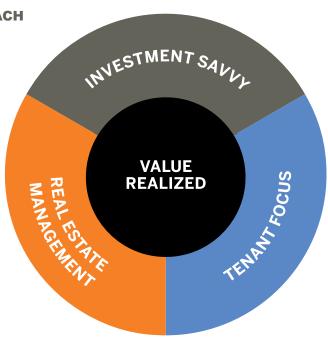


INTEGRATED APPROACH



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

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.



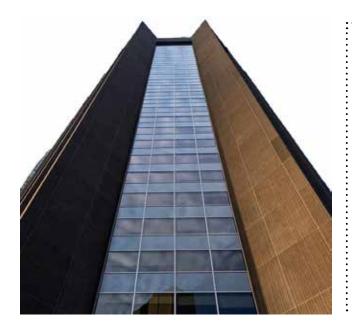
CROWN REALTY LIMITED PARTNERSHIP (CR LP)

- Created 2006
- \$74 million of equity*
- \$188 million of assets
- Net IRR of 16.3%

2009

CROWN REALTY II LIMITED PARTNERSHIP (CR II LP)

- Created 2009
- \$142 million of equity*
- \$260 million of assets
- Net IRR of 20.8%**







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%.



CROWN REALTY III LIMITED PARTNERSHIP (CR III LP)

- · Created October, 2013
- \$165.5 million of equity*
- \$410 million of assets
- Fully invested



- * Equity derived from institutional investors and Crown Partners.
- **Based on actual sale prices after tax or current appraised values as at December, 2017.

2015



Crown Realty II Core Fund (CORE)

- Created 2015
- \$335 million of assets*

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-inclass status.

SALE-LEASEBACK

Address: Middlegate 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; server the site and divest of various components to maximize value on sale.

Results: Successfully re-positioned and leased the main office building and new flex office component to a strong tenant roster; achieved overall occupancy rate of 100%; sold one of the parcels and severed the remaining parcels to facilitate future sale.

2017

Crown Realty IV Limited Partnership (CR IV LP)

- Created 2017
- Currently investing
- \$234M in committed capital



TENANT FOCUS

Crown strives to be the manager of choice for investors and tenants in commercial real estate. By understanding what businesses and their employees value, we deliver the amenities and high level of service that surpasses expectations. Our hands-on approach to real estate management delivers both higher performance for investors and a better experience for our tenants. Crown has achieved excellence in sustainability through the following recent awards and certifications:















We deliver the details that businesses appreciate most and make an effort to show tenants the difference working in a Crown building can make.



MEETING SPACES

Tenant meeting spaces are available at 2233 Argentia, 90 Sheppard, 400 University and Burloak Towers.



BICYCLE PARKING

Driving isn't always the best way in to work. Secure bicycle parking is available at several of our properties.



CAR CHARGING STATIONS

Feel the charge. We're promoting a green lifestyle with 47 electric vehicle charging stations across our portfolio.



SHOWER FACILITIES

Spa like shower facilities available at several of our properties. Go ahead and walk, run or bike to work, we've got you covered.



SHINE BRIGHT

Our full portfolio has been retrofitted with LED lighting systems.



WIFI

Relax and stay a while. Our building lobbies offer free WiFi so you can work where it makes sense for you.

THE TEAM



Les Miller
Managing Partner
Imiller@crp-cpmi.com



Jamie Christie
Managing Partner
jchristie@crp-cpmi.com



Emily Hanna
Partner, Investments
ehanna@crp-cpmi.com



Scott WatsonPartner, Leasing & Marketing swatson@crp-cpmi.com



Mark Dimmell
Partner, Flnance & Reporting
mdimmell@crp-cpmi.com



Gary SummersPartner, Property Management
Operations
gsummers@crp-cpmi.com

FAST FACTS ABOUT CROWN



SF UNDER MANAGEMENT



96 EMPLOYEES (5 WHEN WE STARTED)





BUILDING OCCUPANTS

