

## 2019 Year in Review

Panattoni Development Company Canada had a very busy 2019 with many notable milestones and successes.

Our company continued to grow with the creation of new roles and many new hires at both our Toronto and Edmonton offices, and both offices underwent expansions to accommodate the growth. This growth will ensure that we continue to provide top level service to our clients as we continue to expand our portfolio and add to our project pipeline.

In 2019 Panattoni Canada launched its new website ([www.panattonicanada.com](http://www.panattonicanada.com)). The site has a brand new look and provides visitors with the ability to access information on our company and our available properties with ease. We also launched multiple social media platforms, including LinkedIn, Instagram and Twitter. Through the new website and our social media, we will have the ability to keep the industry up to date with our current projects and availabilities.

2019 proved to be a hot industrial market with record low vacancy rates. This trend is expected to continue in 2020. We anticipate delivering six million sq.ft. of new space across the GTA and Edmonton markets in the short term, which will offer tenants high quality space in a supply constrained market. Part of this delivery includes Panattoni breaking ground in new markets.

We broke ground in two new markets in 2019 with our first speculative developments in Hamilton and Oshawa. Construction is underway on these projects with 264,534 sq.ft. being built at 50 Aeropark Blvd., Hamilton and a total of 631,262 sq.ft. being built over two buildings at 1121-1147 Thornton Road South, Oshawa. These developments, along with numerous other projects across the GTA and Edmonton, total 3.5 million sq.ft. of construction starts for Panattoni Canada in 2019.



As we look forward to the new year, 2020 looks to be another exciting and busy time for our team. Panattoni Canada will turn 15 this year, a big milestone that celebrates the success of a culture of excellence. We will also see another 2.7 million sq.ft. of construction starts across Canada, for a total of 6.2 million sq.ft. for 2019/2020.

We look forward to working with you this year and wish you much success in 2020.

## 2019 Year in Review - Ontario



### 2260 Matheson Blvd. E., Mississauga

- Construction started on this 308,545 sq.ft. speculative building, available for Q3 2020.
- Located in the prestigious Airport Corporate Centre Business Park.
- State-of-the-art construction with a 40' clear height.

### 50 Aeropark Boulevard, Hamilton

- Construction has commenced on this 264,534 sq.ft. speculative building, ready for Q3 2020.
- First speculative building in this park that can accommodate up to 1.6 million sq.ft.
- Located adjacent to Hamilton Airport, offering great cargo and courier access.



### 6 Manchester Court, Caledon

- This 212,234 sq. ft. building expansion is currently underway with 150,897 sq.ft. available for lease.
- The space will be available for Q2 2020.
- Site offers trailer parking or outside storage yard with the ability to secure the yard area.



### 1121-1147 Thornton Road South, Oshawa

- Construction has started on two industrial speculative buildings of 410,588 sq.ft. and 220,674 sq.ft.
- These buildings will be available for occupancy in Q3 2020.
- Trailer parking available.



## 2019 Year in Review - Ontario



### 1702 Tricont Avenue, Whitby

- Commenced construction on a 49,083 sq. ft. building expansion.
- Available for Q2 2020.
- Superior shipping door ratio of 1 TL door per 4,908 sq.ft.

### 8386 Highway 50, Brampton

- Purchased 20 acres of land fronting on Highway 50.
- Site abuts our Highway 50 & 7 site.
- Potential site for design build opportunity.



### 9236 & 9322 Dickenson Road, Hamilton

- Purchased 88 acres of land on Dickenson Road, close to our Aeropark development.
- 4 buildings to be constructed, totaling over 1 million sq.ft.
- Delivery of first building of approx. 400,000 sq.ft. in 2023.

### 10200 Hurontario Street, Brampton

- Construction started on a 1.3 million sq.ft. build-to-suit national distribution centre for Canadian Tire.
- Adjacent sites will accommodate two speculative buildings of 59,000 sq.ft. and 115,000 sq.ft.



## 2019 Year in Review - Alberta

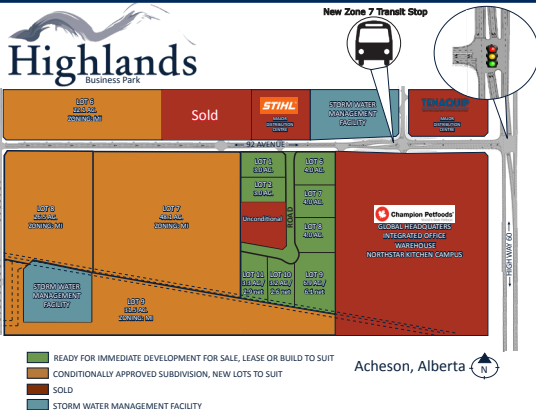


### Apex Business Park, Edmonton

- Construction started on a 216,800 sq.ft. speculative building that is available for May 1, 2020.
- Construction started on 316,791 sq.ft. build-to-suit distribution facility scheduled for occupancy in Q4 2020.
- 28 acres remaining for future buildings.

### Fulton Creek Business Park, Edmonton

- 148 acres of land acquired.
- Planning is underway for approximately 1.5 million sq.ft. of industrial buildings.



### Highlands Business Park, Acheson

- Joining Champion Pet Foods are Stihl Canada, Pipeline Machinery and Tenaquip.
- Intersection at Hwy 60 & 92nd Ave. completed & major infrastructure announcement from Gov't. of Alberta to twin Hwy 60 and complete a rail overpass.
- Lots of varying sizes available.

### L. Roberts Industrial Park, Fort McMurray

- New turning lane constructed from Highway 69 into the Park.
- Work began on internal walking trails connecting lots.
- Lots from 1.5 to 33 acres available

