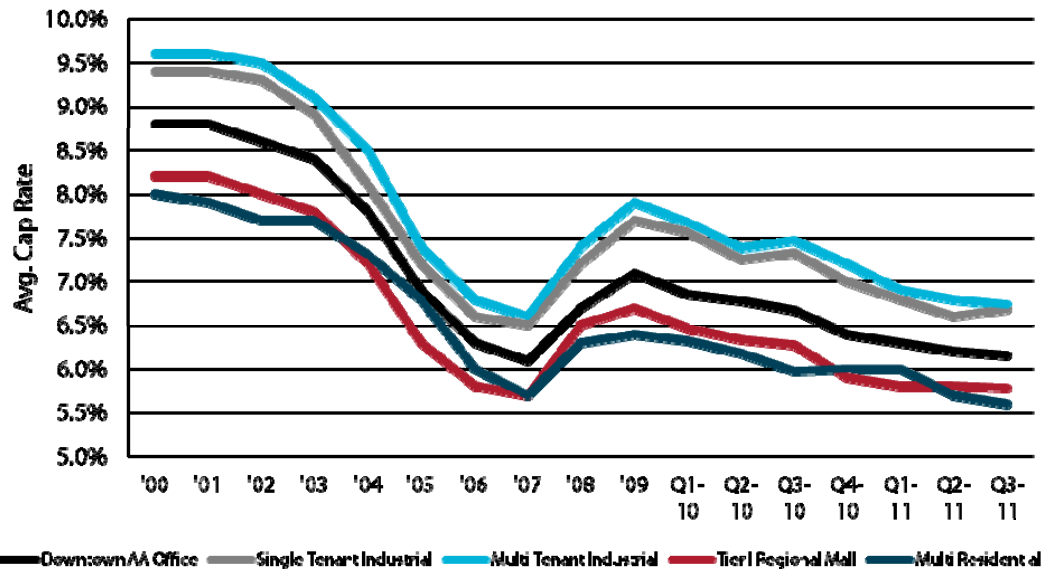


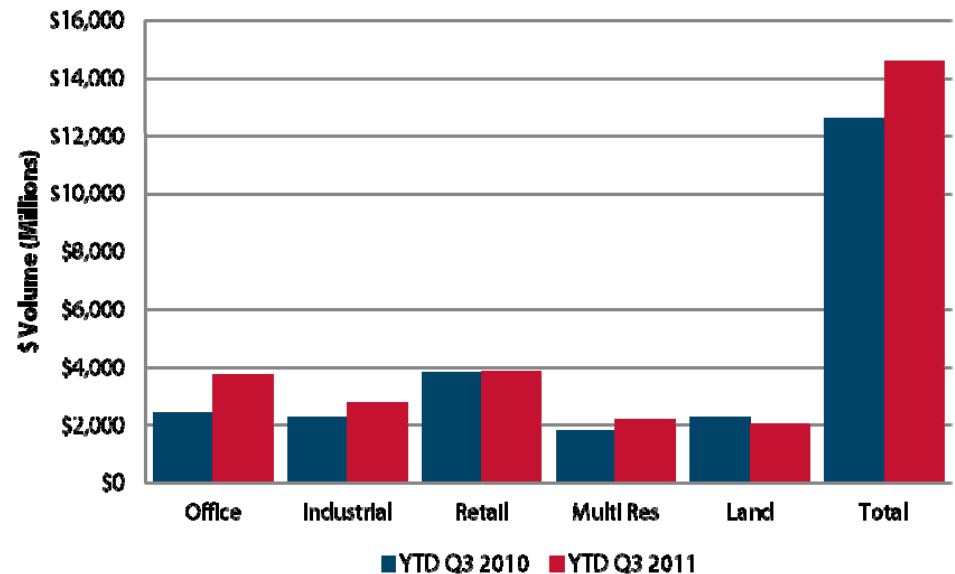
Investment Monitor Canada

Product Type	Capitalization Rates			Spread to 10-Year Canada Bond Rate		
	Q3-10	Q2-11	Q3-11	Q3-10 (bps)	Q2-11 (bps)	Q3-11 (bps)
Downtown AA Office	6.7%	6.2%	6.2%	393	309	396
Single Tenant Industrial	7.3%	6.6%	6.7%	459	354	449
Multi Tenant Industrial	7.5%	6.8%	6.7%	473	373	454
Tier I Regional Mall	6.3%	5.8%	5.8%	353	274	359
Multi Residential (Suburbs)	6.0%	5.7%	5.6%	323	263	341

Capitalization Rates

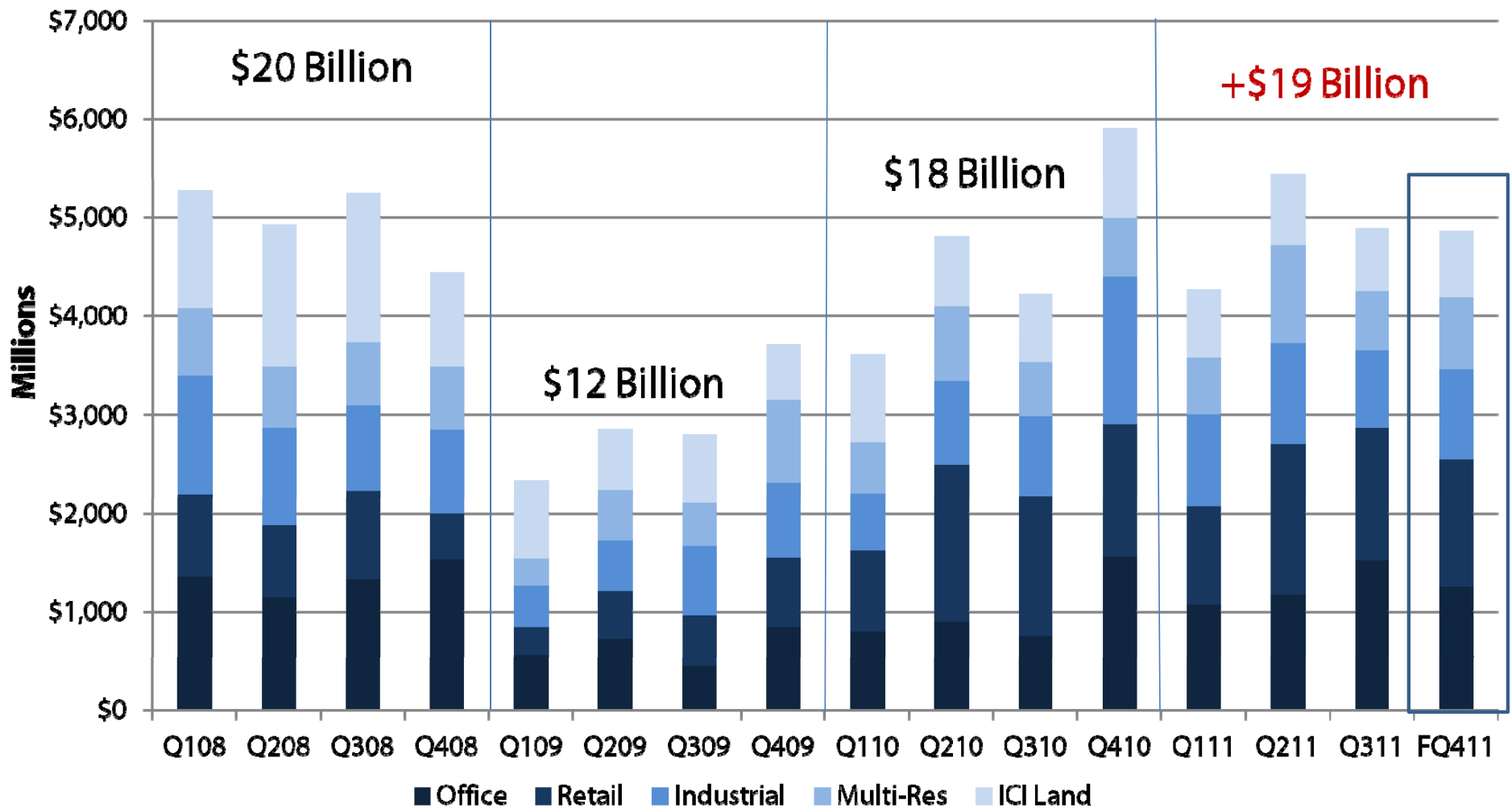


Investment Volume



Investment Monitor

Canada – Investment Volume



Office Monitor

Canada – Office Vacancy Rates

