

Right of Use (RoU) asset in business combination

Issue: How is the RoU asset measured in a business combination?

Above and Below Market Lease Conclusion									
Region	Location	Type	Square Feet	Market Rent Test	Discounted Contract Rent	Discounted Market Rent	Discounted Rent Difference	Total Above Market	Total Below Market
Halton	Milton	Commercial	5,300	Above Market	\$1,581,753	\$1,351,500	\$230,253	\$230,253	\$0
Peel	Mississauga	Commercial	8,655	Below Market	\$1,978,672	\$2,466,675	(\$488,003)	\$0	(\$488,003)
Toronto	Toronto	Industrial	15,253	Above Market	\$141,853	\$106,771	\$35,082	\$35,082	\$0
York	Markham	Industrial	39,915	Above Market	\$433,333	\$399,915	\$34,183	\$34,183	\$0
Durham	Ajax	Industrial	13,944	Above Market	\$155,005	\$113,225	\$41,780	\$41,780	\$0
Dufferin County	Orangeville	Industrial	800	Above Market	\$15,253	\$12,800	\$2,453	\$2,453	\$0
Simcoe County	Innisfil	Industrial	725	Low value – N/A					
Toronto	Toronto	Industrial	27,017	At Market				\$0	\$0
Peel	Brampton	Industrial	152,316	At Market				\$0	\$0
Toronto	Toronto	Commercial	1,892	Short term- N/A					
	Total							\$343,751	(\$488,003)
	Total (rounded)							\$344,000	(\$488,000)