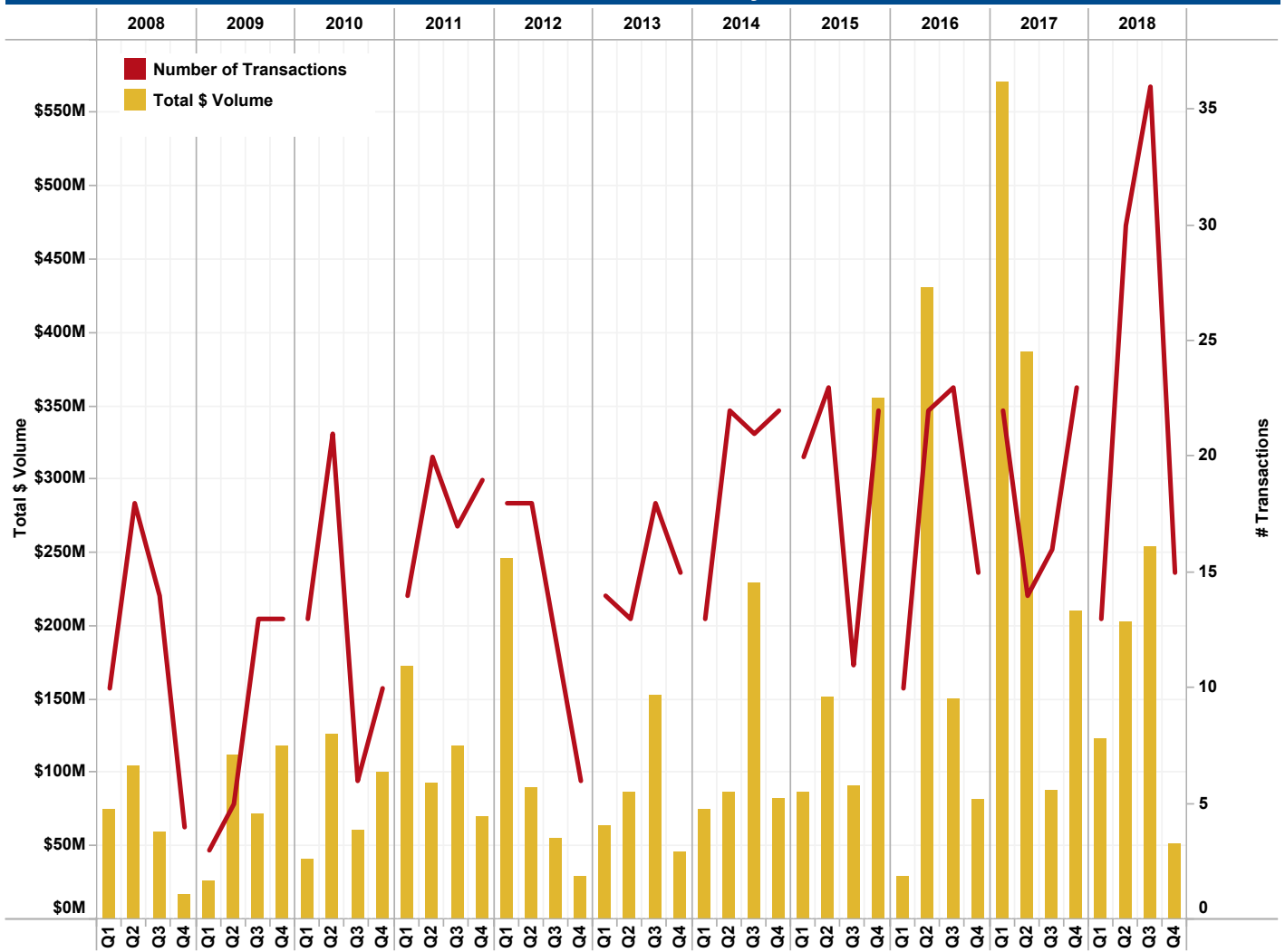

Greater Vancouver Area Office

Commercial Q4 2018 Statistics

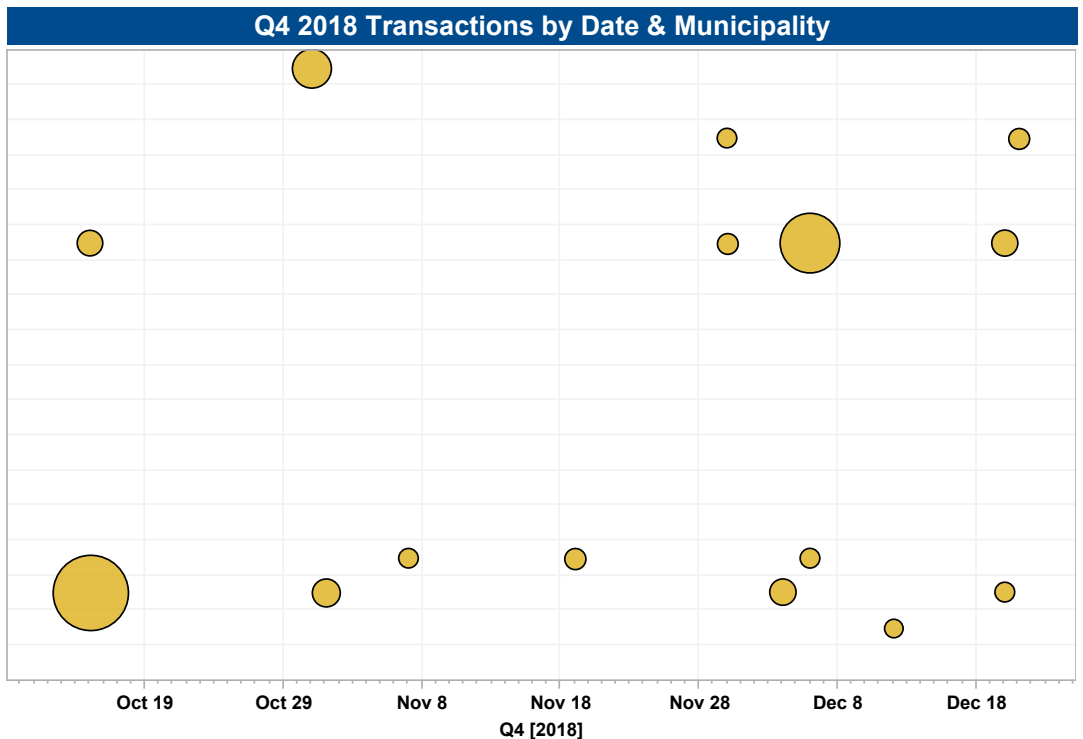
Data as of December 31, 2018



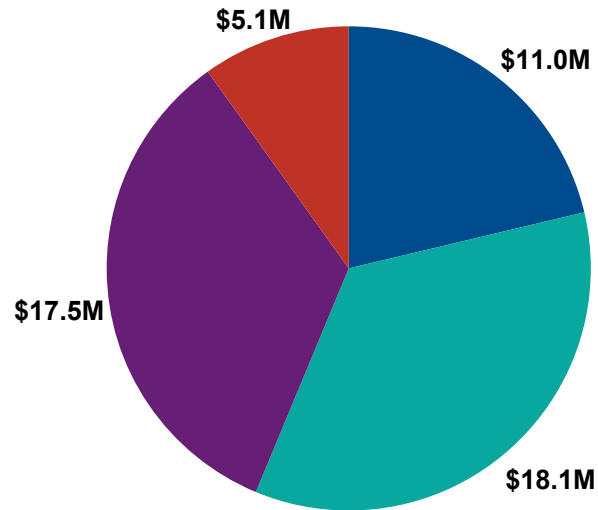
Office - Total Price & Transaction by Year & Quarter



Office	
Abbotsford	\$4.7M
Burnaby	
Chilliwack	\$2.5M
Coquitlam	
Delta	
Langley	\$16.4M
Maple Ridge	
Mission	
New Westminster	
North Vancouver	
Pitt Meadows	
Port Coquitlam	
Port Moody	
Richmond	
Surrey	\$3.8M
Vancouver	\$23.3M
West Vancouver	\$1.1M
White Rock	



Office - Q4 2018 Purchaser Profile by Total \$ Volume

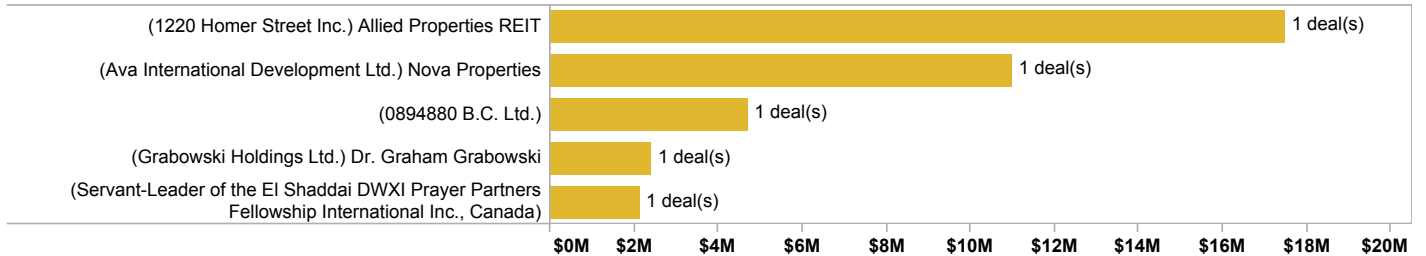


Purchaser Profile

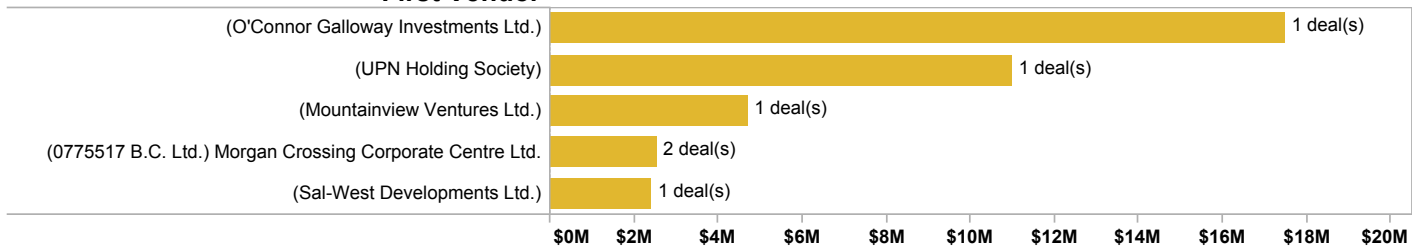
- Developer
- Private Investor - Canadian
- Public Investor - Canadian
- User

Office - Q4 2018 Top Purchasers, Vendors, Lenders

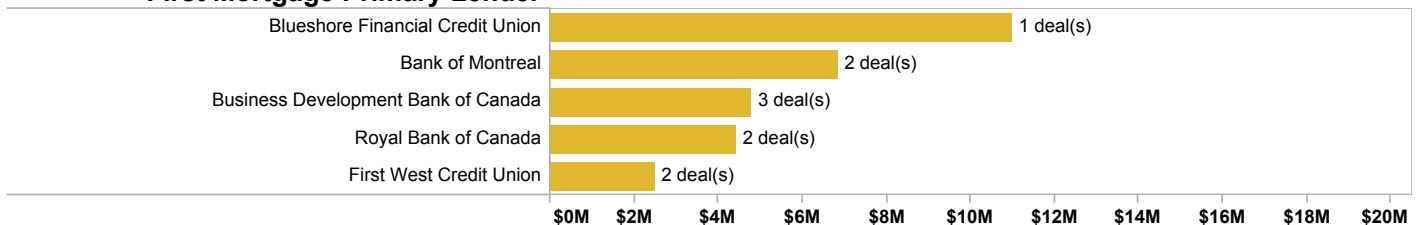
First Purchaser



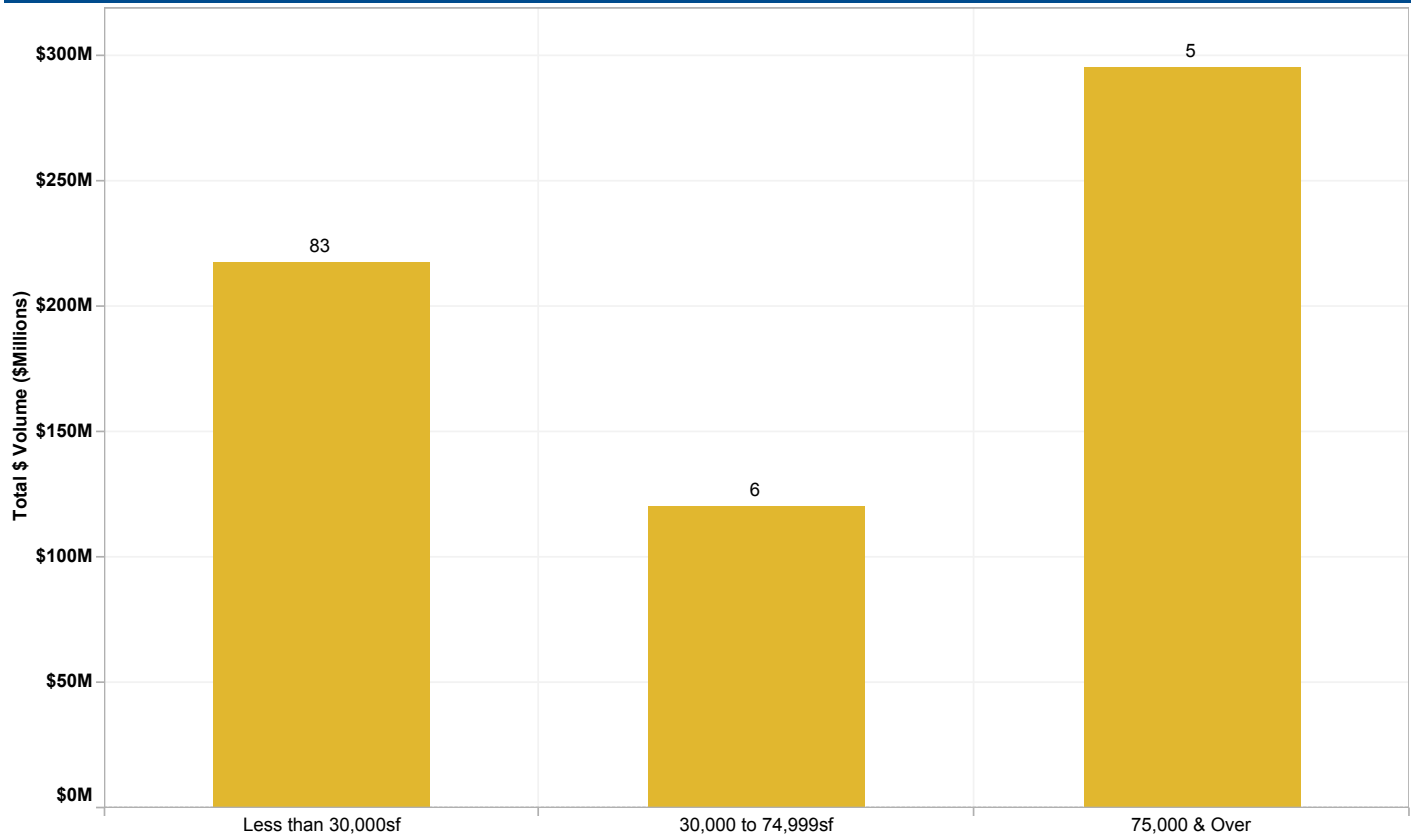
First Vendor



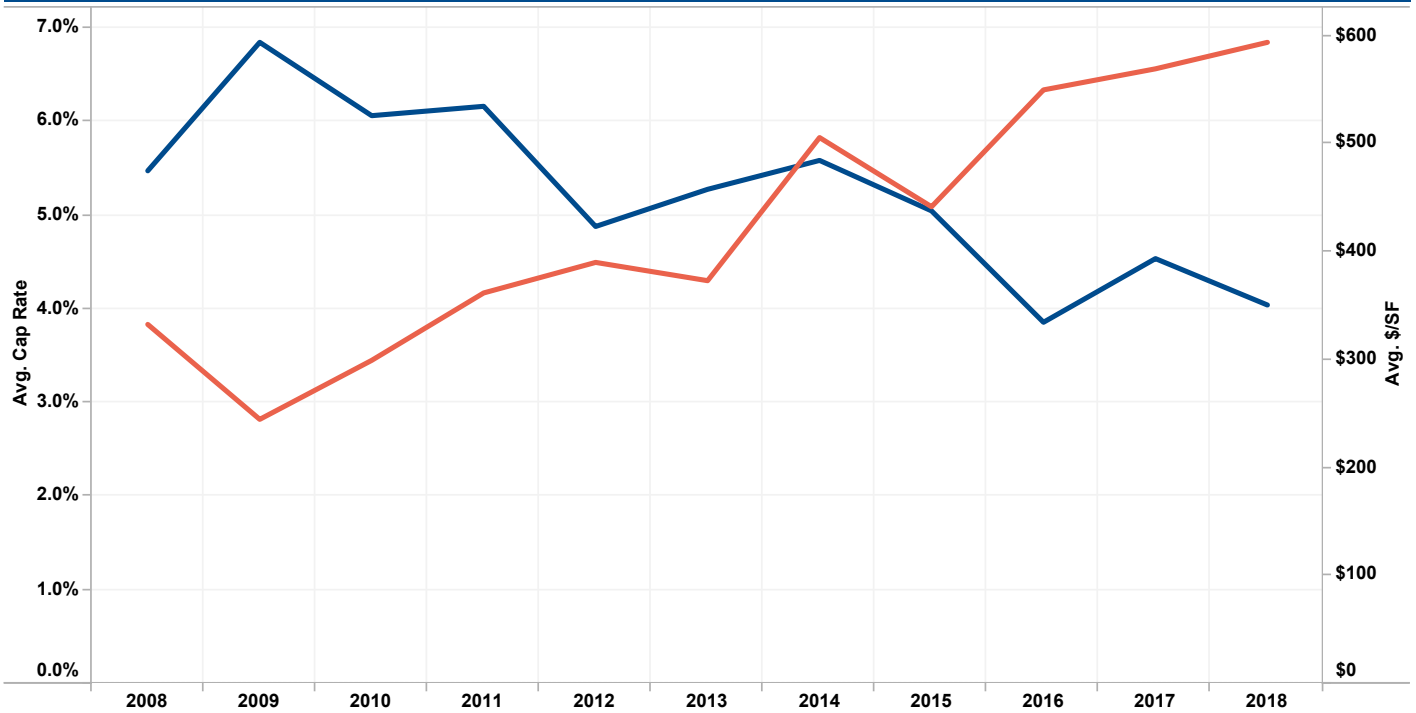
First Mortgage Primary Lender



Office - \$ Volume & Transactions by Bldg. Size (last 12 mos.)



Office - Avg. \$/SF vs. Cap Rate



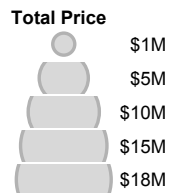
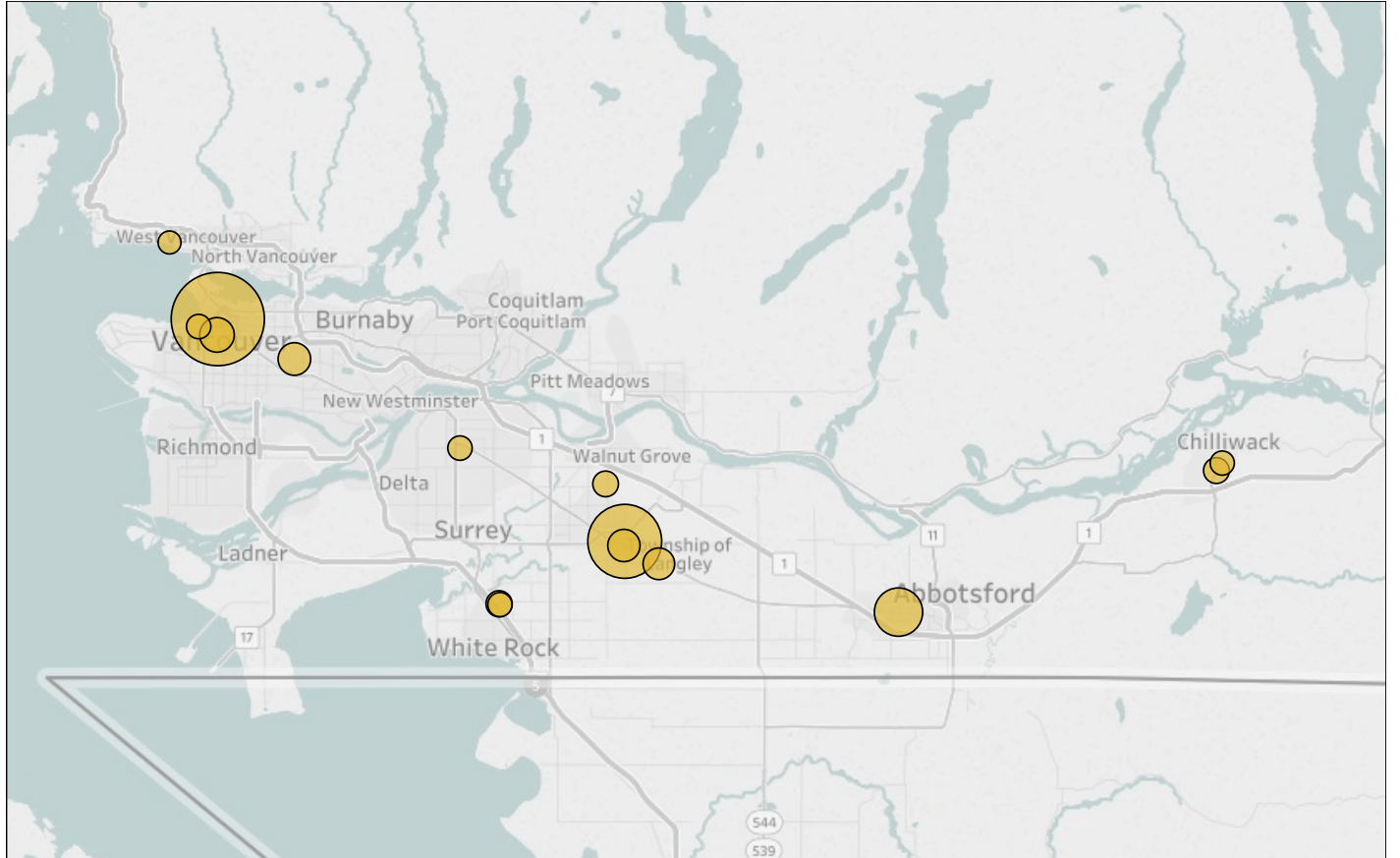
Measure Names

- Avg. \$/SF
- Avg. Cap Rate

Office - Top Transactions Q4 2018

First Address	Municipality	Total Price	Building Size	Price Per Sq# Foot	Sale Type
1220 Homer Street	Vancouver	\$17,500,000	21,708	\$806	Market
20644 Eastleigh Crescent	Langley	\$11,000,000	32,322	\$340	Market
32310 South Fraser Way	Abbotsford	\$4,700,000	14,400	\$326	Market
2425 Oak Street	Vancouver	\$2,410,000	1,720	\$1,401	Market
4403 Rupert Street	Vancouver	\$2,140,000	3,250	\$658	Market

Office - Q4 2018 Transactions



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