

CREC Commercial Fund LP™

QUARTERLY BULLETIN | Q1 2022 | DECEMBER 31, 2021



The CREC Commercial Fund LP (the “Fund”) was formed on October 1, 2016. The Fund’s objective is to maximize long-term value for pension fund and institutional investors by investing in and managing industrial and office real estate in Canada.

Creation of the Fund was sponsored by Concert Real Estate Corporation (“Concert”) which retains a majority interest in the Fund. The Fund is managed by Concert Realty Services Ltd., a wholly owned subsidiary of Concert.

The Fund is pleased with its start to the 2022 fiscal year marked by strong income and capital growth in the first quarter. Despite market uncertainties caused by continued waves of the COVID-19 pandemic, the Fund has shown resilience with strong occupancy and rent collection. In Q1, the Fund closed on several key financing transactions and acquired its best-in-class, newly constructed 1.2 million-square-foot distribution centre in Rocky View County (Greater Calgary Area), which is leased to Lowe’s Canada. The Fund remains focused on pursuing

additional acquisitions across Canada, continuing its pro-active asset management approach, and striving to enhance tenant relations.

KEY STATISTICS

Inception Date: **October 2016**

Gross Asset Value: **\$2,429,804,185**

Portfolio Occupancy: **97.6%**

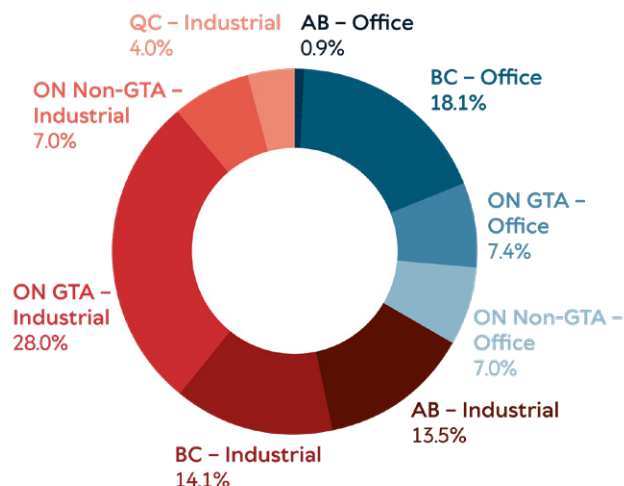
Debt Leverage Ratio: **35.4%**

Number of Assets: **73**

Total Square Feet (Ownership): **11,625,726**

*Photo: 2 & 30 International Boulevard, Toronto, ON
Asset Type: Office (Flex)
Gross Leasable Area: 122,452 sq ft
Built: 2016*

Portfolio Composition



Leasing Update

The Fund was successful in the lease up of 41,827 square feet of space at 2305 22nd Street NE, Calgary, AB to MD Transport Ltd. This two-tenant industrial property has an attractive location for many users due to the close proximity of Calgary International Airport, the Trans Canada Highway, and Barlow Trail.



2305 22nd Street NE, Calgary, AB.

Financing Update

Following the Q4 2021 acquisition of two flex-office buildings comprised of 122,452 square feet at 2 & 30 International Boulevard, Toronto, ON (photo on page 1), the Fund succeeded in securing exceptional loan terms on the asset. The prime location in the Airport Megazone, strong tenant roster, and high-quality construction of the asset all contributed to the Fund's ability to procure competitive financing.

Concert Update

Concert has become a signatory to the United Nations-supported Principles for Responsible Investment (PRI), which is a global community of investment managers, asset owners, and service providers working together to demonstrate their commitment to responsible investment. The principles aim to provide a framework for incorporating environmental, social, and governance (ESG) factors in investment decision-making and active ownership practices. Joining PRI further demonstrates Concert's commitment to continue developing leading ESG practices in the Canadian real estate industry.

Signatory of:



CONCERT®

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