Toronto in a National Context | May 20, 2015

Presented by:

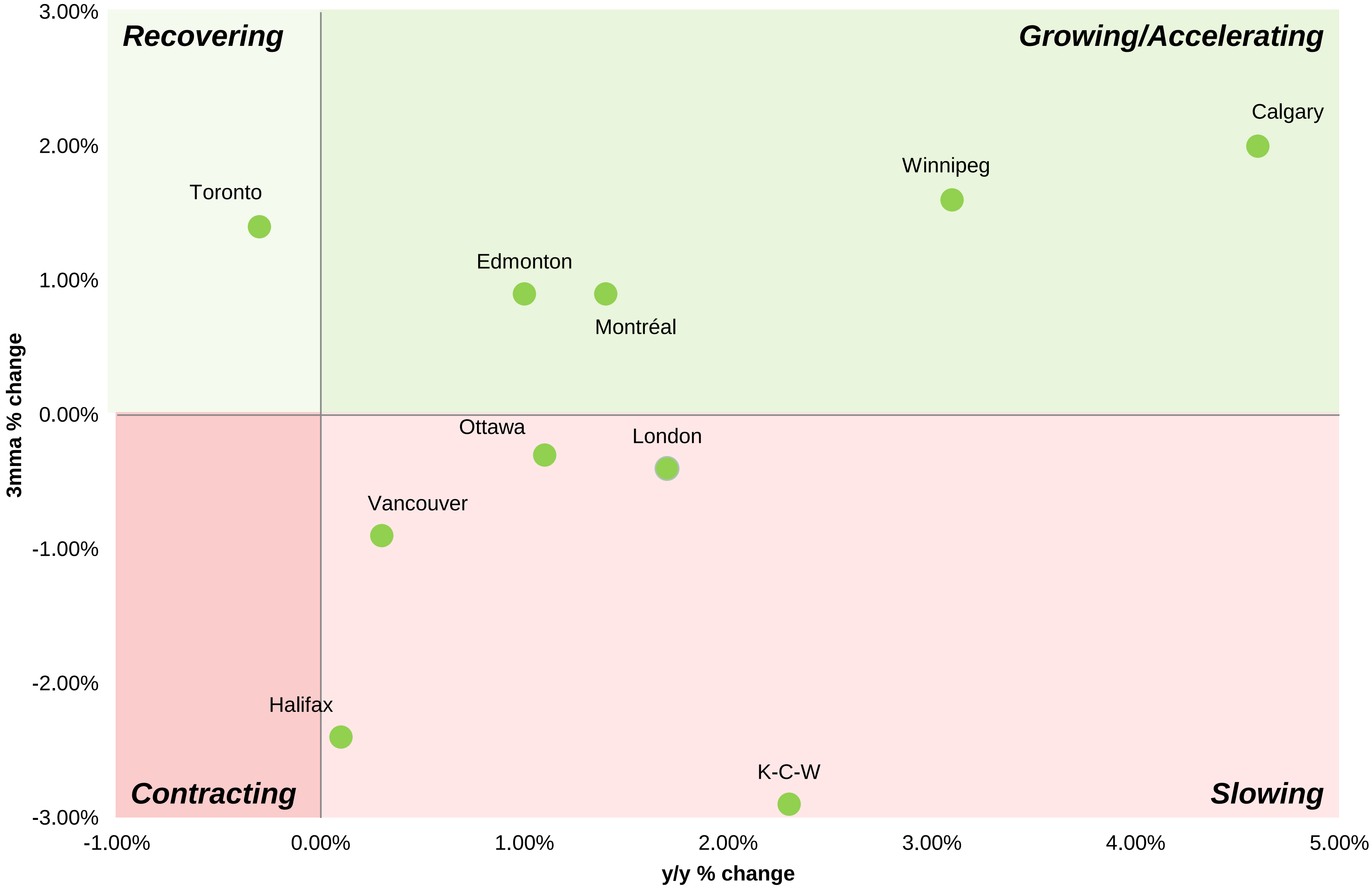
Ross Moore, Director of Research

Presented to:

Toronto Economic Development and Culture

CBRE Limited, Real Estate Brokerage

CANADIAN LABOUR MARKET



Source: Statistics Canada, April 2015.

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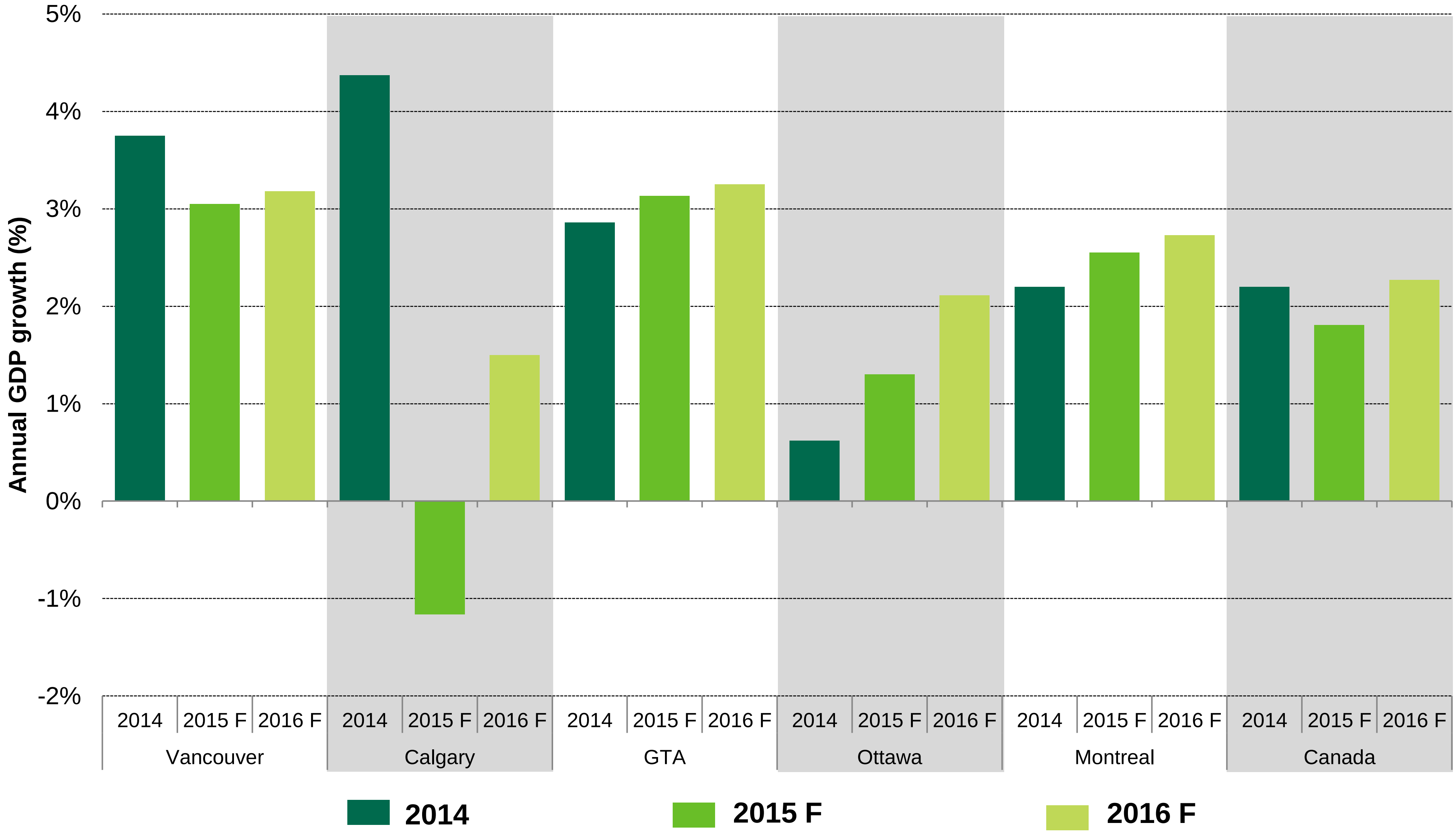
GDP GROWTH | BY CMA



GDP at Basic Prices by Industry - All Industries (Annualized)
F = Forecasted
Source: Conference Board of Canada, March 31, 2015.

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OFFICE

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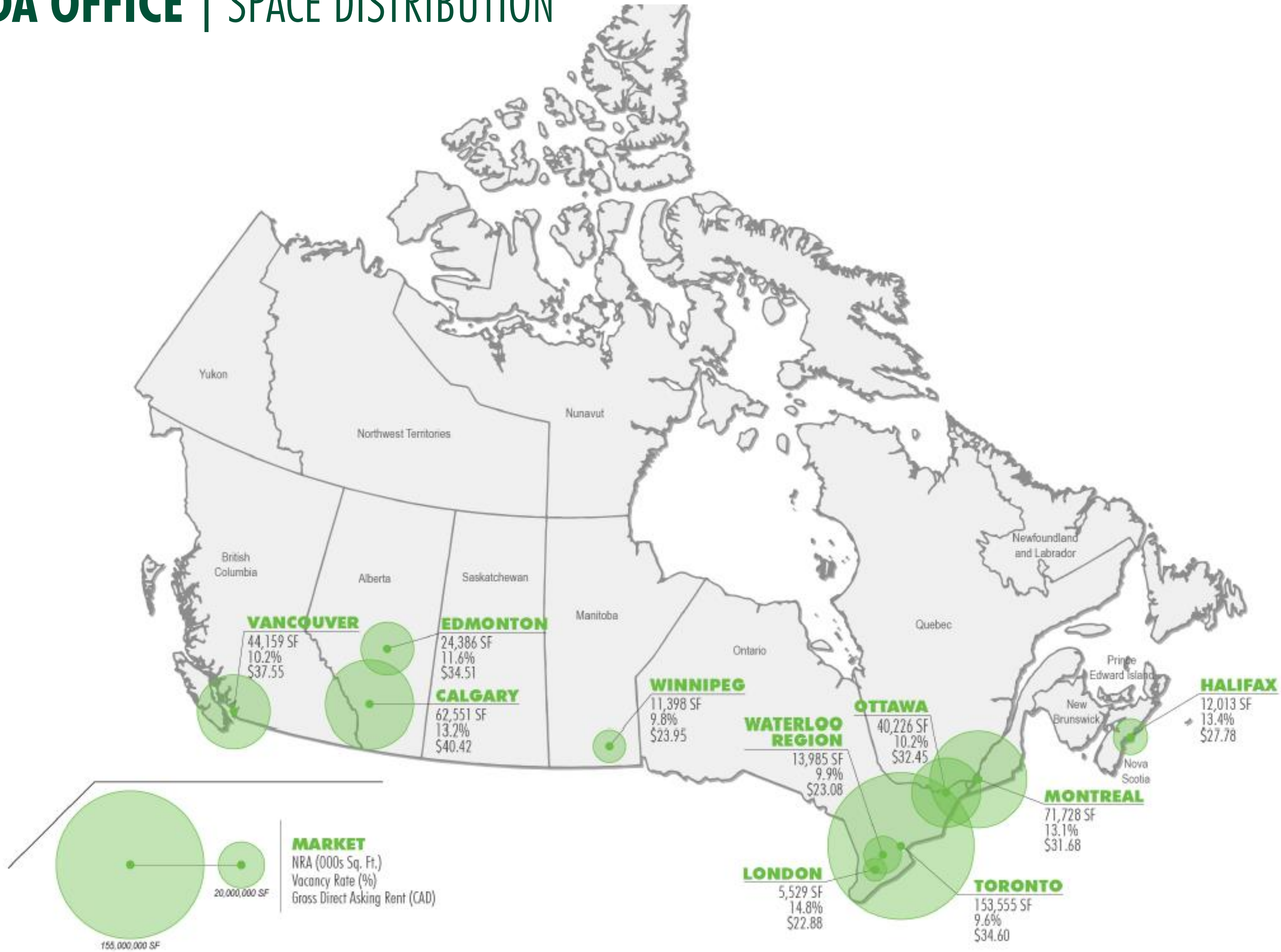
CANADA OFFICE | SPACE DISTRIBUTION



Source: CBRE Limited

Updated: Q1 2015

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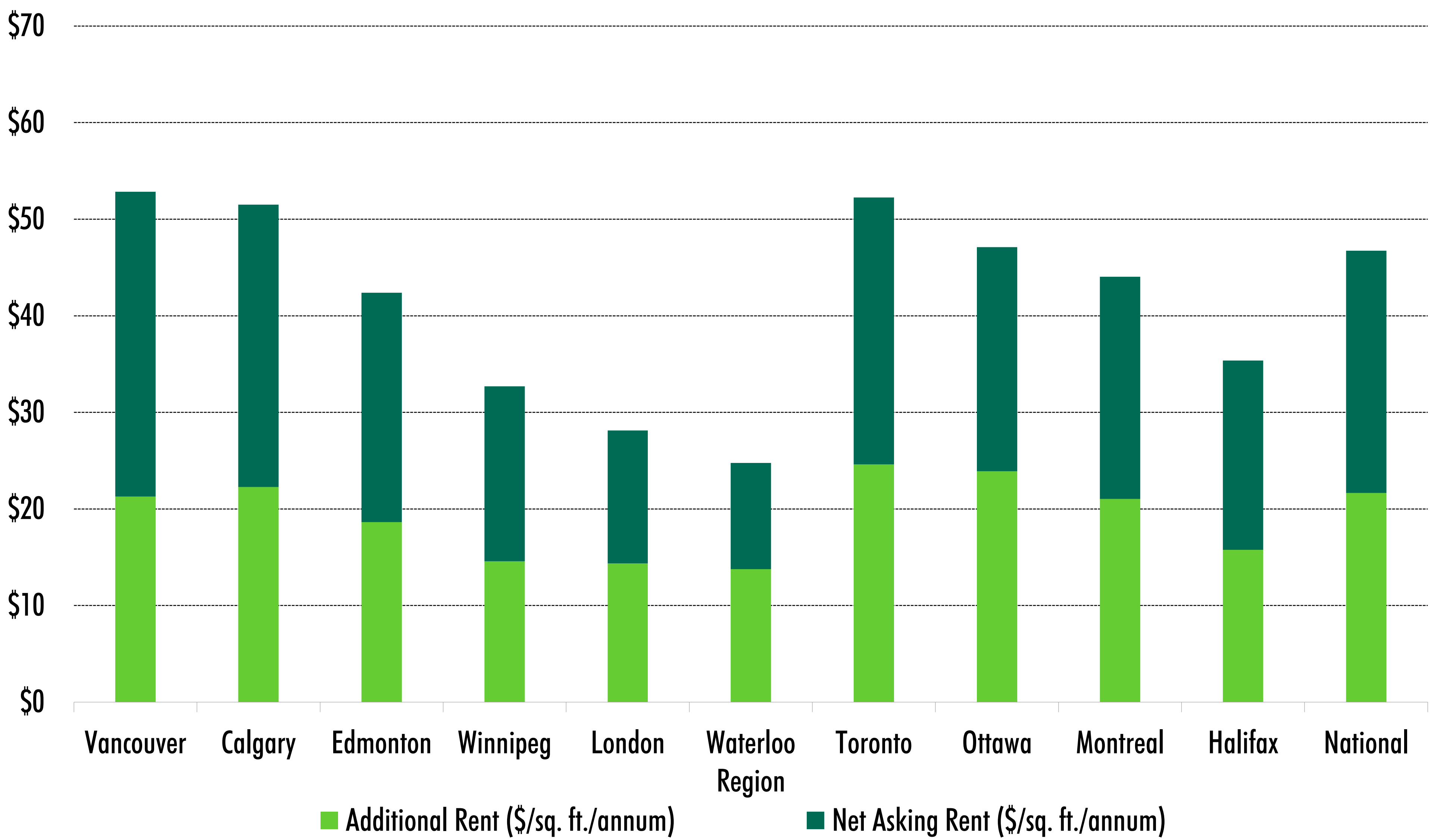
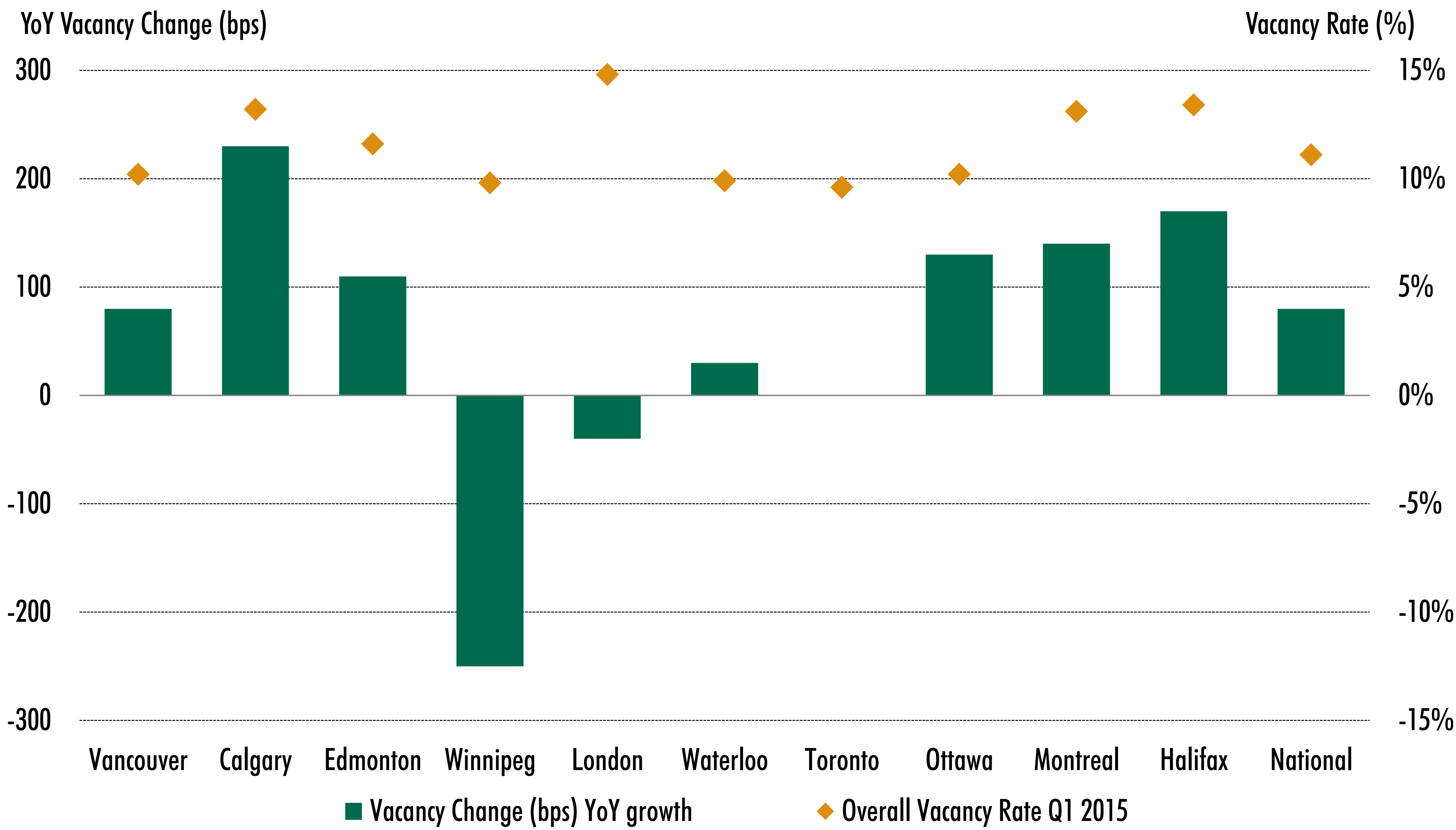
DOWNTOWN OFFICE RENTS | ADDITIONAL RENTS VS. NET ASKING RENTS



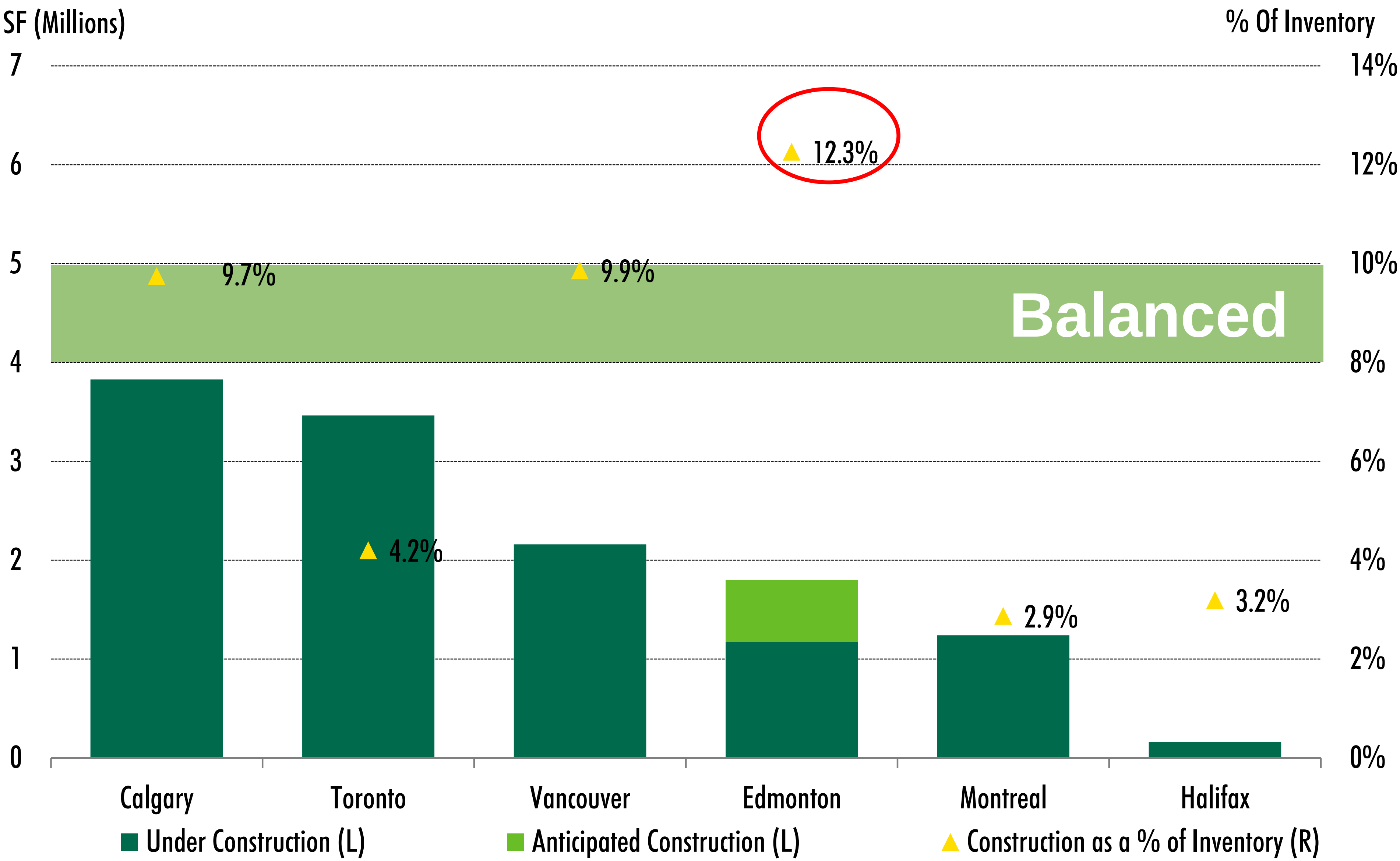
Source: CBRE Limited, Q1 2015.

OFFICE MARKETS Q1 2015



Source: CBRE Limited, Q1 2015

DOWNTOWN OFFICE | DEVELOPMENT PIPELINE



Source: CBRE Research, Q1 2015.

DOWNTOWN TORONTO OFFICE | New Developments 2013 – 2017

	MaRS Discovery District	Oxford Properties	GWL Realty Advisors	Allied Properties REIT	Brookfield Properties	HOOPP & Menkes	First Gulf	Oxford Properties Group
	661 UNIVERSITY AVENUE	**RBC WATERPARK PLACE**	**BREMNER TOWER**	**QRC WEST 134 PETER STREET**	**BAY ADELAIDE CENTRE EAST**	**ONE YORK STREET**	**GLOBE & MAIL CENTRE**	**EY TOWER**
								
Office Size (sq. ft.)	**740,000**	**933,020**	**652,083**	**285,581**	**1,017,826**	**794,358**	**462,000**	**905,720**
Retail Size (sq. ft.)	**30,000**	**100,000**	**29,889**	**13,637**	**8,000**	**200,000**	**18,000**	**0**
Floors	20	31	31	17	44	35	17	40
Floor Plate (sq. ft.)	27,398 – 30,835	26,500	25,000	23,604	23,000	27,692	27,000 – 43,500	23,000
Completion	December 2013	October 2014	November 2014	May 2015	Q1 2016	Q2 2016	Q4 2016	Q3 2017
Tenant	▶ Ontario Institute for Cancer Research (78,000 sq. ft.) ▶ Public Health Ontario (160,000 sq. ft.) ▶ MaRS (120,000 sq. ft.) ▶ Sigma Analysis & Management (2,500 sq. ft.) ▶ Synaptive ▶ Ryerson University (1/2 Floor) ▶ University Health Network (3 Floors) ▶ University of Toronto (4 floors) ▶ Undisclosed tenant	▶ Royal Bank of Canada (631,000 sq. ft.) ▶ Cisco (100,000 sq. ft.) ▶ CNW Group (22,000 sq. ft.) ▶ Regus (27,000 sq. ft.)	▶ Marsh & McLennan (257,000 sq. ft.) ▶ SNC-Lavalin (75,000 sq. ft.) ▶ Apple (50,000 sq. ft.) ▶ AIG (57,000 sq. ft.) ▶ Amazon (126,000 sq. ft.) ▶ Teknion (12,307 sq. ft.)	▶ Sapient Corporation (60,000 sq. ft.) ▶ Entertainment One (79,000 sq. ft.) ▶ Diageo (11,000 sq. ft.) ▶ Wirtz Beverage Canada Inc. (5,500 sq. ft.) ▶ Givex (15,000 sq. ft.)	▶ Deloitte (419,000 sq. ft.) ▶ Borden Ladner Gervais (166,000 sq. ft.) ▶ Gardiner Roberts (46,000 sq. ft.) ▶ Bell (46,000 sq. ft.)	▶ HOOPP (160,000 sq. ft.) ▶ Sun Life Financial (281,000 sq. ft.) ▶ Target (retail 145,000 sq. ft.)	▶ Globe & Mail (130,000 sq. ft.) ▶ AIR MILES LoyaltyOne (175,000 sq. ft.) ▶ Yellow Pages (112,000 sq. ft.)	▶ EY (255,000 sq. ft.) ▶ TMX Group (157,000 sq. ft.) ▶ OMERS (370,000 sq. ft.)

COMPLETED
2,325,103 sq. ft.

UNDER CONSTRUCTION
3,465,485 sq. ft.

Source: CBRE Research

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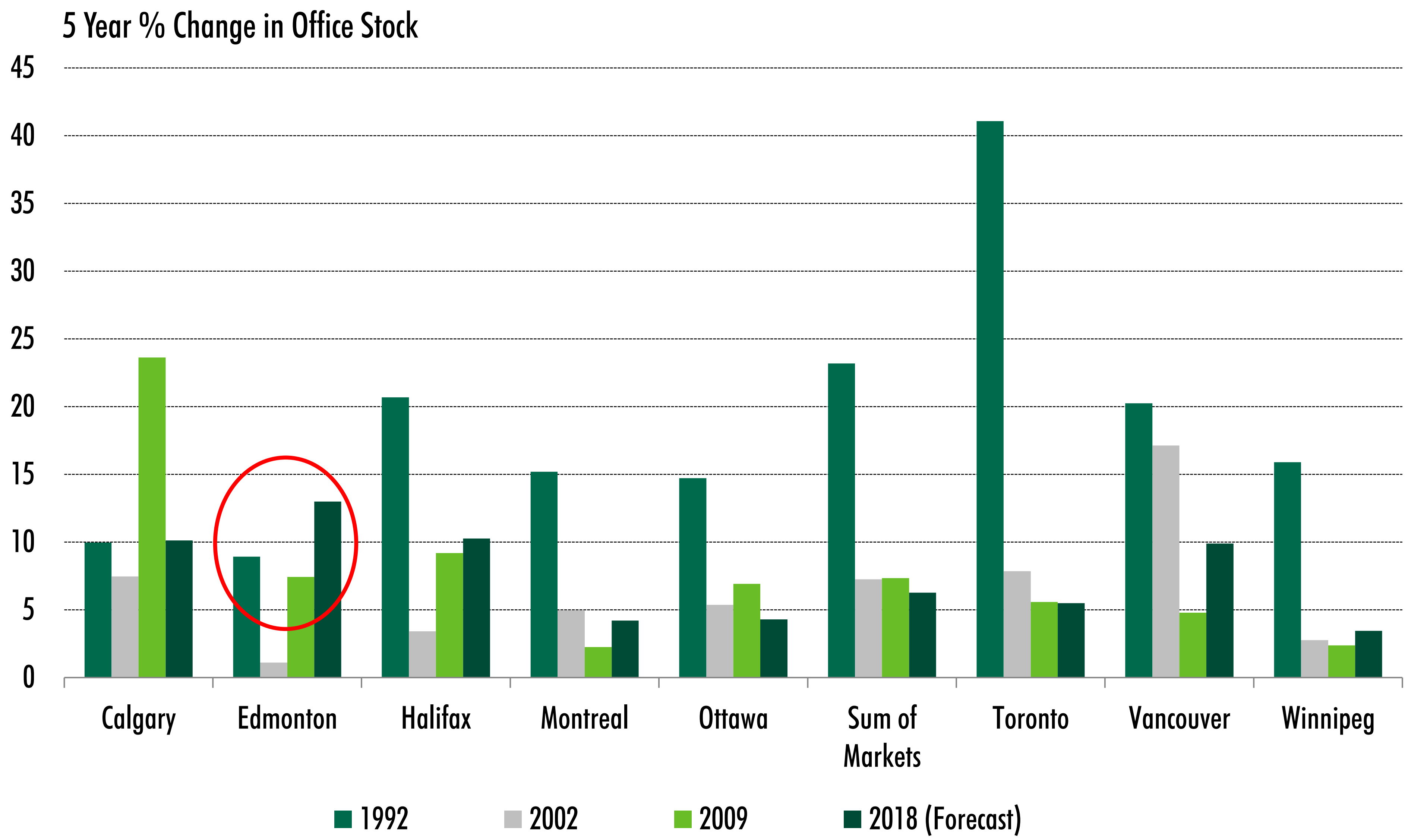
HOW DOES THIS OFFICE SUPPLY CYCLE COMPARE TO PREVIOUS ONES?



Source: CBRE EA Canada Office Outlook, Q1 2015.

TORONTO DOWNTOWN | Class A Major Building Ownership and Management*

Brookfield/Cadillac Fairview/Oxford control 53% of Existing Class A space

EXISTING CLASS A BUILDINGS TOTAL RENTABLE AREA

41.7 MILLION sq. ft.

- Cadillac Fairview 8.4 Million sq. ft.
- Brookfield Properties 8.3 Million sq. ft.
- Oxford Properties 8.1 Million sq. ft.
- GWL Realty Advisors 4.0 Million sq. ft.
- Dream Unlimited 3.3 Million sq. ft.
- Bentall Kennedy 2.3 Million sq. ft.
- H&R REIT 1.9 Million sq. ft.

* Including new developments

Source: CBRE, 2014.

INDUSTRIAL

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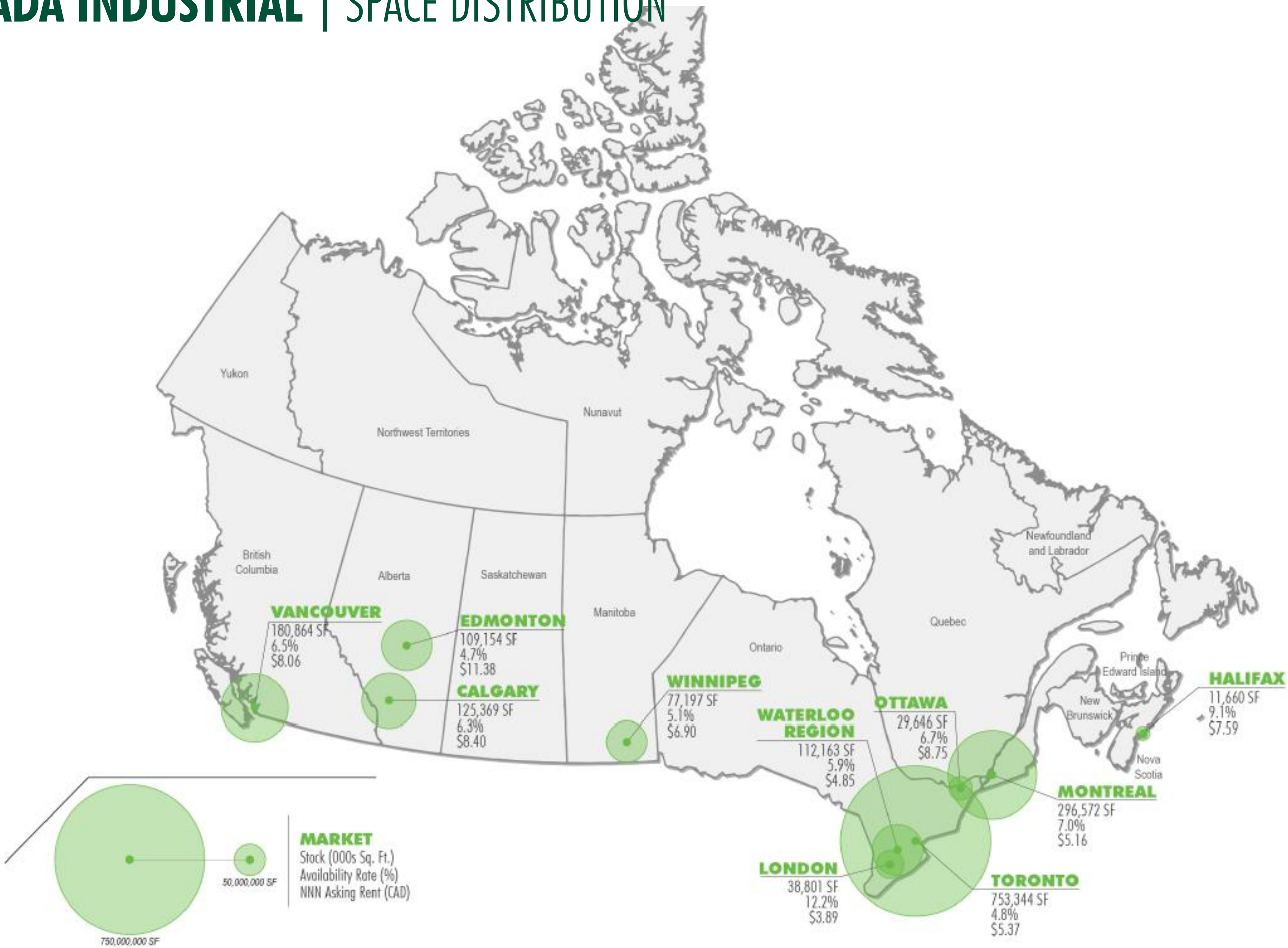
CANADA INDUSTRIAL | SPACE DISTRIBUTION



Source: CBRE Limited

Updated: Q1 201

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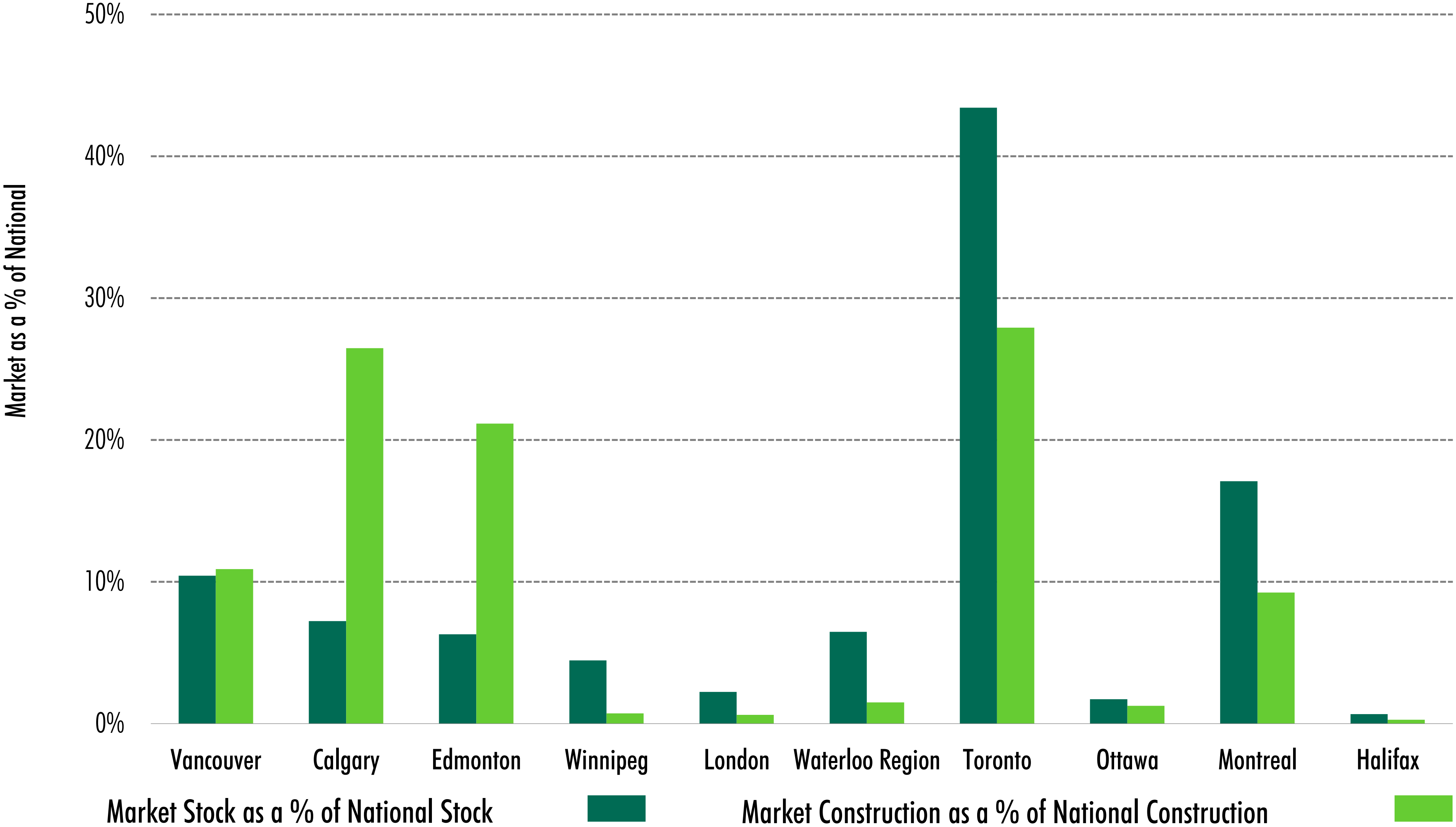
ENERGY MARKETS PUNCH ABOVE THEIR WEIGHT
WITH RESPECT TO NEW CONSTRUCTION



Source: CBRE Research, Q1 2015.

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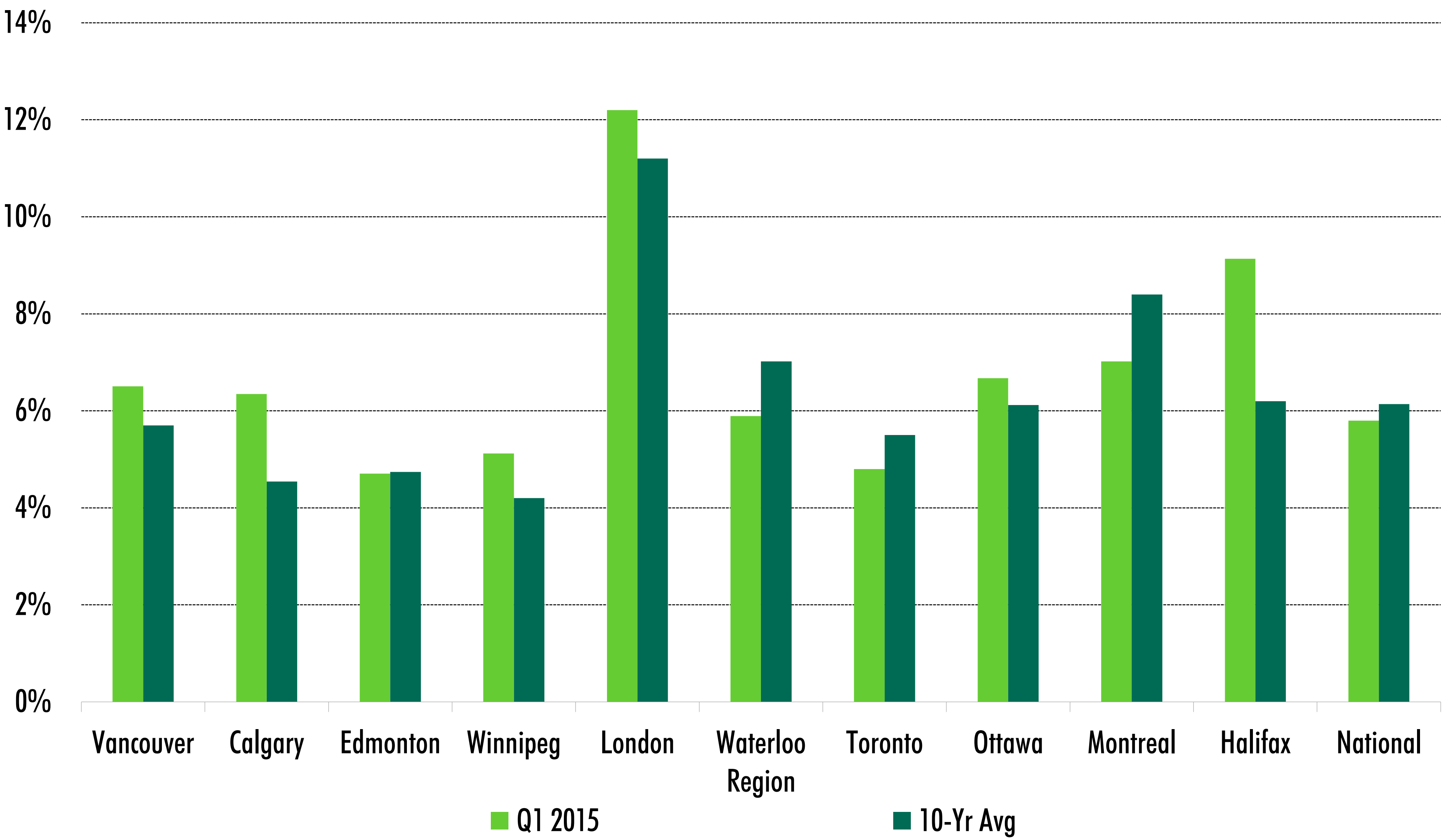
INDUSTRIAL AVAILABILITY RATE Q1 2015



Source: CBRE Limited, Q1 2015.

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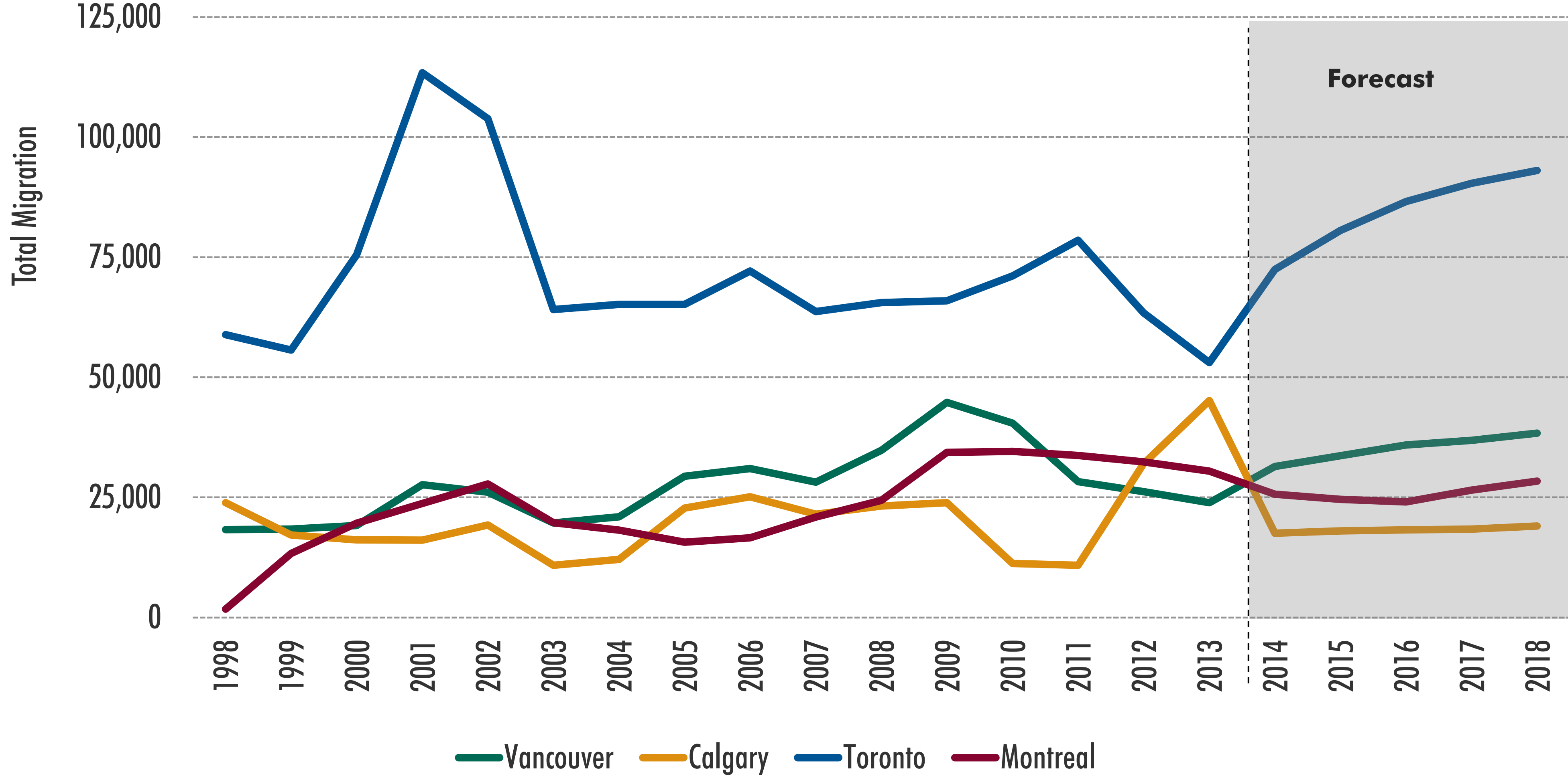
MULTIFAMILY

IMMIGRATION: THE SILENT STIMULUS



Source: Conference Board of Canada, 2014

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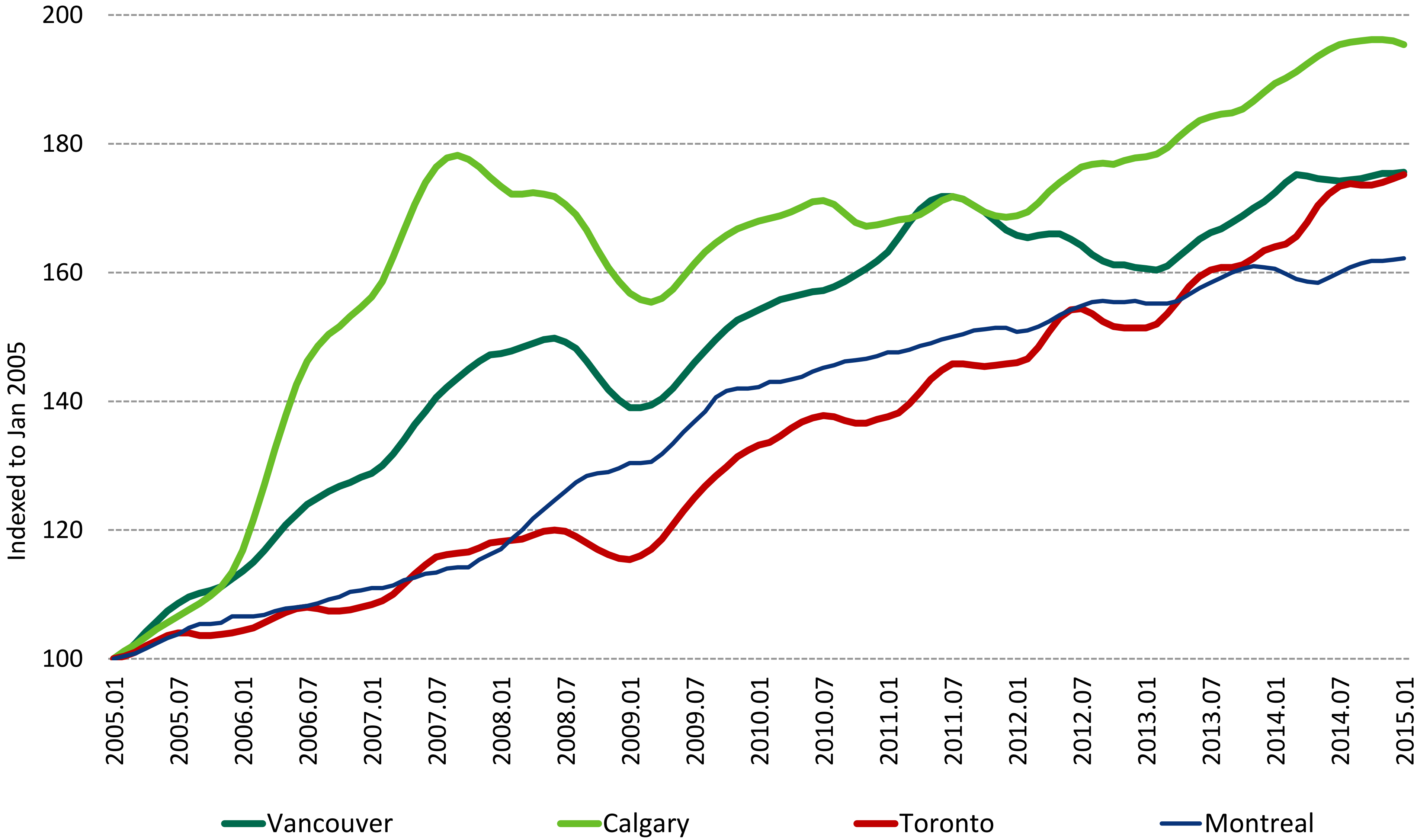
CANADIAN HOUSING MARKET – HOUSE PRICE INDEX



Source: Brookfield RPS House Price Index – Jan. 2015.

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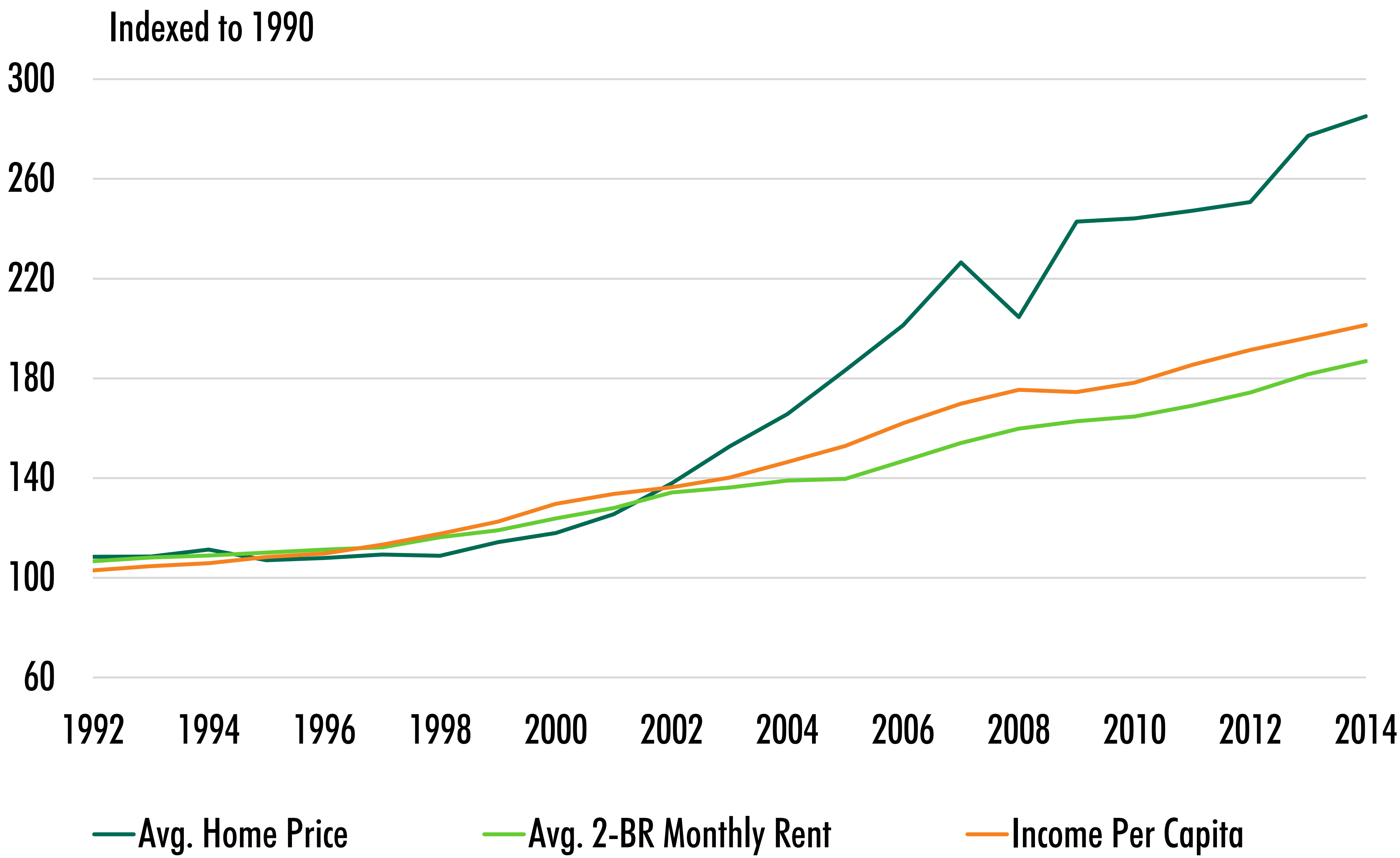
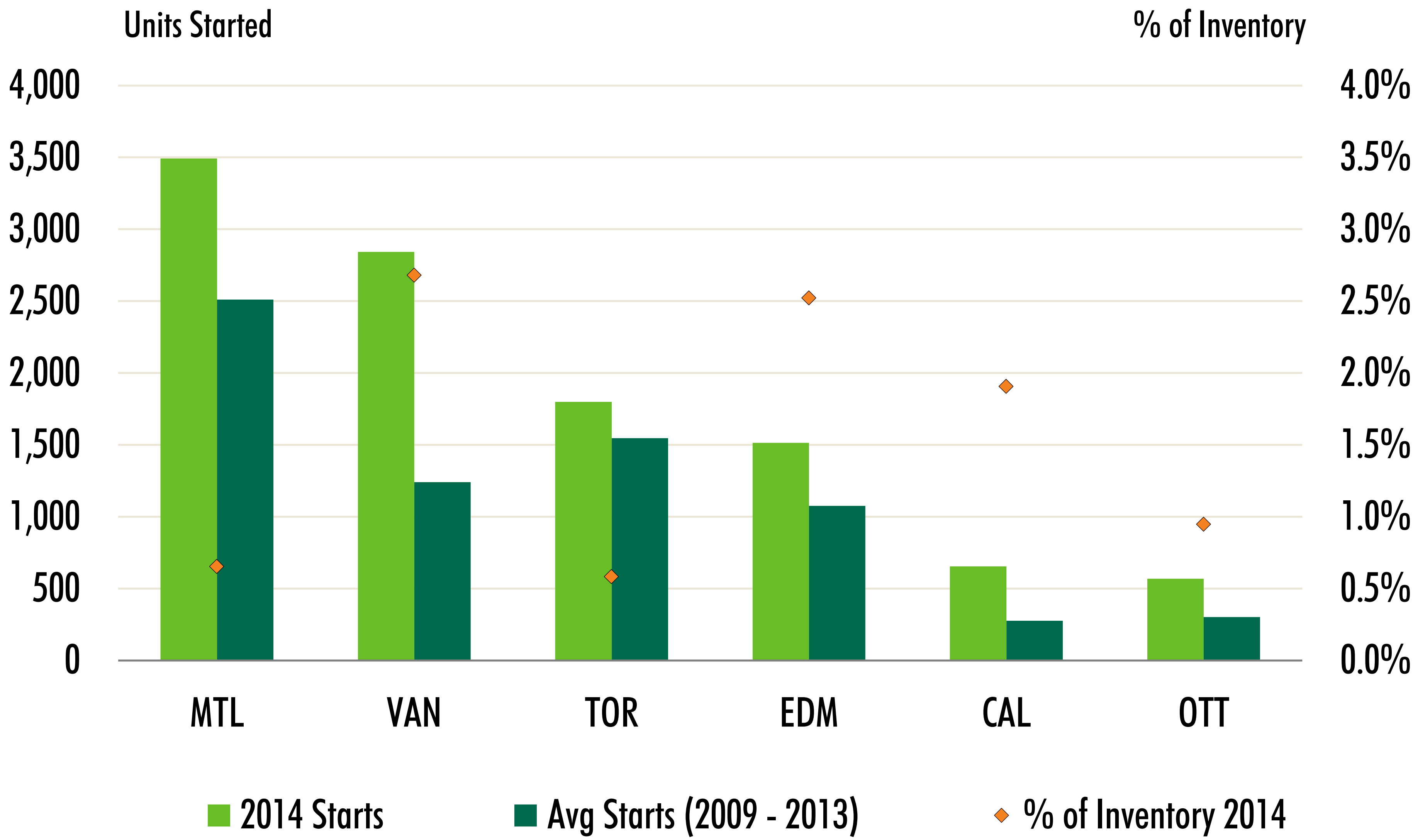
AFFORDABILITY GAP CONTINUES TO WIDEN



Source: CREA, CMHC, CBoC, Q4 2014.

PURPOSE BUILT RENTAL CONSTRUCTION



Source: CMHC, Q4 2014

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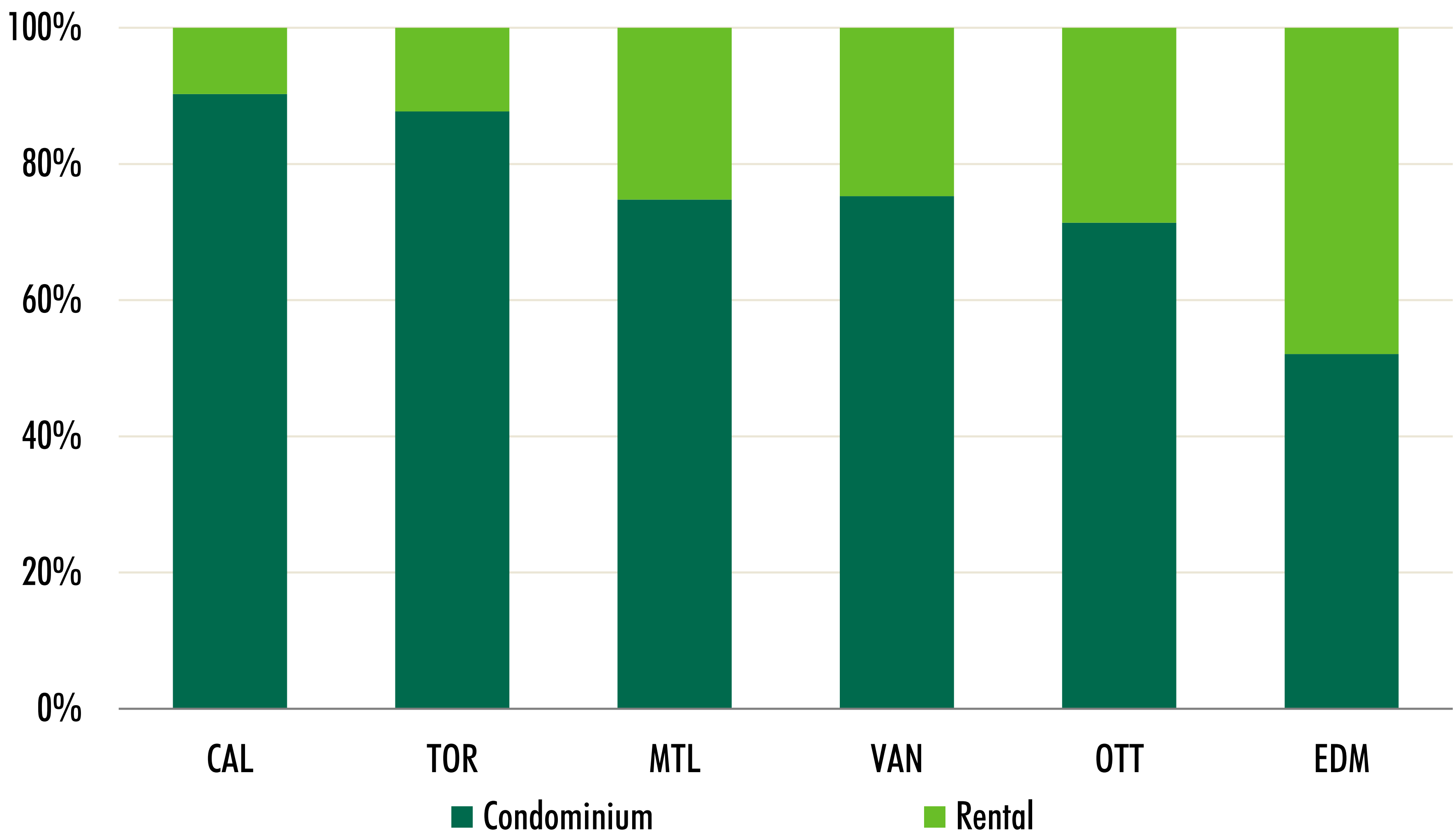
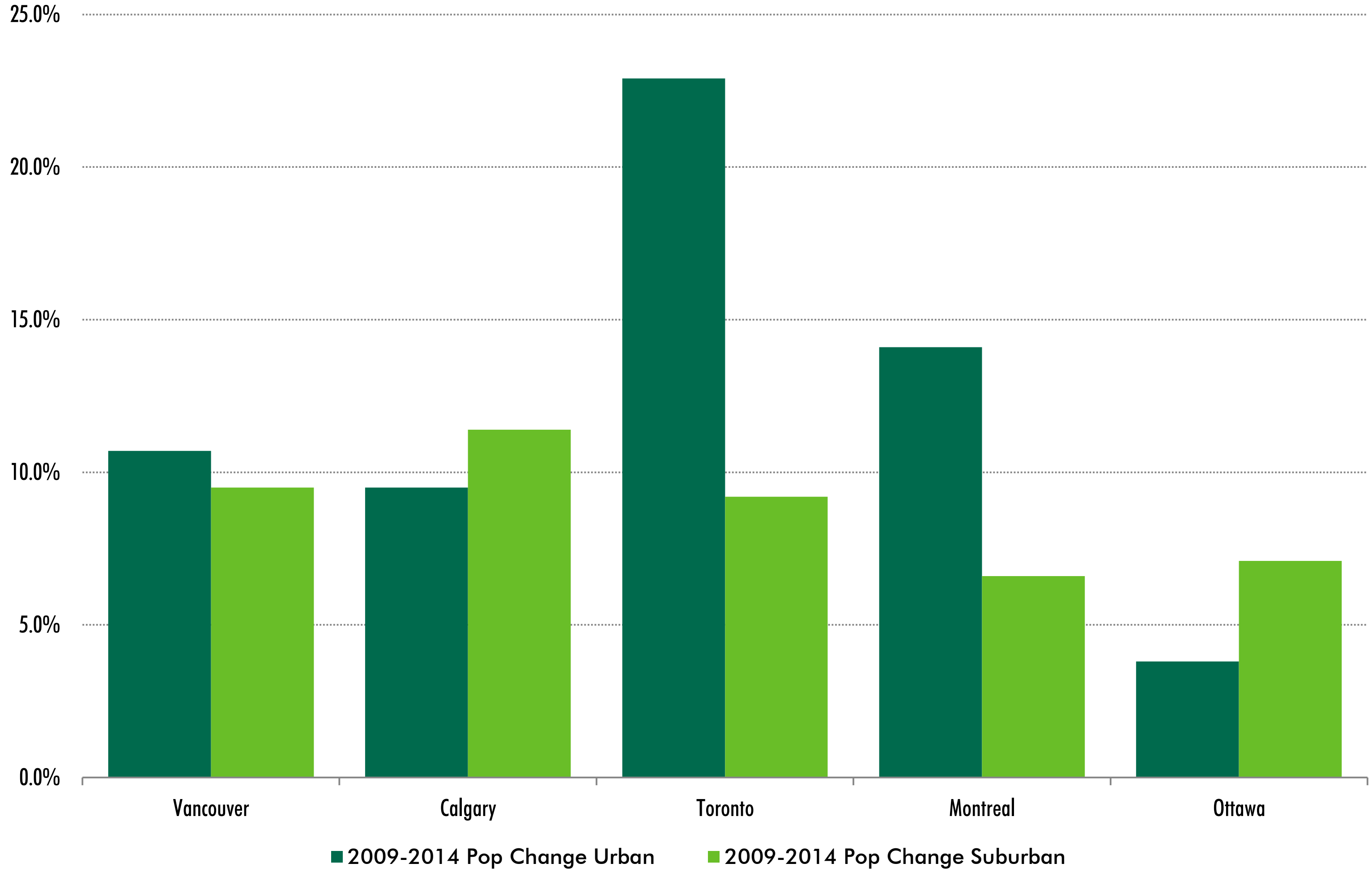
CANADIAN APARTMENT STARTS BY TYPE



Source: CMHC, Q4 2014

Urban* vs suburban

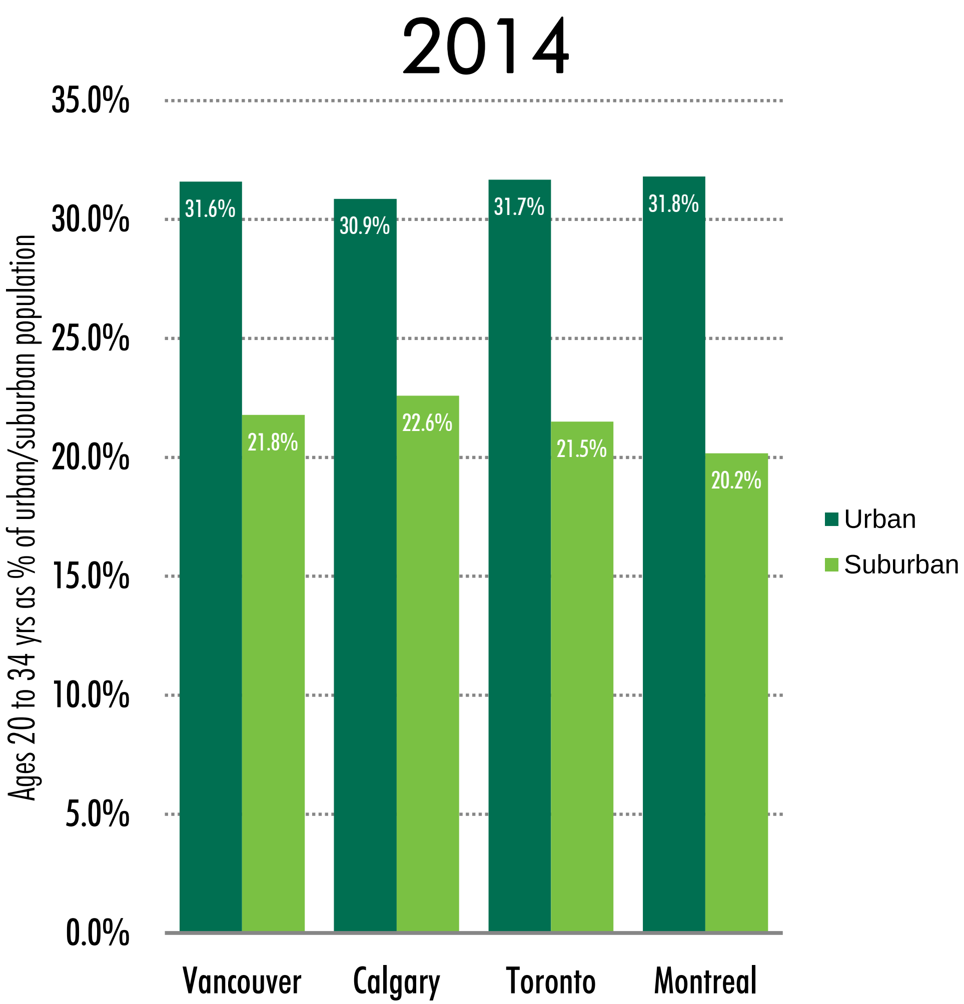
- 2009-2014 Population Change

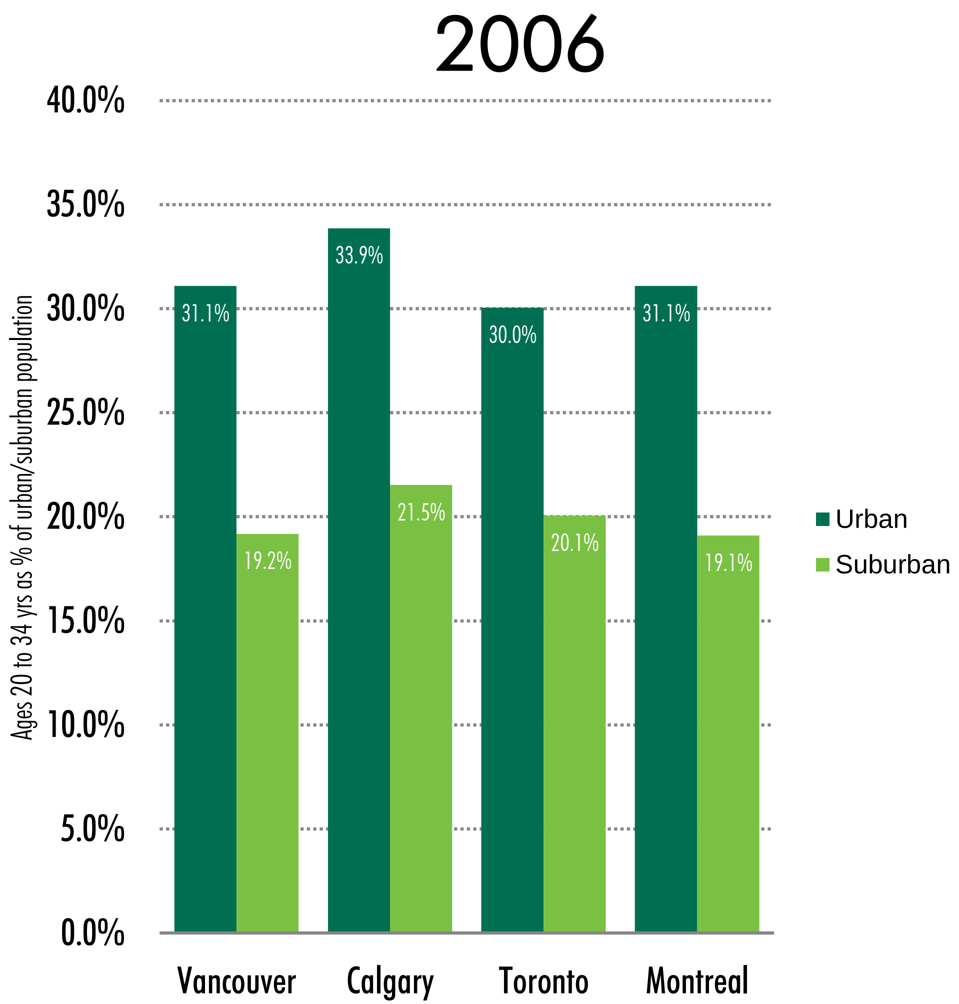


* Urban defined as a **2 km** radius from city centre.

Source: 2014 Environics Analytics

DEMOGRAPHIC CHANGE: PERCENTAGE OF POPULATION (AGES 20-34 YRS)





Source: Statistics Canada and Environics, 2014.

For more information, please contact:

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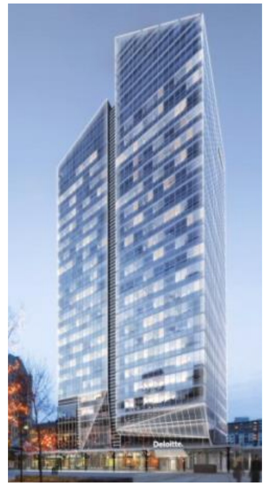
DOWNTOWN MONTREAL OFFICE | Under Construction



Address	Tour AIMIA	Tour Deloitte	L'Avenue	Desjardins 450 De Maisonneuve Ouest	Tour Manuvie 900 De Maisonneuve Ouest
Class	A	A	A	A	A
Size (SF)	**234,476**	**495,067**	**81,000**	**200,000 (Expansion)**	**462,400**
Floors	10	26	4		27
Delivery date	**Q1 2014**	**Q3 2015**	**Q1 2017**	**Q4 2015**	**Q4 2017**
Status	Delivered	Under Construction	Under Construction	Under Construction	Under Construction
Lead Tenant	AIMIA	Deloitte, Rio Tinto	None	Desjardins (275,000 SF)	Manulife

Source: CBRE Research, Q1 2015.

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DOWNTOWN CALGARY OFFICE | New Developments, 2016 – 2018





	City Centre	Eau Claire Tower	Brookfield Place – East Tower	707 Fifth Street	TELUS Sky
Developer	Cadillac Fairview	Oxford Properties	Brookfield Properties	Manulife	TELUS/Allied/ Westbank
Size	820,000 SF	615,000 SF	1,400,000 SF	564,000 SF	430,000 SF
% Pre-Leased	81.0%	77.0%	71.0%	44.3%	36.1%
Occupancy	Q4 2015	Q4 2016	Q4 2017	Q2 2017	Q4 2017

Source: CBRE Research, Q1 2015.

EDMONTON OFFICE | UPCOMING DEVELOPMENTS

	Federal Building	Kelly-Ramsey Building	EAD Tower	Stantec Tower	Enbridge RFP
SIZE (SQ FT)	**247,000**	**546,500**	**625,000**	**600,000**	**650,000**
COMPLETION	**Q4 2014**	**Q1 2016**	**Q1 2017**	**Q1 2018**	**Proposed**
% PRE-LEASED	**100%**	**82%**	**73%**	**75%**	**TBD**

Source: CBRE Research, Q1 2015.

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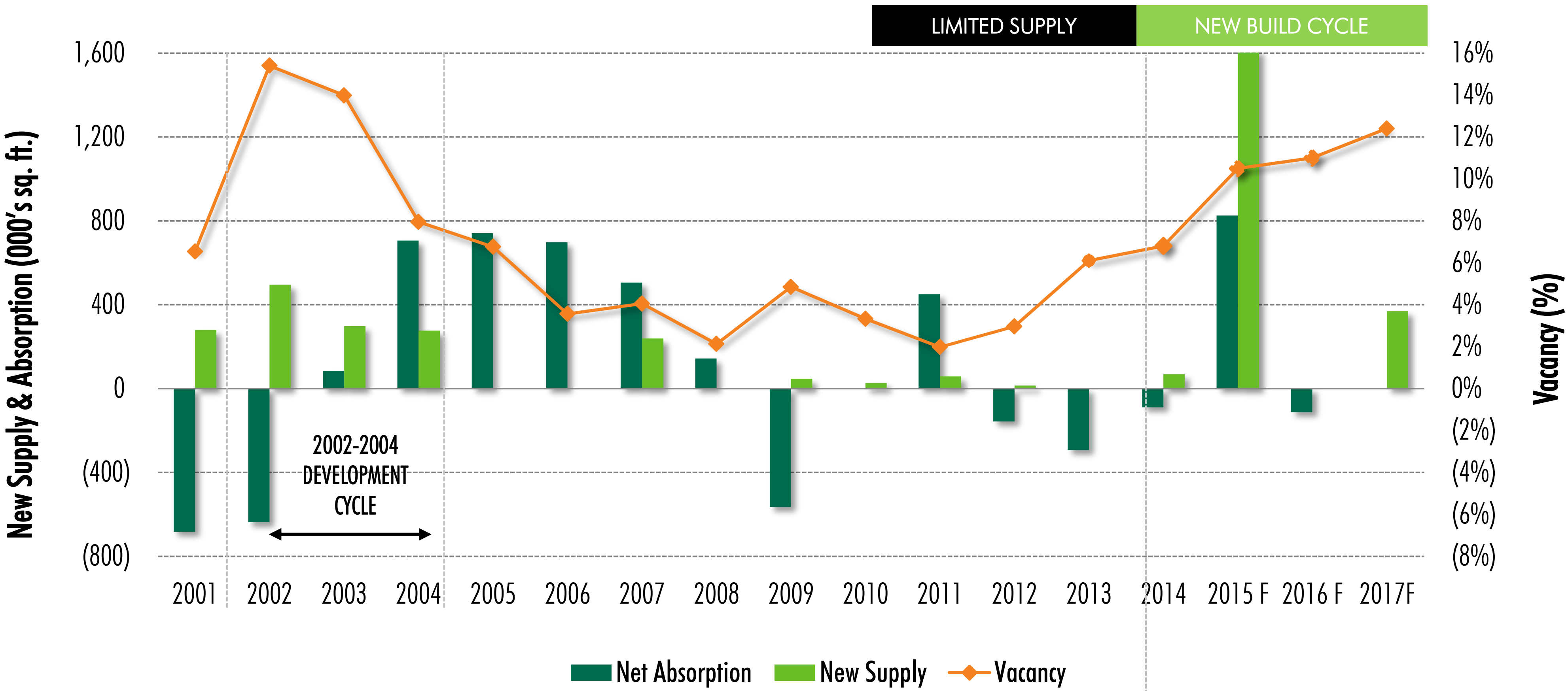
DOWNTOWN VANCOUVER OFFICE | SUPPLY AND DEMAND (ALL CLASSES)



NEW OFFICE SUPPLY

2014	2015					2017

89 W GEORGIA 105,000 SF	MNP TOWER 270,000 SF	725 GRANVILLE 300,000 SF	TELUS GARDEN 448,000 SF	980 HOWE 250,000 SF	745 THURLOW 365,000 SF	THE EXCHANGE 369,000 SF

Source: CBRE Research,

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