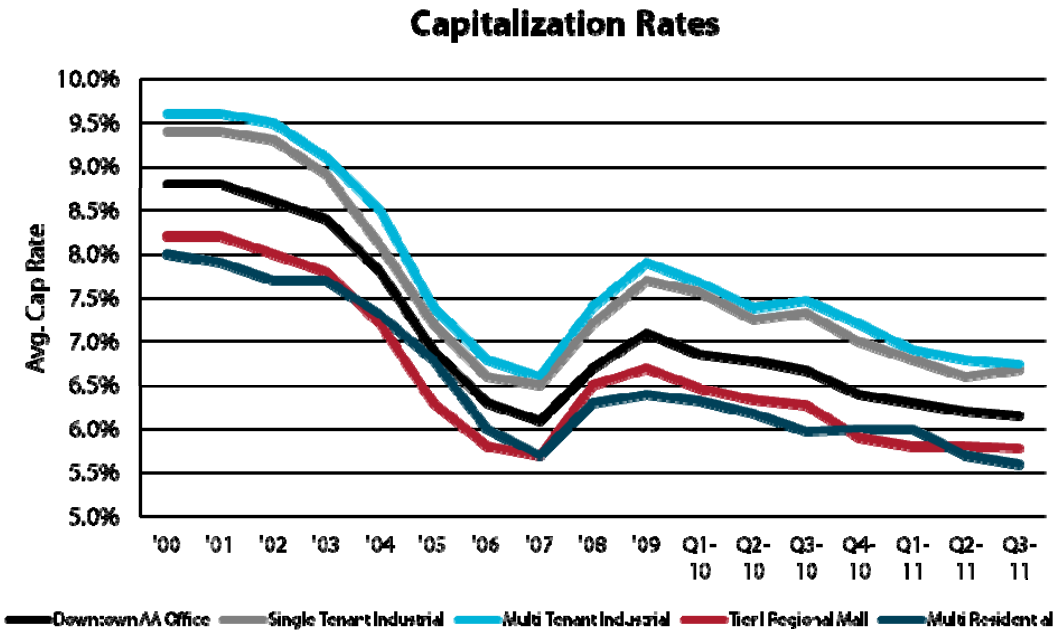
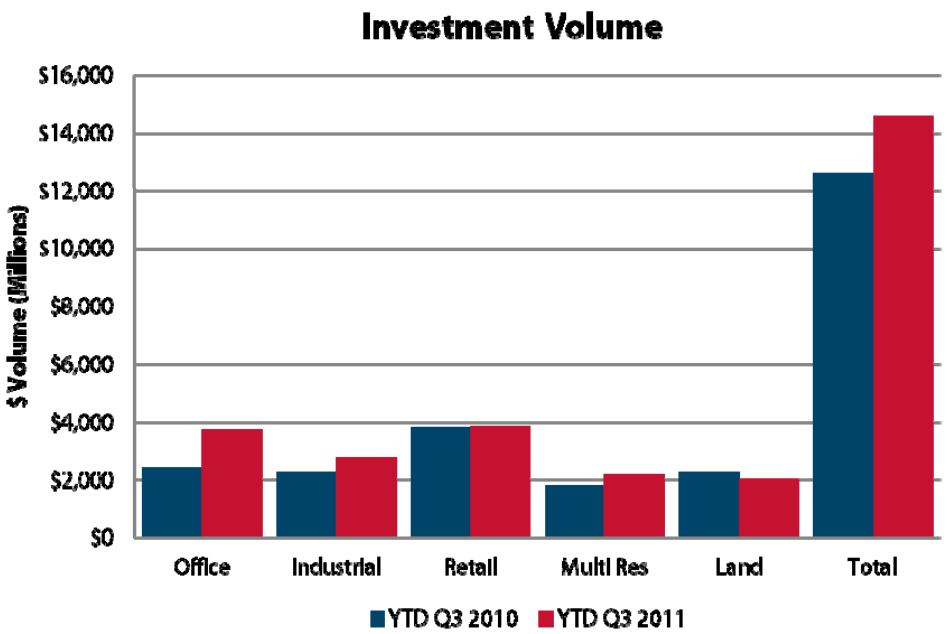
Investment Monitor
Canada

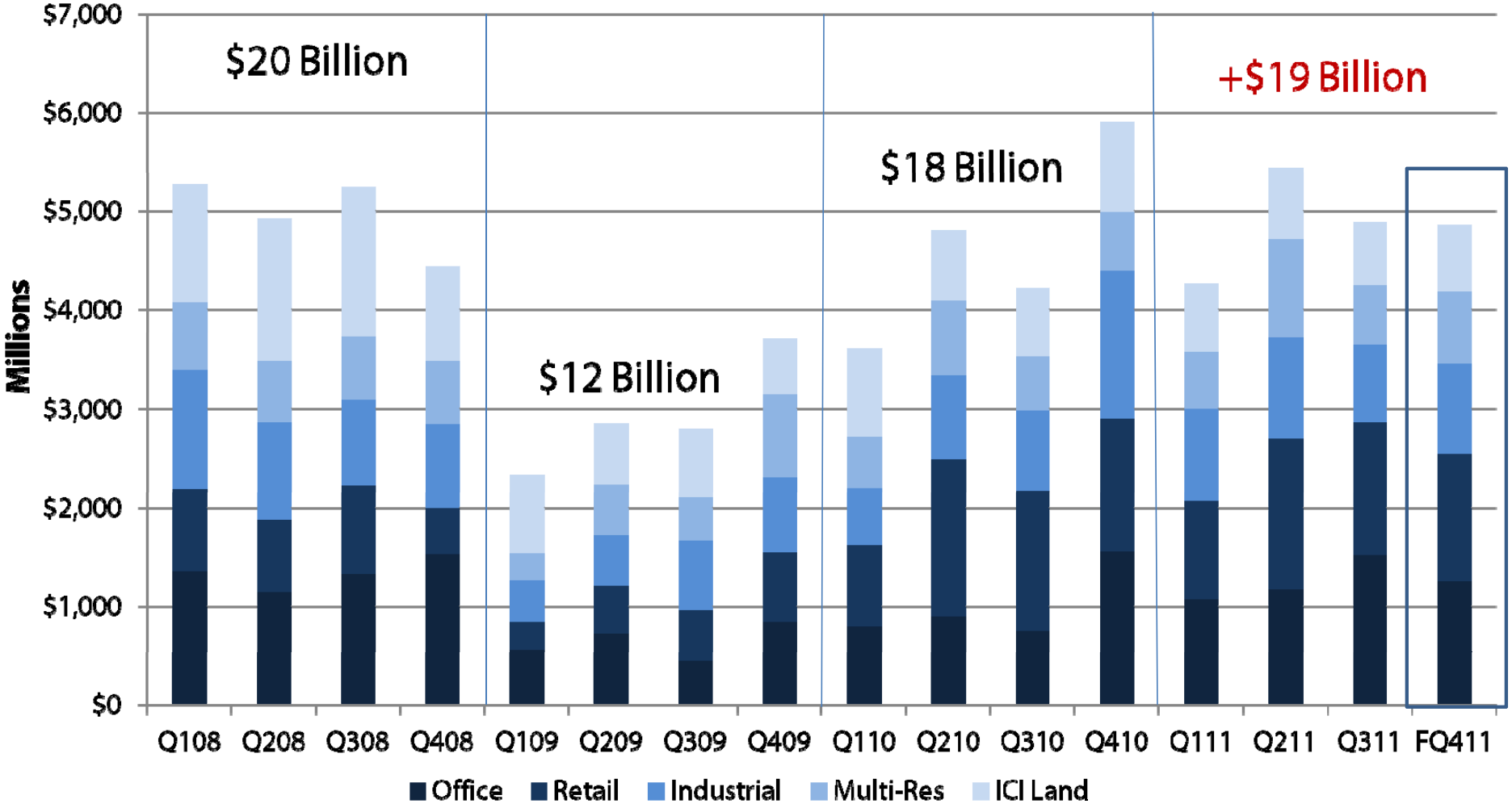
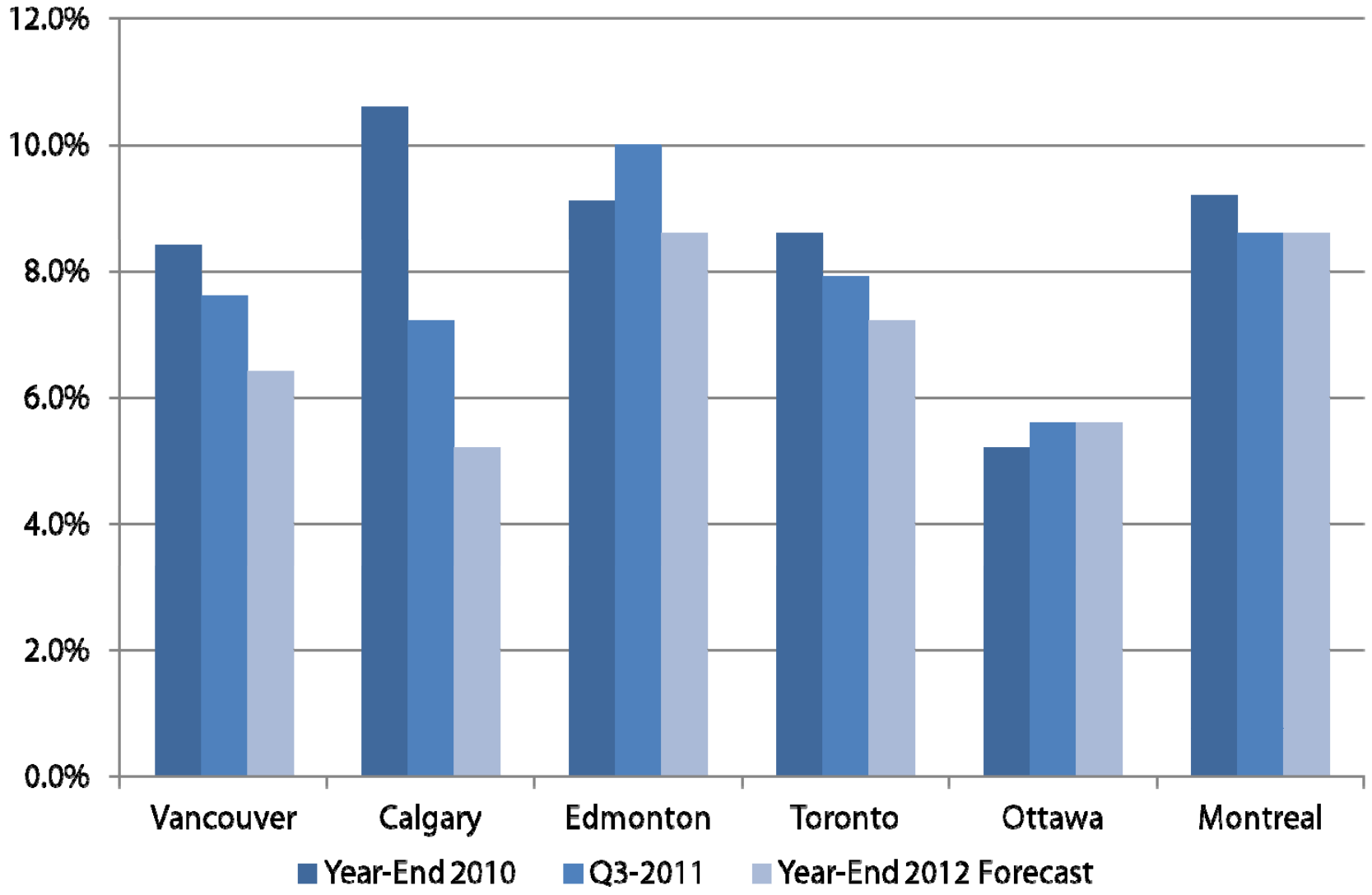
Product Type	Capitalization Rates			Spread to 10-Year Canada Bond Rate		
	Q3-10	Q2-11	Q3-11	Q3-10 (bps)	Q2-11 (bps)	Q3-11 (bps)
Downtown AA Office	**6.7%**	**6.2%**	**6.2%**	**393**	**309**	**396**
Single Tenant Industrial	**7.3%**	**6.6%**	**6.7%**	**459**	**354**	**449**
Multi Tenant Industrial	**7.5%**	**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**





Investment Monitor

Canada – Investment Volume



Canada – Office Vacancy Rates