

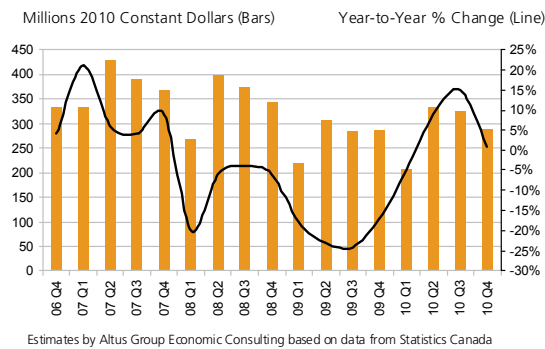
CMHI MANUFACTURED BUILDING SURVEY QUARTERLY REPORT

Fourth Quarter 2010

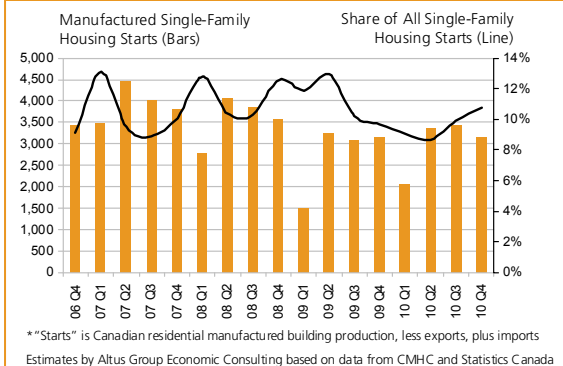
Manufactured Building Conditions

The Canadian Manufactured Housing Institute (CMHI) conducts a monthly survey of producers of factory-built homes called the CMHI Manufactured Building Survey. Altus Group Economic Consulting analyses the data produced from the CMHI Survey and provides information as to the evolving position of manufactured buildings within the Canadian construction sector.

Manufactured Building Production Canada, 2006-2010



Manufactured Building Residential Starts* Canada, 2006-2010



Highlights from Q4 2010:

- ❖ During the fourth quarter of 2010, the value of manufactured building production in Canada (residential and non-residential combined) was virtually unchanged from the same period in 2009, totalling \$288 million;
- ❖ Some 3,152 factory-built single-family homes were started in the fourth quarter, which was on par with the same period last year; and
- ❖ In recent quarters, factory-built units as a share of total single-family homes have increased, as the industry now accounts for approximately 11% of all single-family housing starts.

February 2011

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The CMHI Manufactured Building Survey Quarterly Report is produced with financial assistance from Canada Mortgage and Housing Corporation. To subscribe, please contact:

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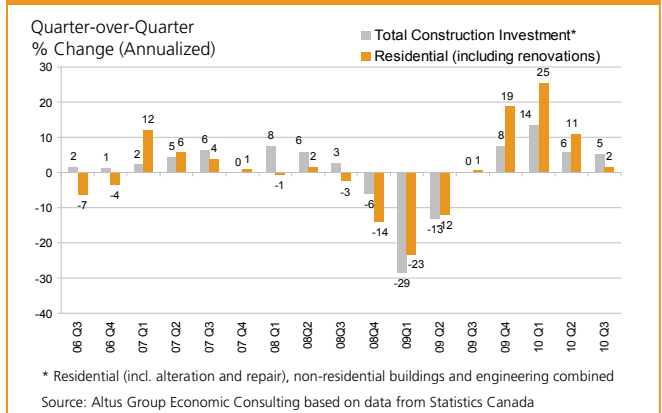


National Industry Indicators

Construction Industry

Residential construction investment remained lethargic in the third quarter, as levels were only 1.5% higher (annualized) than the previous quarter. Slower growth in residential construction investment was a drag on total construction investment, as ICI and engineering investment experienced more substantial growth. The weakness in the residential market seen in the third quarter reflects a more cautionary outlook for the sector.

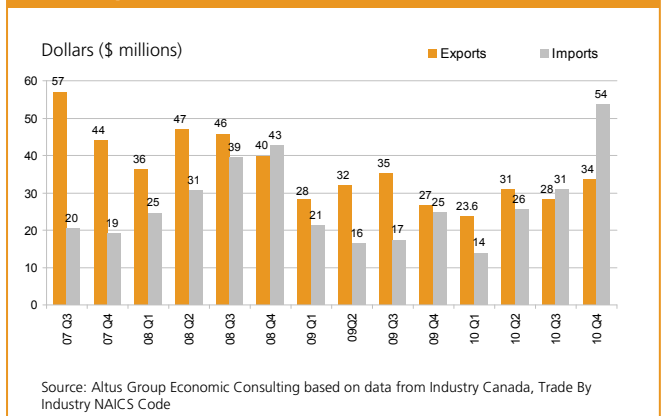
Quarterly Construction Investment by Sector, Canada, 2006-2010



Exports of Manufactured Buildings

In the fourth quarter, there was a negative trade balance for manufactured buildings. The negative balance of trade was due to a surge in imports of manufactured buildings, with almost half going to Newfoundland and Labrador. There was a slight improvement in exports in the fourth quarter, with the U.S. accounting for the majority of activity. On a state-by-state basis, North Dakota accounted for nearly 20% of Canadian exports of manufactured buildings to the U.S. in 2010, a share that has been increasing recently.

International Trade, Manufactured Buildings, Canada, 2007-2010

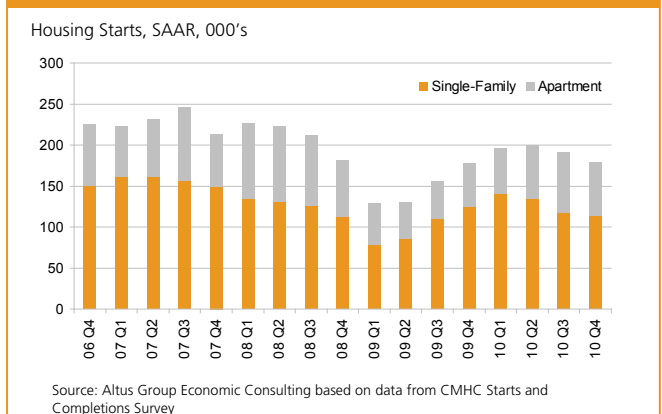


Housing Industry Overview

Canada Mortgage and Housing Corporation (CMHC) reports total new housing starts (including both site-built and factory-built homes). Total, Canada-wide, housing starts came in at 179,100 units seasonally adjusted at annual rates (SAAR) in the fourth quarter of 2010, which was about 6% lower than the previous quarter.

Single-family construction (single-family houses being composed of single-detached, semi-detached and row house units) has been trending lower recently since the most recent peak in the first quarter of 2010.

Quarterly Housing Starts By Type, Canada, 2006-2010



Survey Results

CMHI Manufactured Building Survey Summary Statistics Fourth Quarter, 2010

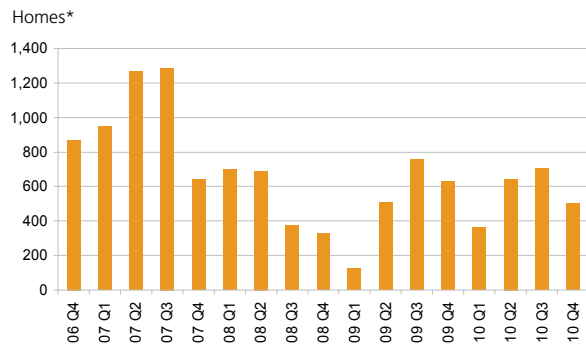
Type of Unit	Units	Square Feet (000s)	Value \$ (millions)	Value \$ (per sf)
Single-family homes	478	589	16.2	27.4
Multi-family homes	54	55	3.3	59.9
Non-residential	na	143	12.1	84.9
Other residential components ¹	na	8	0.4	46.0
Residential	532	652	19.8	30.4
Non-Residential	na	143	12.1	84.9
Total Production²	532	795	31.9	40.2

¹ Other residential components include second-storey additions, wall panels, individual rooms used as additions to existing dwellings, etc.

² Production refers to units that are produced in the factory and shipped to destinations in Canada and the United States. Value of shipments is estimated on an "fob" (freight on board) basis.

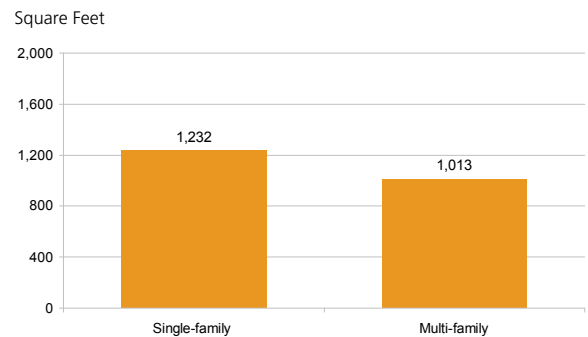
Source: Altus Group Economic Consulting based on data from the *CMHI Manufactured Building Survey*

Residential Manufactured Buildings Production, Survey Respondents, 2006-2010



CMHI Manufactured Building Survey; prior to 2007 Q3, data from CMHI Industry Shipments Survey
* Industry Shipments Survey data converted to "homes" from "sections" by Altus Group

Residential Manufactured Buildings Average Square Feet Per Unit, Q4 2010



CMHI Manufactured Building Survey

CMHI Manufactured Building Survey

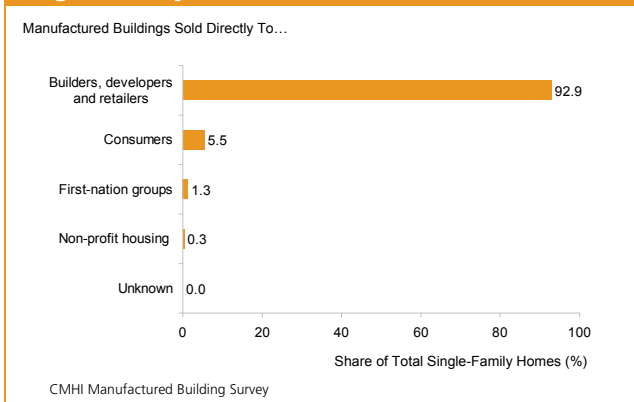
The *CMHI Manufactured Building Survey* is an interactive, web-based survey that collects data from producers of manufactured buildings relating to production volumes. Manufacturers are certified to Canadian Standards Association (CSA) standards. Approximately 90 firms in Canada are identified as CSA-certified builders of factory-constructed buildings and structures. In the fourth quarter of 2010, 12 firms participated in the *CMHI Manufactured Building Survey*, representing an effective response rate* of 16.9%.

If you are interested in participating in the *CMHI Manufactured Building Survey*, please contact Kathleen Maynard at 613-563-3520.

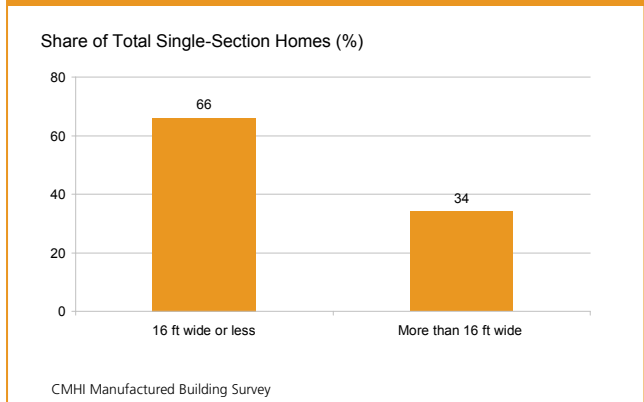
* Share of survey respondents' production of homes to estimated total production in Canada (3,152 homes).

Survey Results – Continued

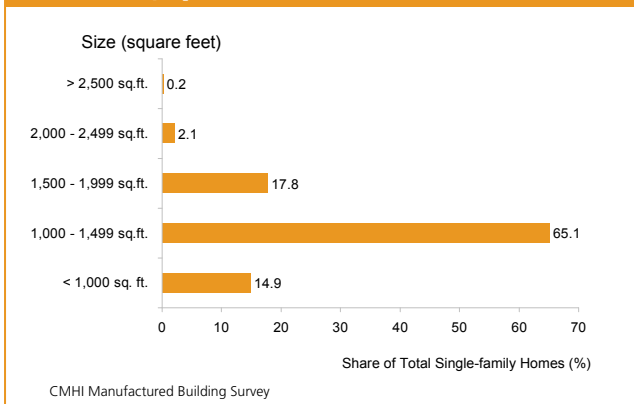
Distribution of Manufactured Building Sales, Single-Family, Q4 2010



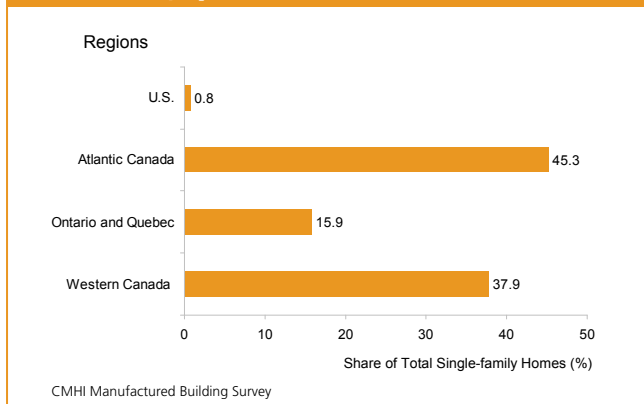
Distribution of Single-Section Homes By Size, Q4 2010



Distribution of Single-Family Homes By Total Home Size, Q4 2010



Distribution of Single-Family Homes By Destination, Q4 2010



Definitions and Statistical Methodology

- *Manufactured homes* are residential, usually single-section, units placed on a surface-mount foundation.
- *Modular homes* are three-dimensional, closed-wall, factory-built units that are manufactured at a central facility and transported to the dwelling site for assembly. They are usually placed on a full-perimeter foundation (i.e. crawl space or basement).
- *Non-residential* modular units are wood-frame units that are in most cases produced by the same companies that produce housing units. Examples include offices, health care buildings, educational facilities, recreational centres, etc.
- To analyze the Canadian manufactured building sector, data have been collected from Statistics Canada's Annual (and Monthly) Survey of Manufacturers for NAICS codes 321991 [Manufactured Home Manufacturing] and 321992 [Prefabricated Wood Building Manufacturing].
- Quarterly manufactured building industry production and starts data for Canada are produced in-house by Altus Group Economic Consulting. These estimates are derived from Statistics Canada data on industry production volumes and international trade data and converted to "homes" using industry benchmarks set out in *Profile and Prospects of the Factory-Built Industry in Canada* (2006), a study conducted by Clayton Research for Canada Mortgage and Housing Corporation (CMHC).