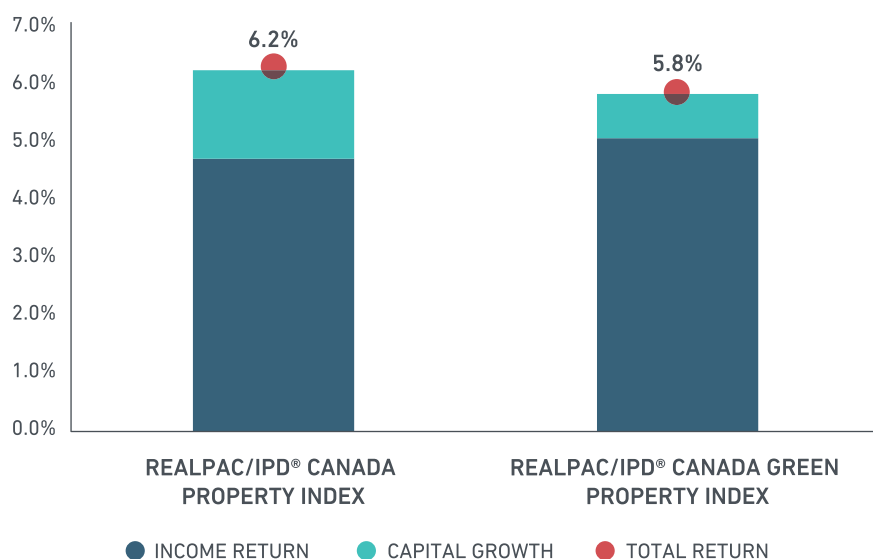


REALPAC/IPD® CANADA QUARTERLY GREEN PROPERTY INDEX



Results for the quarter to 31, March 2017



REALPAC

The REALPAC/IPD Canada Quarterly Green Property Index tracks the financial performance of those properties with a BOMA BEST or LEED rating relative to the rest of the market and in the year to March 2017 returned 5.8%.

REALPAC/IPD® CANADA QUARTERLY GREEN PROPERTY INDEX

	Total Return 1 Year	Income Return 1 Year	Capital Return 1 Year	Annualized Total Return % 3 Years
All Rated Assets	5.8	5.0	0.8	6.8
All Rated BOMA BEST Assets	5.9	5.0	0.9	6.9
All Rated Retail (BOMA BEST) Assets	7.1	4.6	2.4	7.9
All Rated Office (BOMA BEST) Assets	4.6	5.4	-0.8	5.7
All Rated Industrial (BOMA BEST) Assets	6.4	5.9	0.4	6.8
All Rated LEED Assets	3.5	5.1	-1.5	6.5

REALPAC/IPD® CANADA QUARTERLY GREEN PROPERTY INDEX DATABASE PROFILE

	Capital Value \$m	Capital Value % of Total Index	Number of Properties	Number of Funds
All Property	142,738.8	100.0%	2,457	44
Retail	58,968.9	41.3%	439	35
Office	51,267.4	35.9%	705	34
Industrial	14,281.5	10.0%	765	28
All Rated Assets	70,680.6	49.5%	609	27
All Rated BOMA BEST Assets	67,047.4	47.0%	567	26
All Rated Retail (BOMA BEST) Assets	32,820.3	23.0%	109	16
All Rated Office (BOMA BEST) Assets	30,672.6	21.5%	309	25
All Rated Industrial (BOMA BEST) Assets	2,088.7	1.5%	98	11

CONTRIBUTORS

Alberta Investment Management Corporation, Agellan Capital, The Cadillac Fairview Corporation / OTPP, Bentall Kennedy, Blackwood Partners, Canada Post Pension Plan, Canada Pension Plan Investment Board, Canadian Urban Limited, Fiera Properties, GWL Advisors, Greystone Managed Investments, Fingate Capital Management, HOOPP Real Estate, Investors Group, Ivanhoé Cambridge / Caisse de dépôt et placement du Québec, LaSalle Investment Management, Manulife Real Estate, Minto Properties, Morguard Investments, Oxford Properties / OMERS, Ontario Pension Board, OPTrust, Realstar Management, Strathallen, Sun Life Financial, Triovest.

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