

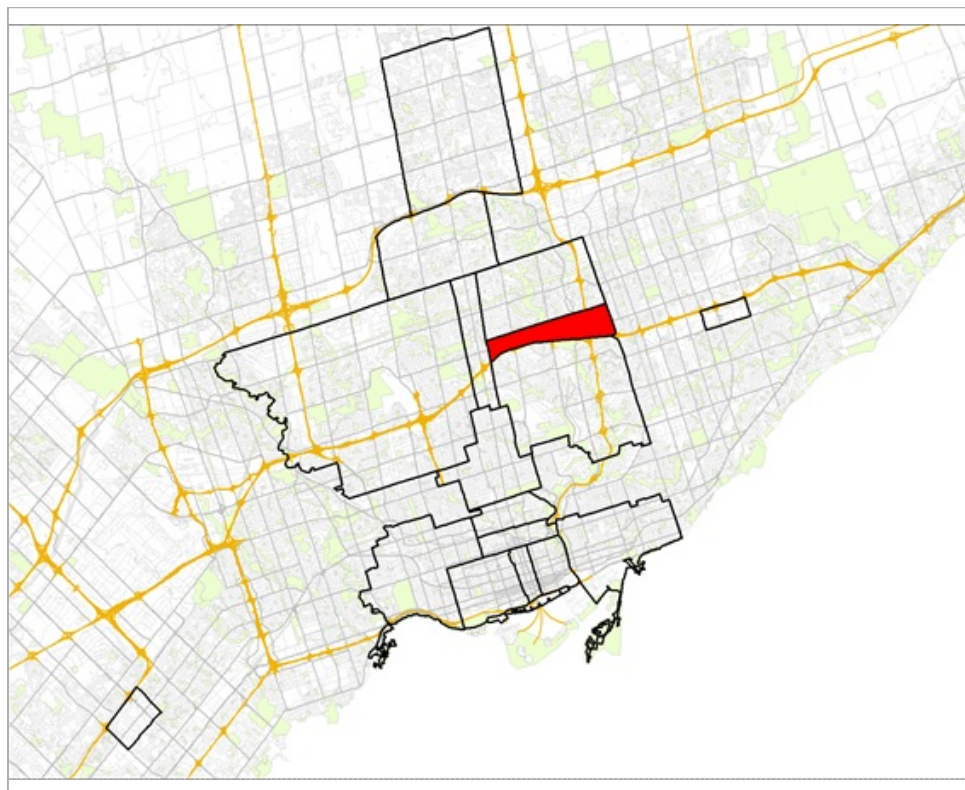


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of March 2026

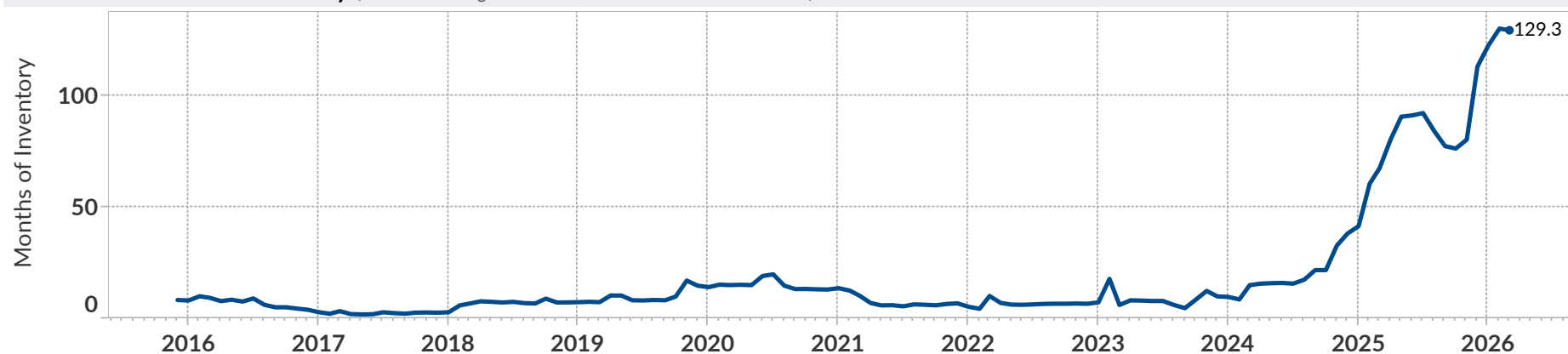


Sheppard Corridor Submarket Report - March 2026



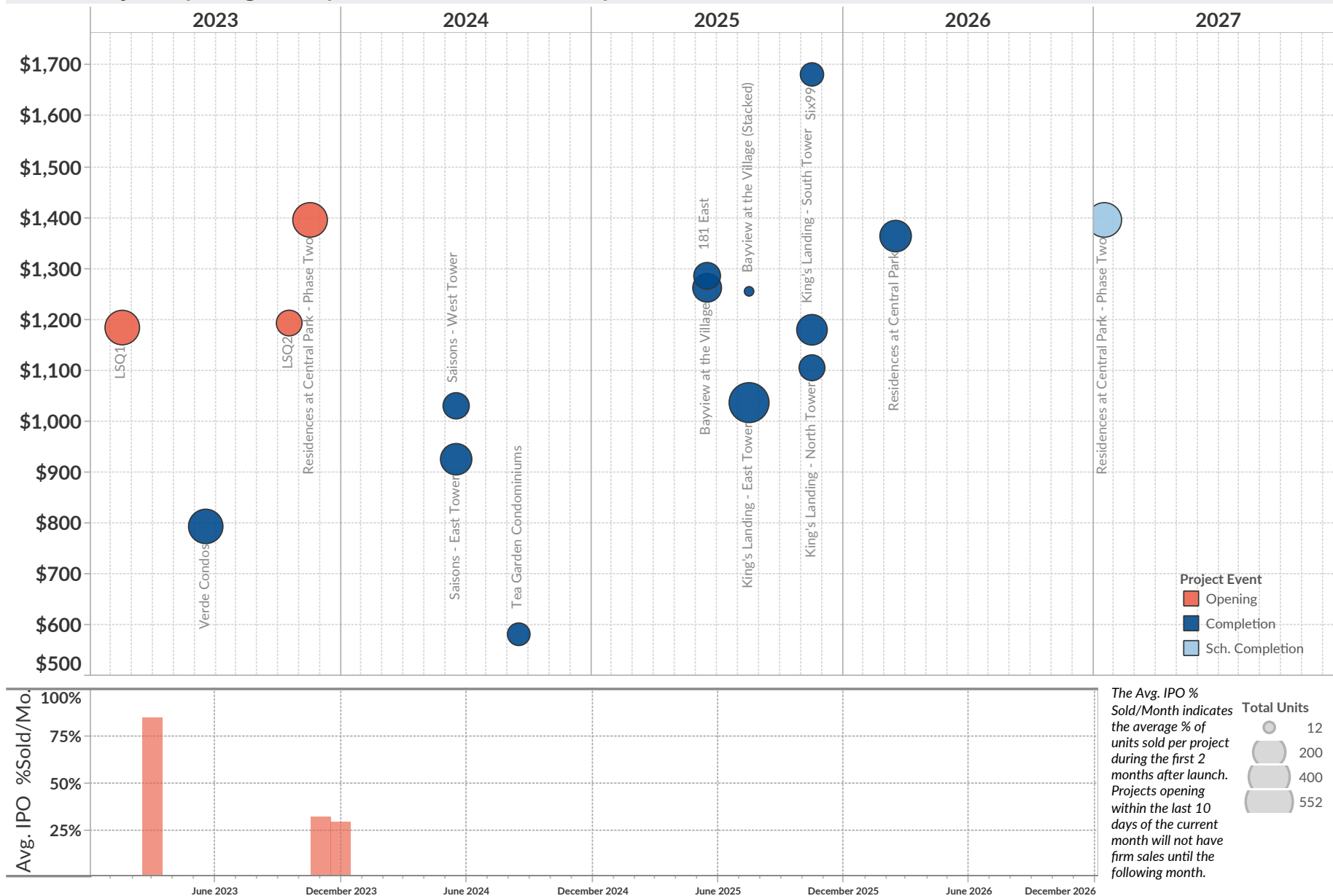
Sheppard Corridor		GTA
Distinct count of Site Name	8	305
No. of Units	2,263	79,030
Total Sales	1,929	65,304
Act Inv	334	13,726
Avg. \$/sf		\$1,367
Avg. Project \$/SF		\$1,290
Avg. SF		801
Avg. \$		\$1,095,159
Current Month Sales		263

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



Sheppard Corridor Submarket Report - March 2026

Recent Project Openings, Completions & Scheduled Completions



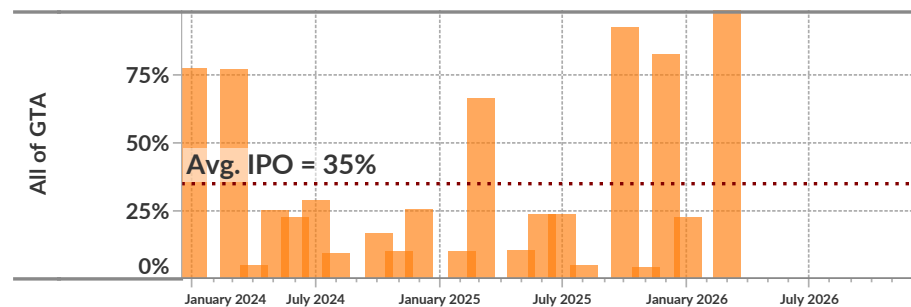
Sheppard Corridor Submarket Report - March 2026

Project Data by Unit Type

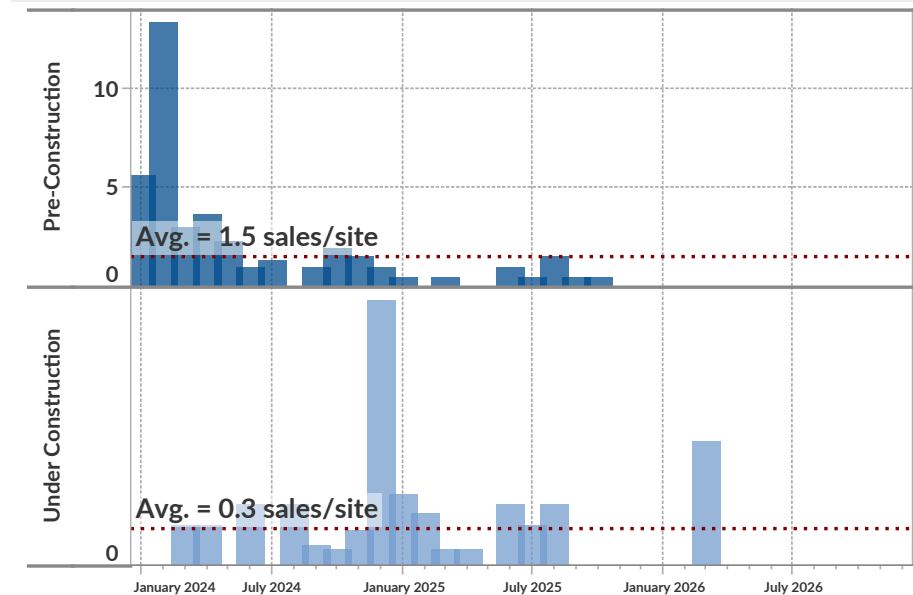
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	114	6
1 Bedroom	497	0	457	40
1 Bedroom + Den	621	0	570	51
2 Bedroom	579	2	509	70
2 Bedroom + Den	207	0	89	118
3 Bedroom & Up	205	0	168	37
Penthouse	29	0	18	11
Other	5	0	4	1

*				
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
\$1,253	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)

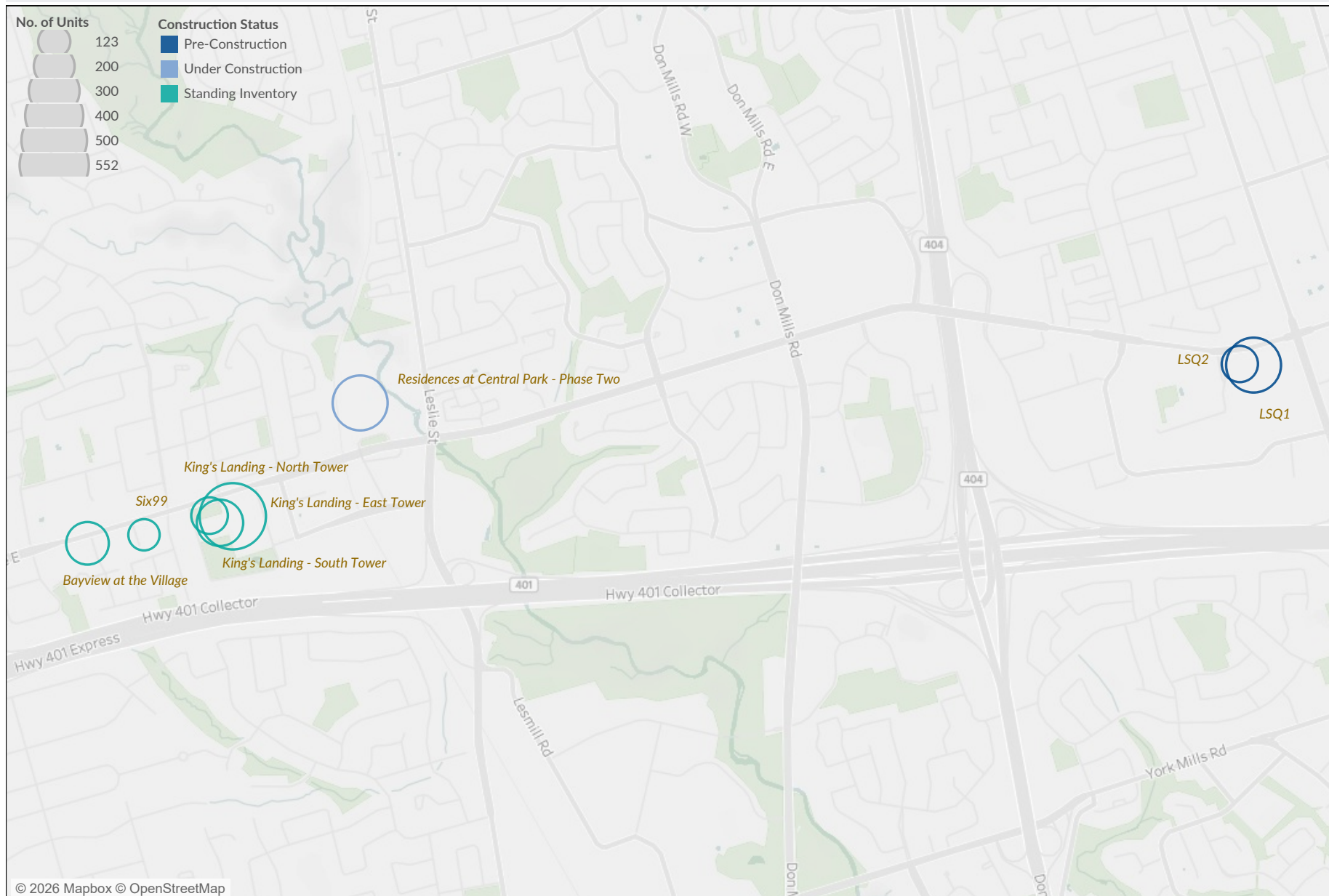


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - March 2026

Current Active Projects



Sheppard Corridor Submarket Report - March 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	1	4	28	552	\$1,037	\$978
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	1	1	242	379	\$1,396	\$1,428
Six99 - Originate Developments	Apartment	November 2025	0	0	0	123	\$1,682	\$1,690

Sheppard Corridor Submarket Report - March 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	15
Central Waterfront	2	4
Don Mills - York Mills	3	9
Downtown Core	0	6
Downtown East	1	15
Downtown West	4	19
Etobicoke Waterfront	0	1
Highway7 - Yonge	2	3
Mississauga City Centre	3	9
North Toronto	5	14
North Yonge Corridor	3	8
North York East		
North York West	5	7
Not Applicable	224	158
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	2	5
Toronto West	5	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,986	405	\$2,312	1,030	\$2,382,146
1,845	909	\$1,642	908	\$1,490,693
1,790	100	\$1,346	1,345	\$1,809,992
3,689	433	\$1,864	787	\$1,467,700
4,492	684	\$1,333	743	\$990,500
6,027	697	\$1,943	1,031	\$2,003,481
559	6	\$1,677	621	\$1,041,400
764	174	\$1,002	829	\$830,496
4,581	628	\$1,209	656	\$792,836
2,331	291	\$1,605	899	\$1,442,696
2,415	686	\$1,606	679	\$1,091,380
760	509	\$1,305	747	\$974,307
26,130	7,212	\$1,122	761	\$854,345
1,929	334	\$1,334	835	\$1,113,892
423	30	\$1,573	1,718	\$2,701,583
890	166	\$1,221	681	\$831,025
2,617	312	\$1,308	838	\$1,096,522
1,076	150	\$2,169	1,308	\$2,837,027



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