

CoStar Office Statistics

First Quarter 2018

Greater Toronto Office Market



CoStarTM
The knowledge market

Table of Contents

Table of Contents	A
Methodology	B
Terms & Definitions	C
Market Highlights & Overview	1
CoStar Markets	3
Inventory & Development Analysis	4
Inventory & Development Analysis	
Select Top Deliveries	
Select Top Under Construction Properties	
Figures at a Glance	8
Figures at a Glance by Class & Market	
Historical Figures at a Glance	
Leasing Activity Analysis	10
Select Top Lease Transactions	
Analysis of Individual CoStar Submarket Clusters	12
Downtown Market	
Durham Market	
Halton Market	
Midtown Market	
Peel Market	
Toronto East Market	
Toronto North Market	
Toronto West Market	
York Market	

Methodology

The CoStar Office Report, unless specifically stated otherwise, calculates office statistics using CoStar Group's entire database of existing and under construction office buildings in each metropolitan area. Included are office, office condominium, office loft, office medical, all classes and all sizes, and both multi-tenant and single-tenant buildings, including owner-occupied buildings. CoStar Group's global database includes approximately 119 billion square feet of coverage in 5.4 million properties. All rental rates reported in the CoStar Office Report have been converted to a Full Service equivalent rental rate.

For information on subscribing to CoStar's other products and services, please contact us at 1-877-7COSTAR, or visit our web site at www.costar.com

© Copyright 2018 CoStar Group, Inc. All Rights Reserved. Although CoStar makes efforts to ensure the accuracy and reliability of the information contained herein, CoStar makes no guarantee, representation or warranty regarding the quality, accuracy, timeliness or completeness of the information. The publication is provided 'as is' and CoStar expressly disclaims any guarantees, representations or warranties of any kind, including those of MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

CoStar Group, Inc.

1331 L ST NW • Washington, DC 20005 • (800) 204-5960 • www.costar.com • NASDAQ: CSGP

Terms & Definitions

Availability Rate: The ratio of available space to total rentable space, calculated by dividing the total available square feet by the total rentable square feet.

Available Space: The total amount of space that is currently being marketed as available for lease in a given time period. It includes any space that is available, regardless of whether the space is vacant, occupied, available for sublease, or available at a future date.

Build-to-Suit: A term describing a particular property, developed specifically for a certain tenant to occupy, with structural features, systems, or improvement work designed specifically for the needs of that tenant. A build-to-suit can be leased or owned by the tenant. In a leased build-to-suit, a tenant will usually have a long term lease on the space.

Buyer: The individual, group, company, or entity that has purchased a commercial real estate asset.

Cap Rate: Short for capitalization rate. The Cap Rate is a calculation that reflects the relationship between one year's net operating income and the current market value of a particular property. The Cap Rate is calculated by dividing the annual net operating income by the sales price (or asking sales price).

CBD: Abbreviation for Central Business District. (See also: Central Business District)

Central Business District: The designations of Central Business District (CBD) and Suburban refer to a particular geographic area within a metropolitan statistical area (MSA) describing the level of real estate development found there. The CBD is characterized by a high density, well organized core within the largest city of a given MSA.

Class A: A classification used to describe buildings that generally qualify as extremely desirable investment-grade properties and command the highest rents or sale prices compared to other buildings in the same market. Such buildings are well located and provide efficient tenant layouts as well as high quality, and in some buildings, one-of-a-kind floor plans. They can be an architectural or historical landmark designed by prominent architects. These buildings contain a modern mechanical system, and have above-average maintenance and management as well as the best quality materials and workmanship in their trim and interior fittings. They are generally the most attractive and eagerly sought by investors willing to pay a premium for quality.

Class B: A classification used to describe buildings that generally qualify as a more speculative investment, and as such, command lower rents or sale prices compared to Class A properties. Such buildings offer utilitarian space without special attractions, and have ordinary design, if new or fairly new; good to excellent design if an older non-landmark building. These buildings typically have average to good maintenance, management and tenants. They are less appealing to tenants than Class A properties, and may be deficient in a number of respects including floor plans, condition and facilities. They lack prestige and must depend chiefly on a lower price to attract tenants and investors.

Class C: A classification used to describe buildings that generally qualify as no-frills, older buildings that offer basic space and command lower rents or sale prices compared to other buildings in the same market. Such buildings typically have below-average maintenance and management, and could have mixed or low tenant prestige, inferior elevators, and/or mechanical/electrical systems. These buildings lack prestige and must depend chiefly on a lower price to attract tenants and investors.

Construction Starts: Buildings that began construction during a specific period of time. (See also: Deliveries)

Contiguous Blocks of Space: Space within a building that is, or is able to be joined together into a single contiguous space.

Deliveries: Buildings that complete construction during a specified period of time. In order for space to be considered delivered, a certifi-

cate of occupancy must have been issued for the property.

Delivery Date: The date a building completes construction and receives a certificate of occupancy.

Developer: The company, entity or individual that transforms raw land to improved property by use of labor, capital and entrepreneurial efforts.

Direct Space: Space that is being offered for lease directly from the landlord or owner of a building, as opposed to space being offered in a building by another tenant (or broker of a tenant) trying to sublet a space that has already been leased.

Existing Inventory: The square footage of buildings that have received a certificate of occupancy and are able to be occupied by tenants. It does not include space in buildings that are either planned, under construction or under renovation.

Flex Building: A type of building designed to be versatile, which may be used in combination with office (corporate headquarters), research and development, quasi-retail sales, and including but not limited to industrial, warehouse, and distribution uses. A typical flex building will be one or two stories with at least half of the rentable area being used as office space, have ceiling heights of 16 feet or less, and have some type of drive-in door, even though the door may be glassed in or sealed off.

Full Service Rental Rate: Rental rates that include all operating expenses such as utilities, electricity, janitorial services, taxes and insurance.

Gross Absorption: The total change in occupied space over a given period of time, counting space that is occupied but not space that is vacated by tenants. Gross absorption differs from leasing Activity, which is the sum of all space leased over a certain period of time. Unless otherwise noted Gross Absorption includes direct and sublease space.

Growth in Inventory: The change in size of the existing square footage in a given area over a given period of time, generally due to the construction of new buildings.

Industrial Building: A type of building adapted for such uses as the assemblage, processing, and/or manufacturing of products from raw materials or fabricated parts. Additional uses include warehousing, distribution, and maintenance facilities. The primary purpose of the space is for storing, producing, assembling, or distributing product.

Landlord Rep: (Landlord Representative) In a typical lease transaction between an owner/landlord and tenant, the broker that represents the interests of the owner/landlord is referred to as the Landlord Rep.

Leased Space: All the space that has a financial lease obligation. It includes all leased space, regardless of whether the space is currently occupied by a tenant. Leased space also includes space being offered for sublease.

Leasing Activity: The volume of square footage that is committed to and signed under a lease obligation for a specific building or market in a given period of time. It includes direct leases, subleases and renewals of existing leases. It also includes any pre-leasing activity in planned, under construction, or under renovation buildings.

Market: Geographic boundaries that serve to delineate core areas that are competitive with each other and constitute a generally accepted primary competitive set of areas. Markets are building-type specific, and are non-overlapping contiguous geographic designations having a cumulative sum that matches the boundaries of the entire Region (See also: Region). Markets can be further subdivided into Submarkets. (See also: Submarkets)

Multi-Tenant: Buildings that house more than one tenant at a given time. Usually, multi-tenant buildings were designed and built to accommodate many different floor plans and designs for different

tenant needs. (See also: Tenancy).

Net Absorption: The net change in occupied space over a given period of time. Unless otherwise noted Net Absorption includes direct and sublease space.

Net Rental Rate: A rental rate that excludes certain expenses that a tenant could incur in occupying office space. Such expenses are expected to be paid directly by the tenant and may include janitorial costs, electricity, utilities, taxes, insurance and other related costs.

New Space: Sometimes called first generation space, refers to space that has never been occupied and/or leased by a tenant.

Occupied Space: Space that is physically occupied by a tenant. It does not include leased space that is not currently occupied by a tenant.

Office Building: A type of commercial building used exclusively or primarily for office use (business), as opposed to manufacturing, warehousing, or other uses. Office buildings may sometimes have other associated uses within part of the building, i.e., retail sales, financial, or restaurant, usually on the ground floor.

Owner: The company, entity, or individual that holds title on a given building or property.

Planned/Proposed: The status of a building that has been announced for future development but not yet started construction.

Preleased Space: The amount of space in a building that has been leased prior to its construction completion date, or certificate of occupancy date.

Price/SF: Calculated by dividing the price of a building (either sales price or asking sales price) by the Rentable Building Area (RBA).

Property Manager: The company and/or person responsible for the day-to-day operations of a building, such as cleaning, trash removal, etc. The property manager also makes sure that the various systems within the building, such as the elevators, HVAC, and electrical systems, are functioning properly.

Quoted Rental Rate: The asking rate per square foot for a particular building or unit of space by a broker or property owner. Quoted rental rates may differ from the actual rates paid by tenants following the negotiation of all terms and conditions in a specific lease.

RBA: Abbreviation for Rentable Building Area. (See also: Rentable Building Area)

Region: Core areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Regions are further divided into market areas, called Markets. (See also: Markets)

Relet Space: Sometimes called second generation or direct space, refers to existing space that has previously been occupied by another tenant.

Rentable Building Area: (RBA) The total square footage of a building that can be occupied by, or assigned to a tenant for the purpose of determining a tenant's rental obligation. Generally RBA includes a percentage of common areas including all hallways, main lobbies, bathrooms, and telephone closets.

Rental Rates: The annual costs of occupancy for a particular space quoted on a per square foot basis.

Sales Price: The total dollar amount paid for a particular property at a particular point in time.

Sales Volume: The sum of sales prices for a given group of buildings in a given time period.

Seller: The individual, group, company, or entity that sells a particular commercial real estate asset.

SF: Abbreviation for Square Feet.

Single-Tenant: Buildings that are occupied, or intended to be occupied by a single tenant. (See also: Build-to-suit and Tenancy)

Sublease Space: Space that has been leased by a tenant and is being offered for lease back to the market by the tenant with the lease obligation. Sublease space is sometimes referred to as sublet space.

Submarkets: Specific geographic boundaries that serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted primary competitive set, or peer group. Submarkets are building type specific (office, industrial, retail, etc.), with distinct boundaries dependent on different factors relevant to each building type. Submarkets are non-overlapping, contiguous geographic designations having a cumulative sum that matches the boundaries of the Market they are located within (See also: Market).

Suburban: The Suburban and Central Business District (CBD) designations refer to a particular geographic area within a metropolitan statistical area (MSA). Suburban is defined as including all office inventory not located in the CBD. (See also: CBD)

Tenancy: A term used to indicate whether or not a building is occupied by multiple tenants (See also: Multi-tenant) or a single tenant. (See also: Single-tenant)

Tenant Rep: Tenant Rep stands for Tenant Representative. In a typical lease transaction between an owner/landlord and tenant, the broker that represents the interests of the tenant is referred to as a Tenant Rep.

Time On Market: A measure of how long a currently available space has been marketed for lease, regardless of whether it is vacant or occupied.

Under Construction: Buildings in a state of construction, up until they receive their certificate of occupancy. In order for CoStar to consider a building under construction, the site must have a concrete foundation in place. Abbreviated UC.

Vacancy Rate: A measurement expressed as a percentage of the total amount of physically vacant space divided by the total amount of existing inventory. Under construction space generally is not included in vacancy calculations.

Vacant Space: Space that is not currently occupied by a tenant, regardless of any lease obligation that may be on the space. Vacant space could be space that is either available or not available. For example, sublease space that is currently being paid for by a tenant but not occupied by that tenant, would be considered vacant space. Likewise, space that has been leased but not yet occupied because of finish work being done, would also be considered vacant space.

Weighted Average Rental Rate: Rental rates that are calculated by factoring in, or weighting, the square footage associated with each particular rental rate. This has the effect of causing rental rates on larger spaces to affect the average more than that of smaller spaces. The weighted average rental rate is calculated by taking the ratio of the square footage associated with the rental rate on each individual available space to the square footage associated with rental rates on all available spaces, multiplying the rental rate by that ratio, and then adding together all the resulting numbers. Unless specifically specified otherwise, rental rate averages include both Direct and Sublet available spaces.

Year Built: The year in which a building completed construction and was issued a certificate of occupancy.

YTD: Abbreviation for Year-to-Date. Describes statistics that are cumulative from the beginning of a calendar year through whatever time period is being studied.

Greater Toronto's Vacancy Decreases to 6.1% Net Absorption Positive 620,798 SF in the Quarter

The Greater Toronto Area office market ended the first quarter 2018 with a vacancy rate of 6.1%. The vacancy rate was down over the previous quarter, with net absorption totaling positive 620,798 square feet in the first quarter. Vacant sublease space decreased in the quarter, ending the quarter at 1,707,838 square feet. Rental rates ended the first quarter at \$32.86 per square foot per year, an increase over the previous quarter. There were a total of three buildings delivered to the market in the quarter, totaling 199,877 square feet, with 6,640,458 square feet still under construction at the end of the quarter.

Absorption

Net absorption for the overall Greater Toronto Area office market was positive 620,798 square feet in the first quarter 2018. That compares to positive 488,337 square feet in the fourth quarter 2017, positive 316,038 square feet in the third quarter 2017, and positive 808,911 square feet in the second quarter 2017.

Tenants moving out of large blocks of space in 2018 include: CIBC moving out of 150,528 square feet at Commerce Court East; Capital One moving out of 93,458 square feet at North York Centre; and PCL Constructors Canada Inc. moving out of 52,431 square feet at 2085 Hurontario St.

Tenants moving into large blocks of space in 2018 include: Spin Master moving into 80,004 square feet at Metro Centre North; Top Hat Monocle Corporation moving into 57,851 square feet at 151 Bloor St W; and FM Global moving into 48,000 square feet at KPMG Tower.

The Class-A office market recorded net absorption of positive

558,225 square feet in the first quarter 2018, compared to positive 280,116 square feet in the fourth quarter 2017, positive 462,832 in the third quarter 2017, and positive 625,885 in the second quarter 2017.

The Class-B office market recorded net absorption of negative (156,681) square feet in the first quarter 2018, compared to positive 98,373 square feet in the fourth quarter 2017, negative (230,632) in the third quarter 2017, and positive 390,840 in the second quarter 2017.

The Class-C office market recorded net absorption of positive 219,254 square feet in the first quarter 2018 compared to positive 109,848 square feet in the fourth quarter 2017, positive 83,838 in the third quarter 2017, and negative (207,814) in the second quarter 2017.

Vacancy

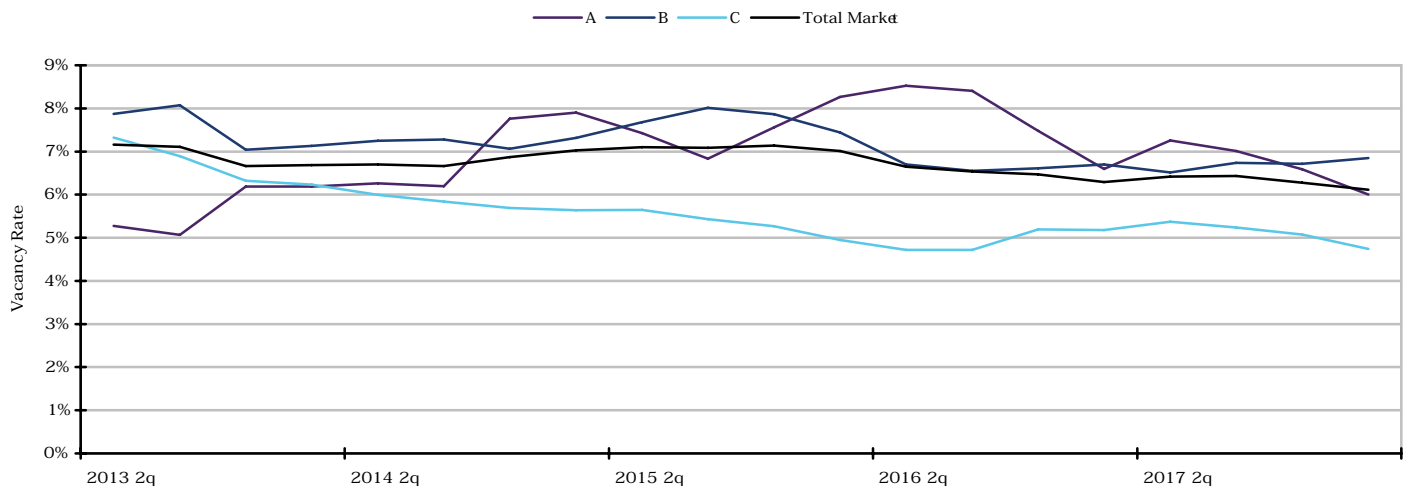
The office vacancy rate in the Greater Toronto Area market decreased to 6.1% at the end of the first quarter 2018. The vacancy rate was 6.3% at the end of the fourth quarter 2017, 6.4% at the end of the third quarter 2017, and 6.4% at the end of the second quarter 2017.

Class-A projects reported a vacancy rate of 6.0% at the end of the first quarter 2018, 6.6% at the end of the fourth quarter 2017, 7.0% at the end of the third quarter 2017, and 7.3% at the end of the second quarter 2017.

Class-B projects reported a vacancy rate of 6.8% at the end of the first quarter 2018, 6.7% at the end of the fourth quarter 2017, 6.7% at the end of the third quarter 2017, and 6.5% at the end of the second quarter 2017.

Class-C projects reported a vacancy rate of 4.7% at the

Vacancy Rates by Class 2013-2018



Source: CoStar Property®

end of the first quarter 2018, 5.1% at the end of fourth quarter 2017, 5.2% at the end of the third quarter 2017, and 5.4% at the end of the second quarter 2017.

Largest Lease Signings

The largest lease signings occurring in 2018 included: the 216,000-square-foot lease signed by LCBO at LCBO Tower in the Downtown market; the 57,588 square feet lease signed by SAP at 222 Bay St. in the Downtown market; the 43,000-square-foot deal signed by Primerica at 6985 Financial Dr. in the Toronto West market.

Sublease Vacancy

The amount of vacant sublease space in the Greater Toronto Area market decreased to 1,707,838 square feet by the end of the first quarter 2018, from 1,728,352 square feet at the end of the fourth quarter 2017. There was 1,622,513 square feet vacant at the end of the third quarter 2017 and 1,203,938 square feet at the end of the second quarter 2017.

Greater Toronto's Class-A projects reported vacant sublease space of 582,374 square feet at the end of first quarter 2018, down from the 621,716 square feet reported at the end of the fourth quarter 2017. There were 565,015 square feet of sublease space vacant at the end of the third quarter 2017, and 372,426 square feet at the end of the second quarter 2017.

Class-B projects reported vacant sublease space of 905,460 square feet at the end of the first quarter 2018, up from the 812,649 square feet reported at the end of the fourth quarter 2017. At the end of the third quarter 2017 there were 762,233 square feet, and at the end of the second quarter 2017 there were 662,573 square feet vacant.

Class-C projects reported decreased vacant sublease space from the fourth quarter 2017 to the first quarter 2018. Sublease vacancy went from 293,987 square feet to 220,004 square feet during that time. There was 295,265 square feet at the end of the third quarter 2017, and 168,939 square feet at

the end of the second quarter 2017.

Rental Rates

The average quoted asking rental rate for available office space, all classes, was \$32.86 per square foot per year at the end of the first quarter 2018 in the Greater Toronto Area market. This represented a 0.7% increase in quoted rental rates from the end of the fourth quarter 2017, when rents were reported at \$32.62.

The average quoted rate within the Class-A sector was \$38.01 at the end of the first quarter 2018, while Class-B rates stood at \$32.60, and Class-C rates at \$28.95. At the end of the fourth quarter 2017, Class-A rates were \$37.79 per square foot, Class-B rates were \$32.14, and Class-C rates were \$29.31.

Deliveries and Construction

During the first quarter 2018, three buildings totaling 199,877 square feet were completed in the Greater Toronto Area market. This compares to one building totaling 3,582 square feet that were completed in the fourth quarter 2017, two buildings totaling 109,500 square feet completed in the third quarter 2017, and 1,224,891 square feet in six buildings completed in the second quarter 2017.

There was 6,640,458 square feet of office space under construction at the end of the first quarter 2018.

Some of the notable 2018 deliveries include: Centro Square Offices, a 180,000-square-foot facility that delivered in first quarter 2018 and is now 98% occupied, and 150 Symes Rd, a 11,743-square-foot building that delivered in first quarter 2018 and is now 15% occupied.

The largest projects underway at the end of first quarter 2018 were CIBC Square, a 1,577,000-square-foot building with 77% of its space pre-leased, and 16 York St, an 829,910-square-foot facility that is 13% pre-leased.

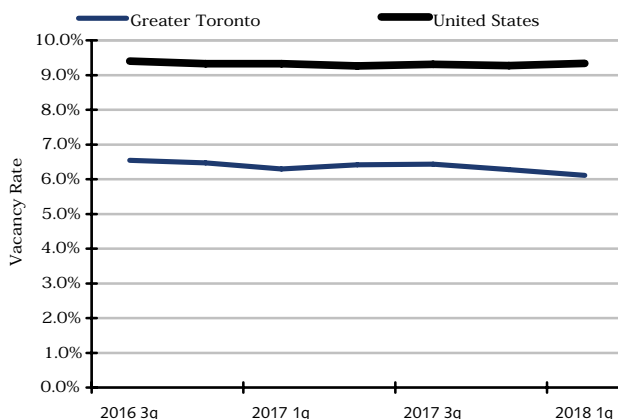
Inventory

Total office inventory in the Greater Toronto Area market amounted to 265,730,160 square feet in 5,885 buildings as of the end of the first quarter 2018. The Class-A office sector consisted of 66,652,496 square feet in 193 projects. There were 1,776 Class-B buildings totaling 133,354,314 square feet, and the Class-C sector consisted of 65,723,350 square feet in 3,916 buildings. Within the Office market there were 157 owner-occupied buildings accounting for 12,860,167 square feet of office space.

Reports compiled by: Roelof van Dijk, CoStar Senior Research Manager and Alexandra Barogianis, CoStar Research Manager

U.S. Vacancy Comparison

Past 7 Quarters



Source: CoStar Property®

Greater Toronto Office Market



Markets

CoStar Submarkets

In analyzing metropolitan areas, CoStar has developed geographic designations to help group properties together, called Markets, Submarket Clusters and Submarkets. Markets are the equivalent of metropolitan areas, or areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Markets are then divided into Submarket Clusters, which are core areas within a metropolitan area that are known to be competitive with each other in terms of attracting and keeping tenants. Markets are then further subdivided into smaller units called Submarkets, which serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted competitive set, or peer group.

Submarket Clusters	
Downtown	
Durham	
Halton	
Midtown	
Peel	
Toronto East	
Toronto North	
Toronto West	
York	

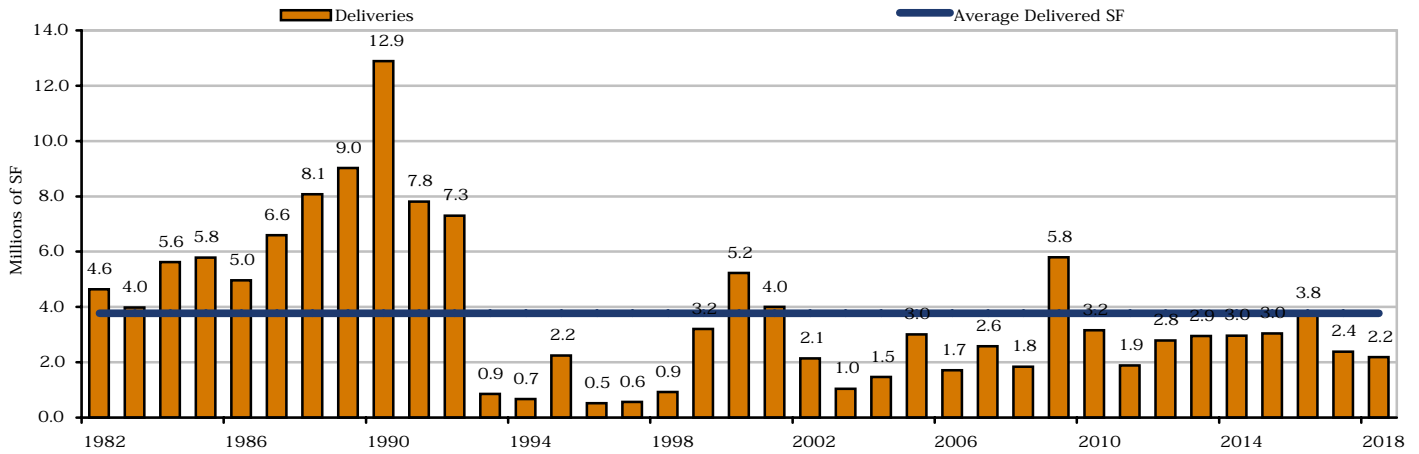


Greater Toronto Office Market

Inventory & development

Historical Deliveries

1982 - 2018



Source: CoStar Property® * Future deliveries based on current under construction buildings.

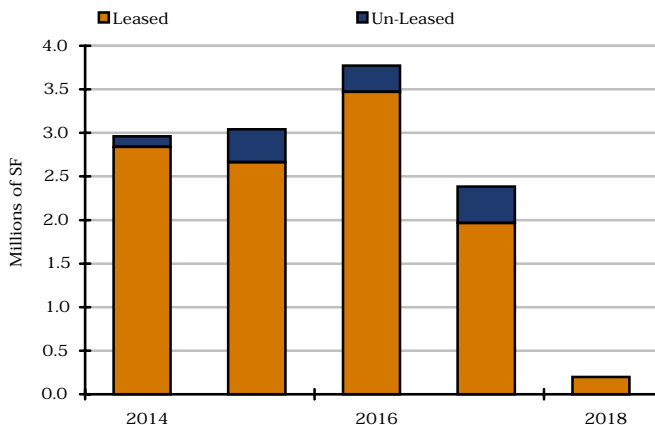
CONSTRUCTION ACTIVITY Markets Ranked by Under Construction Square Footage

Market	Under Construction Inventory				Average Bldg Size	
	# Bldgs	Total RBA	Preleased SF	Preleased %	All Existing	U/C
Downtown	12	4,264,692	2,479,028	58.1%	113,972	355,391
Toronto West	7	982,025	490,093	49.9%	35,146	140,289
Midtown	2	687,000	588,000	85.6%	43,038	343,500
York	2	241,949	237,110	98.0%	18,767	120,974
Toronto North	2	165,343	9,630	5.8%	38,568	82,671
Toronto East	3	94,848	78,452	82.7%	47,166	31,616
Halton	2	92,461	32,523	35.2%	13,840	46,230
Peel	2	62,640	62,244	99.4%	26,039	31,320
Durham	2	49,500	12,375	25.0%	15,600	24,750
Totals	34	6,640,458	3,989,455	60.1%	45,154	195,308

Source: CoStar Property®

Recent Deliveries

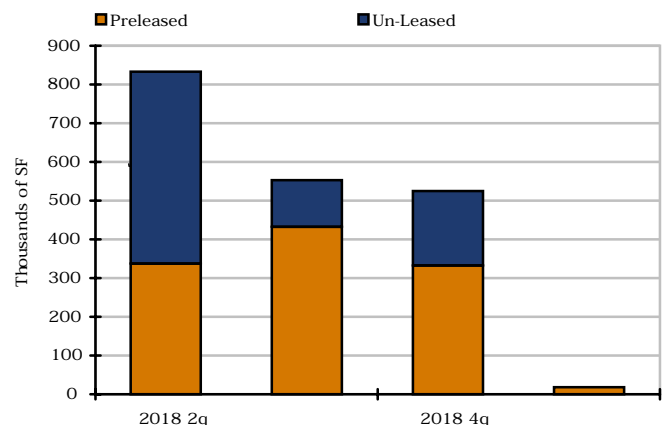
Leased & Un-Leased SF in Deliveries Since 2014



Source: CoStar Property®

Future Deliveries

Preleased & Un-Leased SF in Properties Scheduled to Deliver



Source: CoStar Property®

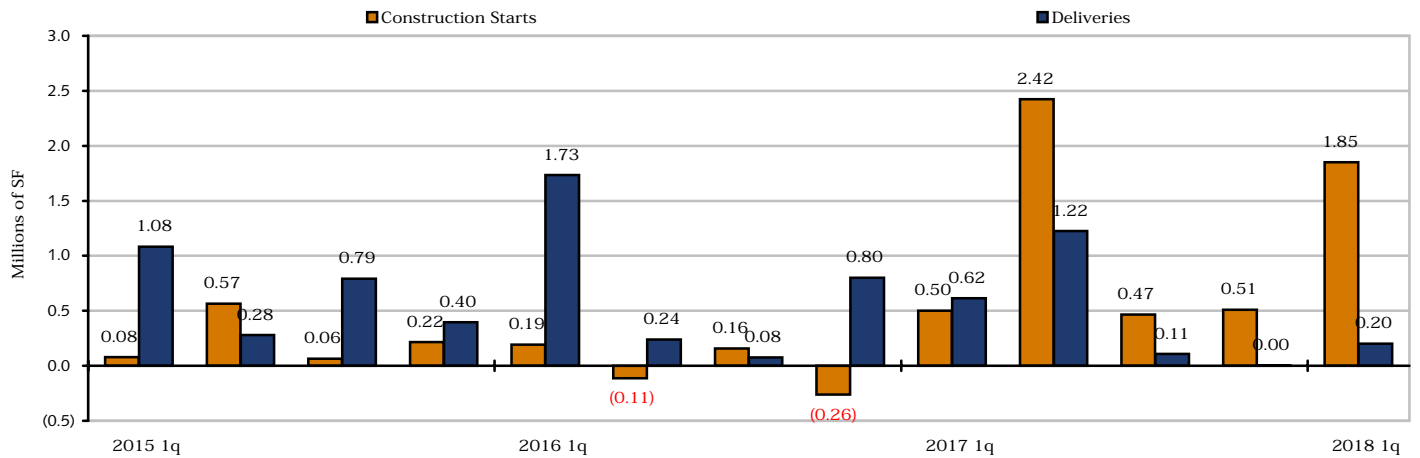
Greater Toronto Office Market



Inventory & development

Historical Construction Starts & Deliveries

Square Footage Per Quarter Starting and Completing Construction



Source: CoStar Property®

RECENT DELIVERIES BY PROJECT SIZE Breakdown of Year-to-Date Development Based on RBA of Project

Building Size	# Bldgs	RBA	SF Leased	% Leased	Avg Rate	Single-Tenant	Multi-Tenant
< 50,000 SF	2	19,877	19,877	100.0%	\$0.00	11,743	8,134
50,000 SF - 99,999 SF	0	0	0	0.0%	\$0.00	0	0
100,000 SF - 249,999 SF	1	180,000	178,200	99.0%	\$47.47	0	180,000
250,000 SF - 499,999 SF	0	0	0	0.0%	\$0.00	0	0
>= 500,000 SF	0	0	0	0.0%	\$0.00	0	0

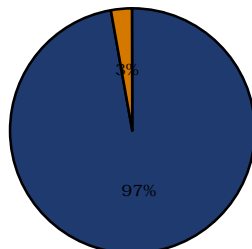
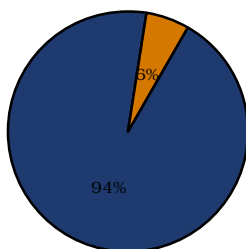
Source: CoStar Property®

Recent Development by Tenancy

Based on RBA Developed for Single & Multi Tenant Use

2018 Deliveries

Currently Under Construction



■ Multi ■ Single

■ Multi ■ Single

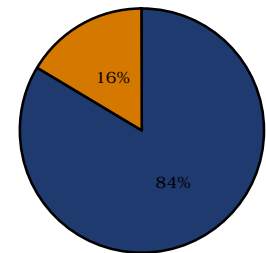
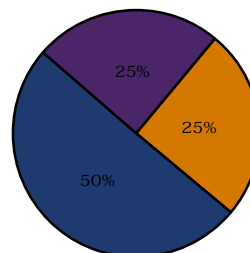
Source: CoStar Property®

Existing Inventory Comparison

Based on Total RBA

By Class

By Space Type



■ Class A ■ Class B ■ Class C

■ Multi ■ Single

Source: CoStar Property®

Select Year-to-Date Deliveries

Based on Project Square Footage

1. Centro Square Offices

Submarket: **York**
 RBA: **180,000**
 # Floors: **10**
 Class: **A**
 Occupied: **98%**
 Quoted Rate: **\$47.47**
 Grnd Brk Date: **Second Quarter 2015**
 Deliv Date: **First Quarter 2018**
 Leasing Co: **Century 21 Heritage Group Ltd**
 Developer: **Liberty Development Corp**
 Architect: **N/A**

2. 150 Symes Rd

Submarket: **Toronto West**
 RBA: **11,743**
 # Floors: **1**
 Class: **B**
 Occupied: **15%**
 Quoted Rate: **Negotiable**
 Grnd Brk Date: **Fourth Quarter 2017**
 Deliv Date: **First Quarter 2018**
 Leasing Co: **Cushman & Wakefield**
 Developer: **N/A**
 Architect: **N/A**

3. 210 Sheppard Ave W

Submarket: **Toronto North**
 RBA: **8,134**
 # Floors: **3**
 Class: **B**
 Occupied: **100%**
 Quoted Rate: **N/A**
 Grnd Brk Date: **Second Quarter 2016**
 Deliv Date: **First Quarter 2018**
 Leasing Co: **Interfinance Mortgage Corporation**
 Developer: **N/A**
 Architect: **N/A**

Greater Toronto Office Market



Inventory & development

Select Top Under Construction Properties

Based on Project Square Footage

- | | | |
|---|--|---|
| <p>1. CIBC Square</p> <hr/> Submarket: Downtown
RBA: 1,577,000
Floors: 49
Class: A
Preleased: 77%
Quoted Rate: Negotiable
Grnd Brk Date: Second Quarter 2017
Deliv Date: First Quarter 2020
Leasing Co: Cushman & Wakefield
Developer: Ivanhoe Cambridge, Inc.
Architect: WilkinsonEyre | <p>2. 16 York St</p> <hr/> Submarket: Downtown
RBA: 829,910
Floors: 32
Class: A
Preleased: 13%
Quoted Rate: Negotiable
Grnd Brk Date: Second Quarter 2017
Deliv Date: Second Quarter 2018
Leasing Co: Cadillac Fairview
Developer: Cadillac Fairview
Architect: N/A | <p>3. LCBO Tower - 100 Queens Quay East</p> <hr/> Submarket: Downtown
RBA: 763,000
Floors: 25
Class: A
Preleased: 41%
Quoted Rate: Negotiable
Grnd Brk Date: First Quarter 2018
Deliv Date: Second Quarter 2021
Leasing Co: Menkes Developments, LTD.
Developer: Menkes Developments, LTD.
Architect: B + H Architects |
| <p>4. 55 Eglinton Ave E- Bldg A</p> <hr/> Submarket: Midtown
RBA: 588,000
Floors: 49
Class: A
Preleased: 100%
Quoted Rate: N/A
Grnd Brk Date: First Quarter 2018
Deliv Date: Second Quarter 2019
Leasing Co: N/A
Developer: State Building Group
Architect: Kirkor Architects & Planners | <p>5. 3280 S Service Rd - Building C</p> <hr/> Submarket: Toronto West
RBA: 300,000
Floors: 1
Class: A
Preleased: 100%
Quoted Rate: \$31.33
Grnd Brk Date: First Quarter 2018
Deliv Date: Third Quarter 2018
Leasing Co: Avison Young
Developer: N/A
Architect: N/A | <p>6. West Block - 500 Lake Shore Blvd</p> <hr/> Submarket: Downtown
RBA: 259,600
Floors: 7
Class: A
Preleased: 38%
Quoted Rate: Negotiable
Grnd Brk Date: 2016
Deliv Date: Second Quarter 2019
Leasing Co: Avison Young
Developer: Choice Properties REIT
Architect: N/A |
| <p>7. King Portland Centre</p> <hr/> Submarket: Downtown
RBA: 253,865
Floors: 20
Class: A
Preleased: 93%
Quoted Rate: Negotiable
Grnd Brk Date: First Quarter 2017
Deliv Date: Fourth Quarter 2018
Leasing Co: Colliers International
Developer: N/A
Architect: N/A | <p>8. 2882 Matheson Blvd E</p> <hr/> Submarket: Toronto West
RBA: 250,000
Floors: 6
Class: A
Preleased: 0%
Quoted Rate: \$36.50
Grnd Brk Date: Third Quarter 2017
Deliv Date: Second Quarter 2018
Leasing Co: CBRE
Developer: Broccolini Real Estate Group Inc.
Architect: N/A | <p>9. SmartCentres Place - VMC (PWC-YMCA Tower)</p> <hr/> Submarket: York
RBA: 241,948
Floors: 9
Class: A
Preleased: 98%
Quoted Rate: Negotiable
Grnd Brk Date: Fourth Quarter 2017
Deliv Date: Fourth Quarter 2019
Leasing Co: SmartCentres
Developer: N/A
Architect: N/A |
| <p>10. Daniels Waterfront Phase A - West Tower</p> <hr/> Submarket: Downtown
RBA: 185,000
Floors: 9
Class: A
Preleased: 81%
Quoted Rate: \$50.95
Grnd Brk Date: Third Quarter 2015
Deliv Date: Second Quarter 2018
Leasing Co: Daniels Corporation
Developer: Daniels Corporation
Architect: Rafael + Bigauskas | <p>11. Duncan House - 19 Duncan St</p> <hr/> Submarket: Downtown
RBA: 167,352
Floors: 10
Class: A
Preleased: 100%
Quoted Rate: N/A
Grnd Brk Date: Fourth Quarter 2017
Deliv Date: Second Quarter 2021
Leasing Co: Cushman & Wakefield
Developer: Allied Properties REIT
Architect: Hariri Pontarini Architects | <p>12. 2951 Highway 7 W</p> <hr/> Submarket: Toronto North
RBA: 140,000
Floors: 7
Class: B
Preleased: 0%
Quoted Rate: \$40.30
Grnd Brk Date: First Quarter 2018
Deliv Date: Third Quarter 2020
Leasing Co: CBRE
Developer: N/A
Architect: N/A |
| <p>13. 360 Centre - 360 Oakville Place Dr</p> <hr/> Submarket: Toronto West
RBA: 139,132
Floors: 6
Class: A
Preleased: 0%
Quoted Rate: \$37.30
Grnd Brk Date: Fourth Quarter 2017
Deliv Date: Fourth Quarter 2018
Leasing Co: Avison Young
Developer: Creek Bank Developments
Architect: N/A | <p>14. Red Diamond Corporate Centre - 218 Export Blv</p> <hr/> Submarket: Toronto West
RBA: 110,000
Floors: 6
Class: A
Preleased: 88%
Quoted Rate: Negotiable
Grnd Brk Date: Fourth Quarter 2016
Deliv Date: Second Quarter 2018
Leasing Co: JG Capital Realty Inc.
Developer: N/A
Architect: N/A | <p>15. Casa III - Office - 59 Hayden St</p> <hr/> Submarket: Midtown
RBA: 99,000
Floors: 8
Class: A
Preleased: 0%
Quoted Rate: Negotiable
Grnd Brk Date: First Quarter 2016
Deliv Date: Second Quarter 2018
Leasing Co: Cushman & Wakefield
Developer: Cresford Development Corporation
Architect: architectsAlliance |



Greater Toronto Office Market

Figures at a Glance

Class A Market Statistics

First Quarter 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Downtown	69	44,565,342	1,244,243	1,571,247	3.5%	346,270	0	4,224,544	\$51.03
Durham	2	432,949	8,176	8,176	1.9%	0	0	37,500	\$29.98
Halton	2	100,741	37,814	37,814	37.5%	0	0	0	\$24.30
Midtown	13	2,531,564	72,423	167,107	6.6%	(24,627)	0	687,000	\$44.22
Peel	3	476,977	1,051	1,051	0.2%	0	0	60,000	\$0.00
Toronto East	23	4,238,444	519,059	559,024	13.2%	(19,816)	0	46,048	\$31.53
Toronto North	8	2,806,660	269,760	294,077	10.5%	64,875	0	0	\$40.82
Toronto West	54	9,016,036	1,211,057	1,306,461	14.5%	(43,538)	0	799,132	\$34.47
York	19	2,483,783	54,277	55,277	2.2%	235,061	180,000	241,948	\$29.04
Totals	193	66,652,496	3,417,860	4,000,234	6.0%	558,225	180,000	6,096,172	\$38.01

Source: CoStar Property®

Class B Market Statistics

First Quarter 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Downtown	300	35,442,683	938,861	1,162,692	3.3%	(101,309)	0	40,148	\$46.28
Durham	157	4,389,598	185,356	187,970	4.3%	10,656	0	12,000	\$24.19
Halton	24	514,497	29,628	29,628	5.8%	(12,847)	0	92,461	\$36.29
Midtown	86	10,428,047	304,565	330,166	3.2%	124,187	0	0	\$41.58
Peel	77	3,814,532	184,486	192,979	5.1%	63,825	0	2,640	\$26.54
Toronto East	374	30,623,928	1,989,842	2,209,778	7.2%	(274,989)	0	48,800	\$30.70
Toronto North	129	11,722,188	654,203	742,897	6.3%	12,638	8,134	165,343	\$37.54
Toronto West	477	30,901,626	3,782,466	4,100,515	13.3%	44,522	11,743	182,893	\$30.35
York	152	5,517,215	155,717	173,959	3.2%	(23,364)	0	1	\$27.61
Totals	1,776	133,354,314	8,225,124	9,130,584	6.8%	(156,681)	19,877	544,286	\$32.60

Source: CoStar Property®

Class C Market Statistics

First Quarter 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Downtown	448	13,107,044	339,874	377,673	2.9%	47,096	0	0	\$41.00
Durham	280	2,025,756	76,142	76,142	3.8%	23,452	0	0	\$21.97
Halton	63	616,563	5,125	5,125	0.8%	2,286	0	0	\$32.10
Midtown	421	9,419,968	271,756	303,319	3.2%	2,493	0	0	\$37.49
Peel	214	3,364,024	235,570	294,869	8.8%	(10,845)	0	0	\$24.96
Toronto East	576	11,030,421	761,969	786,164	7.1%	65,847	0	0	\$28.12
Toronto North	339	3,829,650	138,251	138,251	3.6%	(12,502)	0	0	\$24.60
Toronto West	1,149	19,127,006	978,671	1,045,819	5.5%	99,157	0	0	\$25.44
York	426	3,202,918	87,362	87,362	2.7%	2,270	0	0	\$22.81
Totals	3,916	65,723,350	2,894,720	3,114,724	4.7%	219,254	0	0	\$28.95

Source: CoStar Property®

Total Office Market Statistics

First Quarter 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Downtown	817	93,115,069	2,522,978	3,111,612	3.3%	292,057	0	4,264,692	\$46.68
Durham	439	6,848,303	269,674	272,288	4.0%	34,108	0	49,500	\$24.00
Halton	89	1,231,801	72,567	72,567	5.9%	(10,561)	0	92,461	\$35.53
Midtown	520	22,379,579	648,744	800,592	3.6%	102,053	0	687,000	\$40.25
Peel	294	7,655,533	421,107	488,899	6.4%	52,980	0	62,640	\$25.70
Toronto East	973	45,892,793	3,270,870	3,554,966	7.7%	(228,958)	0	94,848	\$30.34
Toronto North	476	18,358,498	1,062,214	1,175,225	6.4%	65,011	8,134	165,343	\$36.22
Toronto West	1,680	59,044,668	5,972,194	6,452,795	10.9%	100,141	11,743	982,025	\$30.32
York	597	11,203,916	297,356	316,598	2.8%	213,967	180,000	241,949	\$26.45
Totals	5,885	265,730,160	14,537,704	16,245,542	6.1%	620,798	199,877	6,640,458	\$32.86

Source: CoStar Property®

Greater Toronto Office Market



Figures at a Glance

Class A Market Statistics

First Quarter 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2018 1q	193	66,652,496	3,417,860	4,000,234	6.0%	558,225	1	180,000	19	6,096,172	\$38.01
2017 4q	192	66,472,496	3,756,743	4,378,459	6.6%	280,116	0	0	16	4,565,172	\$37.79
2017 3q	192	66,472,496	4,093,560	4,658,575	7.0%	462,832	2	109,500	13	4,016,740	\$37.06
2017 2q	189	66,152,496	4,428,981	4,801,407	7.3%	625,885	4	1,136,548	13	3,781,092	\$38.88
2017 1q	185	65,015,948	4,071,606	4,290,744	6.6%	786,312	4	233,440	15	2,510,730	\$38.43
2016 4q	181	64,782,508	4,475,019	4,843,616	7.5%	1,791,478	1	800,000	17	2,393,588	\$39.25
2016 3q	179	63,482,508	5,095,822	5,335,094	8.4%	122,630	1	50,000	18	3,583,588	\$39.08
2016 2q	178	63,432,508	5,214,317	5,407,724	8.5%	398,044	3	202,029	16	3,484,269	\$38.91
2016 1q	173	62,818,675	4,963,566	5,191,935	8.3%	1,161,610	4	1,734,200	20	3,887,602	\$39.71
2015 4q	169	61,084,475	4,359,868	4,619,345	7.6%	(139,304)	1	250,000	23	5,522,802	\$39.32
2015 3q	167	60,757,590	3,897,370	4,153,156	6.8%	1,021,928	5	655,814	22	5,687,460	\$39.74
2015 2q	161	60,040,911	4,187,943	4,458,405	7.4%	436,532	1	165,000	23	5,975,735	\$40.46
2015 1q	160	59,875,911	4,467,850	4,729,937	7.9%	651,280	4	796,364	20	5,770,468	\$41.66
2014 4q	156	59,079,547	4,188,189	4,584,853	7.8%	873,722	8	1,914,931	24	6,566,832	\$41.12
2014 3q	148	57,164,616	3,206,008	3,543,644	6.2%	569,625	3	234,610	29	7,647,588	\$41.74
2014 2q	144	56,597,507	2,894,849	3,546,160	6.3%	(17,472)	1	29,971	30	7,170,739	\$40.68

Source: CoStar Property®

Class B Market Statistics

First Quarter 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2018 1q	1,776	133,354,314	8,225,124	9,130,584	6.8%	(156,681)	2	19,877	15	544,286	\$32.60
2017 4q	1,774	133,334,437	8,141,377	8,954,026	6.7%	98,373	1	3,582	16	424,163	\$32.14
2017 3q	1,771	133,261,198	8,216,927	8,979,160	6.7%	(230,632)	0	0	16	467,365	\$31.23
2017 2q	1,769	133,189,898	8,014,655	8,677,228	6.5%	390,840	2	88,343	14	346,082	\$31.37
2017 1q	1,765	133,030,065	8,346,658	8,908,235	6.7%	247,988	9	382,170	14	417,318	\$31.27
2016 4q	1,756	132,647,895	8,210,819	8,774,053	6.6%	(186,455)	0	0	19	649,688	\$30.97
2016 3q	1,756	132,760,391	8,298,176	8,700,094	6.6%	224,761	1	27,298	16	520,093	\$31.83
2016 2q	1,755	132,733,093	8,343,314	8,897,557	6.7%	1,010,072	1	36,640	15	540,544	\$31.79
2016 1q	1,754	132,696,453	9,222,735	9,870,989	7.4%	558,905	0	0	12	490,086	\$32.04
2015 4q	1,755	132,702,003	9,658,754	10,435,444	7.9%	302,880	5	146,100	8	396,526	\$31.55
2015 3q	1,751	132,590,903	9,857,241	10,627,224	8.0%	(11,708)	3	134,613	11	411,328	\$31.36
2015 2q	1,745	132,116,145	9,481,628	10,140,758	7.7%	(353,104)	3	116,046	16	849,446	\$31.60
2015 1q	1,741	131,987,530	8,844,297	9,659,039	7.3%	(67,431)	3	286,606	15	770,630	\$31.68
2014 4q	1,738	131,700,924	8,531,580	9,305,002	7.1%	354,905	2	76,438	15	979,716	\$31.33
2014 3q	1,735	131,617,146	8,700,455	9,576,129	7.3%	13,110	3	54,428	16	1,030,861	\$31.12
2014 2q	1,732	131,562,718	8,562,970	9,534,811	7.2%	(132,092)	1	21,217	15	926,774	\$30.93

Source: CoStar Property®

Total Office Market Statistics

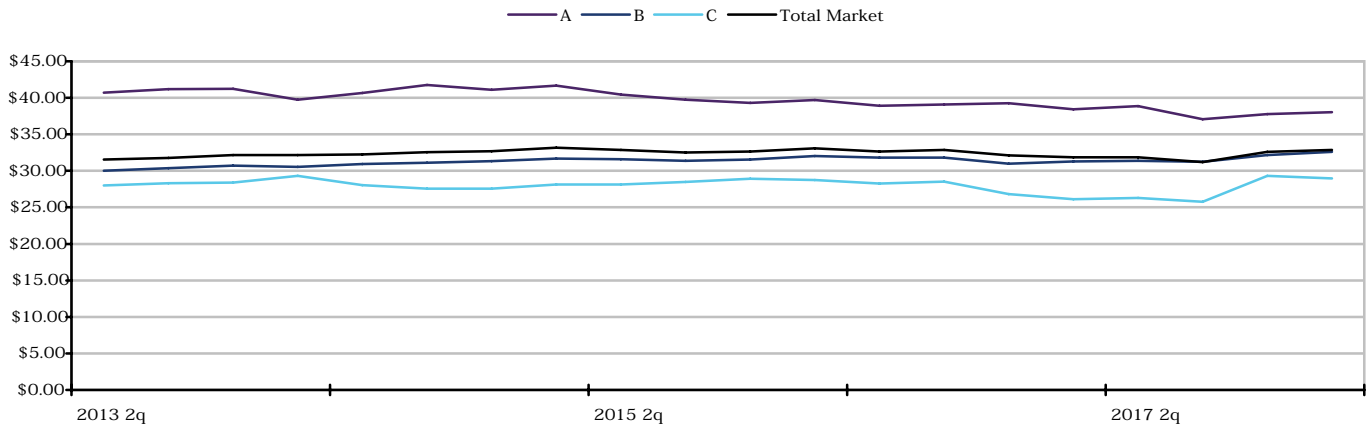
First Quarter 2018

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2018 1q	5,885	265,730,160	14,537,704	16,245,542	6.1%	620,798	3	199,877	34	6,640,458	\$32.86
2017 4q	5,882	265,530,283	14,938,111	16,666,463	6.3%	488,337	1	3,582	32	4,989,335	\$32.62
2017 3q	5,879	265,457,044	15,459,048	17,081,561	6.4%	316,038	2	109,500	29	4,484,105	\$31.19
2017 2q	5,875	265,067,225	15,803,842	17,007,780	6.4%	808,911	6	1,224,891	27	4,127,174	\$31.84
2017 1q	5,870	263,859,326	15,645,587	16,608,792	6.3%	1,041,104	13	615,610	29	2,928,048	\$31.85
2016 4q	5,857	263,243,716	15,905,184	17,034,286	6.5%	1,292,044	1	800,000	36	3,043,276	\$32.12
2016 3q	5,855	262,056,212	16,308,484	17,138,826	6.5%	302,215	2	77,298	34	4,103,681	\$32.87
2016 2q	5,856	262,029,939	16,592,404	17,414,768	6.6%	1,557,899	4	238,669	31	4,024,813	\$32.65
2016 1q	5,850	261,379,466	17,361,430	18,322,194	7.0%	1,931,181	4	1,734,200	32	4,377,688	\$33.08
2015 4q	5,847	259,650,816	17,401,157	18,524,725	7.1%	254,664	6	396,100	31	5,919,328	\$32.65
2015 3q	5,845	259,231,151	17,258,151	18,359,724	7.1%	1,117,863	8	790,427	33	6,098,788	\$32.52
2015 2q	5,834	258,073,979	17,322,002	18,320,415	7.1%	22,509	4	281,046	39	6,825,181	\$32.87
2015 1q	5,831	257,842,692	16,981,633	18,111,637	7.0%	609,543	7	1,082,970	35	6,541,098	\$33.15
2014 4q	5,825	256,765,120	16,412,327	17,643,608	6.9%	1,330,261	10	1,991,369	39	7,546,548	\$32.68
2014 3q	5,814	254,766,411	15,697,056	16,975,160	6.7%	680,718	6	289,038	45	8,678,449	\$32.56
2014 2q	5,807	254,144,874	15,341,614	17,034,341	6.7%	(829)	2	51,188	45	8,097,513	\$32.26

Source: CoStar Property®

Historical Rental Rates

Based on Full-Service Equivalent Rental Rates



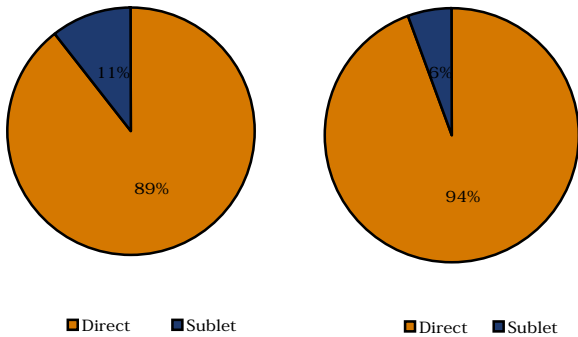
Source: CoStar Property®

Vacancy by Available Space Type

Percent of All Vacant Space in Direct vs. Sublet

Greater Toronto

United States



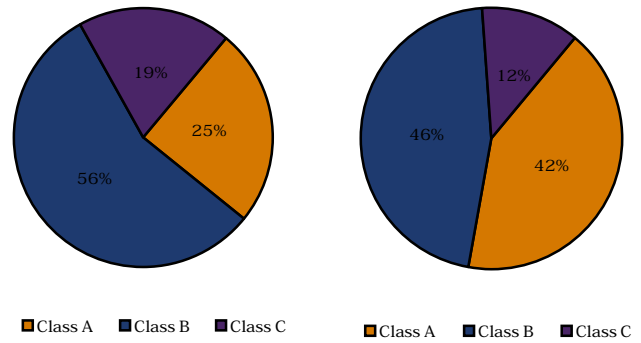
Source: CoStar Property®

Vacancy by Class

Percent of All Vacant Space by Class

Greater Toronto

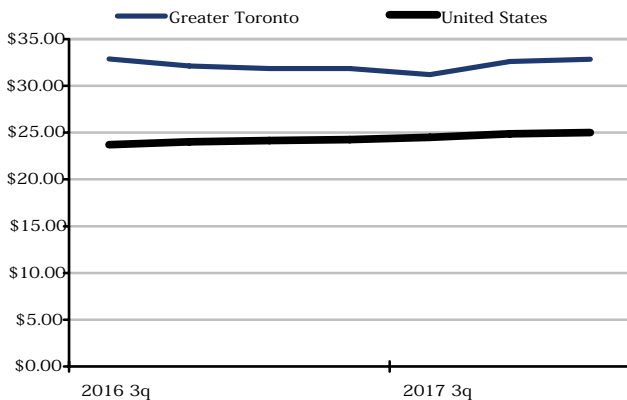
United States



Source: CoStar Property®

U.S. Rental Rate Comparison

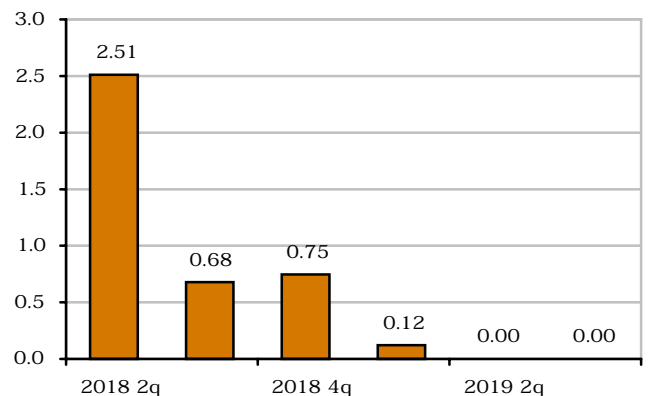
Based on Full-Service Equivalent Rental Rates



Source: CoStar Property®

Future Space Available

Space Scheduled to be Available for Occupancy*



* Includes Under Construction Spaces

Source: CoStar Property®

Greater Toronto Office Market



Leasing Activity

Select Top Office Leases Based on Leased Square Footage For Deals Signed in 2018

Building	Submarket	SF	Qtr	Tenant Name	Tenant Rep Company	Landlord Rep Company	
1	LCBO Tower	Downtown South	216,000	1st	LCBO	N/A	Menkes Developments, LTD.
2	North York Centre	North Yonge Corridor	49,233	1st	N/A	N/A	GWL Realty Advisors
3	6985 Financial Dr	Meadowvale	43,000	1st	Primerica	N/A	QuadReal Property Group Brokerage
4	Queens Quay Terminal	Downtown South	36,656	1st	N/A	N/A	CBRE
5	2454 W Dundas St	West Toronto Region	30,000	1st	N/A	Avison Young	Cushman & Wakefield
6	16 York St	Downtown South	27,921	1st	N/A	N/A	Cadillac Fairview
7	16 York St	Downtown South	27,921	1st	N/A	N/A	Cadillac Fairview
8	The Globe and Mail Centre	Downtown East	27,634	1st	N/A	N/A	Cushman & Wakefield
9	16 York St	Downtown South	27,217	1st	N/A	N/A	Cadillac Fairview
10	16 York St	Downtown South	26,815	1st	N/A	N/A	Cadillac Fairview
11	Bay Wellington Tower	Financial Core	24,599	1st	N/A	N/A	Brookfield Office Properties Manage
12	3 Concorde Gate	Southeast Toronto Region	24,190	1st	N/A	N/A	CBRE
13	40 Hanna Ave	King/Dufferin	23,557	1st	N/A	N/A	Colliers International
14	3 Concorde Gate	Southeast Toronto Region	23,488	1st	N/A	N/A	CBRE
15	7100 W Credit Ave	Meadowvale	23,378	1st	N/A	N/A	Colliers International
16	7100 W Credit Ave	Meadowvale	23,378	1st	N/A	N/A	Colliers International
17	7100 W Credit Ave	Meadowvale	23,378	1st	N/A	N/A	Colliers International
18	1 Marmac Dr	Airport Corp Centre/Airpo	22,671	1st	N/A	N/A	Colliers International
19	40 King St W	Financial Core	22,239	1st	N/A	N/A	CBRE
20	Sun Life Financial Tower	Financial Core	20,254	1st	N/A	N/A	Bentall Kennedy
21	Oak West Corporate Centre - Building A	Oakville	20,000	1st	Pearson VUE	N/A	Avison Young
22	905 King St W	King/Dufferin	19,482	1st	N/A	N/A	Cushman & Wakefield; Allied Propert
23	TD Centre	Financial Core	19,204	1st	SAP	JLL	Cadillac Fairview
24	TD Centre	Financial Core	19,197	1st	SAP	JLL	Cadillac Fairview
25	TD Centre	Financial Core	19,187	1st	SAP	JLL	Cadillac Fairview
26	Metro Centre North	Outer Financial Core	18,373	1st	N/A	N/A	Oxford Properties Group
27	5 Park Home Ave	North Yonge Corridor	17,912	1st	N/A	N/A	CBRE
28	1 Dundas St W	Outer Financial Core	17,207	1st	Ryerson	N/A	JLL
29	36 Toronto St	Outer Financial Core	16,915	1st	N/A	N/A	Dream Unlimited Corporation
30	One University Ave	Financial Core	16,057	1st	N/A	N/A	Oxford Properties Group
31	One University Ave	Financial Core	16,057	1st	N/A	N/A	Oxford Properties Group
32	One University Ave	Financial Core	16,039	1st	N/A	N/A	Oxford Properties Group
33	111 Richmond St W	Financial Core	15,320	1st	N/A	N/A	Oxford Properties Group
34	10 Carlson Ct	Airport Corp Centre/Airpo	15,228	1st	N/A	N/A	Bentall Kennedy
35	One University Ave	Financial Core	15,011	1st	N/A	N/A	Oxford Properties Group
36	McClelland and Stewart House	Downtown North	14,445	1st	N/A	N/A	Cushman & Wakefield
37	W Alliance Atlantis Building	Bloor/Yonge	14,018	1st	6Degrees	N/A	Colliers International
38	Steeles Technology Campus	Gordon Baker/Victoria Par	13,461	1st	N/A	N/A	CBRE
39	Richmond Centre	Outer Financial Core	13,454	1st	N/A	N/A	GWL Realty Advisors
40	155 Consumers Rd	Consumers	13,355	1st	Oxford College	JLL	Sitelines Realty, Inc.

Source: CoStar Property®

* Renewal



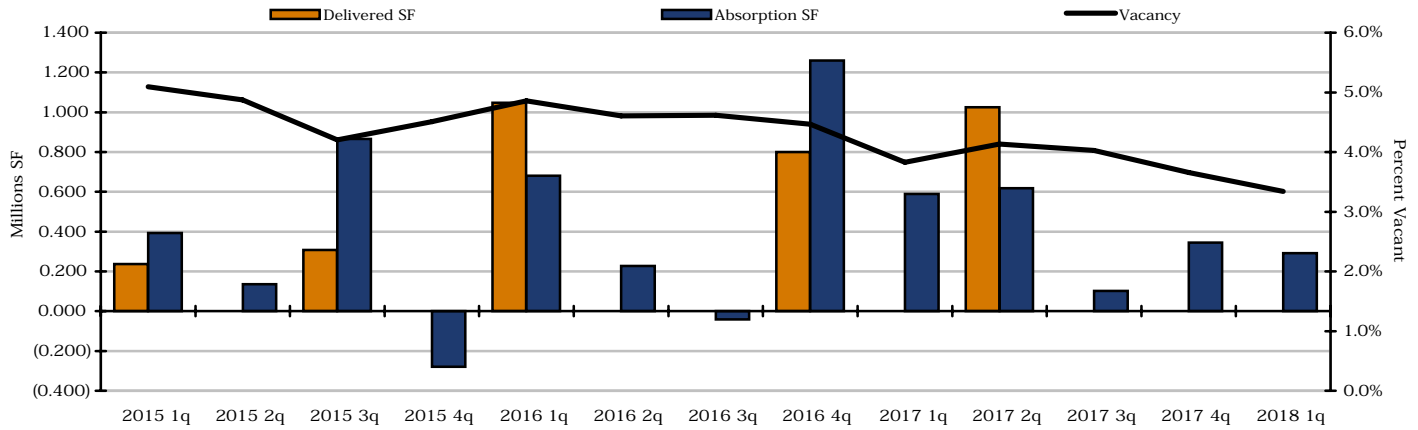
Greater Toronto Office Market

Downtown Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

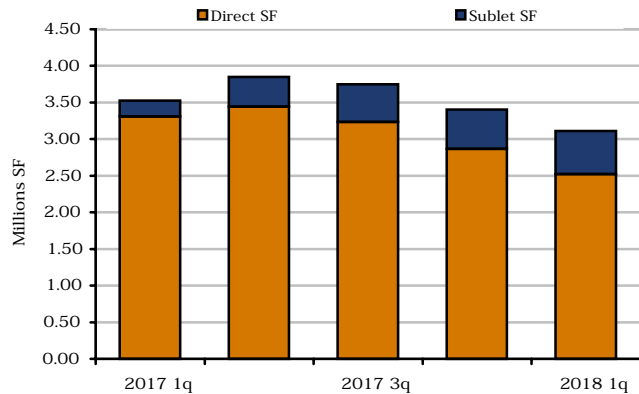
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

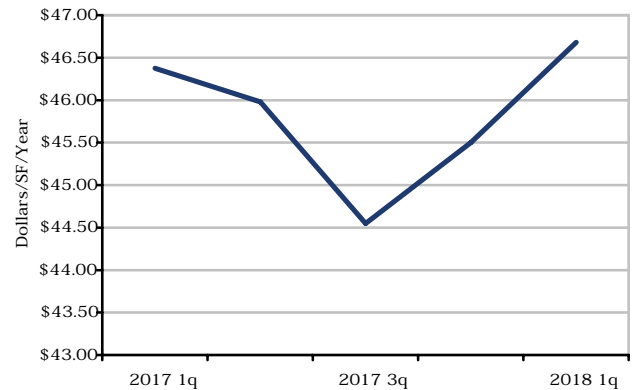
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	817	93,115,069	3,111,612	3.3%	292,057	0	0	12	4,264,692	\$46.68
2017 4q	817	93,115,069	3,403,669	3.7%	345,281	0	0	11	3,501,692	\$45.50
2017 3q	817	93,115,069	3,748,950	4.0%	101,701	0	0	10	3,334,340	\$44.55
2017 2q	817	93,115,069	3,850,651	4.1%	618,957	2	1,025,902	9	3,074,740	\$45.98
2017 1q	816	92,173,172	3,527,711	3.8%	589,999	0	0	8	1,665,707	\$46.37
2016 4q	816	92,173,172	4,117,710	4.5%	1,260,285	1	800,000	6	1,315,125	\$46.46
2016 3q	815	90,994,428	4,199,251	4.6%	(41,190)	0	0	7	2,605,113	\$47.22
2016 2q	816	91,030,409	4,194,042	4.6%	228,092	0	0	6	2,603,002	\$47.61
2016 1q	816	91,030,409	4,422,134	4.9%	680,886	1	1,048,319	6	2,603,002	\$47.29
2015 4q	816	89,987,640	4,060,251	4.5%	(278,799)	0	0	7	3,651,321	\$47.13
2015 3q	816	89,987,640	3,781,452	4.2%	866,008	1	307,040	7	3,651,321	\$47.16
2015 2q	816	89,714,865	4,374,685	4.9%	135,830	0	0	6	3,681,261	\$46.58
2015 1q	817	89,775,532	4,571,182	5.1%	392,234	1	236,806	6	3,681,261	\$46.44
2014 4q	817	89,544,124	4,732,008	5.3%	853,808	2	1,529,286	7	3,918,067	\$44.89
2014 3q	815	88,014,838	4,056,530	4.6%	446,562	0	0	9	5,447,353	\$44.59
2014 2q	815	88,014,838	4,503,092	5.1%	60,007	0	0	8	4,489,451	\$44.41

Source: CoStar Property®

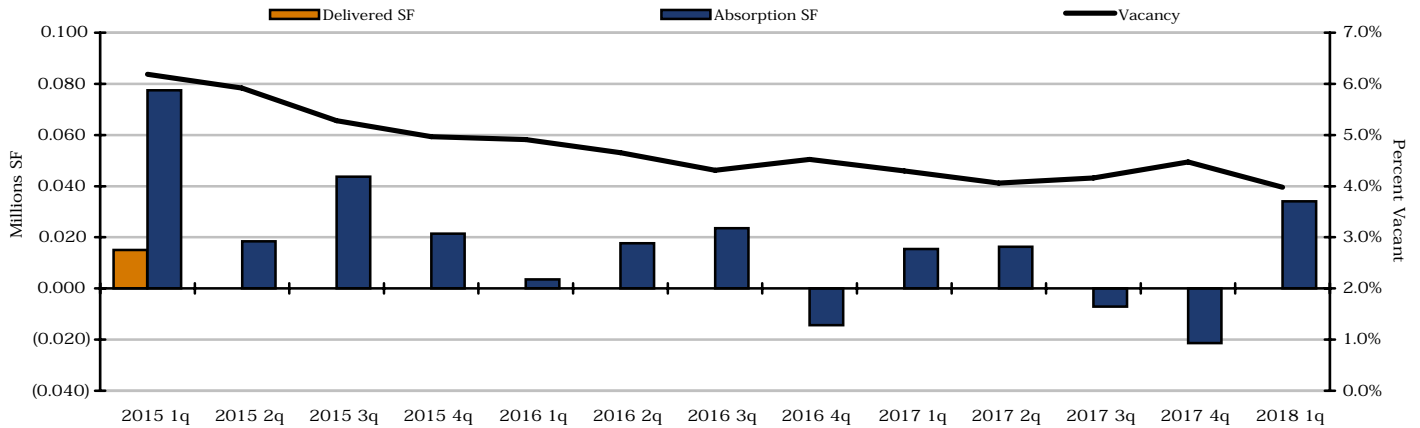
Greater Toronto Office Market



Durham Market Market Highlights – Class "A, B & C"

Deliveries, Absorption & Vacancy

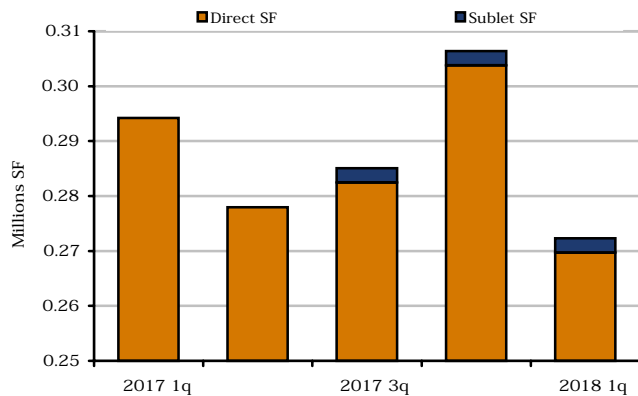
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

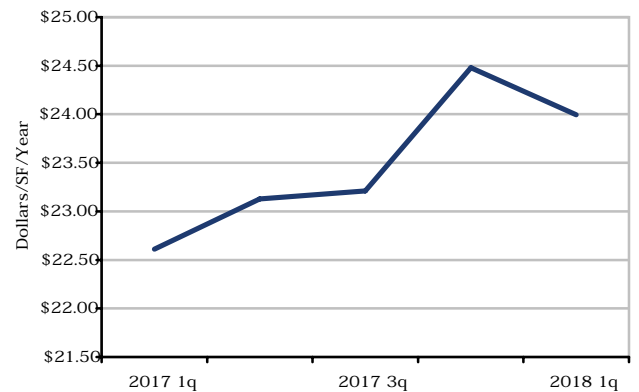
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	439	6,848,303	272,288	4.0%	34,108	0	0	2	49,500	\$24.00
2017 4q	439	6,848,303	306,396	4.5%	(21,323)	0	0	2	49,500	\$24.48
2017 3q	439	6,848,303	285,073	4.2%	(7,128)	0	0	2	49,500	\$23.21
2017 2q	439	6,848,303	277,945	4.1%	16,269	0	0	2	49,500	\$23.13
2017 1q	439	6,848,303	294,214	4.3%	15,455	0	0	1	37,500	\$22.61
2016 4q	439	6,848,303	309,669	4.5%	(14,365)	0	0	1	37,500	\$23.72
2016 3q	439	6,848,303	295,304	4.3%	23,527	0	0	1	37,500	\$23.94
2016 2q	439	6,848,303	318,831	4.7%	17,656	0	0	1	37,500	\$23.68
2016 1q	439	6,848,303	336,487	4.9%	3,580	0	0	1	37,500	\$23.75
2015 4q	439	6,848,303	340,067	5.0%	21,403	0	0	1	37,500	\$23.19
2015 3q	439	6,848,303	361,470	5.3%	43,663	0	0	1	37,500	\$22.49
2015 2q	439	6,848,303	405,133	5.9%	18,399	0	0	1	37,500	\$21.94
2015 1q	439	6,848,303	423,532	6.2%	77,493	1	15,000	0	0	\$21.84
2014 4q	438	6,833,303	486,025	7.1%	17,101	0	0	1	15,000	\$21.64
2014 3q	438	6,833,303	503,126	7.4%	(55,627)	0	0	1	15,000	\$21.23
2014 2q	438	6,833,303	447,499	6.5%	(5,533)	0	0	1	15,000	\$21.57

Source: CoStar Property®



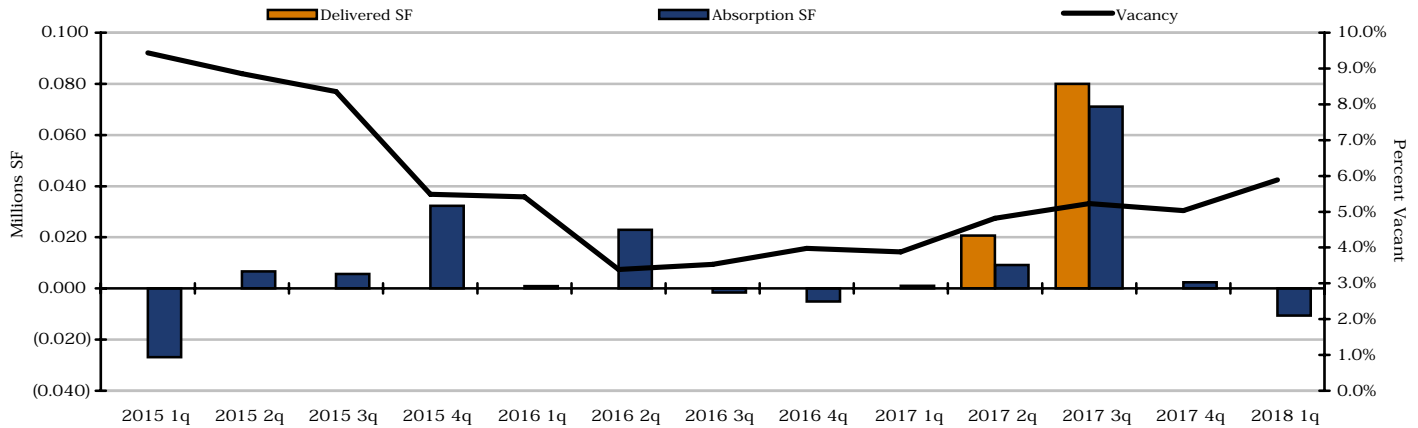
Greater Toronto Office Market

Halton Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

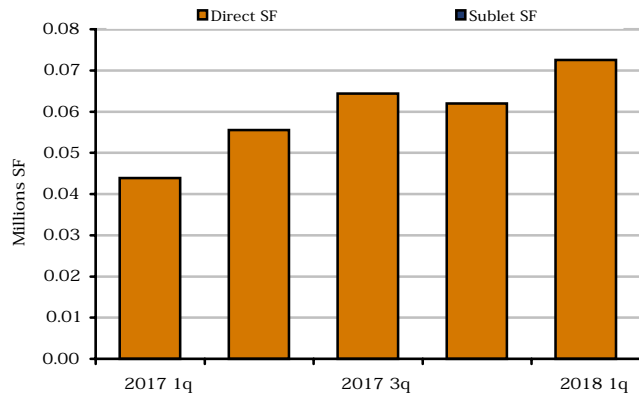
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

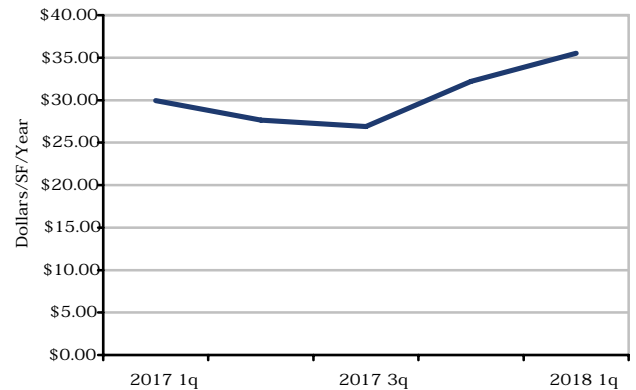
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	89	1,231,801	72,567	5.9%	(10,561)	0	0	2	92,461	\$35.53
2017 4q	89	1,231,801	62,006	5.0%	2,416	0	0	2	92,461	\$32.22
2017 3q	89	1,231,801	64,422	5.2%	71,104	1	80,000	2	92,461	\$26.88
2017 2q	88	1,151,801	55,526	4.8%	9,123	1	20,741	3	172,461	\$27.63
2017 1q	87	1,131,060	43,908	3.9%	1,066	0	0	3	146,741	\$29.93
2016 4q	87	1,131,060	44,974	4.0%	(5,047)	0	0	2	100,741	\$22.82
2016 3q	87	1,131,060	39,927	3.5%	(1,625)	0	0	2	100,741	\$24.88
2016 2q	87	1,131,060	38,302	3.4%	22,931	0	0	1	80,000	\$25.03
2016 1q	87	1,131,060	61,233	5.4%	867	0	0	1	80,000	\$26.80
2015 4q	87	1,131,060	62,100	5.5%	32,365	0	0	1	80,000	\$26.98
2015 3q	87	1,131,060	94,465	8.4%	5,668	0	0	1	80,000	\$23.83
2015 2q	87	1,131,060	100,133	8.9%	6,614	0	0	0	0	\$23.40
2015 1q	87	1,131,060	106,747	9.4%	(26,847)	0	0	0	0	\$23.27
2014 4q	87	1,131,060	79,900	7.1%	3,901	0	0	0	0	\$22.49
2014 3q	87	1,131,060	83,801	7.4%	29,824	1	34,600	0	0	\$23.05
2014 2q	86	1,096,460	79,025	7.2%	(29,470)	0	0	1	34,600	\$22.80

Source: CoStar Property®

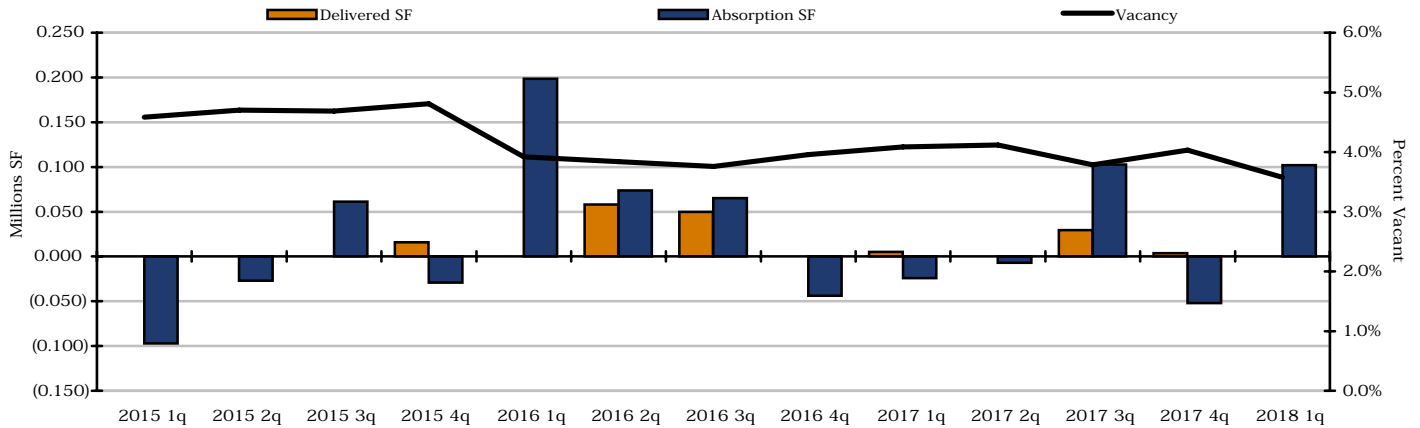
Greater Toronto Office Market



Midtown Market Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

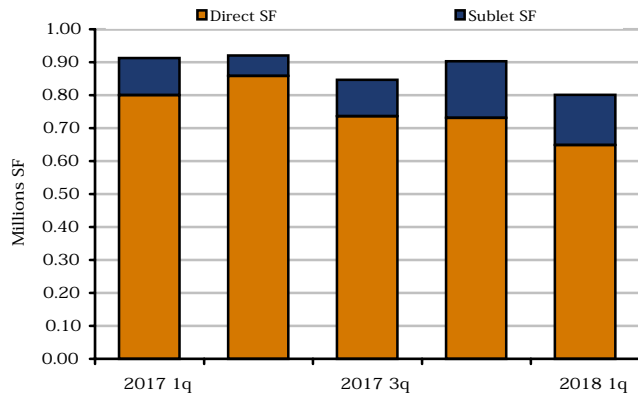
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

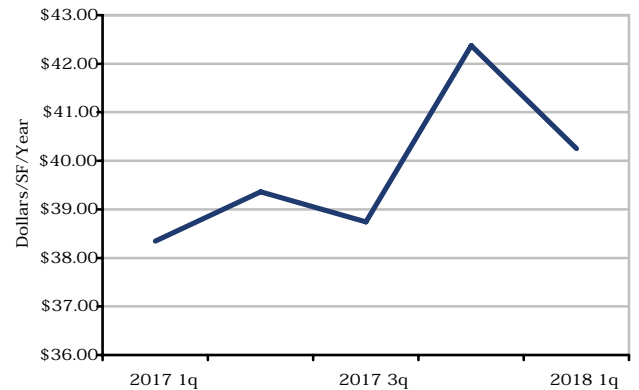
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	520	22,379,579	800,592	3.6%	102,053	0	0	2	687,000	\$40.25
2017 4q	520	22,379,579	902,645	4.0%	(52,143)	1	3,582	1	99,000	\$42.37
2017 3q	519	22,375,997	846,920	3.8%	102,669	1	29,500	2	102,582	\$38.74
2017 2q	518	22,346,497	920,089	4.1%	(7,163)	0	0	3	132,082	\$39.36
2017 1q	518	22,346,497	912,926	4.1%	(24,143)	1	5,051	3	132,082	\$38.34
2016 4q	517	22,341,446	883,732	4.0%	(43,728)	0	0	4	137,133	\$38.94
2016 3q	517	22,341,446	840,004	3.8%	65,306	1	50,000	4	137,133	\$39.17
2016 2q	516	22,291,446	855,310	3.8%	73,888	1	58,080	5	187,133	\$39.31
2016 1q	515	22,233,366	871,118	3.9%	198,688	0	0	5	241,631	\$39.21
2015 4q	515	22,233,366	1,069,806	4.8%	(29,014)	1	16,000	4	142,631	\$39.39
2015 3q	517	22,234,392	1,041,818	4.7%	61,198	0	0	4	108,631	\$40.07
2015 2q	516	22,173,527	1,042,151	4.7%	(27,140)	0	0	4	139,996	\$40.33
2015 1q	517	22,175,188	1,016,672	4.6%	(97,242)	0	0	3	134,945	\$39.80
2014 4q	517	22,175,188	919,430	4.1%	45,934	0	0	2	118,945	\$39.85
2014 3q	517	22,175,188	965,364	4.4%	31,472	0	0	2	118,945	\$39.42
2014 2q	517	22,175,188	996,836	4.5%	55,770	0	0	1	60,865	\$38.96

Source: CoStar Property®



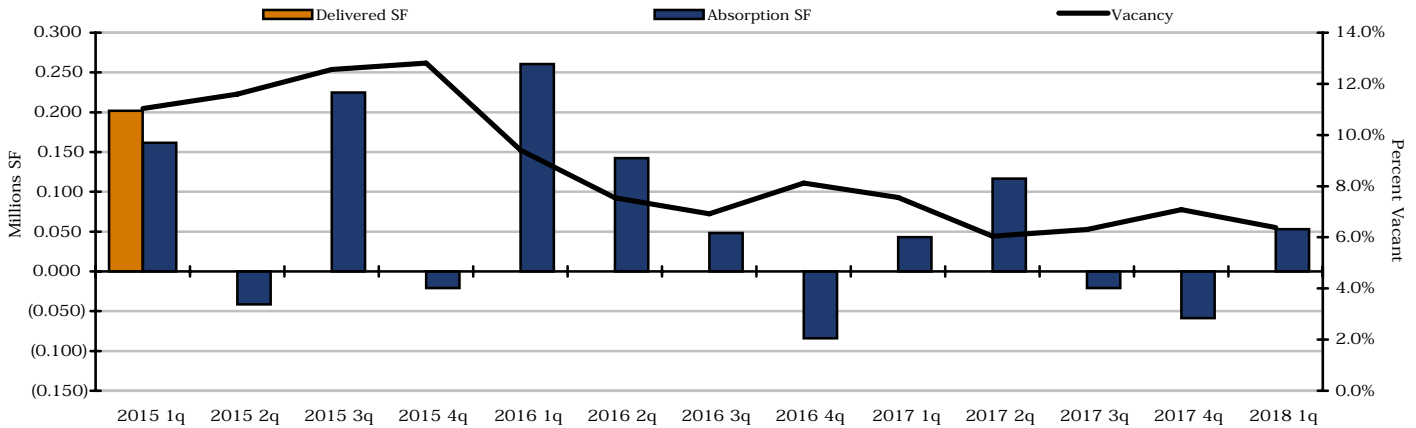
Greater Toronto Office Market

Peel Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

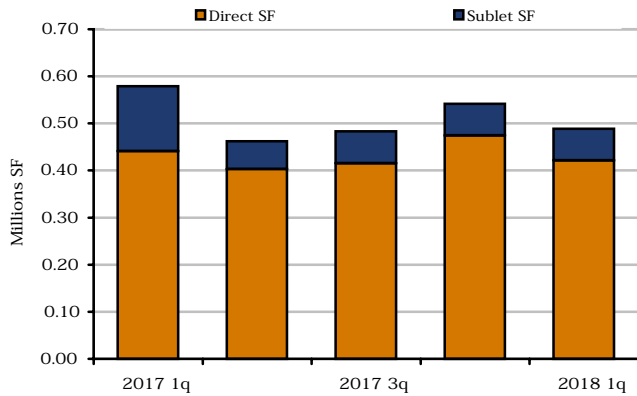
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

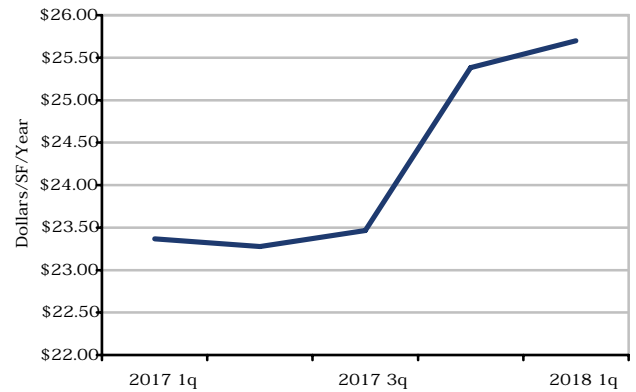
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	294	7,655,533	488,899	6.4%	52,980	0	0	2	62,640	\$25.70
2017 4q	294	7,655,533	541,879	7.1%	(58,838)	0	0	1	2,640	\$25.38
2017 3q	294	7,655,533	483,041	6.3%	(20,832)	0	0	1	2,640	\$23.47
2017 2q	294	7,655,533	462,209	6.0%	116,557	0	0	0	0	\$23.28
2017 1q	294	7,655,533	578,766	7.6%	42,916	0	0	0	0	\$23.37
2016 4q	294	7,655,533	621,682	8.1%	(84,106)	0	0	0	0	\$24.01
2016 3q	293	7,646,773	528,816	6.9%	48,071	0	0	1	8,760	\$29.54
2016 2q	293	7,646,773	576,887	7.5%	142,335	0	0	1	8,760	\$29.31
2016 1q	293	7,646,773	719,222	9.4%	260,670	0	0	1	8,760	\$29.29
2015 4q	293	7,646,773	979,892	12.8%	(20,874)	0	0	0	0	\$29.08
2015 3q	294	7,648,067	960,312	12.6%	224,652	0	0	0	0	\$28.37
2015 2q	292	7,311,067	847,964	11.6%	(41,579)	0	0	2	337,000	\$27.80
2015 1q	292	7,311,067	806,385	11.0%	161,683	1	202,000	2	337,000	\$28.16
2014 4q	291	7,109,067	766,068	10.8%	21,956	0	0	3	539,000	\$28.12
2014 3q	290	7,101,727	780,684	11.0%	(135,003)	1	11,660	4	546,340	\$28.19
2014 2q	289	7,090,067	634,021	8.9%	40,931	0	0	5	558,000	\$24.39

Source: CoStar Property®

Greater Toronto Office Market

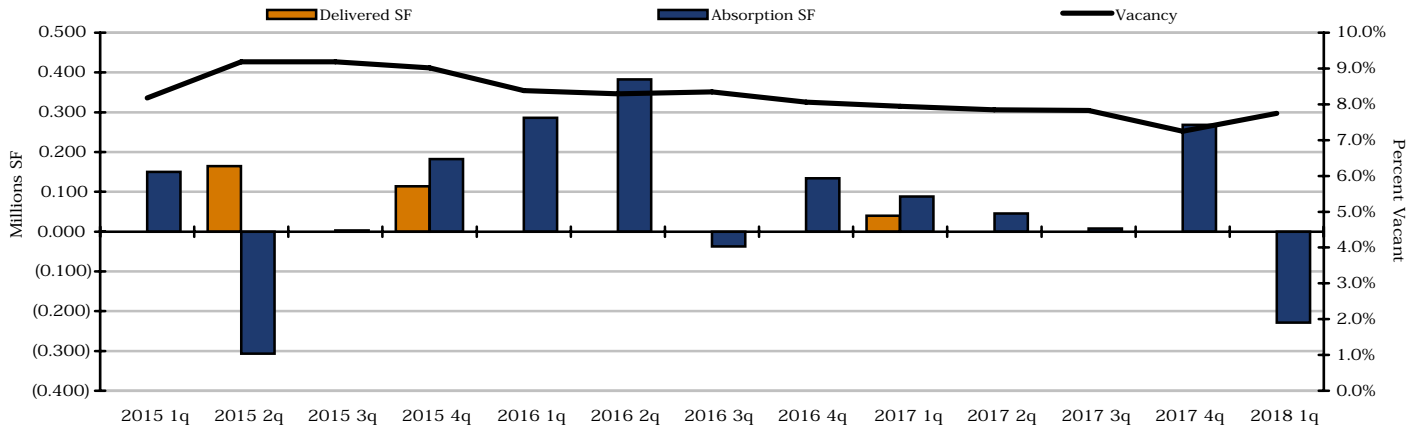


Toronto East Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

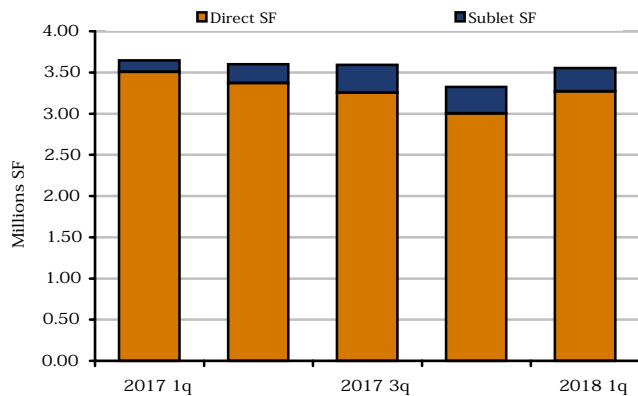
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

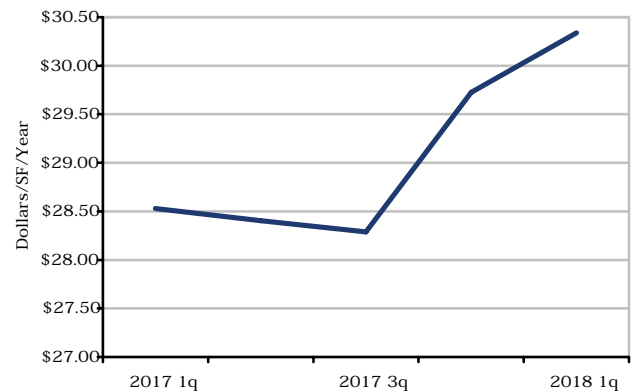
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	973	45,892,793	3,554,966	7.7%	(228,958)	0	0	3	94,848	\$30.34
2017 4q	973	45,892,793	3,326,008	7.2%	268,076	0	0	3	94,848	\$29.73
2017 3q	973	45,892,793	3,594,084	7.8%	7,449	0	0	3	94,848	\$28.29
2017 2q	973	45,892,793	3,601,533	7.8%	45,521	0	0	2	48,800	\$28.40
2017 1q	973	45,892,793	3,647,054	7.9%	87,832	1	40,000	2	48,800	\$28.53
2016 4q	972	45,852,793	3,694,886	8.1%	133,914	0	0	3	88,800	\$28.28
2016 3q	972	45,852,793	3,828,800	8.4%	(37,394)	0	0	2	48,800	\$28.74
2016 2q	973	45,863,993	3,802,606	8.3%	382,219	0	0	2	48,800	\$28.51
2016 1q	972	45,493,993	3,814,825	8.4%	285,853	0	0	3	418,800	\$28.63
2015 4q	972	45,493,993	4,100,678	9.0%	182,523	3	114,100	1	370,000	\$28.66
2015 3q	969	45,379,893	4,169,101	9.2%	2,665	0	0	4	484,100	\$28.04
2015 2q	968	45,376,748	4,168,621	9.2%	(306,982)	1	165,000	5	487,245	\$28.29
2015 1q	967	45,211,748	3,696,639	8.2%	150,480	0	0	6	652,245	\$28.21
2014 4q	967	45,211,748	3,847,119	8.5%	284,159	0	0	4	590,725	\$27.75
2014 3q	967	45,211,748	4,131,278	9.1%	(102,210)	0	0	3	587,580	\$27.94
2014 2q	967	45,211,748	4,029,068	8.9%	(206,959)	1	21,217	3	587,580	\$27.85

Source: CoStar Property®



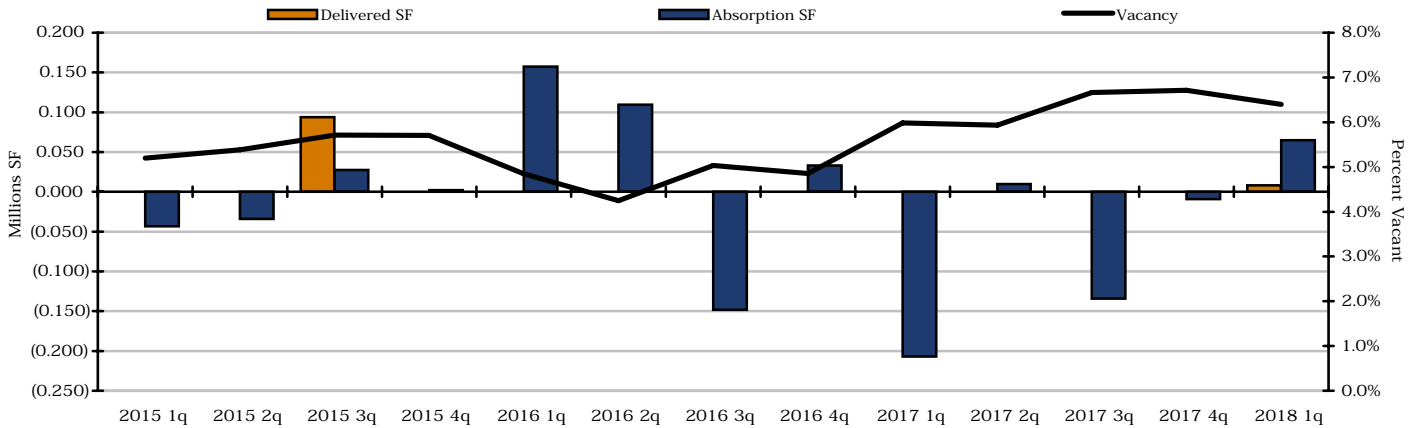
Greater Toronto Office Market

Toronto North Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

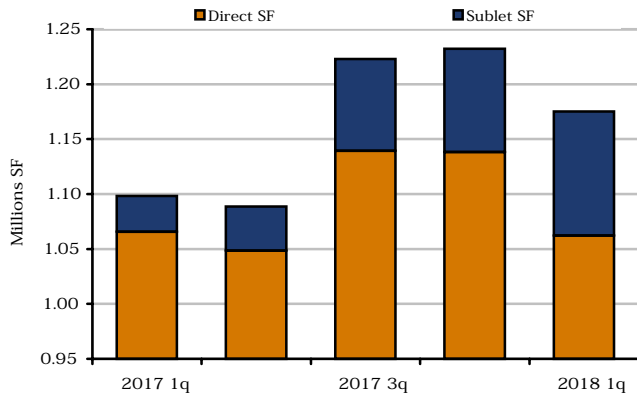
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

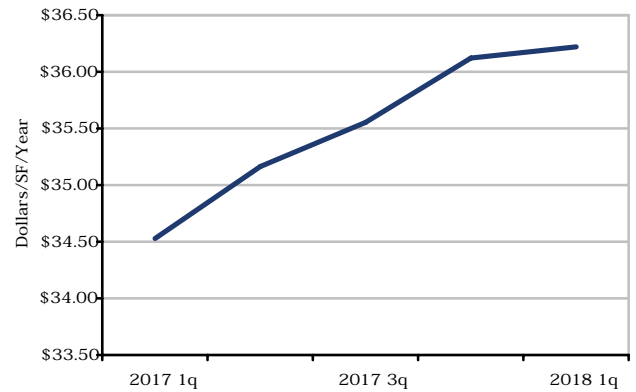
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	476	18,358,498	1,175,225	6.4%	65,011	1	8,134	2	165,343	\$36.22
2017 4q	475	18,350,364	1,232,102	6.7%	(9,229)	0	0	2	33,477	\$36.12
2017 3q	475	18,350,364	1,222,873	6.7%	(134,326)	0	0	2	33,477	\$35.55
2017 2q	475	18,350,364	1,088,547	5.9%	9,613	0	0	1	8,134	\$35.16
2017 1q	475	18,350,364	1,098,160	6.0%	(207,027)	0	0	1	8,134	\$34.53
2016 4q	475	18,350,364	891,133	4.9%	33,049	0	0	1	8,134	\$36.10
2016 3q	475	18,350,364	924,182	5.0%	(148,104)	0	0	1	8,134	\$36.02
2016 2q	476	18,354,208	779,922	4.2%	109,589	0	0	1	8,134	\$35.87
2016 1q	476	18,354,208	889,511	4.8%	157,341	0	0	0	0	\$36.78
2015 4q	476	18,354,208	1,046,852	5.7%	2,148	0	0	0	0	\$36.44
2015 3q	476	18,354,208	1,049,000	5.7%	27,511	2	93,687	0	0	\$35.97
2015 2q	474	18,260,521	982,824	5.4%	(34,095)	0	0	2	93,687	\$36.40
2015 1q	474	18,260,521	948,729	5.2%	(43,343)	0	0	2	93,687	\$35.73
2014 4q	474	18,260,521	905,386	5.0%	(7,023)	0	0	2	93,687	\$35.06
2014 3q	474	18,260,521	898,363	4.9%	352,870	0	0	2	93,687	\$34.78
2014 2q	473	17,928,022	918,734	5.1%	(22,526)	0	0	3	426,186	\$35.09

Source: CoStar Property®

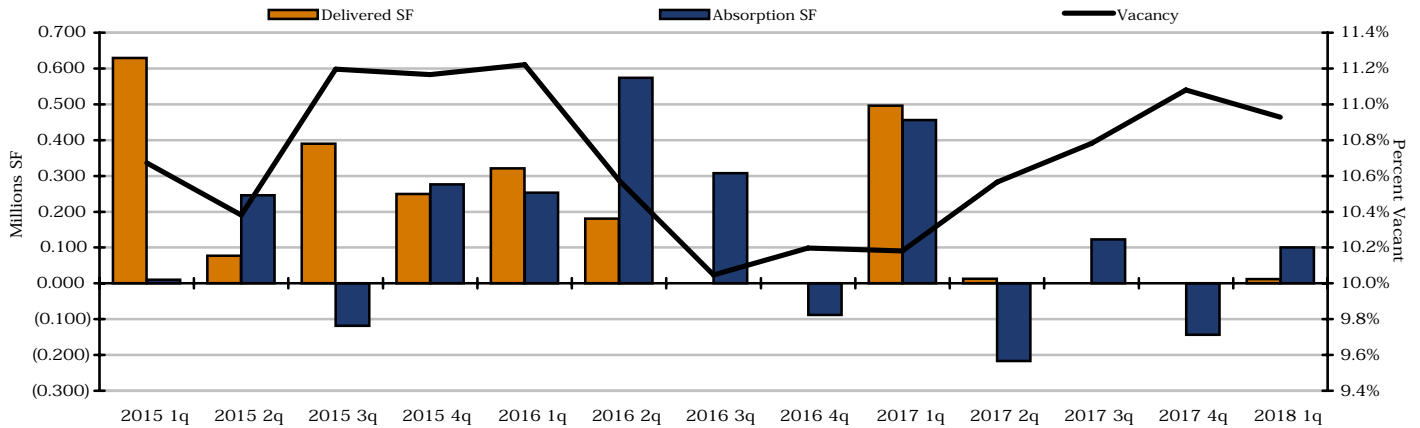
Greater Toronto Office Market



Toronto West Market Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

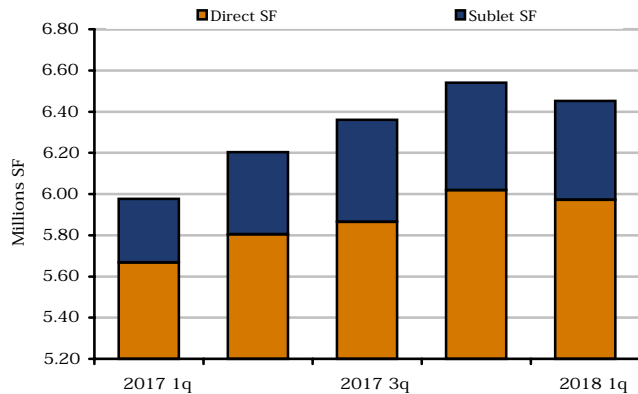
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

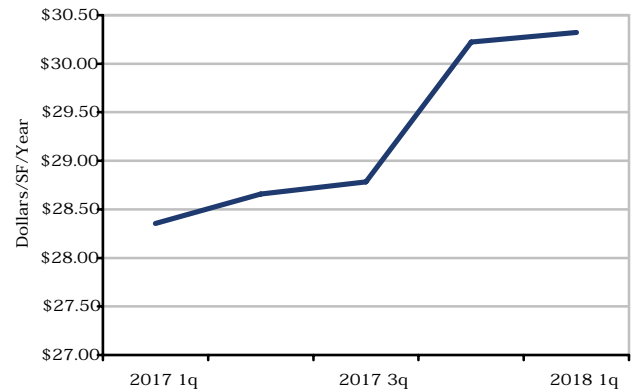
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	1,680	59,044,668	6,452,795	10.9%	100,141	1	11,743	7	982,025	\$30.32
2017 4q	1,679	59,032,925	6,541,193	11.1%	(143,587)	0	0	7	693,768	\$30.22
2017 3q	1,678	58,995,768	6,360,449	10.8%	123,094	0	0	5	561,757	\$28.78
2017 2q	1,676	58,715,449	6,203,224	10.6%	(216,695)	1	12,609	5	428,957	\$28.66
2017 1q	1,676	58,705,206	5,976,286	10.2%	455,632	9	495,886	6	441,566	\$28.35
2016 4q	1,667	58,209,320	5,936,032	10.2%	(87,799)	0	0	13	866,152	\$28.46
2016 3q	1,667	58,209,320	5,848,233	10.0%	307,316	0	0	11	743,543	\$29.09
2016 2q	1,667	58,209,320	6,155,549	10.6%	573,662	3	180,589	10	738,807	\$29.21
2016 1q	1,663	57,986,927	6,506,818	11.2%	253,386	2	320,881	12	744,697	\$29.36
2015 4q	1,661	57,666,046	6,439,323	11.2%	276,475	1	250,000	14	1,065,578	\$28.79
2015 3q	1,660	57,374,161	6,423,913	11.2%	(118,566)	5	389,700	13	1,176,236	\$28.57
2015 2q	1,655	56,984,461	5,915,647	10.4%	246,252	2	76,950	16	1,487,492	\$28.47
2015 1q	1,652	56,894,942	6,072,380	10.7%	9,935	4	629,164	14	1,237,864	\$28.26
2014 4q	1,648	56,265,778	5,453,151	9.7%	(55,215)	3	226,586	18	1,867,028	\$27.91
2014 3q	1,645	56,039,192	5,171,350	9.2%	111,273	3	234,610	18	1,594,951	\$27.58
2014 2q	1,642	55,804,582	5,048,013	9.0%	119,289	1	29,971	17	1,682,166	\$27.81

Source: CoStar Property®

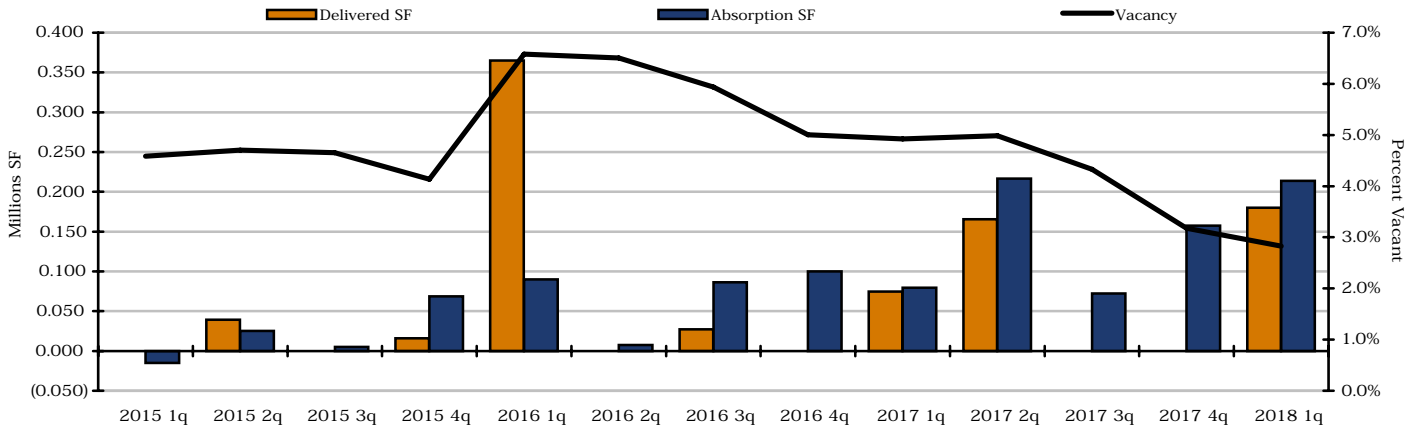


Greater Toronto Office Market

York Market
Market Highlights – Class "A, B & C"

Deliveries, Absorption & Vacancy

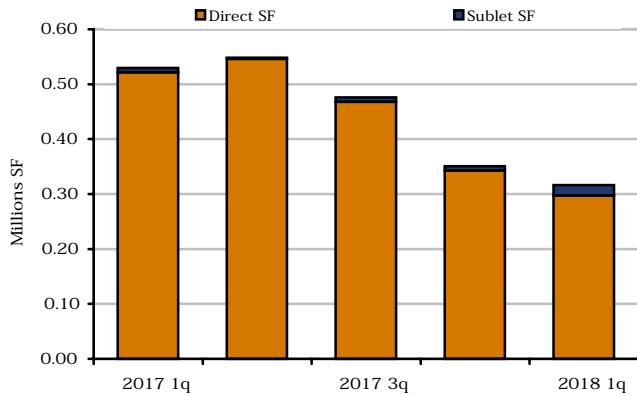
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

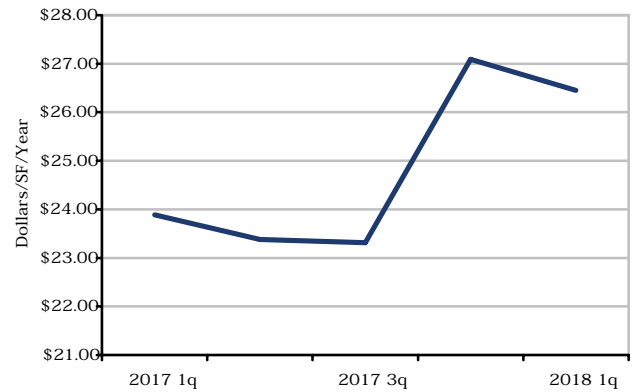
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2018 1q	597	11,203,916	316,598	2.8%	213,967	1	180,000	2	241,949	\$26.45
2017 4q	596	11,023,916	350,565	3.2%	157,684	0	0	3	421,949	\$27.09
2017 3q	595	10,991,416	475,749	4.3%	72,307	0	0	2	212,500	\$23.31
2017 2q	595	10,991,416	548,056	5.0%	216,729	2	165,639	2	212,500	\$23.38
2017 1q	592	10,756,398	529,767	4.9%	79,374	2	74,673	5	447,518	\$23.89
2016 4q	590	10,681,725	534,468	5.0%	99,841	0	0	6	489,691	\$26.53
2016 3q	590	10,681,725	634,309	5.9%	86,308	1	27,298	5	413,957	\$27.85
2016 2q	589	10,654,427	693,319	6.5%	7,527	0	0	4	312,677	\$28.50
2016 1q	589	10,654,427	700,846	6.6%	89,910	1	365,000	3	243,298	\$28.73
2015 4q	588	10,289,427	425,756	4.1%	68,437	1	16,000	3	572,298	\$29.35
2015 3q	587	10,273,427	478,193	4.7%	5,064	0	0	3	561,000	\$27.25
2015 2q	587	10,273,427	483,257	4.7%	25,210	1	39,096	3	561,000	\$28.53
2015 1q	586	10,234,331	469,371	4.6%	(14,850)	0	0	2	404,096	\$26.28
2014 4q	586	10,234,331	454,521	4.4%	165,640	5	235,497	2	404,096	\$28.47
2014 3q	581	9,998,834	384,664	3.8%	1,557	1	8,168	6	274,593	\$28.59
2014 2q	580	9,990,666	378,053	3.8%	(12,338)	0	0	6	243,665	\$27.94

Source: CoStar Property®