

CoStar Industrial Statistics

Mid-Year 2018

Greater Toronto Industrial Market



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IMPORTANT FEATURE ANNOUNCEMENT

New Market Reports Now Available

Market Reports have received a major upgrade.

The new reports are dynamic: You can now run a report anytime. They also incorporate many more markets and submarkets, and include five-year forecasts for several KPIs.

These new reports can be found at the Markets & Submarkets link on CoStar.com under the Analytics menu.

This legacy report will be phased out later this year.



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Methodology

The CoStar Industrial Statistics calculates Industrial statistics using CoStar Group's base of existing, under construction and under renovation Industrial buildings in each given metropolitan area. All Industrial building types are included, including warehouse, flex / research & development, distribution, manufacturing, industrial showroom, and service buildings, in both single-tenant and multi-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 Industrial Report are calculated using the quoted rental rate for each property.

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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 certi-

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 2.3%

Net Absorption Positive 2,862,285 SF in the Quarter

The Greater Toronto Industrial market ended the second quarter 2018 with a vacancy rate of 2.3%. The vacancy rate was down over the previous quarter, with net absorption totaling positive 2,862,285 square feet in the second quarter. Vacant sublease space increased in the quarter, ending the quarter at 1,463,563 square feet. Rental rates ended the second quarter at \$7.33, an increase over the previous quarter. A total of seven buildings delivered to the market in the quarter totaling 1,333,811 square feet, with 6,438,001 square feet still under construction at the end of the quarter.

Absorption

Net absorption for the overall Greater Toronto Industrial market was positive 2,862,285 square feet in the second quarter 2018. That compares to positive 4,608,709 square feet in the first quarter 2018, positive 3,556,348 square feet in the fourth quarter 2017, and positive 505,040 square feet in the third quarter 2017.

Tenants moving out of large blocks of space in 2018 include: Sears Canada Distribution Centre moving out of (959,261) square feet at 9501 Hwy-50 Hwy, Bacardi Canada Inc. moving out of (186,840) square feet at 1000 Steeles Ave E, and BMW Group Canada moving out of (183,000) square feet at 1702 Tricont Ave.

Tenants moving into large blocks of space in 2018 include: Kraft Canada Inc moving into 774,614 square feet at 7951 5th Line, Wayfair moving into 770,000 square feet at 2020 Logistics Dr, and SDR Distribution moving into 627,731 square feet at 86 Pillsworth Dr.

The Flex building market recorded net absorption of posi-

tive 60,824 square feet in the second quarter 2018, compared to positive 827,861 square feet in the first quarter 2018, negative (59,630) in the fourth quarter 2017, and positive 313,216 in the third quarter 2017.

The Warehouse building market recorded net absorption of positive 2,801,461 square feet in the second quarter 2018 compared to positive 3,780,848 square feet in the first quarter 2018, positive 3,615,978 in the fourth quarter 2017, and positive 191,824 in the third quarter 2017.

Vacancy

The Industrial vacancy rate in the Greater Toronto market area decreased to 2.3% at the end of the second quarter 2018. The vacancy rate was 2.5% at the end of the first quarter 2018, 3.0% at the end of the fourth quarter 2017, and 3.2% at the end of the third quarter 2017.

Flex projects reported a vacancy rate of 2.3% at the end of the second quarter 2018, 2.4% at the end of the first quarter 2018, 3.2% at the end of the fourth quarter 2017, and 3.2% at the end of the third quarter 2017.

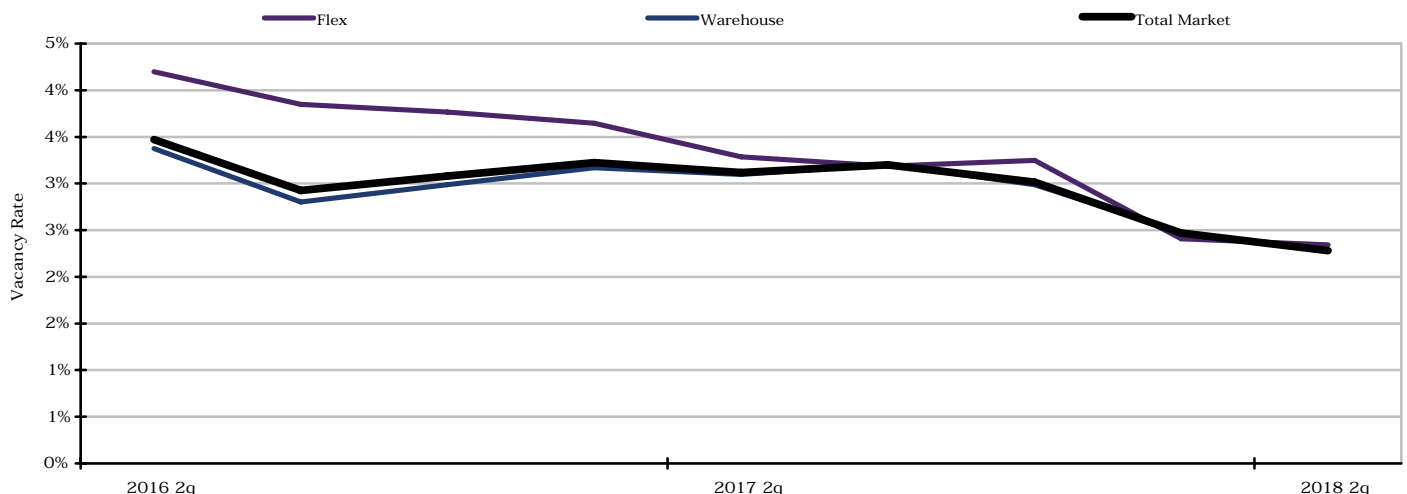
Warehouse projects reported a vacancy rate of 2.3% at the end of the second quarter 2018, 2.5% at the end of first quarter 2018, 3.0% at the end of the fourth quarter 2017, and 3.2% at the end of the third quarter 2017.

Largest Lease Signings

The largest lease signings occurring in 2018 included: the 555,109-square-foot deal signed by Exel Logistics at 9501 Hwy-50 Hwy in the North market; the 544,572-square-foot lease signed by Toronto Transit Commission at 400 Industrial Centre

Vacancy Rates by Building Type

2013-2018



Source: CoStar Property®

- Bldg A in the Central market; and the 341,130-square-foot lease signed by Sumitomo Electric at 307 Orenda Road in the West market.

Sublease Vacancy

The amount of vacant sublease space in the Greater Toronto market increased to 1,463,563 square feet by the end of the second quarter 2018, from 1,117,184 square feet at the end of the first quarter 2018. There was 1,457,358 square feet vacant at the end of the fourth quarter 2017 and 1,954,433 square feet at the end of the third quarter 2017.

Greater Toronto’s Flex projects reported vacant sublease space of 110,050 square feet at the end of second quarter 2018, down from the 179,913 square feet reported at the end of the first quarter 2018. There were 152,253 square feet of sublease space vacant at the end of the fourth quarter 2017, and 197,443 square feet at the end of the third quarter 2017.

Warehouse projects reported increased vacant sublease space from the first quarter 2018 to the second quarter 2018. Sublease vacancy went from 937,271 square feet to 1,353,513 square feet during that time. There was 1,305,105 square feet at the end of the fourth quarter 2017, and 1,756,990 square feet at the end of the third quarter 2017.

Rental Rates

The average quoted asking rental rate for available Industrial space was \$7.33 per square foot per year at the end of the second quarter 2018 in the Greater Toronto market area. This represented a 2.1% increase in quoted rental rates from the end of the first quarter 2018, when rents were reported at \$7.18 per square foot.

The average quoted rate within the Flex sector was \$13.99 per square foot at the end of the second quarter 2018, while Warehouse rates stood at \$6.95. At the end of the first quarter 2018, Flex rates were \$13.80 per square foot, and Warehouse

rates were \$6.77.

Deliveries and Construction

During the second quarter 2018, seven buildings totaling 1,333,811 square feet were completed in the Greater Toronto market area. This compares to five buildings totaling 178,311 square feet that were completed in the first quarter 2018, seven buildings totaling 2,175,612 square feet completed in the fourth quarter 2017, and 1,168,048 square feet in six buildings completed in the third quarter 2017.

There were 6,438,001 square feet of Industrial space under construction at the end of the second quarter 2018.

Some of the notable 2018 deliveries include: 6360 Belgrave Rd, a 303,000-square-foot facility that delivered in second quarter 2018 and is now 100% occupied, and 220 Hunter’s Valley Rd, a 250,000-square-foot building that delivered in second quarter 2018 and is now 100% occupied.

The largest projects underway at the end of second quarter 2018 were 12724 Coleraine Dr, a 966,242-square-foot building with 0% of its space pre-leased, and 50 Edgeware Rd, a 441,939-square-foot facility that is 100% pre-leased.

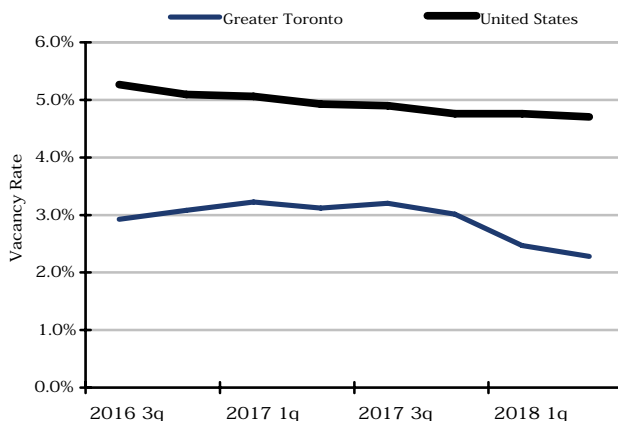
Inventory

Total Industrial inventory in the Greater Toronto market area amounted to 818,763,523 square feet in 17,008 buildings as of the end of the second quarter 2018. The Flex sector consisted of 95,167,505 square feet in 2,219 projects. The Warehouse sector consisted of 723,596,018 square feet in 14,789 buildings. Within the Industrial market there were 341 owner-occupied buildings accounting for 50,113,117 square feet of Industrial space.

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

U.S. Vacancy Comparison

Past 8 Quarters



Source: CoStar Property®

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

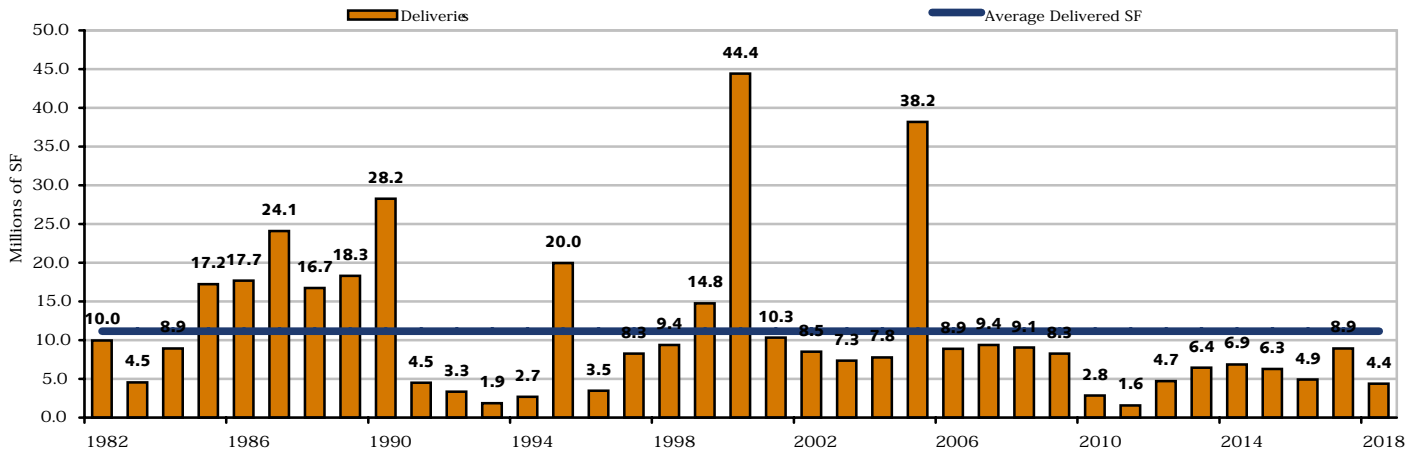
Central Ind

East Ind

North Ind

West Ind

Historical Deliveries 1982 - 2018



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

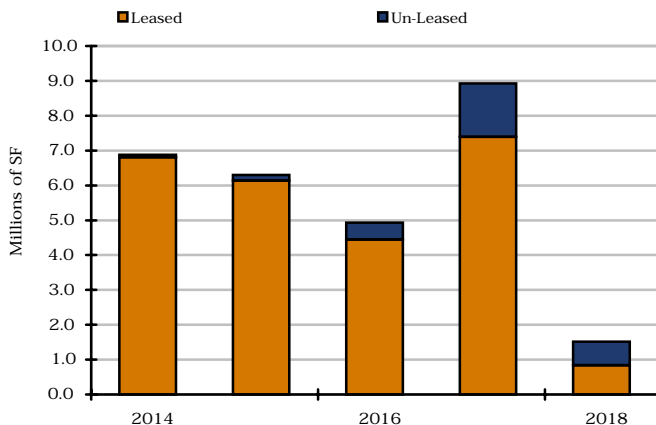
CONSTRUCTION ACTIVITY Markets Ranked by Under Construction RBA

Market	Under Construction Inventory				Average Bldg Size	
	# Bldgs	Total RBA	Preleased SF	Preleased %	All Existing	U/C
West Ind	23	4,193,639	2,010,723	47.9%	55,391	182,332
North Ind	11	1,414,471	279,336	19.7%	48,224	128,588
Central Ind	8	804,892	187,300	23.3%	39,618	100,611
East Ind	1	25,000	25,000	100.0%	48,823	25,000
Totals	43	6,438,002	2,502,359	38.9%	48,140	149,721

Source: CoStar Property®

Recent Deliveries

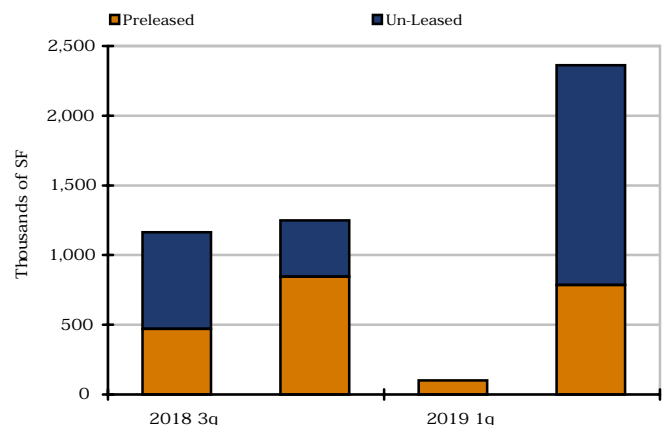
Leased & Un-Leased SF in Deliveries Since 2014



Source: CoStar Property®

Future Deliveries

Preleased & Un-Leased SF in Properties Scheduled to Deliver



Source: CoStar Property®

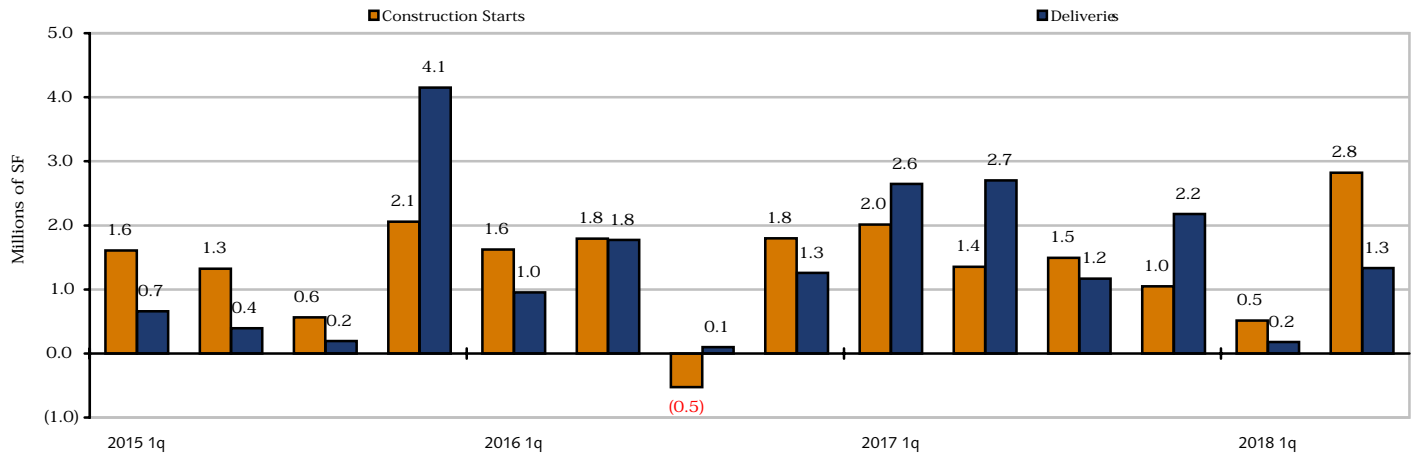
Greater Toronto Industrial Market



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	4	101,011	75,044	74.3%	\$10.25	23,000	78,011
50,000 SF - 99,999 SF	3	242,741	107,323	44.2%	\$7.60	0	242,741
100,000 SF - 249,999 SF	3	615,370	101,513	16.5%	\$7.33	0	615,370
250,000 SF - 499,999 SF	2	553,000	553,000	100.0%	\$0.00	0	553,000
>= 500,000 SF	0	0	0	0.0%	\$0.00	0	0

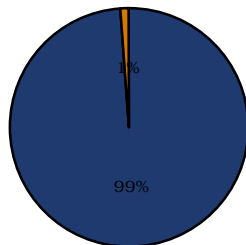
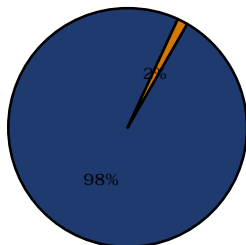
Source: CoStar Property®

Recent Development by Tenancy

Based on RBA Developed for Single & Multi-Tenant Use

2018 Deliveries

Currently Under Construction



■ Multi ■ Single

■ Multi ■ Single

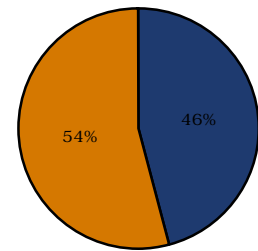
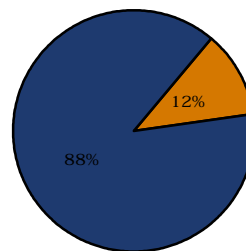
Source: CoStar Property®

Existing Inventory Comparison

Based on Total RBA

By Building Type

By Tenancy Type



■ Flex ■ Warehouse

■ Multi ■ Single

Source: CoStar Property®

Select Year-to-Date Deliveries

Based on Project Square Footage

<p>1. 6360 Belgrave Rd</p> <p>Submarket: West Industrial Market RBA: 303,000 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2017 Deliv Date: Second Quarter 2018 Leasing Co: Orlando Corporation Developer: N/A</p>	<p>2. 220 Hunter's Valley Rd</p> <p>Submarket: North Industrial Market RBA: 250,000 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2017 Deliv Date: Second Quarter 2018 Leasing Co: Condor Properties Developer: Condor Properties</p>	<p>3. Meadowvale Distribution Centre - Bldg 3</p> <p>Submarket: West Industrial Market RBA: 248,856 Occupied: 0% Quoted Rate: \$7.35 Grnd Brk Date: Third Quarter 2017 Deliv Date: Second Quarter 2018 Leasing Co: Colliers International Developer: N/A</p>
<p>4. 150 New Huntington Rd - Phase I</p> <p>Submarket: North Industrial Market RBA: 200,100 Occupied: 0% Quoted Rate: Negotiable Grnd Brk Date: Second Quarter 2017 Deliv Date: Second Quarter 2018 Leasing Co: Colliers International Developer: N/A</p>	<p>5. 8400 Parkhill Dr</p> <p>Submarket: West Industrial Market RBA: 166,414 Occupied: 61% Quoted Rate: \$7.25 Grnd Brk Date: Second Quarter 2017 Deliv Date: Second Quarter 2018 Leasing Co: CBRE Developer: Broccolini Construction Inc</p>	<p>6. 8300 Parkhill Dr</p> <p>Submarket: West Industrial Market RBA: 85,781 Occupied: 35% Quoted Rate: \$7.95 Grnd Brk Date: Second Quarter 2017 Deliv Date: Second Quarter 2018 Leasing Co: CBRE Developer: Broccolini</p>
<p>7. 111 Gibraltar Rd</p> <p>Submarket: North Industrial Market RBA: 79,660 Occupied: 0% Quoted Rate: \$7.05 Grnd Brk Date: First Quarter 2018 Deliv Date: Second Quarter 2018 Leasing Co: Colliers International Developer: N/A</p>	<p>8. 130 Performance Dr</p> <p>Submarket: North Industrial Market RBA: 77,300 Occupied: 100% Quoted Rate: \$8.25 Grnd Brk Date: Second Quarter 2017 Deliv Date: First Quarter 2018 Leasing Co: Avison Young Developer: N/A</p>	<p>9. 161 Milani Blvd</p> <p>Submarket: North Industrial Market RBA: 36,182 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2016 Deliv Date: First Quarter 2018 Leasing Co: N/A Developer: N/A</p>
<p>10. 155 Mostar St</p> <p>Submarket: North Industrial Market RBA: 27,625 Occupied: 6% Quoted Rate: \$13.00 Grnd Brk Date: Second Quarter 2017 Deliv Date: First Quarter 2018 Leasing Co: Norstar Group of Companies Developer: N/A</p>	<p>11. 235 Pony Dr</p> <p>Submarket: North Industrial Market RBA: 23,000 Occupied: 100% Quoted Rate: \$7.00 Grnd Brk Date: Third Quarter 2017 Deliv Date: First Quarter 2018 Leasing Co: Rentex Realty Inc Developer: N/A</p>	<p>12. 265 Milani Blvd</p> <p>Submarket: North Industrial Market RBA: 14,204 Occupied: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2016 Deliv Date: First Quarter 2018 Leasing Co: N/A Developer: N/A</p>

Greater Toronto Industrial Market



Inventory & development

Select Top Under Construction Properties

Based on Project Square Footage

<p>1. 12724 Coleraine Dr</p> <p>Submarket: West Industrial Market RBA: 966,242 Preleased: 0% Quoted Rate: \$6.95 Grnd Brk Date: Second Quarter 2018 Deliv Date: Second Quarter 2020 Leasing Co: Colliers International Developer: N/A</p>	<p>2. 50 Edgeware Rd</p> <p>Submarket: West Industrial Market RBA: 441,939 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2018 Deliv Date: Second Quarter 2019 Leasing Co: Orlando Corporation Developer: N/A</p>	<p>3. 7245 Highway 50 - Bldg 2</p> <p>Submarket: North Industrial Market RBA: 383,194 Preleased: 0% Quoted Rate: \$6.95 Grnd Brk Date: Third Quarter 2017 Deliv Date: Third Quarter 2018 Leasing Co: Colliers International Developer: N/A</p>
<p>4. 100 Gibraltar Rd</p> <p>Submarket: North Industrial Market RBA: 383,194 Preleased: 2% Quoted Rate: \$6.95 Grnd Brk Date: Fourth Quarter 2017 Deliv Date: Second Quarter 2019 Leasing Co: Colliers International Developer: N/A</p>	<p>5. 7245 Highway 50 - Bldg 1</p> <p>Submarket: North Industrial Market RBA: 344,930 Preleased: 0% Quoted Rate: \$6.95 Grnd Brk Date: Third Quarter 2017 Deliv Date: Fourth Quarter 2018 Leasing Co: Colliers International Developer: N/A</p>	<p>6. 6050 Millcreek Dr - Building 1</p> <p>Submarket: West Industrial Market RBA: 303,400 Preleased: 0% Quoted Rate: \$7.50 Grnd Brk Date: Second Quarter 2018 Deliv Date: Second Quarter 2019 Leasing Co: Orlando Corporation Developer: N/A</p>
<p>7. 6050 Millcreek Dr</p> <p>Submarket: West Industrial Market RBA: 303,400 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2018 Deliv Date: Second Quarter 2019 Leasing Co: N/A Developer: N/A</p>	<p>8. New Development</p> <p>Submarket: Central Industrial Market RBA: 295,087 Preleased: 0% Quoted Rate: \$7.95 Grnd Brk Date: First Quarter 2018 Deliv Date: Second Quarter 2019 Leasing Co: Avison Young Developer: N/A</p>	<p>9. 6065 Millcreek Dr</p> <p>Submarket: West Industrial Market RBA: 291,916 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Second Quarter 2018 Deliv Date: Second Quarter 2019 Leasing Co: Orlando Corporation Developer: N/A</p>
<p>10. 3535 Argentia Rd</p> <p>Submarket: West Industrial Market RBA: 285,000 Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2017 Deliv Date: Third Quarter 2018 Leasing Co: First Gulf Corporation Developer: First Gulf Corporation</p>	<p>11. 7855 Heritage Rd</p> <p>Submarket: West Industrial Market RBA: 219,078 Preleased: 100% Quoted Rate: \$7.25 Grnd Brk Date: Fourth Quarter 2017 Deliv Date: Fourth Quarter 2018 Leasing Co: Orlando Corporation Developer: N/A</p>	<p>12. 100 Pillsworth Rd - Phase II</p> <p>Submarket: West Industrial Market RBA: 216,095 Preleased: 100% Quoted Rate: \$6.25 Grnd Brk Date: Fourth Quarter 2017 Deliv Date: Fourth Quarter 2018 Leasing Co: Colliers International Developer: N/A</p>
<p>13. 400 Industrial Centre - Bldg B</p> <p>Submarket: Central Industrial Market RBA: 194,065 Preleased: 0% Quoted Rate: \$6.85 Grnd Brk Date: Fourth Quarter 2017 Deliv Date: Third Quarter 2018 Leasing Co: Colliers International Developer: One Properties</p>	<p>14. 100 Pillsworth Rd - Phase I</p> <p>Submarket: West Industrial Market RBA: 189,721 Preleased: 100% Quoted Rate: \$6.25 Grnd Brk Date: Fourth Quarter 2016 Deliv Date: Fourth Quarter 2018 Leasing Co: Colliers International Developer: Anatolia Capital Corporation</p>	<p>15. 6135 Millcreek Dr</p> <p>Submarket: West Industrial Market RBA: 182,728 Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Second Quarter 2018 Deliv Date: Second Quarter 2019 Leasing Co: Orlando Corporation Developer: N/A</p>



Greater Toronto Industrial Market

Figures at a Glance

Flex Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Central Ind	706	26,267,008	448,715	448,715	1.7%	603,852	0	79,000	\$18.49
East Ind	96	3,536,421	150,626	150,626	4.3%	(5,722)	0	25,000	\$10.42
North Ind	703	33,529,487	499,585	556,807	1.7%	67,186	27,625	0	\$11.79
West Ind	714	31,834,589	1,021,453	1,074,281	3.4%	223,369	0	0	\$13.38
Totals	2,219	95,167,505	2,120,379	2,230,429	2.3%	888,685	27,625	104,000	\$13.99

Source: CoStar Property®

Warehouse Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Central Ind	5,069	202,529,618	3,450,862	3,637,668	1.8%	493,110	0	725,892	\$7.23
East Ind	984	49,192,685	731,919	733,736	1.5%	424,364	0	0	\$6.49
North Ind	2,806	135,687,421	2,584,999	2,774,083	2.0%	631,647	680,446	1,414,471	\$6.94
West Ind	5,930	336,186,294	8,309,843	9,285,649	2.8%	5,033,188	804,051	4,193,639	\$6.88
Totals	14,789	723,596,018	15,077,623	16,431,136	2.3%	6,582,309	1,484,497	6,334,002	\$6.95

Source: CoStar Property®

Total Industrial Market Statistics

Mid-Year 2018

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Central Ind	5,775	228,796,626	3,899,577	4,086,383	1.8%	1,096,962	0	804,892	\$7.92
East Ind	1,080	52,729,106	882,545	884,362	1.7%	418,642	0	25,000	\$6.79
North Ind	3,509	169,216,908	3,084,584	3,330,890	2.0%	698,833	708,071	1,414,471	\$7.30
West Ind	6,644	368,020,883	9,331,296	10,359,930	2.8%	5,256,557	804,051	4,193,639	\$7.16
Totals	17,008	818,763,523	17,198,002	18,661,565	2.3%	7,470,994	1,512,122	6,438,002	\$7.33

Source: CoStar Property®

Greater Toronto Industrial Market



Figures at a Glance

Flex Market Statistics

Mid-Year 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 2q	2,219	95,167,505	2,120,379	2,230,429	2.3%	60,824	0	0	2	104,000	\$13.99
2018 1q	2,219	95,167,505	2,111,340	2,291,253	2.4%	827,861	1	27,625	1	25,000	\$13.80
2017 4q	2,218	95,139,880	2,939,236	3,091,489	3.2%	(59,630)	0	0	2	52,625	\$13.31
2017 3q	2,218	95,139,880	2,834,416	3,031,859	3.2%	313,216	3	192,272	2	52,625	\$12.56
2017 2q	2,214	94,912,363	2,934,672	3,117,558	3.3%	373,297	0	0	5	255,142	\$12.90
2017 1q	2,213	94,880,384	3,284,167	3,458,876	3.6%	78,699	0	0	5	259,496	\$12.51
2016 4q	2,215	94,918,278	3,380,425	3,575,469	3.8%	77,432	0	0	3	214,251	\$12.04
2016 3q	2,215	94,918,278	3,516,151	3,652,901	3.8%	330,830	0	0	1	82,272	\$11.64
2016 2q	2,215	94,918,278	3,771,839	3,983,731	4.2%	76,461	0	0	1	82,272	\$10.88
2016 1q	2,215	94,918,278	3,846,506	4,060,192	4.3%	341,070	1	155,000	1	82,272	\$10.93
2015 4q	2,214	94,763,278	4,096,293	4,246,262	4.5%	141,521	3	128,669	2	237,272	\$10.71
2015 3q	2,211	94,634,609	4,169,408	4,259,114	4.5%	241,563	0	0	4	283,669	\$11.27
2015 2q	2,211	94,634,609	4,408,082	4,500,677	4.8%	89,019	0	0	4	283,669	\$11.17
2015 1q	2,211	94,634,609	4,520,077	4,589,696	4.8%	600,667	1	236,806	3	235,760	\$11.32
2014 4q	2,210	94,397,803	4,843,505	4,953,557	5.2%	554,127	0	0	3	402,566	\$11.38
2014 3q	2,210	94,397,803	5,392,369	5,507,684	5.8%	143,113	2	30,875	2	247,566	\$11.12

Source: CoStar Property®

Warehouse Market Statistics

Mid-Year 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 2q	14,789	723,596,018	15,077,623	16,431,136	2.3%	2,801,461	7	1,333,811	41	6,334,002	\$6.95
2018 1q	14,782	722,262,207	16,961,515	17,898,786	2.5%	3,780,848	4	150,686	39	4,927,399	\$6.77
2017 4q	14,777	722,109,547	20,255,003	21,560,108	3.0%	3,615,978	7	2,175,612	36	4,563,922	\$6.62
2017 3q	14,770	719,995,515	21,305,064	23,062,054	3.2%	191,824	3	975,776	37	5,689,885	\$6.35
2017 2q	14,766	719,004,039	20,588,981	22,262,402	3.1%	3,093,210	8	2,700,922	31	5,160,692	\$6.28
2017 1q	14,759	716,341,249	20,418,248	22,692,822	3.2%	1,269,280	16	2,645,656	28	6,504,131	\$6.18
2016 4q	14,743	713,695,593	19,615,884	21,316,446	3.0%	(149,826)	11	1,260,386	37	7,180,655	\$6.12
2016 3q	14,734	712,496,257	18,212,151	19,967,284	2.8%	4,751,734	4	97,714	35	6,777,642	\$6.07
2016 2q	14,729	711,895,460	21,111,422	24,017,091	3.4%	1,882,431	11	1,770,845	36	7,401,885	\$5.96
2016 1q	14,719	710,196,940	22,442,399	24,201,002	3.4%	4,235,167	8	799,516	36	7,379,811	\$5.94
2015 4q	14,713	709,577,424	26,017,763	27,816,653	3.9%	2,505,047	15	4,019,867	33	6,558,587	\$5.95
2015 3q	14,698	705,509,551	25,048,879	26,253,827	3.7%	398,301	3	194,236	36	8,603,090	\$5.89
2015 2q	14,695	705,225,671	24,908,185	26,368,248	3.7%	402,056	5	392,039	34	8,235,977	\$5.88
2015 1q	14,689	704,579,195	24,750,771	26,123,828	3.7%	1,725,650	3	424,031	31	7,355,087	\$5.87
2014 4q	14,687	704,418,137	26,220,711	27,688,420	3.9%	3,685,993	9	1,675,839	20	6,238,913	\$5.81
2014 3q	14,680	702,842,078	27,972,581	29,798,354	4.2%	2,078,608	7	2,605,132	22	6,671,731	\$5.79

Source: CoStar Property®

Total Industrial Market Statistics

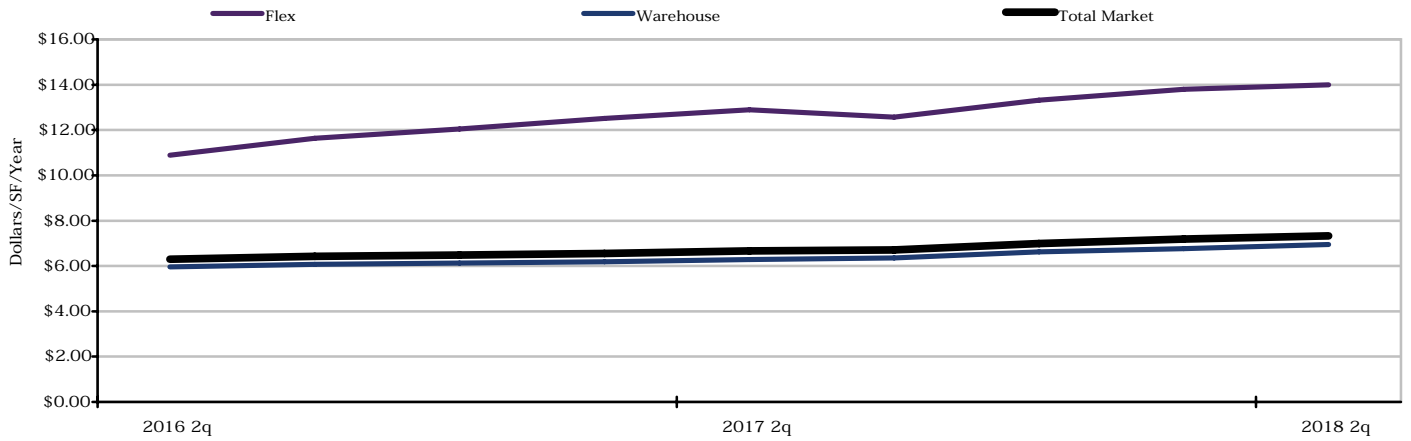
Mid-Year 2018

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 2q	17,008	818,763,523	17,198,002	18,661,565	2.3%	2,862,285	7	1,333,811	43	6,438,002	\$7.33
2018 1q	17,001	817,429,712	19,072,855	20,190,039	2.5%	4,608,709	5	178,311	40	4,952,399	\$7.18
2017 4q	16,995	817,249,427	23,194,239	24,651,597	3.0%	3,556,348	7	2,175,612	38	4,616,547	\$7.00
2017 3q	16,988	815,135,395	24,139,480	26,093,913	3.2%	505,040	6	1,168,048	39	5,742,510	\$6.70
2017 2q	16,980	813,916,402	23,523,653	25,379,960	3.1%	3,466,507	8	2,700,922	36	5,415,834	\$6.66
2017 1q	16,972	811,221,633	23,702,415	26,151,698	3.2%	1,347,979	16	2,645,656	33	6,763,627	\$6.55
2016 4q	16,958	808,613,871	22,996,309	24,891,915	3.1%	(72,394)	11	1,260,386	40	7,394,906	\$6.49
2016 3q	16,949	807,414,535	21,728,302	23,620,185	2.9%	5,082,564	4	97,714	36	6,859,914	\$6.43
2016 2q	16,944	806,813,738	24,883,261	28,000,822	3.5%	1,958,892	11	1,770,845	37	7,484,157	\$6.30
2016 1q	16,934	805,115,218	26,288,905	28,261,194	3.5%	4,576,237	9	954,516	37	7,462,083	\$6.26
2015 4q	16,927	804,340,702	30,114,056	32,062,915	4.0%	2,646,568	18	4,148,536	35	6,795,859	\$6.29
2015 3q	16,909	800,144,160	29,218,287	30,512,941	3.8%	639,864	3	194,236	40	8,886,759	\$6.29
2015 2q	16,906	799,860,280	29,316,267	30,868,925	3.9%	491,075	5	392,039	38	8,519,646	\$6.26
2015 1q	16,900	799,213,804	29,270,848	30,713,524	3.8%	2,326,317	4	660,837	34	7,590,847	\$6.26
2014 4q	16,897	798,815,940	31,064,216	32,641,977	4.1%	4,240,120	9	1,675,839	23	6,641,479	\$6.21
2014 3q	16,890	797,239,881	33,364,950	35,306,038	4.4%	2,221,721	9	2,636,007	24	6,919,297	\$6.21

Source: CoStar Property®

Historical Rental Rates

Based on Quoted Rental Rates

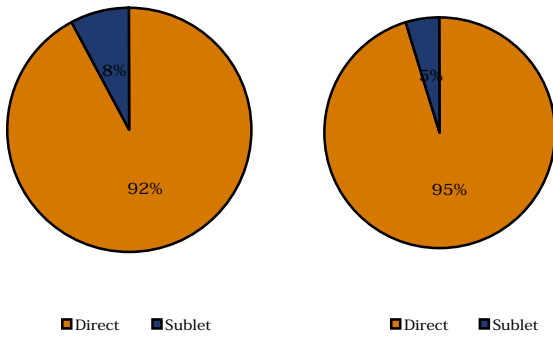


Source: CoStar Property®

Vacancy by Available Space Type

Percent of All Vacant Space in Direct vs. Sublet

Greater Toronto United States

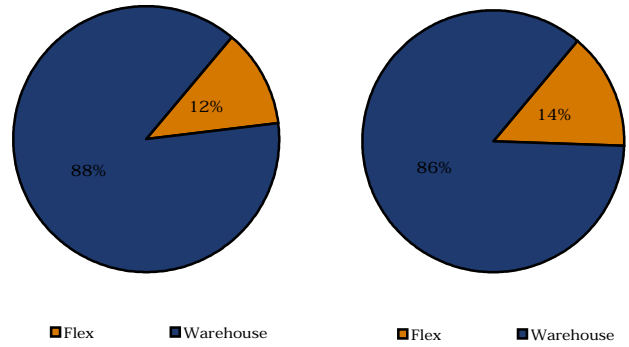


Source: CoStar Property®

Vacancy by Building Type

Percent of All Vacant Space by Building Type

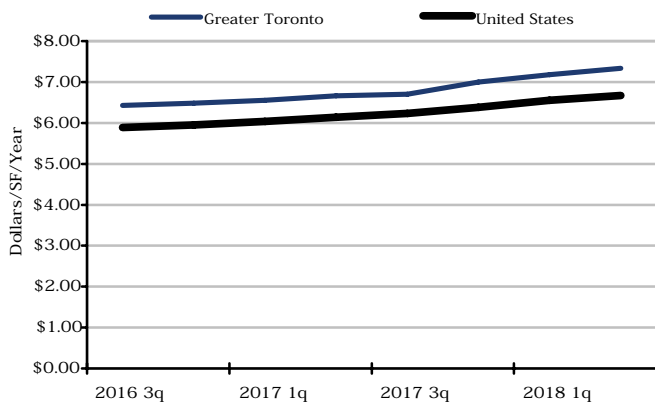
Greater Toronto United States



Source: CoStar Property®

U.S. Rental Rate Comparison

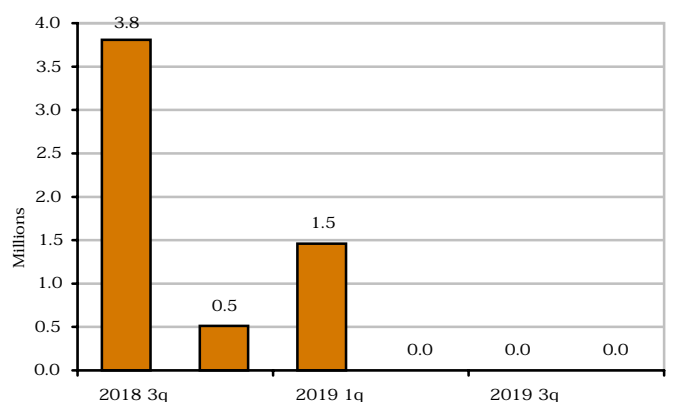
Based on Average Quoted Rental Rates



Source: CoStar Property®

Future Space Available

Space Scheduled to be Available for Occupancy*



Source: CoStar Property®

* Includes Under Construction Space

Greater Toronto Industrial Market



Leasing Activity

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

Building	Submarket	SF	Qtr	Tenant Name	Tenant Rep Company	Landlord Rep Company	
1	10254 Hurontario St	Brampton Ind	1,300,000	2nd	N/A	Colliers International	Panatoni Development Company
2	9501 Hwy-50 Hwy	Vaughan Ind	555,109	2nd	Exel Logistics	Colliers International	Metrus Properties
3	400 Industrial Centre - Bldg A	North York West Ind	544,572	1st	Toronto Transit Commission	Colliers International	Colliers International
4	233 Madill Blvd	Mississauga North Ind	446,160	1st	N/A	N/A	Orlando Corporation
5	50 Edgeware Rd	Brampton Ind	441,939	2nd	N/A	N/A	Orlando Corporation
6	100 Gibraltar Rd	Vaughan Ind	383,194	2nd	N/A	N/A	Colliers International
7	307 Orenda Rd	Brampton Ind	341,130	2nd	Sumitomo Electric	Ellington Real Estate Services	Cushman & Wakefield
8	9501 Hwy-50 Hwy	Vaughan Ind	326,763	2nd	XPO Logistics	Colliers International	Metrus Properties
9	3535 Argentia Rd	Mississauga North Ind	285,000	1st	BMW Canada Inc.	N/A	First Gulf Corporation
10	10 Ronrose Dr	Vaughan Ind	243,726	2nd	Debco Bag Solutions	CBRE	Bentall Kennedy
11	13153 Coleraine Dr - Bldg 1	Caledon Ind	224,618	2nd	Give & Go	Colliers International	Colliers International
12	8500 Mount Pleasant Way	Milton Ind	219,320	1st	Lowes	Cushman & Wakefield	Avison Young
13	100 Pillsworth Rd - Phase II	Caledon Ind	216,095	1st	Home Depot Canada	Colliers International	Colliers International
14	8500 Mount Pleasant Way	Milton Ind	190,680	2nd	N/A	N/A	Emery Investments; Avison Young
15	100 Pillsworth Rd - Phase I	Caledon Ind	189,721	1st	Home Depot Canada	N/A	Colliers International
16	213 Harry Walker Pky S	Newmarket Ind	186,912	2nd	Celestica	N/A	CBRE
17	8 Unwin Ave	Toronto Ind	165,000	1st	Cinespace Studios	N/A	PortsToronto
18	8460 Mount Pleasant Way	Milton Ind	159,784	1st	Miniso Canada	Colliers International	Bentall Kennedy
19	8030 Esquesing Line	Milton Ind	142,464	1st	N/A	N/A	Prologis; CBRE
20	1251 Tapscott Rd - Building 1	Scarborough North Ind	118,069	1st	AOSOM CANADA INC	HomeLife Landmark Realty	Indusite Realty Corporation
21	150 Duncan Mill Rd	Outlying Toronto Ind	111,328	1st	N/A	N/A	Colliers International
22	210 Harry Walker Pky N	Newmarket Ind	105,402	1st	N/A	CBRE	N/A
23	111 Royal Group Cres	Vaughan Ind	104,540	2nd	Flextile	N/A	Oxford Properties Group
24	1600 Courtneypark Dr E	Mississauga North Ind	91,783	2nd	Farm Boy	LIDD Toronto Brokerage Inc.	QuadReal Property Group Brokerage
25	189 Bullock Dr	Markham Ind	90,000	2nd	N/A	Colliers International	Colliers International
26	189 Summerlea Rd	Brampton Ind	88,288	1st	N/A	N/A	Avison Young
27	123 Claireville Dr*	Etobicoke North Ind	86,224	1st	ReTrans Precision Logistics	LIDD Toronto Brokerage Inc.	CBRE
28	7 Rimini Mews	Mississauga North Ind	85,856	1st	N/A	Lennard Commercial Realty	Colliers International
29	55 Regalcrest Ct	Vaughan Ind	84,978	1st	An-Tech Plastics	BEEEMANREALESTATEINC.,	Vanguard Realty Brokerage Corp.,
30	8500 Keele St	Vaughan Ind	84,655	1st	N/A	N/A	Cushman & Wakefield
31	3190 Caravelle Dr	Mississauga North Ind	81,861	1st	Air-Time Express	N/A	Orlando Corporation
32	1303 N Service Rd E	Oakville Ind	81,577	2nd	N/A	N/A	Colliers International
33	7390 Woodbine Ave	Markham Ind	80,000	1st	N/A	CBRE	CBRE
34	7390 Woodbine Ave	Markham Ind	79,423	1st	N/A	N/A	CBRE
35	5030 Timberlea Blvd	Mississauga North Ind	76,734	2nd	N/A	N/A	Avison Young
36	7347 Kimbel St	Mississauga North Ind	72,792	2nd	Sigan	Colliers International	CBRE
37	300 Spinnaker Way	Vaughan Ind	70,896	1st	N/A	LIDD Toronto Brokerage Inc.	Cushman & Wakefield
38	7 Rimini Mews	Mississauga North Ind	70,610	1st	N/A	N/A	Colliers International
39	180 Market Dr	Milton Ind	69,000	1st	N/A	N/A	Colliers International
40	101 Glidden Rd	Brampton Ind	68,889	1st	N/A	CBRE	Cushman & Wakefield

Source: CoStar Property®

* Renewal

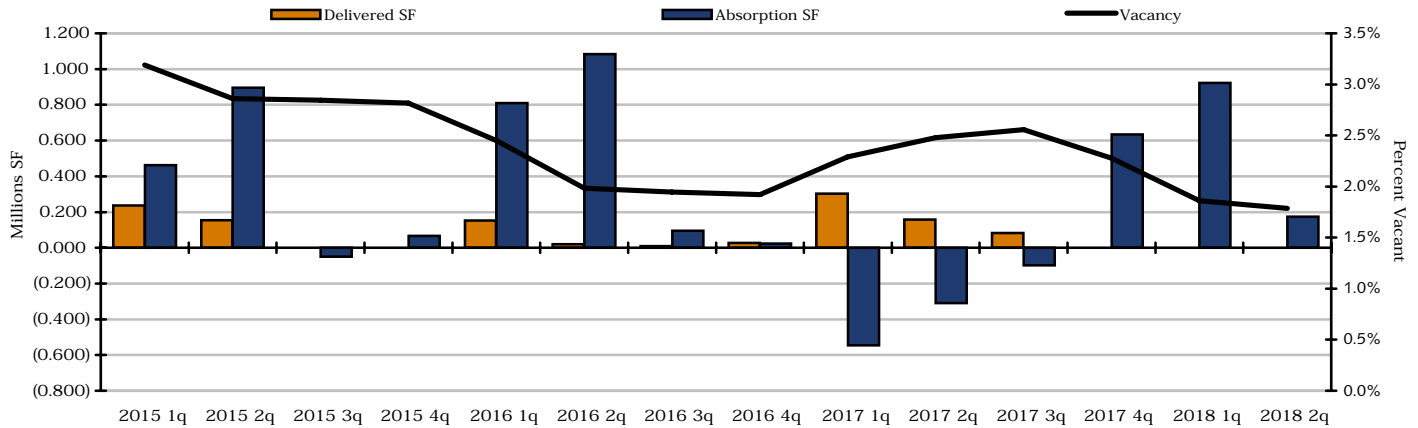


Greater Toronto Industrial Market

Central Market
MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

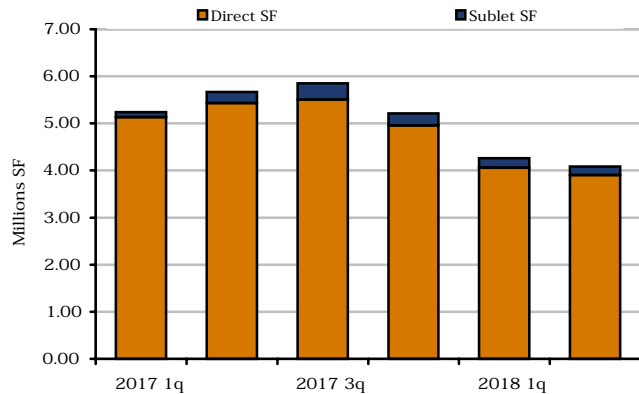
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

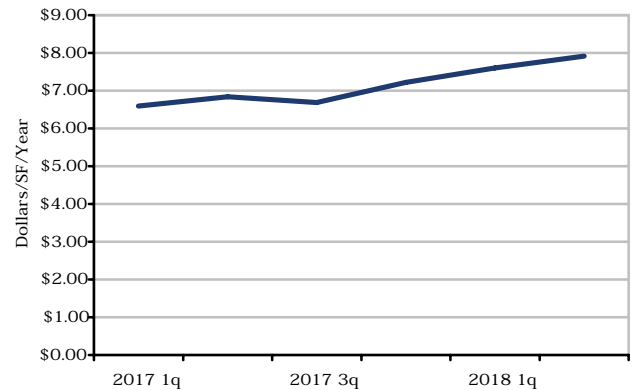
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



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 2q	5,775	228,796,626	4,086,383	1.8%	173,661	0	0	8	804,892	\$7.92
2018 1q	5,775	228,796,626	4,260,044	1.9%	923,301	0	0	7	725,892	\$7.60
2017 4q	5,776	228,827,786	5,214,505	2.3%	633,689	0	0	6	430,805	\$7.22
2017 3q	5,776	228,827,786	5,848,194	2.6%	(98,839)	1	82,272	4	216,740	\$6.69
2017 2q	5,775	228,745,514	5,667,083	2.5%	(309,258)	1	158,458	5	299,012	\$6.84
2017 1q	5,775	228,625,188	5,237,499	2.3%	(546,554)	6	302,943	2	240,730	\$6.59
2016 4q	5,769	228,322,245	4,388,002	1.9%	23,508	2	27,835	8	543,673	\$6.40
2016 3q	5,769	228,355,460	4,444,725	1.9%	95,262	1	9,924	10	571,508	\$6.27
2016 2q	5,768	228,345,536	4,530,063	2.0%	1,084,062	1	20,779	9	528,894	\$6.14
2016 1q	5,767	228,324,757	5,593,346	2.4%	809,837	2	152,698	8	225,959	\$6.09
2015 4q	5,767	228,352,059	6,430,485	2.8%	66,307	0	0	10	378,657	\$6.09
2015 3q	5,767	228,352,059	6,496,792	2.8%	(50,541)	0	0	6	247,771	\$6.05
2015 2q	5,768	228,444,615	6,538,807	2.9%	895,587	1	153,679	6	247,771	\$6.23
2015 1q	5,767	228,290,936	7,280,715	3.2%	462,078	1	236,806	5	367,526	\$6.40
2014 4q	5,766	228,054,130	7,505,987	3.3%	755,789	0	0	2	390,485	\$6.24
2014 3q	5,766	228,054,130	8,261,776	3.6%	615,654	0	0	1	236,806	\$6.33

Source: CoStar Property®

Greater Toronto Industrial Market

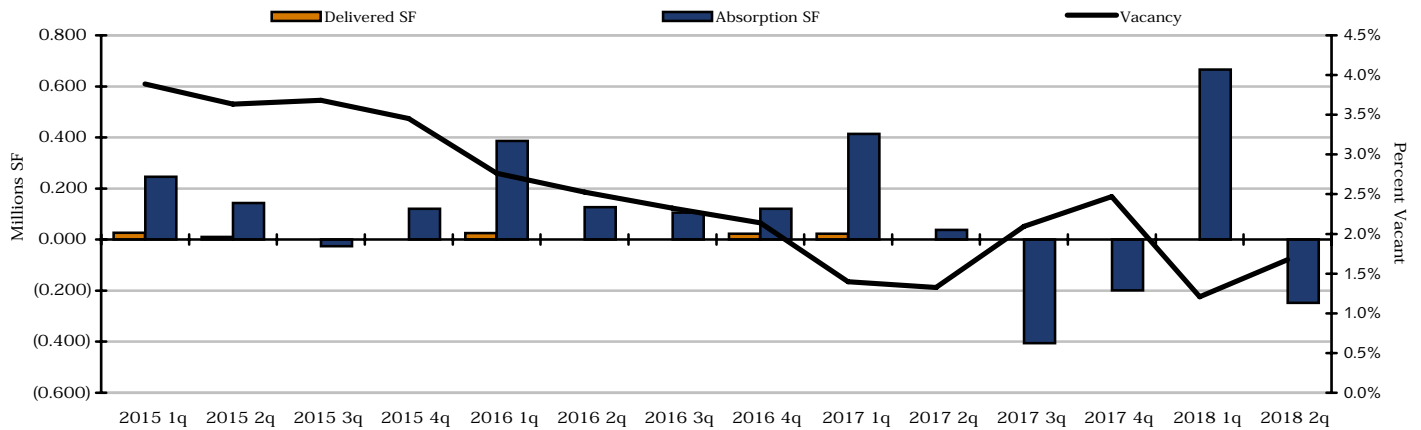


East Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

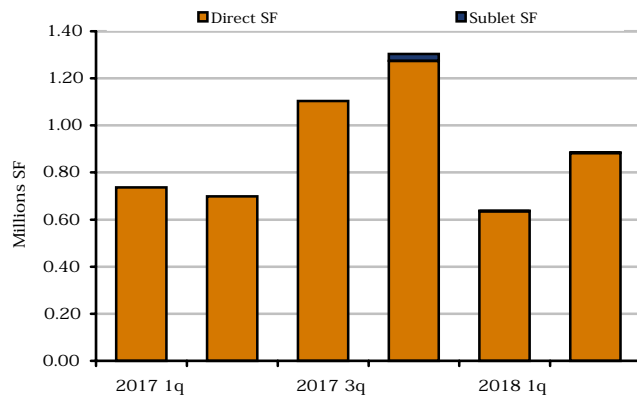
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

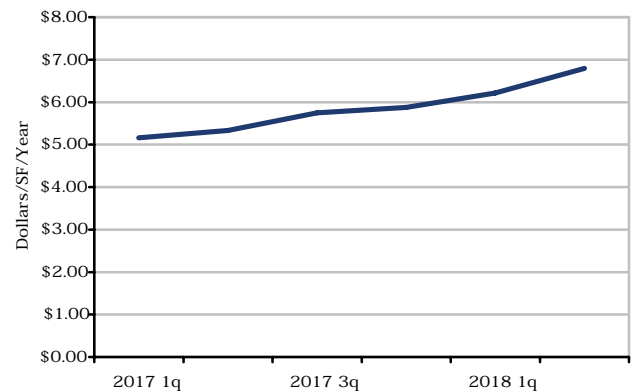
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



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 2q	1,080	52,729,106	884,362	1.7%	(247,283)	0	0	1	25,000	\$6.79
2018 1q	1,080	52,729,106	637,079	1.2%	665,925	0	0	1	25,000	\$6.21
2017 4q	1,080	52,729,106	1,303,004	2.5%	(199,082)	0	0	1	25,000	\$5.87
2017 3q	1,080	52,729,106	1,103,922	2.1%	(405,357)	0	0	1	25,000	\$5.75
2017 2q	1,080	52,729,106	698,565	1.3%	38,273	0	0	0	0	\$5.34
2017 1q	1,080	52,729,106	736,838	1.4%	413,621	1	23,291	0	0	\$5.16
2016 4q	1,079	52,705,815	1,127,168	2.1%	120,369	1	23,291	1	23,291	\$5.23
2016 3q	1,078	52,682,524	1,224,246	2.3%	105,452	0	0	2	46,582	\$5.48
2016 2q	1,078	52,682,524	1,329,698	2.5%	127,313	0	0	2	46,582	\$5.58
2016 1q	1,078	52,682,524	1,457,011	2.8%	386,762	1	25,000	0	0	\$5.53
2015 4q	1,077	52,657,524	1,818,773	3.5%	120,905	0	0	1	25,000	\$5.57
2015 3q	1,077	52,657,524	1,939,678	3.7%	(26,527)	0	0	1	25,000	\$5.38
2015 2q	1,077	52,657,524	1,913,151	3.6%	143,549	1	10,000	0	0	\$5.30
2015 1q	1,076	52,647,524	2,046,700	3.9%	246,397	1	26,959	1	10,000	\$4.94
2014 4q	1,075	52,620,565	2,266,138	4.3%	164,802	1	20,000	2	36,959	\$4.96
2014 3q	1,074	52,600,565	2,410,940	4.6%	158,379	2	30,875	3	56,959	\$5.28

Source: CoStar Property®

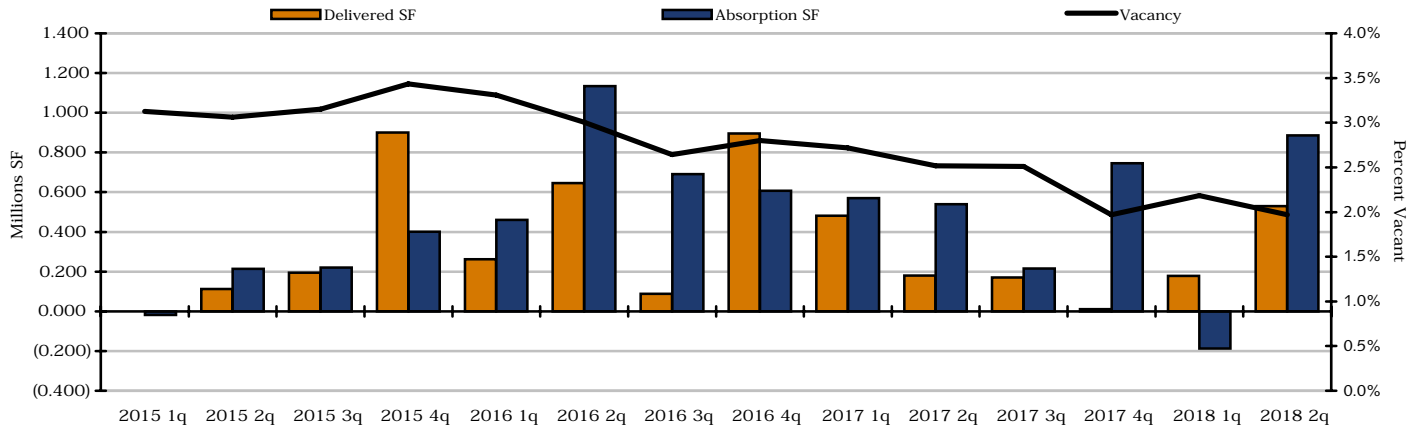


Greater Toronto Industrial Market

North Market
MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

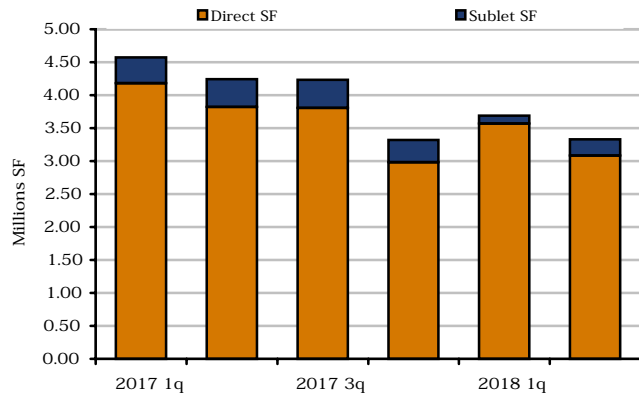
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

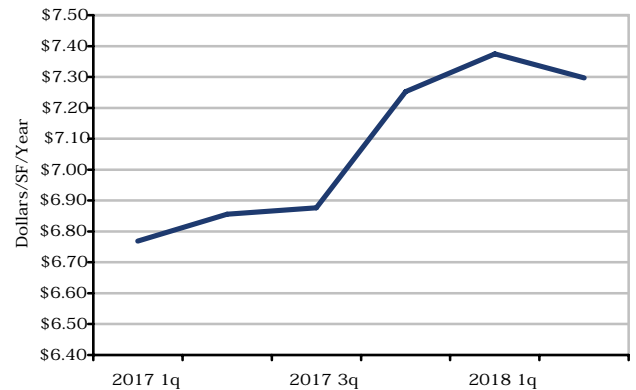
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



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 2q	3,509	169,216,908	3,330,890	2.0%	886,692	3	529,760	11	1,414,471	\$7.30
2018 1q	3,506	168,687,148	3,687,822	2.2%	(187,859)	5	178,311	12	1,821,067	\$7.37
2017 4q	3,501	168,508,837	3,321,652	2.0%	745,412	1	11,463	13	1,881,903	\$7.25
2017 3q	3,501	168,675,282	4,233,509	2.5%	214,820	2	170,012	12	1,421,627	\$6.88
2017 2q	3,498	168,470,025	4,243,072	2.5%	539,867	3	180,370	11	625,760	\$6.86
2017 1q	3,494	168,257,676	4,570,590	2.7%	570,718	5	481,448	12	526,443	\$6.77
2016 4q	3,491	167,814,122	4,697,754	2.8%	607,823	6	896,002	16	972,646	\$6.73
2016 3q	3,485	166,918,120	4,409,575	2.6%	691,530	3	87,790	13	1,482,943	\$6.60
2016 2q	3,482	166,830,330	5,013,315	3.0%	1,134,659	4	646,533	14	1,343,184	\$6.46
2016 1q	3,478	166,183,797	5,501,441	3.3%	459,874	2	261,913	15	1,869,862	\$6.41
2015 4q	3,476	165,921,884	5,699,402	3.4%	400,700	7	900,112	10	1,889,464	\$6.71
2015 3q	3,469	165,021,772	5,199,990	3.2%	219,757	3	194,236	13	2,380,458	\$6.89
2015 2q	3,465	164,645,336	5,043,311	3.1%	213,662	1	112,102	16	2,711,894	\$6.81
2015 1q	3,464	164,533,234	5,144,871	3.1%	(17,747)	0	0	11	1,319,795	\$6.86
2014 4q	3,464	164,533,234	5,127,124	3.1%	631,723	3	186,174	5	730,870	\$6.93
2014 3q	3,462	164,435,860	5,661,473	3.4%	952,924	2	277,000	5	446,276	\$6.88

Source: CoStar Property®

Greater Toronto Industrial Market

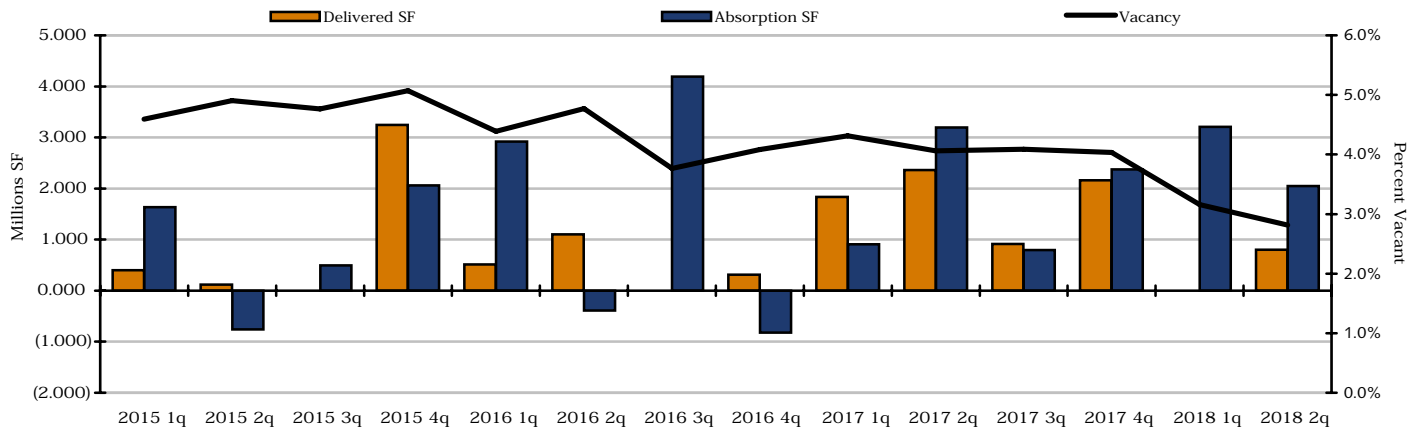


West Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy

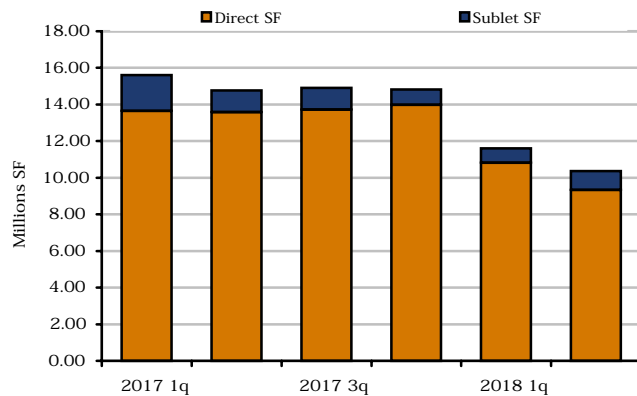
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Vacant Space

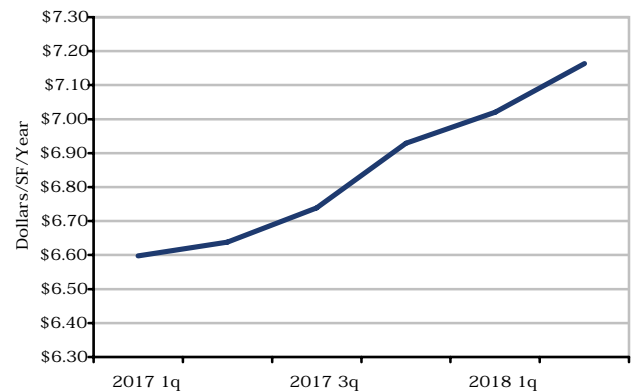
Historical Analysis, Flex and Warehouse



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, Flex and Warehouse



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 2q	6,644	368,020,883	10,359,930	2.8%	2,049,215	4	804,051	23	4,193,639	\$7.16
2018 1q	6,640	367,216,832	11,605,094	3.2%	3,207,342	0	0	20	2,380,440	\$7.02
2017 4q	6,638	367,183,698	14,812,436	4.0%	2,376,329	6	2,164,149	18	2,278,839	\$6.93
2017 3q	6,631	364,903,221	14,908,288	4.1%	794,416	3	915,764	22	4,079,143	\$6.74
2017 2q	6,627	363,971,757	14,771,240	4.1%	3,197,625	4	2,362,094	20	4,491,062	\$6.64
2017 1q	6,623	361,609,663	15,606,771	4.3%	910,194	4	1,837,974	19	5,996,454	\$6.60
2016 4q	6,619	359,771,689	14,678,991	4.1%	(824,094)	2	313,258	15	5,855,296	\$6.55
2016 3q	6,617	359,458,431	13,541,639	3.8%	4,190,320	0	0	11	4,758,881	\$6.53
2016 2q	6,616	358,955,348	17,127,746	4.8%	(387,142)	6	1,103,533	12	5,565,497	\$6.36
2016 1q	6,611	357,924,140	15,709,396	4.4%	2,919,764	4	514,905	14	5,366,262	\$6.35
2015 4q	6,607	357,409,235	18,114,255	5.1%	2,058,656	11	3,248,424	14	4,502,738	\$6.31
2015 3q	6,596	354,112,805	16,876,481	4.8%	497,175	0	0	20	6,233,530	\$6.27
2015 2q	6,596	354,112,805	17,373,656	4.9%	(761,723)	2	116,258	16	5,559,981	\$6.20
2015 1q	6,593	353,742,110	16,241,238	4.6%	1,635,589	2	397,072	17	5,893,526	\$6.14
2014 4q	6,592	353,608,011	17,742,728	5.0%	2,687,806	5	1,469,665	14	5,483,165	\$6.11
2014 3q	6,588	352,149,326	18,971,849	5.4%	494,764	5	2,328,132	15	6,179,256	\$6.03

Source: CoStar Property®