

Concert Income Properties LP

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Concert Income Properties LP (“CIP”), previously named CREC Commercial Fund LP, was formed on October 1, 2016. The objective of CIP is to maximize long-term value for pension fund and institutional investors by acquiring, developing and managing industrial, office and multifamily real estate in Canada.

The creation of CIP was sponsored by Concert Real Estate Corporation (“CREC”) which retains a majority interest in CIP. The fund is managed by Concert Realty Services Ltd., a wholly owned subsidiary of CREC.

CIP continues to prioritize its growth and diversification objectives through the continuous pursuit of acquisition opportunities across Canada. The fund strives to manage and operate its assets and portfolio efficiently, with pro-active asset management, strong leasing efforts, maintenance of low vacancy levels and favourable operating performance. CIP is also highly focused on building and fostering tenant relationships, as well as providing an enhanced customer experience.

KEY STATISTICS

Inception Date: **October 2016**

Gross Asset Value: **\$2,983,709,689**

Portfolio Occupancy: **98.3%**

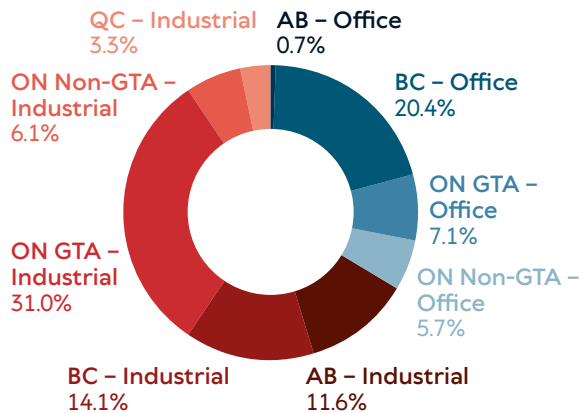
Debt Leverage Ratio: **30.1%**

Number of Assets: **78**

Total Square Feet (Ownership): **12,427,355**

*Photo: 2495 Meadowpine Boulevard, Mississauga, ON
Asset Type: Industrial
Gross Leasable Area: 53,750 sq ft
Key Tenants: Securitas Technology, R.A. Phillips
Built: 2003*

Portfolio Composition



Leasing Updates

At 2495 Meadowpine Boulevard, Mississauga, ON (photo on page 1), CIP is pleased announce the completion of a 36,833 square foot lease transaction with Securitas Technology Canada Corporation, an industry leader in providing protective security services. The flex unit offers approximately 26,000 square feet of office along with close to 11,000 square feet of warehouse space. Located in Meadowvale Business Park, the property offers highway 401

exposure, close access to highway 407 and transit accessibility through Mississauga's MiWay, Brampton Transit and Go Transit.

CIP also secured an industrial lease renewal for 18,215 square feet with VWR International, a global provider of life science products and services, at 3571 Viking Way, Richmond, BC. This is one of seven buildings that comprise Knightsbridge Business Park, which includes five industrial and two office buildings. Situated on 15.69 acres in the Crestwood area of North Richmond, the property has convenient access to Bridgeport Road, as well as the Knight Street Bridge and Highways 91 and 99.



3571 Viking Way, Richmond, BC



Concert Update

Concert Properties has appointed Christine Bergeron as the next President & CEO of Concert Properties, effective September 5, 2023. Over the past 12 years Christine has held senior roles at the Vancity Group and is currently the President and CEO. Christine brings to Concert Properties a wealth of skills and experience, with a background in corporate finance, portfolio management, deal structuring, and investments. Concert Properties is pleased to welcome Christine to the company. To read the full announcement, please visit: www.concertproperties.com/news/blog-media-releases/christine-bergeron-appointed-president-ceo-concert-properties.

CONCERT® | Income Properties™

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