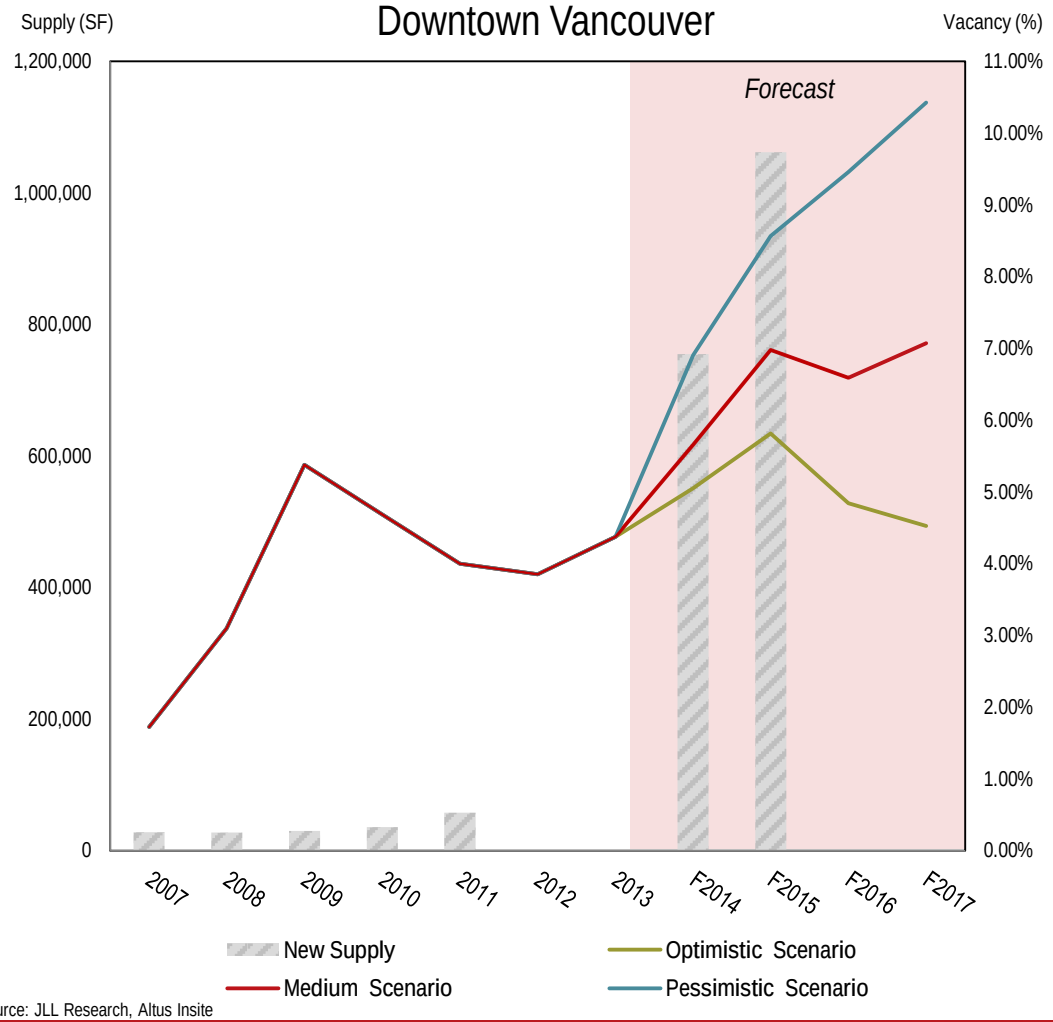
Vancouver

4,044,481 SF Under Construction



Source: JLL Research, Altus Insite

Market Statistics (at Q3 2013)

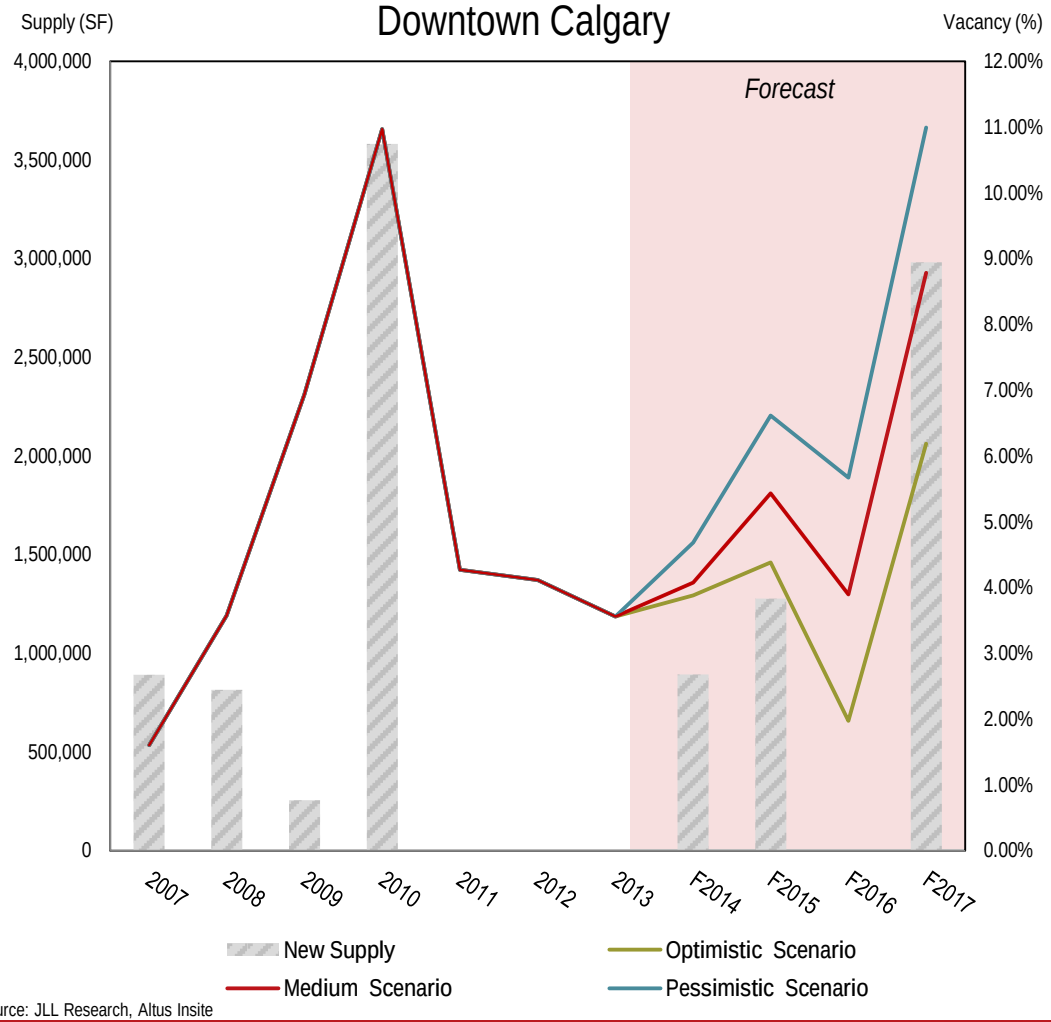
	Market	2012	2013
Vacancy Rate (Overall)	Downtown	3.9%	4.4%
	Suburban	11.2%	10.8%
Rents Class A (NET/GROSS)	Downtown	$30.04 / $48.55	$30.56 / $49.45
	Suburban	$18.63 / $29.00	$18.35 / $28.59
Under Construction (SF)	Downtown	na	1,973,240
	Suburban	na	1,430,887

Recent Transactions

Area	Address	Tenant	Size (SF)
Downtown	520 West Georgia Street	Technology Company	156,000
Downtown	999 West Hastings Street	Intact Insurance	87,800
Downtown	BMO	BMO	86,300

Calgary

7,943,723 SF Under Construction



Source: JLL Research, Altus Insite

Market Statistics (at Q3 2013)

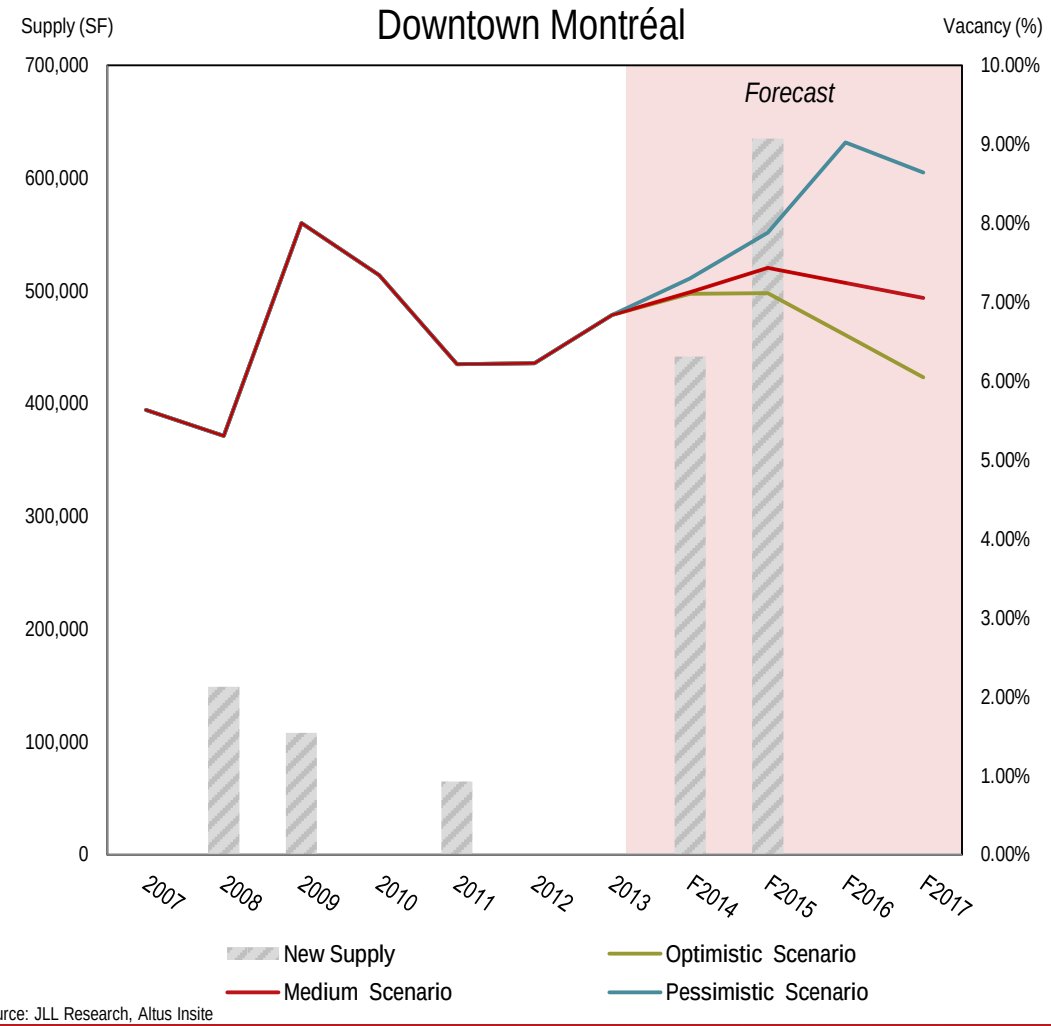
	Market	2012	2013
Vacancy Rate (Overall)	Downtown	4.1%	4.3%
	Suburban	8.1%	12.8%
Rents Class A (NET/GROSS)	Downtown	$40.18 / $59.21	$38.54 / $56.54
	Suburban	$20.67 / $33.49	$22.66 / $36.26
Under Construction (SF)	Downtown	-	5,153,539
	Suburban	-	1,599,506

Recent Transactions

Area	Address	Tenant	Size (SF)
Central Core	225 6th Avenue SW	Cenovus	1,001,500
West Core	707 5th Street SW	Brion Energy	260,400
West Core	620 3rd Avenue SW	MEG Energy Corp.	291,324

Montréal

2,693,890 SF Under Construction



Source: JLL Research, Altus Insite

Market Statistics (at Q3 2013)

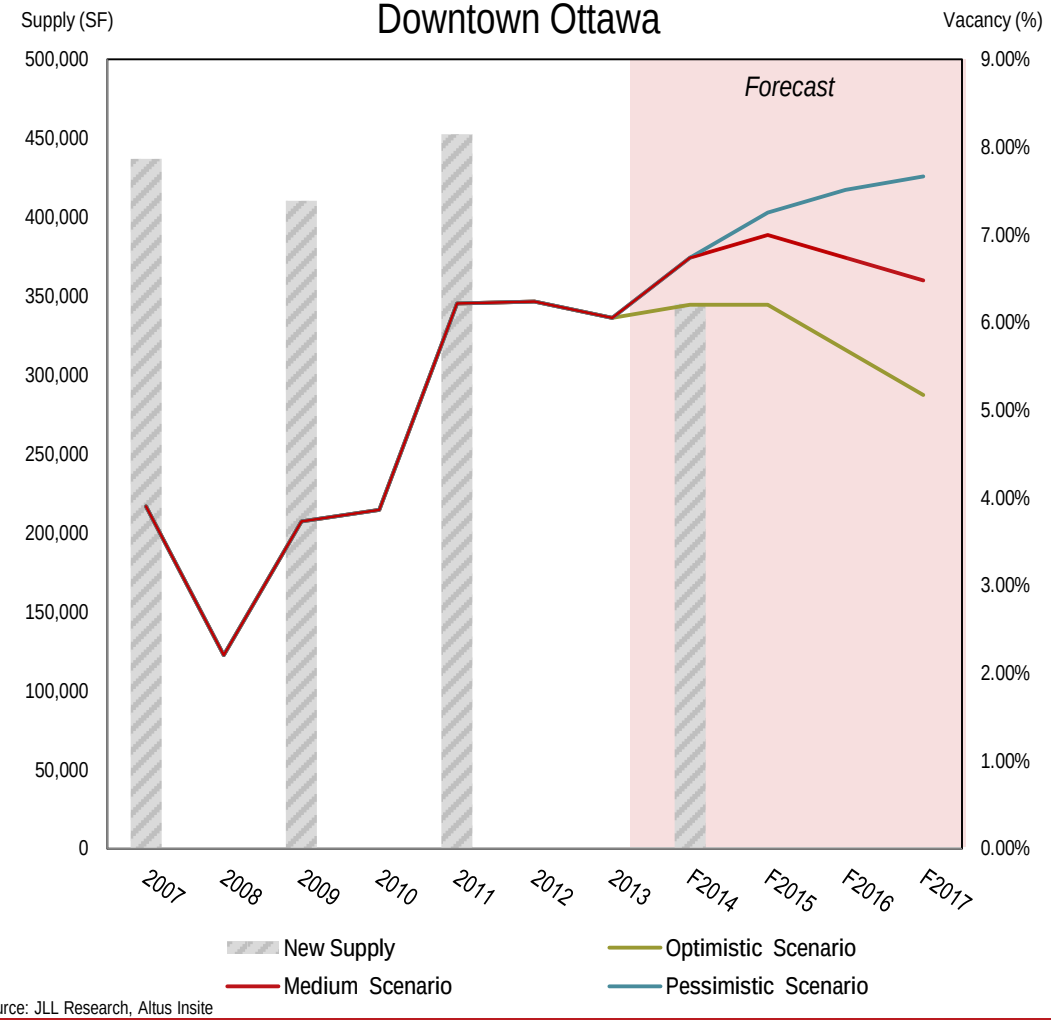
	Market	2012	2013
Vacancy Rate (Overall)	Downtown	6.2%	6.7%
	Suburban	11.8%	13.5%
Rents Class A (NET/GROSS)	Downtown	$25.06 / $40.72	$25.50 / $40.57
	Suburban	$12.22 / $23.17	$17.53 / $27.50
Under Construction (SF)	Downtown	-	1,078,492
	Suburban	-	1,074,972

Recent Transactions

Area	Address	Tenant	Size (SF)
Downtown South	Deloitte Tower	Rio Tinto	188,000
Midtown North	5455 de Gaspé Ave.	Pied Carre, Regroup.	208,400
Downtown West	1350 René-Lévesque Boulevard W.	TD	103,500

Ottawa

1,446,097 SF Under Construction



Source: JLL Research, Altus Insite

Market Statistics (at Q3 2013)

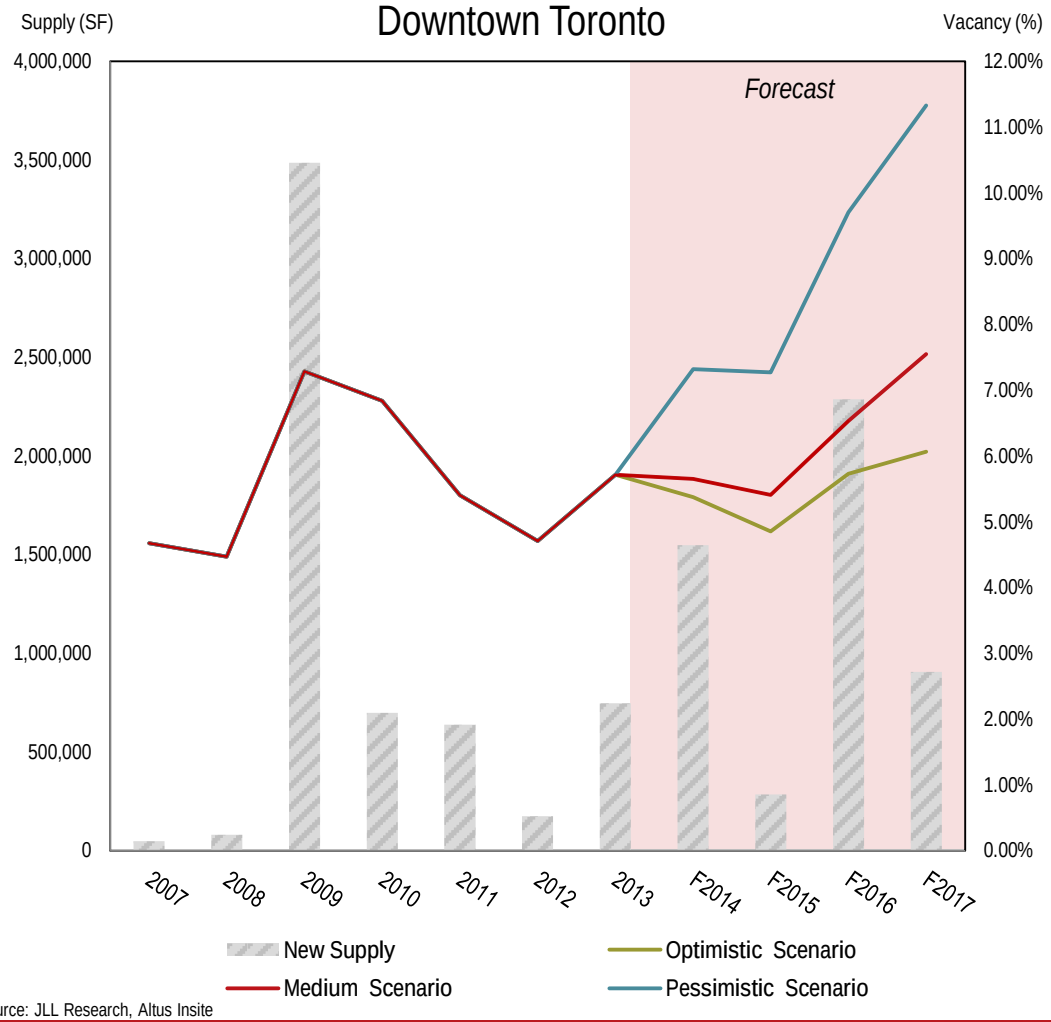
	Market	2012	2013
Vacancy Rate (Overall)	Downtown	6.2%	4.7%
	Suburban	7.4%	7.5%
Rents Class A (NET/GROSS)	Downtown	$24.88 / $48.68	$25.32 / $49.02
	Suburban	$14.50 / $30.12	$15.00 / $32.03
Under Construction (SF)	Downtown	-	930,100
	Suburban	-	515,997

Recent Transactions

Area	Address	Tenant	Size (SF)
Downtown Gatineau	351 Saint-Joseph Blvd.	PWGSC	120,000
Kanata	501 Palladium Dr	Lockheed Martin	153,795
Ottawa East	395 Terminal Ave	CRA	239,712

Toronto

7,969,091 SF Under Construction



Source: JLL Research, Altus Insite

Market Statistics (at Q3 2013)

	Market	2012	2013
Vacancy Rate (Overall)	Downtown	4.7%	5.6%
	Suburban	10.9%	12.1%
Rents Class A (NET/GROSS)	Downtown	$22.48 / $44.77	$23.64 / $46.07
	Suburban	$16.85 / $30.90	$16.55 / $31.10
Under Construction (SF)	Downtown	-	5,793,635
	Suburban	-	2,175,456

Recent Transactions

Area	Address	Tenant	Size (SF)
Downtown East	351 King St. E.	Globe & Mail	130,000
Downtown South	88 Queen's Quay West	Cisco	100,000
Financial Core	100 Adelaide St	TMX	140,000