

Quarterly Bulletin

Q4

September 30, 2019

Capital Park, 525 Superior Street, Victoria, BC

Asset Type: Office
Tenant: Province of British Columbia
Gross Buildable Area: 126,789 sq ft
Built: 2017

The CREC Commercial Fund LP (the "Fund") was formed on October 1, 2016. The Fund's objective is to maximize long-term value for investors by investing in and managing industrial, office and commercial real estate in Canada. Creation of the Fund was sponsored by Concert Real Estate Corporation ("Concert") which retains a majority interest in the units of the Fund. The Fund is managed by Concert Realty Services Ltd., a wholly owned subsidiary of Concert.

The Fund continued its strong operating results and exceeded its benchmark return for the 2019 fiscal year. The portfolio occupancy rate of 96.9% reflects the strength of the portfolio's properties and favourable economic conditions in Canada, particularly in the industrial real estate market. The Fund's assets in BC and Ontario continued to have favourable operating performance, high rental rate growth, and low vacancy. During the year, the Fund acquired six strategic properties and completed a fully-subscribed new capital raise of over \$250 million for the next three-year investment period.

Key Statistics

Inception Date October 2016	Debt Leverage Ratio 35.7%
Gross Asset Value \$1,800,472,305	Number of Assets 70
Portfolio Occupancy 96.9%	Total Square Feet (Ownership) 9,514,748

Acquisition Update

In Q4 2019, the Fund acquired 2476 Argentinia Road, a multi-tenant Class A office building located in Mississauga's transit-oriented Meadowvale office node. The asset is 101,710 square feet and is leased to high quality national and multi-national tenants. The property is strategically located directly adjacent to the Meadowvale GO Station. Built in 2015, the building is LEED Gold Certified.

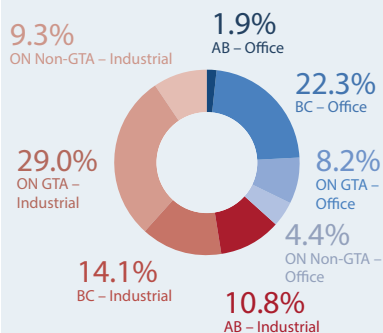


Featured Property

26901 56th Avenue is a 115,000 square foot industrial facility located in the established Gloucester Industrial area of Langley, BC. This asset benefits from a strong tenant covenant, excellent access to the Trans-Canada Highway (Highway 1), and low site coverage. Deere-Hitachi has occupied the entire building since 1999. The Fund is delighted to have negotiated a long-term renewal with such a fantastic tenant.



Portfolio Composition



Concert Update

Concert was established in 1989 and has grown into an award-winning, Canadian-owned diversified real estate enterprise. This past October, in honour of Concert's 30th Anniversary, staff members, partners, investors, board members, lenders, and other key members of Concert's extended family came together to celebrate in both Vancouver and Toronto.

Concert's extensive track record and significant history of achievements were highlighted during this milestone event, providing a great opportunity to look back at past successes and also look forward with great optimism to the future.

For further information on the Fund, its properties and activities, please contact:

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