



GTA MARKET UPDATE

2015 CHANGES IN AVAILABILITY			
	Q1 - 2014	TO	Q1 - 2015
Toronto East	13.7%		13.3%
Toronto West	15.8%		17.1%
Downtown	9.8%		8.6%
Toronto North	7.8%		7.4%
Midtown	9.0%		7.2%

- 2015 GTA availability declined from 11.7% to 11.3% - a continuing, gradual decline that commenced in Q1 2014
- The sublet inventory remained the same - keeping in line with the 5 year historical average of approximately 1.7%
- The GTA office inventory grew by 1.3 million sf for a total of 175.3 million sf by the end of 2015
- Low vacancy markets include the Downtown West and the Downtown East

ELLINGTON INDEX Q4, 2015

FACTOR	VALUE/DESCRIPTION	RANK (1-10)
Current Availability Rate (GTA)	11.5%	6
Current Availability Rate (DT)	8.6%	4
Change in Availability Rate since last Quarter (DT)	0.4%	4
Sublet Space Availability as % of Direct Space (DT)	1.4%	5
New Supply (DT)	6 buildings under construction	5
Space Leased since last Quarter (DT)	285,030 sf	5
Tenant Confidence (DT)	Mild	5
Landlord Confidence (DT)	Medium	4
Forecasted Rental Rates over next 3 months (DT)	Slight increase	5
Tenant Deal Velocity in Market (DT)	Low to Medium	4
Total		47

GTA-Greater Toronto Area

DT-Downtown Toronto

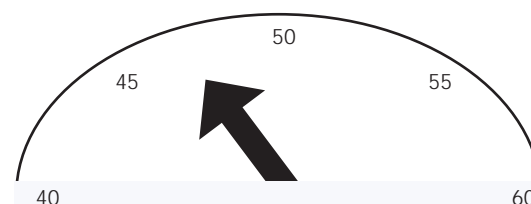
NOTABLE TRANSACTIONS - Q4, 2015

TENANT	ADDRESS	SIZE (SF)
Candu Energy	2285 Speakman Dr.	152,000
SNC Lavalin	2251 Speakman Dr.	114,000
Traveledge	2 Queen St. East	73,600
Autodesk	661 University Ave.	60,000
Scotiabank	150 King St. West	51,200
Crosslinx	4711 Yonge Street	46,600
Touchtone Institute	145 Wellington St. W	41,500
Ont. Legal Aid	55 University Ave.	41,000
Ontario Telemedicine	438 University Ave.	31,700
Liberty Int'l	181 Bay Street	36,000



An index of 47 indicates that we are in a Landlord's market.

Landlord's Market Balanced Tenant's Market



THE ELLINGTON INDEX is designed to take into consideration a variety of factors which influence the market. We do this on a quarterly basis. The higher the individual factor is ranked means it influences the overall market in a positive way for the tenant or in other words, contributes to a "Tenant's Market". Conversely the lower the rank the more the factor contributes to it being a "Landlord's Market"