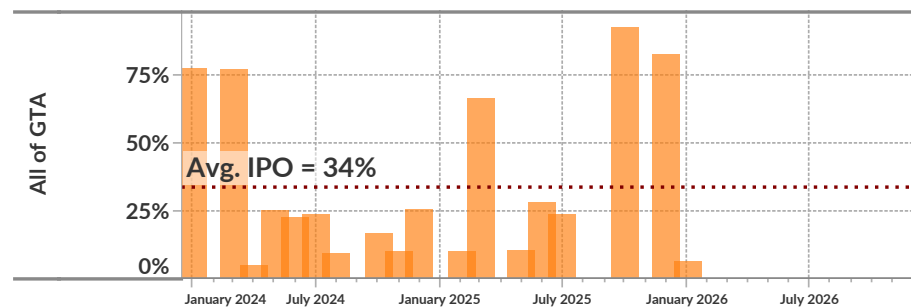
Sheppard Corridor Submarket Report - January 2026

Project Data by Unit Type

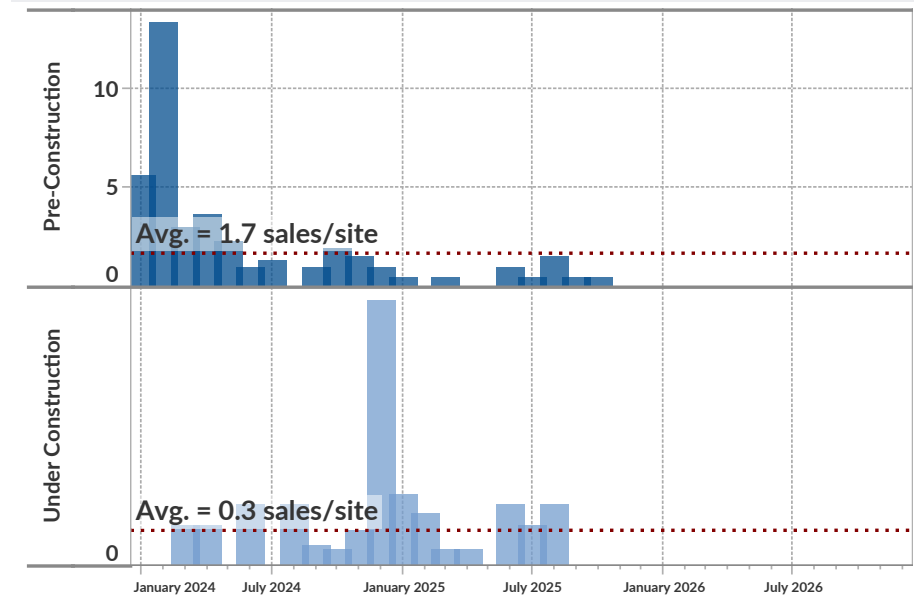
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	114	6
1 Bedroom	497	0	457	40
1 Bedroom + Den	621	0	570	51
2 Bedroom	579	2	506	73
2 Bedroom + Den	207	0	89	118
3 Bedroom & Up	205	0	168	37
Penthouse	29	0	18	11
Other	5	0	4	1

*				
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
\$1,323	501	641	\$637,900	\$999,900
\$1,243	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)

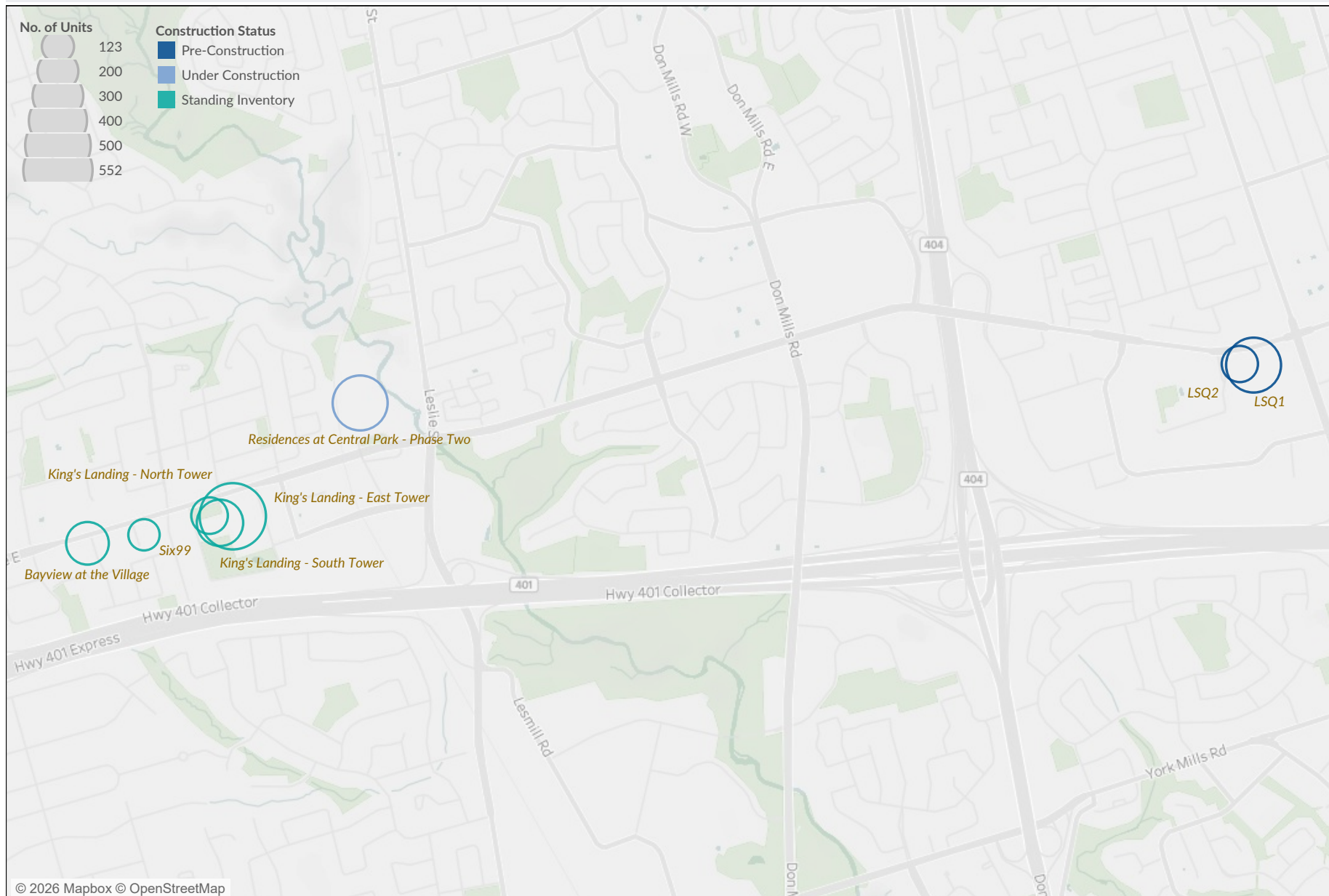


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - January 2026

Current Active Projects



Sheppard Corridor Submarket Report - January 2026

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	2	30	552	\$1,037	\$964
King's Landing - North Tower - Concord Adex	Apartment	November 2025	0	0	9	168	\$1,106	\$876
King's Landing - South Tower - Concord Adex	Apartment	November 2025	0	0	15	270	\$1,180	\$1,044
LSQ1 - Almadev	Apartment	December 2028	0	0	19	378	\$1,185	\$1,266
LSQ2 - Almadev	Apartment	June 2029	0	0	17	165	\$1,194	\$1,134
Residences at Central Park - Phase Two - Amexon	Apartment	January 2027	0	0	243	379	\$1,396	\$1,428
Six99 - Originate Developments	Apartment	November 2025	0	0	0	123	\$1,682	\$1,690

Sheppard Corridor Submarket Report - January 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	6	15
Central Waterfront	2	4
Don Mills - York Mills	0	9
Downtown Core	0	6
Downtown East	0	15
Downtown West	6	19
Etobicoke Waterfront	0	1
Highway7 - Yonge	0	4
Mississauga City Centre	1	9
North Toronto	0	14
North Yonge Corridor	3	8
North York East		
North York West	2	9
Not Applicable	54	161
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	3	2
Toronto East	0	5
Toronto West	5	16
Yonge - St. Clair	1	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,981	410	\$2,291	1,031	\$2,360,853
1,840	914	\$1,642	906	\$1,487,242
1,786	96	\$1,384	1,383	\$1,913,846
3,687	435	\$1,865	785	\$1,464,664
4,489	767	\$1,364	753	\$1,026,137
5,954	958	\$1,887	938	\$1,769,153
559	6	\$1,636	782	\$1,278,733
896	196	\$1,008	818	\$824,936
4,578	631	\$1,211	661	\$800,813
2,379	306	\$1,597	911	\$1,453,690
2,359	742	\$1,584	698	\$1,105,905
1,135	533	\$1,305	762	\$994,747
26,263	7,746	\$1,130	756	\$853,599
1,926	337	\$1,331	836	\$1,112,340
422	31	\$1,575	1,722	\$2,711,210
888	158	\$1,250	668	\$834,864
2,614	314	\$1,310	841	\$1,101,344
1,075	151	\$2,169	1,306	\$2,832,758



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.