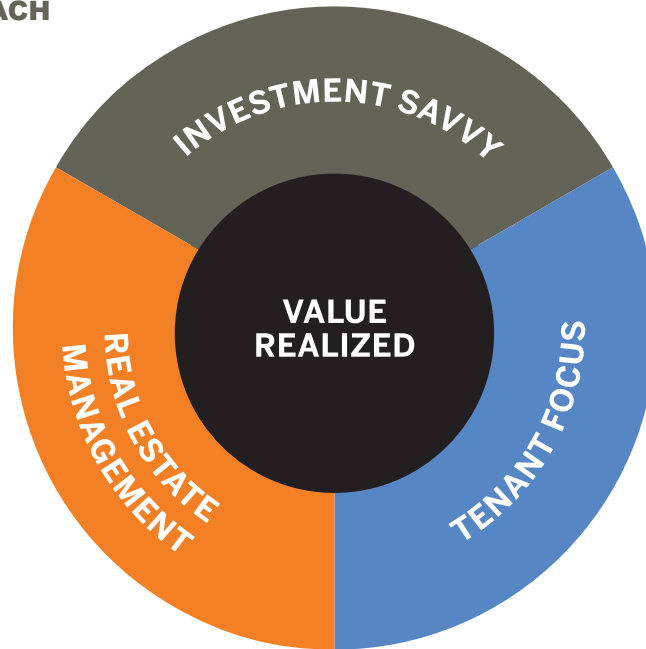


▶ VALUE TO THE
CORE

crownrealtypartners.com | [@CrownCRP](https://twitter.com/CrownCRP)

CROWN
REALTY PARTNERS

▶ **INTEGRATED APPROACH**



Fine-tuning every aspect of leasing and operations for sustainable performance

Co-investing to acquire, finance, and realize untapped potential

Responsibly delivering value for investors, tenants and the communities in which we operate

Delivering the service and amenities that help businesses succeed

2001 ▶

Founded in 2001, Crown Realty Partners acquires, manages and develops commercial real estate assets in Canada. We are committed to generating exceptional returns for our investors, while providing quality premises and excellent service to businesses that choose to operate within a Crown building. Crown strives to create a smarter, more integrated, more responsible model for commercial real estate investing and management.

2006 ▼

**CROWN REALTY
LIMITED PARTNERSHIP (CR LP)**

- Created May, 2006
- \$72 million of equity*
- \$214 million of assets
- Six investments;
1.5 million sq. ft.
- **Net IRR of 16.3%**

2009 ▼

**CROWN REALTY II
LIMITED PARTNERSHIP (CR II LP)**

- Created November, 2009
- \$142 million of equity*
- \$260 million of assets (value to date)
- Ten investments;
1.7 million sq. ft.
- **Net IRR of 18.9%****



2010 ▼

STRATEGIC CAPITAL PROGRAM

Property: 400 University Avenue,
Toronto

Strategy: Large scale capital and
leasing program after departure of
anchor tenant

Result: Successfully repositioned
and leased the building to a diverse
mix of tenants at higher rents;
achieved committed occupancy
rate of 99%; achieved IRR of 29.0%.

2012 ▼

BRAND REPOSITIONING

Property: 901 King Street West, Toronto

Strategy: Re-brand and re-position a building that previously appealed to back-office tenants.

Result: Attracted a more diverse tenant mix including creative production, media and architecture firms; achieved LEED Silver Certification; improved base rents by 50%; achieved IRR of 20.5%.

2013 ▼

CROWN REALTY III LIMITED PARTNERSHIP (CR III LP)

- Created October, 2013
- \$165.5 million of equity*
- Ten investments; 1.6 million sq. ft.
- **Value creation underway**



* Equity derived from institutional investors and Crown Partners.

**Based on actual sale prices after tax or current appraised values as at December 31, 2015.

2015 ▼

REPOSITIONING TO BEST-IN-CLASS

Property: 575, 600 and 675 Cochrane Drive, Markham

Strategy: Acquire three separately-titled parcels as a portfolio and divest of assets individually; increase cash flow through escalating rental rates; lease-up existing vacancies.

Result: Successfully sold two of three assets maximizing IRR of the overall investment; continuing to reposition the remaining 380,000 sq. ft. office complex to ensure best-in-class status.



2015 ▼

SALE-LEASEBACK

Property: Midlegate Campus, Mississauga

Strategy: Acquire office campus and lease back a portion to the owner; launch leasing program for remainder of office building; retrofit industrial building to create flex office; sever the site and divest of various components to maximize value on sale.

Result: Successfully repositioned and leased the main office building and new flex office component to a strong tenant roster; achieved overall occupancy rate of 95%; sold one of the severed parcels; seeking severance for the remaining parcels to facilitate future sale.



2017 ▼

CROWN REALTY IV LIMITED PARTNERSHIP (CR IV LP)

- Created March, 2017
- \$204 million of equity
- One investment to date; 242,000 sq. ft.
- **Open for Investments**

▶ THE TEAM



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FAST FACTS ABOUT CROWN

5, **161**, **712**

SF UNDER MANAGEMENT



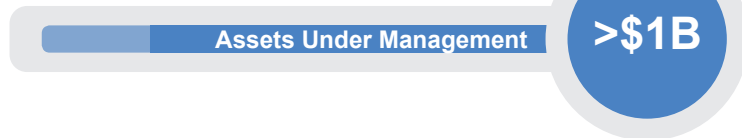
30 PROPERTIES MANAGED



101 EMPLOYEES
(5 WHEN WE STARTED)

16, **897**

BUILDING OCCUPANTS



530

TENANTS