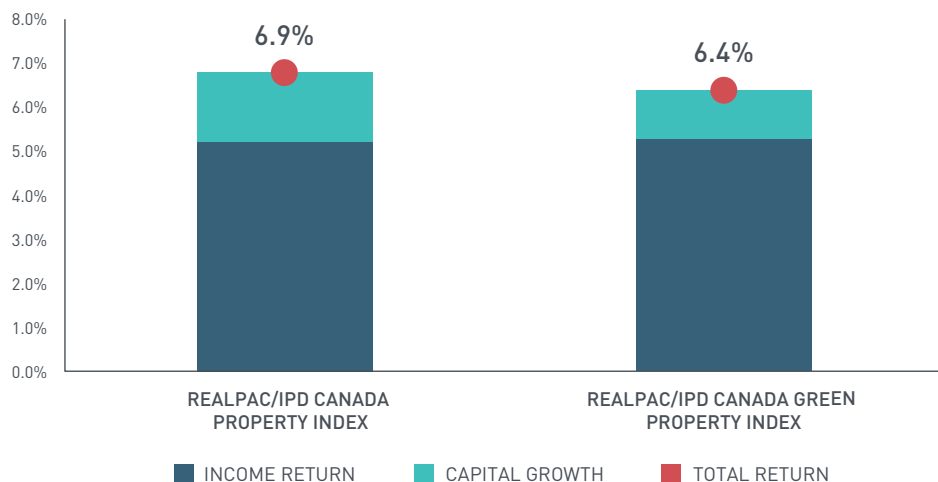


REALPAC/IPD® CANADA QUARTERLY GREEN PROPERTY INDEX

Results for the quarter to 31st March 2015



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 2015 returned 6.4%.**

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	6.4	5.3	1.1	10.5
All Rated BOMA BEST Assets	6.4	5.3	1.0	10.5
All Rated Retail (BOMA BEST) Assets	6.9	4.8	2.0	11.5
All Rated Office (BOMA BEST) Assets	5.7	5.7	0.0	9.6
All Rated Industrial (BOMA BEST) Assets	8.2	6.1	2.0	10.0
All Rated LEED Assets	8.2	5.2	2.9	9.4

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	127,440.4	100.0%	2401	48
Retail	53,154.5	41.7%	400	39
Office	46,985.9	36.9%	680	35
Industrial	12,694.8	10.0%	775	28
All Rated Assets	67,501.7	53.0%	574	26
All Rated BOMA BEST Assets	64,307.9	50.5%	552	25
All Rated Retail (BOMA BEST) Assets	30,072.1	23.6%	99	17
All Rated Office (BOMA BEST) Assets	31,030.3	24.3%	311	23
All Rated Industrial (BOMA BEST) Assets	2,177.1	1.7%	116	9

CONTRIBUTORS

Alberta Investment Management Corporation, Agellan Capital, The Cadillac Fairview Corporation / OTHP, Bentall Kennedy, Blackwood Partners, Canada Post Pension Plan, Canada Pension Plan Investment Board, Canadian Urban Limited, Fiera Properties, GWL Advisors, Greystone Managed Investments, Fengate Capital Management, HOOPP Real Estate, Investors Group, Ivanhoe 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, Standard Life Assurance Company, Standard Life Investments, Strathallen, Sun Life Financial, Triovest.

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