

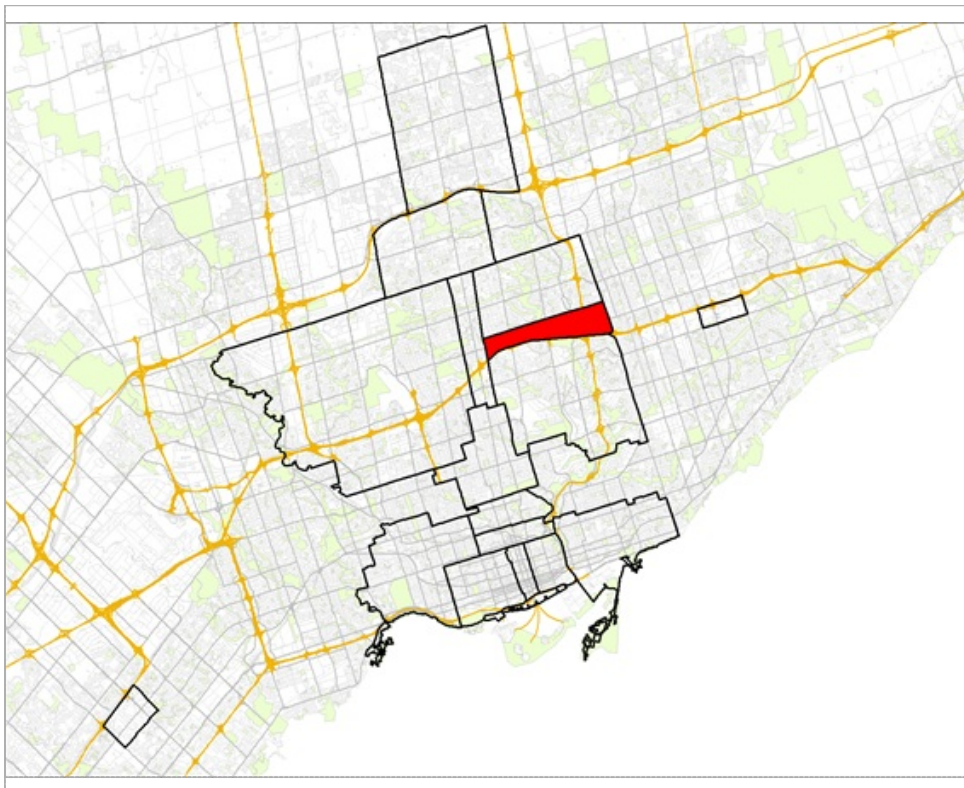


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of May 2026

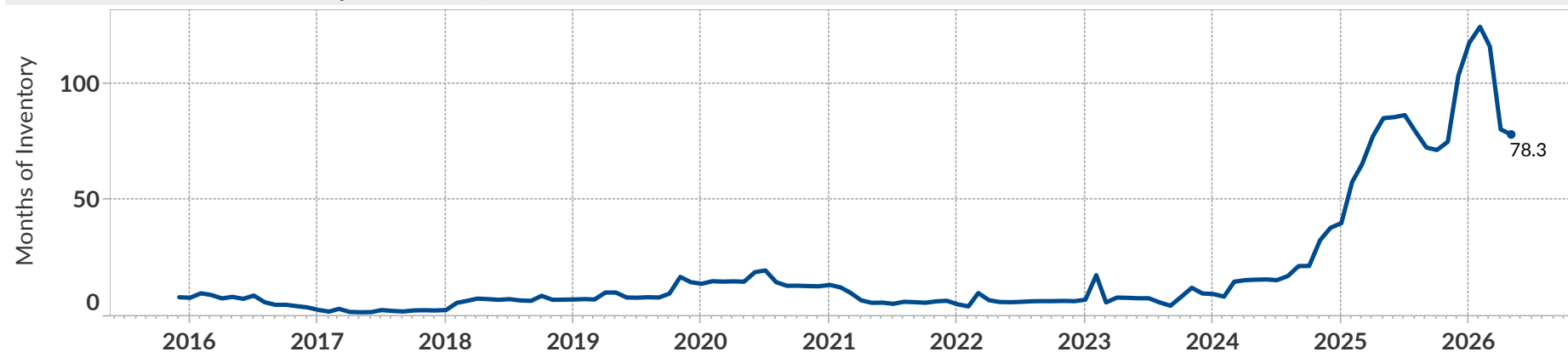


Sheppard Corridor Submarket Report - May 2026



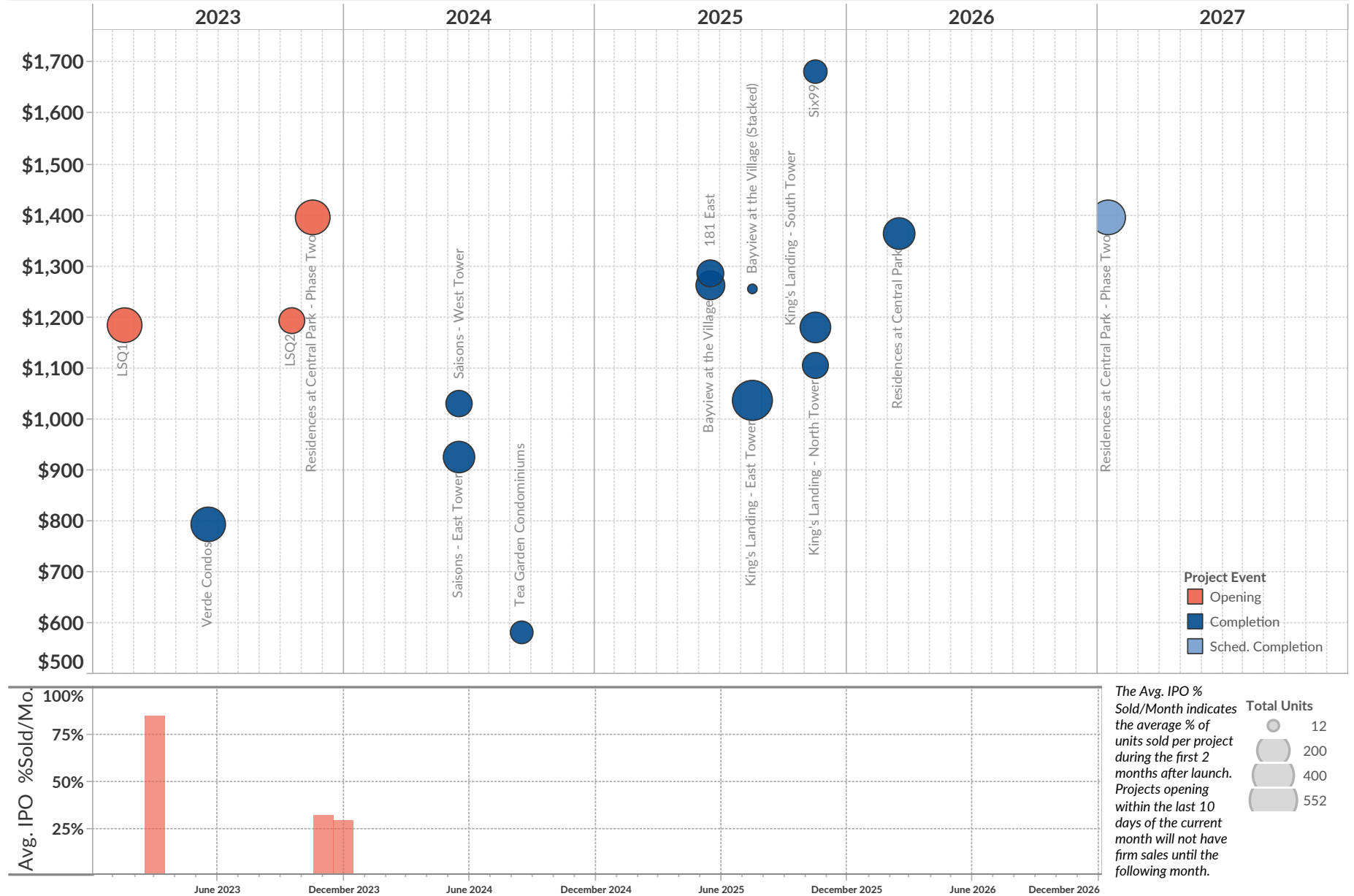
Sheppard Corridor		GTA
Distinct count of Site Name	8	297
No. of Units	2,263	77,205
Total Sales	1,950	64,067
Act Inv	313	13,138
Avg. \$/sf		\$1,370
Avg. Project \$/SF		\$1,282
Avg. SF		803
Avg. \$		\$1,100,032
Current Month Sales		193

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



Sheppard Corridor Submarket Report - May 2026

Recent Project Openings, Completions & Scheduled Completions



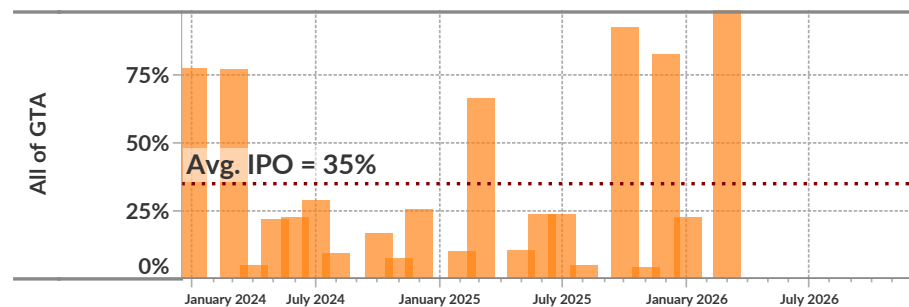
Sheppard Corridor Submarket Report - May 2026

Project Data by Unit Type

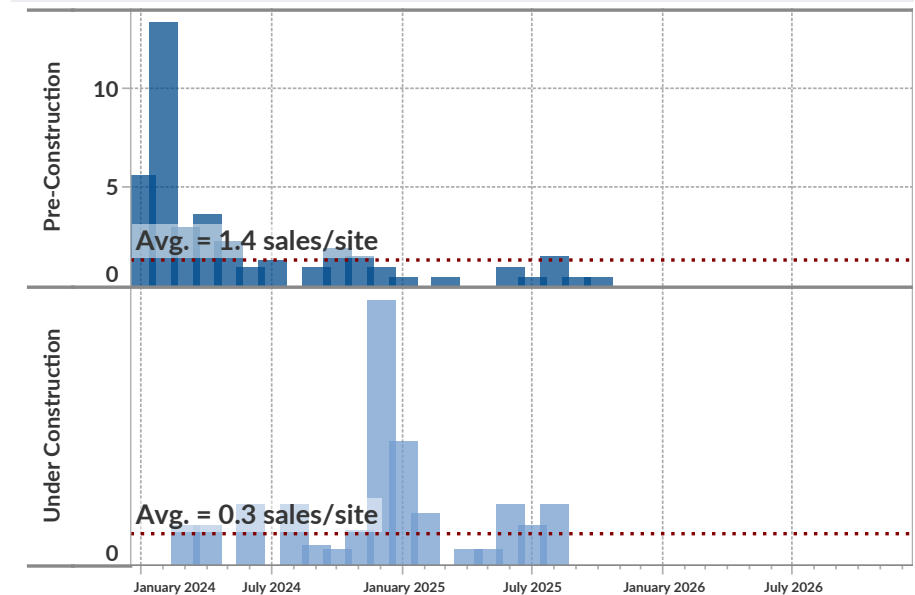
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	115	5
1 Bedroom	497	1	463	34
1 Bedroom + Den	621	0	571	50
2 Bedroom	579	0	512	67
2 Bedroom + Den	207	0	89	118
3 Bedroom & Up	205	1	178	27
Penthouse	29	0	18	11
Other	5	0	4	1

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$1,101	325	372	\$320,000	\$420,000
\$1,400	435	563	\$608,800	\$788,800
\$1,329	501	641	\$637,900	\$999,900
\$1,328	615	918	\$758,900	\$1,278,800
\$1,370	710	1,270	\$918,900	\$1,718,800
\$1,155	838	1,281	\$830,000	\$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)

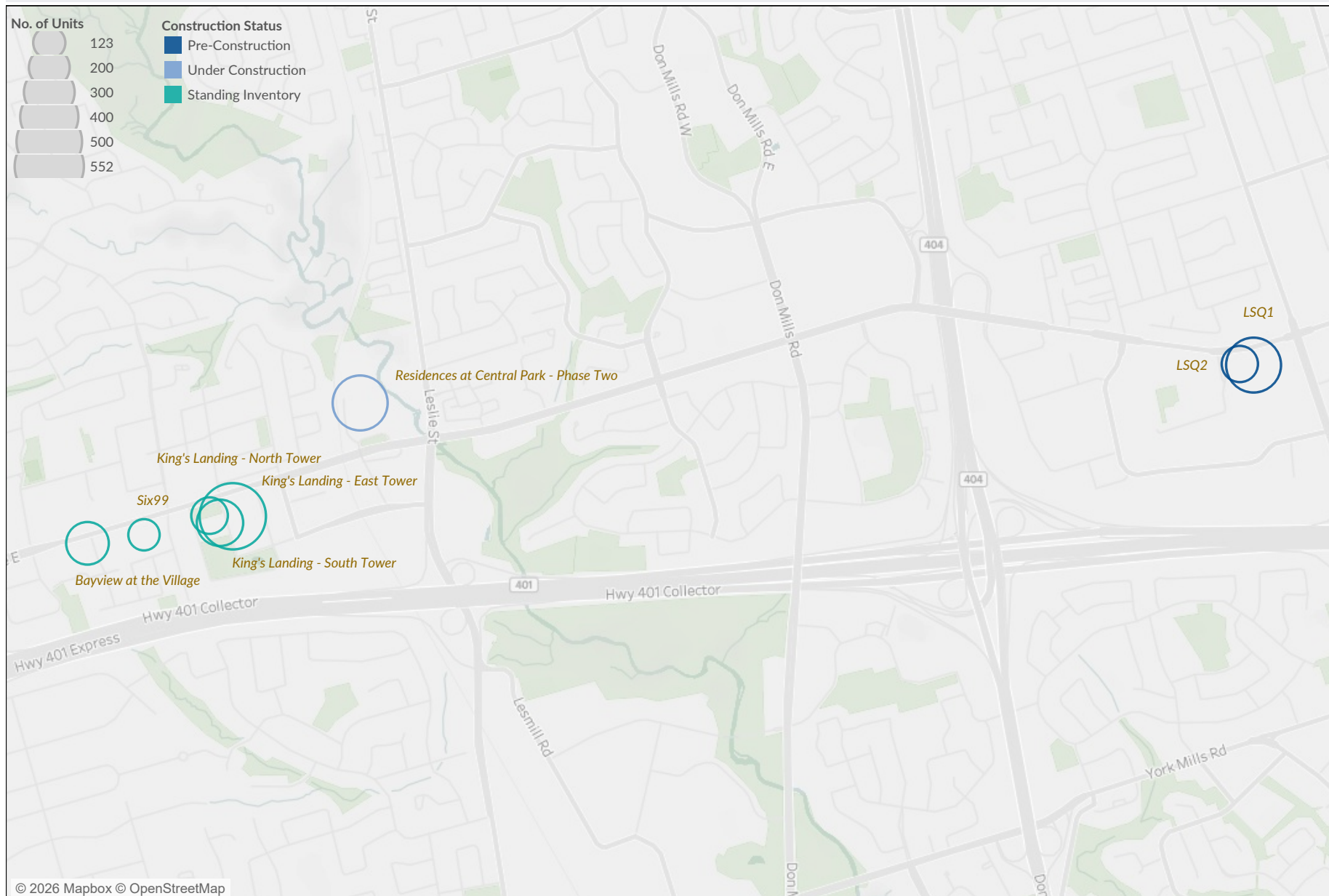


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - May 2026

Current Active Projects



Sheppard Corridor Submarket Report - May 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	15	17	552	\$1,037	\$1,021
King's Landing - North Tower - Concord Adex	Apartment	November 2025	0	4	2	168	\$1,106	\$962
King's Landing - South Tower - Concord Adex	Apartment	November 2025	1	4	11	270	\$1,180	\$983
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 - May 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	1	15
Central Waterfront	2	4
Don Mills - York Mills	2	9
Downtown Core	2	6
Downtown East	19	15
Downtown West	23	19
Etobicoke Waterfront		
Highway7 - Yonge	1	3
Mississauga City Centre	0	9
North Toronto	0	14
North Yonge Corridor	1	8
North York East		
North York West	3	6
Not Applicable	133	152
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	0	5
Toronto West	4	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,987	404	\$2,326	1,028	\$2,391,693
1,849	905	\$1,642	910	\$1,493,481
1,796	72	\$1,515	1,359	\$2,059,196
3,692	430	\$1,865	788	\$1,468,542
4,514	662	\$1,346	738	\$993,904
5,952	772	\$1,874	1,015	\$1,902,764
765	173	\$1,004	826	\$829,338
4,577	632	\$1,207	656	\$792,027
2,332	290	\$1,605	900	\$1,444,886
2,431	670	\$1,623	674	\$1,094,478
743	504	\$1,302	744	\$968,469
25,468	6,658	\$1,106	764	\$844,559
1,950	313	\$1,363	830	\$1,131,609
423	30	\$1,573	1,718	\$2,701,583
890	166	\$1,221	681	\$831,025
2,622	307	\$1,314	841	\$1,104,653
1,076	150	\$2,169	1,308	\$2,837,027



Altus Group is a leading provider of commercial real estate ("CRE") intelligence, anchored by ARGUS – the industry's go-to software for valuation and performance analytics. For more than two decades, Altus has played a vital role in empowering CRE professionals with the analytics and trusted advice they need to make high-stakes decisions with confidence. The world's CRE leaders rely on our market-leading solutions and expertise to drive performance and manage risk. Our people around the world 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.