

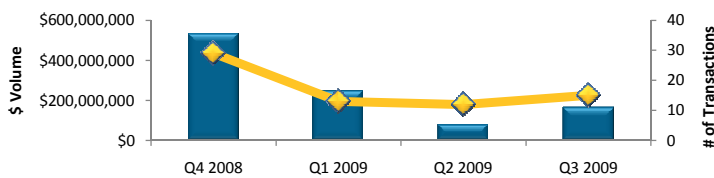
Quarterly Transactions Map



Q3 Transactions Trend

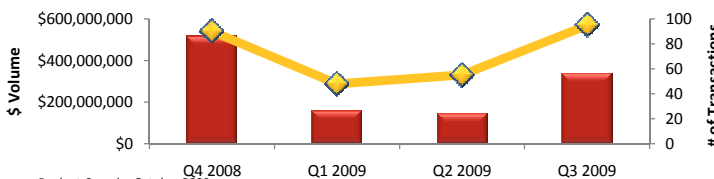
Capitalization Rates by Sector

Office - \$238 per square foot (12 month average)



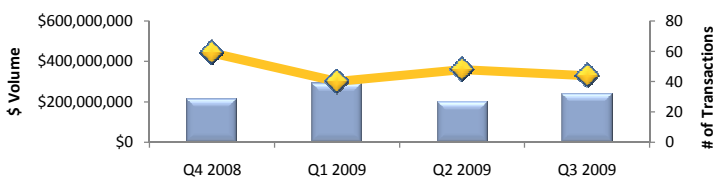
Source: Realnet Canada, October 2009

Industrial - \$95 per square foot (12 month average)



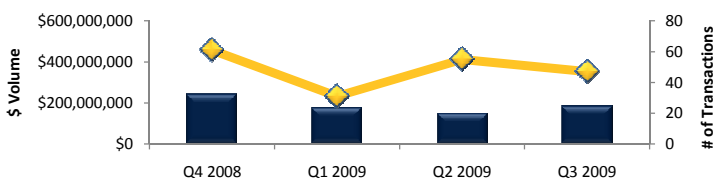
Source: Realnet Canada, October 2009

ICI Land - \$577,620 per acre (12 month average)



Source: Realnet Canada, October 2009

Retail - \$329 per square foot (12 month average)



Source: Realnet Canada, October 2009

Q4 2008 Q1 2009 Q2 2009 Q3 2009

Downtown AA Office	6.60	7.00	7.00	7.00
Single Tenant Industrial	7.20	7.70	7.80	7.90
Food Anchored Retail	7.10	7.70	7.70	7.70
Multi-Residential	5.60	5.85	6.00	6.20

Economic Indicators

Q4 2008 Q1 2009 Q2 2009 Q3 2009

Canadian 10 Year Bond Rate	2.69%	2.96%	3.45%	3.39%
Bank of Canada Prime Rate	3.50%	2.50%	2.25%	2.25%
Exchange Rate (CAD in USD)	\$0.8237	\$0.8129	\$0.8604	\$0.9235
REIT Index (S&P Capped REIT Index)	\$ 81.05	\$ 69.10	\$ 90.83	\$ 109.47
Conventional 5 Year Mortgage	6.75%	5.55%	5.85%	5.85%
Gross Domestic Product (GTA) (in millions)	218,172	214,417	214,871	215,381
Toronto Employment	2,924,885	2,900,917	2,873,855	2,880,146
Consumer Price Index (Year over Year Change)	1.2% Higher	1.2% Higher	0.3% Lower	0.9% Lower

*Sources: Colliers International, Conference Board of Canada, Bank of Canada, Google Finance, Statistics Canada, October 2009

Market Commentary for Q3 2009

- The Greater Toronto Area real estate investment market experienced some strong growth in the dollar volume of transactions in Q3 2009, with number of transactions following the trend upwards.
- Capitalization rates continue to move slowly higher as the era of cap rate compression which has lasted since 2000 appears to be at an end.
- The Canadian CMBS market has plateaued at \$81.383 Billion (CAD), rising only 0.47% year to date according to RealPac's latest report.
- After a 2 year hiatus, the risk-premium inherent in investing in real estate has begun to return to the commercial market, a function of both the decompressing cap rates and falling bond yields.
- Investments in commercial property in the Greater Toronto Area increased by 46 per cent in the third quarter over the second quarter, to \$1.31-billion, while the number of transactions increased by 20 per cent. "This is a statistical sign of a recovery, even if it's not a full-blown recovery," said RealNet president George Carras, adding that sales are still only half of what they were going into the recession. "You can't call a bottom until it's passed, but this data is positive and very factual - it's real, hard evidence, and not anecdotal comments." (Globe & Mail, Sunday October 18th, 2009)

Top 10 transactions by price & asset class

Office								
Address	Date	City	Size	Price	Price/Sq. Ft.	Cap Rate	Purchaser	Vendor
Commerce West	9/1/2009	Etobicoke	441,693	\$82,250,000	\$187	8.60%	Whiterock REIT	TransGlobe
McMurtry-Scott Building	9/1/2009	Toronto	221,950	\$25,400,000	\$229	8.30%	Dundee REIT	H & R REIT
110 Yonge Street	7/31/2009	Toronto	150,323	\$21,750,000	\$289	8.00%	Bayfield Realty Advisors	CREIT
2121 Argentinia Road	9/10/2009	Mississauga	61,185	\$9,900,000	\$162	8.40%	Almad Investments	GE Capital
2355 Skymark Avenue	7/30/2009	Mississauga	30,100	\$4,650,000	\$155	8.50%	2355 Skymark Ltd	GE Capital
15 Duncan Street	9/24/2009	Toronto	21,129	\$4,425,000	\$209	5.90%	Northern Lights Television	Private Individual
185 Sheppard Avenue West	9/15/2009	North York	16,013	\$4,250,000	\$265		Gov't of Trinidad and Tobago	Natie Maister Investments Ltd
110 Lombard Street	9/10/2009	Toronto	13,823	\$2,600,000	\$188		Rose and Thistle Group	Gilda's Club Greater Toronto
65 Sunray Street	7/10/2009	Whitby	25,613	\$2,125,000	\$83		2041390 Ontario Inc	Wood Johnson Holdings Ltd
6450 Kitimat Road	7/2/2009	Mississauga	10,000	\$2,025,000	\$203		Cobalt Pharmaceuticals Inc	Kirayne Investments Ltd

Industrial								
Address	Date	City	Size	Price	Price/Sq. Ft.	Cap Rate	Purchaser	Vendor
2701 High Point Drive	7/23/2009	Milton	572,192	\$51,000,000	\$89	7.90%	Redcliff Realty Management	Sobeys Capital Inc
75 Frontenac Drive	8/4/2009	Markham	246,469	\$17,000,000	\$69		Hyundai Auto Canada Corp.	H & R REIT
5675 Kennedy Road	7/31/2009	Mississauga	325,850	\$13,230,080	\$41		Sapa Canada Inc	Ontario Superior Court of Justice
6435 & 6451 Northwest Drive	9/30/2009	Mississauga	395,781	\$12,500,000	\$32		Flynn Equipment Rentals Ltd	Kuehne + Nagel Ltd.
6660 Financial Drive	7/16/2009	Mississauga	164,236	\$11,800,000	\$72	8.00%	6660FD Property Ltd (ICBC)	H & R REIT
100 Parkshore Drive	7/30/2009	Brampton	132,000	\$11,742,500	\$86		Canadian Blood Services	2049669 Ontario Inc
105 Commander Boulevard	8/27/2009	Scarborough	188,045	\$7,900,000	\$42		Grain Process Enterprises	Sreit (ING Real Estate)
145 Fenmar Drive	8/28/2009	North York	33,050	\$7,900,000	\$239		Grundel Investments Inc	Via Enterprises Inc
22 Strathearn Avenue	9/30/2009	Brampton	53,200	\$6,260,000	\$118		Advance Steeles Ltd	1015719 Ontario Ltd
520 Abilene Drive	9/2/2009	Mississauga	93,650	\$6,050,000	\$65		O.K. Tire Stores Inc	R.M.P. Athletic Locker Ltd

Retail								
Address	Date	City	Size	Price	Price/Sq. Ft.	Cap Rate	Purchaser	Vendor
Armada Square	8/19/2009	Markham	142,886	\$32,380,000	\$227	7.70%	Redcliff Realty Advisors Inc	GWL Realty Advisors
8260 & 8300 Highway No. 27	9/10/2009	Vaughan	262,000	\$22,103,125	\$123		RioCan REIT	Strathallen Capital
Harbourview Plaza	7/23/2009	Oakville	34,850	\$7,625,000	\$219		Supertrin Properties Inc	Wilmslow Properties Corp
735-741 Queen Street West	7/27/2009	Toronto	14,456	\$7,250,000	\$502	6.80%	Hearthstone Properties	Wilmslow Properties Corp
6341 Mississauga Road	7/31/2009	Mississauga	153,379	\$7,000,000	\$46		Coptic Orthodox Patriarchate	BCIMC
4401 - 4451 Highway No. 7	7/15/2009	Vaughan	20,613	\$6,725,000	\$326		Vincal Holdings	GE Capital Canada
283 Spadina Avenue	8/24/2009	Toronto	19,877	\$6,710,000	\$338	4.50%	2212499 Ontario Inc	Hong Fai Developments Ltd
105 Thistle Down Boulevard	8/27/2009	Etobicoke	37,900	\$6,370,000	\$168		Toronto Catholic DSB	Toronto District School Board
1936 McCowan Road	8/19/2009	Scarborough	22,550	\$5,560,000	\$247		2209543 Ontario Inc	Ho-Winner Limited
700 Woodward Avenue	9/30/2009	Milton	24,550	\$5,012,710	\$204		Conseil Scolaire	Halton Catholic District School Board

Multi-Family Residential								
Address	Date	City	Units	Price	Price/Unit	Cap Rate	Purchaser	Vendor
1785 Bloor Street East	8/20/2009	Mississauga	76	\$7,925,000	\$104,276	6.80%	Wyndham Place Holdings	TransGlobe
5294 Dundas Street West	8/21/2009	Etobicoke	44	\$3,600,000	\$81,818		Six Points Suites Inc	Private Individual
1375 Midland Avenue	9/1/2009	Scarborough	144	\$9,250,000	\$64,236	7.70%	1804130 Ontario Ltd	Braver Enterprises Inc
1600 Bathurst Street	8/31/2009	York	35	\$2,300,000	\$65,714		Astroid Management	Private Individual
1275 Elgin Street	8/31/2009	Burlington	198	\$17,500,000	\$89,394	6.50%	Park Property Management	Skycrest Developments
28 Wasdale Crescent	9/15/2009	North York	11	\$1,140,000	\$103,636		2215167 Ontario Inc	Private Individual
2515 Bathurst Street	9/24/2009	Toronto	115	\$15,350,000	\$133,478		The Howard Property Co.	TransGlobe
1175 Broadview Avenue	9/24/2009	East York	131	\$5,269,789	\$40,227		Marbrook Investments	Private Individual
444 Kerr Street	9/30/2009	Oakville	40	\$4,000,000	\$100,000		Timber Creek Asset Mgmt	TransGlobe
1535 & 1545 Birchmount Road	9/30/2009	Scarborough	74	\$4,884,000	\$66,000		1535 Birchmount Inc.	Birchwell Investments

ICI Land								
Address	Date	City	Acres	Price	Price/Acre	PSF-Build	Land Use	Purchaser
Major Mackenzie Drive	8/20/2009	Vaughan	86.834	\$59,450,000	\$684,640	\$99.00	Institutional	The City of Vaughan
1471 Harmony Road North	9/10/2009	Oshawa	61.631	\$35,937,232	\$583,103		Retail	Wal-Mart Canada
Highway No. 2	9/23/2009	Clarington	29.311	\$21,461,296	\$732,193		Retail	SmartCentres Inc
Dupont Street	7/23/2009	Toronto		\$9,500,000			Infrastructure	Metrolinx
Lord Melbourne Street	9/9/2009	Markham	13.987	\$8,979,000	\$641,953			Kapp Construction
Fourth Line	8/28/2009	Milton	16.526	\$8,925,000	\$540,058		Institutional	Halton District School Board
3200 Rutherford Road	7/15/2009	Vaughan	9.837	\$8,650,000	\$879,333	\$78.00	Retail	Girona Financial Group Inc
1760 Sixteenth Sideroad	8/11/2009	King	53.246	\$7,700,000	\$144,612			REA Holdings Inc
13700 Dufferin Street	7/23/2009	King	57.120	\$6,150,000	\$107,668		Agricultural	Charles Baker Advertising
Yonge Street	8/10/2009	Richmond Hill	4.553	\$4,553,000	\$1,000,000		Retail	1787858 Ontario Limited

*Source: Colliers International & Realnet Canada Inc. - October, 2009