

two words...

**AVISON
YOUNG**

Intelligent
Real Estate Solutions

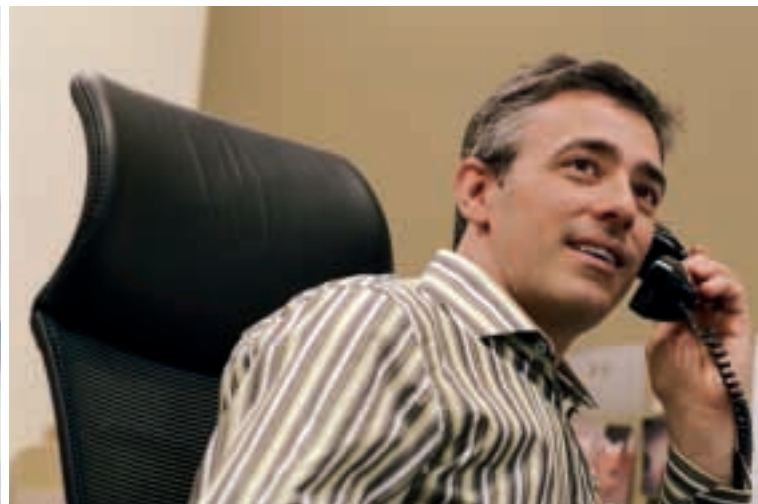
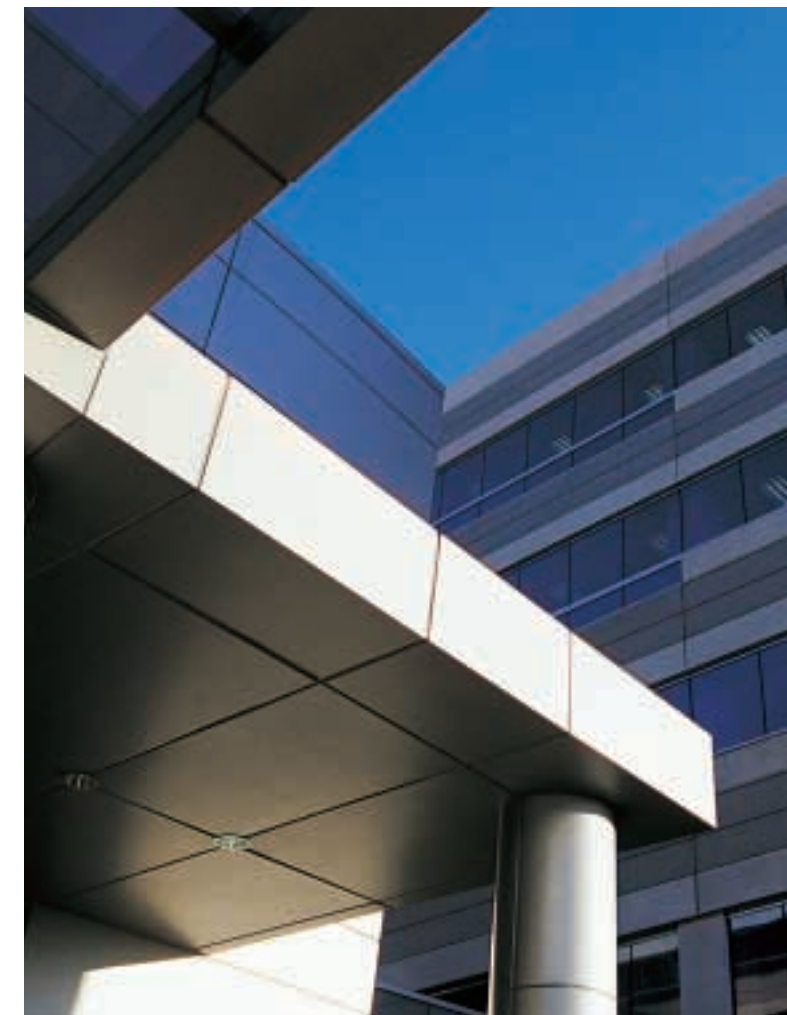
partnership.



performance.

Avison Young is the real estate partner business trusts for intelligent, integrated solutions. We deliver results that are aligned with your strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organization.

Focused Beyond the Transaction



Corporate real estate plays an integral role in achieving a company's business strategy. Deciding where to locate is influenced not only by real estate market factors, but fundamental business drivers like location of key markets, sources of supply and labour, transportation and communications. Workplace decisions have become complex. Corporate culture, brand, productivity and the nature of work are all significant factors in assessing real estate opportunities.

Whether your organization is global, national or local, making the right real estate decision goes far beyond cost analysis. At Avison Young, we understand these complexities. By focusing beyond the transaction, we work to understand your business objectives and proactively deliver seamless, integrated real estate solutions that add value to your organization.

Our clients rely on our acumen and counsel to help frame real estate strategies that meet their needs today, and establish a strong foundation for the future.

Avisa Integrated Advisory Services



At Avison Young, we believe that successful relationships are built over time, and that they depend on the dedicated attention of a single, trusted advisor. That's why we've introduced *Avisa* Integrated Advisory Services. *Avisa* is our integrated offering, managed by a dedicated strategic advisor.

Avisa is unique, and recognizes that strategic solutions rely on the insight and understanding that accrue through experience. Led by a dedicated strategic advisor, Avison Young professionals bring together the right team of experts to define real estate opportunities and execute solutions that capitalize on those opportunities.

Drawing from the depth and breadth of Avison Young's comprehensive services, your *Avisa* strategic advisor works with you to ensure the right resources are brought to bear on the business of managing your real estate requirements.

Avisa means 'advisor'. It is our strength, and our commitment to you.

Transaction Services Our Transaction services include acquisition, disposition and leasing expertise across all sectors – office, industrial, land, build-to-suit, retail and multi-residential. Working on behalf of landlords, owners, tenants and users of commercial real estate, our brokerage professionals deliver innovative, cost-effective transaction solutions in the areas of tenant representation, landlord representation, retail, industrial and multi-residential services.

Management Services For owners and users of real estate, our Management Services group helps maximize the value of real estate assets. These services include property management, facility management, project and construction management, lease administration, financial reporting and tenant coordination. Avison Young brings invaluable experience to the management of single buildings or national portfolios, delivering high-value returns for property owners.

Consulting Services Our Consulting Services are available to our clients as required, or as part of an ongoing strategic partnership. Avison Young provides consulting and advisory services across a broad range of disciplines including strategic planning, valuations, mergers and acquisitions, due diligence and research and analysis.

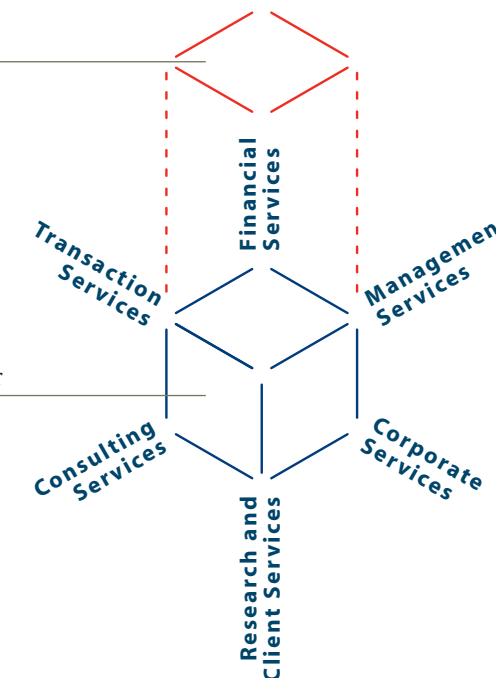
Corporate Services Our Corporate Services group enhances and extends the capabilities of your real estate department, enabling you to smoothly coordinate your efforts across locations. Through *Avisa* Integrated Advisory Services, we coordinate and customize solutions, drawing from the resources of our extensive global organization. Our complete suite of Corporate Services includes strategic planning, transaction management, tenant services, lease administration and project management.

Financial Services Avison Young's Financial Services group delivers an important component of our integrated services platform. Our professionals can originate, underwrite, structure and administer institutional quality mortgage investments on behalf of Canadian and U.S. life insurance companies, pension funds, chartered banks, CMBS issuers, trust companies and private clients. We also help our clients with conventional first mortgages on a wide variety of property types.

Research and Client Services Our market research and analysis capabilities are the most accurate and consistent in the industry. We offer national and global forecasts, Canadian market trends, local market tracking and articles on major real estate developments, ensuring data is comparable across markets. Our Research and Client Services group also supports our *Avisa* Integrated Advisory Services offering, with in-depth market intelligence to inform the development of strategic plans.

Strategic Business Objectives

You and your *Avisa* Strategic Advisor



Avison Young is unique in the corporate real estate industry because of our culture. Our people are committed to success over the long term, and our corporate culture reflects that distinction. Our open book philosophy ensures our clients' best interests are always our focus – and demands that the right resources are assigned to every opportunity.

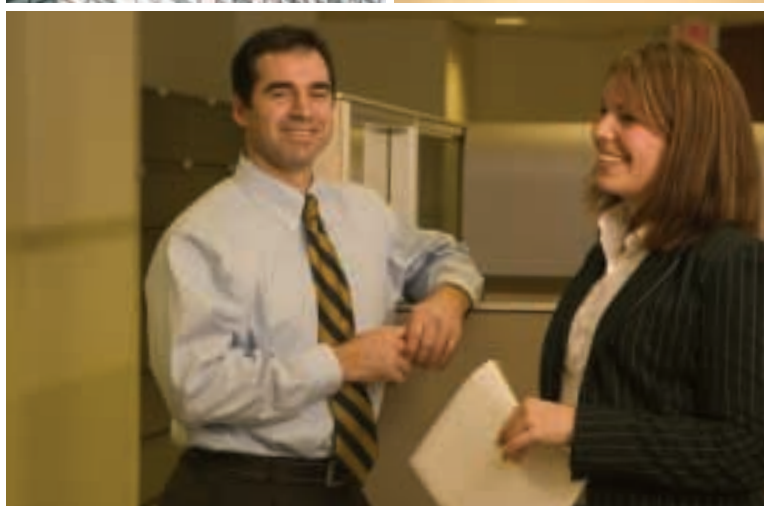
Our best talent participates in the ownership of the firm, focused on the professional development of our people and forging long-term relationships with our clients. Without personal agendas, our leaders provide their experience, guidance, expertise and leadership to the benefit of our firm and our clients' real estate objectives.

Integrity, teamwork, and a commitment to exceptional service are among our values, and we live these values every day. For our clients, this means Avison Young is a true partner, working to deliver the exceptional performance today's complex real estate market demands.

Depth of Experience



A Culture Built on Partnership



Avison Young has tremendous depth of experience across many industry sectors. This experience, and the expertise gained through the close, long-term relationships we forge with our clients, provides us with insight into the unique challenges and opportunities facing organizations in these sectors.

Our clients include leading Canadian, North American and global organizations in a broad range of industry markets:

Engineering & Construction
Insurance
Financial Services
Mining & Forestry
Consulting & Accounting
Incentive & Marketing Services
IT & Telecommunications
Law

Manufacturing & Industry
Automotive & Heavy Equipment
Logistics
Real Estate
Fashion, Lifestyle & Cosmetics
Pharmaceutical & Health Care
Restaurants
Entertainment & Media
Government & Public Services

Agricultural Services & Products
Oil & Gas
Food Services & Products
Pulp & Paper
Electronics & Components
Transportation
Wholesale Trade
Retail

Local knowledge is the foundation of our professional practice. Based on this foundation, we support our client relationships nationally and internationally by leveraging our strong national organization and our global partnerships.

Through our alliance with Grubb & Ellis, one of America's largest commercial real estate firms, Avison Young is able to provide its clients a full range of office, retail, multi-housing and industrial property solutions throughout the United States. Avison Young also has access to the expertise of Knight Frank, Grubb & Ellis' global strategic alliance partner in the United Kingdom, Continental Europe, Africa and Asia-Pacific. Together, Avison Young and Grubb & Ellis, through its alliance with Knight Frank, form one of the world's largest commercial real estate organizations with more than 8,000 professionals in 200 offices in 30 countries on five continents.



Across the Country, Around the World

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|-------------|--------------------|
| Quebec City | USA |
| Montreal | Mexico |
| Toronto | United Kingdom |
| Mississauga | Continental Europe |
| Winnipeg | Asia-Pacific |
| Regina | Africa |
| Calgary | |
| Edmonton | |
| Vancouver | |



www.avisonyoung.com