

QUARTERLY REPORT MARKET VIEW

Courtesy of:



- At 4.1%, the availability rate in the Halifax industrial market is well below the national average of 8.1%.

The availability rate is expected to remain below 5.0% for the remainder of 2010.

- Halifax currently has the lowest availability rate nationwide and no dramatic increases are expected to occur during the remainder of 2010.

The strength of this market continues to be evident, despite the fact that businesses across the country are recovering from the economic challenges of 2009.

- Construction activity and new supply in the Halifax industrial market has slowed down this quarter.

This is the first time since the first quarter of 2008 that there have been no new projects under construction in the Halifax industrial market.

Quick Stats

	Current	Change from last	
		Yr.	Qtr.
Availability Rate	4.1%	↓	↓
Lease Rates	\$7.11	↑	↓
Net Absorption (SF)*	102,682	↓	↓
Construction (SF)	0	↓	↓

* The arrows are trend indicators over the specified time period and do not represent a positive or negative value. (eg., absorption could be negative, but still represent a positive trend over a specified period.)

LATEST LAND SALES

Burnside Business Park

1120 Garland Ave.

Nova Scotia Department of Transportation and Infrastructure Renewal has selected the City of Lakes Business Park as the future home of its regional Medical/Forensic Examiners Facility.

Nova Scotia Department of Transportation and Infrastructure Renewal is planning to construct a 10,000 square foot, two storey Medical / Forensic Facility, which will include both office and laboratory functions.

1243/44/45 Wilkinson Ave.

JP Shannon Realities Ltd. purchased 7.5 acres, consolidating Lots 1243, 44, & 45 Wilkinson Ave. on behalf of Seaboard/Harmac Transportation Group.

Seaboard is planning to construct a 33,000 square foot corporate office facility that will include truck and trailer repair as well as equipment parking.

Bayers Lake Business Park

10 Lovett Lake Court

JP Shannon Realities Ltd. purchased 5.5 acres on Lovett Lake Court in Bayers Lake Business Park and is planning to construct a 25,000 square foot multi-story climate controlled self storage facility with additional office space.

Ragged Lake Industrial Park



Metro Transit's new 176,000 square-foot Transit Centre is now complete.

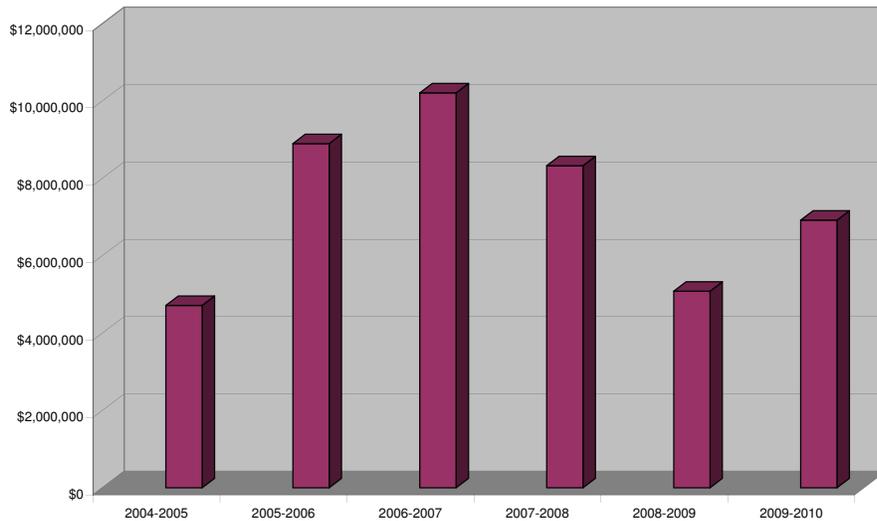
The complex sits on a 16-acre site and features two buildings: a 119,990 square-foot Operations Centre; and a 55,920 square foot Service Centre for bus maintenance.

This state-of-the-art facility will complement the existing Metro Transit facility and a smaller garage located in Burnside Park, which have currently reached capacity with over 280 buses.

The new Centre will allow for the operation of an additional 150 buses, with space ultimately for another 50 transit vehicles - allowing Metro Transit to provide expanded bus service for HRM.

Having this new facility will also help cut down on operational costs, commuter traffic and result in less greenhouse gas (GHG) emissions. It is an environmentally sustainable building as well, designed to target LEED Silver or higher design standards.

Business Parks Gross Lot Sales Revenues



Business Park sales for the 2009 / 2010 year were just over 6.9 million with 45+ Acres sold

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Construction of the Washmill Lake Court Extension / Hwy. 102 Underpass Well Underway

The Washmill Lake Court Extension / Highway 102 underpass will provide a much anticipated third entrance / exit to the Bayers Lake Business Park.

Washmill Lake Drive, as it is to be renamed, will cross underneath highway 102 ultimately extending down to Northwest arm Drive as well as providing a connection to Lacewood drive via Regency Park.



Phase 1 of this Federal/Provincial/Municipal Infrastructure stimulus project is well underway with Phase 2 presently out to tender call.

Construction of the entire HRM project is anticipated to be completed by March 31, 2011 and the private developer completion of the remaining portions of Regency Park Drive are expected to follow closely behind.



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