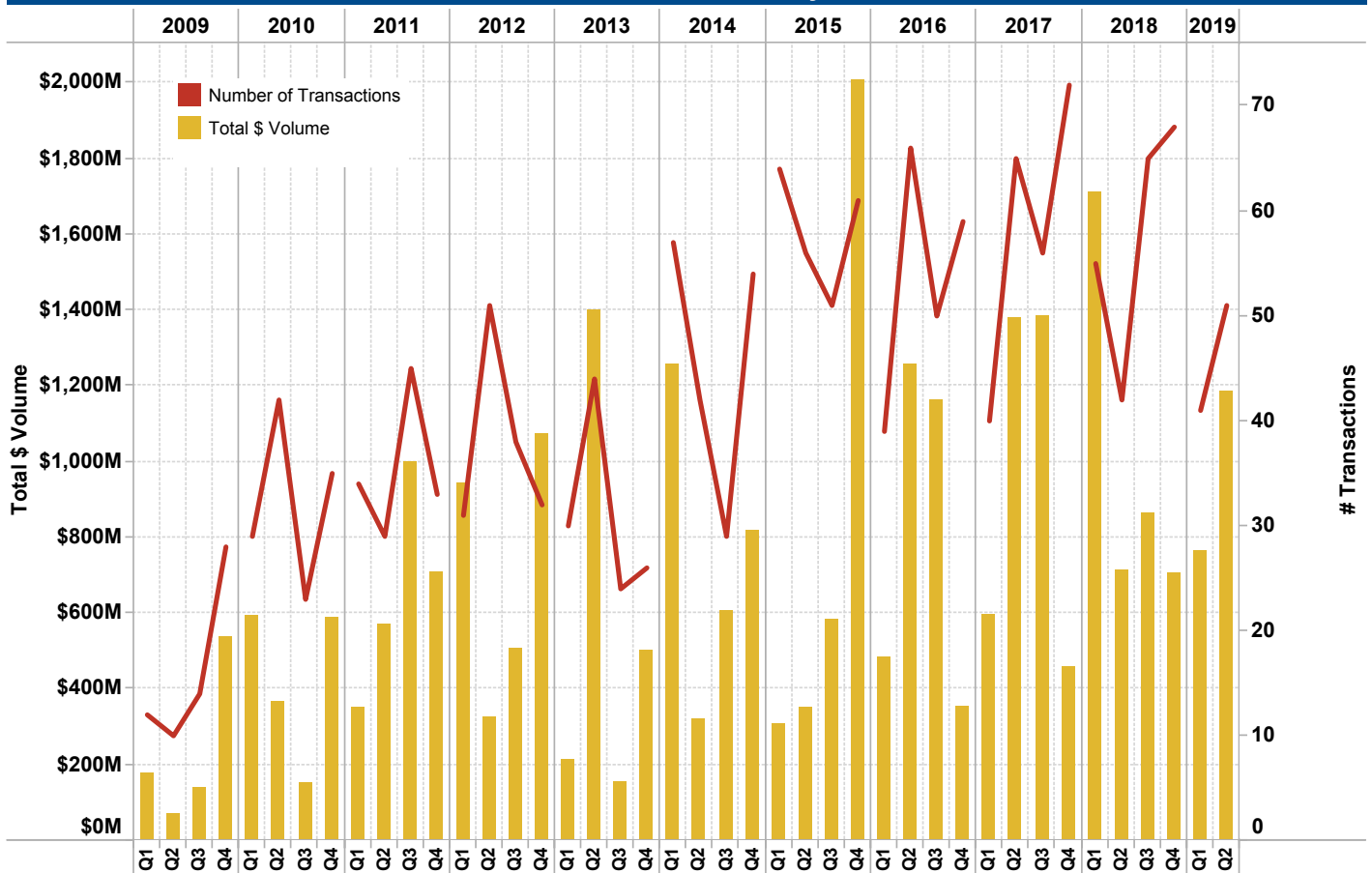

Greater Toronto Area Office

Commercial Q2 2019 Statistics

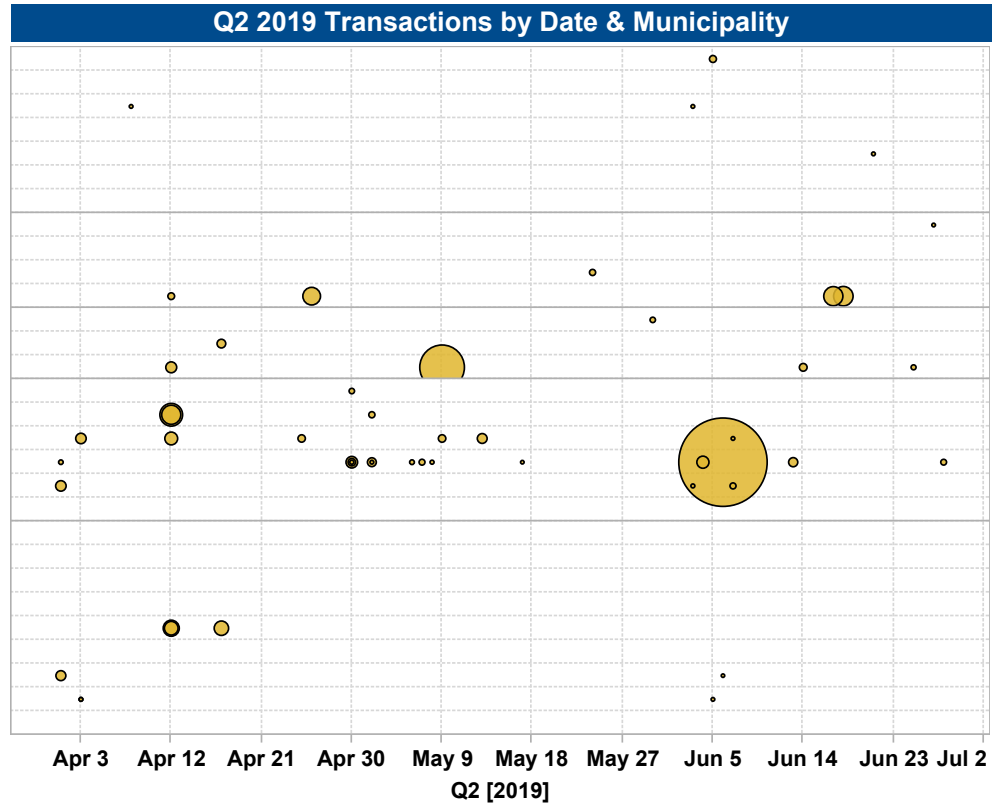
Data as of June 30, 2019



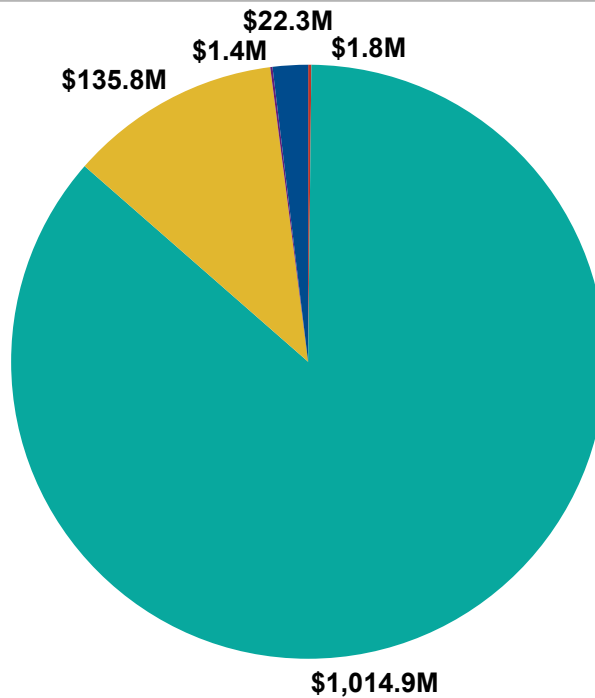
Office - Total Price & Transactions by Year & Quarter



Office		
Durham	Ajax	\$4.0M
	Clarington	
	Oshawa	\$2.3M
	Pickering	
	Scugog	\$1.2M
	Uxbridge	
	Whitby	
Halton	Burlington	\$1.1M
	Halton Hills	
	Milton	\$3.1M
	Oakville	\$90.2M
Peel	Brampton	\$2.4M
	Caledon	\$6.2M
	Mississauga	\$180.1M
Toronto	East York	\$2.4M
	Etobicoke	\$75.3M
	North York	\$40.6M
	Old Toronto	\$694.9M
	Scarborough	\$13.3M
	York	
York	Aurora	
	East Gwillimbury	
	Georgina	
	King	
	Markham	\$53.4M
	Newmarket	
	Richmond Hill	\$9.1M
	Vaughan	\$3.5M
	Whitchurch-Stouffville	



Office - Q2 2019 Purchaser Profile by Total \$ Volume

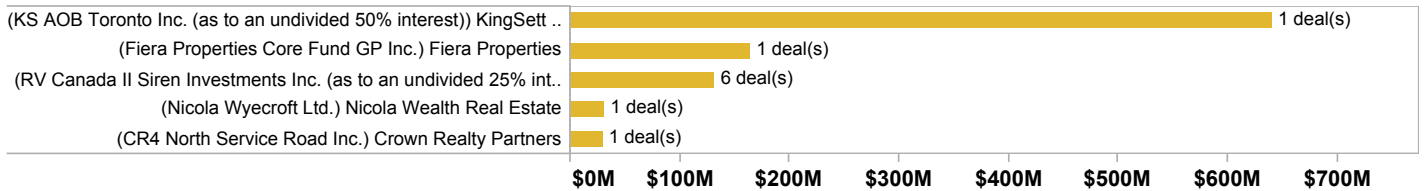


Purchaser Profile

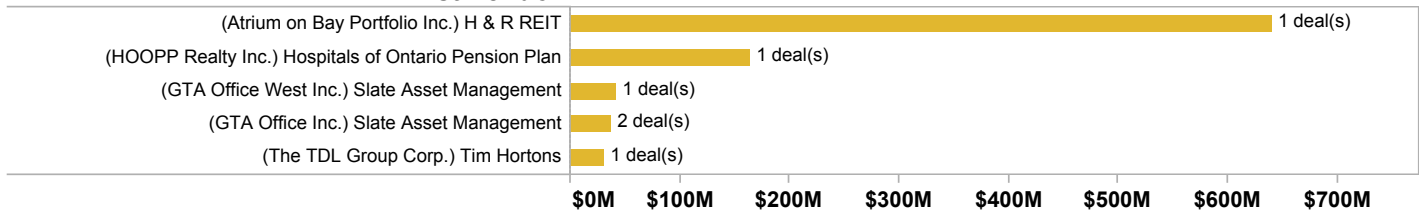
- Developer
- Private Investor - Canadian
- Private Investor - Foreign
- Public Investor - Canadian
- User

Office - Q2 2019 Top Purchasers, Vendors, Lenders

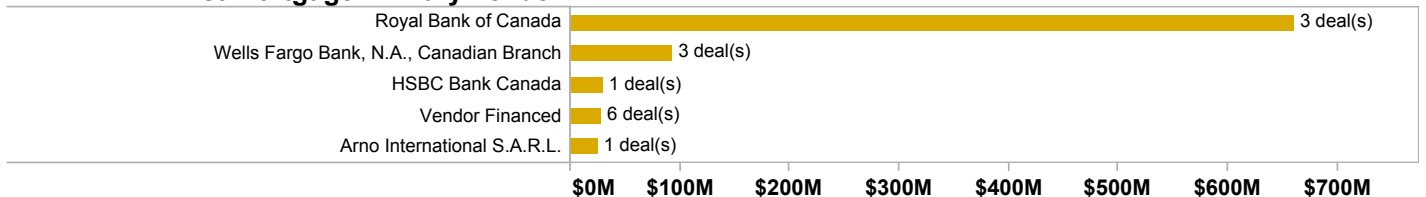
First Purchaser



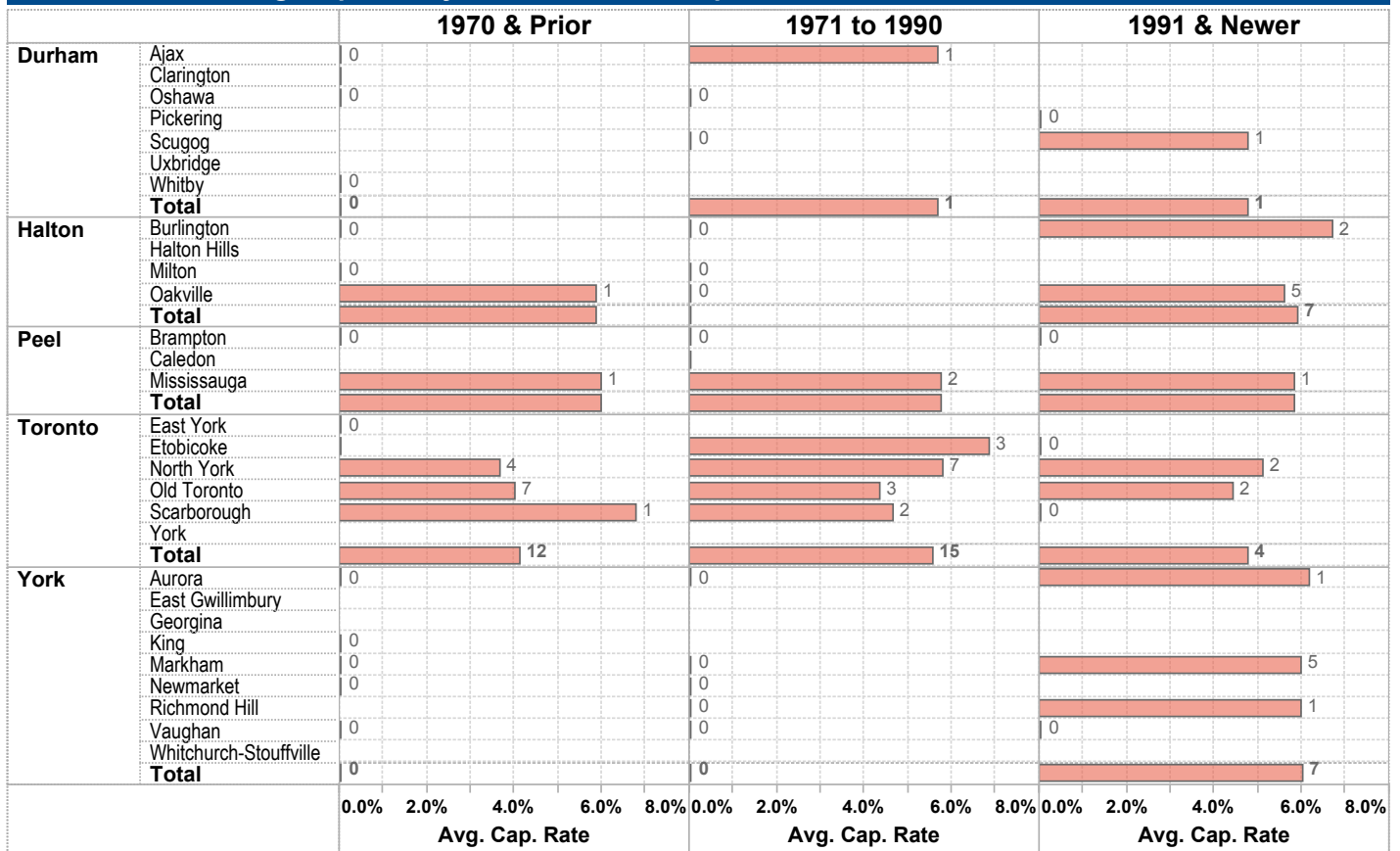
First Vendor



First Mortgage Primary Lender



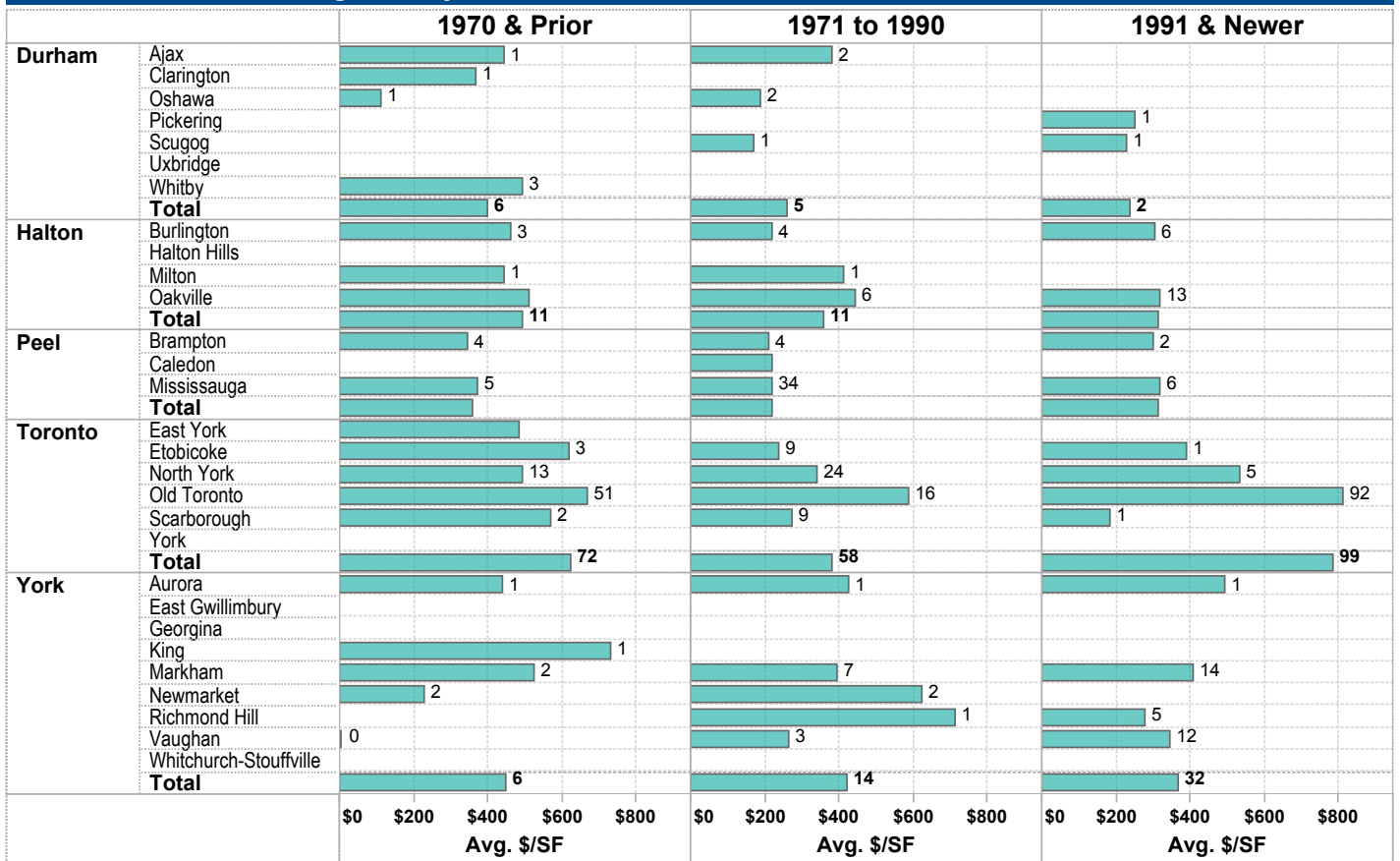
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months



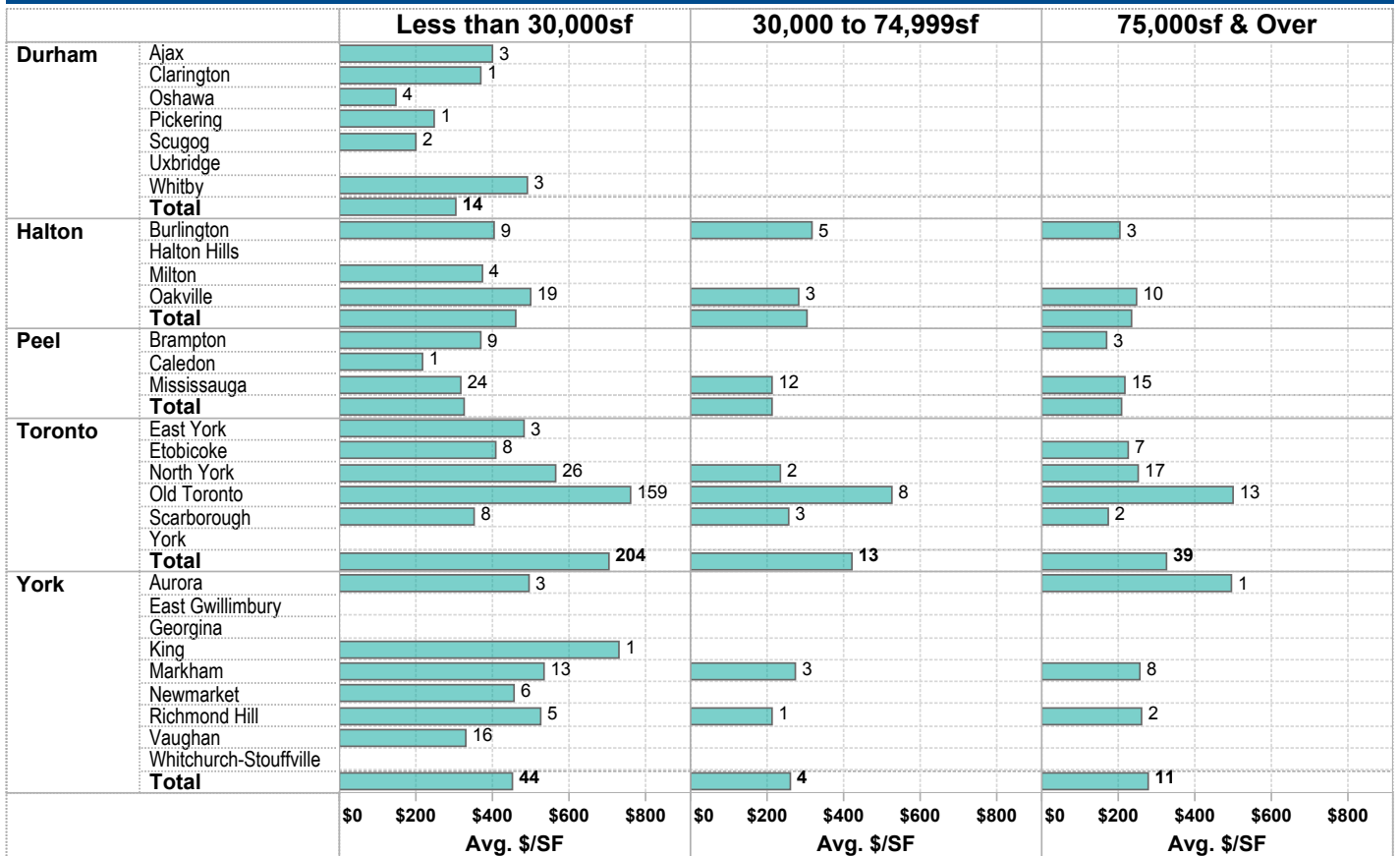
Avg. Cap Rate by Bldg. Size with Cap Rate Deal Count - Last 24 Months



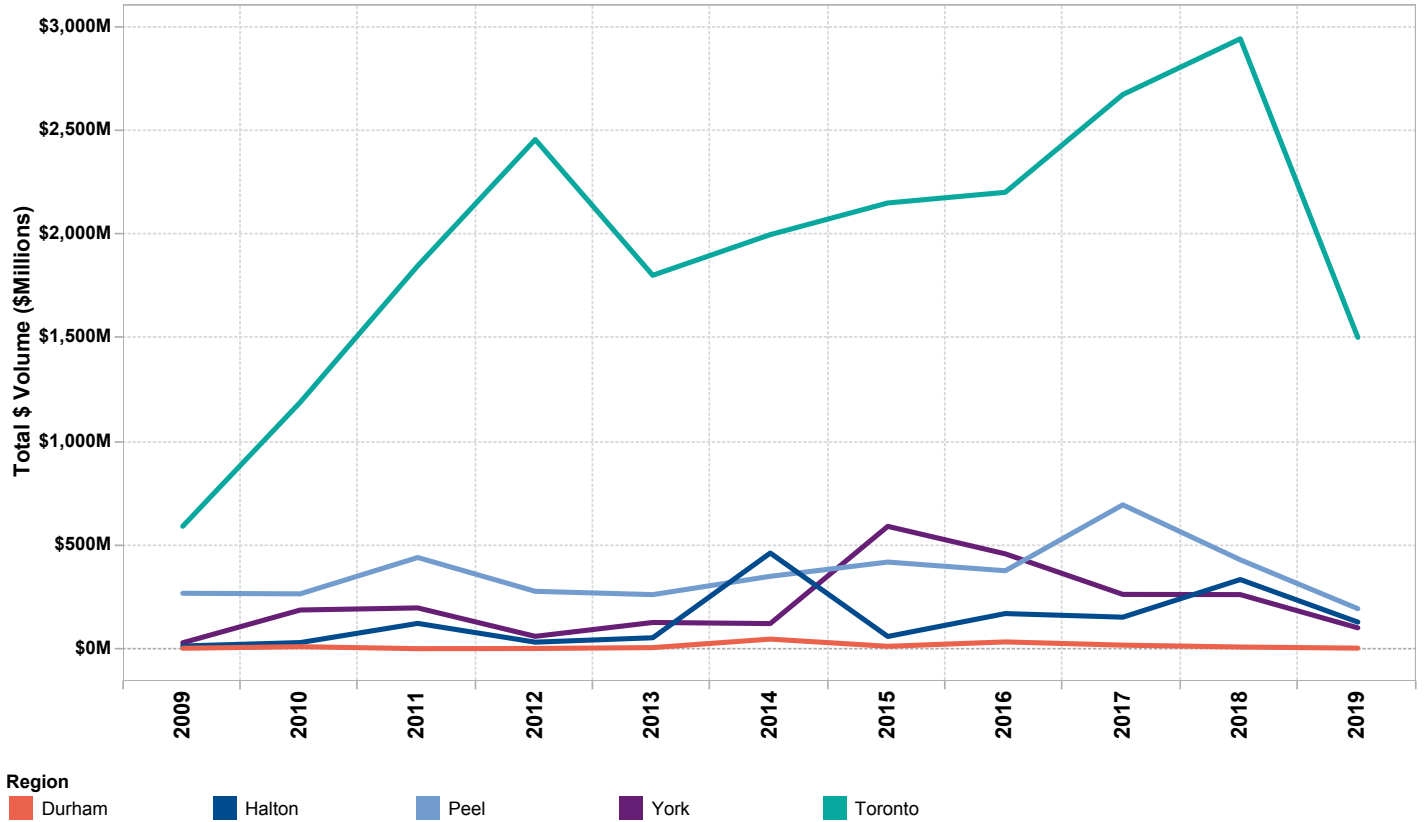
Avg. \$/SF by Const. Year with \$/SF Deal Count - Last 24 Months



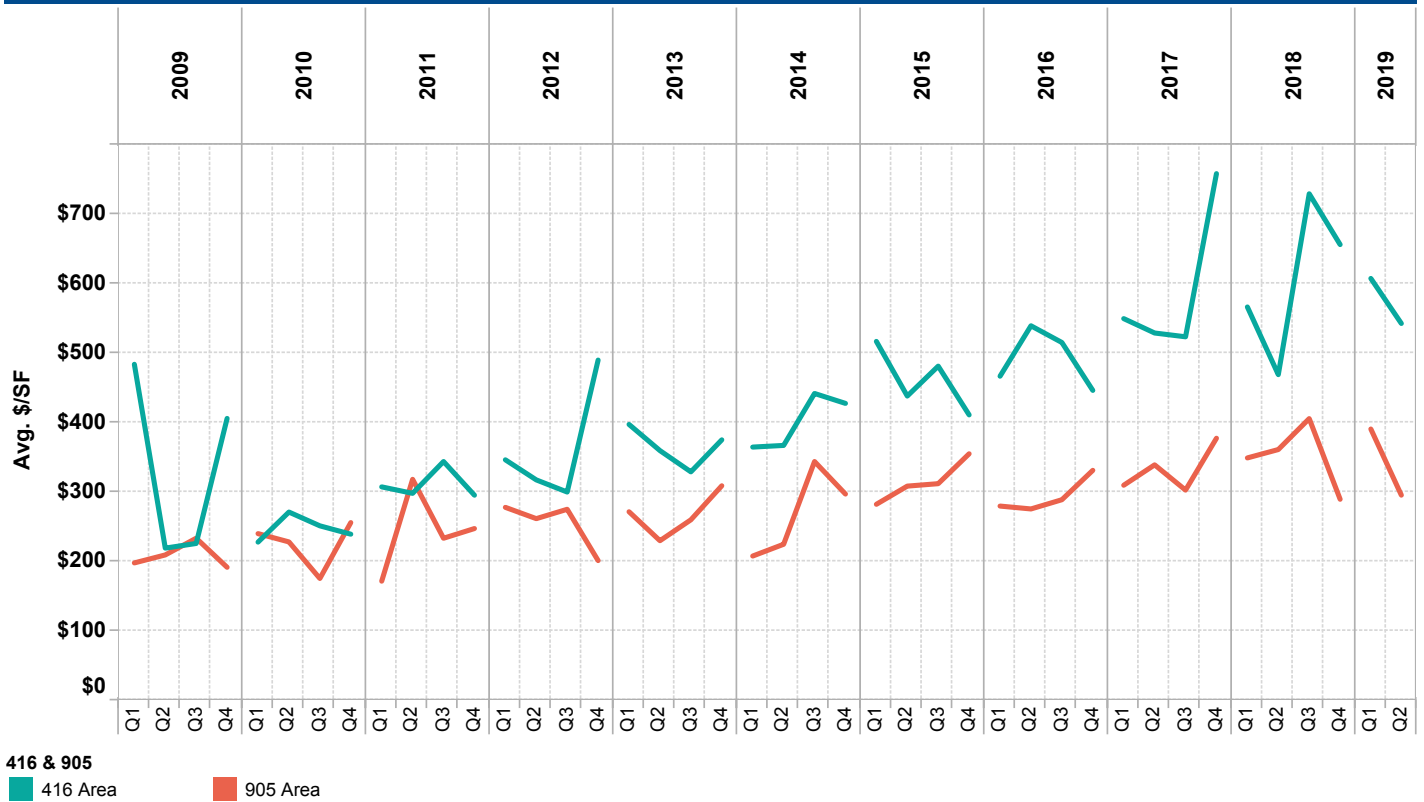
Avg. \$/SF by Bldg. Size with \$/SF Deal Count - Last 24 Months



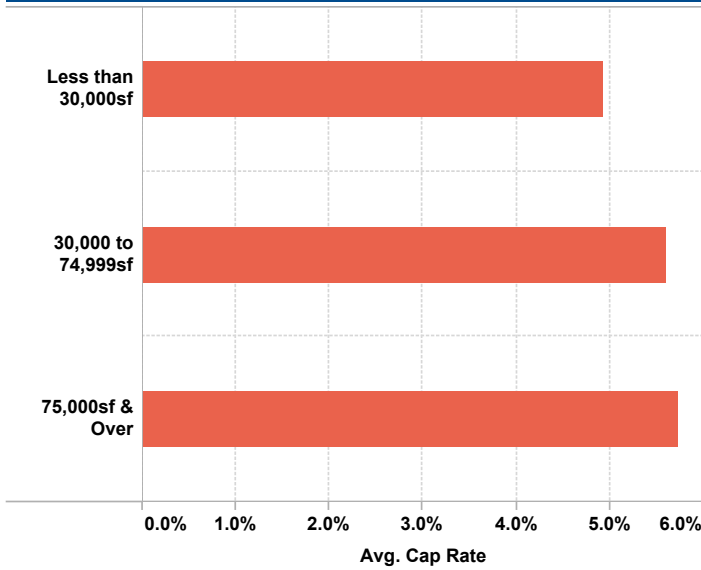
Office - Total Dollar Volume by Region



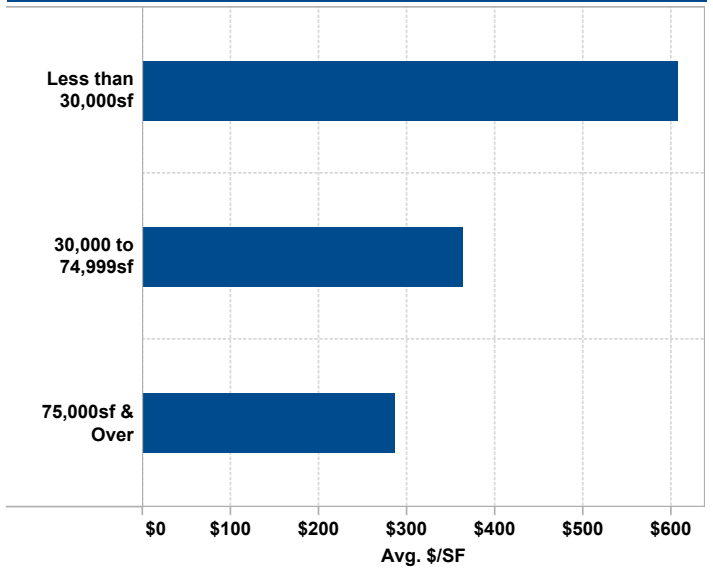
Office - Avg. \$/SF by Area



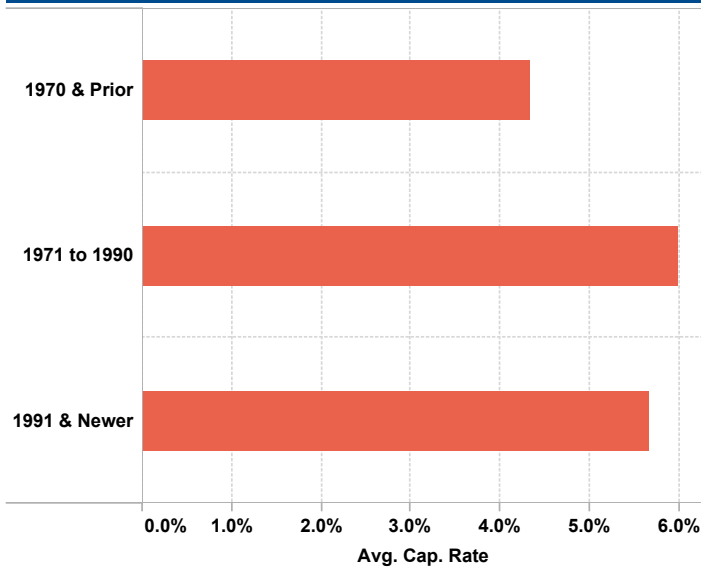
Office - Avg. Cap Rate by Bldg. Size (last 12 mos.)



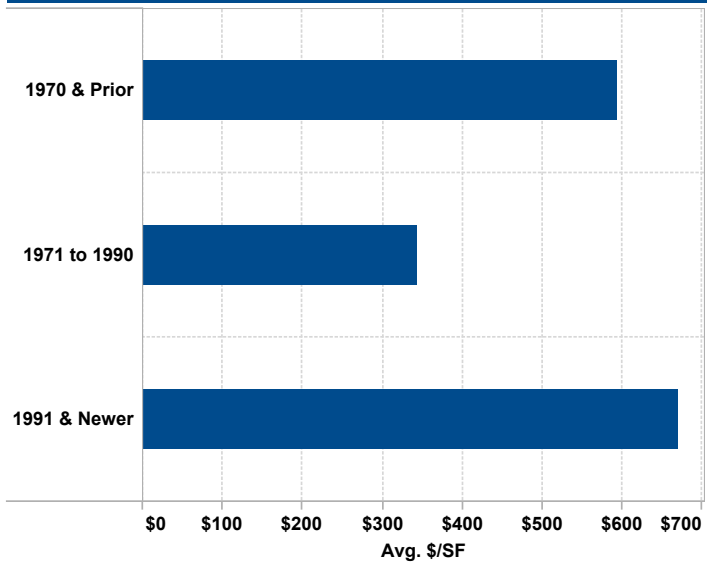
Office - Avg. \$/SF by Bldg. Size (last 12 mos.)



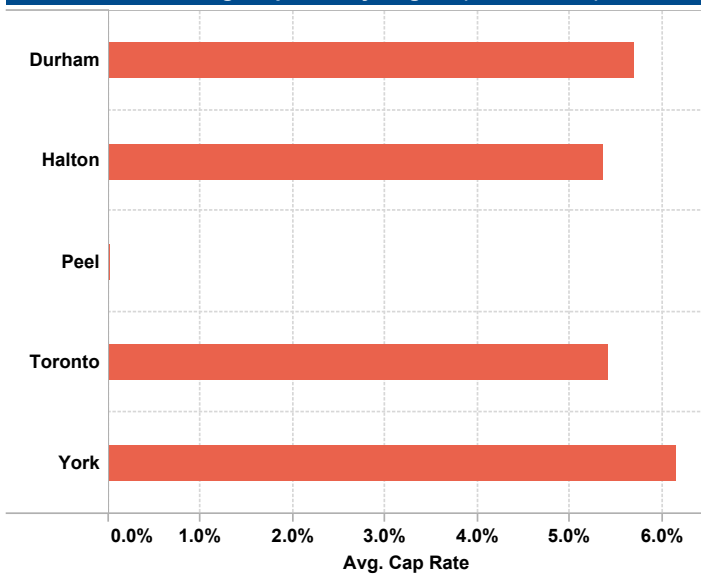
Office - Avg. Cap Rate by Const. Year (last 12 mos.)



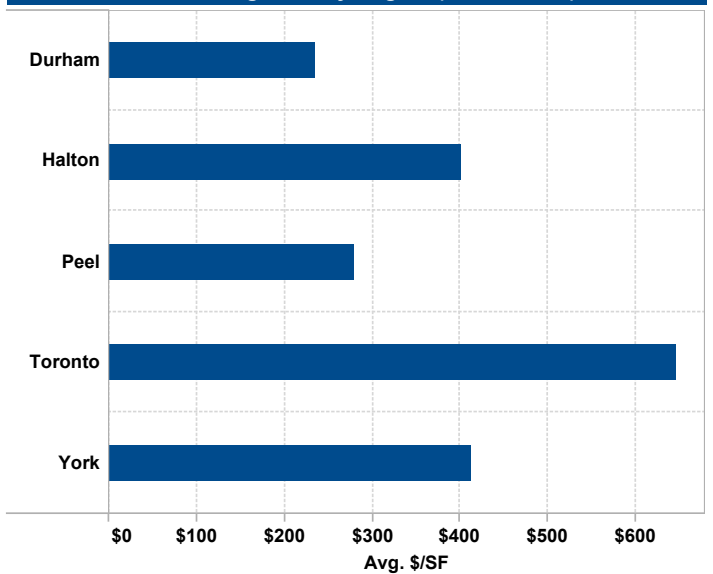
Office - Avg. \$/SF by Const. Year (last 12 mos.)



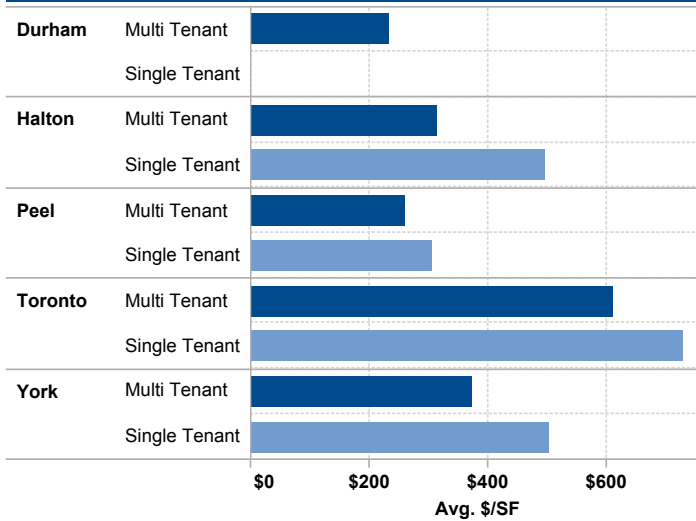
Office - Avg. Cap Rate by Region (last 12 mos.)



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



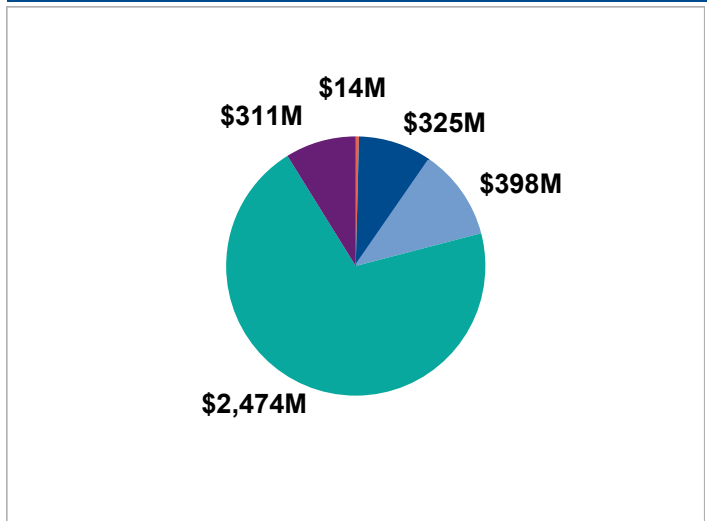
Office - Avg. \$/SF by Region & Tenancy (last 12 mos.)



Property Type

- Multi Tenant
- Single Tenant

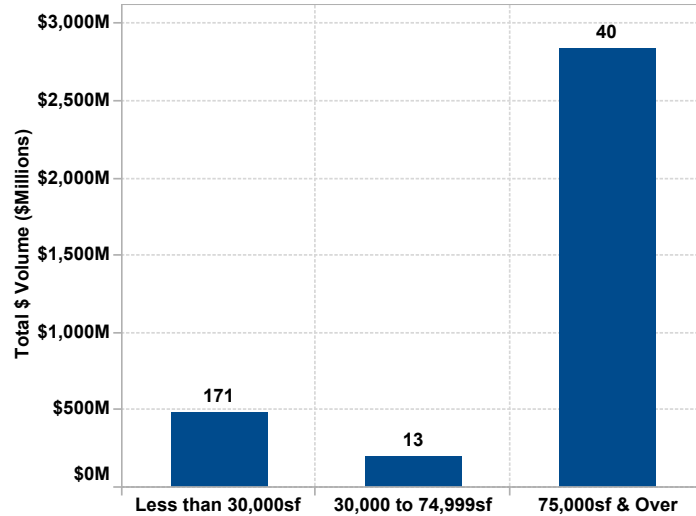
Office - Total \$ Volume by Region (last 12 mos.)



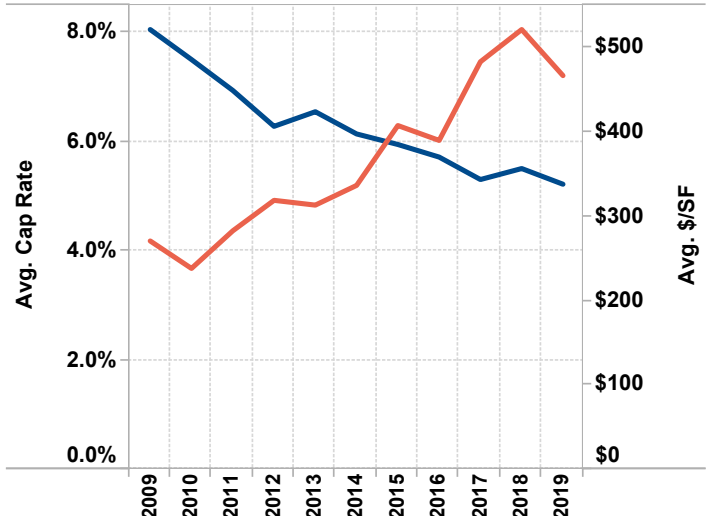
Region

- Durham
- Halton
- Peel
- Toronto
- York

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



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



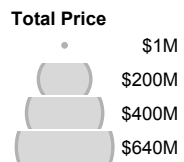
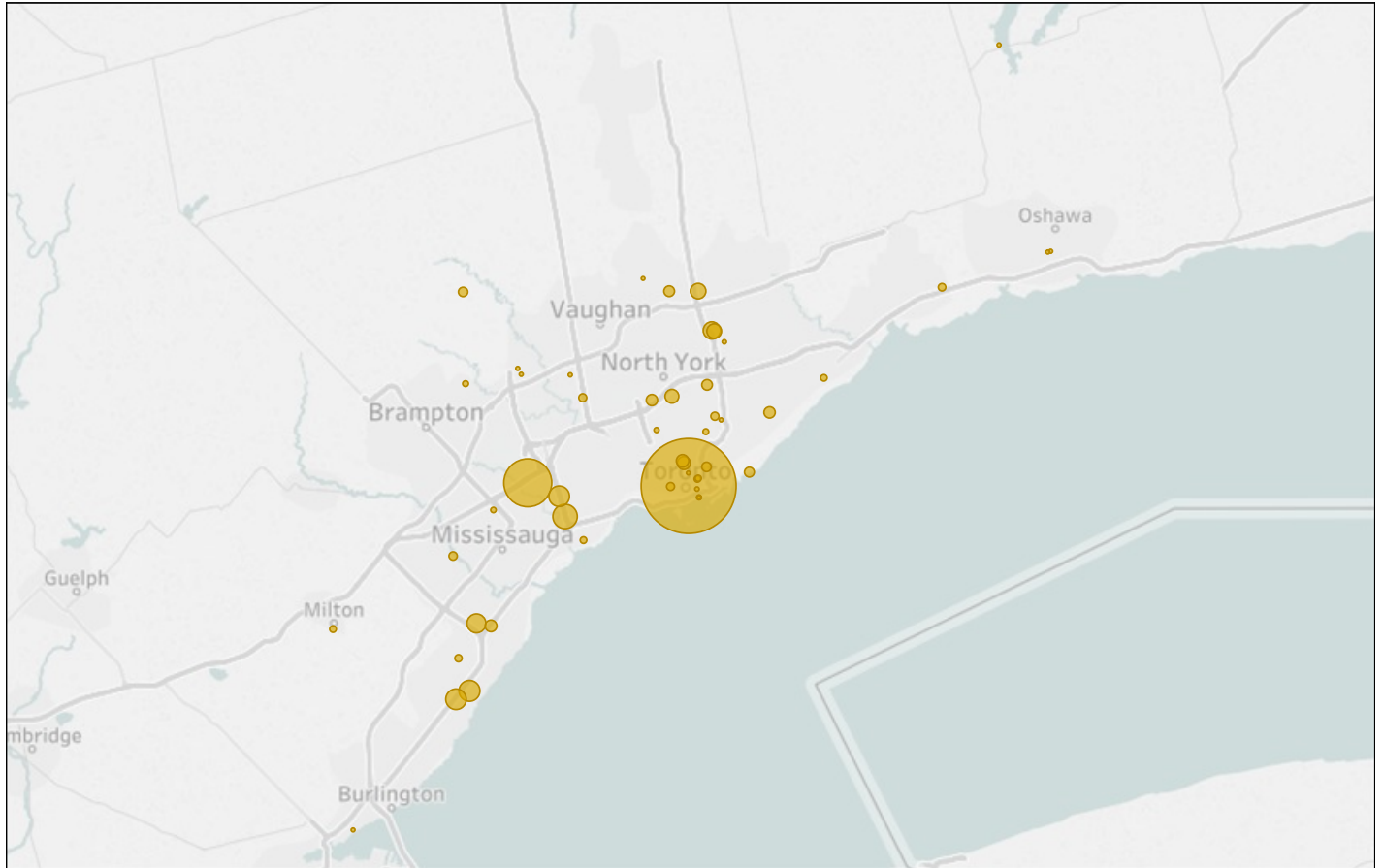
Measure Names

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

Office - Top Transactions Q2 2019

First Address	Municipality	Total Price	Building Size	Price Per Sq# Foot	Sale Type
595 Bay Street	Old Toronto	\$640,000,000	1,079,870	\$593	Market
5520 Explorer Drive	Mississauga	\$163,351,509	623,250	\$262	Market
185 The West Mall	Etobicoke	\$42,290,000	618,467	\$274	Market
226 Wyecroft Road	Oakville	\$31,000,000	110,000	\$283	Market
1045 North Service Road West	Oakville	\$30,000,000	185,340	\$162	Market

Office - Q2 2019 Transactions



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