

TORONTO CENTRAL OFFICE SUMMARY
3rd Quarter 2012

OFFICE NODES	NO. OF BLDGS.	TOTAL INVENTORY	DIRECT	VACANCY		PERCENT	% vacancy that is sublease	Current Qtr Completions	YTD Completions	Under Construction	Current Quarter ABSORPTION	ABSORPTION		Avg. Wgt. Asking Net Rental Rate	Avg. Wgt. Taxes & Op.	Avg. Wgt. Gr. Rental Rate
				SUBLEASE	Vacant Space							ABSORPTION YTD	ABSORPTION RATE			
Financial Core																
A	32	20,407,382	919,844	135,402	1,055,246	5.2%	12.8%	0	0	980,000	3,538	-4,190	0.0%	\$30.39	\$30.68	\$61.07
B	22	3,531,206	126,365	17,529	143,894	4.1%	12.2%	0	0	0	35,812	2,204	1.0%	\$23.82	\$21.73	\$45.55
C	11	745,340	57,819	8,476	66,295	8.9%	12.8%	0	0	0	30,070	20,671	3.6%	\$22.04	\$20.67	\$42.71
	65	24,683,928	1,104,028	161,407	1,265,435	5.1%	12.8%	0	0	980,000	69,420	18,685	0.3%	\$29.18	\$29.10	\$58.28
Greater Core																
A	27	12,482,734	503,429	67,185	570,614	4.6%	11.8%	0	0	0	-4,857	-154,020	0.0%	\$23.36	\$23.75	\$47.11
B	45	4,822,940	144,941	68,171	213,112	4.4%	32.0%	0	0	0	-10,791	-1,691	-0.2%	\$20.32	\$19.56	\$39.88
C	21	1,465,237	85,472	17,585	103,057	7.0%	17.1%	0	0	0	-6,302	-8,547	-0.4%	\$17.67	\$16.25	\$33.92
	93	18,770,911	733,842	152,941	886,783	4.7%	17.2%	0	0	0	-21,950	-164,258	-0.1%	\$22.03	\$21.97	\$44.00
Downtown South																
A	7	3,040,333	10,912	40,443	51,355	1.7%	78.8%	0	0	1,596,000	51,424	79,577	1.7%	\$30.03	\$22.68	\$52.71
B	2	816,080	26,955	0	26,955	3.3%	0.0%	0	0	0	-3,782	-7,437	-0.5%	\$19.45	\$18.88	\$38.33
C	3	118,752	6,174	1,603	7,777	6.5%	20.6%	0	0	0	930	-3,671	0.8%	\$21.24	\$11.00	\$32.24
RC	1	112,000	0	56,840	56,840	50.8%	100.0%	0	0	0	0	0	0.0%	\$0.00	\$0.00	\$0.00
	13	4,087,165	44,041	98,886	142,927	3.5%	69.2%	0	0	1,596,000	48,572	68,469	43.4%	\$21.53	\$18.31	\$39.83
Downtown North																
A	8	3,770,748	52,074	0	52,074	1.4%	0.0%	0	0	780,000	-2,538	-39,028	-0.1%	\$19.05	\$19.52	\$38.57
B	16	2,742,528	82,430	40,696	123,126	4.5%	33.1%	0	0	0	-25,420	-7,987	-0.9%	\$17.50	\$19.85	\$37.35
C	6	319,285	0	0	0	0.0%	#DIV/0!	0	0	0	0	0	0.0%	\$0.00	\$0.00	\$0.00
	30	6,832,561	134,504	40,696	175,200	2.6%	23.2%	0	0	780,000	-27,958	-47,015	-0.4%	\$18.10	\$19.72	\$37.82
Downtown East																
A	1	125,224	0	0	0	0.0%	#DIV/0!	0	0	0	0	15,650	0.0%	\$0.00	\$0.00	\$0.00
B	5	413,440	2,121	0	2,121	0.5%	0.0%	0	0	0	8,332	8,332	2.0%	\$17.00	\$19.80	\$36.80
RC	35	2,130,695	110,673	25,550	136,223	6.4%	18.8%	0	0	0	-3,314	-24,408	-0.2%	\$16.40	\$15.38	\$31.78
	41	2,669,359	112,794	25,550	138,344	5.2%	18.5%	0	0	0	5,018	-426	0.2%	\$16.42	\$15.49	\$31.91
Downtown West																
A	7	1,076,949	83,407	0	83,407	7.7%	0.0%	0	0	430,000	-71,562	-72,436	-6.6%	\$20.92	\$17.01	\$37.93
B	15	1,970,396	135,600	102,938	238,538	12.1%	43.2%	0	0	0	27,864	12,656	1.4%	\$18.26	\$13.45	\$31.71
C	4	327,132	0	0	0	0.0%	#DIV/0!	0	0	0	0	0	0.0%	\$0.00	\$0.00	\$0.00
RC	94	5,823,454	258,356	31,729	290,085	5.0%	10.9%	0	0	0	-78,776	41,117	-1.4%	\$18.75	\$10.70	\$29.45
	120	9,197,931	477,363	134,667	612,030	6.7%	22.0%	0	0	430,000	-122,474	-18,663	-1.3%	\$19.22	\$13.61	\$32.83
Bloor / Yonge																
A	18	4,811,985	104,367	90,284	194,651	4.6%	46.4%	0	0	0	-50,699	-34	-1.1%	\$20.97	\$20.12	\$41.09
B	29	2,299,119	97,268	32,344	129,612	5.6%	25.0%	0	0	0	44,815	96,425	1.9%	\$14.97	\$17.41	\$32.38
C	11	456,600	73,088	0	73,088	16.0%	0.0%	0	0	0	-26,510	-22,170	-5.9%	\$15.19	\$17.08	\$32.27
	58	7,567,704	274,723	122,628	397,351	5.3%	30.9%	0	0	0	-32,394	74,221	-0.4%	\$16.92	\$18.16	\$35.08
St. Clair / Yonge																
A	10	1,608,398	125,129	43,324	168,453	10.5%	25.7%	0	0	0	-6,396	-54,452	-0.4%	\$18.78	\$21.71	\$40.49
B	4	418,695	15,432	4,153	19,585	4.7%	21.2%	0	0	0	15,979	33,235	3.8%	\$13.72	\$17.57	\$31.29
C	3	91,800	0	0	0	0.0%	#DIV/0!	0	0	0	0	0	0.0%	\$0.00	\$0.00	\$0.00
	17	2,118,893	140,561	47,477	188,038	8.9%	25.2%	0	0	0	9,583	-21,217	0.5%	\$18.24	\$21.27	\$39.51
Eglinton / Yonge																
A	16	2,796,683	181,206	61,247	242,453	8.7%	25.3%	0	0	0	-6,206	-45,806	-0.2%	\$15.96	\$20.01	\$35.97
B	26	1,801,341	168,573	0	168,573	9.4%	0.0%	0	0	0	22,884	-39,843	1.3%	\$14.21	\$15.85	\$30.06
C	14	475,088	53,412	2,136	55,548	11.7%	3.8%	0	0	0	-2	-14,093	0.0%	\$12.66	\$15.46	\$28.12
	56	5,073,112	403,191	63,383	466,574	9.2%	13.6%	0	0	0	16,676	-99,742	0.3%	\$15.07	\$18.01	\$33.09
Central Area Total																
A	126	50,120,436	1,980,368	437,885	2,418,253	4.8%	18.1%	0	0	3,786,000	-87,296	-274,739	-0.2%	\$25.42	\$26.03	\$51.45
B	164	18,815,745	799,685	265,831	1,065,516	5.7%	24.9%	0	0	0	115,693	95,894	0.6%	\$18.23	\$18.02	\$36.25
C	73	3,999,234	275,965	29,800	305,765	7.6%	9.7%	0	0	0	-1,814	-27,810	0.0%	\$17.87	\$17.43	\$35.29
RC	130	8,066,149	369,029	114,119	483,148	6.0%	23.6%	0	0	0	-82,090	16,709	-1.0%	\$17.64	\$12.92	\$30.55
	493	81,001,564	3,425,047	847,635	4,272,682	5.3%	19.8%	0	0	3,786,000	-55,507	-189,946	-0.1%	\$22.66	\$22.68	\$45.33

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TORONTO WEST OFFICE SUMMARY
3rd Quarter 2012

OFFICE NODES	NO. OF BLDGS.	TOTAL INVENTORY	DIRECT	VACANCY		PERCENT	% vacancy that is sublease	Current Qtr Completions	YTD Completions	Under Construction	Current Quarter ABSORPTION	ABSORPTION YTD	ABSORPTION RATE	Avg. Wgt. Asking Net Rental Rate	Avg. Wgt. Taxes & Op.	Avg. Wgt. Gr. Rental Rate	
				SUBLEASE	Vacant Space												
Bloor/Islington	A	5	1,054,633	134,202	6,206	140,408	13.3%	4.4%	0	0	0	13,753	23,122	1.3%	\$17.51	\$20.80	\$38.31
	B	3	281,225	90,741	9,086	99,827	35.5%	9.1%	0	0	0	2,746	10,839	1.0%	\$15.57	\$12.31	\$27.88
	C	5	207,621	7,759	0	7,759	3.7%	0.0%	0	0	0	463	873	0.2%	\$13.30	\$17.63	\$30.93
		13	1,543,479	232,702	15,292	247,994	16.1%	6.2%	0	0	0	16,962	34,834	1.1%	\$16.48	\$16.87	\$33.35
427 Corridor	A	6	1,186,718	27,565	21,292	48,857	4.1%	43.6%	0	0	0	-16,568	-3,222	-1.4%	\$14.35	\$16.09	\$30.44
	B	7	476,811	38,256	6,578	44,834	9.4%	14.7%	0	0	0	11,355	-924	2.4%	\$13.09	\$16.10	\$29.19
	C	9	538,177	89,540	700	90,240	16.8%	0.8%	0	0	0	-3,654	2,319	-0.7%	\$11.19	\$13.93	\$25.12
		22	2,201,706	155,361	28,570	183,931	8.4%	15.5%	0	0	0	-8,867	-1,827	-0.4%	\$12.15	\$14.81	\$26.96
Airport Strip	A	6	887,067	87,401	25,469	112,870	12.7%	22.6%	0	0	0	-72,293	-48,311	-8.0%	\$16.01	\$15.11	\$31.12
	B	22	1,471,906	367,482	24,739	392,221	26.6%	6.3%	0	0	80,950	-24,853	-1.7%	\$11.70	\$12.33	\$24.03	
	C	14	682,607	107,659	112,344	220,003	32.2%	51.1%	0	0	0	17,083	-12,966	2.5%	\$9.60	\$10.82	\$20.42
		42	3,041,580	562,542	162,552	725,094	23.8%	22.4%	0	0	80,950	-80,063	-2.6%	\$12.08	\$12.53	\$24.61	
Airport Corporate Centre	A	23	2,518,141	273,615	44,477	318,092	12.6%	14.0%	0	0	0	-3,861	101,274	-0.2%	\$16.46	\$14.12	\$30.58
	B	30	2,007,397	242,186	95,214	337,400	16.8%	28.2%	0	0	0	-24,962	-10,569	-1.3%	\$13.60	\$10.23	\$23.83
	C	13	662,727	44,528	0	44,528	6.7%	0.0%	0	0	0	-6,926	3,228	-1.0%	\$10.65	\$12.31	\$22.96
		66	5,188,265	560,329	139,691	700,020	13.5%	20.0%	0	0	0	-35,749	93,933	-0.7%	\$14.75	\$12.30	\$27.05
Mississauga South	A	6	594,000	10,000	0	10,000	1.7%	0.0%	0	0	0	6,475	7,736	1.1%	\$0.00	\$0.00	\$0.00
	B	6	322,480	29,293	0	29,293	9.1%	0.0%	0	0	0	2,113	9,939	0.7%	\$12.00	\$10.00	\$22.00
	C	15	966,627	73,312	0	73,312	7.6%	0.0%	0	0	0	-7,082	9,222	-0.7%	\$9.90	\$11.32	\$21.22
		27	1,883,107	112,605	0	112,605	6.0%	0.0%	0	0	0	1,506	26,897	0.1%	\$10.66	\$11.84	\$21.50
City Centre	A	12	2,876,244	307,853	50,862	358,715	12.5%	14.2%	0	0	60,000	-29,806	-33,710	-1.0%	\$17.98	\$16.88	\$34.86
	B	7	847,904	108,579	25,970	134,549	15.9%	19.3%	0	0	0	-7,500	14,793	-0.9%	\$15.07	\$15.39	\$30.46
	C	19	3,724,148	416,432	76,832	493,264	13.2%	15.6%	0	0	60,000	-37,306	-18,917	-1.0%	\$17.22	\$16.49	\$33.71
Hwy 10/Hwy 401	A	12	2,007,903	109,731	117,790	227,521	11.3%	51.8%	0	0	36,199	10,608	-45,454	0.5%	\$13.52	\$12.72	\$26.24
	B	18	1,183,234	172,224	38,580	210,804	17.8%	18.3%	0	0	0	-3,435	-92,358	-0.3%	\$13.39	\$10.80	\$24.19
	C	15	621,939	76,541	0	76,541	12.3%	0.0%	0	0	0	10,943	21,310	1.8%	\$9.64	\$9.82	\$19.46
		45	3,813,076	358,496	156,370	514,866	13.5%	30.4%	0	0	36,199	18,116	-116,502	0.5%	\$12.93	\$11.31	\$24.24
Meadowvale	A	17	1,941,935	175,863	16,964	192,827	9.9%	8.8%	125,000	375,000	95,868	188,780	527,647	10.4%	\$19.31	\$13.52	\$32.83
	B	26	1,935,191	216,320	17,207	233,527	12.1%	7.4%	0	0	0	-69,456	-32,681	-3.6%	\$15.07	\$12.41	\$27.48
	C	4	233,483	20,126	2,196	22,322	9.6%	9.8%	0	0	0	-3,824	-13,430	-1.6%	\$13.00	\$12.66	\$25.66
		47	4,110,609	412,309	36,367	448,676	10.9%	8.1%	125,000	375,000	95,868	115,500	481,536	2.9%	\$17.11	\$12.99	\$30.10
Brampton	A	10	572,233	202,277	16,454	218,731	38.2%	7.5%	0	0	78,000	-19,948	-26,120	-3.5%	\$16.70	\$11.82	\$28.52
	B	11	647,080	107,614	58,004	165,618	25.6%	35.0%	0	0	0	-7,827	-64,724	-1.2%	\$13.40	\$11.26	\$24.66
	C	21	1,219,313	309,891	74,458	384,349	31.5%	19.4%	0	0	78,000	-27,775	-90,844	-2.3%	\$16.26	\$11.74	\$28.00
Oakville	A	16	1,379,434	220,716	3,815	224,531	16.3%	1.7%	0	0	230,000	-110,303	4,438	-8.2%	\$18.27	\$11.62	\$29.89
	B	22	1,013,658	273,843	0	273,843	27.0%	0.0%	0	122,895	0	-6,874	-32,070	-0.7%	\$17.63	\$9.08	\$26.71
	C	4	195,394	2,336	0	2,336	1.2%	0.0%	0	0	0	-319	-1,001	-0.2%	\$0.00	\$0.00	\$0.00
		42	2,588,486	496,895	3,815	500,710	19.3%	0.8%	0	122,895	230,000	-117,496	-28,633	-4.6%	\$17.92	\$10.22	\$28.14
Burlington	A	14	1,393,744	176,112	30,022	206,134	14.8%	14.6%	0	0	0	-22,970	39,320	-1.6%	\$16.11	\$11.86	\$27.97
	B	25	1,211,436	67,187	6,585	73,772	6.1%	8.9%	0	0	60,000	2,818	46,162	0.2%	\$13.55	\$9.67	\$23.22
	C	11	541,425	13,755	0	13,755	2.5%	0.0%	0	0	0	4,388	14,736	0.8%	\$14.00	\$8.00	\$22.00
		50	3,146,605	257,054	36,607	293,661	9.3%	12.5%	0	0	60,000	-15,764	100,218	-0.5%	\$15.30	\$11.11	\$26.41
West Suburban Total	A	127	16,412,052	1,725,335	333,351	2,058,686	12.5%	16.2%	125,000	375,000	500,067	-56,133	546,720	-0.3%	\$17.14	\$14.21	\$31.35
	B	177	11,398,322	1,713,725	281,963	1,995,688	17.5%	14.1%	0	122,895	140,950	-125,875	-187,184	-1.1%	\$14.45	\$11.34	\$25.79
	C	90	4,650,000	435,556	115,240	550,796	11.8%	20.9%	0	0	0	11,072	24,291	0.2%	\$10.47	\$11.91	\$22.37
		394	32,460,374	3,874,616	730,554	4,605,170	14.2%	15.9%	125,000	497,895	641,017	-170,936	383,827	-0.5%	\$15.30	\$12.78	\$28.08

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TORONTO EAST OFFICE SUMMARY
3rd Quarter 2012

OFFICE NODES	NO. OF BLDGS.	TOTAL INVENTORY	DIRECT	VACANCY		PERCENT	% vacancy that is sublease	Current Qtr Completions	YTD Completions	Under Construction	Current Quarter ABSORPTION	ABSORPTION YTD	ABSORPTION RATE	Avg. Wgt. Asking Net Rental Rate	Avg. Wgt. Taxes & Op.	Avg. Wgt. Gr. Rental Rate	
				SUBLEASE	Vacant Space												
Scarborough	A	7	1,709,097	198,029	110,600	308,629	18.1%	35.8%	0	0	0	21,695	-34,258	1.3%	\$14.65	\$17.42	\$32.07
	B	22	1,762,208	195,407	26,881	222,288	12.6%	12.1%	0	0	0	-52,146	-103,269	-3.0%	\$11.46	\$13.19	\$24.65
	C	5	138,103	0	0	0	0.0%	0.0%	0	0	0	0	0	0.0%	\$0.00	\$0.00	\$0.00
		34	3,609,408	393,436	137,481	530,917	14.7%	25.9%	0	0	0	-30,451	-137,527	-0.8%	\$13.09	\$15.35	\$28.44
Markham N./R. Hill	A	37	4,677,173	355,127	238,140	593,267	12.7%	40.1%	0	0	66,720	-20,685	8,539	-0.4%	\$17.59	\$13.60	\$31.19
	B	31	1,805,476	162,324	0	162,324	9.0%	0.0%	0	0	0	58,674	44,030	3.2%	\$13.90	\$11.81	\$25.71
	C	19	888,234	42,649	1,603	44,252	5.0%	3.6%	0	0	0	-8,117	-5,183	-0.9%	\$10.55	\$12.97	\$21.52
		87	7,370,883	560,100	239,743	799,843	10.9%	30.0%	0	0	66,720	29,872	47,386	0.4%	\$16.05	\$12.90	\$28.94
Steeles/Woodbine	A	4	934,656	39,948	6,595	46,543	5.0%	14.2%	0	0	0	-3,414	10,503	-0.4%	\$13.47	\$12.61	\$26.08
	B	23	1,358,762	126,908	36,316	163,224	12.0%	22.2%	0	0	0	-4,399	-14,151	-0.3%	\$12.32	\$12.25	\$24.57
	C	9	430,614	18,191	0	18,191	4.2%	0.0%	0	0	0	-294	-4,013	-0.1%	\$9.20	\$7.18	\$16.38
		36	2,724,032	185,047	42,911	227,958	8.4%	18.8%	0	0	0	-8,107	-7,661	-0.3%	\$12.25	\$11.78	\$24.03
E. York/D. Mills S.	A	7	948,962	92,420	25,578	117,998	12.4%	21.7%	0	0	0	0	-7,593	0.0%	\$11.65	\$14.79	\$26.44
	B	8	1,320,677	67,250	17,618	84,868	6.4%	20.8%	0	0	0	14,286	57,411	1.1%	\$10.19	\$13.29	\$23.48
	C	10	426,108	38,327	0	38,327	9.0%	0.0%	0	0	0	-5,463	-5,115	-1.3%	\$7.94	\$13.01	\$20.95
		25	2,695,747	197,997	43,196	241,193	8.9%	17.9%	0	0	0	8,823	44,703	0.3%	\$10.47	\$14.03	\$24.50
Don Mills North	A	3	489,649	29,134	32,886	62,020	12.7%	53.0%	0	0	0	-32,886	-20,340	-6.7%	\$16.78	\$11.02	\$27.80
	B	19	1,853,215	114,322	14,241	128,563	6.9%	11.1%	0	0	0	12,798	-7,403	0.7%	\$8.77	\$12.96	\$21.73
	C	7	364,414	46,710	0	46,710	12.8%	0.0%	0	0	0	0	2,573	0.0%	\$12.00	\$13.19	\$25.19
		29	2,707,278	190,166	47,127	237,293	8.8%	19.9%	0	0	0	-20,088	-25,170	-0.7%	\$11.00	\$12.67	\$23.67
Consumers Road	A	6	1,221,914	174,464	48,125	222,589	18.2%	21.6%	0	0	0	-28,586	-69,254	-2.3%	\$13.76	\$17.56	\$31.32
	B	17	2,232,286	329,475	5,803	335,278	15.0%	1.7%	0	0	0	-2,007	-43,318	-0.1%	\$11.05	\$15.67	\$26.72
	C	6	408,667	30,157	7,324	37,481	9.2%	19.5%	0	0	0	-8,986	10,943	-2.2%	\$10.00	\$13.00	\$23.00
		29	3,862,867	534,096	61,252	595,348	15.4%	10.3%	0	0	0	-39,579	-101,629	-1.0%	\$11.98	\$16.32	\$28.30
G. Baker/Vic. Park	A	6	1,050,091	167,057	75,127	242,184	23.1%	31.0%	0	0	0	-38,919	-83,257	-3.7%	\$15.91	\$16.86	\$32.77
	B	8	549,894	147,595	5,580	153,175	27.9%	3.6%	0	0	0	1,491	2,631	0.3%	\$11.32	\$13.54	\$24.86
	C	14	1,599,985	314,652	80,707	395,359	24.7%	20.4%	0	0	0	-37,428	-80,626	-2.3%	\$13.40	\$15.04	\$28.44
East Suburban Total	A	70	11,031,542	1,056,179	537,051	1,593,230	14.4%	33.7%	0	0	66,720	-102,795	-195,660	-0.9%	\$15.36	\$15.47	\$30.83
	B	128	10,882,518	1,143,281	106,439	1,249,720	11.5%	8.5%	0	0	0	28,697	-64,069	0.3%	\$11.48	\$13.68	\$25.16
	C	56	2,656,140	176,034	8,927	184,961	7.0%	4.8%	0	0	0	-22,860	-795	-0.9%	\$10.03	\$11.77	\$21.80
		254	24,570,200	2,375,494	652,417	3,027,911	12.3%	21.5%	0	0	66,720	-96,958	-260,524	-0.4%	\$13.14	\$14.38	\$27.52

TORONTO NORTH OFFICE SUMMARY
3rd Quarter 2012

OFFICE NODES	NO. OF BLDGS.	TOTAL INVENTORY	DIRECT	VACANCY		PERCENT	% vacancy that is sublease	Current Qtr Completions	YTD Completions	Under Construction	Current Quarter ABSORPTION	ABSORPTION YTD	ABSORPTION RATE	Avg. Wgt. Asking Net Rental Rate	Avg. Wgt. Taxes & Op.	Avg. Wgt. Gr. Rental Rate	
				SUBLEASE	Vacant Space												
North Yonge	A	20	5,994,321	181,448	124,812	306,260	5.1%	40.8%	0	0	75,000	-45,232	-84,072	-0.8%	\$19.14	\$20.45	\$39.59
	B	13	1,648,833	69,709	5,183	74,892	4.5%	6.9%	0	0	0	-15,221	-46,525	-0.9%	\$16.95	\$18.07	\$35.02
	C	2	64,801	0	0	0	0.0%	0.0%	0	0	0	0	0	0.0%	\$0.00	\$0.00	\$0.00
		35	7,707,955	251,157	129,995	381,152	4.9%	34.1%	0	0	75,000	-60,453	-130,597	-0.8%	\$18.54	\$19.80	\$38.34
North York West	A	5	551,376	17,585	12,043	29,628	5.4%	40.6%	0	0	200,000	6,567	-5,243	1.2%	\$13.07	\$19.30	\$32.37
	B	17	1,310,344	27,863	0	27,863	2.1%	0.0%	0	0	0	-4,536	-490	-0.3%	\$13.39	\$17.41	\$30.80
	C	3	109,248	2,745	0	2,745	2.5%	0.0%	0	0	0	0	-2,745	0.0%	\$10.00	\$11.51	\$21.51
		25	1,970,968	48,193	12,043	60,236	3.1%	20.0%	0	0	200,000	2,031	-8,478	0.1%	\$13.00	\$17.86	\$30.86
Vaughan	A	17	1,316,147	114,164	0	114,164	8.7%	0.0%	76,605	76,605	42,496	45,382	49,568	3.7%	\$20.17	\$11.35	\$31.52
	B	12	690,367	53,631	0	53,631	7.8%	0.0%	0	0	0	-6,937	-21,879	-1.0%	\$13.48	\$9.80	\$23.28
	C	29	2,006,514	167,795	0	167,795	8.4%	0.0%	0	0	42,496	38,445	27,689	2.0%	\$18.03	\$10.85	\$28.89
North Suburban Total	A	42	7,861,844	313,197	136,855	450,052	5.7%	30.4%	76,605	76,605	317,496	6,717	-39,747	0.1%	\$19.18	\$17.01	\$36.19
	B	42	3,649,544	151,203	5,183	156,386	4.3%	3.3%	0	0	0	-26,694	-68,894	-0.7%	\$15.14	\$14.77	\$29.92
	C	5	174,049	2,745	0	2,745	1.6%	0.0%	0	0	0	0	-2,745	0.0%	\$10.00	\$11.51	\$21.51
		89	11,685,437	467,145	142,038	609,183	5.2%	23.3%	76,605	76,605	317,496	-19,977	-111,386	-0.2%	\$17.88	\$16.29	\$34.17

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TORONTO GTA OFFICE SUMMARY
3rd Quarter 2012

OFFICE NODES	NO. OF BLDGS.	TOTAL INVENTORY	DIRECT	VACANCY SUBLEASE	Vacant Space	PERCENT	% vacancy that is sublease	Current Qtr Completions	YTD Completions	Under Construction	Current Quarter ABSORPTION	ABSORPTION YTD	ABSORPTION RATE	Avg. Wgt. Asking Net Rental Rate	Avg. Wgt. Taxes & Op.	Avg. Wgt. Gr. Rental Rate
Downtown																
A	82	40,903,370	1,569,666	243,030	1,812,696	4.4%	13.4%	0	0	3,786,000	-23,995	-174,447	-0.1%	\$27.34	\$27.40	\$54.73
B	105	14,296,590	518,412	229,334	747,746	5.2%	30.7%	0	0	0	32,015	6,077	0.2%	\$20.26	\$18.84	\$39.10
C	45	2,975,746	149,465	27,664	177,129	6.0%	15.6%	0	0	0	24,698	8,453	0.8%	\$19.51	\$17.74	\$37.25
RC	130	8,066,149	369,029	114,119	483,148	6.0%	23.6%	0	0	0	-82,090	16,709	-1.0%	\$17.64	\$12.92	\$30.55
	362	66,241,855	2,606,572	614,147	3,220,719	4.9%	19.1%	0	0	3,786,000	-49,372	-143,208	-0.1%	\$24.63	\$23.91	\$48.54
Midtown																
A	44	9,217,066	410,702	194,855	605,557	6.6%	32.2%	0	0	0	-63,301	-100,292	-0.7%	\$17.83	\$20.60	\$38.42
B	59	4,519,155	281,273	36,497	317,770	7.0%	11.5%	0	0	0	83,678	89,817	1.9%	\$14.44	\$16.47	\$30.91
C	28	1,023,488	126,500	2,136	128,636	12.6%	1.7%	0	0	0	-26,512	-36,263	-2.6%	\$14.81	\$16.83	\$31.64
	131	14,759,709	818,475	233,488	1,051,963	7.1%	22.2%	0	0	0	-6,135	-46,738	0.0%	\$16.28	\$18.70	\$34.98
Central																
A	126	50,120,436	1,980,368	437,885	2,418,253	4.8%	18.1%	0	0	3,786,000	-87,296	-274,739	-0.2%	\$25.42	\$26.03	\$51.45
B	164	18,815,745	799,685	265,831	1,065,516	5.7%	24.9%	0	0	0	115,693	95,894	0.6%	\$18.23	\$18.02	\$36.25
C	73	3,999,234	275,965	29,800	305,765	7.6%	9.7%	0	0	0	-1,814	-27,810	0.0%	\$17.87	\$17.43	\$35.29
RC	130	8,066,149	369,029	114,119	483,148	6.0%	23.6%	0	0	0	-82,090	16,709	-1.0%	\$17.64	\$12.92	\$30.55
	493	81,001,564	3,425,047	847,635	4,272,682	5.3%	19.8%	0	0	3,786,000	-55,507	-189,946	-0.1%	\$22.66	\$22.68	\$45.33
North																
A	42	7,861,844	313,197	136,855	450,052	5.7%	30.4%	76,605	76,605	317,496	6,717	-39,747	0.1%	\$19.18	\$17.01	\$36.19
B	42	3,649,544	151,203	5,183	156,386	4.3%	3.3%	0	0	0	-26,694	-68,894	-0.7%	\$15.14	\$14.77	\$29.92
C	5	174,049	2,745	0	2,745	1.6%	0.0%	0	0	0	0	-2,745	0.0%	\$10.00	\$11.51	\$0.00
	89	11,685,437	467,145	142,038	609,183	5.2%	23.3%	76,605	76,605	317,496	-19,977	-111,386	-0.2%	\$17.88	\$16.29	\$34.17
East																
A	70	11,031,542	1,056,179	537,051	1,593,230	14.4%	33.7%	0	0	66,720	-102,795	-195,660	-0.9%	\$15.36	\$15.47	\$30.83
B	128	10,882,518	1,143,281	106,439	1,249,720	11.5%	8.5%	0	0	0	28,697	-64,069	0.3%	\$11.48	\$13.68	\$25.16
C	56	2,656,140	176,034	8,927	184,961	7.0%	4.8%	0	0	0	-22,860	-795	-0.9%	\$10.03	\$11.77	\$21.80
	254	24,570,200	2,375,494	652,417	3,027,911	12.3%	21.5%	0	0	66,720	-96,958	-260,524	-0.4%	\$13.14	\$14.38	\$27.52
West																
A	127	16,412,052	1,725,335	333,351	2,058,686	12.5%	16.2%	125,000	375,000	500,067	-56,133	546,720	-0.3%	\$17.14	\$14.21	\$31.35
B	177	11,398,322	1,713,725	281,963	1,995,688	17.5%	14.1%	0	122,895	140,950	-125,875	-187,184	-1.1%	\$14.45	\$11.34	\$25.79
C	90	4,650,000	435,556	115,240	550,796	11.8%	20.9%	0	0	0	11,072	24,291	0.2%	\$10.47	\$11.91	\$22.37
	394	32,460,374	3,874,616	730,554	4,605,170	14.2%	15.9%	125,000	497,895	641,017	-170,936	383,827	-0.5%	\$15.30	\$12.78	\$28.08
Suburban																
A	239	35,305,438	3,094,711	1,007,257	4,101,968	11.6%	24.6%	201,605	451,605	884,283	-152,211	311,313	-0.4%	\$16.75	\$14.94	\$31.69
B	347	25,930,384	3,008,209	393,585	3,401,794	13.1%	11.6%	0	122,895	140,950	-123,872	-320,147	-0.5%	\$13.25	\$12.50	\$25.75
C	151	7,480,189	614,335	124,167	738,502	9.9%	16.8%	0	0	0	-11,788	20,751	-0.2%	\$10.35	\$11.87	\$22.22
	737	68,716,011	6,717,255	1,525,009	8,242,264	12.0%	18.5%	201,605	574,500	1,025,233	-287,871	11,917	-0.4%	\$14.70	\$13.63	\$28.33
Toronto GTA																
A	365	85,425,874	5,075,079	1,445,142	6,520,221	7.6%	22.2%	201,605	451,605	4,670,283	-239,507	36,574	-0.3%	\$20.17	\$19.30	\$39.47
B	511	44,746,129	3,807,894	659,416	4,467,310	10.0%	14.8%	0	122,895	140,950	-8,179	-224,253	0.0%	\$14.35	\$13.71	\$28.06
C	224	11,479,423	890,300	153,967	1,044,267	9.1%	14.7%	0	0	0	-13,602	-7,059	-0.1%	\$12.73	\$13.63	\$26.36
RC	130	8,066,149	369,029	114,119	483,148	6.0%	23.6%	0	0	0	-82,090	16,709	-1.0%	\$17.64	\$12.92	\$30.55
	1,230	149,717,575	10,142,302	2,372,644	12,514,946	8.4%	19.0%	201,605	574,500	4,811,233	-343,378	-178,029	-0.2%	\$17.37	\$16.66	\$34.03

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