

# 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.

With the acquisition of The Standard (photo above and detailed on page 2), CIP advanced its growth and diversification objectives, marking the addition of the first residential rental building to the fund since this asset type was included as a permitted investment earlier this year. CIP continues to prioritize strategic acquisitions across Canada. The focus also remains on maintaining consistent high-quality operations through effective asset and portfolio management, steady leasing activity and an emphasis on delivering exceptional customer service.

## KEY STATISTICS

Inception Date: **October 2016**

Gross Asset Value: **\$3,098,481,219**

Portfolio Occupancy: **96.4%**

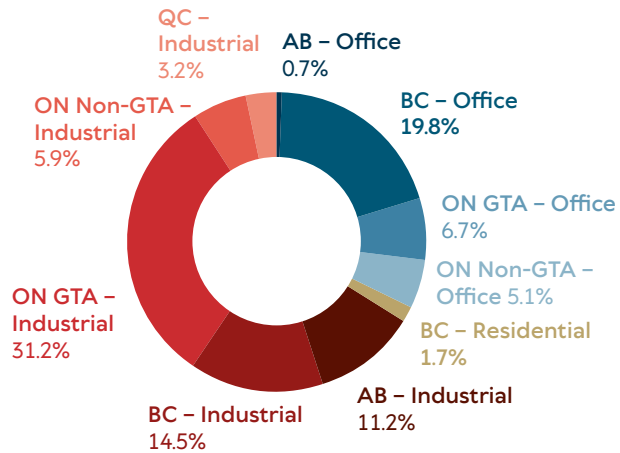
Debt Leverage Ratio: **27.6%**

Number of Assets: **79**

Total Square Feet (Ownership): **12,465,266**

*Photo: 1142 Granville Street, Vancouver, BC  
Asset Type: Mixed-Use Multi-Family  
Net Rentable Area: 36,425 sq ft  
Occupancy: 100%  
Built: 2013*

## Portfolio Composition



## Acquisition Update

CIP is pleased to announce the acquisition of The Standard, a downtown Vancouver, Class A mixed-use multi-family building at 1142 Granville Street (photo on page 1). The 10-storey concrete building is comprised of 106 residential suites and 2,316 square feet of net rentable street-front retail space. The property is centrally located in the Granville Street entertainment district with quick access to transit and numerous walkable neighbourhood amenities.

## Leasing Update

Transactions totaling over 30,000 square feet of new leases and renewals have resulted in a strong quarter of leasing activity at Pinnacle Business Park, notably, a renewal and expansion with existing tenant Territorial Electric, more than doubling their space to 11,914 square feet. Located in South Edmonton, this asset is situated on the southwest corner of 75th Street and Roper Road and is comprised of eight multi-tenant industrial and three retail buildings totaling 292,015 square feet.



75th Street & Roper Road NW, Edmonton, AB



## Concert Properties Update

Concert Properties recently hosted our annual charity golf tournaments in Vancouver and Toronto to bring together our valued partners, consultants and suppliers for fun on the course while also supporting four trades training institutions across Canada. Thanks to the generosity of our [sponsors](#), \$300,000 was raised, benefitting the British Columbia Institute of Technology (BCIT), Camosun College, Central Ontario Building Trades and George Brown College. With more than \$4.6 million raised to date for trades training, Concert Properties is proud of its continued focus of giving back to the communities where we work.

## CONCERT® PROPERTIES

For further information on Concert Income Properties LP, its properties and activities, please contact:

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