

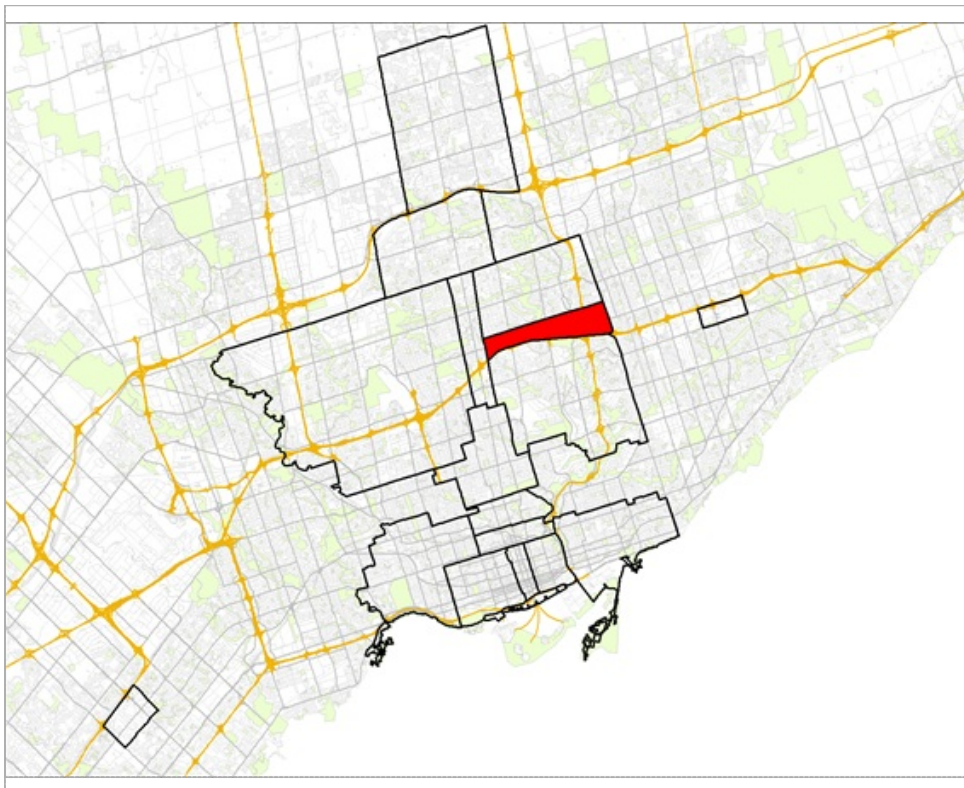


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of June 2026

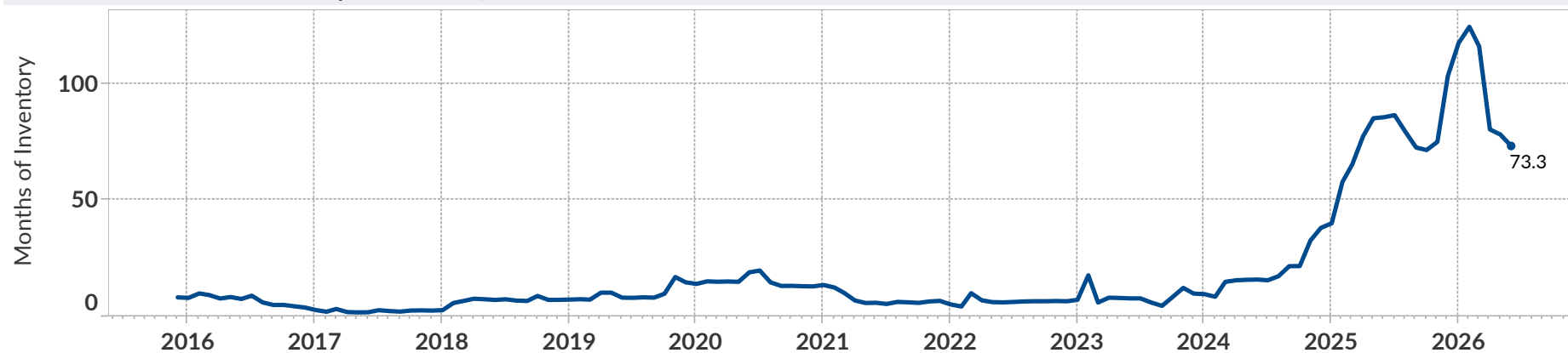


Sheppard Corridor Submarket Report - June 2026



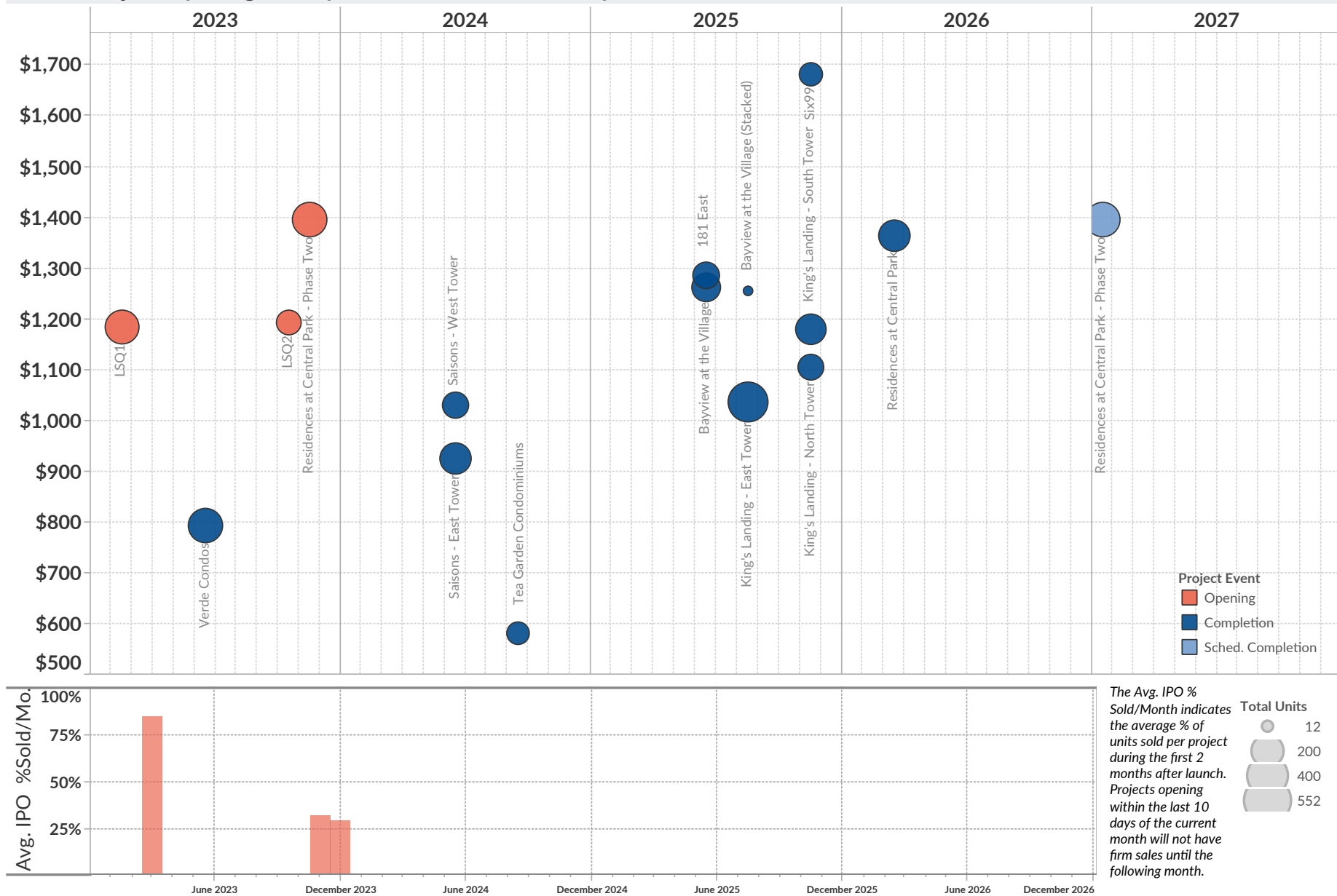
Sheppard Corridor		GTA
Distinct count of Site Name	8	294
No. of Units	2,227	75,732
Total Sales	1,952	63,153
Act Inv	275	12,579
Avg. \$/sf	\$1,388	\$1,380
Avg. Project \$/SF	\$1,259	\$1,280
Avg. SF	834	805
Avg. \$	\$1,157,470	\$1,111,897
Current Month Sales	2	273

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



Sheppard Corridor Submarket Report - June 2026

Recent Project Openings, Completions & Scheduled Completions



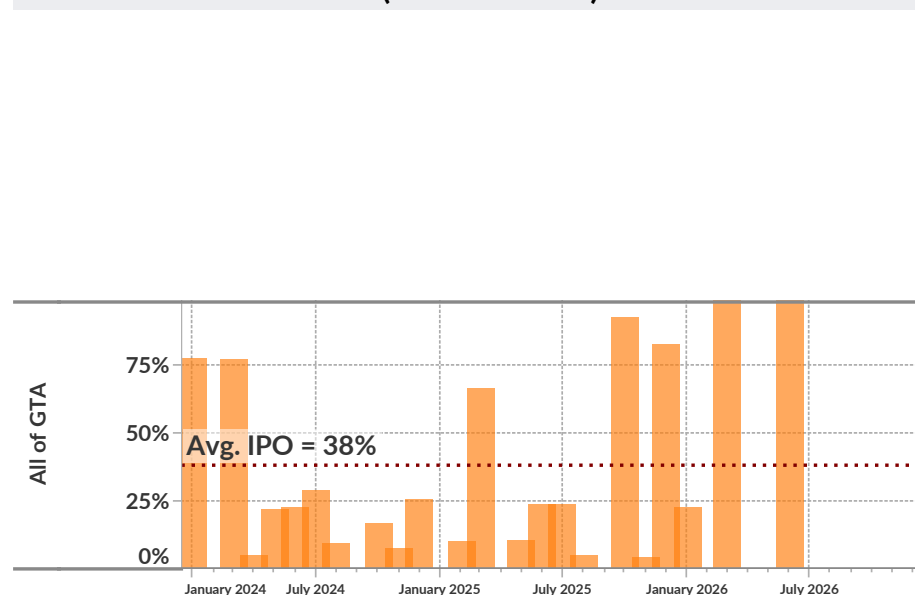
Sheppard Corridor Submarket Report - June 2026

Project Data by Unit Type

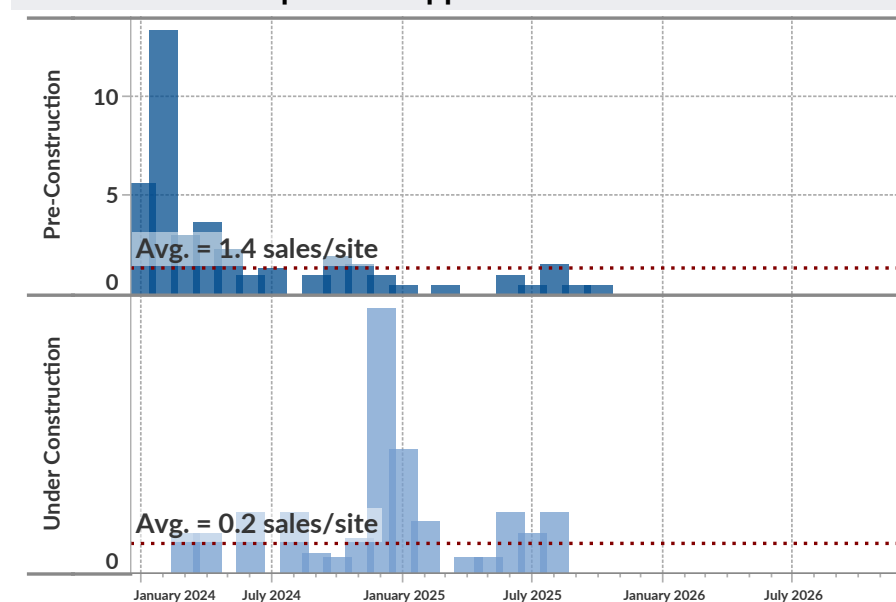
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	115	5
1 Bedroom	497	0	463	34
1 Bedroom + Den	609	0	571	38
2 Bedroom	577	1	513	64
2 Bedroom + Den	194	0	89	105
3 Bedroom & Up	196	1	179	17
Penthouse	29	0	18	11
Other	5	0	4	1

*				
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
\$1,389	501	641	\$688,800	\$999,900
\$1,338	615	918	\$780,000	\$1,278,800
\$1,388	710	1,270	\$1,028,800	\$1,718,800
\$1,151	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)

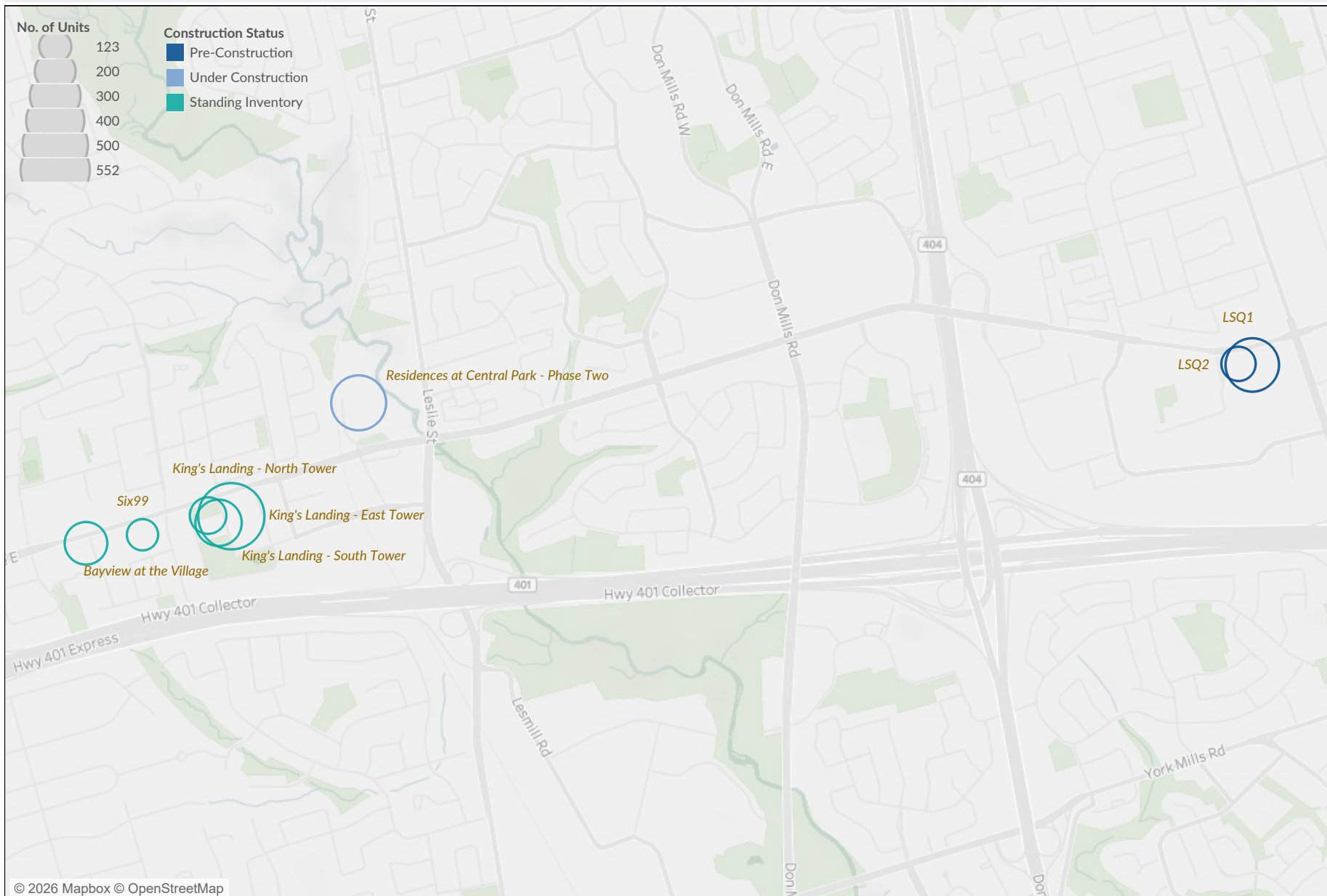


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - June 2026

Current Active Projects



Sheppard Corridor Submarket Report - June 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	16	16	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	5	10	270	\$1,180	\$983
LSQ1 - Almadev	Apartment	December 2028	0	0	0	359	\$1,185	\$1,266
LSQ2 - Almadev	Apartment	October 2029	0	0	0	148	\$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 - June 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	15
Central Waterfront	0	4
Don Mills - York Mills	1	9
Downtown Core	1	6
Downtown East	2	15
Downtown West	7	19
Etobicoke Waterfront		
Highway7 - Yonge	0	3
Mississauga City Centre	4	8
North Toronto	2	14
North Yonge Corridor	4	8
North York East		
North York West	2	6
Not Applicable	234	150
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	0	5
Toronto West	12	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,989	402	\$2,328	1,027	\$2,392,241
1,849	905	\$1,642	910	\$1,493,481
1,799	69	\$1,519	1,371	\$2,083,153
3,693	429	\$1,865	788	\$1,469,700
4,510	667	\$1,338	737	\$985,886
5,964	760	\$1,884	1,015	\$1,912,732
765	173	\$1,004	826	\$829,338
4,049	621	\$1,214	656	\$796,392
2,334	288	\$1,605	903	\$1,448,872
2,450	651	\$1,619	666	\$1,077,381
745	502	\$1,302	743	\$968,080
25,028	6,199	\$1,110	767	\$850,515
1,952	275	\$1,388	834	\$1,157,470
423	30	\$1,573	1,718	\$2,701,583
890	166	\$1,221	681	\$831,025
2,637	292	\$1,332	841	\$1,120,863
1,076	150	\$2,169	1,308	\$2,837,027



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