

VANCOUVER:

A GLOBAL GATEWAY CITY

CBRE National
Investment Team

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Team

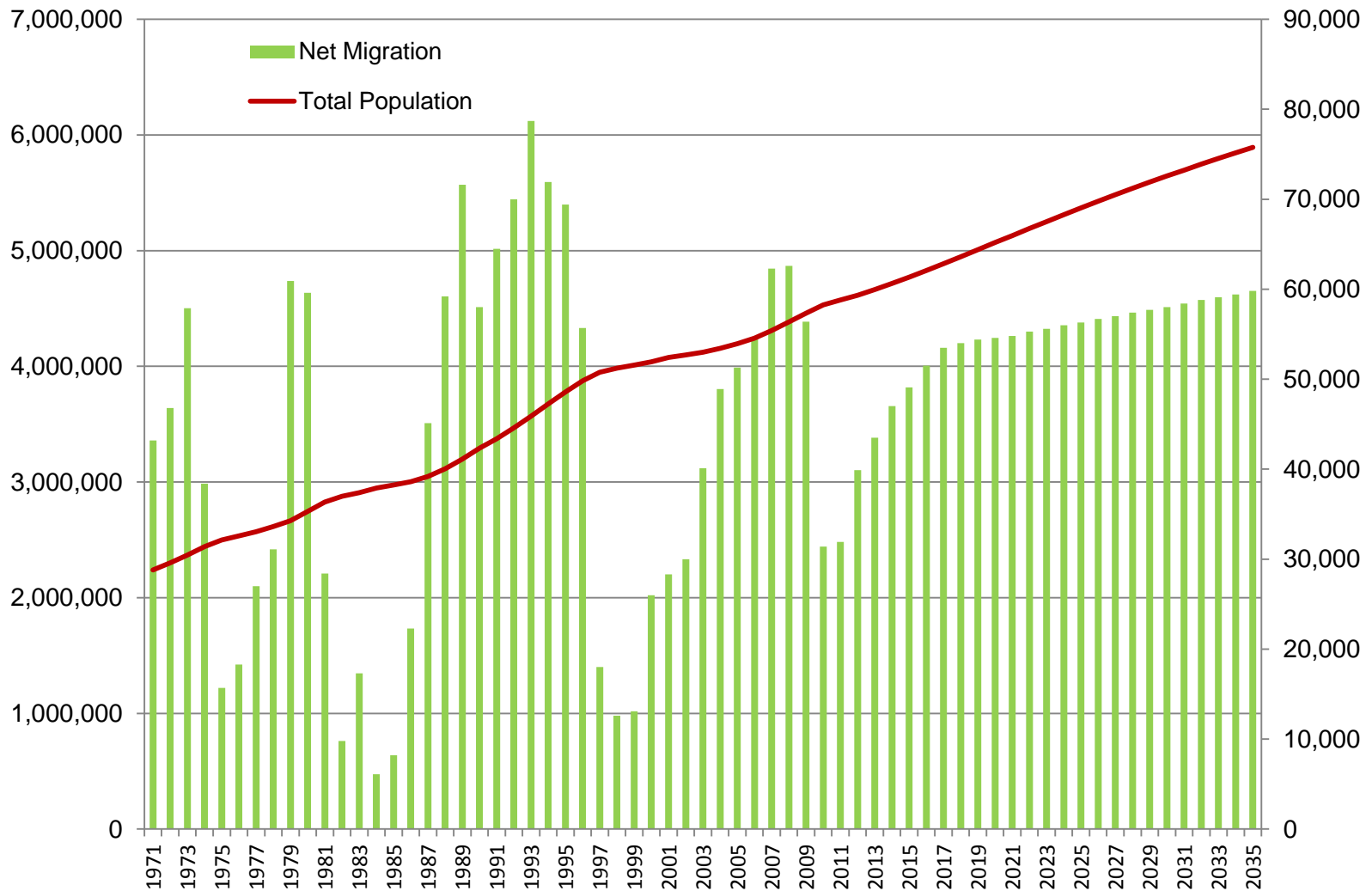
April 10, 2014

**“Vancouver continues to be one
of the most livable cities in the world”**

– BBC World News



- International migration accounts for 77% of BC's population gain
- Between 30,000 – 50,000 net new migrants settle in BC each year



Significant development constraints:

- Geographical (mountains, oceans)
- Political (Agricultural Land Reserve)
- Geotechnical (deltas, soft lands, poor soils)
- International borders (USA)



High interest from all buyer groups today

Pension Funds



Foreign Investors



REITS



Syndicators



Private Buyers



Developers





Norgal Portfolio
Vancouver West End

The image is an aerial photograph of downtown Vancouver, British Columbia, Canada. It shows a grid of streets including Melville St, Pender St, Dunsmuir St, Seymour St, Howe St, Richards St, Davie St, Nelson St, Hamilton St, Robson St, Georgia St, Cambie St, Beatty St, Taylor St, and Expo Blvd. The Burrard Bridge is visible in the bottom left. Several property sale callouts are overlaid on the map, each consisting of a colored box with a flag icon, the address, and the sale date and buyer type. Green lines connect some of the callouts, indicating a sequence of sales. The callouts are: 1. Norgal Portfolio, Vancouver West End (green box, Chinese flag), Sold: October 2013, Foreign Buyer. 2. 1445 West Georgia (purple box, Chinese flag), Sold: Oct 2012, Foreign Buyer. 3. 1112 W. Pender St. (green box, Chinese flag), Sold: Nov 2013, Foreign Buyer. 4. 905 W. Pender St. (green box, Iranian flag), Sold: June 2012, Foreign Buyer. 5. 540 Seymour St. (green box, Iranian flag), Sold: Dec 2013, Foreign Buyer. 6. 576 Seymour St. (purple box, Iranian flag), Sold: Nov 2013, Foreign Buyer. 7. 1202, 1232 & 1236 Richards St. (purple box, Iranian flag), Sold: May 2013, Foreign Buyer. A text box in the bottom right corner states: 'Foreign investors have recently become prolific purchasers of commercial property in downtown Vancouver.'

Sold: October 2013
Foreign Buyer

1445 West Georgia

Sold: Oct 2012
Foreign Buyer

1112 W. Pender St.

Sold: Nov 2013
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905 W. Pender St.

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540 Seymour St.

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576 Seymour St.

Sold: Nov 2013
Foreign Buyer

1202, 1232 & 1236
Richards St.

Sold: May 2013
Foreign Buyer

**Foreign investors have
recently become prolific
purchasers of commercial
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Vancouver.**



Overall limited availability is placing upward pressure on prices.

AAA/A CLASS DOWNTOWN VANCOUVER OFFICE CAP RATES

