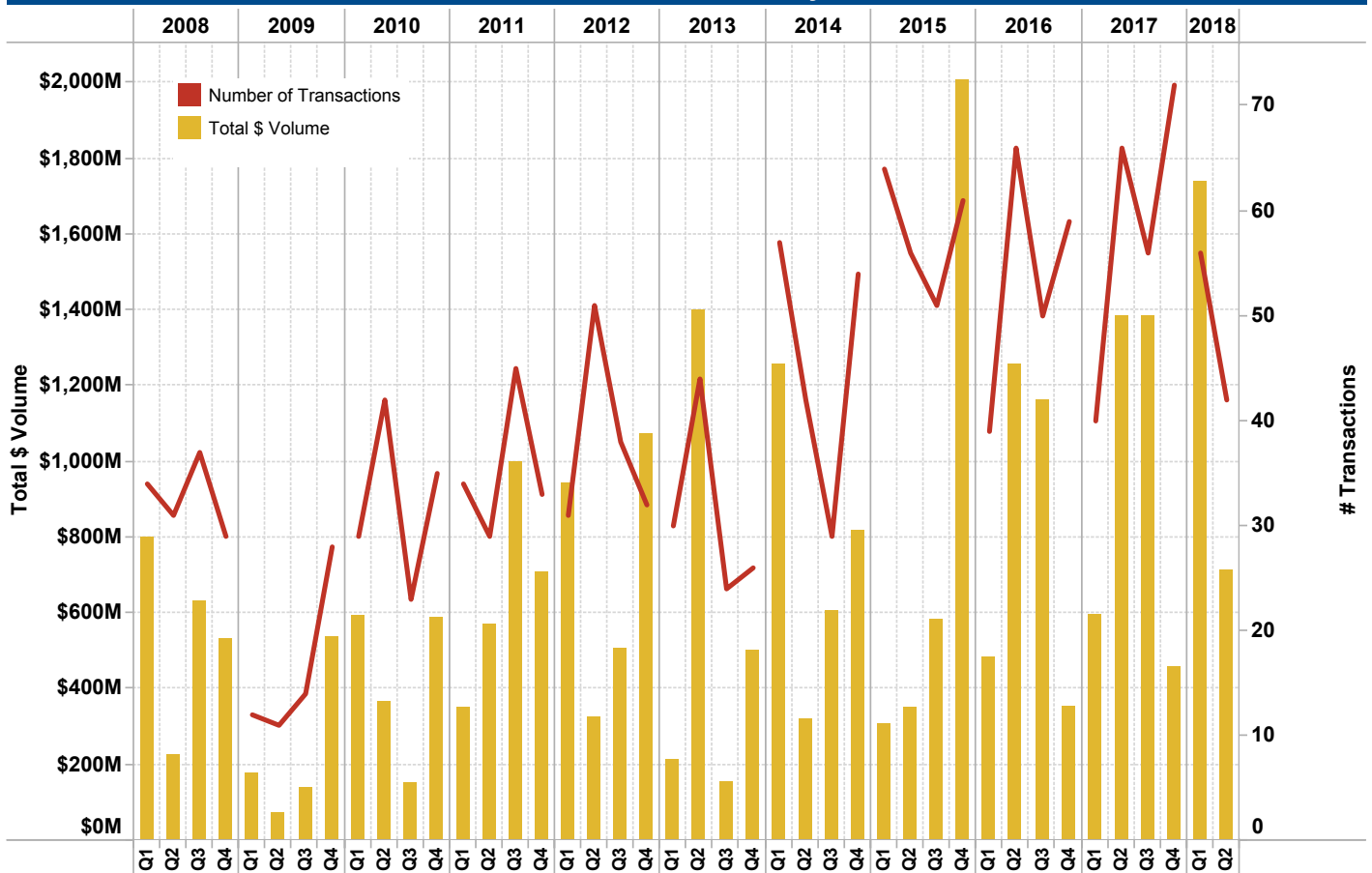

Greater Toronto Area Office

Commercial Q2 2018 Statistics

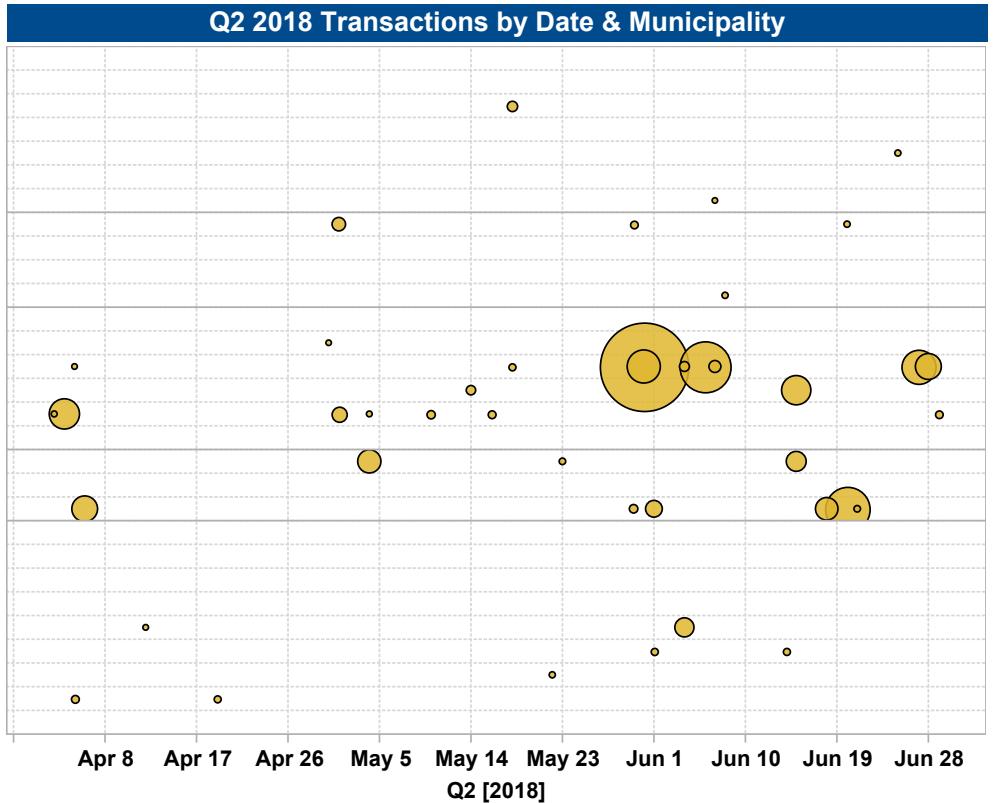
Data as of June 30, 2018



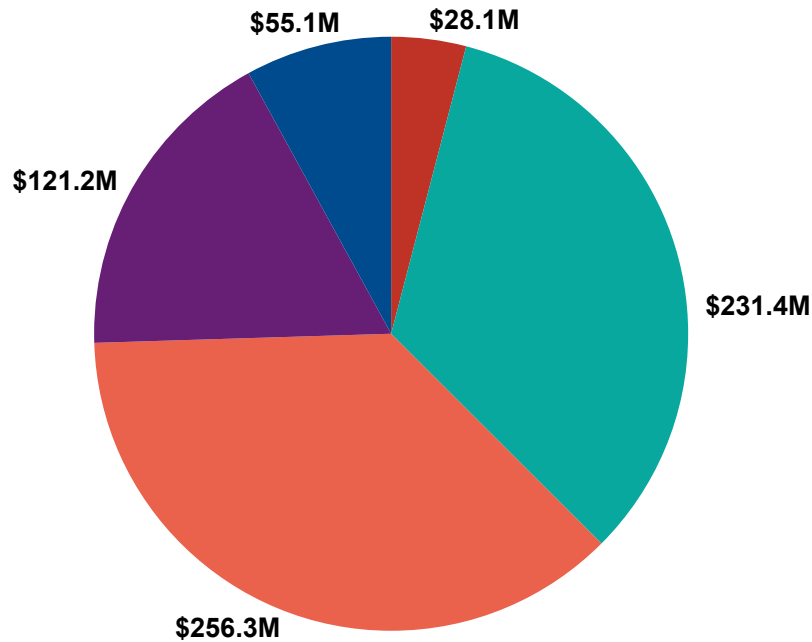
Office - Total Price & Transactions by Year & Quarter



Office		
Durham	Ajax	
	Clarington	
	Oshawa	\$3.5M
	Pickering	
	Scugog	\$1.2M
	Uxbridge	
	Whitby	\$1.0M
Halton	Burlington	\$9.1M
	Halton Hills	
	Milton	
	Oakville	\$1.3M
Metro	East York	
	Etobicoke	\$1.0M
	North York	\$448.1M
	Scarborough	\$31.0M
	Toronto	\$45.9M
	York	
Peel	Brampton	\$32.1M
	Caledon	
	Mississauga	\$116.3M
York	Aurora	
	East Gwillimbury	
	Georgina	
	King	
	Markham	\$13.1M
	Newmarket	\$3.3M
	Richmond Hill	\$1.3M
	Vaughan	\$3.6M
	Whitchurch-Stouffville	



Office - Q2 2018 Purchaser Profile by Total \$ Volume

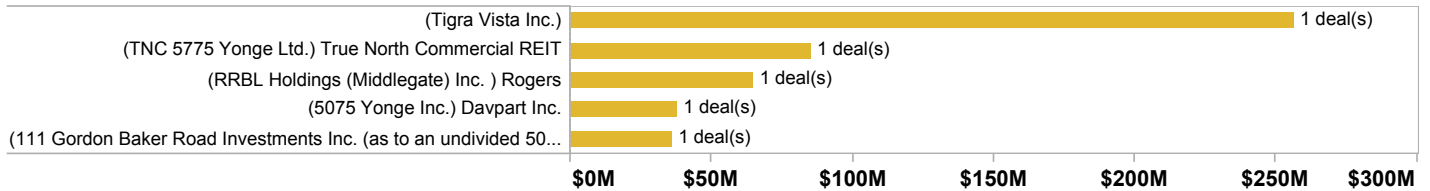


Purchaser Profile

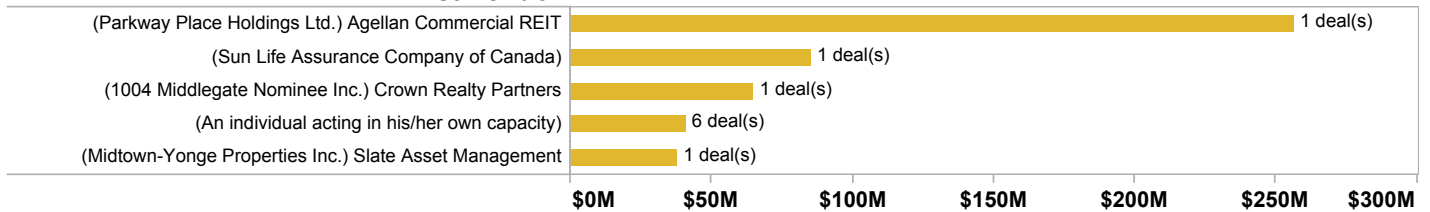
- Developer
- Private Investor - Canadian
- Private Investor - Foreign
- Public Investor - Canadian
- User

Office - Q2 2018 Top Purchasers, Vendors, Lenders

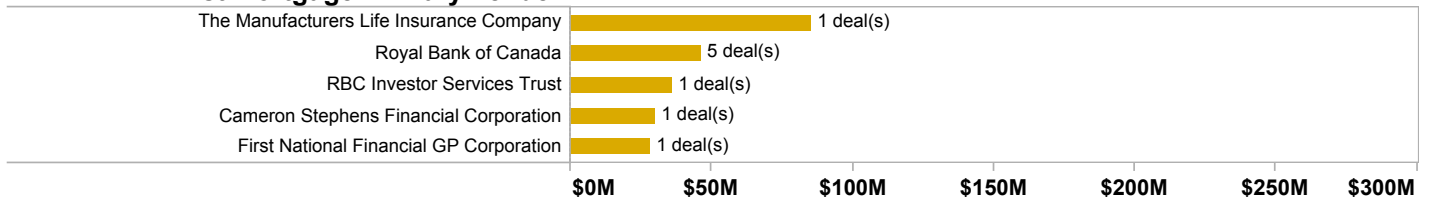
First Purchaser



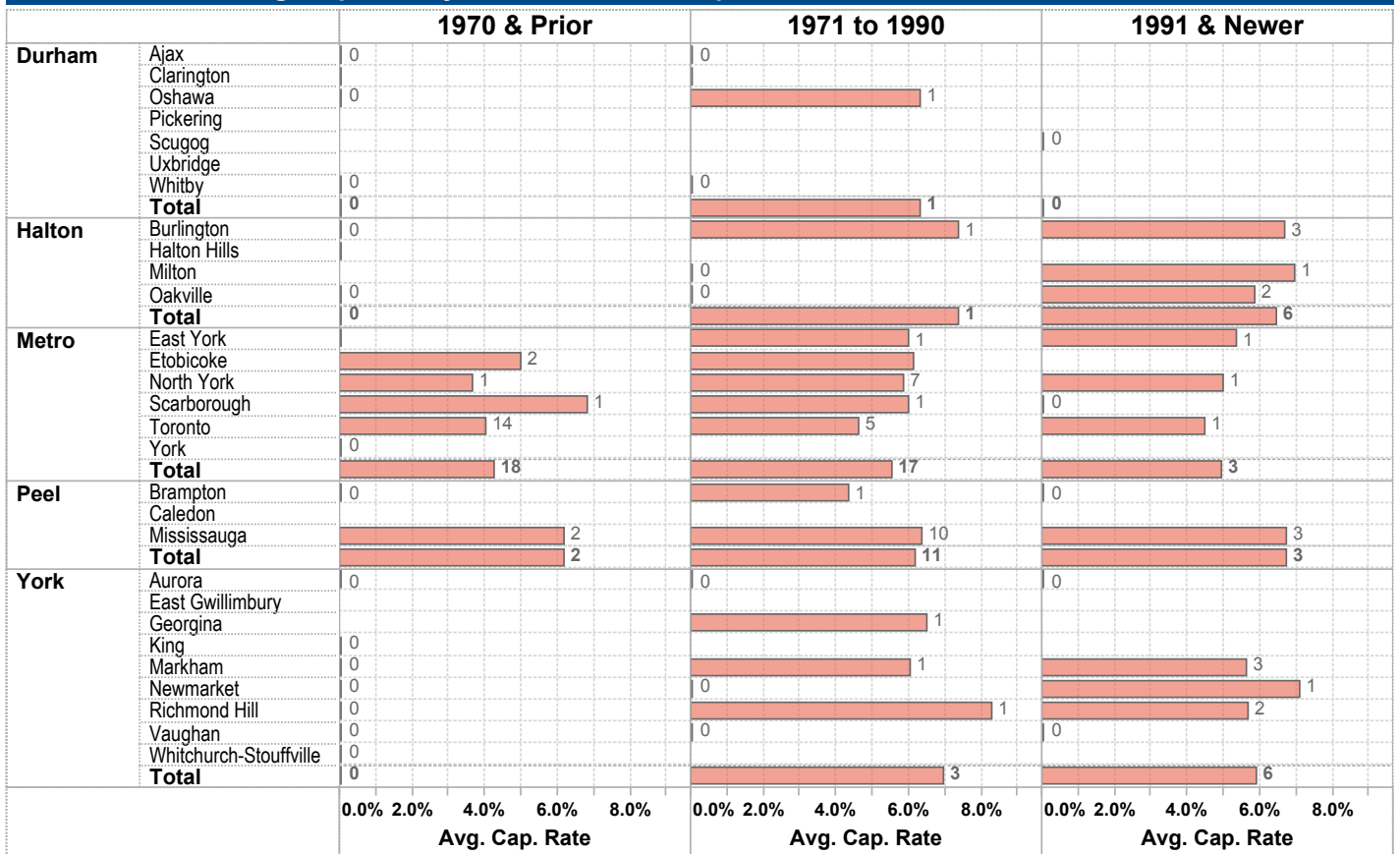
First Vendor



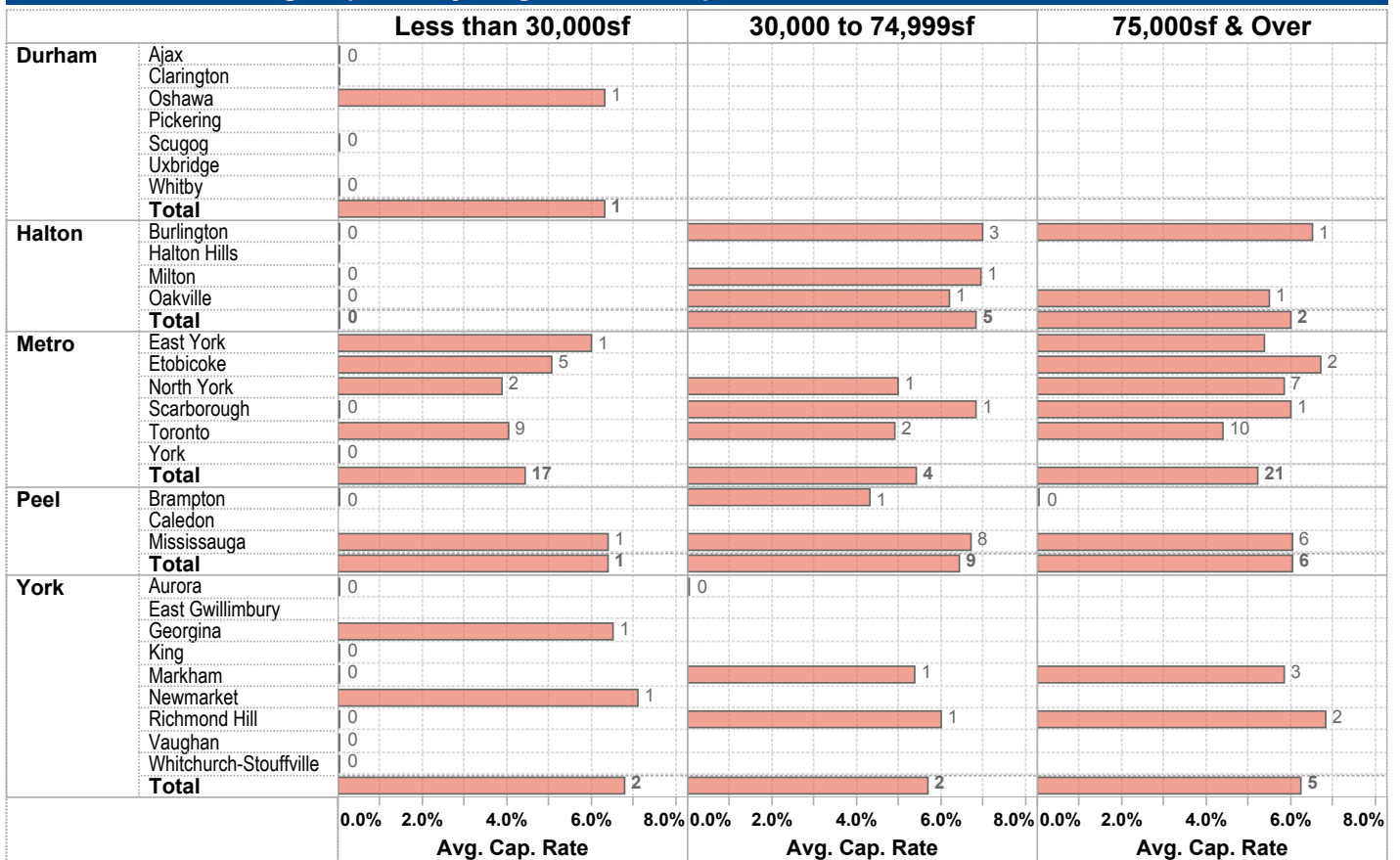
First Mortgage Primary Lender



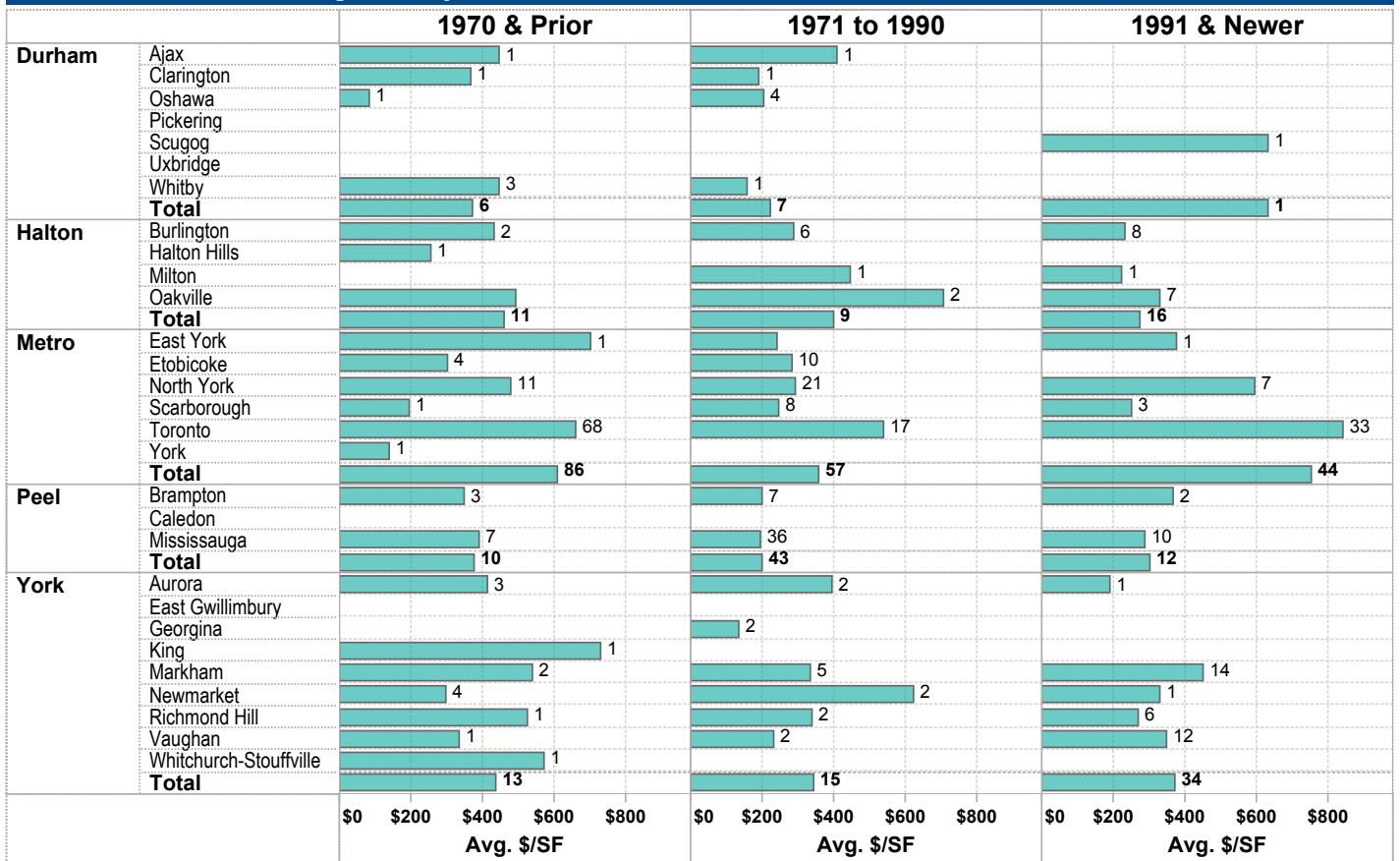
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months



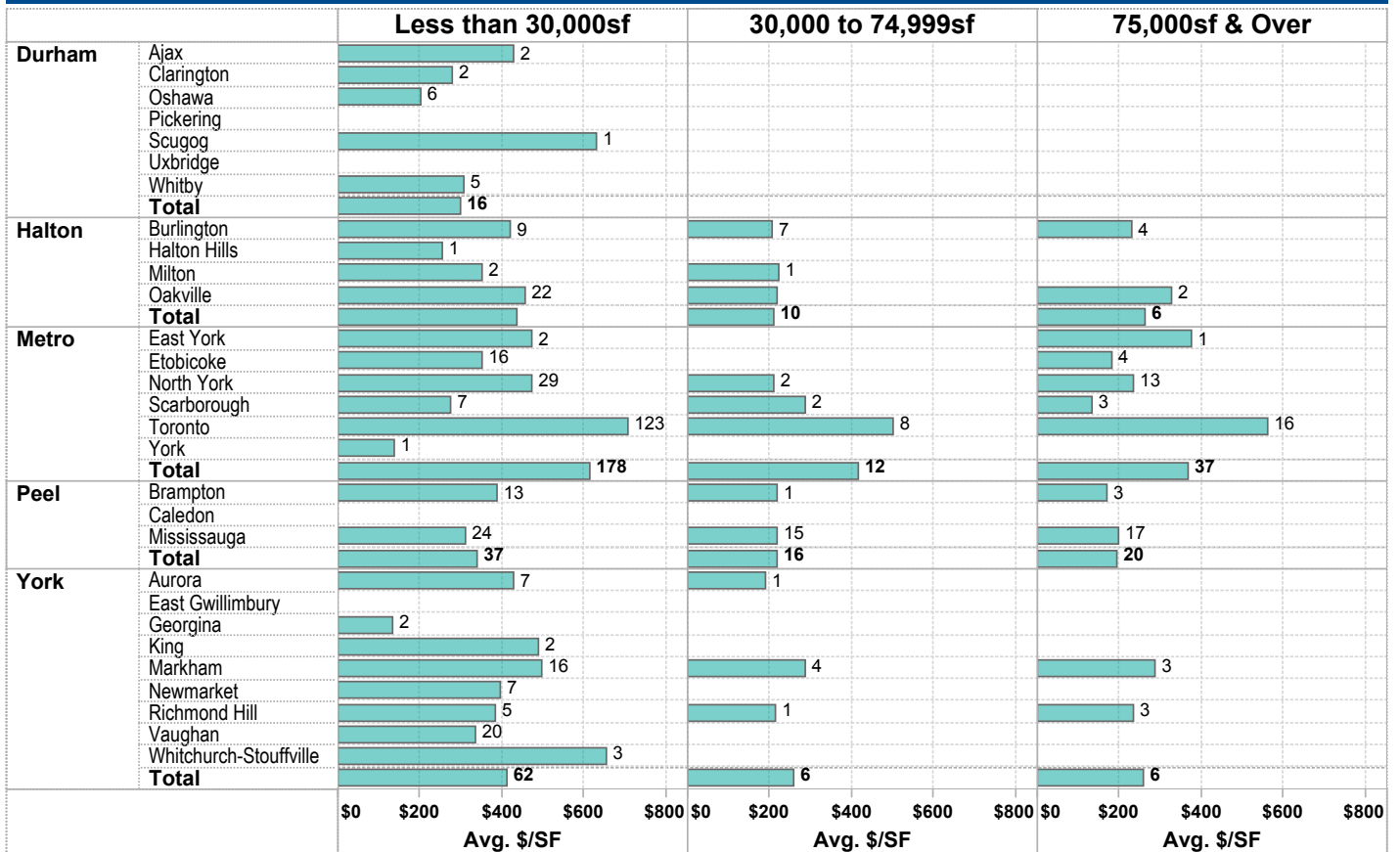
Avg. Cap Rate by Bldg. Size with Cap Rate Deal Count - Last 24 Months



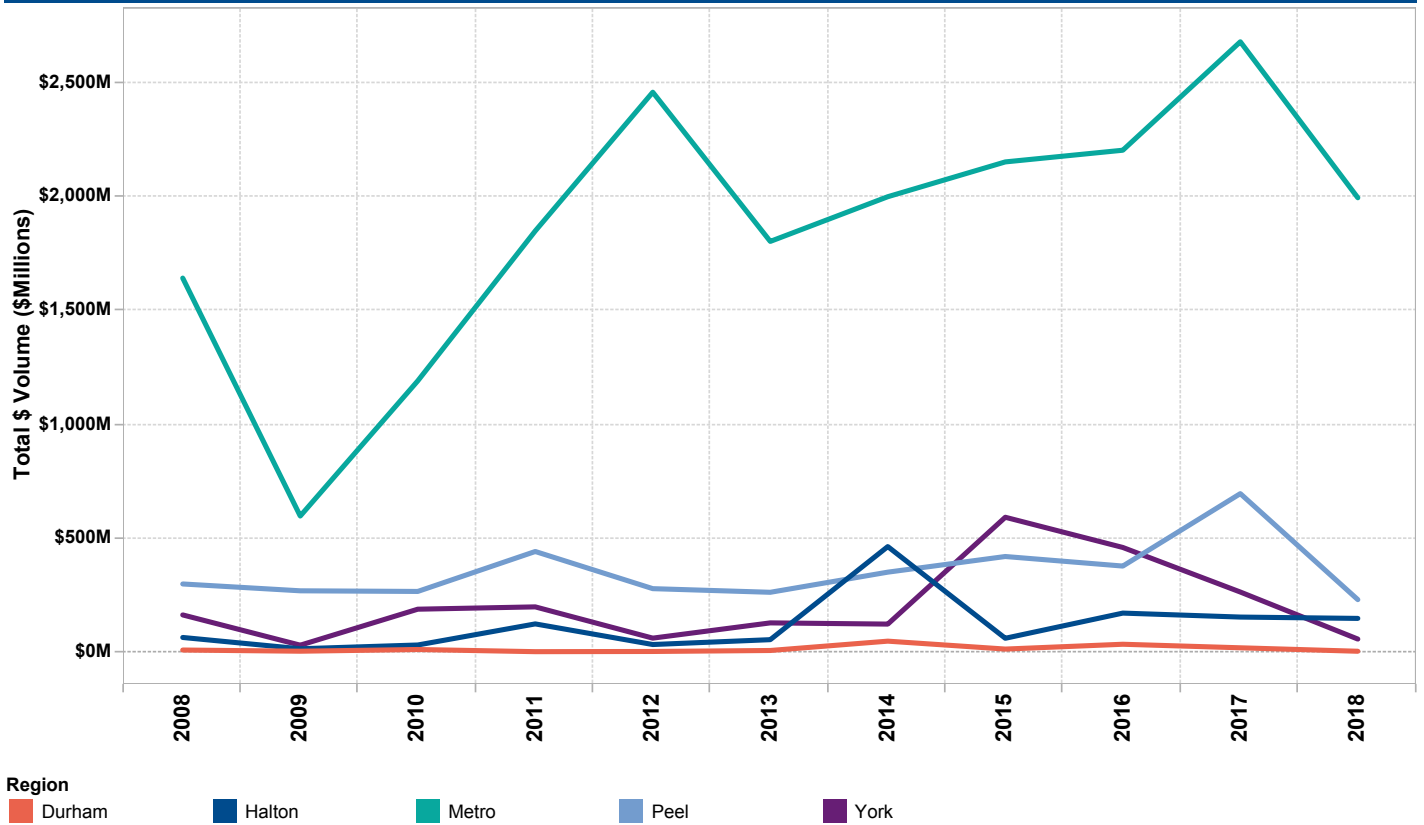
Avg. \$/SF by Const. Year with \$/SF Deal Count - Last 24 Months



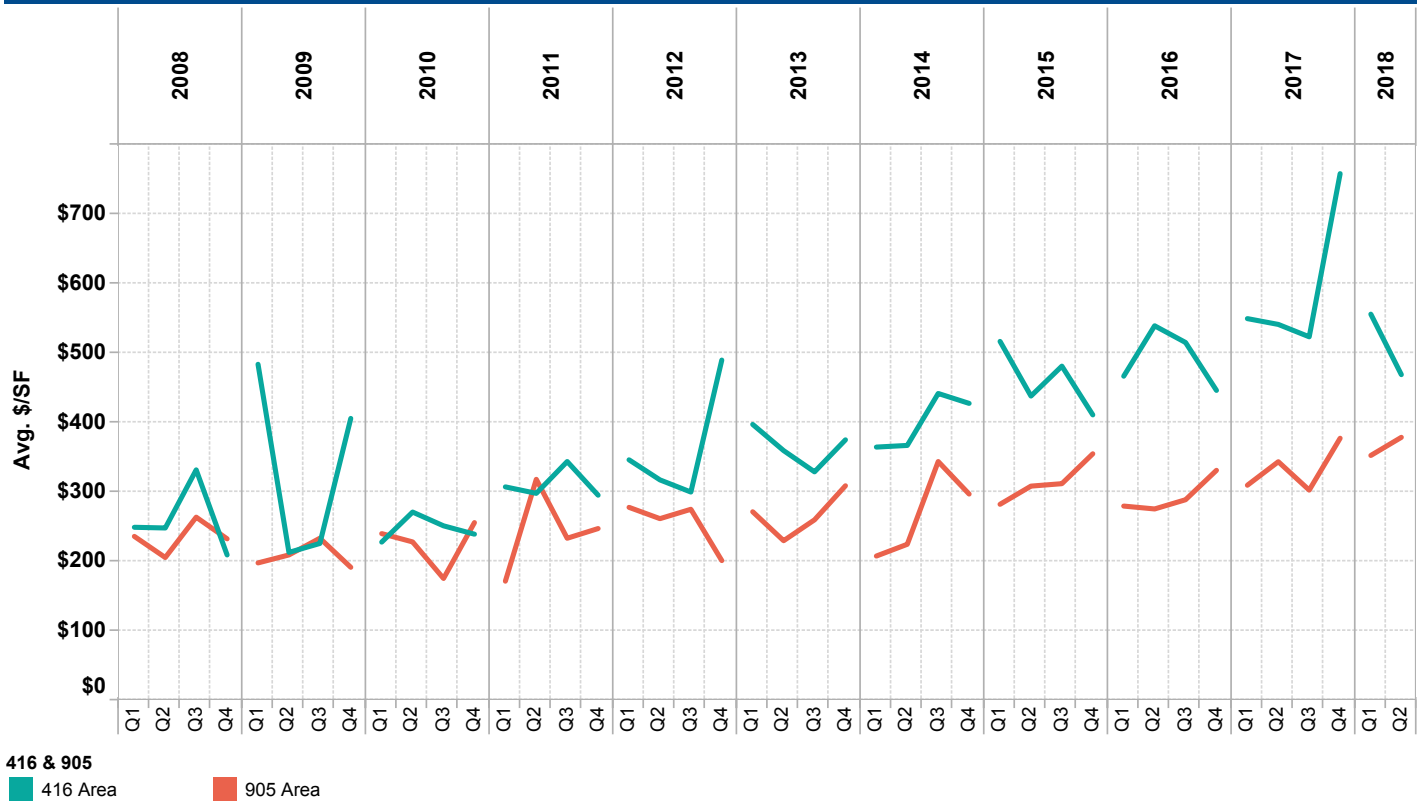
Avg. \$/SF by Bldg. Size with \$/SF Deal Count - Last 24 Months



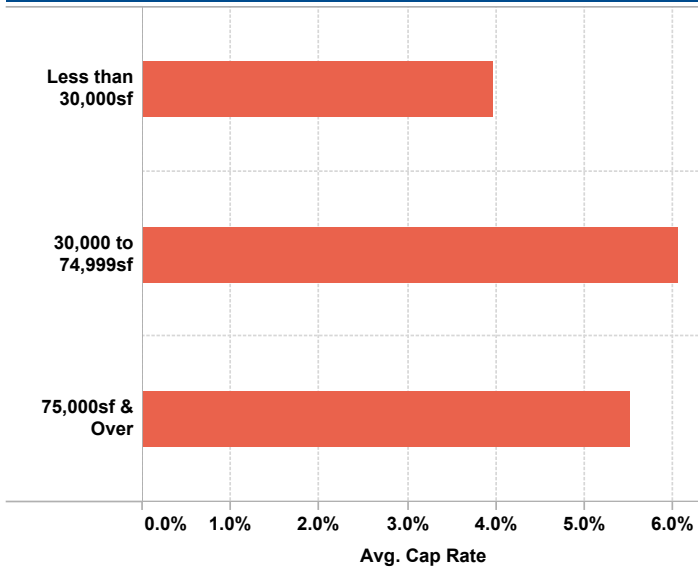
Office - Total Dollar Volume by Region



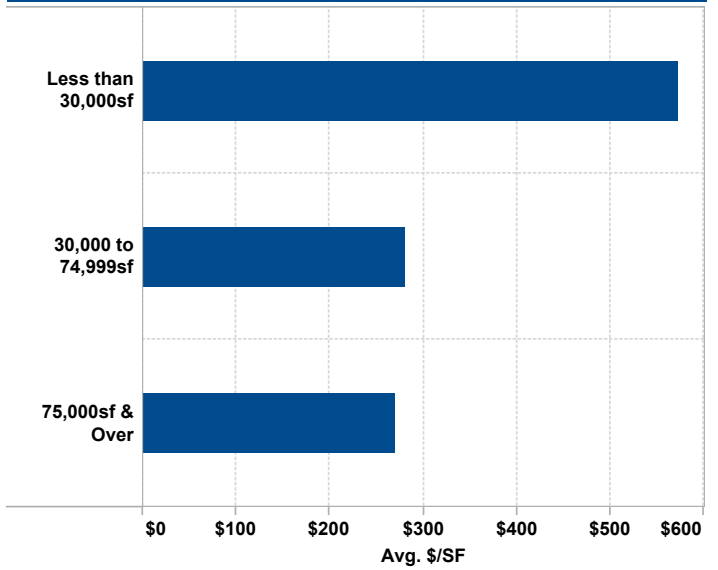
Office - Avg. \$/SF by Area



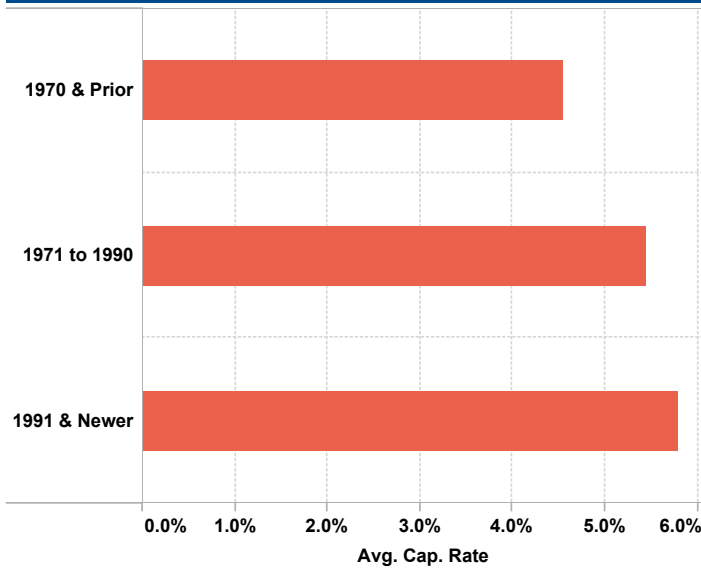
Office - Avg. Cap Rate by Bldg. Size (last 12 mos.)



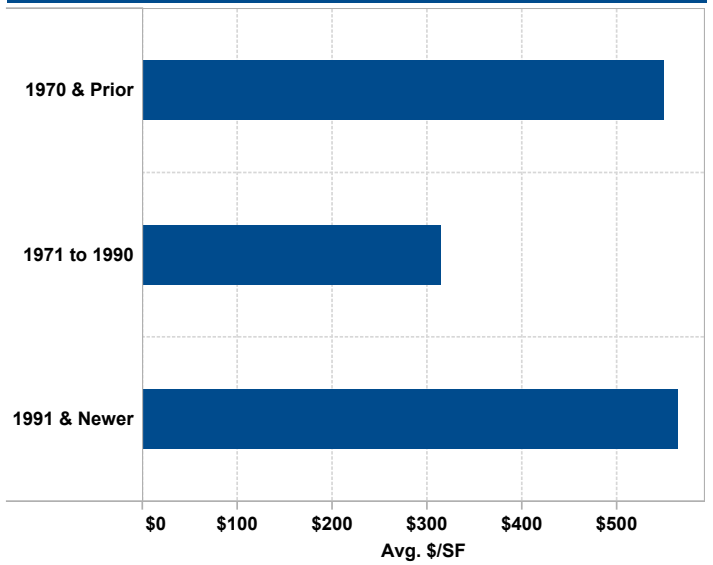
Office - Avg. \$/SF by Bldg. Size (last 12 mos.)



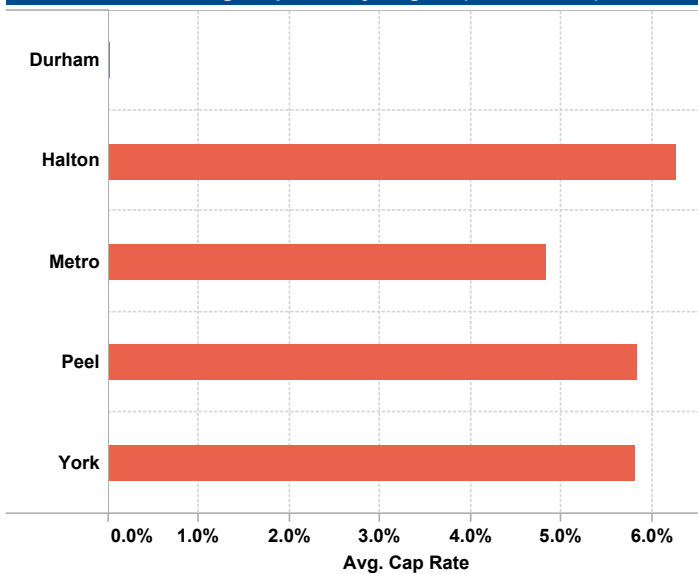
Office - Avg. Cap Rate by Const. Year (last 12 mos.)



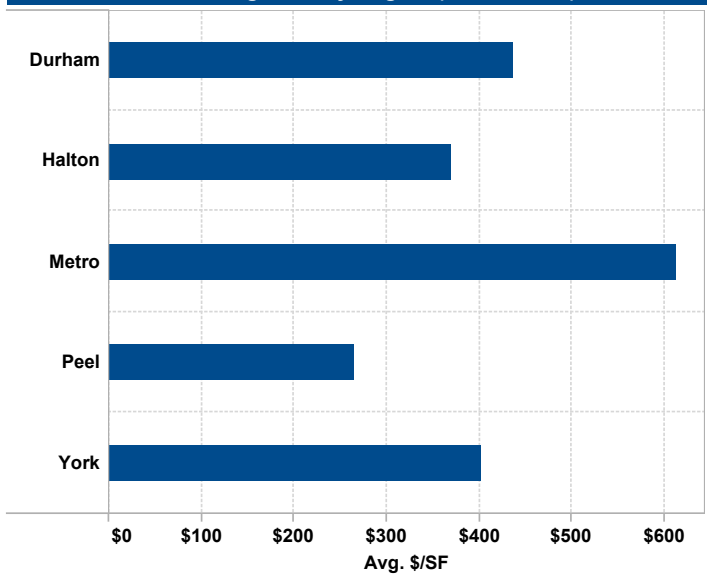
Office - Avg. \$/SF by Const. Year (last 12 mos.)

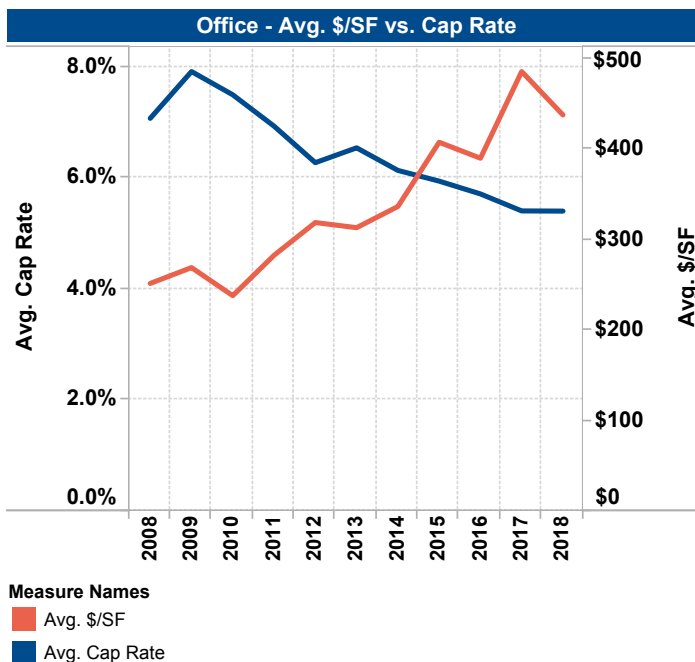
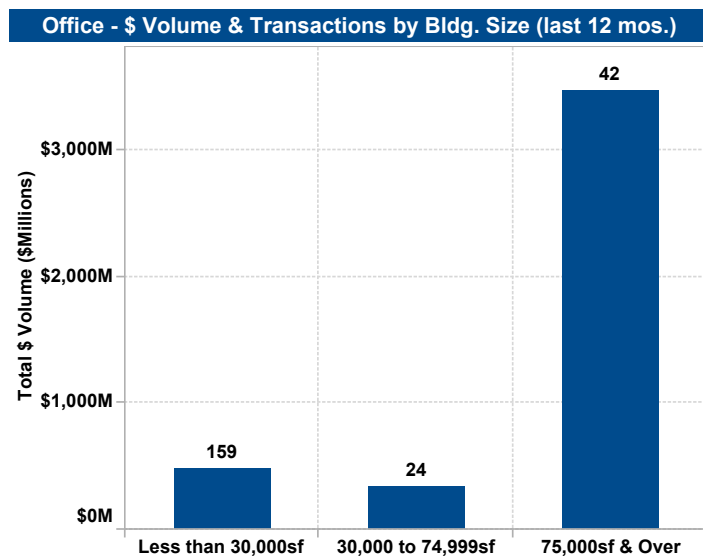
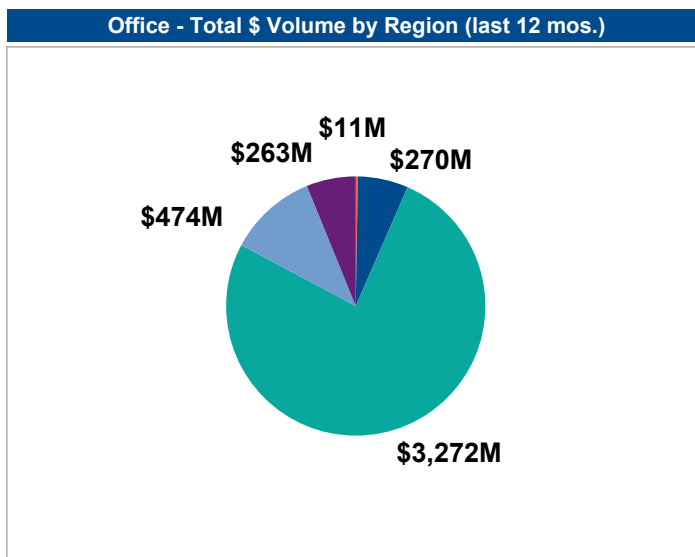
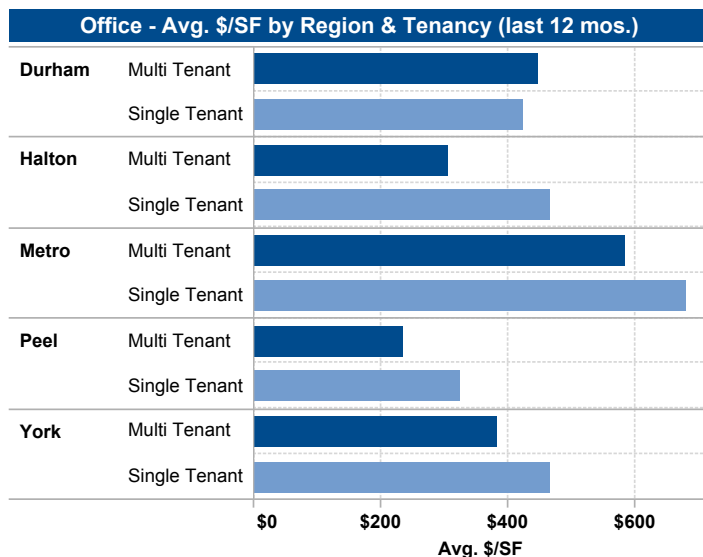


Office - Avg. Cap Rate by Region (last 12 mos.)



Office - Avg. \$/SF by Region (last 12 mos.)

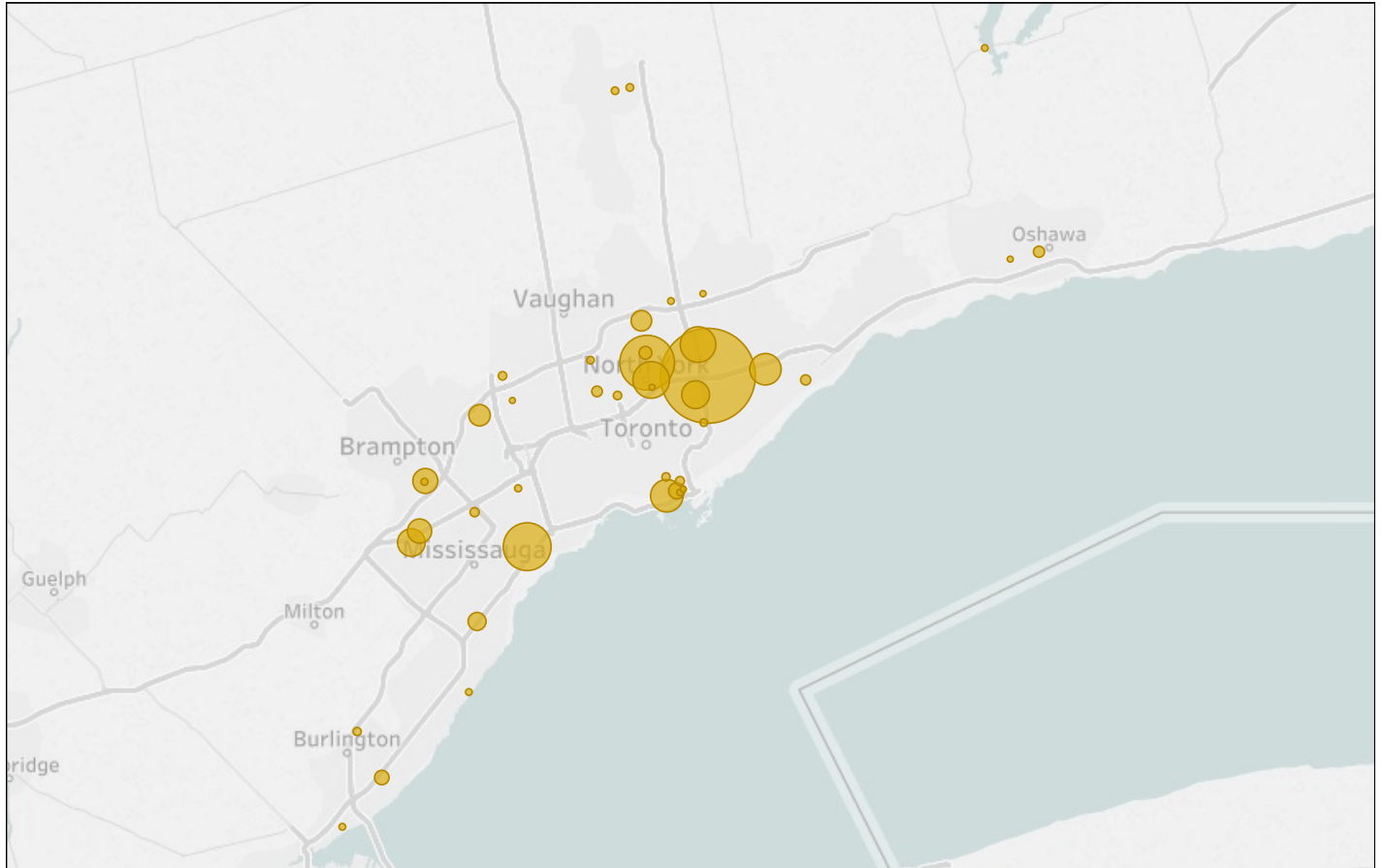




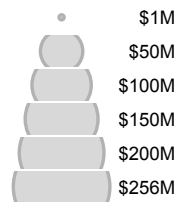
Office - Top Transactions Q2 2018

First Address	Municipality	Total Price	Building Size	Price Per Sq# Foot	Sale Type
235 Consumers Road	North York	\$256,250,000	864,545	\$296	Market
5775 Yonge Street	North York	\$85,150,000	274,085	\$311	Market
1004 Middlegate Road	Mississauga	\$64,965,000	262,028	\$248	Market
5075 Yonge Street	North York	\$38,100,000	86,913	\$438	Market
111 Gordon Baker Road	North York	\$36,000,000	165,497	\$218	Market

Office - Q2 2018 Transactions



Total Price



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