



Advisor Sentiment Survey

Each quarter, Colliers real estate professionals look 12 months down the road and express their sentiment on rent, demand and investment in various industry sectors by locale and building type.

Office Survey Highlights

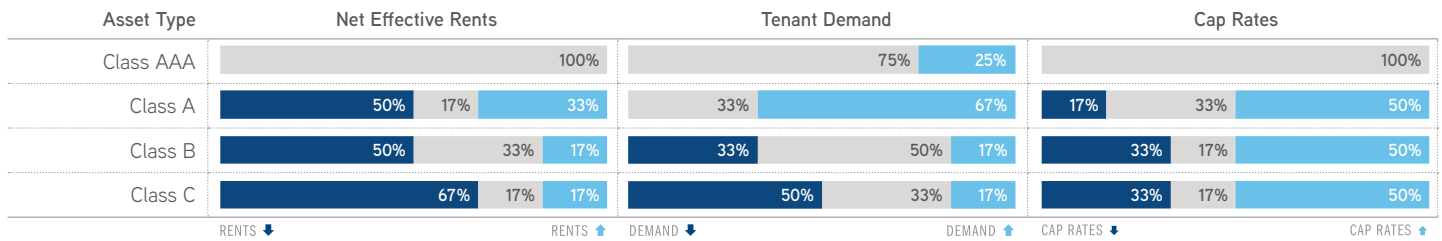
The Saskatoon office market forecasts higher probabilities, in comparison to the last survey, for declining NERs for all asset types except Class AAA, which is expected to see no change in the coming year. Further, Class AAA and A assets have the greatest potential for increases in tenant demand, while Class B and C are still trending downward. Cap rates are also expected to increase for all asset types except Class AAA assets which are expected to maintain current levels. Locationally, tenant demand remains strong for both submarkets with a mostly neutral outlook on NERs. On the other hand, sentiment forecasts for cap rates shifted this quarter to a higher likelihood of seeing increases over the next 12 months.

Office Market

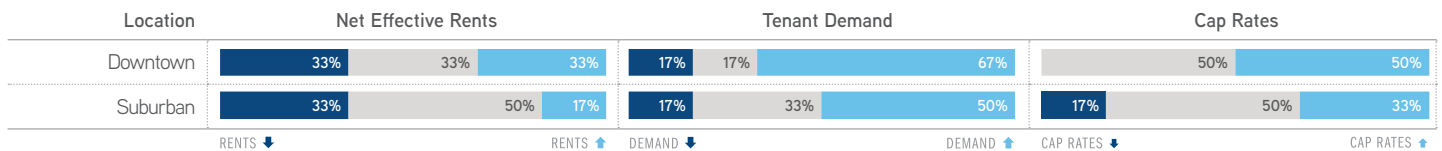
● Decrease ● No Change ● Increase

By Asset Class

*All bars represent 100%



By Locale



Industrial Survey Highlights

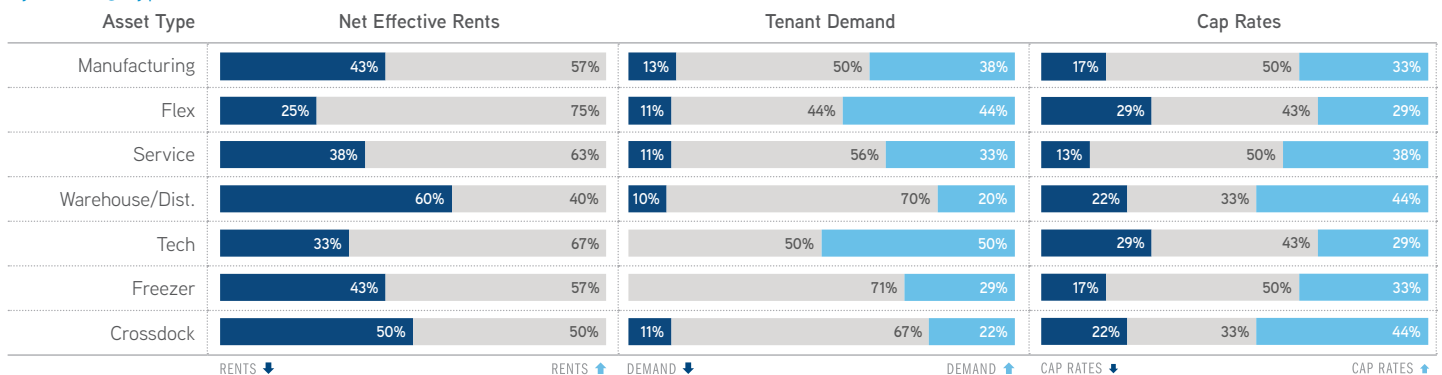
The Saskatoon industrial market continues to show a strong likelihood for decreases in NERs for all property types despite an expectation for stable or growing tenant demand in the market. From a cap rate perspective, sentiment forecasts are somewhat divided, however the forecast is leaning more towards increases for all property types. This is particularly apparent for Warehouse/Distribution and Crossdock properties which are also facing the highest probabilities for declining NERs.

Industrial Market

● Decrease ● No Change ● Increase

By Building Type

*All bars represent 100%



*Some charts may not add up to 100% due to rounding

413 offices in 69 countries on 6 continents

United States: **145**

Canada: **28**

Latin America: **23**

Asia Pacific: **86**

EMEA: **131**

\$2.7B

US* in annual
revenue

2B

square feet
under management

15,400

professionals
and staff

*Based on 2017 results

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Colliers International Group Inc. is an industry leading global real estate services company with more than 15,400 skilled professionals operating in 69 countries. With an enterprising culture and significant employee ownership, Colliers professionals provide a full range of services to real estate occupiers, owners and investors worldwide. Services include strategic advice and execution for property sales, leasing and finance; global corporate solutions; property, facility and project management; workplace solutions; appraisal, valuation and tax consulting; customized research; and thought leadership consulting.

Colliers professionals think differently, share great ideas and offer thoughtful and innovative advice that help clients accelerate their success. Colliers has been ranked among the top 100 outsourcing firms by the International Association of Outsourcing Professionals' Global Outsourcing for 11 consecutive years, more than any other real estate services firm.

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