

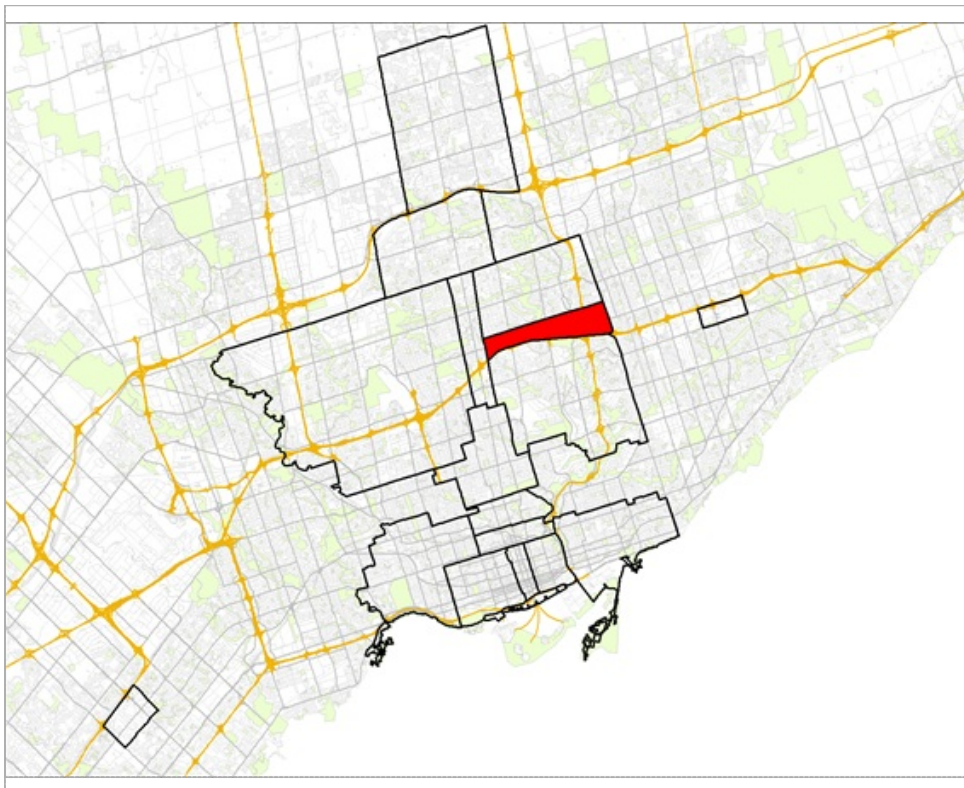


Greater Toronto Area | Sheppard Corridor New Homes High Rise Submarket Report

Data as of July 2026

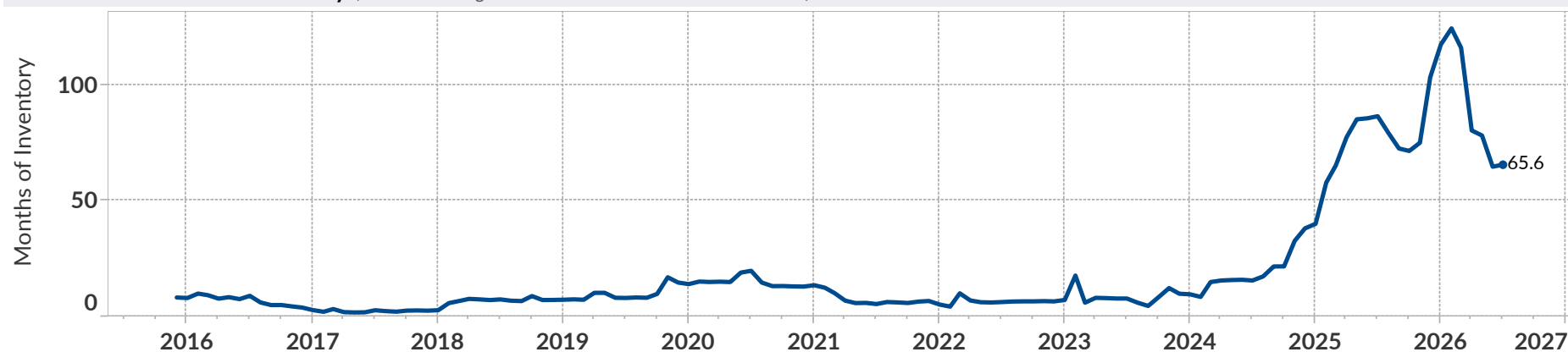


Sheppard Corridor Submarket Report - July 2026



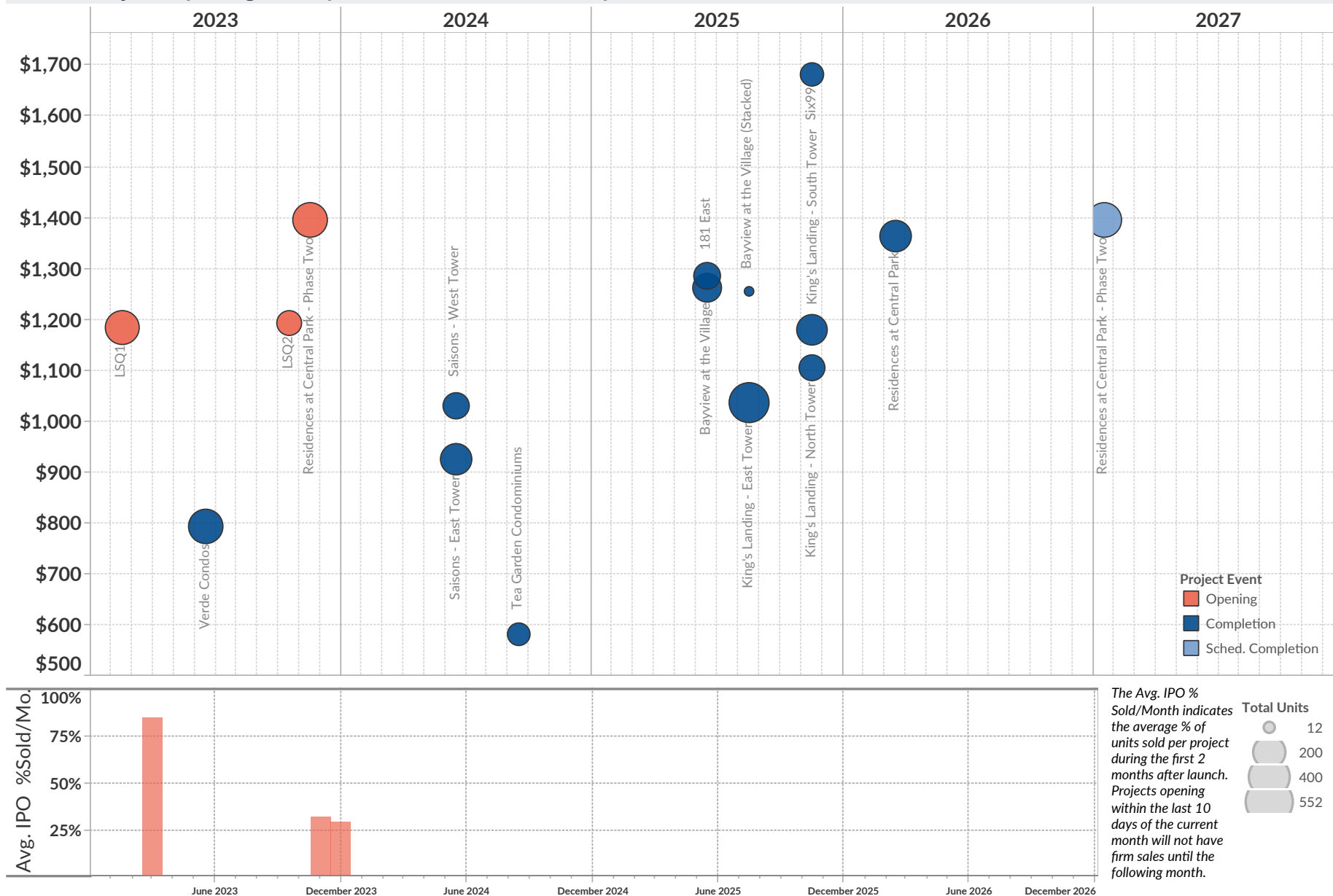
Sheppard Corridor		GTA
Distinct count of Site Name	8	291
No. of Units	2,227	75,173
Total Sales	1,959	62,828
Act Inv	268	12,345
Avg. \$/sf		\$1,389
Avg. Project \$/SF		\$1,278
Avg. SF		810
Avg. \$		\$1,125,410
Current Month Sales		237

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



Sheppard Corridor Submarket Report - July 2026

Recent Project Openings, Completions & Scheduled Completions



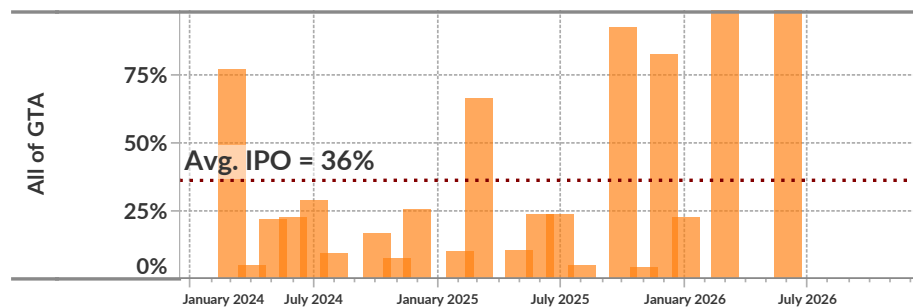
Sheppard Corridor Submarket Report - July 2026

Project Data by Unit Type

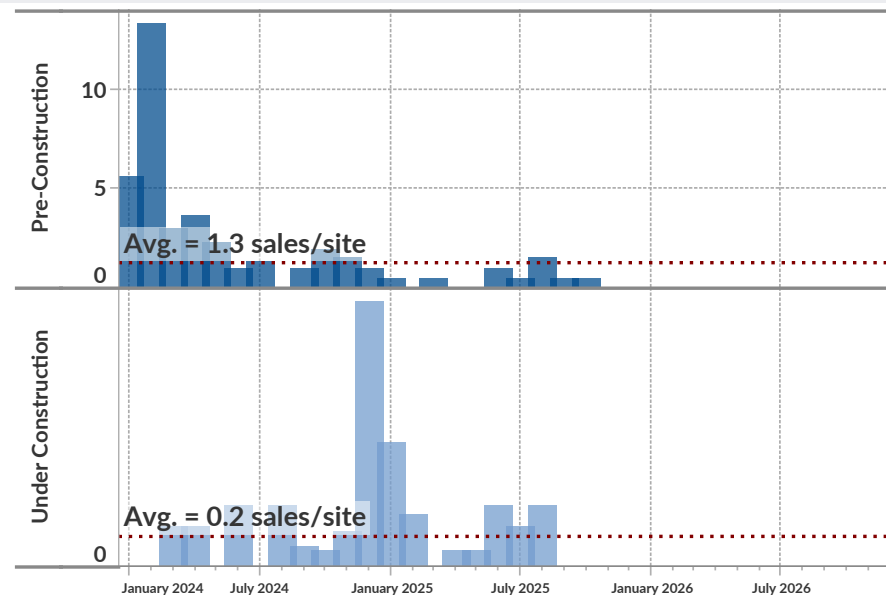
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	120	0	116	4
1 Bedroom	497	0	463	34
1 Bedroom + Den	609	0	571	38
2 Bedroom	577	2	520	57
2 Bedroom + Den	194	0	89	105
3 Bedroom & Up	196	0	178	18
Penthouse	29	0	18	11
Other	5	0	4	1

*				
Avg. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$956	325	351	\$310,000	\$330,000
\$1,400	435	563	\$608,800	\$788,800
\$1,389	501	641	\$688,800	\$999,900
\$1,381	615	918	\$800,000	\$1,278,800
\$1,388	710	1,270	\$1,028,800	\$1,718,800
\$1,142	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)

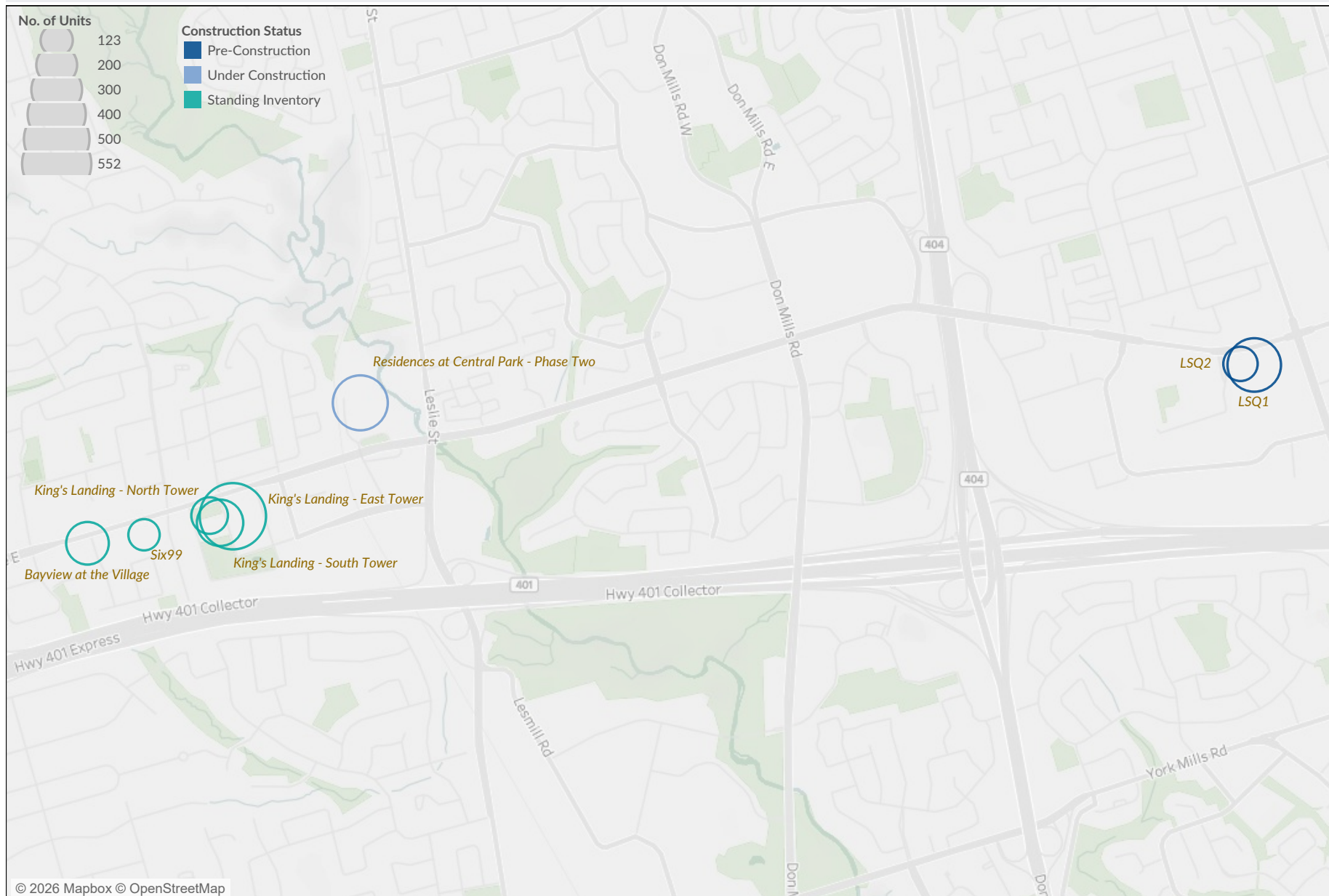


Post Launch Absorption: Sheppard Corridor



Sheppard Corridor Submarket Report - July 2026

Current Active Projects



Sheppard Corridor Submarket Report - July 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	20	12	552	\$1,037	\$993
King's Landing - North Tower - Concord Adex	Apartment	November 2025	0	5	1	168	\$1,106	\$985
King's Landing - South Tower - Concord Adex	Apartment	November 2025	0	7	8	270	\$1,180	\$985
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 - July 2026

Monthly Sales

Sub Market	Current Month Sales	Distinct count of Site Name
Bloor - Yorkville	2	15
Central Waterfront	3	4
Don Mills - York Mills	1	9
Downtown Core	0	6
Downtown East	4	15
Downtown West	5	19
Etobicoke Waterfront		
Highway7 - Yonge	2	3
Mississauga City Centre	0	8
North Toronto	0	14
North Yonge Corridor	1	8
North York East		
North York West	1	6
Not Applicable	213	147
Scarborough City Centre		
Sheppard Corridor	2	8
Thornhill	0	2
Toronto East	1	5
Toronto West	2	16
Yonge - St. Clair	0	6

Current GTA Active Projects

Total Sales	Act Inv	Avg. \$/sf	Avg. SF	Avg. \$
2,991	400	\$2,329	1,030	\$2,398,125
1,852	905	\$1,701	1,006	\$1,711,201
1,800	68	\$1,515	1,367	\$2,071,875
3,693	429	\$1,865	788	\$1,469,700
4,514	663	\$1,340	736	\$987,083
5,980	744	\$1,898	1,018	\$1,930,917
777	161	\$1,036	777	\$805,168
4,049	621	\$1,214	656	\$796,392
2,334	288	\$1,605	903	\$1,448,838
2,447	654	\$1,610	668	\$1,074,775
746	501	\$1,260	744	\$937,295
24,657	6,008	\$1,103	761	\$839,810
1,959	268	\$1,396	837	\$1,168,075
423	30	\$1,573	1,718	\$2,701,583
891	165	\$1,216	686	\$833,692
2,639	290	\$1,321	843	\$1,114,270
1,076	150	\$2,169	1,308	\$2,837,027



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