

CoStar Office Statistics

Mid-Year 2018

Greater Toronto Office Market



CoStarTM
The knowledge market

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.



CoStar[™]
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 Office Market



Overview

Greater Toronto's Vacancy Increases to 6.1% Net Absorption Negative (295,060) SF in the Quarter

The Greater Toronto Office market ended the second quarter 2018 with a vacancy rate of 6.1%. The vacancy rate was up over the previous quarter, with net absorption totaling negative (295,060) square feet in the second quarter. Vacant sublease space increased in the quarter, ending the quarter at 1,732,248 square feet. Rental rates ended the second quarter at \$34.01, an increase over the previous quarter. A total of two buildings delivered to the market in the quarter totaling 43,500 square feet, with 9,373,627 square feet still under construction at the end of the quarter.

Absorption

Net absorption for the overall Greater Toronto office market was negative (295,060) square feet in the second quarter 2018. That compares to positive 494,611 square feet in the first quarter 2018, positive 589,349 square feet in the fourth quarter 2017, and positive 545,210 square feet in the third 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; BMO Financial moving out of 110,028 square feet at 234 Simcoe St. and Golder Associates Ltd. moving out of 100,000 square feet at 6925 Century Ave.

Tenants moving into large blocks of space in 2018 include: Capital One Bank moving into 111,883 square feet at TD Canada Trust Tower; Spin Master moving into 80,004 square feet at Metro Centre North and BDO Canada LLP moving into 57,497 square feet at 222 Bay St.

The Class-A office market recorded net absorption of negative (121,324) square feet in the second quarter 2018,

compared to positive 389,858 square feet in the first quarter 2018, positive 402,228 in the fourth quarter 2017, and positive 642,350 in the third quarter 2017.

The Class-B office market recorded net absorption of negative (214,337) square feet in the second quarter 2018, compared to negative (157,989) square feet in the first quarter 2018, positive 94,310 in the fourth quarter 2017, and negative (156,115) in the third quarter 2017.

The Class-C office market recorded net absorption of positive 40,601 square feet in the second quarter 2018 compared to positive 262,742 square feet in the first quarter 2018, positive 92,811 in the fourth quarter 2017, and positive 58,975 in the third quarter 2017.

Vacancy

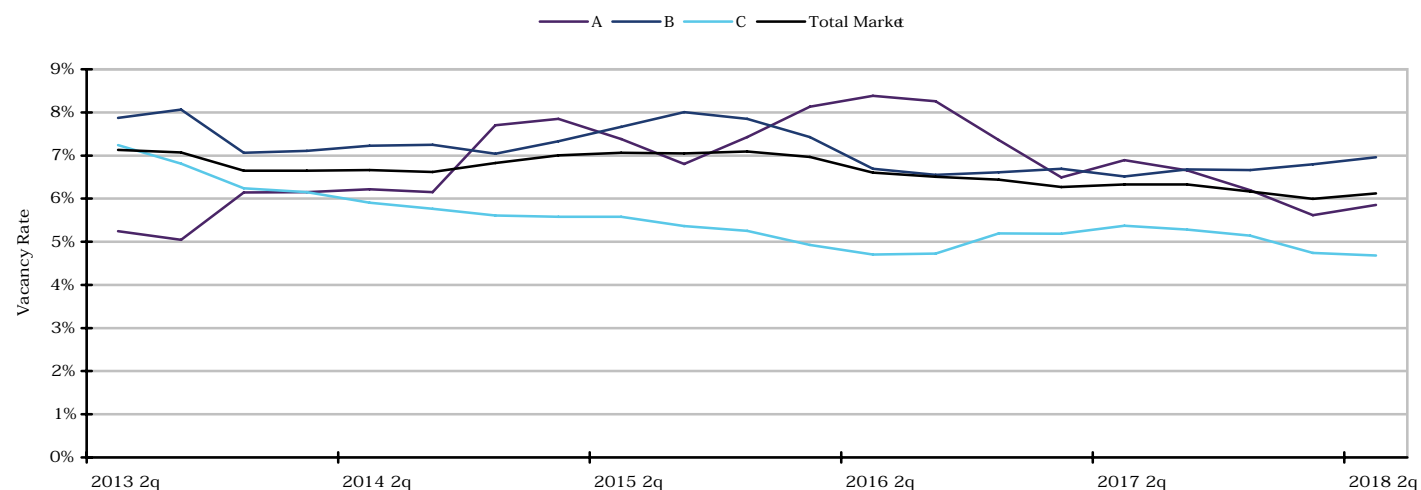
The office vacancy rate in the Greater Toronto market area increased to 6.1% at the end of the second quarter 2018. The vacancy rate was 6.0% at the end of the first quarter 2018, 6.2% at the end of the fourth quarter 2017, and 6.3% at the end of the third quarter 2017.

Class-A projects reported a vacancy rate of 5.9% at the end of the second quarter 2018, 5.6% at the end of the first quarter 2018, 6.2% at the end of the fourth quarter 2017, and 6.7% at the end of the third quarter 2017.

Class-B projects reported a vacancy rate of 7.0% at the end of the second quarter 2018, 6.8% at the end of the first quarter 2018, 6.7% at the end of the fourth quarter 2017, and 6.7% at the end of the third quarter 2017.

Class-C projects reported a vacancy rate of 4.7% at the end of the second quarter 2018, 4.7% at the end of first quarter

Vacancy Rates by Class 2013-2018



Source: CoStar Property®

2018, 5.1% at the end of the fourth quarter 2017, and 5.3% at the end of the third quarter 2017.

Largest Lease Signings

The largest lease signings occurring in 2018 included: the 350,000-square-foot lease signed by BMO Bank of Montreal at The Toronto Eaton Centre in the Downtown market; the 92,148-square-foot deal signed by Catholic Children’s Aid Society of Toronto at 2200 Eglinton Ave E in the Toronto East market; and the 57,497-square-foot lease signed by BDO Canada LLP at TD Centre in the Downtown market.

Sublease Vacancy

The amount of vacant sublease space in the Greater Toronto market increased to 1,732,248 square feet by the end of the second quarter 2018, from 1,652,228 square feet at the end of the first quarter 2018. There was 1,672,742 square feet vacant at the end of the fourth quarter 2017 and 1,566,903 square feet at the end of the third quarter 2017.

Greater Toronto’s Class-A projects reported vacant sublease space of 521,906 square feet at the end of second quarter 2018, down from the 582,374 square feet reported at the end of the first quarter 2018. There were 621,716 square feet of sublease space vacant at the end of the fourth quarter 2017, and 565,015 square feet at the end of the third quarter 2017.

Class-B projects reported vacant sublease space of 1,014,672 square feet at the end of the second quarter 2018, up from the 849,850 square feet reported at the end of the first quarter 2018. At the end of the fourth quarter 2017 there were 757,039 square feet, and at the end of the third quarter 2017 there were 706,623 square feet vacant.

Class-C projects reported decreased vacant sublease space from the first quarter 2018 to the second quarter 2018. Sublease vacancy went from 220,004 square feet to 195,670 square feet during that time. There was 293,987 square feet at the end of the fourth quarter 2017, and 295,265 square feet

at the end of the third quarter 2017.

Rental Rates

The average quoted asking rental rate for available office space, all classes, was \$34.01 per square foot per year at the end of the second quarter 2018 in the Greater Toronto market area. This represented a 3.9% increase in quoted rental rates from the end of the first quarter 2018, when rents were reported at \$32.73 per square foot.

The average quoted rate within the Class-A sector was \$38.33 at the end of the second quarter 2018, while Class-B rates stood at \$34.17, and Class-C rates at \$29.80. At the end of the first quarter 2018, Class-A rates were \$38.07 per square foot, Class-B rates were \$32.48, and Class-C rates were \$28.81.

Deliveries and Construction

During the second quarter 2018, two buildings totaling 43,500 square feet were completed in the Greater Toronto market area. This compares to three buildings totaling 24,513 square feet that were completed in the first quarter 2018, two buildings totaling 103,582 square feet completed in the fourth quarter 2017, and 310,241 square feet in four buildings completed in the third quarter 2017.

There were 9,373,627 square feet of office space under construction at the end of the second quarter 2018.

Some of the notable 2018 deliveries include: 65 Bayly St W, a 37,500-square-foot facility that delivered in second quarter 2018 and is now 23% occupied, and 150 Symes Rd, a 11,743-square-foot building that delivered in first quarter 2018 and is now 100% occupied.

The largest projects underway at the end of second quarter 2018 were CIBC Square, a 1,577,000-square-foot building with 81% of its space pre-leased, and The Well - Building 7, a 1,100,000-square-foot building with 63% of its space pre-leased.

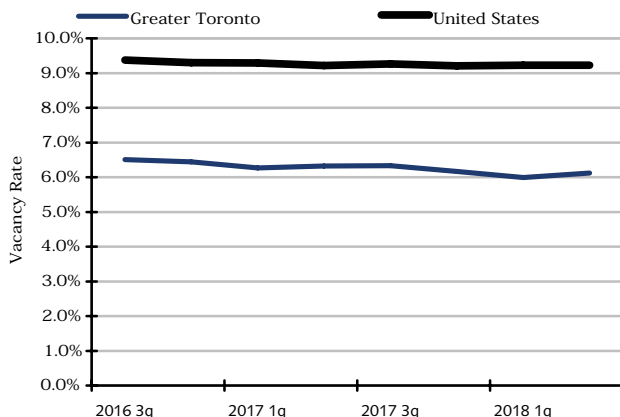
Inventory

Total office inventory in the Greater Toronto market area amounted to 266,981,337 square feet in 5,906 buildings as of the end of the second quarter 2018. The Class-A office sector consisted of 67,172,165 square feet in 196 projects. There were 1,786 Class-B buildings totaling 133,786,102 square feet, and the Class-C sector consisted of 66,023,070 square feet in 3,924 buildings. Within the Office market there were 157 owner-occupied buildings accounting for 12,867,679 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 8 Quarters



Source: CoStar Property®

Greater Toronto Office Market



Markets

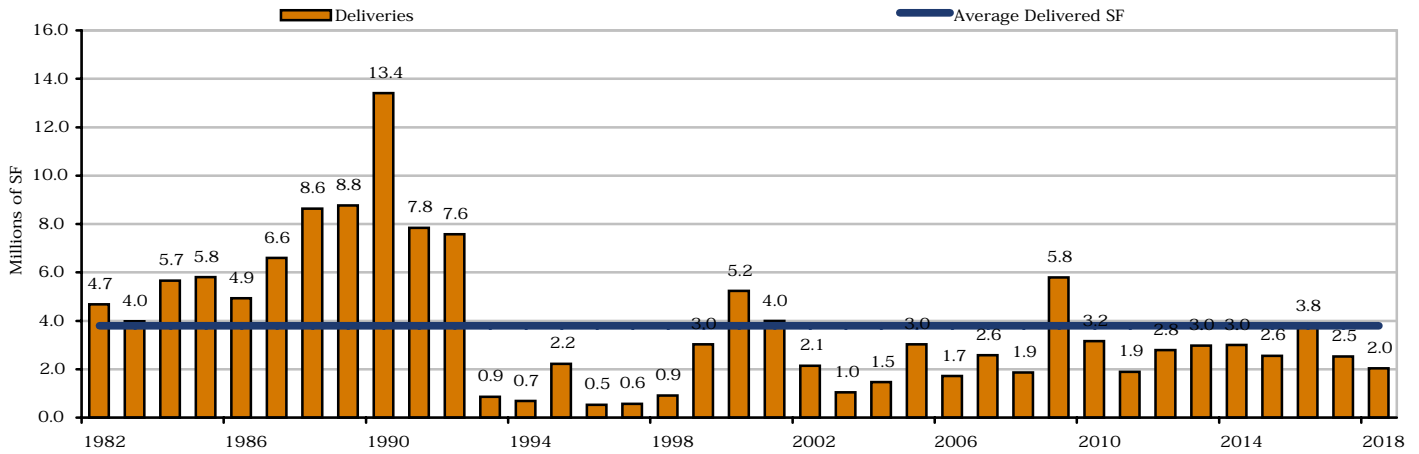
CoStar Submarkets

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	

Historical Deliveries

1982 - 2018



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

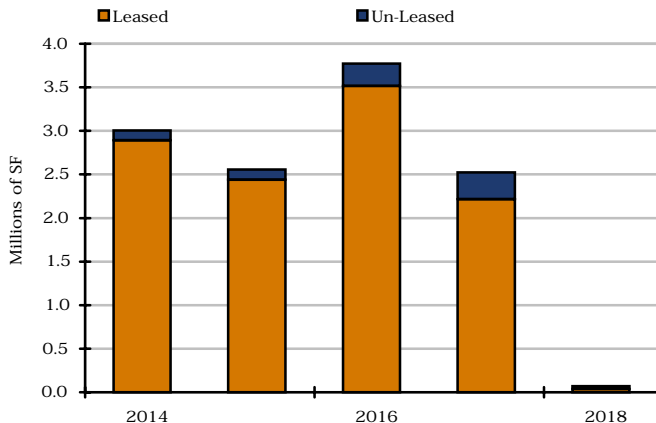
CONSTRUCTION ACTIVITY Markets Ranked by Under Construction Square Footage

Market	Under Construction Inventory				Average Bldg Size	
	# Bldgs	Total RBA	Preleased SF	Preleased %	All Existing	U/C
Downtown	13	7,098,738	4,430,254	62.4%	114,754	546,057
Toronto West	20	1,557,960	668,756	42.9%	35,039	77,898
York	2	241,949	237,110	98.0%	18,525	120,974
Toronto East	6	207,813	130,817	62.9%	47,368	34,635
Midtown	1	99,000	0	0.0%	43,008	99,000
Halton	2	92,461	32,523	35.2%	13,964	46,230
Toronto North	2	61,066	45,353	74.3%	38,472	30,533
Durham	1	12,000	0	0.0%	15,642	12,000
Peel	1	2,640	2,640	100.0%	25,977	2,640
Totals	48	9,373,627	5,547,453	59.2%	45,205	195,284

Source: CoStar Property®

Recent Deliveries

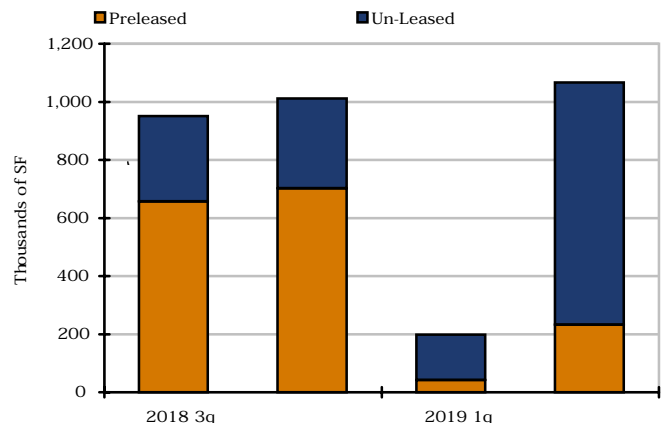
Leased & Un-Leased SF in Deliveries Since 2014



Source: CoStar Property®

Future Deliveries

Preleased & Un-Leased SF in Properties Scheduled to Deliver



Source: CoStar Property®

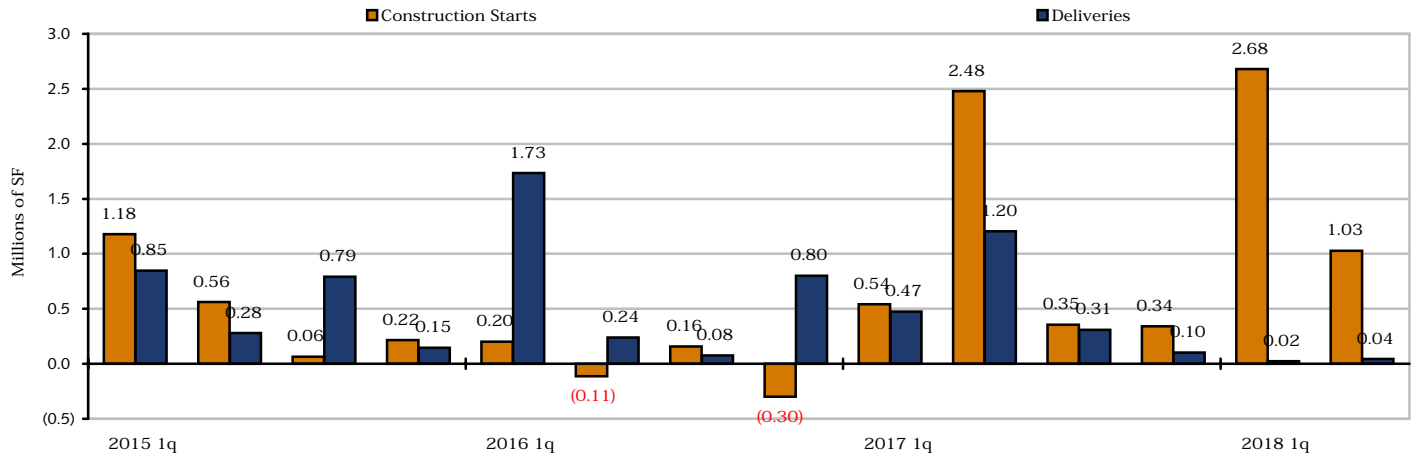
Greater Toronto Office Market



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	5	68,013	37,638	55.3%	\$29.65	11,743	56,270
50,000 SF - 99,999 SF	0	0	0	0.0%	\$0.00	0	0
100,000 SF - 249,999 SF	0	0	0	0.0%	\$0.00	0	0
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

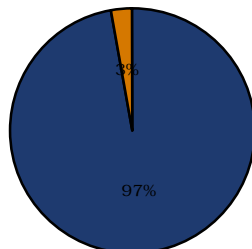
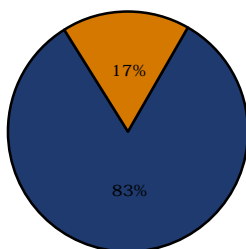
Source: CoStar Property®

Recent Development by Tenancy

Based on RBA Developed for Single & Multi Tenant Use

2018 Deliveries

Currently Under Construction



■ Multi ■ Single

■ Multi ■ Single

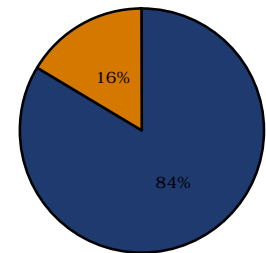
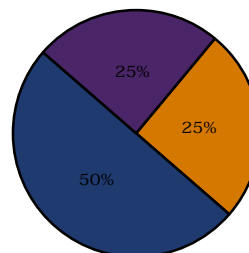
Source: CoStar Property®

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. 65 Bayly St W

Submarket: **Durham**
 RBA: **37,500**
 # Floors: **3**
 Class: **A**
 Occupied: **23%**
 Quoted Rate: **\$29.98**
 Grnd Brk Date: **Fourth Quarter 2014**
 Deliv Date: **Second Quarter 2018**
 Leasing Co: **Cushman & Wakefield**
 Developer: **Medallion Corporation**
 Architect: **N/A**

2. 150 Symes Rd

Submarket: **Toronto West**
 RBA: **11,743**
 # Floors: **1**
 Class: **B**
 Occupied: **100%**
 Quoted Rate: **N/A**
 Grnd Brk Date: **Fourth Quarter 2017**
 Deliv Date: **First Quarter 2018**
 Leasing Co: **Cushman & Wakefield**
 Developer: **N/A**
 Architect: **N/A**

3. 220 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**

4. 616 Brant St

Submarket: **Toronto West**
 RBA: **6,000**
 # Floors: **3**
 Class: **B**
 Occupied: **75%**
 Quoted Rate: **\$24.15**
 Grnd Brk Date: **First Quarter 2018**
 Deliv Date: **Second Quarter 2018**
 Leasing Co: **Chelten Homes**
 Developer: **N/A**
 Architect: **N/A**

5. 232 Niagara St

Submarket: **Downtown**
 RBA: **4,636**
 # Floors: **3**
 Class: **B**
 Occupied: **100%**
 Quoted Rate: **N/A**
 Grnd Brk Date: **Second Quarter 2017**
 Deliv Date: **First Quarter 2018**
 Leasing Co: **KCA**
 Developer: **N/A**
 Architect: **N/A**

Greater Toronto Office Market



Inventory & development

Select Top Under Construction Properties

Based on Project Square Footage

1. CIBC Square Submarket: Downtown RBA: 1,577,000 # Floors: 49 Class: A Preleased: 81% Quoted Rate: Negotiable Grnd Brk Date: Second Quarter 2017 Deliv Date: First Quarter 2020 Leasing Co: Cushman & Wakefield Developer: Ivanhoe Cambridge, Inc. Architect: WilkinsonEyre	2. The Well Building 7 Submarket: Downtown RBA: 1,100,000 # Floors: 35 Class: A Preleased: 63% Quoted Rate: Negotiable Grnd Brk Date: First Quarter 2015 Deliv Date: First Quarter 2020 Leasing Co: Robert K. Futterman & Associates, L Developer: N/A Architect: N/A	3. 16 York St Submarket: Downtown RBA: 885,944 # Floors: 32 Class: A Preleased: 3% Quoted Rate: Negotiable Grnd Brk Date: Second Quarter 2017 Deliv Date: Second Quarter 2020 Leasing Co: Cadillac Fairview Developer: Cadillac Fairview Architect: N/A
4. LCBO Tower 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	5. 25 Ontario St Submarket: Downtown RBA: 490,000 # Floors: 23 Class: B Preleased: 9% Quoted Rate: \$72.03 Grnd Brk Date: Second Quarter 2018 Deliv Date: Second Quarter 2019 Leasing Co: Colliers International Developer: First Gulf Corporation Architect: N/A	6. 3280 S Service Rd - Building C 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
7. West Block - New Construction 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	8. King Portland Centre 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	9. SmartCentres Place - VMC (PWC-YMCA Tower) 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
10. Daniels Waterfront Phase A - West Tower Submarket: Downtown RBA: 185,000 # Floors: 13 Class: A Preleased: 98% Quoted Rate: \$51.49 Grnd Brk Date: Third Quarter 2015 Deliv Date: Third Quarter 2018 Leasing Co: Marcus & Millichap Developer: Daniels Corporation Architect: Rafael + Bigauskas	11. 360 Centre 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	12. 1325 N Service Rd E Submarket: Toronto West RBA: 131,527 # Floors: 6 Class: A Preleased: 0% Quoted Rate: \$36.50 Grnd Brk Date: First Quarter 2018 Deliv Date: Third Quarter 2019 Leasing Co: Colliers International Developer: N/A Architect: N/A
13. (Phase 2) Submarket: Toronto West RBA: 130,000 # Floors: 7 Class: A Preleased: 27% Quoted Rate: Negotiable Grnd Brk Date: Second Quarter 2018 Deliv Date: Second Quarter 2019 Leasing Co: JLL Developer: Healthcare of Ontario Pension Plan Architect: Sweeny & Co Architects, Inc.	14. Red Diamond Corporate Centre Submarket: Toronto West RBA: 110,000 # Floors: 6 Class: A Preleased: 88% Quoted Rate: Negotiable Grnd Brk Date: Fourth Quarter 2016 Deliv Date: Fourth Quarter 2018 Leasing Co: JG Capital Realty Inc. Developer: N/A Architect: N/A	15. 529 Michigan Dr Submarket: Toronto West RBA: 101,032 # Floors: 1 Class: B Preleased: 0% Quoted Rate: \$16.25 Grnd Brk Date: 2018 Deliv Date: Fourth Quarter 2018 Leasing Co: Avison Young Developer: N/A Architect: N/A

Class A 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 %				
Downtown	70	45,004,644	1,434,734	1,715,218	3.8%	218,199	0	6,573,226	\$54.15
Durham	3	470,449	33,561	33,561	7.1%	12,115	37,500	0	\$29.98
Halton	2	100,741	0	0	0.0%	37,814	0	0	\$24.30
Midtown	13	2,626,513	101,485	173,332	6.6%	(30,852)	0	99,000	\$51.35
Peel	3	476,977	3,963	3,963	0.8%	(2,912)	0	0	\$40.66
Toronto East	23	4,238,444	494,202	521,613	12.3%	17,595	0	106,048	\$31.50
Toronto North	9	2,963,379	309,045	340,615	11.5%	21,481	0	0	\$33.66
Toronto West	54	8,807,235	978,739	1,085,227	12.3%	(59,904)	0	810,659	\$34.35
York	19	2,483,783	52,423	56,529	2.3%	54,998	0	241,948	\$29.33
Totals	196	67,172,165	3,408,152	3,930,058	5.9%	268,534	37,500	7,830,881	\$38.33

Source: CoStar Property®

Class B 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 %				
Downtown	301	35,891,272	913,420	1,048,677	2.9%	30,742	4,636	525,512	\$56.95
Durham	157	4,389,598	185,363	185,363	4.2%	13,263	0	12,000	\$24.56
Halton	25	539,497	15,388	15,388	2.9%	2,393	0	92,461	\$35.77
Midtown	88	10,447,833	331,014	368,326	3.5%	86,527	0	0	\$41.92
Peel	78	3,827,274	132,995	141,488	3.7%	115,816	0	2,640	\$26.70
Toronto East	373	30,701,798	2,335,526	2,707,615	8.8%	(833,436)	0	101,765	\$32.00
Toronto North	128	11,583,484	659,501	820,187	7.1%	(67,796)	8,134	61,066	\$37.32
Toronto West	483	31,033,387	3,581,305	3,869,725	12.5%	286,112	17,743	747,301	\$29.89
York	153	5,371,959	144,127	156,542	2.9%	(5,947)	0	1	\$27.42
Totals	1,786	133,786,102	8,298,639	9,313,311	7.0%	(372,326)	30,513	1,542,746	\$34.17

Source: CoStar Property®

Class C 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 %				
Downtown	448	13,087,466	278,846	305,503	2.3%	119,266	0	0	\$42.58
Durham	280	2,022,547	79,634	79,634	3.9%	19,960	0	0	\$22.64
Halton	63	616,563	6,389	6,389	1.0%	1,022	0	0	\$35.02
Midtown	422	9,419,088	248,928	274,317	2.9%	31,495	0	0	\$39.07
Peel	214	3,359,018	246,244	307,685	9.2%	(23,661)	0	0	\$25.00
Toronto East	574	11,006,948	781,813	796,848	7.2%	55,163	0	0	\$28.43
Toronto North	341	3,842,521	129,373	129,373	3.4%	(3,624)	0	0	\$30.13
Toronto West	1,154	19,409,905	1,040,914	1,108,062	5.7%	95,009	0	0	\$26.25
York	428	3,259,014	82,719	82,719	2.5%	8,713	0	0	\$23.11
Totals	3,924	66,023,070	2,894,860	3,090,530	4.7%	303,343	0	0	\$29.80

Source: CoStar Property®

Total Office 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 %				
Downtown	819	93,983,382	2,627,000	3,069,398	3.3%	368,207	4,636	7,098,738	\$53.73
Durham	440	6,882,594	298,558	298,558	4.3%	45,338	37,500	12,000	\$24.38
Halton	90	1,256,801	21,777	21,777	1.7%	41,229	0	92,461	\$35.44
Midtown	523	22,493,434	681,427	815,975	3.6%	87,170	0	99,000	\$42.40
Peel	295	7,663,269	383,202	453,136	5.9%	89,243	0	2,640	\$25.86
Toronto East	970	45,947,190	3,611,541	4,026,076	8.8%	(760,678)	0	207,813	\$31.33
Toronto North	478	18,389,384	1,097,919	1,290,175	7.0%	(49,939)	8,134	61,066	\$35.92
Toronto West	1,691	59,250,527	5,600,958	6,063,014	10.2%	321,217	17,743	1,557,960	\$30.12
York	600	11,114,756	279,269	295,790	2.7%	57,764	0	241,949	\$26.55
Totals	5,906	266,981,337	14,601,651	16,333,899	6.1%	199,551	68,013	9,373,627	\$34.01

Source: CoStar Property®

Greater Toronto Office Market



Figures at a Glance

Class A 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	196	67,172,165	3,408,152	3,930,058	5.9%	(121,324)	1	37,500	19	7,830,881	\$38.33
2018 1q	195	67,134,665	3,188,860	3,771,234	5.6%	389,858	0	0	18	7,678,381	\$38.07
2017 4q	195	67,134,665	3,539,376	4,161,092	6.2%	402,228	1	100,000	14	5,123,854	\$38.10
2017 3q	194	67,034,665	3,898,305	4,463,320	6.7%	642,350	4	310,241	13	4,842,774	\$38.15
2017 2q	189	66,513,924	4,212,503	4,584,929	6.9%	775,205	3	1,115,807	16	5,057,867	\$39.03
2017 1q	186	65,398,117	4,025,189	4,244,327	6.5%	780,685	3	228,389	17	3,710,730	\$38.55
2016 4q	183	65,169,728	4,428,026	4,796,623	7.4%	1,779,178	1	800,000	18	3,588,537	\$39.42
2016 3q	181	63,869,728	5,036,529	5,275,801	8.3%	124,612	1	50,000	19	4,778,537	\$39.21
2016 2q	180	63,819,728	5,157,006	5,350,413	8.4%	403,355	3	202,029	17	4,679,218	\$39.07
2016 1q	175	63,205,895	4,911,566	5,139,935	8.1%	1,160,010	4	1,734,200	21	5,082,551	\$39.84
2015 4q	171	61,471,695	4,306,268	4,565,745	7.4%	(313,104)	0	0	24	6,717,751	\$39.45
2015 3q	170	61,394,810	3,919,970	4,175,756	6.8%	1,020,028	5	655,814	22	6,632,409	\$39.73
2015 2q	164	60,678,131	4,208,643	4,479,105	7.4%	434,932	1	165,000	23	6,920,684	\$40.45
2015 1q	163	60,513,131	4,486,950	4,749,037	7.8%	647,980	4	796,364	20	6,620,468	\$41.62
2014 4q	159	59,716,767	4,203,989	4,600,653	7.7%	871,722	6	1,779,827	23	6,316,832	\$41.09
2014 3q	151	57,801,836	3,219,808	3,557,444	6.2%	569,225	3	234,610	29	7,647,588	\$41.70

Source: CoStar Property®

Class B 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	1,786	133,786,102	8,298,639	9,313,311	7.0%	(214,337)	1	6,000	29	1,542,746	\$34.17
2018 1q	1,785	133,780,102	8,243,124	9,092,974	6.8%	(157,989)	3	24,513	20	711,931	\$32.48
2017 4q	1,782	133,755,589	8,153,433	8,910,472	6.7%	94,310	1	3,582	19	612,252	\$32.16
2017 3q	1,779	133,682,350	8,224,920	8,931,543	6.7%	(156,115)	0	0	19	655,454	\$31.24
2017 2q	1,777	133,611,050	8,041,555	8,704,128	6.5%	387,033	2	88,343	15	396,082	\$31.39
2017 1q	1,773	133,451,217	8,369,751	8,931,328	6.7%	124,331	8	245,113	15	467,318	\$31.28
2016 4q	1,765	133,206,104	8,247,312	8,810,546	6.6%	(190,055)	0	0	18	522,631	\$31.00
2016 3q	1,765	133,318,600	8,331,069	8,732,987	6.6%	216,491	1	27,298	16	433,036	\$31.85
2016 2q	1,764	133,291,302	8,366,425	8,922,180	6.7%	1,012,861	1	36,640	15	453,487	\$31.80
2016 1q	1,763	133,254,662	9,248,635	9,898,401	7.4%	561,093	0	0	12	403,029	\$32.04
2015 4q	1,764	133,260,212	9,688,354	10,465,044	7.9%	304,580	5	146,100	8	299,469	\$31.56
2015 3q	1,760	133,149,112	9,888,541	10,658,524	8.0%	(17,308)	3	134,613	11	314,271	\$31.38
2015 2q	1,754	132,674,354	9,507,328	10,166,458	7.7%	(317,404)	3	116,046	16	752,389	\$31.61
2015 1q	1,750	132,545,739	8,905,697	9,720,439	7.3%	(337,937)	2	49,800	15	770,630	\$31.72
2014 4q	1,748	132,495,939	8,559,280	9,332,702	7.0%	353,905	2	76,438	14	742,910	\$31.33
2014 3q	1,745	132,412,161	8,727,155	9,602,829	7.3%	18,910	3	54,428	15	794,055	\$31.13

Source: CoStar Property®

Total Office Market Statistics

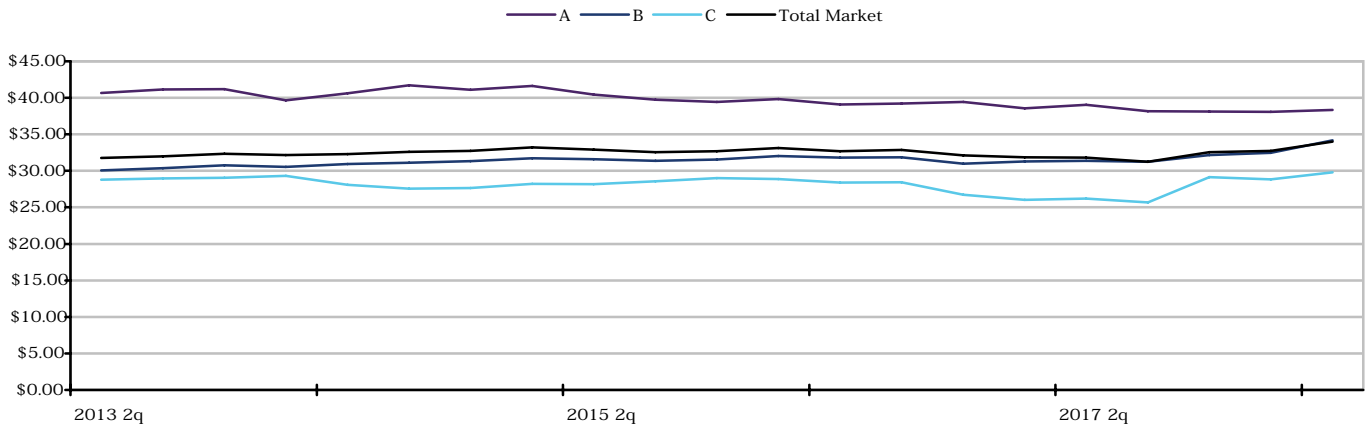
Mid-Year 2018

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	5,906	266,981,337	14,601,651	16,333,899	6.1%	(295,060)	2	43,500	48	9,373,627	\$34.01
2018 1q	5,904	266,937,837	14,343,111	15,995,339	6.0%	494,611	3	24,513	38	8,390,312	\$32.73
2017 4q	5,901	266,913,324	14,792,695	16,465,437	6.2%	589,349	2	103,582	33	5,736,106	\$32.55
2017 3q	5,897	266,740,085	15,314,644	16,881,547	6.3%	545,210	4	310,241	32	5,498,228	\$31.23
2017 2q	5,891	266,149,525	15,632,259	16,836,197	6.3%	957,498	5	1,204,150	31	5,453,949	\$31.83
2017 1q	5,887	264,962,367	15,643,332	16,606,537	6.3%	909,746	11	473,502	32	4,178,048	\$31.85
2016 4q	5,876	264,488,865	15,913,679	17,042,781	6.4%	1,278,544	1	800,000	36	4,111,168	\$32.13
2016 3q	5,874	263,301,361	16,303,479	17,133,821	6.5%	275,032	2	77,298	35	5,211,573	\$32.87
2016 2q	5,875	263,275,088	16,558,704	17,382,580	6.6%	1,565,999	4	238,669	32	5,132,705	\$32.70
2016 1q	5,869	262,624,615	17,335,830	18,298,106	7.0%	1,934,639	4	1,734,200	33	5,485,580	\$33.14
2015 4q	5,866	260,895,965	17,380,527	18,504,095	7.1%	47,964	5	146,100	32	7,017,220	\$32.70
2015 3q	5,865	260,726,300	17,280,821	18,382,394	7.1%	1,116,963	8	790,427	33	6,946,680	\$32.57
2015 2q	5,854	259,569,128	17,343,772	18,342,185	7.1%	56,750	4	281,046	39	7,673,073	\$32.91
2015 1q	5,850	259,336,980	17,036,783	18,166,787	7.0%	324,887	6	846,164	36	7,391,959	\$33.20
2014 4q	5,845	258,496,214	16,419,627	17,650,908	6.8%	1,327,261	8	1,856,265	38	7,060,603	\$32.71
2014 3q	5,834	256,497,505	15,701,356	16,979,460	6.6%	686,118	6	289,038	45	8,442,504	\$32.58

Source: CoStar Property®

Historical Rental Rates

Based on Full-Service Equivalent Rental Rates



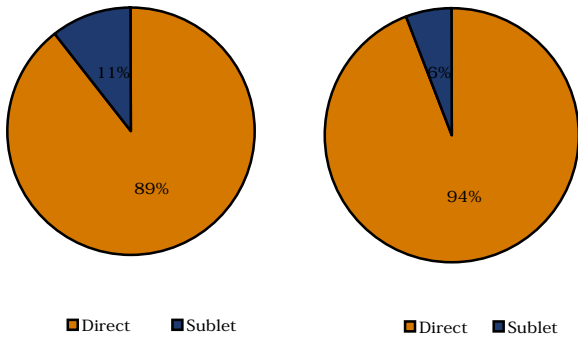
Source: CoStar Property®

Vacancy by Available Space Type

Percent of All Vacant Space in Direct vs. Sublet

Greater Toronto

United States



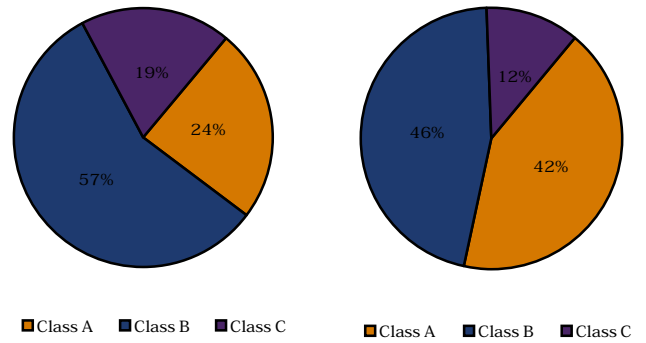
Source: CoStar Property®

Vacancy by Class

Percent of All Vacant Space by Class

Greater Toronto

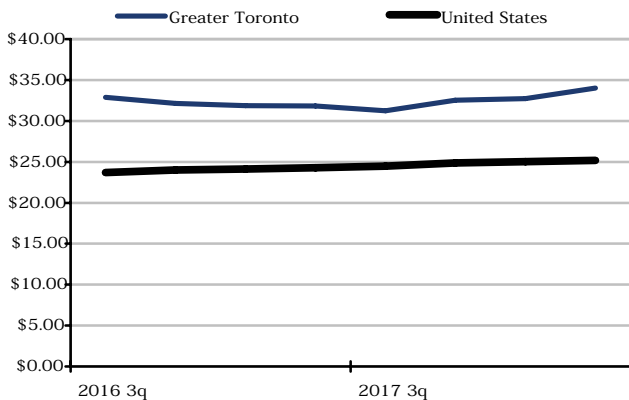
United States



Source: CoStar Property®

U.S. Rental Rate Comparison

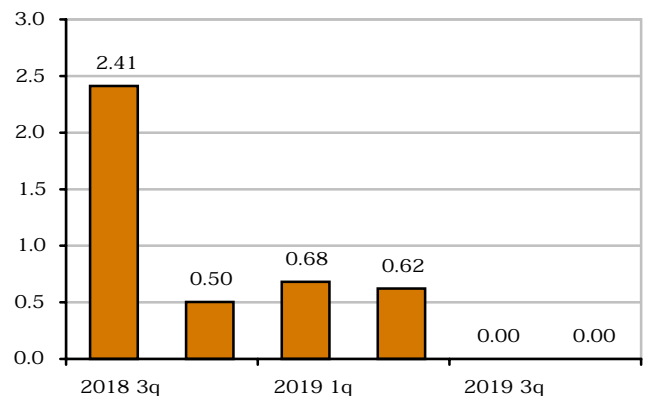
Based on Full-Service Equivalent Rental Rates



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	The Toronto Eaton Centre	Outer Financial Core	350,000	2nd	BMO Bank of Montreal	N/A	Cadillac Fairview
2	2200 Eglinton Ave E	Scarborough	92,148	2nd	Catholic Children's Aid Society of Toronto	Devencore	Dream Unlimited Corporation
3	TD Centre	Financial Core	57,497	1st	BDO Canada LLP	Colliers International	Cadillac Fairview
4	The Exchange Tower	Financial Core	54,608	2nd	Tim Hortons	N/A	Brookfield Office Properties Manage
5	2845 Matheson Blvd E	Airport Corp Centre/Airpo	53,961	2nd	N/A	CBRE	Avison Young
6	325 Front St W	Downtown South	49,235	2nd	N/A	N/A	Oxford Properties Group
7	North York Centre, South Building	North Yonge Corridor	49,233	1st	N/A	N/A	GWL Realty Advisors
8	North York Centre, South Building	North Yonge Corridor	49,108	2nd	N/A	N/A	GWL Realty Advisors
9	100 University Ave	Outer Financial Core	48,988	2nd	WeWork	N/A	Manulife Real Estate
10	EY Tower	Financial Core	47,118	2nd	N/A	N/A	Oxford Properties Group
11	6985 Financial Dr	Meadowvale	43,000	1st	Primerica	N/A	QuadReal Property Group Brokerage
12	MaRS Centre	Downtown North	40,835	1st	CCRM	N/A	N/A
13	North York Centre, South Building*	North Yonge Corridor	40,833	2nd	Greenshield Canada	N/A	N/A
14	Queens Quay Terminal	Downtown South	36,656	1st	Rubikloud Technologies	N/A	CBRE
15	60 Courtneypark Dr W	Hwy 10/Hwy 401	33,512	2nd	N/A	N/A	Triovest Realty Advisors, Inc.
16	CIBC Square	Downtown South	32,000	2nd	N/A	N/A	Cushman & Wakefield
17	CIBC Square	Downtown South	32,000	2nd	N/A	N/A	Cushman & Wakefield
18	CIBC Square	Downtown South	32,000	2nd	N/A	N/A	Cushman & Wakefield
19	2454 W Dundas St	West Toronto Region	30,000	1st	N/A	Avison Young	Cushman & Wakefield
20	North York Centre & Concourse - North*	North Yonge Corridor	28,500	2nd	Greenshield Canada	N/A	N/A
21	The Globe and Mail Centre	Downtown East	28,280	2nd	N/A	N/A	Devencore
22	The Globe and Mail Centre	Downtown East	27,634	1st	N/A	N/A	Cushman & Wakefield
23	North American Life Building	North Yonge Corridor	25,896	2nd	Equifax Canada	N/A	Manulife Real Estate
24	North York Centre, South Building	North Yonge Corridor	24,395	2nd	N/A	N/A	GWL Realty Advisors
25	3 Concorde Gate	Southeast Toronto Region	24,190	1st	N/A	N/A	CBRE
26	40 Hanna Ave	King/Dufferin	23,557	1st	N/A	N/A	Colliers International
27	55 Standish Ct	Hwy 10/Hwy 401	23,536	2nd	N/A	N/A	Colliers International
28	55 Standish Ct	Hwy 10/Hwy 401	23,536	1st	N/A	N/A	Colliers International
29	3 Concorde Gate	Southeast Toronto Region	23,488	1st	N/A	N/A	CBRE
30	7100 W Credit Ave	Meadowvale	23,378	1st	N/A	N/A	Colliers International
31	7100 W Credit Ave	Meadowvale	23,378	1st	N/A	N/A	Colliers International
32	7100 W Credit Ave	Meadowvale	23,378	1st	N/A	N/A	Colliers International
33	4711 Yonge St	North Yonge Corridor	23,315	2nd	N/A	N/A	CBRE
34	1 Marmac Dr	Airport Corp Centre/Airpo	22,671	1st	N/A	N/A	Colliers International
35	Dynamic Funds Tower	Outer Financial Core	22,590	2nd	Echelon Wealth Partners	Direct Deal	Lennard Commercial Realty
36	Scotia Plaza	Financial Core	22,239	1st	N/A	N/A	CBRE
37	255 Longside Dr	Hwy 10/Hwy 401	21,568	2nd	Serco Canada	JLL	Avison Young
38	1004 Middlegate Rd	Mississauga South	21,145	2nd	N/A	N/A	Crown Realty Partners
39	Hudson Bay Centre*	Bloor/Yonge	20,802	2nd	DIALOG	N/A	N/A
40	Oak West Corporate Centre - Building A	Oakville	20,700	1st	Pearson VUE	Avison Young	Avison Young

Source: CoStar Property®

* Renewal

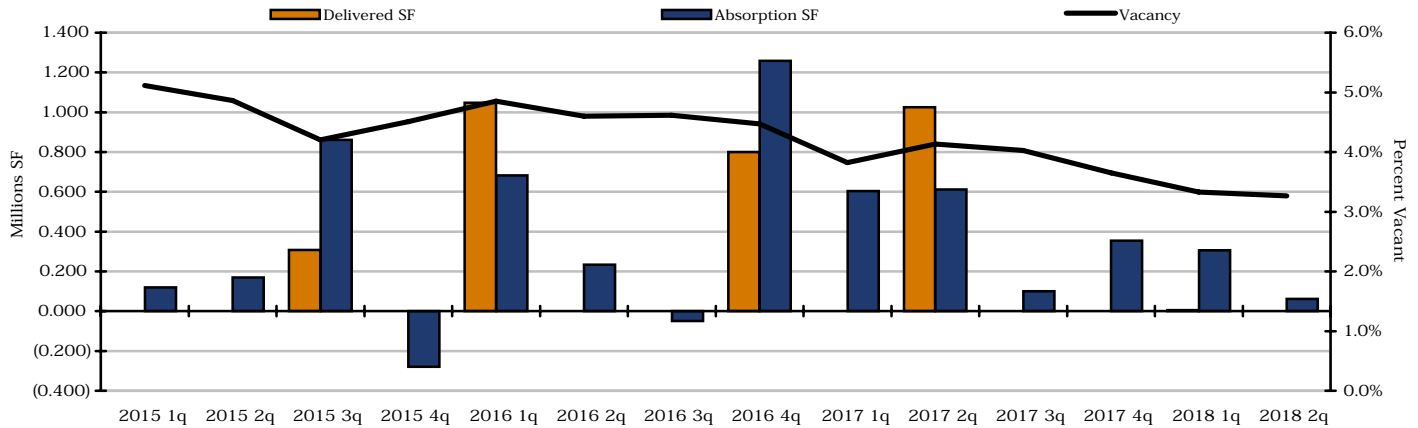


Greater Toronto Office Market

Downtown Market
Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

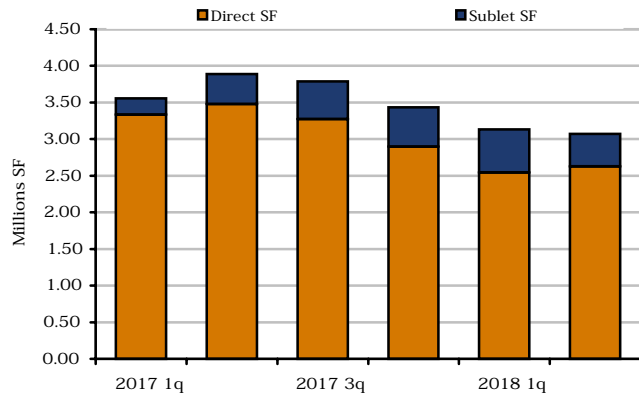
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

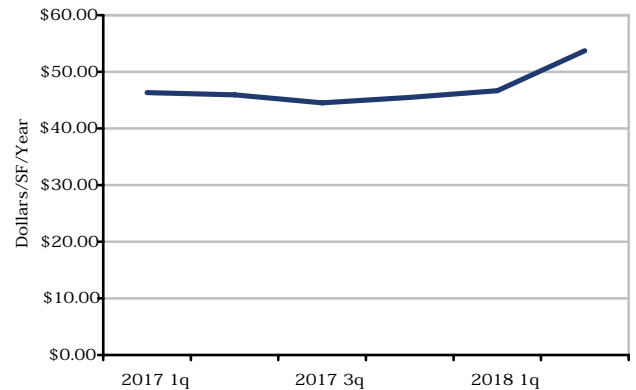
Historical Analysis, All Classes



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 2q	819	93,983,382	3,069,398	3.3%	61,414	0	0	13	7,098,738	\$53.73
2018 1q	819	93,983,382	3,130,812	3.3%	306,793	1	4,636	12	6,608,738	\$46.69
2017 4q	818	93,978,746	3,432,969	3.7%	353,881	0	0	11	4,490,374	\$45.49
2017 3q	818	93,978,746	3,786,850	4.0%	99,801	0	0	11	4,490,374	\$44.52
2017 2q	818	93,978,746	3,886,651	4.1%	611,157	2	1,025,902	10	4,230,774	\$45.92
2017 1q	817	93,036,849	3,555,911	3.8%	602,999	0	0	9	2,765,707	\$46.31
2016 4q	817	93,036,849	4,158,910	4.5%	1,258,685	1	800,000	7	2,415,125	\$46.38
2016 3q	816	91,858,105	4,238,851	4.6%	(48,990)	0	0	8	3,705,113	\$47.15
2016 2q	817	91,894,086	4,225,842	4.6%	233,192	0	0	7	3,703,002	\$47.54
2016 1q	817	91,894,086	4,459,034	4.9%	681,986	1	1,048,319	7	3,703,002	\$47.24
2015 4q	817	90,851,317	4,098,251	4.5%	(279,899)	0	0	8	4,751,321	\$47.08
2015 3q	817	90,851,317	3,818,352	4.2%	861,308	1	307,040	8	4,751,321	\$47.12
2015 2q	817	90,578,542	4,406,885	4.9%	169,130	0	0	7	4,781,261	\$46.54
2015 1q	818	90,639,209	4,636,682	5.1%	120,228	0	0	7	4,781,261	\$46.37
2014 4q	819	90,644,607	4,762,308	5.3%	851,808	2	1,529,286	6	3,681,261	\$44.86
2014 3q	817	89,115,321	4,084,830	4.6%	452,362	0	0	8	5,210,547	\$44.57

Source: CoStar Property®

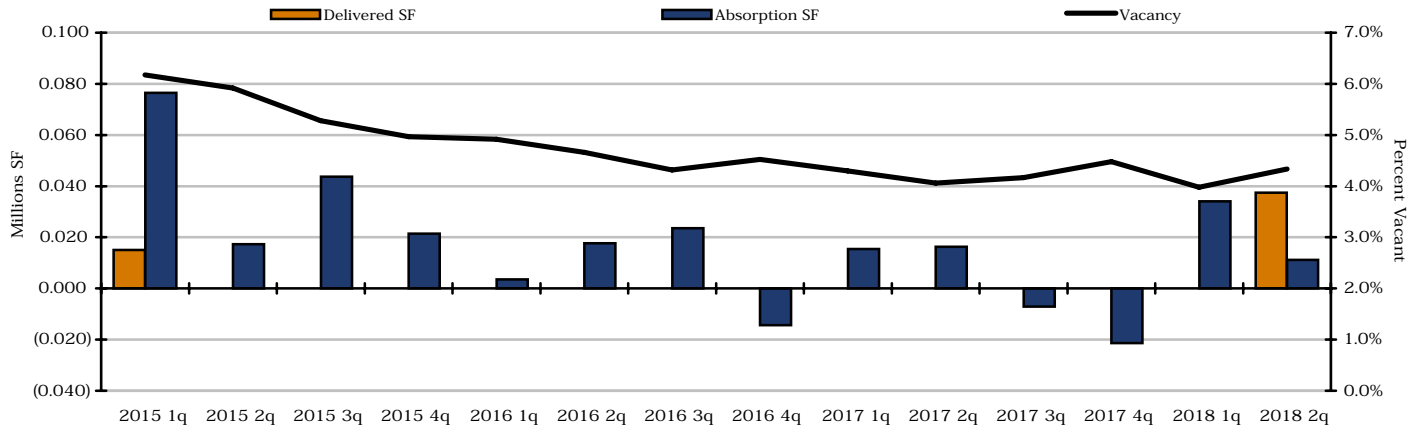
Greater Toronto Office Market



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

Deliveries, Absorption & Vacancy

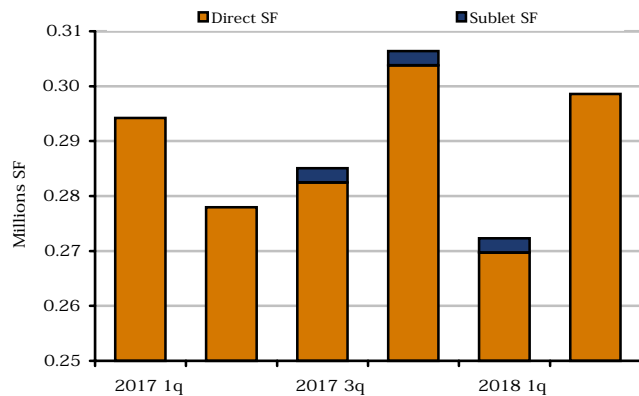
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

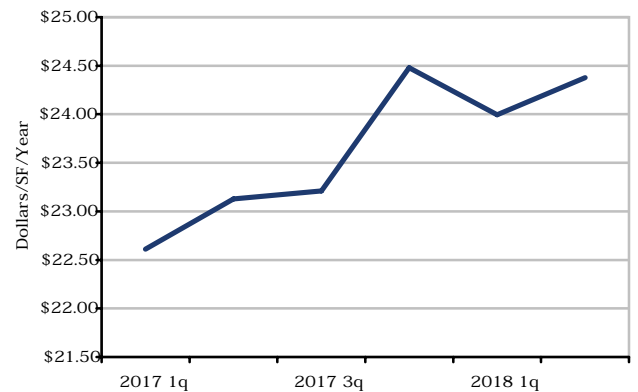
Historical Analysis, All Classes



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 2q	440	6,882,594	298,558	4.3%	11,230	1	37,500	1	12,000	\$24.38
2018 1q	439	6,845,094	272,288	4.0%	34,108	0	0	2	49,500	\$24.00
2017 4q	439	6,845,094	306,396	4.5%	(21,323)	0	0	2	49,500	\$24.48
2017 3q	439	6,845,094	285,073	4.2%	(7,128)	0	0	2	49,500	\$23.21
2017 2q	439	6,845,094	277,945	4.1%	16,269	0	0	2	49,500	\$23.13
2017 1q	439	6,845,094	294,214	4.3%	15,455	0	0	1	37,500	\$22.61
2016 4q	439	6,845,094	309,669	4.5%	(14,365)	0	0	1	37,500	\$23.72
2016 3q	439	6,845,094	295,304	4.3%	23,527	0	0	1	37,500	\$23.94
2016 2q	439	6,845,094	318,831	4.7%	17,656	0	0	1	37,500	\$23.68
2016 1q	439	6,845,094	336,487	4.9%	3,580	0	0	1	37,500	\$23.75
2015 4q	439	6,845,094	340,067	5.0%	21,403	0	0	1	37,500	\$23.19
2015 3q	439	6,845,094	361,470	5.3%	43,663	0	0	1	37,500	\$22.49
2015 2q	439	6,845,094	405,133	5.9%	17,299	0	0	1	37,500	\$21.94
2015 1q	439	6,845,094	422,432	6.2%	76,493	1	15,000	0	0	\$21.84
2014 4q	438	6,830,094	483,925	7.1%	17,101	0	0	1	15,000	\$21.64
2014 3q	438	6,830,094	501,026	7.3%	(55,627)	0	0	1	15,000	\$21.23

Source: CoStar Property®



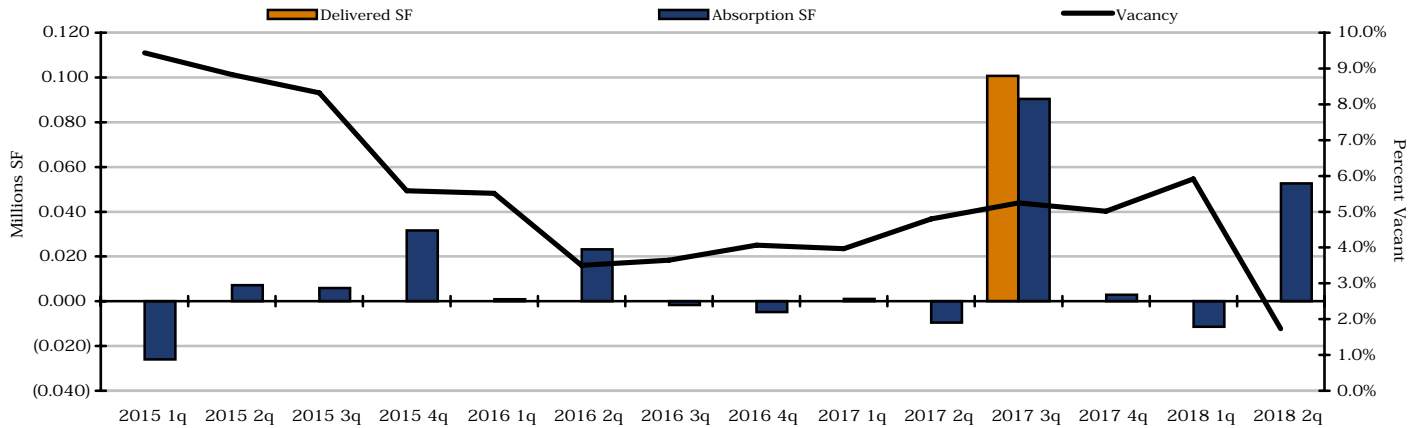
Greater Toronto Office Market

Halton Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

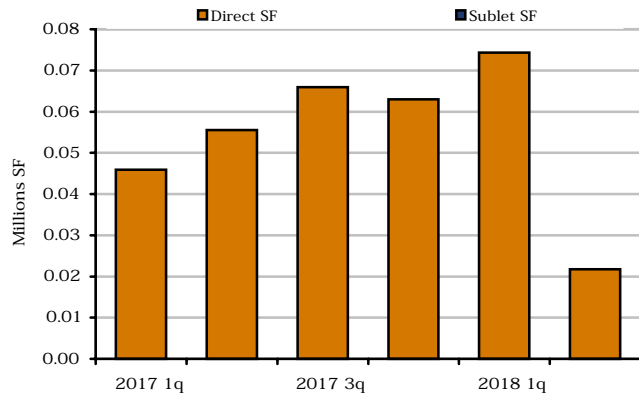
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

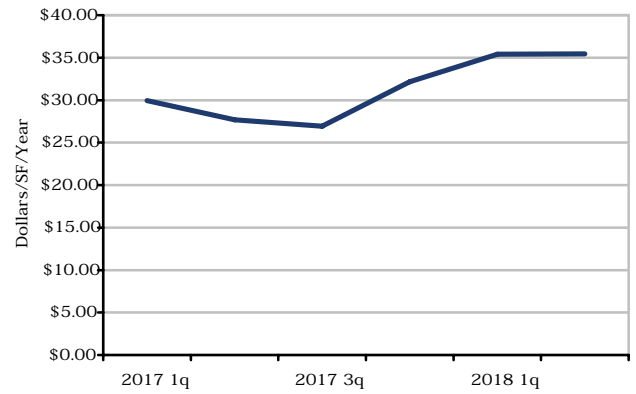
Historical Analysis, All Classes



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 2q	90	1,256,801	21,777	1.7%	52,590	0	0	2	92,461	\$35.44
2018 1q	90	1,256,801	74,367	5.9%	(11,361)	0	0	2	92,461	\$35.40
2017 4q	90	1,256,801	63,006	5.0%	2,916	0	0	2	92,461	\$32.17
2017 3q	90	1,256,801	65,922	5.2%	90,331	2	100,741	2	92,461	\$26.92
2017 2q	88	1,156,060	55,512	4.8%	(9,604)	0	0	4	193,202	\$27.68
2017 1q	88	1,156,060	45,908	4.0%	1,066	0	0	3	146,741	\$29.96
2016 4q	88	1,156,060	46,974	4.1%	(4,847)	0	0	2	100,741	\$23.01
2016 3q	88	1,156,060	42,127	3.6%	(1,625)	0	0	2	100,741	\$25.06
2016 2q	88	1,156,060	40,502	3.5%	23,231	0	0	1	80,000	\$25.23
2016 1q	88	1,156,060	63,733	5.5%	867	0	0	1	80,000	\$26.97
2015 4q	88	1,156,060	64,600	5.6%	31,565	0	0	1	80,000	\$27.10
2015 3q	88	1,156,060	96,165	8.3%	5,868	0	0	1	80,000	\$23.92
2015 2q	88	1,156,060	102,033	8.8%	7,114	0	0	0	0	\$23.52
2015 1q	88	1,156,060	109,147	9.4%	(26,047)	0	0	0	0	\$23.42
2014 4q	88	1,156,060	83,100	7.2%	3,201	0	0	0	0	\$22.64
2014 3q	88	1,156,060	86,301	7.5%	29,524	1	34,600	0	0	\$23.15

Source: CoStar Property®

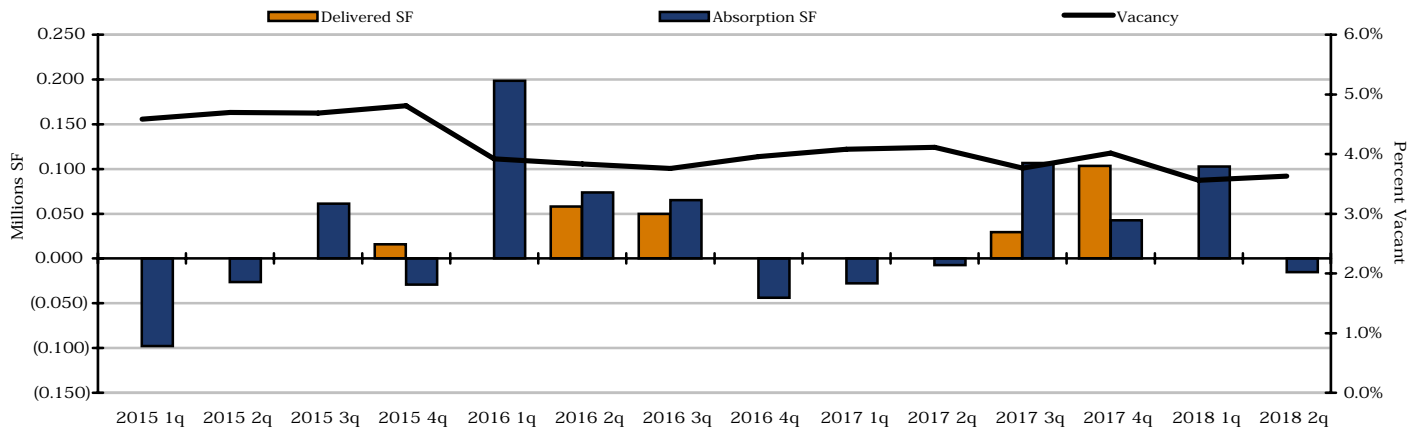
Greater Toronto Office Market



Midtown Market Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

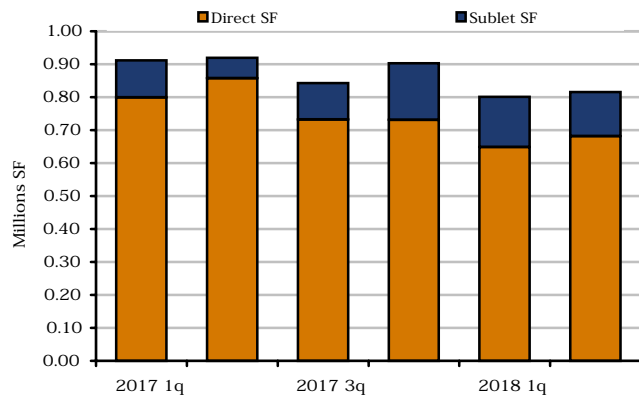
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

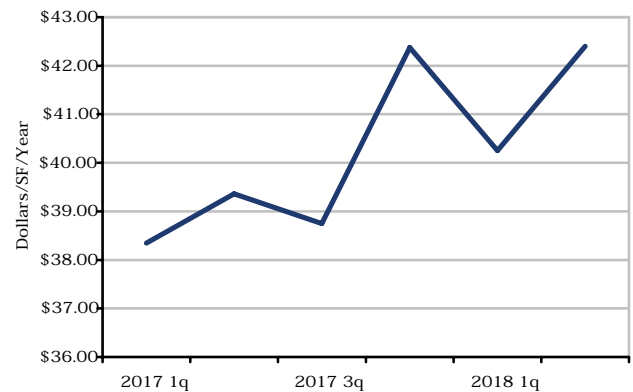
Historical Analysis, All Classes



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 2q	523	22,493,434	815,975	3.6%	(15,383)	0	0	1	99,000	\$42.40
2018 1q	523	22,493,434	800,592	3.6%	102,553	0	0	1	99,000	\$40.25
2017 4q	523	22,493,434	903,145	4.0%	42,806	2	103,582	1	99,000	\$42.37
2017 3q	521	22,389,852	842,369	3.8%	106,556	1	29,500	3	202,582	\$38.75
2017 2q	520	22,360,352	919,425	4.1%	(7,423)	0	0	4	232,082	\$39.36
2017 1q	520	22,360,352	912,002	4.1%	(27,770)	0	0	4	232,082	\$38.34
2016 4q	520	22,360,352	884,232	4.0%	(43,728)	0	0	4	232,082	\$38.94
2016 3q	520	22,360,352	840,504	3.8%	65,306	1	50,000	4	232,082	\$39.17
2016 2q	519	22,310,352	855,810	3.8%	73,888	1	58,080	5	282,082	\$39.31
2016 1q	518	22,252,272	871,618	3.9%	198,688	0	0	5	336,580	\$39.21
2015 4q	518	22,252,272	1,070,306	4.8%	(29,014)	1	16,000	4	237,580	\$39.39
2015 3q	520	22,253,298	1,042,318	4.7%	61,298	0	0	4	203,580	\$40.07
2015 2q	519	22,192,433	1,042,751	4.7%	(26,379)	0	0	4	234,945	\$40.33
2015 1q	519	22,193,233	1,017,172	4.6%	(97,742)	0	0	4	135,806	\$39.80
2014 4q	519	22,193,233	919,430	4.1%	45,934	0	0	3	119,806	\$39.85
2014 3q	519	22,193,233	965,364	4.3%	31,472	0	0	3	119,806	\$39.42

Source: CoStar Property®



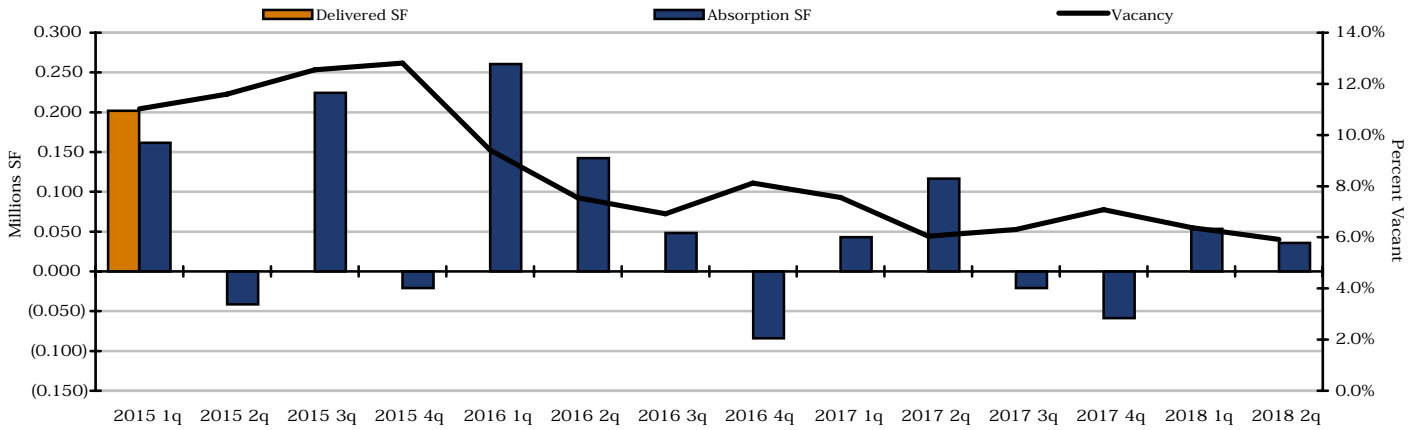
Greater Toronto Office Market

Peel Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

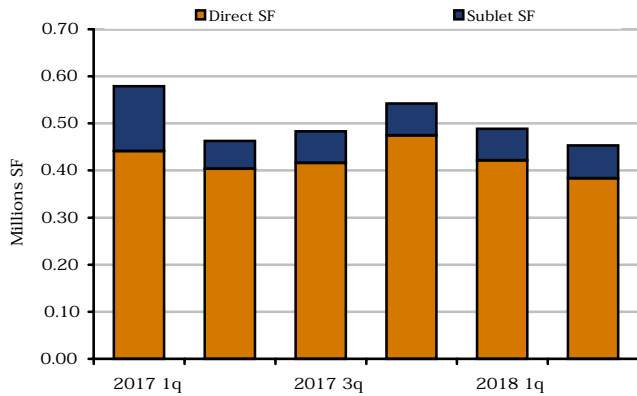
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

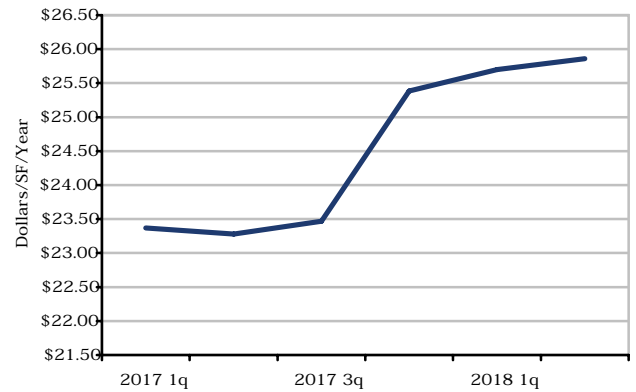
Historical Analysis, All Classes



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 2q	295	7,663,269	453,136	5.9%	35,763	0	0	1	2,640	\$25.86
2018 1q	295	7,663,269	488,899	6.4%	53,480	0	0	1	2,640	\$25.70
2017 4q	295	7,663,269	542,379	7.1%	(58,838)	0	0	1	2,640	\$25.38
2017 3q	295	7,663,269	483,541	6.3%	(20,832)	0	0	1	2,640	\$23.47
2017 2q	295	7,663,269	462,709	6.0%	116,557	0	0	0	0	\$23.28
2017 1q	295	7,663,269	579,266	7.6%	42,916	0	0	0	0	\$23.37
2016 4q	295	7,663,269	622,182	8.1%	(84,106)	0	0	0	0	\$24.01
2016 3q	294	7,654,509	529,316	6.9%	48,071	0	0	1	8,760	\$29.54
2016 2q	294	7,654,509	577,387	7.5%	142,435	0	0	1	8,760	\$29.31
2016 1q	294	7,654,509	719,822	9.4%	260,770	0	0	1	8,760	\$29.29
2015 4q	294	7,654,509	980,592	12.8%	(20,874)	0	0	0	0	\$29.08
2015 3q	295	7,655,803	961,012	12.6%	224,552	0	0	0	0	\$28.37
2015 2q	293	7,318,803	848,564	11.6%	(41,579)	0	0	2	337,000	\$27.80
2015 1q	293	7,318,803	806,985	11.0%	161,683	1	202,000	2	337,000	\$28.15
2014 4q	292	7,116,803	766,668	10.8%	21,956	0	0	3	539,000	\$28.12
2014 3q	291	7,109,463	781,284	11.0%	(135,003)	1	11,660	4	546,340	\$28.19

Source: CoStar Property®

Greater Toronto Office Market

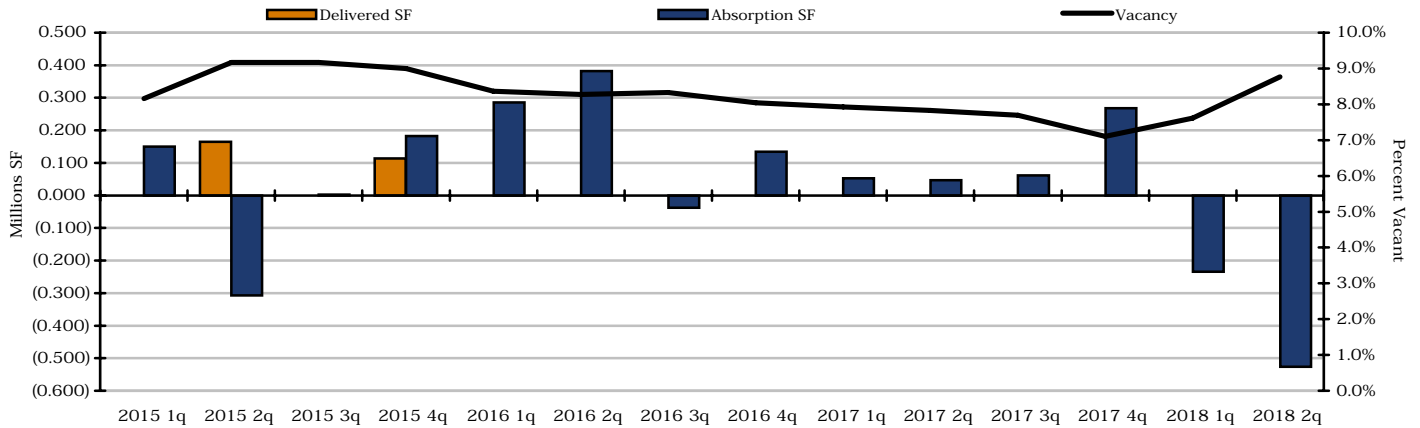


Toronto East Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

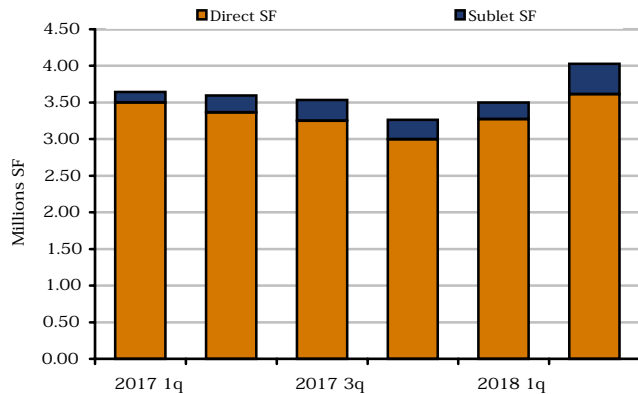
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

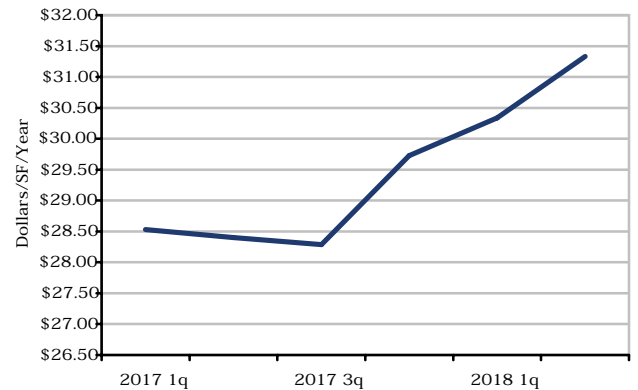
Historical Analysis, All Classes



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 2q	970	45,947,190	4,026,076	8.8%	(526,720)	0	0	6	207,813	\$31.33
2018 1q	970	45,947,190	3,499,356	7.6%	(233,958)	0	0	4	144,848	\$30.34
2017 4q	970	45,947,190	3,265,398	7.1%	268,076	0	0	4	144,848	\$29.73
2017 3q	970	45,947,190	3,533,474	7.7%	62,059	0	0	4	144,848	\$28.29
2017 2q	970	45,947,190	3,595,533	7.8%	46,521	0	0	3	98,800	\$28.40
2017 1q	970	45,947,190	3,642,054	7.9%	52,832	0	0	3	98,800	\$28.53
2016 4q	970	45,947,190	3,694,886	8.0%	133,914	0	0	2	58,800	\$28.28
2016 3q	970	45,947,190	3,828,800	8.3%	(37,394)	0	0	2	58,800	\$28.74
2016 2q	971	45,958,390	3,802,606	8.3%	382,219	0	0	2	58,800	\$28.51
2016 1q	970	45,588,390	3,814,825	8.4%	285,853	0	0	3	428,800	\$28.63
2015 4q	970	45,588,390	4,100,678	9.0%	182,523	3	114,100	1	370,000	\$28.66
2015 3q	967	45,474,290	4,169,101	9.2%	2,665	0	0	4	484,100	\$28.04
2015 2q	966	45,471,145	4,168,621	9.2%	(306,982)	1	165,000	5	487,245	\$28.29
2015 1q	965	45,306,145	3,696,639	8.2%	150,480	0	0	6	652,245	\$28.21
2014 4q	965	45,306,145	3,847,119	8.5%	284,159	0	0	4	590,725	\$27.75
2014 3q	965	45,306,145	4,131,278	9.1%	(102,210)	0	0	3	587,580	\$27.94

Source: CoStar Property®



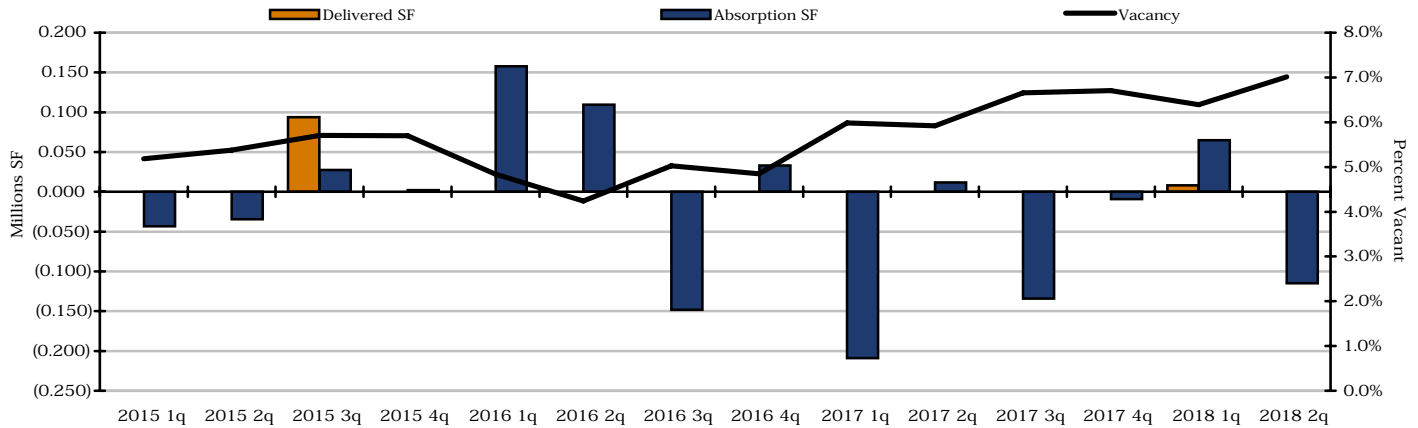
Greater Toronto Office Market

Toronto North Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

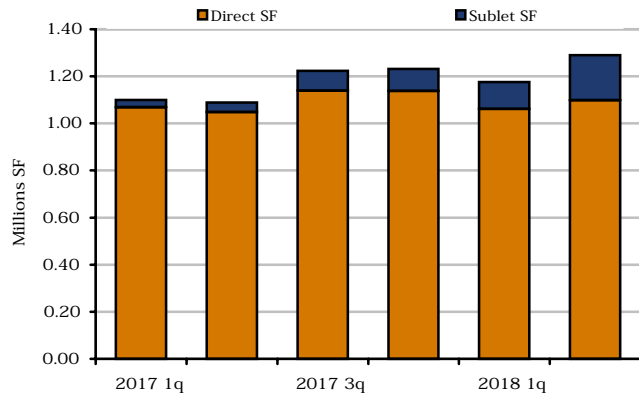
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

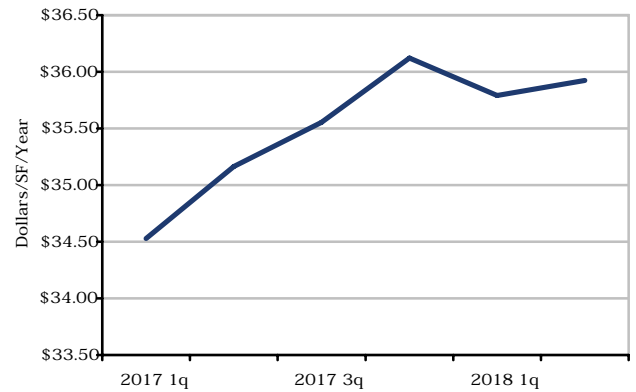
Historical Analysis, All Classes



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 2q	478	18,389,384	1,290,175	7.0%	(114,950)	0	0	2	61,066	\$35.92
2018 1q	478	18,389,384	1,175,225	6.4%	65,011	1	8,134	1	25,343	\$35.79
2017 4q	477	18,381,250	1,232,102	6.7%	(9,229)	0	0	2	33,477	\$36.12
2017 3q	477	18,381,250	1,222,873	6.7%	(134,326)	0	0	2	33,477	\$35.55
2017 2q	477	18,381,250	1,088,547	5.9%	11,687	0	0	1	8,134	\$35.16
2017 1q	477	18,381,250	1,100,234	6.0%	(209,101)	0	0	1	8,134	\$34.53
2016 4q	477	18,381,250	891,133	4.8%	33,049	0	0	1	8,134	\$36.10
2016 3q	477	18,381,250	924,182	5.0%	(148,104)	0	0	1	8,134	\$36.02
2016 2q	478	18,385,094	779,922	4.2%	109,589	0	0	1	8,134	\$35.87
2016 1q	478	18,385,094	889,511	4.8%	157,841	0	0	0	0	\$36.78
2015 4q	478	18,385,094	1,047,352	5.7%	2,148	0	0	0	0	\$36.44
2015 3q	478	18,385,094	1,049,500	5.7%	27,511	2	93,687	0	0	\$35.97
2015 2q	476	18,291,407	983,324	5.4%	(34,595)	0	0	2	93,687	\$36.40
2015 1q	476	18,291,407	948,729	5.2%	(43,343)	0	0	2	93,687	\$35.73
2014 4q	476	18,291,407	905,386	4.9%	(7,023)	0	0	2	93,687	\$35.06
2014 3q	476	18,291,407	898,363	4.9%	352,870	0	0	2	93,687	\$34.78

Source: CoStar Property®

Greater Toronto Office Market

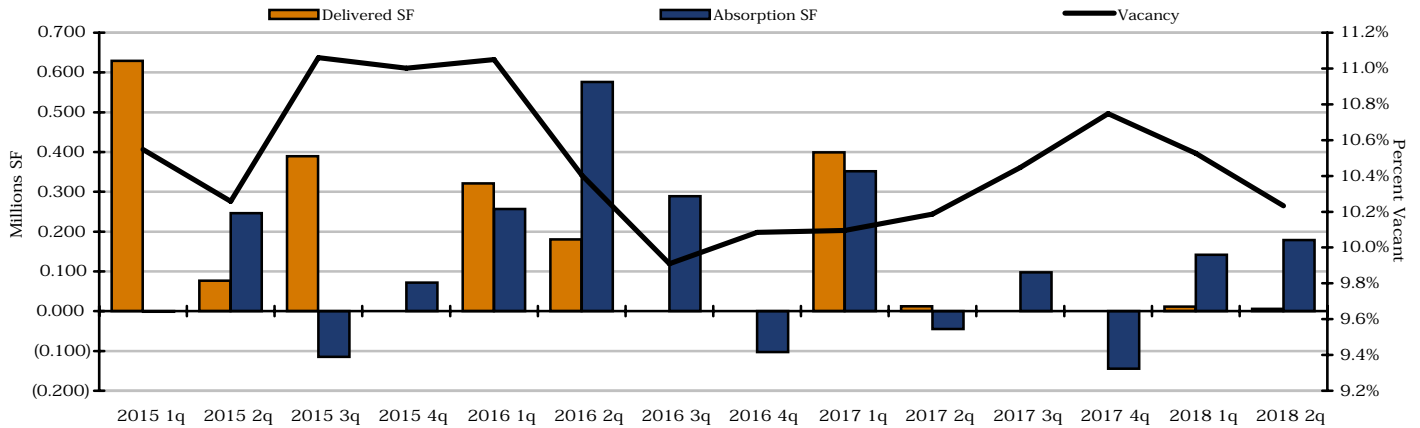


Toronto West Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

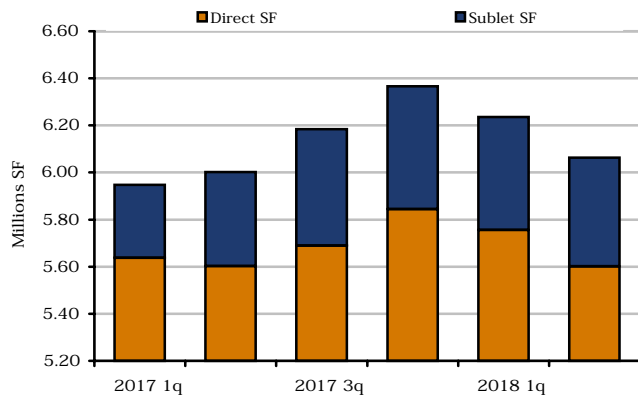
Historical Analysis, All Classes



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 2q	1,691	59,250,527	6,063,014	10.2%	179,018	1	6,000	20	1,557,960	\$30.12
2018 1q	1,690	59,244,527	6,236,032	10.5%	142,199	1	11,743	13	1,125,833	\$30.17
2017 4q	1,689	59,232,784	6,366,488	10.7%	(144,824)	0	0	8	581,857	\$29.96
2017 3q	1,688	59,195,627	6,184,507	10.4%	97,631	0	0	6	449,846	\$28.48
2017 2q	1,686	58,915,308	6,001,819	10.2%	(44,395)	1	12,609	5	428,957	\$28.59
2017 1q	1,686	58,905,065	5,947,181	10.1%	351,975	9	398,829	6	441,566	\$28.32
2016 4q	1,677	58,506,236	5,900,327	10.1%	(102,299)	0	0	13	769,095	\$28.42
2016 3q	1,677	58,506,236	5,798,028	9.9%	288,821	0	0	11	646,486	\$29.02
2016 2q	1,677	58,506,236	6,086,849	10.4%	576,262	3	180,589	10	641,750	\$29.25
2016 1q	1,673	58,283,843	6,440,718	11.1%	256,656	2	320,881	12	647,640	\$29.39
2015 4q	1,671	57,962,962	6,376,493	11.0%	71,675	0	0	14	968,521	\$28.82
2015 3q	1,671	57,921,077	6,406,283	11.1%	(114,966)	5	389,700	12	829,179	\$28.64
2015 2q	1,666	57,531,377	5,901,617	10.3%	246,652	2	76,950	15	1,140,435	\$28.52
2015 1q	1,663	57,441,858	6,058,750	10.5%	(1,135)	4	629,164	13	987,864	\$28.32
2014 4q	1,659	56,812,694	5,428,451	9.6%	(55,515)	2	136,586	17	1,617,028	\$27.96
2014 3q	1,656	56,586,108	5,146,350	9.1%	111,173	3	234,610	18	1,594,951	\$27.59

Source: CoStar Property®

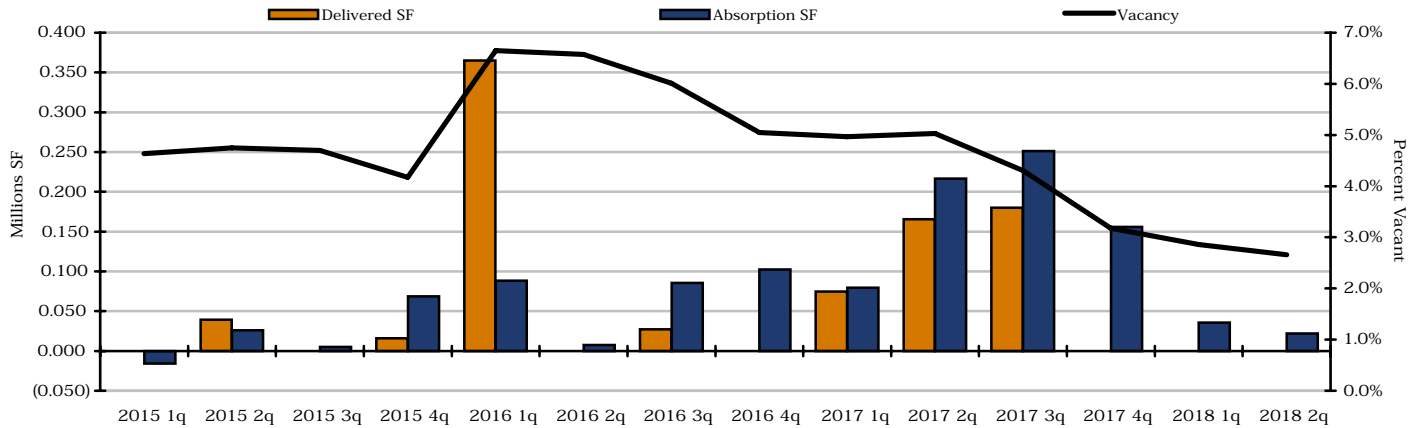


Greater Toronto Office Market

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

Deliveries, Absorption & Vacancy

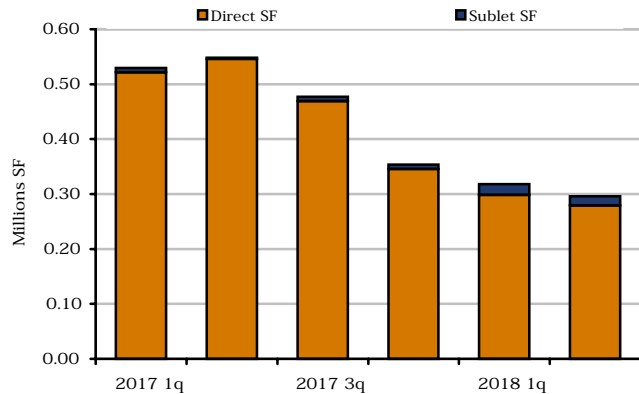
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

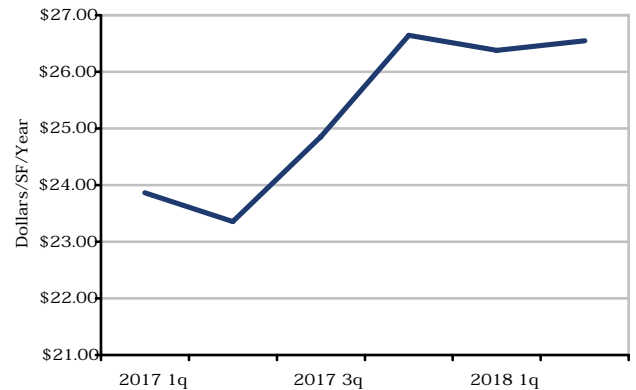
Historical Analysis, All Classes



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 2q	600	11,114,756	295,790	2.7%	21,978	0	0	2	241,949	\$26.55
2018 1q	600	11,114,756	317,768	2.9%	35,786	0	0	2	241,949	\$26.38
2017 4q	600	11,114,756	353,554	3.2%	155,884	0	0	2	241,949	\$26.64
2017 3q	599	11,082,256	476,938	4.3%	251,118	1	180,000	1	32,500	\$24.86
2017 2q	598	10,902,256	548,056	5.0%	216,729	2	165,639	2	212,500	\$23.35
2017 1q	595	10,667,238	529,767	5.0%	79,374	2	74,673	5	447,518	\$23.86
2016 4q	593	10,592,565	534,468	5.0%	102,241	0	0	6	489,691	\$26.47
2016 3q	593	10,592,565	636,709	6.0%	85,420	1	27,298	5	413,957	\$27.75
2016 2q	592	10,565,267	694,831	6.6%	7,527	0	0	4	312,677	\$28.45
2016 1q	592	10,565,267	702,358	6.6%	88,398	1	365,000	3	243,298	\$28.68
2015 4q	591	10,200,267	425,756	4.2%	68,437	1	16,000	3	572,298	\$29.33
2015 3q	590	10,184,267	478,193	4.7%	5,064	0	0	3	561,000	\$27.25
2015 2q	590	10,184,267	483,257	4.7%	26,090	1	39,096	3	561,000	\$28.53
2015 1q	589	10,145,171	470,251	4.6%	(15,730)	0	0	2	404,096	\$26.28
2014 4q	589	10,145,171	454,521	4.5%	165,640	4	190,393	2	404,096	\$28.47
2014 3q	584	9,909,674	384,664	3.9%	1,557	1	8,168	6	274,593	\$28.59

Source: CoStar Property®