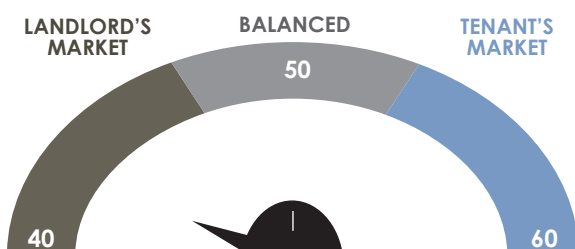


41

An index of 41 indicates that we are in a **Landlord'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"

- Toronto leads the North American Crane Index with 104 cranes; up from 97 in the fall of 2018. Seattle, in second place, has 65 cranes in its skyline.
- 8 million of the 11 million square feet under construction in the GTA is in the Downtown market
- Growth companies such as technology and co-working entities, continue to absorb vacant space
- The sublet inventory in the GTA is at the lowest level in 5 years
- Construction costs associated with building out office space in the suburbs are, on average, 20% cheaper than Downtown
- 134,000 sf of Downtown space was leased this past quarter; significantly below a typical quarter of 435,000 sf
- Office leasing vacancy rates remain low along the Yonge subway line from Union station to York Mills.

ELLINGTON INDEX - FACTORS/VALUES		RANK
Current Availability Rate (GTA)	8.6% ◀▶	4
Current Availability Rate (Downtown)	4.0% ▼	4
Change Availability Rate since last Quarter (DT)	0.2% ▼	4
Available Sublet Space - % of Direct Space (DT)	0.7% ▼	4
New Supply (buildings under construction) (DT)	14 ▲	4
Space Leased since last Quarter (DT)	134,000 sf	4
Tenant Confidence (DT)	Medium	5
Landlord Confidence (DT)	Strong	3
Forecasted Rental Rates over next 3 months (DT)	Slight Increase	4
Tenant Deal Velocity in Market (DT)	Medium	5
TOTAL		41

NOTABLE TRANSACTIONS - Q1, 2019

TENANT	ADDRESS	SIZE (SF)
Peel Children's Aid Society and Foundations	25 Capston Drive	110,000
Cassels Brock	40 Temperance St.	105,966
Deloitte	40 Temperance St.	105,965
ATI	33 Commerce Valley Dr. East	100,949
Ontario Teachers' Pension Plan	160 Front St. West	81,176
Unifor	115 Gordon Baker Rd.	55,693
Spaces	200 Bay Street	47,000
ITG	222 Bay Street	19,670
Concentrix Technologies	6725 Airport Road	18,478