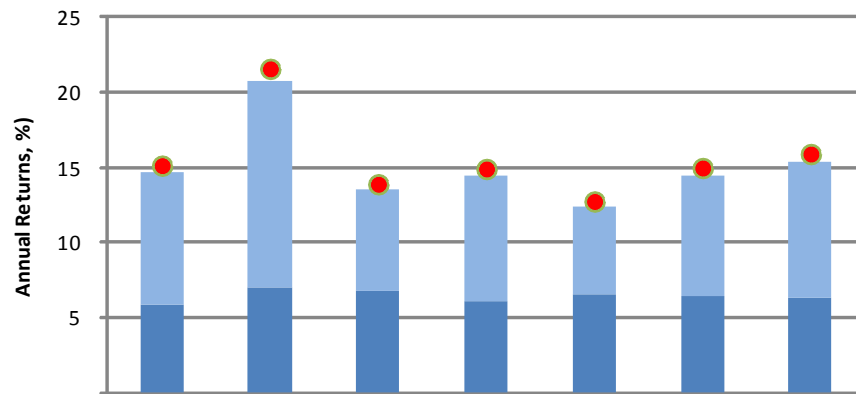


2011 Returns - Major Canadian CMA's



	Vancouver	Calgary	Edmonton	Toronto	Ottawa	Montreal	All property
Income Return	5.9	7.0	6.7	6.1	6.6	6.4	6.4
Capital Growth	8.8	13.7	6.7	8.3	5.8	8.1	9.0
Total Return	15.1	21.6	13.9	14.9	12.8	15.0	15.9

Source: REALpac / IPD Canada Annual Property Index