

BACKGROUND – GTA INDUSTRIAL ACQUISITION

Purchaser: Concert Real Estate Corporation **Brokers:** BMO Capital Markets Real Estate Group
TD Securities Realty Group
Acquired: September 2007
Purchase Price: \$110,125,000 **Vendor:** CanFirst Industrial Realty Fund LP

PORTFOLIO HIGHLIGHTS:

- ▶ 1.2 million square feet of industrial properties, with substantial acreage of over 70 acres of GTA land
- ▶ 5 locations with 10 buildings - located in strategic areas within Greater Toronto, providing excellent location and access
- ▶ 90% industrial/10% office mix in the strongest performing sub-markets of the GTA
- ▶ currently 98% leased with a diverse mix of over 120 tenants
- ▶ continues Concert's strategy of acquiring well-positioned property to diversify and grow its extensive asset portfolio



8005-8045 Dixie Road, Brampton

- 365,527 square feet
- Location provides excellent exposure along one of Brampton's busiest intersections
- Close to Lester B. Pearson International Airport and rail access



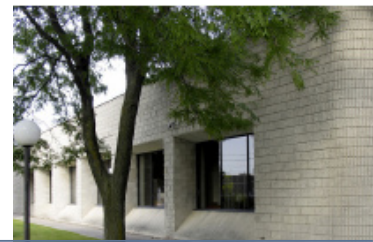
6625-6705 Tomken Road, Mississauga

- 334,969 square feet
 - 271,491 square feet industrial
 - 63,478 square feet office
- Five-building complex
- Significant frontage on Tomken Road and close to public transit routes



3983 Nashua Drive, Mississauga

- 66,027 square feet
- Convenient access to Highway 427 and 401
- Located close to Lester B. Pearson International Airport



75 Rexdale Boulevard, Toronto

- 320,747 square feet
- This cold storage and distribution site offers CN Rail access
- Located just west of 401/400 Interchange and east of Lester B. Pearson International Airport
- Large amount of trailer storage space in an urban location



80-90 Centurian Drive, Markham

- 131,313 square feet
 - 74,345 square feet industrial
 - 56,968 square feet office
- Located in Valleywood Business Park, with excellent exposure to highly travelled transportations corridors
- Directly south of Buttonville Airport



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