



COMMERCIAL REAL ESTATE SERVICES



FEATURED MARKET REPORTS

THE LEE ADVANTAGE

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors. Our professionals combine the latest technology, resources, and market intelligence with their experience, expertise, and commitment to superior service to optimize client results.

WHAT SETS US APART?

Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

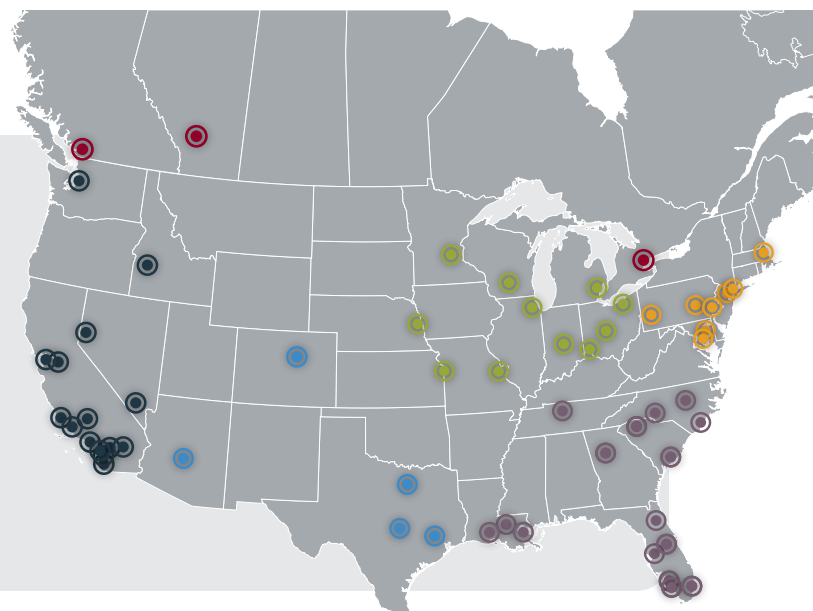
SERVICES TO MEET THE NEEDS OF OUR CLIENTS

Lee & Associates' offices offer a broad array of real estate services tailored to meet the needs of the company's clients in each of the markets it operates, including commercial real estate brokerage, integrated services, and construction services.

With specialty practice groups in each of these disciplines, our professionals regularly collaborate to make sure they are providing their clients with the most advanced, up-to-date market technology and information.

LOCAL EXPERTISE INTERNATIONAL REACH

With offices in 80+ markets across North America, Lee & Associates has the ability to deliver first-class services to our clients both locally and internationally.



WEST

SOUTHWEST

MIDWEST

EAST

SOUTH

CANADA

INDUSTRIAL OVERVIEW: DEMAND FALLS UNDER TARIFF PRESSURE

Falling demand for industrial space continued in 2025 under the added strain of the United States' aggressive trade and tariff policies affecting commercial property markets across North America. In the U.S. net absorption declined again in 2025 as tenant and rent growth fell to their lowest levels since the aftermath of the financial crisis. Meanwhile, inventory growth has been scaled back from a record development wave to pre-Covid levels.

Across Canada, overall net absorption was in the red in 2025 and the vacancy rate hit the highest level since 2017. Net absorption in the U.S. totaled 112.5 million SF in 2025. That was down 13% year over year and off 78% from the record 519 million SF of tenant growth in 2021. In the last three years, U.S. net absorption has been trending downward, averaging 137.9 million SF per year compared to a 388-million-SF annual average from 2020 to 2022.

Deliveries in 2025 totaled 253.6 million SF, down 52% from the 526 million SF record in 2023. For five years prior to the lockdown, completions averaged 211 million SF. Deliveries averaged 381 million SF since the 2020 lockdown compared to the 210-million-SF average for the five years prior to Covid.

Overall rent growth has decelerated from a record gain of more than 10% in 2022, to 6.3% in 2023, 3.2% in 2024 and 1.3% in 2025, the lowest since 2011 when the national vacancy rate was 9.6% following the 2008 recession.

The results were dispiriting for owners of warehouse-distribution buildings, which account for 68% of the 19.6-billion-SF market. Demand for logistics space was off 16% from 2024 and down nearly 81% from 2021's record net absorption of 476.6 million SF. The top 10 U.S. markets for net absorption in 2025 ranged from Dallas/Ft. Worth at 26 million SF, followed by Phoenix, Columbus, Ohio; Houston, Indianapolis, Kansas City, Washington, D.C., Chicago, Charlotte, down to Cincinnati's 3.8 million SF.

While deliveries have peaked, several Sunbelt and Midwest markets with fewer development constraints are seeing a surge in big-box completions that may take more than two years to absorb. Austin, Indianapolis, Greenville/Spartanburg, Phoenix and San Antonio are markets with risks of prolonged availability rates. The protectionist policies of the U.S. could potentially increase requirements for manufacturing space if companies onshore and reshore production. But the uncertainty around tariffs has produced retailer inventory volatility with many businesses reluctant to expand distribution networks without greater clarity. Fortunately, that clarity is expected from the Supreme Court this spring. The high court is poised to rule on whether President Trump can claim emergency powers to make trade agreements without Congress. The ruling against the government by the U.S. Court of International Trade was affirmed in August by a federal appellate court.

In Canada, meanwhile, year-over-year rent growth has slowed considerably, reaching less than 2% as 2025 draws to a close. Calgary was the leading market in 2025 with 2.25 million SF of net absorption followed by Toronto, Edmonton, the Greater Golden Horseshoe, Ottawa-Gatineau and Vancouver. Montreal ranked last with negative absorption totaling 5.8 million SF.

LOWEST VACANCY RATE	
NE, Omaha	3.0%
BC, Vancouver	4.1%
MN, Minneapolis	4.2%
OH, Cleveland	4.3%
ON, Toronto	4.4%
U.S. Index	7.6%
Canada Index	4.8%

HIGHEST MARKET RENT / SF ANNUAL	
CA, San Francisco	28.49
CA, San Diego	22.51
FL, Miami	20.76
NY, New York*	19.75
NY, Long Island*	19.35
U.S. Index	\$12.12
Canada Index	\$12.00 CAD

HIGHEST MARKET SALE PRICE / SF	
CA, San Francisco	\$445
CA, Orange County	\$349
CA, San Diego	\$326
BC, Vancouver	\$324 CAD
CA, Los Angeles	\$323
U.S. Index	\$160
Canada Index	\$205 CAD

MOST SF UNDER CONSTRUCTION SF	
TX, Dallas-Fort Worth	38,003,420
TX, Houston	27,282,980
DC, Washington	23,001,246
GA, Atlanta	20,225,593
AZ, Phoenix	18,606,621
U.S. Index	330,208,329
Canada Index	33,773,684

LARGEST INVENTORY BY SF	
IL, Chicago	1,430,609,317
TX, Dallas-Fort Worth	1,232,834,855
CA, Los Angeles	963,813,053
ON, Toronto	901,791,445
NY, New York*	888,493,521
U.S. Index	19,592,426,888
Canada Index	2,361,610,656

LOWEST MARKET CAP RATE	
BC, Vancouver	4.2%
ON, Toronto	4.7%
CA, Inland Empire	4.8%
CA, Los Angeles	5.2%
CA, Orange County	5.4%
U.S. Index	7.3%
Canada Index	5.6%

* Please note that the statistics represented in these tables are based on CoStar defined market territories and may not all represent the geographic area the label depicts.

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
AB, Calgary **	4.5%	9.42	\$141	2,452,265	196,426,994	6.8%
AZ, Phoenix	12.5%	12.89	\$184	18,606,621	515,548,609	6.7%
BC, Vancouver **	4.1%	14.43	\$324	3,546,806	284,539,609	4.2%
CA, Bakersfield	9.3%	9.78	\$117	914,902	67,248,762	7.3%
CA, East Bay	9.2%	17.45	\$277	1,777,430	278,934,984	5.8%
CA, Fresno	4.1%	8.82	\$94	755,490	87,716,914	7.6%
CA, Inland Empire	8.9%	12.22	\$261	11,764,589	792,977,618	4.8%
CA, Los Angeles	6.4%	17.67	\$323	3,536,710	963,813,053	5.2%
CA, Orange County	6.5%	19.21	\$349	1,591,879	304,401,579	5.4%
CA, San Diego	9.3%	22.51	\$326	2,057,610	217,634,552	6.3%
CA, San Francisco	13.6%	28.49	\$445	489,410	103,418,031	5.9%
CA, San Luis Obispo	2.5%	16.11	\$193	274,468	9,982,856	6.8%
CA, Santa Barbara	4.3%	17.27	\$221	36,550	20,960,264	6.9%
CA, Stockton	10.1%	9.35	\$134	1,769,366	157,017,131	6.3%
CA, Ventura	5.7%	14.93	\$210	817,730	76,176,364	6.3%
CO, Denver	8.8%	11.66	\$171	6,391,067	286,596,511	7.5%
DC, Washington	6.0%	19.11	\$267	23,001,246	326,978,483	6.7%
FL, Fort Myers	8.8%	13.37	\$151	1,952,674	44,212,341	8.3%
FL, Miami	6.6%	20.76	\$275	4,195,118	281,316,615	5.9%
FL, Naples	4.1%	18.08	\$191	0	14,593,043	7.7%
FL, Orlando	7.9%	14.48	\$172	2,924,760	212,123,227	6.6%
FL, Tampa	7.5%	12.82	\$154	2,428,534	226,252,746	7.5%
GA, Atlanta	8.2%	9.88	\$125	20,225,593	866,835,205	6.6%
GA, Savannah	12.3%	8.97	\$134	10,319,777	159,859,270	6.8%
ID, Boise	8.7%	10.52	\$135	3,992,243	63,302,675	7.8%
IL, Chicago	5.7%	9.70	\$98	16,171,761	1,430,609,317	8.1%
IN, Indianapolis	7.9%	7.70	\$78	4,845,153	432,812,274	8.5%
KS, Lawrence	2.4%	9.55	\$91	0	9,256,583	9.3%
KS, Topeka	2.2%	5.96	\$55	502,037	22,005,026	10.0%
LA, Baton Rouge	2.4%	10.19	\$81	885,235	46,113,698	9.4%
LA, Lafayette	3.4%	9.38	\$80	2,155,000	27,652,890	9.4%
MA, Boston	8.5%	17.24	\$200	2,905,293	371,206,250	7.1%
MD, Baltimore	9.4%	11.25	\$139	1,735,011	271,952,320	7.7%
MI, Detroit	4.9%	8.91	\$73	2,887,706	640,490,081	10.7%
MN, Minneapolis	4.2%	9.51	\$104	6,682,942	439,575,115	8.7%
United States Index	7.6%	\$1.01	\$160	330,208,329	19,592,426,888	7.3%
Canada Index	4.8%	\$1.00 CAD	\$205 CAD	33,773,684	2,361,610,656	5.6%

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
MO, Kansas City *	6.3%	7.21	\$67	5,438,752	382,422,372	9.4%
MO, Saint Louis	5.2%	7.46	\$71	4,758,824	344,718,238	8.6%
NC, Charlotte	10.3%	9.85	\$113	7,462,083	402,906,311	7.3%
NC, Durham	8.9%	11.69	\$147	2,618,299	59,599,968	7.1%
NC, Raleigh	6.4%	12.65	\$153	5,578,856	108,275,111	7.7%
NE, Lincoln	2.4%	7.83	\$82	486,308	33,987,246	9.5%
NE, Omaha	3.0%	8.52	\$84	2,827,551	114,149,832	9.1%
NJ, Atlantic City	5.2%	11.04	\$88	0	9,887,808	8.5%
NJ, Northern New Jersey *	6.2%	16.91	\$214	3,504,025	264,696,090	6.6%
NJ, Trenton	9.0%	11.01	\$173	1,519,145	45,114,503	6.7%
NJ, Vineland	6.5%	8.17	\$70	119,219	19,896,613	7.8%
NV, Las Vegas	11.7%	14.05	\$215	4,953,227	198,217,870	5.8%
NV, Reno	11.6%	9.17	\$140	7,738,605	120,285,720	6.2%
NY, Long Island *	5.9%	19.35	\$209	655,626	183,797,358	8.4%
NY, New York *	7.9%	19.75	\$280	10,459,033	888,493,521	6.0%
OH, Cincinnati	5.5%	7.46	\$75	2,378,121	366,734,256	8.5%
OH, Cleveland	4.3%	6.67	\$51	1,136,869	355,034,144	10.5%
OH, Columbus	6.8%	8.43	\$96	16,252,467	390,470,280	7.1%
ON, Toronto **	4.4%	13.73	\$261	12,913,528	901,791,445	4.7%
PA, Harrisburg	6.3%	8.74	\$101	1,243,212	114,516,188	7.1%
PA, Lehigh Valley *	9.6%	9.46	\$130	3,160,522	171,218,537	6.8%
PA, Philadelphia *	9.1%	11.84	\$132	4,644,774	647,030,133	7.2%
PA, Pittsburgh	5.9%	8.91	\$68	637,653	232,113,872	8.9%
SC, Charleston	15.1%	10.67	\$116	1,662,484	119,652,697	7.7%
SC, Greenville	5.4%	7.17	\$68	1,772,958	155,272,272	8.9%
SC, Spartanburg	10.6%	6.93	\$85	1,678,345	130,375,732	8.1%
TN, Nashville	6.1%	11.75	\$124	10,076,059	290,643,589	6.5%
TX, Austin	13.8%	14.15	\$173	14,140,995	175,662,248	7.5%
TX, Dallas-Fort Worth	9.1%	10.22	\$146	38,003,420	1,232,834,855	6.2%
TX, Houston	7.2%	9.54	\$111	27,282,980	862,440,236	7.7%
WA, Seattle	9.4%	14.66	\$246	3,616,267	367,996,015	5.8%
WI, Madison	4.5%	8.00	\$76	3,698,018	79,268,186	8.8%
United States Index	7.6%	\$1.01	\$160	330,208,329	19,592,426,888	7.3%
Canada Index	4.8%	\$1.00 CAD	\$205 CAD	33,773,684	2,361,610,656	5.6%

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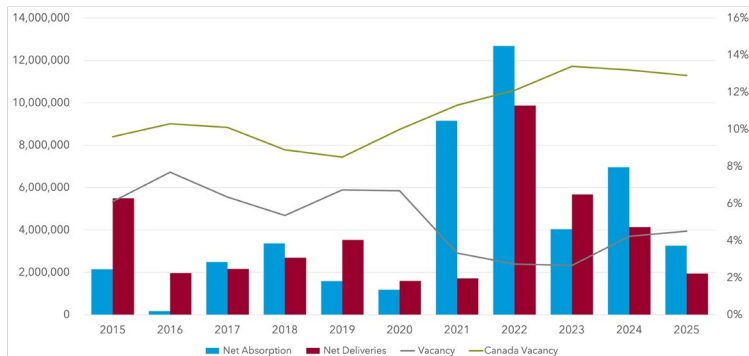
INDUSTRIAL MARKET OVERVIEW

COLE MOOK, *Research Analyst*

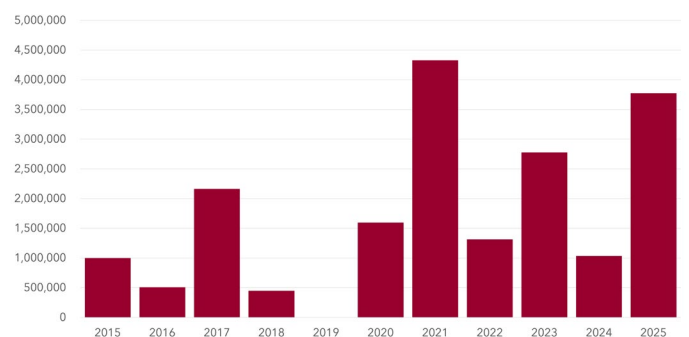
Calgary's industrial market closed 2025 on a strong note in Q4, as vacancy tightened to 3.14%, down from 4.04% in Q3. Net absorption surged to 2,733,329 square feet, up from 564,217 square feet last quarter, as big-box leasing activity defined the period. Construction completions remained limited at 201,270 square feet as most product is expected to deliver in 2026. Development activity remained steady, with 3.77 million square feet under construction and over 11.2 million square feet planned. Leasing activity rose to 137 transactions, with total leased square footage more than doubling quarter over quarter. Sales activity moderated to 62 transactions, though pricing strengthened amid scarcity across small-bay, single-use, and yard-oriented properties.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	2,733,329	564,217	1,012,454	(481,109)	2,482,235
▼ Vacancy Rate	3.14%	4.04%	4.54%	4.56%	3.48%
◀ ▶ Avg NNN Asking Rate PSF	Not Tracked	Not Tracked	Not Tracked	Not Tracked	Not Tracked
▲ Sale Price PSF	\$192.88	\$188.64	\$232.33	\$201.42	\$229.72
◀ ▶ Cap Rate	Not Tracked	Not Tracked	Not Tracked	Not Tracked	Not Tracked
▲ Under Construction SF	3,773,322	3,367,792	2,549,177	1,120,300	1,036,557
▲ Inventory SF	177,241,753	175,017,053	175,336,262	174,314,405	173,471,924

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2015 - 60th Street, SE Calgary, AB	330,899 SF	\$41,500,000 \$125.42 PSF	Minhas Furniture RONA, Inc.	Class A
261090 Wagon Wheel View Balzac, AB	148,828 SF	\$18,550,000 \$124.64 PSF	Mapei BHJ Canada Meat Products, Inc.	Class B
4440 - 78th Avenue, SE Calgary, AB	65,592 SF	\$10,450,000 \$159.32 PSF	1904716 Alberta, Inc. BHJ Canada Meat Products, Inc.	Class B

*All numbers shown are in Canadian dollars (CAD)

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
60 Carmek Drive Calgary, AB	251,856 SF	Hopewell Development Corp.	Modine of Canada, Inc.	Manufacturer
260221 Range Road 292 Balzac, AB	246,323 SF	Dream Industrial REIT	Electrolux Canada Corp.	Distribution
293026 Colonel Robertson Way Balzac, AB	233,405 SF	QuadReal Property Group	PACCAR, Inc.	Distribution



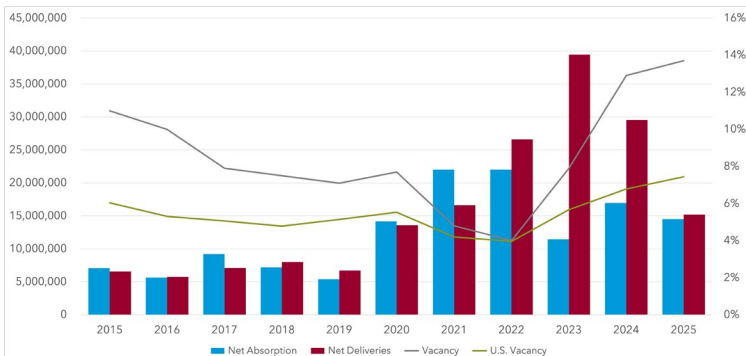
INDUSTRIAL MARKET OVERVIEW

CHRIS MCCHESENEY, *Research Director*

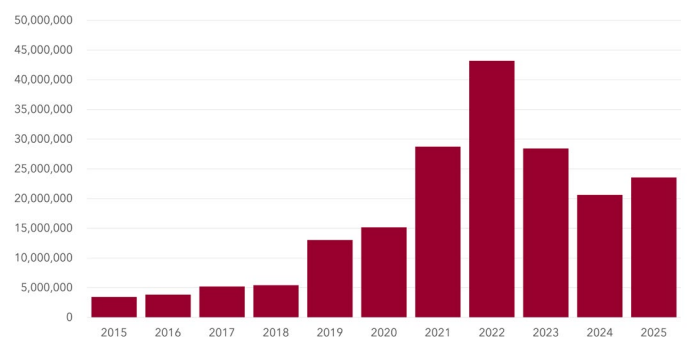
As 2025 concludes, the Phoenix industrial market is entering a new phase following several years of rapid growth. Net absorption totaled 3.44 million square feet in the fourth quarter, reflecting measured but positive tenant demand amid broader economic normalization. Development activity remains robust, with 23.5 million square feet under construction, signaling long-term confidence in the region despite a more disciplined leasing environment. Vacancy held steady at 13.7%, indicating that new deliveries are largely being absorbed by ongoing tenant movement and gradual space commitments. Looking ahead, Phoenix enters 2026 with a sizable development pipeline, a more balanced supply-demand dynamic, and a market increasingly shaped by user selectivity, build-to-suit projects, and strategic long-term location decisions.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	3,444,417	4,256,901	2,311,273	4,345,216	3,106,751
▲ Vacancy Rate	13.70%	13.60%	13.80%	13.60%	12.90%
▼ Avg NNN Asking Rate PSF	\$13.32	\$13.56	\$13.92	\$13.56	\$13.56
▲ Sale Price PSF	\$201.43	\$169.60	\$191.11	\$183.71	\$172.08
▼ Cap Rate	6.40%	6.80%	7.20%	6.50%	6.40%
▼ Under Construction SF	23,545,412	20,852,106	19,282,617	19,767,171	20,628,215
▲ Inventory SF	454,741,866	451,714,930	446,052,267	444,427,978	437,587,792

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
7733 N. Litchfield Road Glendale, AZ	1,278,653 SF	\$152,161,730 \$119.00 PSF	Walmart Stores, Inc. Lincoln Property Co.	Class A
8016 E. Pecos Road Goodyear, AZ	537,429 SF	\$66,105,000 \$123.00 PSF	Amazon Greystar Real Estate Partners	Class A
12250 W. Corporate Drive Avondale, AZ	450,260 SF	\$89,800,000 \$199.44 PSF	Invesco Real Estate Westfield Company	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
500 N. 55th Avenue Phoenix, AZ	1,063,188 SF	CapRock Partners	Amazon, Inc.	E-Commerce
1655 S. Bullard Avenue Goodyear, AZ	300,249 SF	Prologis, Inc.	Schneider Electric	Technology
17000 W. Glendale Avenue Phoenix, AZ	288,492 SF	DWS	Kenco Logistics	Logistics



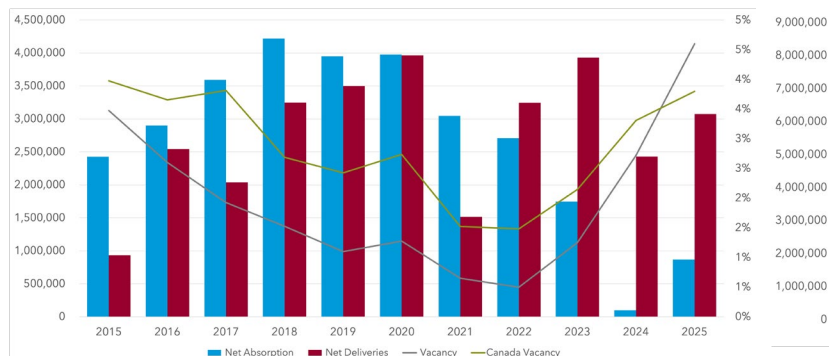
INDUSTRIAL MARKET OVERVIEW

DERRICK GONZALES, *Director of Research*

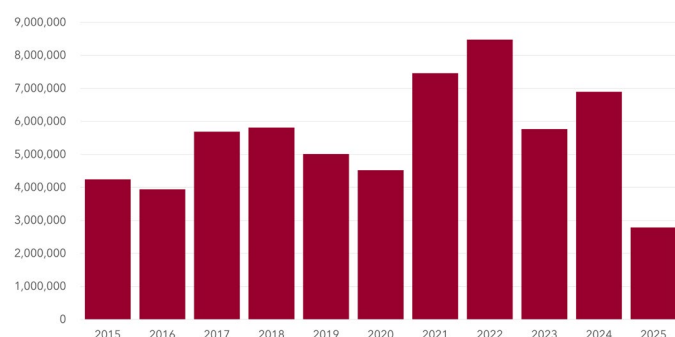
For the fourteenth consecutive quarter, Vancouver's industrial vacancy rate continued rise reaches 4.6%, a 30-basis point (bps) increase QoQ and 130 bps increase YoY. Leasing activity also stays strong in core markets. Notably, 3PL and warehousing tenants continue to lease space. Canadian Appliance Source leased 60,650 sf at 4084 McConnell Court in Burnaby while GoodCang Logistics leased 109,883 sf at 8151 Churchill Street in Delta. Like previous quarters, new speculative large bay projects have reached completion pre-committed tenants reflecting the flight to quality trend leaving older outdated buildings on the market for much longer.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ Qtrly Net Absorption SF	406,237	(213,995)	100,369	877,686	561,169
▲ Vacancy Rate	4.60%	4.30%	4.00%	3.40%	3.30%
▼ Avg NNN Asking Rate PSF	\$19.23	\$19.18	\$19.92	\$19.82	\$19.54
▲ Sale Price PSF	\$487.00	\$489.00	\$446.00	\$451.00	\$452.00
◀▶ Cap Rate	4.50%	4.20%	4.20%	4.10%	4.09%
▼ Under Construction SF	2,788,751	4,621,038	5,237,524	5,940,287	6,897,808
▲ Inventory SF	246,793,789	245,672,893	245,321,763	243,842,090	243,314,849

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1658 Industrial Coquitlam, BC	42,297 SF	\$22,600,000 \$534.00 PSF	1658 Industrial Holdings Ltd. 0984390 B.C. Ltd.	Class B
1622 Kebet Way** Port Coquitlam, BC	25,211 SF	\$13,650,000 \$541.00 PSF	723 Princess BC Holdings Inc. 723 Princess BC Holdings Inc.	Class B
6600 Fraserwood Place Richmond, BC	31,000 SF	\$13,250,000 \$426.00 PSF	1560207 B.C. Ltd. Sunlife Nutrition, Inc.	Class B

*All numbers shown are in Canadian dollars (CAD); ** Share Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
8151 Churchill Street, Unit 150 Delta, BC	109,883 SF	Dayhu Group	Goodcang Logistics	3PL
19100 Airport Way, Bldg 300 Pitt Meadows, BC	62,045 SF	Onni Group	Bunzl Canada, Inc.	Supplies & Equipment
4084 McConnell Court Burnaby, BC	60,650 SF	Charterhouse Properties Limited	Canadian Appliance Source	Warehouse & Distribution



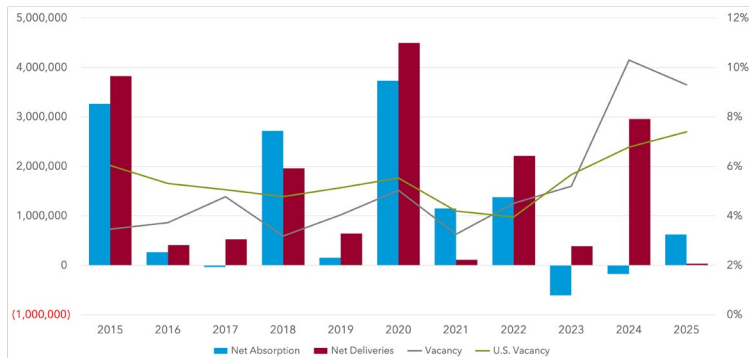
INDUSTRIAL MARKET OVERVIEW

CHAD BROCK, *Managing Principal*

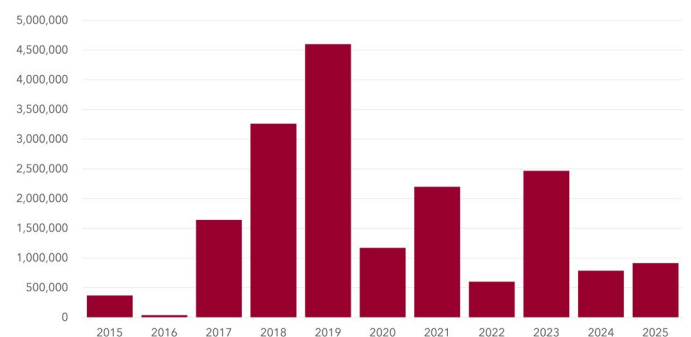
Bakersfield's industrial market remains under pressure as new supply continues to outpace tenant demand. Vacancy rose to 9.7% in Q4 2025, well above the national average, while the market recorded negative net absorption over the past year amid tenant move-outs and muted leasing activity. Asking rents remain among the lowest in California at approximately \$0.80/SF monthly, with rent growth essentially flat. Performance varies by subtype, with logistics properties facing higher vacancy and lower rents while specialized and flex assets remain comparatively tight. Construction activity remains elevated, led by the Nestlé distribution center in Arvin. While rent growth may stabilize in 2026 as development slows, elevated vacancy is expected to temper recovery relative to peer markets.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	624,889	(946,300)	(419,089)	121,551	(174,977)
▼ Vacancy Rate	9.30%	10.50%	10.50%	10.00%	10.30%
▲ Avg NNN Asking Rate PSF	\$9.77	\$9.69	\$10.04	\$9.96	\$10.03
▲ Sale Price PSF	\$117.00	\$115.00	\$111.00	\$110.00	\$108.00
▲ Cap Rate	7.27%	7.26%	7.40%	7.40%	7.47%
▼ Under Construction SF	914,902	1,092,443	1,237,678	1,169,678	788,000
▲ Inventory SF	67,248,762	67,219,780	66,913,883	66,890,640	66,962,856

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
681 Pepper Drive Bakersfield, CA	23,040 SF	\$4,000,000 \$173.61 PSF	Heritage Logistics, Inc. Roadies, Inc.	Class C
21208 Snow Road Bakersfield, CA	16,000 SF	\$3,500,000 \$218.75 PSF	Jonathan Ramirez Ron Burgess	Class C
2481 Deaver Lane Mojave, CA	7,269 SF	\$2,350,000 \$323.29 PSF	Frank E. Sullivan Scott M. Strong	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3800 Fanucchi Way Shafter, CA	536,073 SF	The Wonderful Company	Undisclosed	Undisclosed
6001 Snow Road Bakersfield, CA	37,500 SF	Titan Real Estate Investment Group, Inc.	Undisclosed	Undisclosed
13649 Weedpatch Highway Bakersfield, CA	22,500 SF	Shinda Upple	Hydra-Point Plant Growers	Agriculture



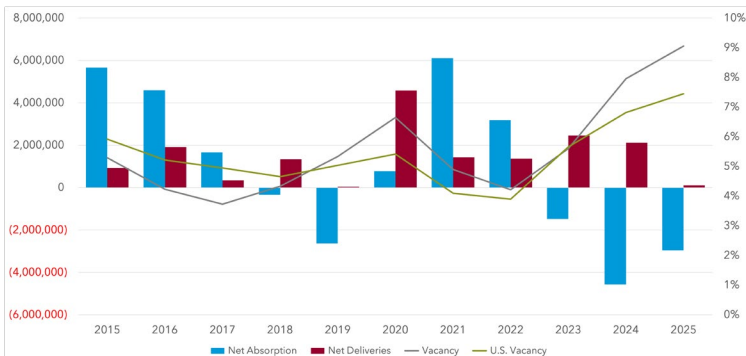
INDUSTRIAL MARKET OVERVIEW

CHRIS SCHOFIELD, SIOR, *Managing Principal*

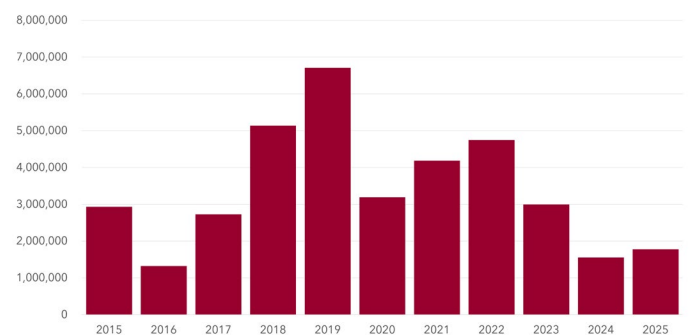
Activity in the East Bay industrial market remained steady through the fourth quarter of 2025. Overall availability was up in 2025 to over 9% but did not increase from Q3 through Q4. Net absorption was down again in 2025 but far less than 2024. With deliveries slowing, overall absorption posted improvements year over year. Rents have decreased slightly but landlords are optimistic for 2026. With limited inventory for owner/user and investor purchases, sale prices have remained strong.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(2,960,042)	(478,999)	(6,002,016)	(6,122,327)	(4,571,278)
◀ ▶ Vacancy Rate	9.10%	9.10%	9.00%	8.40%	8.00%
▼ Avg NNN Asking Rate PSF	\$1.44	\$1.45	\$1.45	\$1.45	\$1.45
▼ Sale Price PSF	\$278.00	\$279.00	\$272.00	\$272.00	\$271.00
◀ ▶ Cap Rate	5.70%	5.70%	5.80%	5.80%	5.80%
▲ Under Construction SF	1,777,430	1,265,717	1,007,245	1,227,740	1,557,535
▼ Inventory SF	278,880,491	278,904,269	278,920,377	278,816,564	278,773,082

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2009-2021 Farallon Drive San Leandro, CA	260,989 SF	\$62,700,000 \$240.24 PSF	Sagard Real Estate Gilbert Group	Class B
7411 Central Avenue Newark, CA	143,086 SF	\$34,000,000 \$237.62 PSF	Palisade Group United Logistics Solutions, Inc.	Class B
47548 Kato Road Fremont, CA	110,588 SF	\$43,010,000 \$388.92 PSF	Clarion Partners Barings	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1345 Doolittle Drive San Leandro, CA	266,000 SF	ProLogis	Amazon	e-commerce
7380 Morton Avenue Newark, CA	225,679 SF	Terreno	Quanta	Technology
31353 Huntwood Avenue Hayward, CA	327,100 SF	Morgan Stanley	Tesla	Automotive



INDUSTRIAL MARKET OVERVIEW

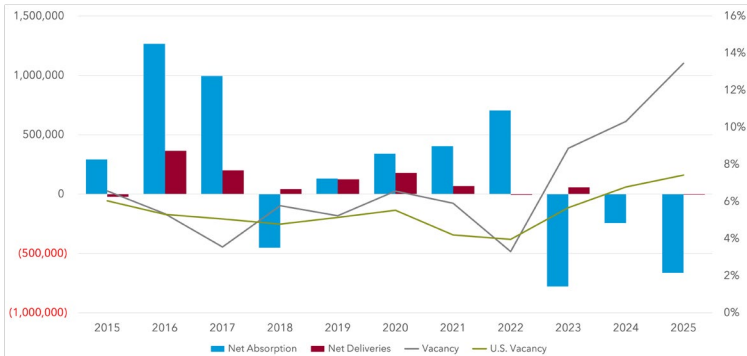
SEAN OFFERS, SIOR, *Principal*

The Tri-Valley Industrial market finished off 2025 with a few notable transactions on both the sale and lease front. Over the course of the year, many landlords were able to sharpen their pencils to attract tenants, and it now seems many sellers acknowledge that the market has shifted since the days of 2023. The good news is that owner/occupiers are still looking to find a forever home and tenants needing additional space. With interest rates decreasing in 2026 we are hopeful this can help jump-start activity in filling the remaining supply currently on the market.

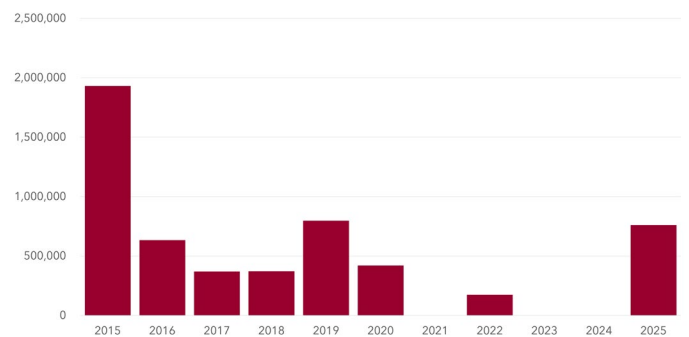
The Tri-Valley area includes the cities of Livermore, Dublin, and Pleasanton

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(640,249)	(571,268)	(322,470)	(565,586)	(244,170)
▼ Vacancy Rate	13.3%	13.5%	13.0%	11.6%	10.3%
▼ Avg NNN Asking Rate PSF	\$22.25	\$22.49	\$22.59	\$22.58	\$22.53
▼ Sale Price PSF	\$322	\$328	\$326	\$324	\$323
▲ Cap Rate	6.2%	6.1%	6.1%	6.1%	6.1%
◀ ▶ Under Construction SF	760,216	760,216	760,216	760,216	-
◀ ▶ Inventory SF	29,443,405	29,443,405	29,443,405	29,443,405	29,457,405

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
6955-6979 Sierra Court Dublin, CA	73,311 SF	\$10,800,000 \$147.32 PSF	Vanguard Construction Dianne Johnson	Class B
5800 Las Positas Road Livermore, CA	30,326 SF	\$8,225,000 \$271.00 PSF	Harinder Raman Allan Schaffer	Class B
5729 Sonoma Drive Pleasanton, CA	21,024 SF	\$4,880,000 \$232.12 PSF	Julia Qiu Dick Mallory	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7950 National Drive Livermore, CA	73,200 SF	Balch Enterprises, Inc.	Raptor Scientific	R&D
7800-7848 Las Positas Road Livermore, CA	47,881 SF	Larrabee Exchange LLC	Inertia	R&D
7066 Las Positas Road Livermore, CA	21,331 SF (Sublease)	Storopack, Inc.	Best USA Logistics, Inc.	Distribution



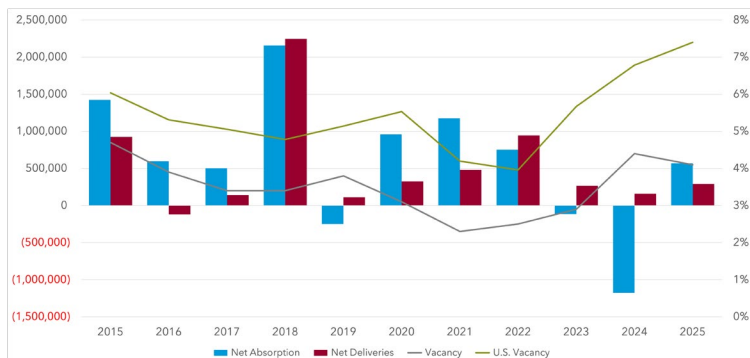
INDUSTRIAL MARKET OVERVIEW

CHAD BROCK, *Managing Principal*

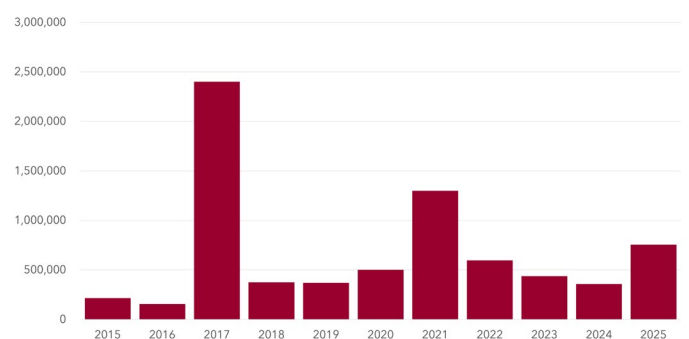
Fresno's industrial market remains relatively tight with vacancy registering 4.1% in Q4 2025, slightly above long-term averages but down 30 basis points over the past year. Net absorption of 570,000 SF outpaced 280,000 SF of new deliveries, supporting stable fundamentals. Availability stands at 4.8%, with approximately 4.2 million SF on the market. Construction activity has accelerated, totaling 760,000 SF underway, above the market's historical norm. Average asking rents are \$8.80/SF, led by higher flex rents, though overall rents declined 0.5% year-over-year. Despite short-term softness, Fresno continues to post solid long-term rent growth reflecting sustained demand driven by logistics and regional distribution users.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	569,024	183,619	(567,890)	(884,987)	(1,177,316)
▼ Vacancy Rate	4.10%	4.20%	4.50%	4.00%	4.40%
▲ Avg NNN Asking Rate PSF	\$8.81	\$8.77	\$8.85	\$8.78	\$8.75
▲ Sale Price PSF	\$94.00	\$93.00	\$88.00	\$86.00	\$84.00
▲ Cap Rate	7.56%	7.55%	7.70%	7.71%	7.80%
▲ Under Construction SF	755,490	50,100	50,100	25,100	357,000
▼ Inventory SF	87,716,914	87,824,218	87,646,746	87,539,833	87,366,686

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3701 S. Minnewawa Avenue Fresno, CA	408,198 SF	\$48,180,000 \$118.03 PSF	STAG Industrial, Inc. D&H	Class B
3200 Highland Avenue Selma, CA	83,459 SF	\$4,500,000 \$53.92 PSF	Irigoyen Farms, Inc. Sunnyside Packing Co., Inc.	Class C
301 Van Ness Avenue Fresno, CA	56,320 SF	\$2,250,000 \$39.95 PSF	Bekins MC Holdings LLC Bradley Metzner	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3701 S Minnewawa Avenue Fresno, CA	408,198 SF	STAG Industrial, Inc.	D&H	Wholesaler
2705 N. Larkin Avenue Fresno, CA	22,850 SF	Craig Thompson	Undisclosed	Undisclosed
4067 W. Shaw Avenue Fresno, CA	21,500 SF	EastGroup Properties, Inc.	Undisclosed	Undisclosed



INDUSTRIAL MARKET OVERVIEW

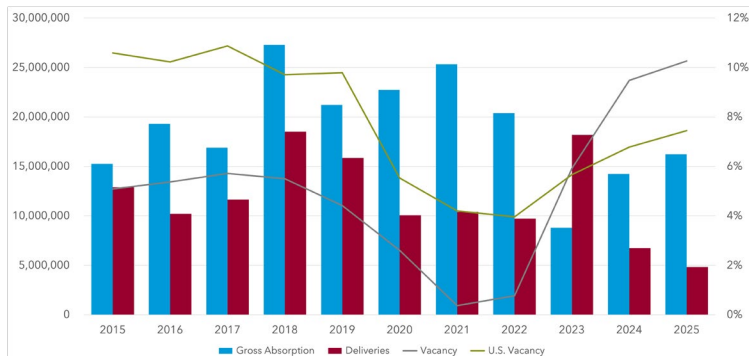
JENNIFER YINGST, *Director of Marketing and Research*

Absorption slowed this quarter as leasing activity normalized, resulting in relatively stable net absorption. Vacancy edged up with new deliveries coming online, though levels remain healthy. Average asking rates held firm, supported by construction costs and limited quality space, while the under-construction pipeline reflects continued developer confidence despite potential short-term pressure on vacancy.

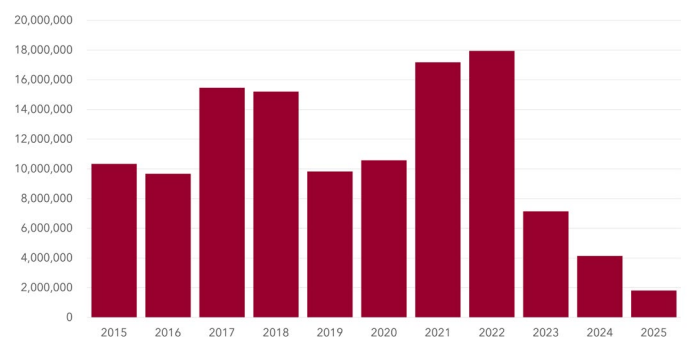
MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ Gross Absorption SF	4,102,197	4,307,405	2,428,599	5,396,724	2,173,745
▲ Vacancy Rate	10.26%	10.20%	10.04%	9.39%	9.48%
▲ Avg NNN Asking Rate PSF	\$12.16	\$11.87	\$12.58	\$12.63	\$12.95
▼ Sale Price PSF	\$226.33	\$267.07	\$262.82	\$262.55	\$262.67
◀▶ Cap Rate	*	*	*	*	*
▼ Under Construction SF	1,811,818	2,186,618	3,494,711	3,192,367	4,142,725
▲ Inventory SF	289,376,312	289,223,567	289,086,505	288,525,678	288,490,063

*Please contact Lee & Associates Riverside for Cap Rate Information

GROSS ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
890 E. Mill Street San Bernardino, CA	525,756 SF	\$123,000,000 \$233.95 PSF	890 E. Mill Street LLC Brookfield Asset Management	Class B
255 Pepper Avenue San Bernardino, CA	78,351 SF	\$24,000,000 \$306.31 PSF	Southern California Edison Forest River, Inc.	Class B
4795 Troy Court Jurupa Valley, CA	62,619 SF	\$16,907,500 \$270.01 PSF	Troy Court Industrial Owner LLC Birtcher Anderson & Davis Assoc.	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4323 Indian Avenue Perris, CA	656,695 SF	Duke Realty Corporation	Undisclosed	Undisclosed
701 S. Arrowhead Avenue San Bernardino, CA	592,710 SF	Alere Property Group LLC	Kohler Company	Distribution/ Warehouse
22750 Cactus Avenue Moreno Valley, CA	522,772 SF	Prologis	Undisclosed	Undisclosed



INDUSTRIAL MARKET OVERVIEW

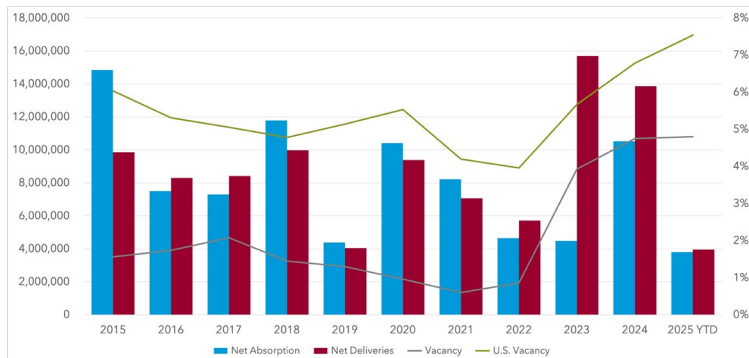
KIMBERLY ROMANIELLO, *Director of Marketing and Research*

As Q4 2025 concludes, the Inland Empire industrial market has clearly transitioned into a period of cooling and normalization following several years of rapid growth. Vacancy rates trended higher throughout the year, and overall availability including sublease space expanded, shifting negotiating leverage toward tenants. By year-end, asking rents had largely stabilized, with landlords increasingly offering concessions to remain competitive. Leasing activity remained steady in Q4 but finished the year below the highs recorded during prior peak cycles, while new construction continued to decelerate from pandemic-era levels. Performance varied by submarket, with newer, modern facilities maintaining stronger fundamentals than older inventory. Heading into 2026, demand remains most pronounced for large-format logistics space located near ports and key transportation corridors.

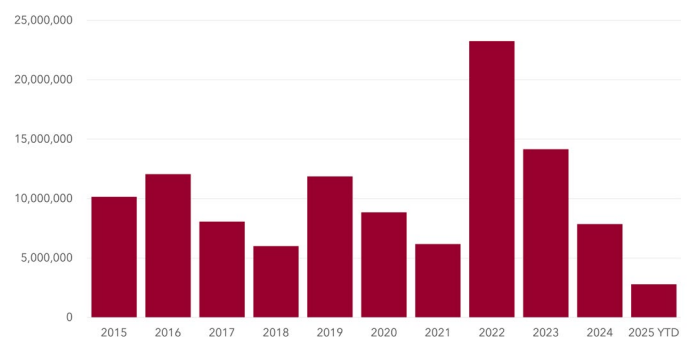
MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	2,013,829	3,812,944	1,864,568	3,024,360	906,006
▲ Vacancy Rate	5.61%	4.80%	4.39%	4.00%	7.75%
▼ Avg NNN Asking Rate PSF	\$11.76	\$12.76	\$12.54	\$13.13	\$14.84
▲ Sale Price PSF	\$277.53	\$272.07	\$300.80	\$269.50	\$287.78
◀▶ Cap Rate	*	*	*	*	*
▼ Under Construction SF	1,659,169	2,794,946	6,264,623	8,224,312	7,526,236
▼ Inventory SF	370,081,050	370,398,973	370,320,849	372,031,276	371,040,486

*Please contact Lee & Associates Ontario for Cap Rate Information

NET ABSORPTION, NET DELIVERIES, & VACANCY

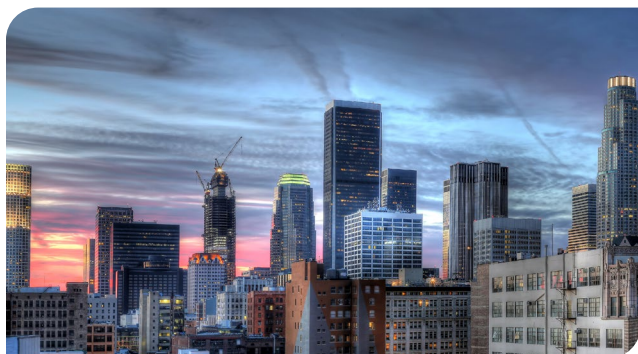


UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
10681 Production Avenue Fontana, CA	1,101,400 SF	\$174,312,000 \$158.26 PSF	Bridge Logistics Properties Scuderia Development LLC	Class A
11119 Juniper Avenue Fontana, CA	436,424 SF	\$128,500,000 \$294.44 PSF	Juniper Commerce Center LLC Clarion Partners LLC	Class A
13951 Monte Vista Avenue Chino, CA	87,550 SF	\$19,800,000 \$226.16 PSF	Jane Home Furniture Centerpoint Properties Trust	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1990 S. Vintage Avenue Ontario, CA	195,788 SF	Vintage Sterling Company	Good Warehouse LLC	Logistics
10404 6th Street Rancho Cucamonga, CA	177,550 SF	GiTi Tire	Undisclosed	Undisclosed
4325 Etiwanda Avenue Jurupa Valley, CA	124,258 SF	Rexford Industrial Realty, Inc.	Yanwen Express LLC	Logistics



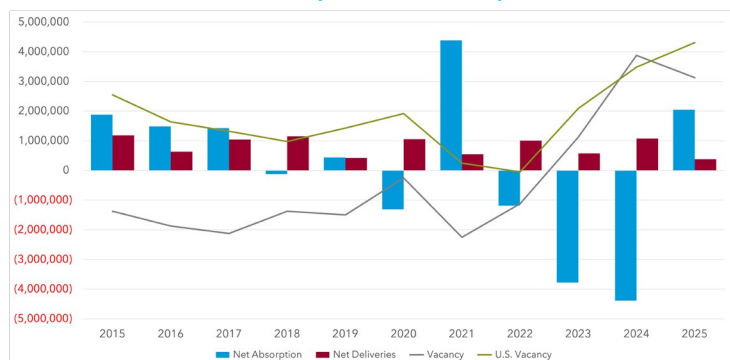
INDUSTRIAL MARKET OVERVIEW

LEJO MAMMEN, *Director of IT and Research*

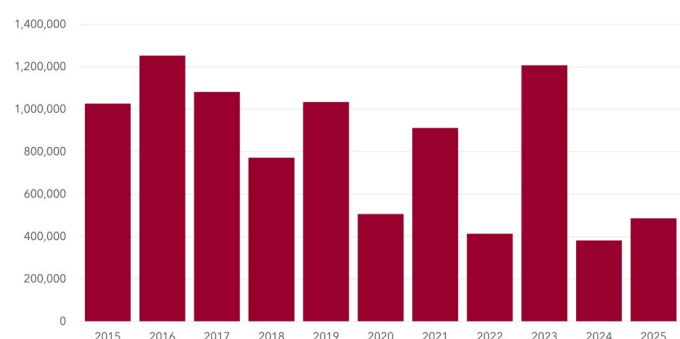
The Central submarket is showing signs of stabilization in 2025 after two years of rising vacancy. After peaking at 7.1% in 2024, vacancy has edged down to 6.5% year-to-date as net absorption turned positive at 2.04 million square feet for the year. Leasing activity increased in 2025, with more than 12.1 million square feet transacted across 559 deals, reflecting ongoing tenant demand. Deliveries have moderated to 382,000 square feet, and construction remains limited at 486,333 square feet, supporting gradual rebalancing. Rents have steadily declined over the past four quarters, with overall triple-net rates now averaging \$15.60 per square foot.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	1,289,052	(764,247)	(505,454)	(1,551,039)	(4,385,861)
▼ Vacancy Rate	6.50%	6.90%	6.70%	6.80%	7.10%
▼ Avg NNN Asking Rate PSF	\$15.60	\$15.96	\$16.44	\$16.08	\$15.36
▲ Sale Price PSF	\$306.00	\$243.53	\$204.17	\$349.38	\$356.16
▼ Cap Rate	5.00%	5.20%	5.30%	4.30%	4.00%
▼ Under Construction SF	486,333	755,567	629,661	343,609	381,639
▲ Inventory SF	247,861,019	246,340,710	246,182,995	246,135,943	245,964,896

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5102 Industry Avenue Pico Rivera, CA	173,100 SF	\$63,767,500 \$368.39 PSF	Robertson Properties Group Ares Industrial Real Estate Inc. Tr.	Class B
4600-4620 S. Santa Fe Avenue Vernon, CA	114,720 SF	\$18,000,000 \$156.90 PSF	4600 SF LLC Consolidated Fabricators Corp.	Class C
1800 E. Martin Luther King Jr Blvd. Los Angeles, CA	110,789 SF	\$51,000,000 \$460.33 PSF	Erewhon Natural Foods Ritz Pocola LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6100 Garfield Avenue Commerce, CA	615,000 SF	Prologis	Undisclosed	Undisclosed
7222 E. Gage Avenue, Units A/B Commerce, CA	105,214 SF	Escon Corporation	Axelavate Supply Hub	Logistics
4490 Ayers Avenue Vernon, CA	94,769 SF	Isaac Alchale	Fam Brands LLC	Apparel



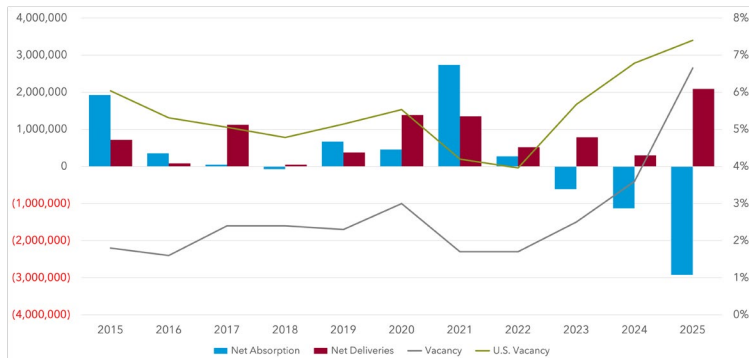
INDUSTRIAL MARKET OVERVIEW

LA NORTH INDUSTRIAL TEAM

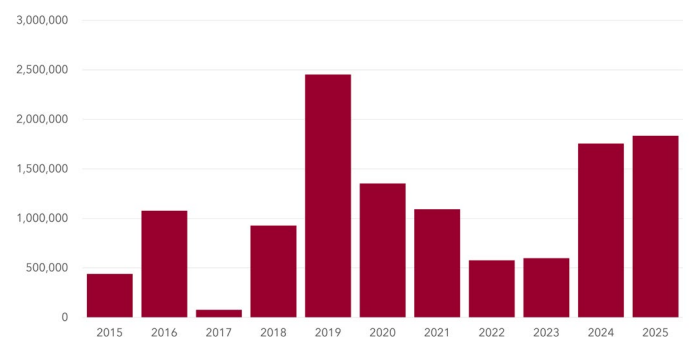
The LA North industrial market continued to soften through 2025, reflecting slower tenant demand and a more cautious expansion environment. Vacancy trended upward as move-outs outpaced new leasing, giving occupiers additional leverage in negotiations. Asking rents remained relatively stable, signaling that landlords are prioritizing occupancy over aggressive rent growth. Sales activity persisted but at more measured pricing, with investors remaining selective amid higher financing costs. Construction deliveries have tapered from prior peaks, which should help limit longer-term oversupply. Overall, the market is transitioning toward balance, with near-term headwinds but improving fundamentals expected as supply moderates.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(2,922,613)	(2,503,166)	(2,531,947)	(2,897,244)	(3,044,255)
▲ Vacancy Rate	6.65%	5.69%	4.69%	4.24%	4.25%
▲ Avg NNN Asking Rate PSF	\$1.51	\$1.47	\$1.46	\$1.46	\$1.50
▲ Sale Price PSF	\$273.33	\$253.00	\$269.28	\$326.17	\$289.16
▼ Cap Rate	5.20%	5.40%	5.40%	4.90%	5.24%
▲ Under Construction SF	1,835,423	1,553,488	2,210,311	3,302,832	2,675,252
▲ Inventory SF	142,843,304	142,348,936	141,960,565	141,578,148	141,101,099

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
12100 Dronfield Avenue San Fernando, CA	81,200 SF	\$31,736,500 \$390.84 PSF	BLT Enterprises PepsiCo, Inc.	Class C
20640 Nordhoff Street Chatsworth, CA	51,745 SF	\$15,000,000 \$289.88 PSF	Electro Adapter, Inc. Xebec	Class B
13333-13345 Saticoy Street North Hollywood, CA	36,650 SF	\$8,225,000 \$224.42 PSF	Tanya Roofian Shepard G. & Ronnie J. Goodman	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
25045 Avenue Tibbitts Valencia, CA	142,392 SF	JLL Income Property Trust	LA North Studios LLC	Information
16620 Stagg Street Van Nuys, CA	79,744 SF	Prologis, Inc.	Undisclosed	Undisclosed
7700 Balboa Boulevard Van Nuys, CA	43,160 SF	Occidental Entertainment Grp Holdings, Inc.	Undisclosed	Undisclosed



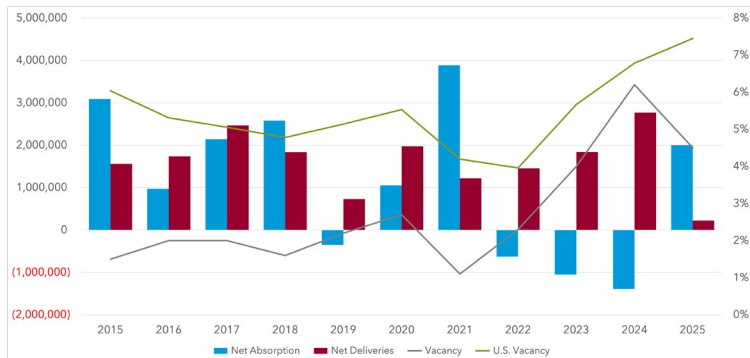
INDUSTRIAL MARKET OVERVIEW

LEJO MAMMEN, *Director of IT and Research*

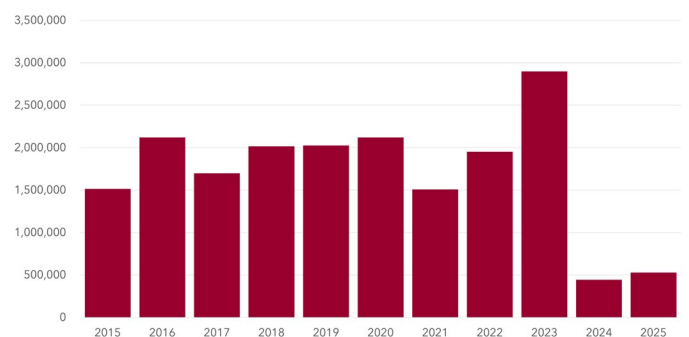
The SGV submarket is showing continued signs of recovery in 2025 after two years of rising vacancy and negative absorption. Vacancy ended Q4 at 5.2%, down from 6.2% in 2024, supported by over 2 million square feet of positive net absorption for the year. Leasing activity remains solid with over 9.7 million square feet transacted across 638 deals in 2025, suggesting tenants are re-entering the market despite the elevated availability of 6.8%. Construction remains limited at just 529,985 square feet, and new deliveries have slowed considerably. Direct average triple-net rents have adjusted downward to \$15.48 per square foot, reflecting a more balanced market as landlords compete to fill space.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(317,060)	2,122,390	44,652	426,499	(1,387,934)
▼ Vacancy Rate	5.20%	5.30%	6.00%	5.80%	6.20%
▼ Avg NNN Asking Rate PSF	\$15.00	\$15.48	\$15.84	\$16.68	\$16.80
▲ Sale Price PSF	\$303.00	\$240.24	\$285.03	\$287.74	\$209.64
▲ Cap Rate	5.20%	4.80%	5.30%	6.10%	5.90%
▼ Under Construction SF	529,985	616,782	616,782	493,874	444,995
▲ Inventory SF	178,145,867	177,752,058	177,752,058	177,714,872	177,714,872

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
18305 San Jose Avenue* Industry, CA	250,080 SF	\$60,000,000 \$239.92 PSF	Bridge Investment Group Link Logistics Real Estate	Class A
18501 San Jose Avenue* Industry, CA	199,164 SF	\$49,000,000 \$246.03 PSF	Bridge Investment Group Link Logistics Real Estate	Class A
1100-1116 Coiner Court* San Dimas, CA	52,800 SF	\$13,346,917 \$252.78 PSF	Hi Rel Connectors, Inc. RDS Investments	Class B

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
15801-156811 E. Valley Boulevard Industry, CA	125,000 SF	Majestic	EMEG, Inc.	eCommerce
240 S. 6th Avenue Industry, CA	124,435 SF	Sixth & Proctor LLC	Rivers Promo	Advertising
1035 N. Todd Avenue Azusa, CA	90,868 SF	SurfaceOne	Todd APG LLC	Freight Service



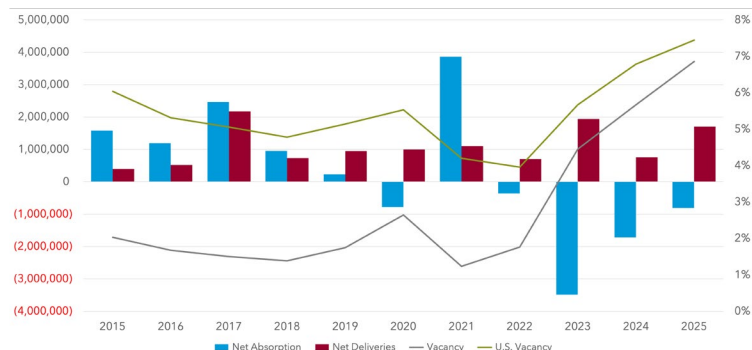
INDUSTRIAL MARKET OVERVIEW

BRANDON CARRILLO, *Principal*

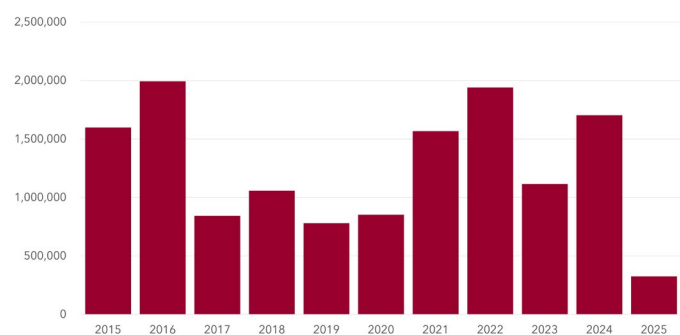
Average lease rates continued to bounce along in 4Q25, increasing from \$1.48 PSF NNN in 3Q25 to \$1.52 PSF NNN in 4Q25, compared to \$1.54 PSF NNN in 2Q25. Lease rates for industrial space have declined since 2023, when they peaked at \$1.98 PSF NNN, driven by lower demand and rising vacancy. The vacancy rate increased slightly to 6.1% in 4Q25 from 6.0% in 3Q25, a significant shift from the 1.1% vacancy recorded in 2022. The 4Q25 vacancy rate does not include sublease availability, which could add an additional one to two percentage points. Average sale rates remain highly price-segmented based on numerous variables. Despite the data, LA/South Bay industrial real estate remains at a healthy vacancy level, giving buyers and tenants more options and greater leverage on pricing terms, a dynamic not seen in years.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	90,622	(695,208)	(778,937)	575,784	(1,396,288)
▲ Vacancy Rate	6.10%	6.00%	5.90%	5.10%	5.10%
▲ Avg NNN Asking Rate PSF	\$18.24	\$17.76	\$18.48	\$19.32	\$19.56
▲ Sale Price PSF	\$632.15	\$290.97	\$276.34	\$307.74	\$363.39
◀ ▶ Cap Rate	-	6.40%	5.20%	5.60%	6.00%
▲ Under Construction SF	324,921	244,786	719,480	1,496,172	1,703,297
▲ Inventory SF	202,913,104	202,852,546	202,346,966	201,570,274	201,209,807

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1925 E. Dominguez Street Carson, CA	150,000 SF	\$47,000,000 \$313.33 PSF	Fujitrans USA, Inc. Brookfield Properties	Class B
2698 Junipero Ave & 2300 Walnut Ave & 2700 Rose Ave, Signal Hill, CA	88,309 SF	\$24,000,000 \$272.05 PSF	G&I XII Sequoia LP	Class B
1500 Francisco Street Torrance, CA	73,652 SF	\$51,500,000 \$699.23 PSF	EQT Exeter REIT Frito-Lay Sales, Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
415-501 W. Walnut Street Compton, CA	230,000 SF	Prologis, Inc.	Undisclosed	Undisclosed
21750 S. Arnold Center Drive Carson, CA	194,898 SF	Watson Land Company	TW California Logistics	Logistics
2511 S. Edison Way Compton, CA	109,134 SF	PGIM, Inc.	Undisclosed	Undisclosed



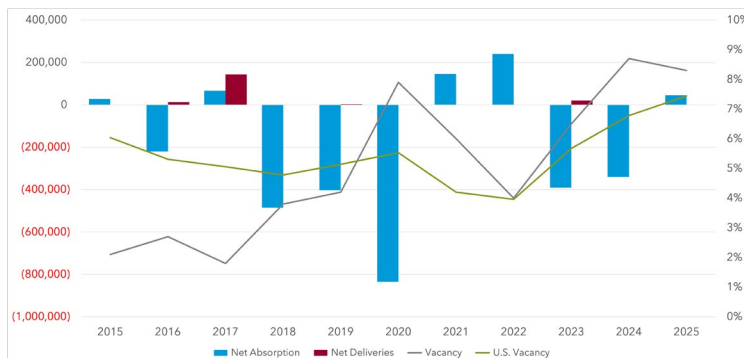
INDUSTRIAL MARKET OVERVIEW

DOUG MARSHALL, SIOR

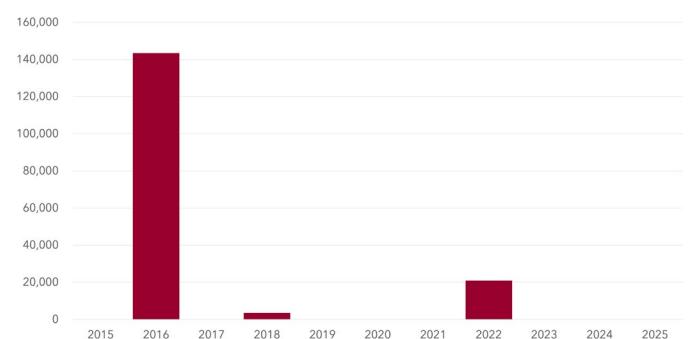
The West Los Angeles/ LAX industrial/ flex marketplace is still soft, but we are optimistic that 2026 will be a better year. Demand, lease prices, and sale prices are down. Buyers want deals reflecting lower \$/SF due to the high cost of financing plus city regulations. Tenants want short-term leases, flexibility, lower rents, or free rent to decrease occupancy costs. It is a tenant's market. Overall vacancy is up to approximately 8.3%. Rents range from about \$2.00/nnn/SF to \$2.50/nnn/SF for industrial space/flex space.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(164,691)	(45,310)	89,176	(134,061)	(218,293)
▲ Vacancy Rate	8.30%	8.10%	8.00%	7.80%	8.70%
▲ Avg NNN Asking Rate PSF	\$2.49	\$2.40	\$2.37	\$2.39	\$2.41
▼ Sale Price PSF	\$302.00	\$394.00	\$531.00	\$399.00	\$281.00
◀ ▶ Cap Rate	5.16%	5.16%	5.17%	5.17%	5.16%
◀ ▶ Under Construction SF	-	-	-	-	-
◀ ▶ Inventory SF	13,841,237	13,841,237	13,841,237	13,846,591	13,846,591

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3318 La Cienega Place Los Angeles, CA	30,444 SF	\$32,000,000 \$1,051.11 PSF	Take Two Interactive Software, Inc. 3322 La Cienega Member LLC	Class B
3550 Hayden Avenue Culver City, CA	14,956 SF	\$18,500,000 \$1,236.96 PSF	Civicap 3550 Hayden LLC 3550 Hayden Owner LLC	Class B
5545 Grosvenor Boulevard Los Angeles, CA	13,184 SF	\$10,230,000 \$775.94 PSF	BLT Enterprises James Machado	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2228 Barry Avenue Los Angeles, CA	11,900 SF	Izzy Holdings	Undisclosed	Undisclosed
8320-8350 Isis Avenue Los Angeles, CA	10,447 SF	Sherman F. Wagenseller	Air Power International Express	Transportation and Warehousing
5701 Buckingham Parkway Culver City, CA	6,880 SF	Fred Kimiabakhsh	Undisclosed	Undisclosed



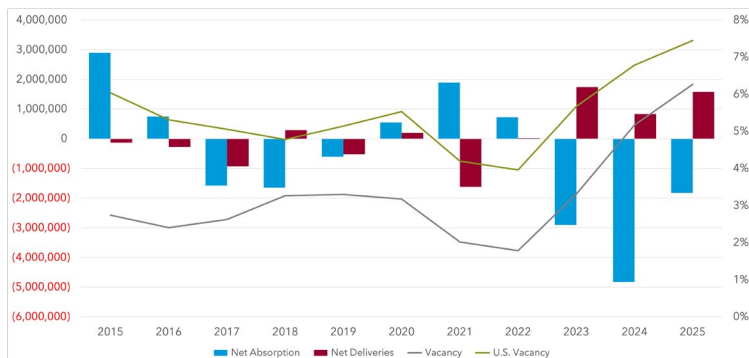
INDUSTRIAL MARKET OVERVIEW

JACK HALEY, *Principal*

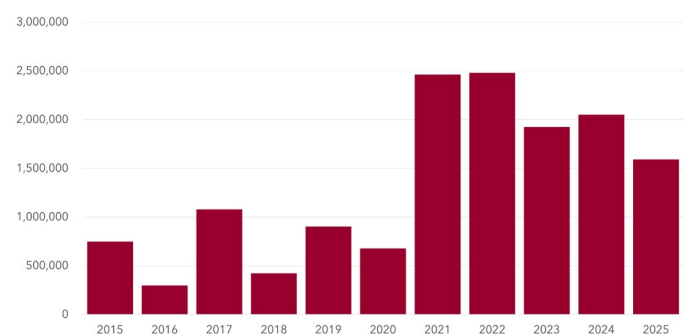
Positive tenant demand returned in the fourth quarter, ending the county's largest and longest contraction on record at 11 straight quarters of negative net absorption totaling 9.3 million SF, or 3.4% of the total inventory. Despite the Q4 improvement, net absorption for the year was 1.8 million SF in the red. The nearly three-year slide pushed up the average vacancy rate from a lowest-in-the-nation 1.8% to 6.7%, which still is less than the 7.6% national average. Orange County remains among the nation's most desirable industrial markets, featuring access to the twin ports of Los Angeles and Long Beach and population-dense Southern California.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ Qtrly Net Absorption SF	316,406	(831,839)	(408,313)	(904,441)	(850,088)
▲ Vacancy Rate	6.30%	6.20%	5.70%	5.60%	5.20%
▲ Avg NNN Asking Rate PSF	\$18.36	\$18.12	\$18.36	\$18.48	\$19.08
▼ Sale Price PSF	\$318.00	\$346.00	\$329.00	\$355.00	\$339.00
▼ Cap Rate	5.88%	6.37%	5.46%	5.17%	4.29%
▼ Under Construction SF	1,591,879	2,069,014	2,657,851	2,438,571	2,049,014
▲ Inventory SF	304,187,537	303,710,402	302,993,634	302,960,278	302,605,692

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2164 N. Batavia Street Orange, CA	249,431 SF	\$69,624,000 \$279.13 PSF	2164 N Batavia Owner LLC Frick Family Properties LLC	Class A
17352 Armstrong Avenue Irvine, CA	123,748 SF	\$17,000,000 \$137.38 PSF	Armstrong Irvine Ventures LLC Jones Armstrong Property LLC	Class C
2601 S. Garnsey Street Santa Ana, CA	122,407 SF	\$31,825,820 \$260.00 PSF	2601 S Garnsey LLC McDonald Real Properties LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2164 N. Batavia Street Orange, CA	246,732 SF	2164 N Batavia Owner LLC	Paper Mart	Packaging Wholesale
17352 Armstrong Avenue Irvine, CA	123,748 SF	O'Neil Relocation	Fletcher Jones	Retailer
15345 Barranca Parkway Irvine, CA	84,580 SF	The Irvine Company	Undisclosed	Undisclosed



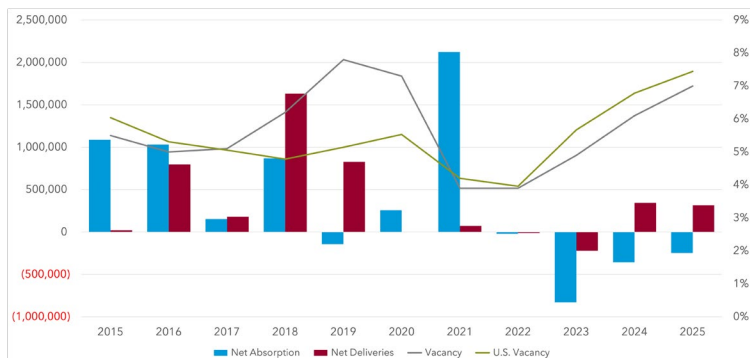
INDUSTRIAL MARKET OVERVIEW

JACK GARABEDIAN, Associate

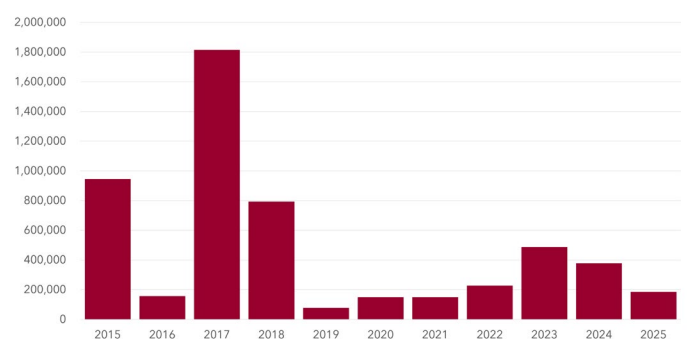
The North County San Diego industrial/flex market showed signs of positive with 12-month net absorption of approximately 332,000 square feet following several quarters of negative absorption. Vacancy declined quarter-over-quarter to 6.99%, down from 7.55% in Q3, indicating tightening conditions after peaking earlier in the year. Average NNN asking rents increased to \$16.32 PSF annually, reflecting modest upward pressure despite recent market volatility. While vacancies remain higher than late 2024 levels, the improvement suggests renewed tenant activity and improved space utilization. Rent growth has remained relatively flat but resilient, supported by limited new supply and sustained demand for functional industrial space.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Absorption Units	332,464	(146,557)	(167,055)	(265,309)	(177,281)
▼ Vacancy Rate	6.99%	7.55%	7.05%	6.62%	6.08%
▲ Avg NNN Asking Rent PSF	\$16.32	\$15.96	\$16.08	\$16.44	\$16.20
▲ Sale Price PSF	\$278.00	\$274.00	\$274.00	\$229.00	\$297.00
▼ Cap Rate	5.85%	5.93%	4.85%	3.80%	6.47%
◀ ▶ Under Construction	185,704	185,704	350,704	319,479	377,981
◀ ▶ Inventory	59,757,081	59,757,081	59,592,081	59,499,601	59,441,099

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3125 Lionshead Avenue Carlsbad, CA	228,548 SF	\$72,886,000 \$318.91 PSF	New Pacific Realty Corporation Hines	Class A
2285 Rutherford Road Carlsbad, CA	128,745 SF	\$43,250,000 \$335.94 PSF	New Mountain Capital Alexandria Real Estate Equities, Inc.	Class B
2470 Faraday Avenue Carlsbad, CA	127,200 SF	\$22,086,000 \$173.63 PSF	BLT Enterprises Beckman Coulter	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5830 El Camino Real Carlsbad, CA	36,169 SF	H.G. Fenton Co	The Picklr	Pickelball Club
2580 Pioneer Avenue Vista, CA	32,660 SF	Church of Jesus Christ of Latter-Day Saints	PennyPacker Packaging	Logistics/Packaging Company
2140 Enterprise Street Escondido, CA	26,000 SF	H.J.L Leasing Co, GP	Undisclosed	Undisclosed



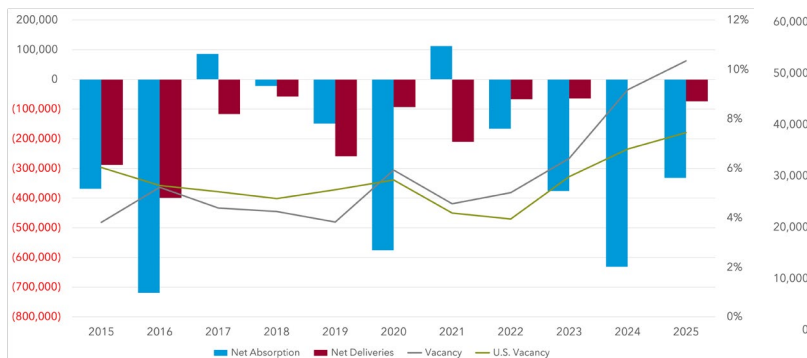
INDUSTRIAL MARKET OVERVIEW

THOMAS NIU, *Senior Vice President*

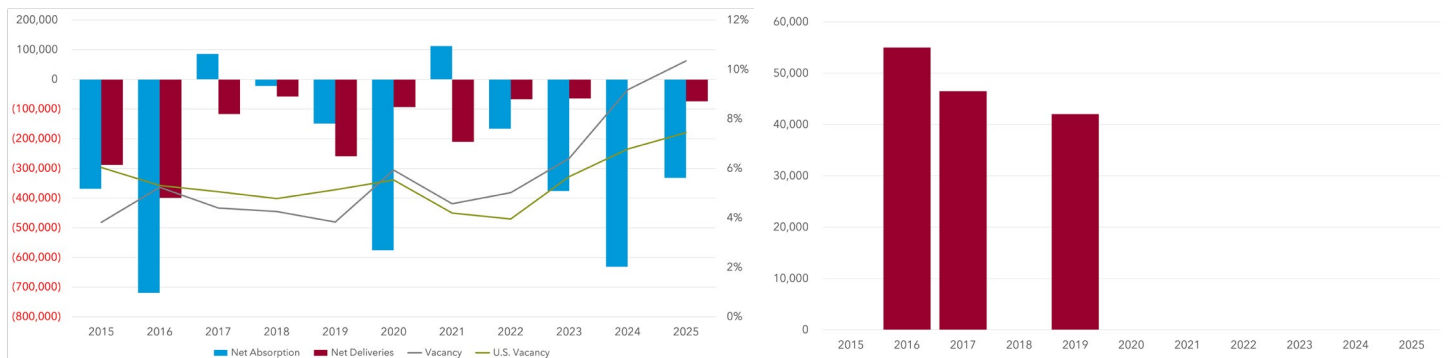
The San Francisco industrial market had a relatively quiet Q4, with a second straight quarter of slightly positive net absorption at 7,404 feet and the vacancy rate dropping to 10.35%. Two noteworthy transactions came from Ouster, a LiDAR company who manufactures sensors for autonomous vehicles, drones, and robotics, as they both signed the largest lease of the quarter with a 26,000 square foot renewal at 350 Treat Avenue and purchased 2741 16th Street for \$18,000,000. Other big news came from the San Francisco Board of Supervisors as they approved Prologis's SF Gateway, a planned 1.6 million square foot warehouse project in the Bayview first proposed by the company in 2015.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Absorption Units	(262,826)	(541,085)	(687,726)	(400,654)	(631,378)
▼ Vacancy Rate	10.35%	10.38%	10.63%	9.46%	9.18%
▼ Avg NNN Asking Rent PSF	\$20.41	\$20.66	\$21.67	\$21.45	\$22.40
▼ Sale Price PSF	\$347.00	\$382.00	\$358.00	\$337.00	\$302.00
◀ ▶ Cap Rate	5.81%	5.81%	5.82%	5.83%	5.78%
◀ ▶ Under Construction	-	-	-	-	-
◀ ▶ Inventory	22,664,050	22,664,050	22,706,086	22,706,086	22,737,766

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3600 3rd Street San Francisco, CA	27,447 SF	\$12,881,000 \$469.30 PSF	DECA Companies WM Properties	Class C
2741 16th Street San Francisco, CA	22,421 SF	\$18,000,000 \$802.82 PSF	Ouster Ridge Capital Investors	Class C
150 Potrero Avenue San Francisco, CA	13,000 SF	\$6,080,000 \$467.69 PSF	DD Real Property Barbara Kurtz Trust	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
350 Treat Avenue San Francisco, CA	26,125 SF	The Swig Company	Ouster	LiDAR Hardware
201-399 Mendell Street San Francisco, CA	23,000 SF	Lowenberg Corp.	Undisclosed	Undisclosed
2920-2930 3rd Street San Francisco, CA	15,144 SF	Terreno Realty	Glacier Tech	Robotics



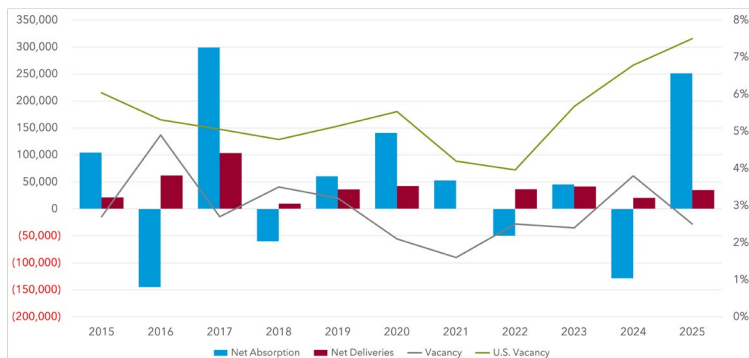
INDUSTRIAL MARKET OVERVIEW

MARTIN INDVIK, *Managing Director, Central Coast*

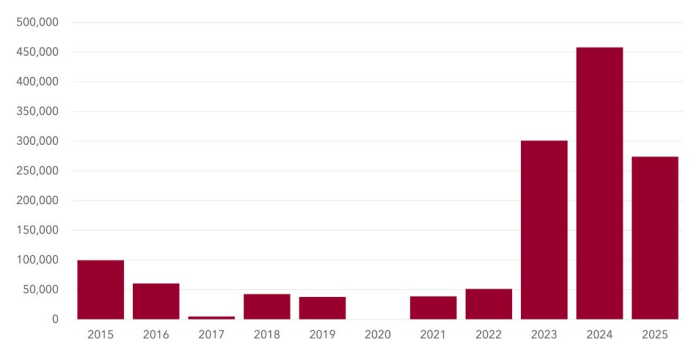
San Luis Obispo's industrial market remains exceptionally tight with vacancy declining to 2.5% in Q4 2025, well below long-term averages. Strong tenant demand drove 250,000 SF of net absorption over the past year, far exceeding limited new deliveries. Availability remains constrained at 2.8% though construction activity has increased to 270,000 SF underway, above historical norms. Average asking rents are \$16.10/SF led by higher flex pricing, though overall rents declined modestly year over year amid near-term market adjustment. Despite short-term softness, long-term rent growth remains strong reflecting the market's limited inventory, supply constraints, and sustained demand from local-serving and specialized industrial users.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	25,478	186,369	347,269	341,578	(128,582)
▲ Vacancy Rate	2.70%	2.40%	4.30%	4.20%	3.80%
▲ Avg NNN Asking Rate PSF	\$16.10	\$16.08	\$16.56	\$16.48	\$16.30
▼ Sale Price PSF	\$195.00	\$197.00	\$197.00	\$198.00	\$193.00
◀ ▶ Cap Rate	6.70%	6.70%	6.70%	6.64%	6.72%
▼ Under Construction SF	274,000	325,000	360,320	360,320	457,820
▲ Inventory SF	10,000,000	9,900,000	10167486	10,149,060	9,976,190

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1030 Huston Street Grover Beach, CA	17,042 SF	\$2,817,500 \$165.00 PSF	Tarltan Maderal LLC William Szymczak	Class B
921 Huston Street Grover Beach, CA	16,526 SF	\$2,800,000 \$169.00 PSF	NKT Commercial Kevin Kruse	Class C
863 Via Esteban	8,230 SF	\$1,900,000 \$231.00 PSF	Robert Gradwhol Rodney & Catherine Babcock Living Tr	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
860 Industrial Way San Luis Obispo, CA	10,000 SF	Dave Schlossberg	Poly Performance	Undisclosed
1650 Ramada Drive Paso Robles, CA	7,900 SF	Once Upon A Time PL	Undisclosed	Undisclosed
4675 Thread Lane San Luis Obispo, CA	7,580 SF	Janice Noll	Undisclosed	Undisclosed



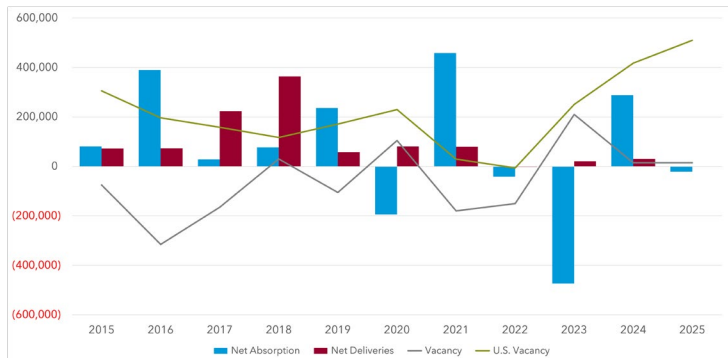
INDUSTRIAL MARKET OVERVIEW

TOM DAVIDSON, *Senior Vice President*

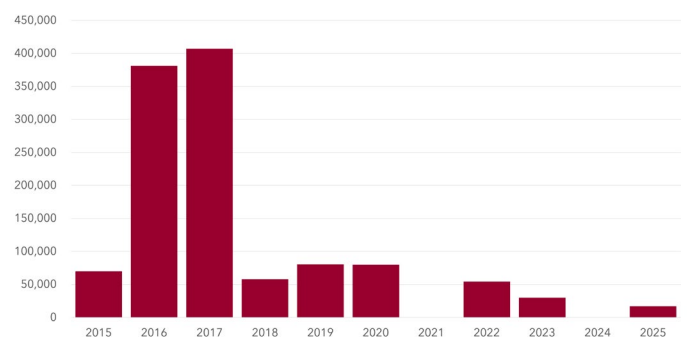
Santa Barbara's industrial market remains supply-constrained but experienced modest softening in late 2025. Vacancy measured 4.3% in Q4, slightly above long-term averages, as negative net absorption occurred despite no new deliveries over the past year. Availability stands at 5.2% with limited construction activity totaling just 37,000 SF underway, consistent with historical norms. Average asking rents are \$17.30/SF led by higher flex pricing, though overall rents declined marginally year over year. While logistics and specialized assets saw slight rent compression, long-term rent growth remains solid. The market's limited inventory, development constraints, and coastal location continue to support stable industrial fundamentals despite near-term demand softness.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(53,007)	(92,671)	95,726	204,664	288,491
▼ Vacancy Rate	4.30%	4.31%	4.40%	4.20%	4.10%
▲ Avg NNN Asking Rate PSF	\$17.27	\$17.19	\$18.13	\$17.95	\$17.92
▼ Sale Price PSF	\$222.00	\$220.00	\$202.00	\$217.00	\$213.00
▲ Cap Rate	6.93%	6.92%	7.60%	6.86%	7.00%
▼ Under Construction SF	36,550	43,350	43,350	43,350	-
▲ Inventory SF	20,960,264	20,863,331	20,787,805	20,738,840	20,322,695

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1025-1029 Cindy Lane Santa Barbara, CA	20,500 SF	\$4,495,000 \$219.27 PSF	SB Parlors LLC Castagnola Trust	Class B
51 Industrial Way Santa Barbara, CA	10,978 SF	\$3,090,000 \$281.47 PSF	Owen Shafer Edward L. & Linda Kushner	Class B
1637 W. Central Avenue Lompoc, CA	20,000 SF	\$3,040,000 \$152.00 PSF	GH Lompoc LLC New Street Partners LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1310 W. McCoy Lane Santa Maria, CA	41,434 SF	Robin and Stephanie Ventura Trust	Fedex Ground	Logistics
2727 Skyway Drive Santa Maria, CA	30,237 SF	Den-Mat, Inc.	Acorn Paper	Manufacturing
1025-1029 Cindy Lane Santa Barbara, CA	8,250 SF	Peter Hif	Undisclosed	Undisclosed



INDUSTRIAL MARKET OVERVIEW

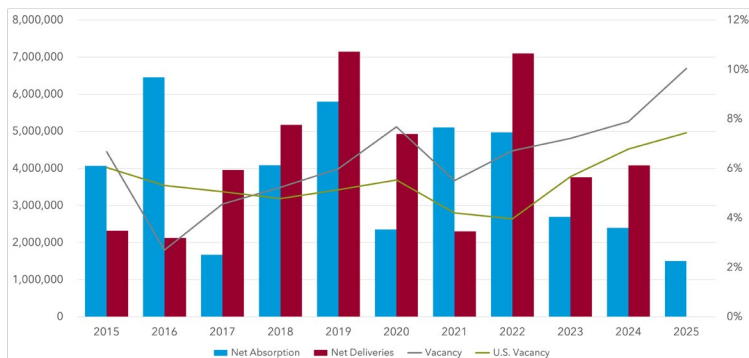
JIM MARTIN, SIOR Senior Vice President

2025 ended with positive net absorption, buoyed by several 2nd/3rd generation lease and sale transactions taking advantage of lingering vacancies to drive better economics and lease/sale terms. There were no new construction starts in the 4th Quarter but several large projects continue their way through the construction cycle with deliveries scheduled this year. Capital Markets investment activity remains relatively cool, however owner/user demand appears to have increased this quarter, possibly due to the government shutdown having been resolved and a backlog of SBA borrowers able to resume their purchase activity.

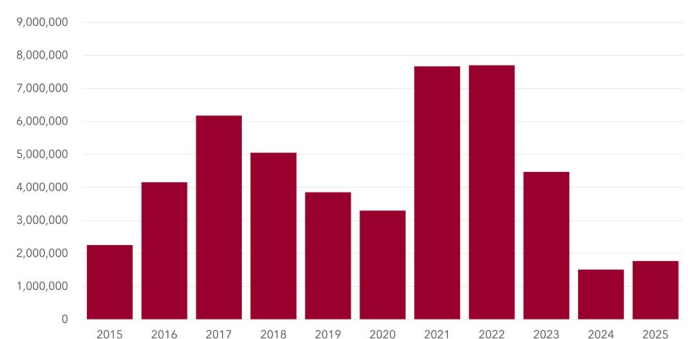
MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ Qtrly Absorption Units	943,608	92,550	115,085	312,900	343,650
▲ Vacancy Rate	9.10%	8.95%	8.90%	8.20%	8.20%
◀ ▶ Avg NNN Asking Rent PSF	\$8.76	\$8.76	\$8.76	\$8.76	\$8.76
◀ ▶ Sale Price PSF	*	*	*	*	*
◀ ▶ Cap Rate	*	*	*	*	*
▲ Under Construction	5,240,906	2,865,906	2,490,000	2,490,000	1,030,790
▲ Inventory	149,675,350	148,232,000	148,232,000	146,050,700	144,590,040

*Please contact Lee & Associates Stockton for Sale Price and Cap Rate Information

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
224 Kelly Street Lodi, CA	120,255 SF	\$13,550,000 \$112.68 PSF	DH Gerber LLC Tower Investments	Class B
1195 N. Gertrude Avenue Stockton, CA	100,000 SF	\$3,708,000 \$37.08 PSF	SRB Properties LLC Chu Family	Class C
107 Val Dervin Parkway Stockton, CA	43,200 SF	\$4,500,000 \$104.17 PSF	Walters Trust Jackson Seamus LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6440 Aviation Drive Stockton, CA	419,608 SF	Clarion	Allen Distribution	Warehouse/ Distribution
1340 Dupont Court Manteca, CA	132,214 SF	Prologis	Titan Brands	Warehouse/ Distribution



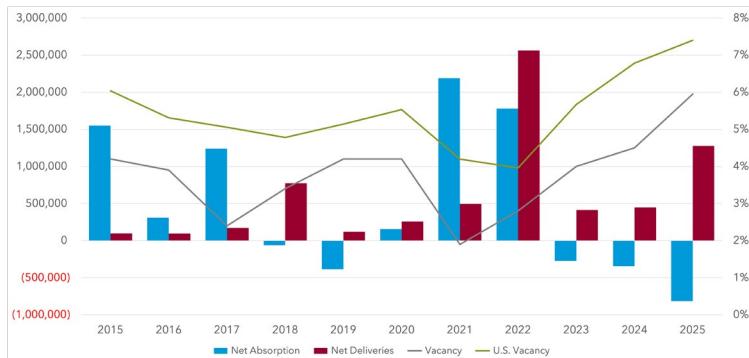
INDUSTRIAL MARKET OVERVIEW

VENTURA COUNTY INDUSTRIAL TEAM

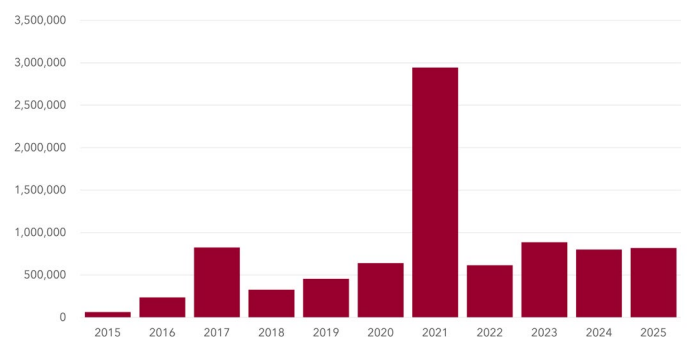
Ventura County's industrial market showed mixed momentum through late 2025 as demand softened but fundamentals remained relatively balanced. Vacancy rose to just under 6% by Q4 2025, reflecting recent negative absorption following a brief rebound earlier in the year. Asking rents dipped slightly from midyear highs but remained well above 2024 levels, signaling continued landlord confidence. Sales activity slowed, with pricing adjusting and cap rates expanding into the low-6% range. Development activity stayed elevated, adding near-term supply, while the county's overall inventory continued its steady expansion.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(814,410)	(698,641)	317,527	(178,396)	(344,309)
▲ Vacancy Rate	5.95%	5.37%	3.86%	4.12%	4.50%
▼ Avg NNN Asking Rate PSF	\$1.36	\$1.43	\$1.32	\$1.33	\$1.21
▼ Sale Price PSF	164.00	\$216.00	\$210.00	\$138.00	\$202.00
▲ Cap Rate	6.28%	6.00%	6.20%	6.20%	5.78%
▼ Under Construction SF	817,730	876,705	203,978	946,687	800,543
▲ Inventory SF	78,842,288	77,983,567	77,983,567	77,720,844	77,691,284

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3451 Lunar Court Oxnard, CA	70,272 SF	\$17,525,000 \$249.39 PSF	Oxnard Equipment BOSS Audio Systems	Class B
1280 Rancho Conejo Boulevard Thousand Oaks, CA	33,659 SF	\$16,000,000 \$475.36 PSF	Hubert Ho Alexandria Real Estate Equities, Inc.	Class C
5711 Corsa Avenue Westlake Village, CA	16,500 SF	\$7,012,500 \$425.00 PSF	Zach King Team British Wholesale Imports	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3935-3949 Heritage Oak Ct - Bldg A Simi Valley, CA	107,953 SF	Rexford Industrial	Pentair	Water Technology
301 N. Rice Avenue Oxnard, CA	64,620 SF	Yetson Chen	Undisclosed	Undisclosed
2405 Conejo Spectrum St - Bldg 6 Thousand Oaks, CA	55,748 SF	Rexford Industrial	Undisclosed	Undisclosed



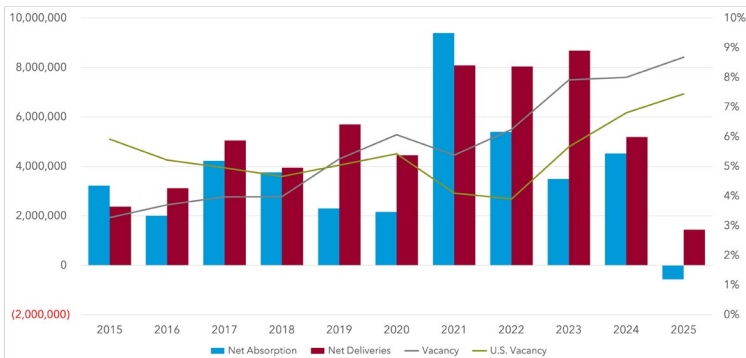
INDUSTRIAL MARKET OVERVIEW

JEFF HEINE, *Principal*

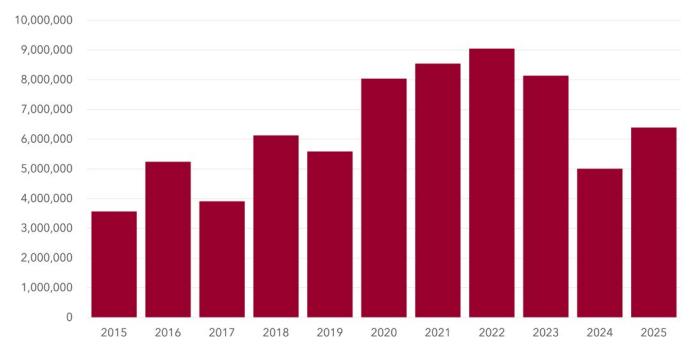
The Denver industrial market entered Q4 2025 showing continued signs of stabilization as tenant demand more closely aligned with a slowing pace of new supply. Vacancy remained elevated compared to long-term averages but appeared to be leveling off, supported by a declining construction pipeline. Landlords continued to demonstrate flexibility to subdivide spaces, with smaller-bay space outperforming larger-format offerings in terms of both rents and availability. Asking rents remained under modest pressure, though well-located flex, shallow-bay, and industrial outdoor storage properties showed greater resilience. Investment activity remained selective but steady, with institutional interest focused on high-quality assets, reinforcing expectations for gradual tightening as the market moves into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ Net Absorption SF	(562,323)	1,773,997	(1,735,711)	(305,020)	537,147
▲ Vacancy Rate	8.7%	8.5%	8.9%	8.3%	8.0%
▲ Avg NNN Asking Rate PSF	\$11.64	\$11.57	\$11.72	\$11.76	\$11.78
▼ Sale Price PSF	\$171	\$172	\$173	\$174	\$174
◀ ▶ Cap Rate	7.5%	7.5%	7.4%	7.4%	7.3%
▲ Under Construction SF	6,391,067	5,120,597	5,473,145	5,222,444	3,591,189
▲ Inventory SF	286,609,251	285,375,035	284,368,016	284,002,571	283,911,539

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Upland & Denver Business Center Denver, CO	1,626,233 SF (16 Properties)	\$195,000,000 \$119.00 PSF	Harrison Properties Link Logistics Real Estate	Class B/C
2535 E. 40th Avenue Denver, CO	234,250 SF	\$39,500,000 \$168.62 PSF	City and County of Denver Iselo Investment Partners LLC	Class C
6055 Longbow Drive Boulder, CO	157,489 SF	\$6,000,000 \$38.00 PSF	Tebo Properties Trumble Real Estate	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
19755 E. 35th Drive Aurora, CO	200,000SF	Majestic Realty	Anheuser-Busch	Food & Beverage
8125 E. 88th Avenue Henderson, CO	157,845 SF	Bridge Investment Group	Undisclosed	Undisclosed
1900 Taylor Avenue Louisville, CO	136,929 SF	Starwood REIT	Lockheed Martin	Professional/Scientific



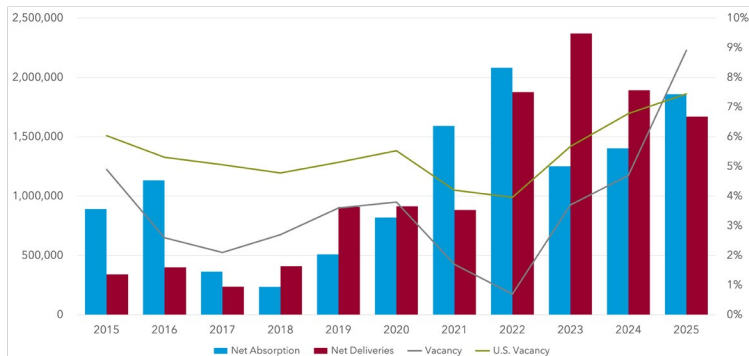
INDUSTRIAL MARKET OVERVIEW

LINDA GARRISON, *Office Manager*

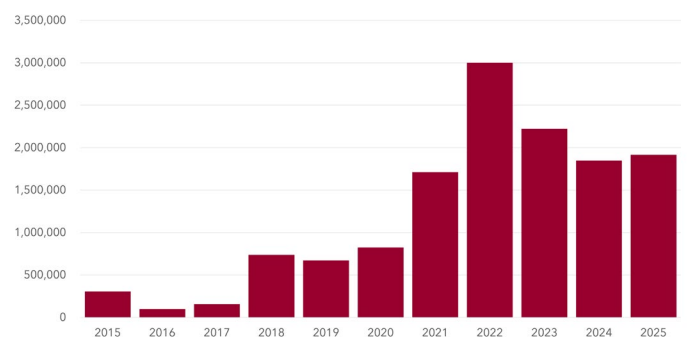
The Fort Myers industrial market in 2025 showed a dynamic, supply-driven environment with rising vacancy rates (around 8.5%) due to significant new construction, yet maintains strong underlying demand from logistics, construction, and HVAC sectors, leading to positive absorption, especially along Alico Road and Airport corridors along with steady rent growth. Developers remain confident despite near-term absorption challenges. It's a "high-choice" market for tenants, with abundant space, longer lease-up times for new builds, and a shift toward more balanced buyer/seller conditions in the broader real estate sector. Steady year-over-year rental growth (around 2.9%) was observed. Developer confidence remains strong with ongoing construction, but tenants have more negotiating power due to increased availability, creating a more balanced market after years of rapid pandemic growth.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	44,180	576,525	622,340	(194,651)	247,304
▲ Vacancy Rate	8.91%	8.40%	7.50%	5.90%	5.00%
▼ Avg NNN Asking Rate PSF	\$12.94	\$14.07	\$14.81	\$14.39	\$13.91
▼ Sale Price PSF	\$151.00	\$206.00	\$194.00	\$223.00	\$197.00
▼ Cap Rate	8.08%	8.30%	6.29%	7.42%	6.50%
▲ Under Construction SF	1,915,474	1,157,474	479,188	1,676,244	1,472,366
▲ Inventory SF	40,109,961	38,382,738	44,153,154	42,810,098	42,320,568

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
16670 - 16680 Oriole Road Fort Myers, FL	500,000 SF	\$43,502,532 \$174.01 PSF	EQT Real Estate Legacy Oriole LLC	Class A
2070 - 2078 Andrea Lane Fort Myers, FL	42,916 SF	\$7,671,656 \$178.76 PSF	2070 Andrea Ln FMFL LLC Galeana Foreign Imports, Inc.	Class C
6301 Metro Plex Drive Fort Myers, FL	40,000 SF	\$6,702,774 \$167.57 PSF	Martin Segal Harry M. Lowell	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10411 Meridian Center Parkway Fort Myers, FL	46,053 SF	Knott Realty Group	E2Companies	Energy Management
16321 Domestic Avenue Fort Myers, FL	25,000 SF	GH Domestic Ave LLC	Daifuku Airport America Corp.	Airport Baggage Handling Systems
4131 Wausau Road Fort Myers, FL	21,000 SF	Lee Family Trust	Coastal Synthetic Turf	Artificial Grass



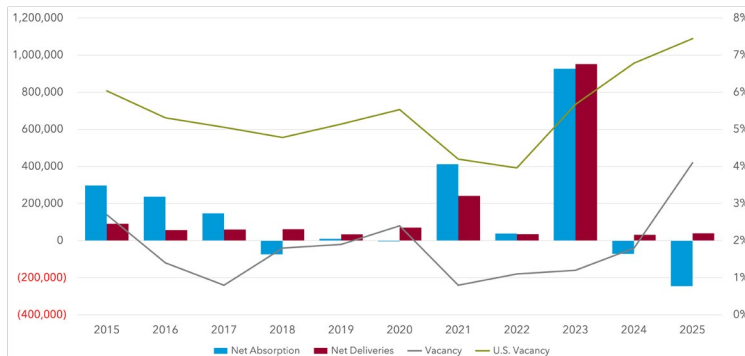
INDUSTRIAL MARKET OVERVIEW

LINDA GARRISON, Office Manager

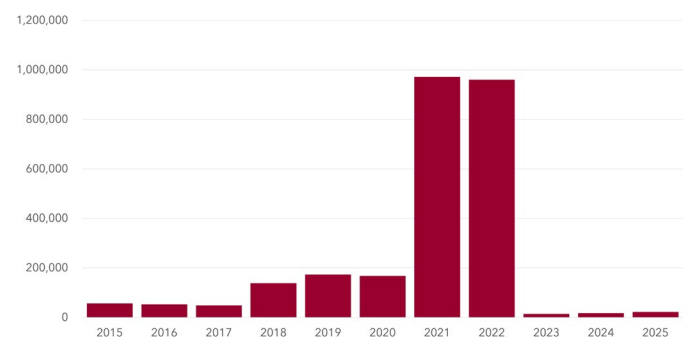
The Naples industrial real estate market in 2025 showed normalization from its pandemic-fueled boom, characterized by rising vacancy rates, slower but steady leasing activity, and strong regional demand for logistics/e-commerce space, balanced by increased new supply and a cooling of rapid rent growth, making it a market where buyers have more options, but demand remains solid. While residential trends show increasing inventory and more balanced pricing, industrial demand is driven by population growth, though some submarkets face challenges from increased supply. The market is shifting from a seller's frenzy to a more balanced environment, with increased inventory offering more choices for tenants and buyers, yet strong underlying economic growth and e-commerce trends suggest sustained demand for industrial properties.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(230,177)	(330,786)	(21,712)	(191,900)	19,316
▼ Vacancy Rate	4.11%	4.20%	3.30%	3.20%	1.50%
▼ Avg NNN Asking Rate PSF	\$17.90	\$19.89	\$19.17	\$19.26	\$20.22
▼ Sale Price PSF	\$190.00	\$357.00	\$330.00	\$280.00	\$309.00
▼ Cap Rate	7.56%	7.60%	7.60%	7.62%	7.65%
▼ Under Construction SF	0	22,086	22,086	22,086	17,394
▲ Inventory SF	13,069,335	13,030,244	14,564,928	14,564,928	14,547,534

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2884 Horseshoe Drive, S Naples, FL	39,529 SF	\$10,250,000 \$259.30 PSF	Argeo Horseshoe LLC Gary R. Van Cleef	Class C
4306 Exchange Avenue Naples, FL	38,661 SF	\$1,775,000 \$45.91 PSF	William A. & Patricia M. Schmalzl Christina M. & Adam W. Johnson III	Class C
800 Main Street, E Naples, FL	21,573 SF	\$2,800,000 \$129.79 PSF	800 Immokalee Property Owner Winfield Solutions, Inc.	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6266 Janes Lane Naples, FL	8,400 SF	David F. & Mary F. Puopolo	G & C Renovations	Construction & Remodeling
6204 Janes Lane Naples, FL	5,700 SF	Lawrence A. Bly	Home Team Pest Defense, Inc.	Pest Control
4172 Corporate Square Naples, FL	3,090 SF	Boll Maintenance LLC	Naples Pool Supply	Pool Supplies



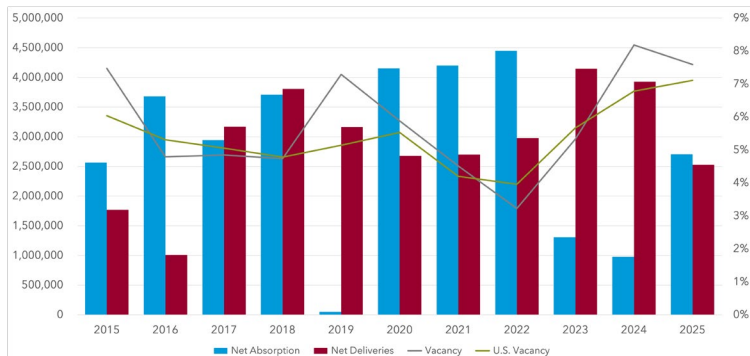
INDUSTRIAL MARKET OVERVIEW

DEREK RIGGLEMAN, SIOR, *Senior Vice President, Principal*

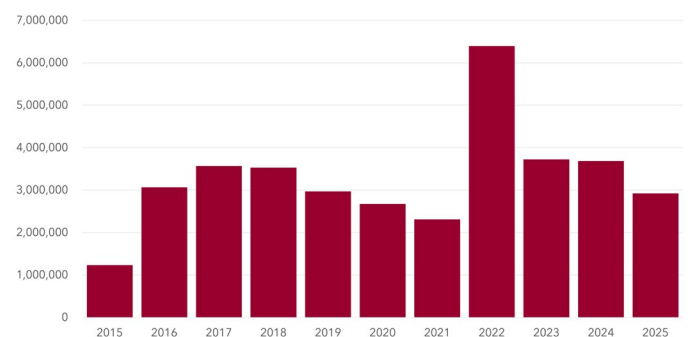
The Orlando industrial market closed Q4 2025 on solid footing, supported by strong tenant demand and continued rental growth. Leasing activity held steady through year-end, helping tighten vacancy and reinforcing Orlando's position as a key logistics and distribution hub in Central Florida. Asking rates continued to trend upward, reflecting limited availability of quality space despite ongoing construction deliveries. While investment sales activity moderated slightly, pricing remains healthy as investors weigh higher interest rates against long-term fundamentals. Overall, the market is benefiting from population growth, infrastructure investment, and sustained interest from both regional and national occupiers heading into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	2,705,710	2,435,512	2,279,140	967,939	979,031
▼ Vacancy Rate	7.59%	7.88%	7.49%	8.71%	8.18%
▼ Avg NNN Asking Rate PSF	\$9.64	\$10.55	\$9.96	\$9.74	\$9.54
▼ Sale Price PSF	\$169	\$178	\$128.00	\$160.00	\$144.14
▼ Cap Rate	6.30%	6.58%	6.90%	6.90%	5.00%
▲ Under Construction SF	2,924,760	2,488,410	3,753,191	2,387,148	3,687,165
▼ Inventory SF	139,557,056	139,680,364	138,812,747	138,838,426	137,356,568

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8201 Chancellor Drive Orlando, FL	713,585 SF	\$57,000,000 \$79.88 PSF	MG3 Group Tratt Properties LLC	Class B
5050 Wesley Road* Apopka, FL	562,060 SF	\$39,201,246 \$69.75 PSF	AdventHealth EQT Real Estate	Class A
1700 Avenue B* Kissimmee, FL	156,289 SF	\$30,870,000 \$197.52 PSF	Artemis Real Estate Partners Provender Ptnrs/Cerberus Capital Mgmt	Class A

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
10425 S. Orange Avenue Orlando, FL	130,400 SF	GID Industrial	Undisclosed	Undisclosed
945 N. Old Lake Wilson Road Kissimmee, FL	112,706 SF	EastGroup Properties	Undisclosed	Undisclosed
2452 Lake Emma Road Lake Mary, FL	85,312 SF	AtCap Partners	Undisclosed	Undisclosed



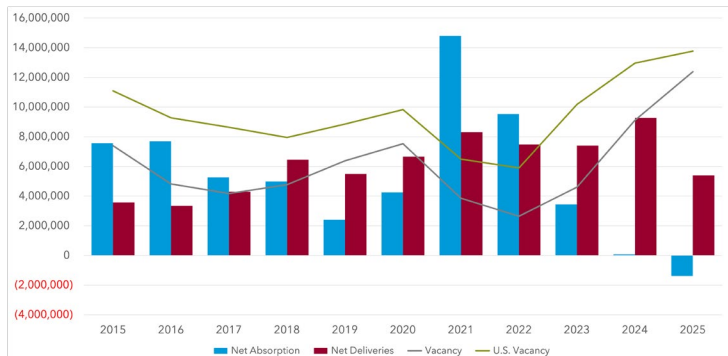
INDUSTRIAL MARKET OVERVIEW

GREG MILOPOULOS, *Principal*

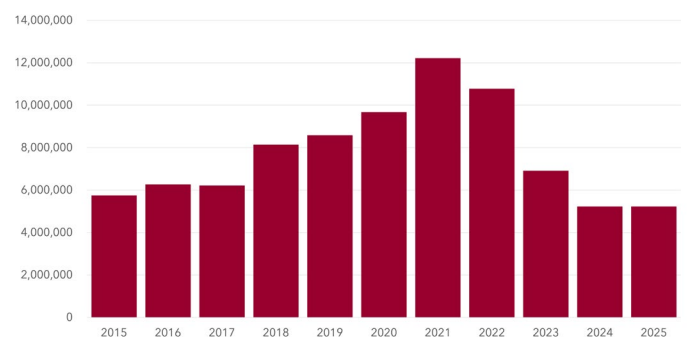
South Florida's industrial market wrapped 2025 in a period of continued recalibration, with 12-month net absorption at negative 1.38 million square feet and vacancy rising to 5.7% amid an inventory approaching 497 million square feet. Average NNN deal rates for spaces over 25,000 SF hovered around \$16.35 PSF, higher in Miami, lower in Broward, while sales averaged \$212-\$215 PSF with Class C properties in Hialeah trading below \$197 PSF and premium assets exceeding \$225 PSF. Cap rates averaged 6.09%, and under-construction space declined to 5.23 million SF, signaling moderated new supply. Notable transactions, including the 794,230 SF lease in Miami Gardens and the \$124.5 million Pompano Beach sale, reflect ongoing demand for high-quality properties as the market moves toward stabilization.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(1,378,572)	(2,828,179)	(3,106,345)	(2,725,237)	76,736
▲ Vacancy Rate	5.70%	5.50%	5.40%	5.20%	4.80%
▲ Avg NNN Asking Rate PSF	\$17.35	\$17.32	\$17.24	\$17.18	\$16.96
▼ Sale Price PSF	\$198.00	\$202.00	\$203.00	\$226.00	\$250.00
▼ Cap Rate	6.09%	6.32%	6.42%	5.56%	6.29%
▼ Under Construction SF	5,226,368	7,096,148	6,764,181	7,863,469	6,914,539
▲ Inventory SF	496,943,969	495,080,057	493,994,765	492,794,709	491,543,541

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1971-1991 N. Powerline Road Pompano Beach, FL	467,832 SF	\$124,500,000 \$266.12 PSF	CenterPoint Morgan Stanley & Co.	Class A
201 NW 22nd Avenue Fort Lauderdale, FL	221,815 SF	\$64,130,000 \$289.11 PSF	Granite REIT ASB Capital Management	Class A
12421 NW 39th Street Coral Springs, FL	142,670 SF	\$38,000,000 \$266.35 PSF	Stonelake Capital Partners JELD-WEN	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
21451 NW 47th Avenue Miami Gardens, FL	794,230 SF	Bridge Industrial	Undisclosed	Undisclosed
4295 W. 88th Street Hialeah, FL	216,307 SF	LBA Logistics	Del Valle Brands, Inc.	Wholesaler
8130 NW 74th Street Medley, FL	150,171 SF	Link Logistics	Undisclosed	Undisclosed



INDUSTRIAL MARKET OVERVIEW

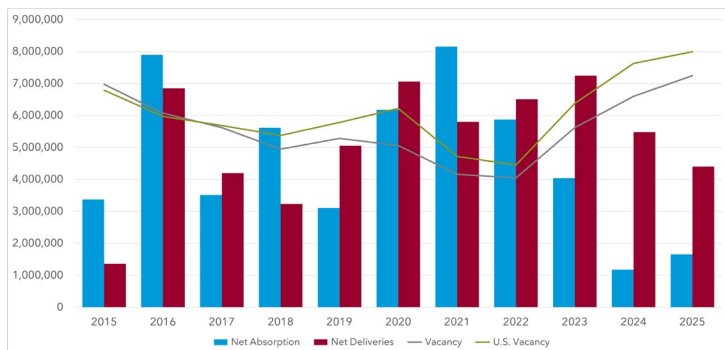
JULIA SILVA, SIOR, *President*

Q4 2025 absorption totaled 322,024 SF, reflecting steady leasing activity to close the year. The trailing 12-month net absorption of 1.39 million SF was largely driven by outsized activity in Q3, when absorption reached approximately 1.4 million SF following Pepsi's 1.2 million SF lease and move-in at Central FL Logistics. Vacancy compressed to 5.96%, signaling improving fundamentals, while asking rents edged down slightly to \$11.32 PSF. Development continued to slow, with 3.37 million SF under construction, helping bring supply and demand into better balance heading into 2026.

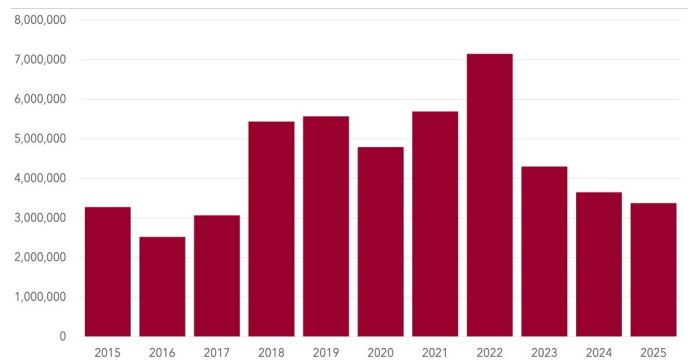
MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	1,386,541	205,404	(350,900)	247,284	1,179,272
▼ Vacancy Rate	5.96%	6.20%	6.96%	6.66%	5.87%
▼ Avg NNN Asking Rate PSF	\$11.32	\$11.38	\$11.57	\$11.14	\$11.47
▲ Sale Price PSF	\$138.00	\$133.00	\$126.00	\$125.00	\$127.00
▼ Cap Rate	7.30%	7.36%	7.44%	7.40%	7.50%
▼ Under Construction SF	3,373,925	3,470,505	3,121,903	2,708,087	3,558,166
▲ Inventory SF	265,001,724	264,398,782	252,429,602	250,609,368	248,966,349

*As of Q3 2025, all market stats include industrial/flex properties 10,000 SF+, previously 15,000 SF Industrial and 10,000 SF Flex

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8906 State Road 33, N Polk City, FL	650,808 SF	\$49,500,000 \$76.06 PSF	Safco Capital Corporation Tratt Properties LLC	Class A
Fowler Dist Ctr 11316 N 46th Street* Tampa, FL	379,800 SF	\$44,012,033 \$115.86 PSF	Brookfield Asset Management, Inc. Alliance Partners HSP LLC	Class C
Cypress Bus Park 12210 62nd St N* Largo, FL	209,496 SF	\$40,500,000 \$193.32 PSF	TIAA/Nuveen Real Estate Cabot Properties	Class A

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Lakeside Logistics Henderson Way, Bldg III, Plant City, FL	290,966 SF	Stockbridge	Primo Brands	Beverage
Manatee Cnty Log Ctr, Bldg 100 Bradenton, FL	187,350 SF	Barron Collier Commercial	Undisclosed	Manufacturing
Cabot Crstown 1141 S US Hwy 301 Tampa, FL	149,689 SF	Cabot Properties, Inc.	Construction Resources	Building Materials



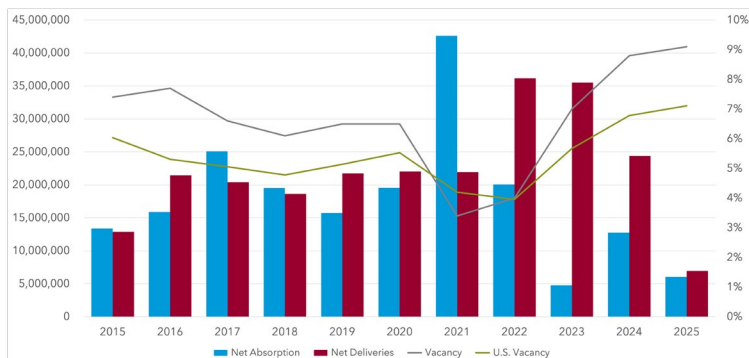
INDUSTRIAL MARKET OVERVIEW

KATE HUNT, *Research Director*

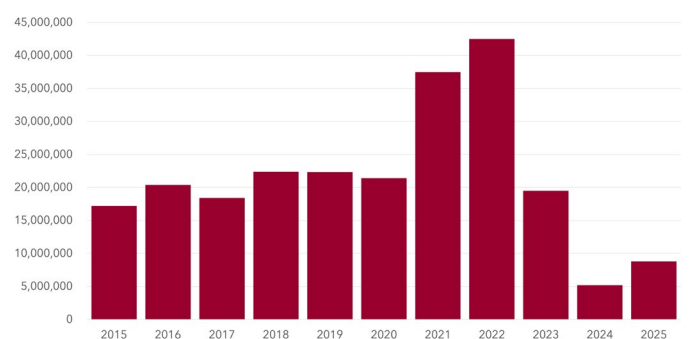
Atlanta's industrial market closed 2025 with improving demand fundamentals, supported by strong new leasing activity and a rebound in net absorption. Total vacancy declined to 9.1% in Q4 as leasing volume reached 11.6 MSF, driven largely by new tenant commitments rather than renewals. Net absorption totaled 2.4 MSF for the quarter, more than offsetting recent deliveries and tightening direct availability across the market. Construction activity remains disciplined, with new groundbreakings reflecting a measured response to demand. Following several years of rapid growth, asking rents are normalizing, with steady fundamentals supporting moderate increases into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	6,057,640	6,668,822	6,808,807	10,457,368	12,760,529
▼ Vacancy Rate	9.10%	9.50%	9.50%	8.80%	8.80%
▲ Avg NNN Asking Rate PSF	\$8.12	\$8.01	\$8.13	\$8.35	\$8.53
◀ ▶ Sale Price PSF	\$118.00	\$118.00	\$126.00	\$124.00	\$121.00
▲ Cap Rate	6.60%	5.80%	6.00%	6.00%	6.10%
▲ Under Construction SF	8,793,256	6,161,216	5,509,122	7,119,498	5,198,515
▼ Inventory SF	899,878,272	904,933,801	900,465,654	896,853,758	869,931,668

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Bridgeport Boulevard - Building D Newnan, GA	1,201,200 SF	\$133,000,000 \$110.72 PSF	QTS Realty Trust, Inc. CRG	Class A
6831 Stonecrest Industrial Way Lithonia, GA	215,328 SF	\$45,500,000 \$211.31 PSF	Talanian Realty Co., Inc. GH Anderson & Company	Class A
5400 Oakley Industrial Boulevard* Fairburn, GA	294,500 SF	\$43,700,000 \$148.39 PSF	Kohlberg Kravis Roberts & Co. LP Clarion Partners	Class A

*Part of Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6720 Oakley Industrial Boulevard Union City, GA	1,001,893 SF	Majestic Realty, Co	Google	Technology
175 Candler Road* Stockbridge, GA	498,160 SF	InLight Real Estate Partners	Nucor	Steel Production
1277 Dry Pond Road Jefferson, GA	497,094 SF	Alliance	WinSun	Transportation and Warehousing

*Lee & Associates Atlanta Transaction



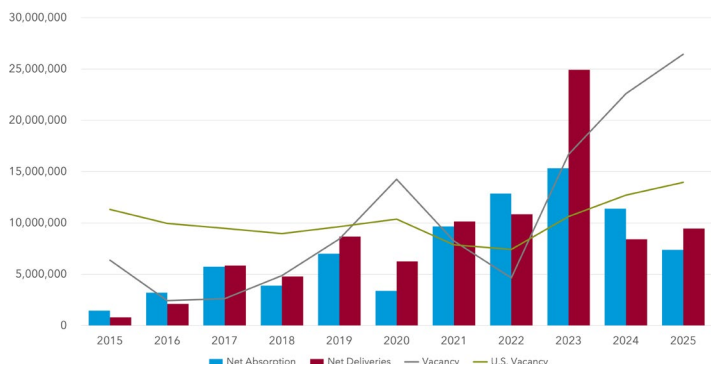
INDUSTRIAL MARKET OVERVIEW

KATE HUNT, Research Director

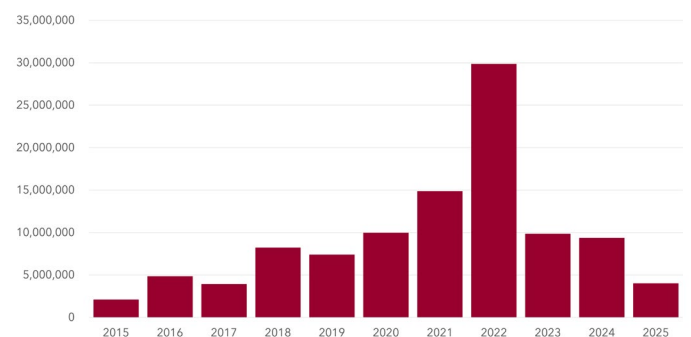
Savannah's industrial market closed Q4 2025 in a more balanced position, with vacancy holding steady as recent supply additions begin to align more closely with tenant demand. Leasing activity has moderated from earlier-cycle highs but continues to be supported by port-driven logistics, manufacturing, and distribution users. Development activity trended lower through year-end, easing near-term supply pressure and providing additional time for absorption. Rent growth has slowed to a more normalized pace following several years of strong increases. Overall, the market is transitioning out of its expansion phase and into a more sustainable period, supported by improved supply-demand dynamics and a more measured development pipeline entering 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	7,382,012	8,852,426	13,776,326	15,147,875	11,400,367
▲ Vacancy Rate	14.10%	14.07%	13.48%	10.77%	12.05%
▲ Avg NNN Asking Rate PSF	\$8.54	\$8.51	\$8.42	\$8.45	\$8.18
▲ Sale Price PSF	\$133.00	\$130.00	\$116.00	\$123.00	\$117.00
▼ Cap Rate	6.78%	6.80%	7.50%	6.97%	7.22%
▼ Under Construction SF	4,020,337	5,040,965	2,776,445	3,768,461	9,385,025
▲ Inventory SF	167,637,487	164,398,251	163,710,198	157,972,934	140,635,189

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1000 Gateway Parkway, Bldg 1E* Rincon, GA	380,800 SF	\$52,509,188 \$137.89 PSF	Pattillo Industrial Real Estate BROE Real Estate LLC	Class A
110 Little Hearst Parkway, Bldg 2* Pooler, GA	281,467 SF	\$36,200,000 \$128.61 PSF	Ares Industrial Real Estate Income Tr EQT Real Estate	Class A
1010 Branch Road, Bldg 2E* Rincon, GA	248,000 SF	\$33,390,812 \$134.64 PSF	Pattillo Industrial Real Estate BROE Real Estate LLC	Class A

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
122 Dorchester Village Road Midway, GA	594,522 SF	Flint Development	Hasbro, Inc.	Manufacturing
651 Bloomingdale Road Bloomingdale, GA	482,755 SF	Lincoln Property Company	JF Fulfillment / Patio Mall	Logistics
102 Norwest Court, Bldg 1 Pooler, GA	147,000 SF	Safavieh Home	Smart Supply Chain	Transportation and Warehousing



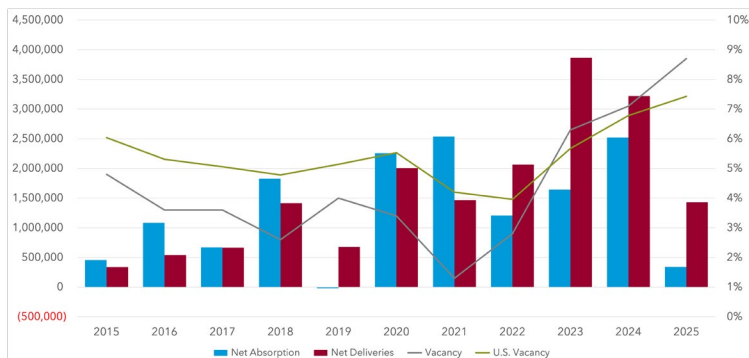
INDUSTRIAL MARKET OVERVIEW

RIVER CURTIS, *Senior Associate*

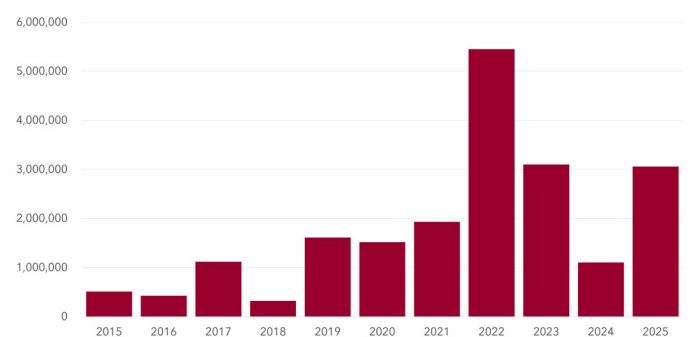
Boise's industrial market remained active in Q4 2025, with net absorption rebounding to a positive 340,271 SF and the vacancy rate softening slightly from recent highs to 8.7%. Asking NNN rents increased to \$12.72 PSF annually, reflecting sustained tenant demand and landlords' confidence in pricing. Construction activity totaled approximately 3.06 million SF underway, consisting mainly of large project including Micron's Chip Fab and Meta's Data Center. Developers remain optimistic about the market's long-term fundamentals even as tenants continue to work through the existing supply pipeline.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	340,271	125,530	831,645	1,416,883	2,520,859
▼ Vacancy Rate	8.70%	9.00%	8.70%	8.10%	7.10%
▲ Avg NNN Asking Rate PSF	\$12.72	\$12.69	\$12.10	\$11.98	\$10.98
▼ Sale Price PSF	\$152.00	\$233.00	\$194.00	\$200.00	\$159.00
▼ Cap Rate	5.50%	6.03%	-	-	6.03%
▼ Under Construction SF	3,058,095	3,472,819	2,456,433	1,564,807	1,106,238
▲ Inventory SF	64,273,528	63,806,804	63,685,128	63,216,600	62,842,592

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
16693 Madison Road - Bldg C Nampa, ID	115,008 SF	\$21,000,000 \$182.60 PSF	Given Family Trust LDK Ventures	Class A
921 Amity Road Boise, ID	108,682 SF	Contact Broker	AT Industrial B&R Properties LLC	Class C
1704 Industrial Way Caldwell, ID	32,496 SF	Contact Broker	Idaho Steel Products LLC Industrial Food Autom	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4321 Muller Drive Caldwell, ID	72,020 SF	AT Industrial	Contact Agent	Industrial Food User
15861 McDermott Road Nampa, ID	340,848 SF	AT Industrial	DHL	Distribution & Logistics
16810 Northside Boulevard Nampa, ID	260,000 SF	Adler Industrial	Amalgamated Sugar	Food Manufacturing



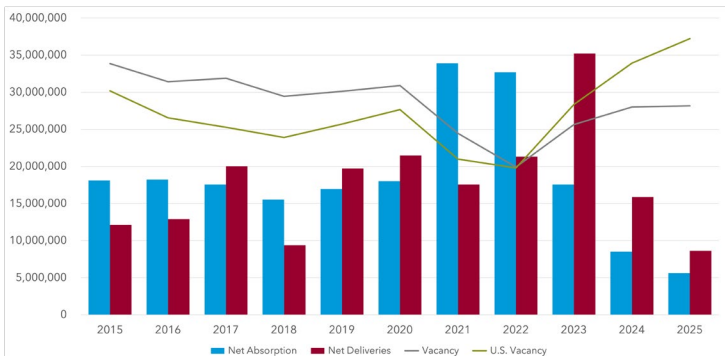
INDUSTRIAL MARKET OVERVIEW

ZACH GELLER, *Market Analytics Director*, BRANDON PAPPAS, *VP Data Analytics and Business Development*

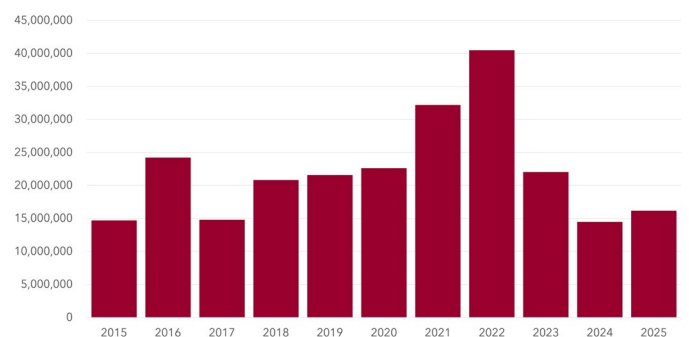
Chicago's industrial market is cooling as slower population growth and softer trade activity weigh on demand. Net absorption totaled 5.6M SF over the past year, well below the prior period. Vacancy sits at 5.7%, still under long-term and national averages but rising since 2024; availability totals 124M SF (8.6%), with roughly 75% in logistics space. Deliveries reached 8.6M SF in 2025, led by I-88, Wisconsin, and Joliet, while pre-leasing has declined. Rents increased 3.3% YoY, though concessions are expected to rise.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	5,632,417	3,634,969	4,201,990	7,515,182	8,525,564
▼ Vacancy Rate	5.64%	5.84%	5.89%	5.67%	5.60%
▲ Avg NNN Asking Rate PSF	\$9.71	\$9.60	\$9.56	\$9.46	\$9.36
▲ Sale Price PSF	\$97.75	\$97.61	\$97.31	\$96.35	\$94.82
▲ Cap Rate	8.07%	8.00%	8.02%	8.04%	8.06%
▲ Under Construction SF	16,171,761	13,168,590	14,027,963	12,829,104	14,488,204
▲ Inventory SF	1,430,578,439	1,426,627,527	1,426,019,872	1,424,598,576	1,422,125,358

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
25100 S. Ridgeland Avenue Monee, IL	621,246 SF	\$70,450,000 \$113.40 PSF	STAG Industrial, Inc. Nuveen	Class A
1338 120th Avenue Kenosha, WI	509,408 SF	\$43,168,496 \$84.74 PSF	Engendren Corporation Flint Development	Class A
5100 W. 123rd Street Alsip, IL	464,818 SF	\$31,075,000 \$66.85 PSF	Roosevelt Paper Company Dream Industrial REIT	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
26351 W. 143rd Street Plainfield, IL	1,209,000 SF	DHL Supply Chain Solution	RJW	Distribution, Logistics & Supply Chain
30542 S. Elion Boulevard Wilmington, IL	1,122,000 SF	Elion Partners	Green Box	Manufacturing
775 Veterans Parkway Bolingbrook, IL	573,752 SF	KKR Real Estate Select Trust	Amazon	E-Commerce & Cloud Computing



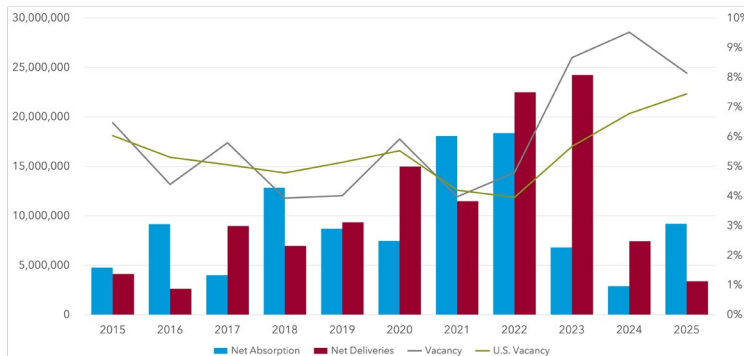
INDUSTRIAL MARKET OVERVIEW

GABE KOONTZ, *Broker*

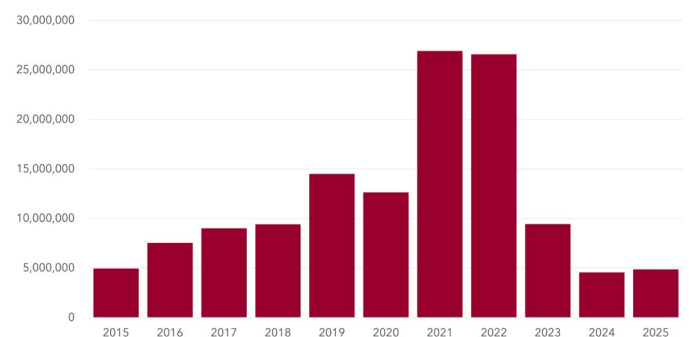
Tenant demand for industrial space in Indianapolis has cooled, while new deliveries have continued to outpace leasing activity. Vacancy rose to 8.2%, the highest level in more than a decade and roughly 150 basis points above the national average. Supply-side pressures are expected to ease in 2025, as deliveries fall to a nine-year low. Annual net absorption totaled 9.2 million square feet, slightly below the 10-year average. Since 2020, the market has added 83 million square feet, largely from buildings over 500,000 square feet, pushing vacancies higher. Construction activity has slowed sharply, with starts down 90% from 2022 peaks. With demand improving and new supply declining, vacancy is expected to modestly improve over the year.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	9,220,089	2,117,199	1,388,021	1,884,244	2,901,527
▼ Vacancy Rate	8.15%	9.11%	9.75%	9.53%	9.52%
▲ Avg NNN Asking Rate PSF	\$7.66	\$7.65	\$7.68	\$7.66	\$7.62
▲ Sale Price PSF	\$78.05	\$77.18	\$76.10	\$75.29	\$75.13
▼ Cap Rate	8.46%	8.48%	8.52%	8.53%	8.48%
▼ Under Construction SF	4,845,153	5,199,347	4,794,713	4,256,987	4,551,814
▲ Inventory SF	431,373,087	430,251,299	429,593,181	428,168,980	427,981,473

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3052 N. 700 W Greenfield, IN	805,000 SF	\$64,000,000 \$79.50 PSF	EQT Real Estate CT Realty Investors	Class A
2709 CR 400 W Greenfield, IN	753,000 SF	\$61,373,738 \$81.51 PSF	Deem LLC Ambrose Property Group	Class A
6055 Commerce Drive Whitestown, IN	672,944 SF	\$48,987,101 \$72.80 PSF	EQT Real Estate Hillwood Development Corporation	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
450 Airtech Parkway Plainfield, IN	720,000 SF	Undisclosed	Undisclosed	Undisclosed
10144 Veterans Drive Avon, IN	712,800 SF	Undisclosed	Hyster-Yale Materials Handling	Industrial Equipment Manufacturing
6055 Commerce Drive Whitestown, IN	672,944 SF	Undisclosed	Faith Technologies	Electrical Engineering and Construction



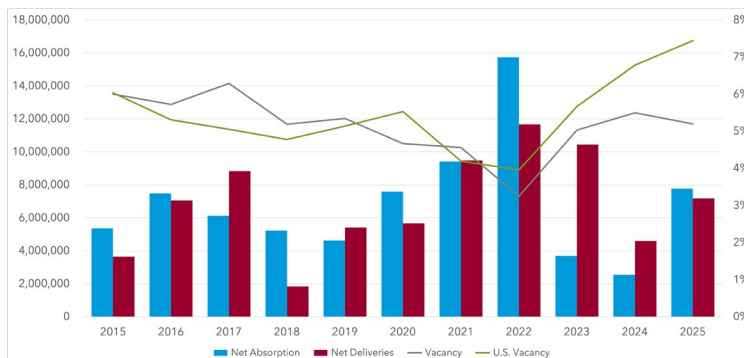
INDUSTRIAL MARKET OVERVIEW

JOSH KOCH, Vice President

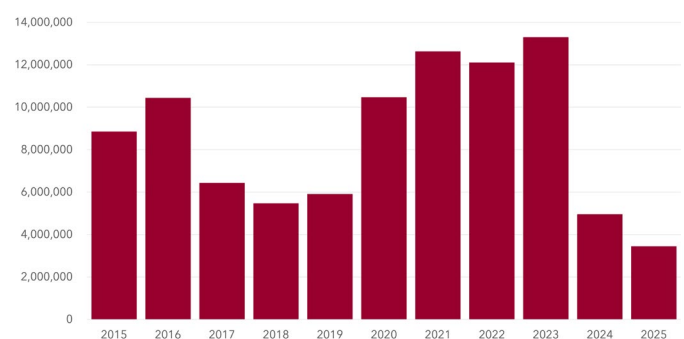
Kansas City's industrial market remained resilient in 2025, supported by sustained tenant demand and disciplined development. Trailing 12-month net absorption totaled 12.1 million SF, reflecting a normalization from peak levels but still signaling healthy market activity. Vacancy averaged near 5.0% in 2025, ending the year at 5.2%, remaining well below national levels. NNN asking rents held steady around \$5.90/SF, indicating pricing stability despite slower leasing momentum. Net deliveries reached approximately 7.2 million SF year to date, while construction activity declined to 3.45 million SF, helping limit new supply pressures. Overall, reduced development starts and consistent absorption positioned the market for improved balance entering 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	12,100,000	13,240,000	12,041,606	11,941,606	3,996,607
▲ Vacancy Rate	5.20%	4.90%	5.00%	4.60%	5.40%
◀ ▶ Avg NNN Asking Rent PSF	\$5.90	\$5.90	\$5.95	\$6.00	\$6.06
▲ Sale Price PSF	\$67.00	\$65.00	\$65.00	\$66.00	\$65.00
▼ Cap Rate	9.10%	9.20%	9.20%	9.20%	9.30%
▼ Under Construction	3,451,110	4,029,614	3,500,000	4,700,000	4,961,532
▲ Inventory	327,683,789	326,071,718	325,301,232	322,901,232	320,501,232

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
450 Funston Road Kansas City, KS	52,220 SF	\$4,041,448 \$77.39 PSF	Sumter Coatings, Inc. Ergon Asphalt	Class C
2007 E. 19th Street Kansas City, MO	23,000 SF	\$1,350,000 \$58.70 PSF	Portals Hardware Proviera Biotech	Class C
15670 S. Keeler Street Olathe, KS	22,500 SF	\$3,250,000 \$144.44 PSF	Local Investor Local Investor	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
14880 92 Highway Platte City, MO	526,502 SF	VanTrust	Central Power	Manufacturing
4250 MO-92 Highway Platte City, MO	396,480 SF	VanTrust	Purina Animal Nutrition	Food & Beverage
9525-35 Woodend Road Edwardsville, KS	369,000 SF	EQT Real Estate	FedEx	Distribution



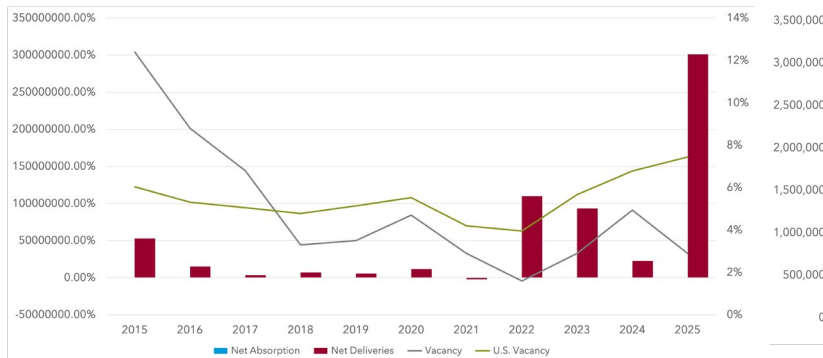
INDUSTRIAL MARKET OVERVIEW

CLINTON SHEPARD, *Principal*

Industrial market fundamentals strengthened in Q4 as demand accelerated and vacancy remained historically tight. Twelve-month net absorption increased to approximately 333,000 SF, reflecting improved tenant activity compared to the prior quarter. Vacancy held steady near 2.9%, signaling continued supply constraints despite elevated leasing velocity earlier in the year. Average NNN asking rents rose to roughly \$8.90 PSF annually, extending the upward pricing trend and highlighting sustained landlord leverage. While absorption moderated from mid-year peaks, overall market conditions remain balanced in favor of owners, supported by limited available inventory and steady occupier demand entering year-end.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Absorption Units	332,629	217,101	450,364	103,568	369,366
▼ Vacancy Rate	2.89%	2.92%	2.87%	4.32%	4.94%
▲ Avg NNN Asking Rent PSF	\$8.90	\$8.68	\$7.47	\$7.78	\$7.43
▲ Sale Price PSF	\$95.14	\$54.93	\$78.74	\$81.65	\$74.13
▲ Cap Rate	8.52%	0.00%	8.65%	0.00%	8.84%
▲ Under Construction	153,312	124,145	122,602	125,000	2,636,900
▲ Inventory	41,723,300	41,599,155	41,476,553	41,351,553	38,714,653

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1053 Petroleum Parkway Broussard, LA	39,340 SF	\$3,250,000 \$82.61 PSF	Arizona Investor Waukesha Pearce	Class S
600 Saint Etienne Road Broussard, LA	28,350 SF	\$2,000,000 \$70.55 PSF	Substantia Properties DHL Investments	Class S
311 Diesel Drive Scott, LA	22,152 SF	\$1,165,980 \$52.64 PSF	Mountain Holdings National Oilwell Varco	Class S

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
101 Airport Boulevard New Iberia, LA	30,384 SF	One One One Airport, LLC	OMI Environmental Solutions	Industrial Services
112 Nova Drive Broussard, LA	12,865 SF	Taylor Construction LLC	Compressed Air Systems	Oilfield
114 Windfall Drive Broussard, LA	7,250 SF	IMN Partners LLC	Trademark Electric	Construction



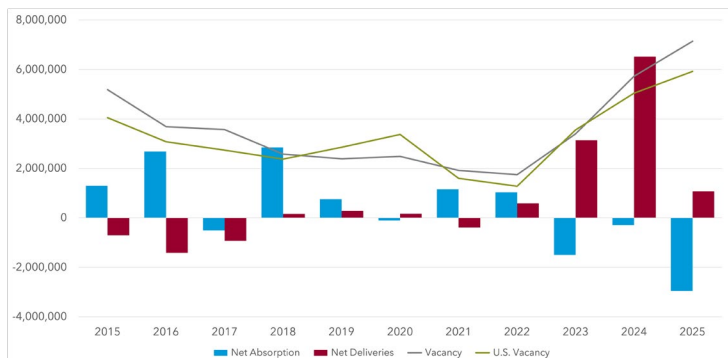
INDUSTRIAL MARKET OVERVIEW

TY JANNEY, *Managing Principal*; ROBERT ELMER, *Managing Principal*

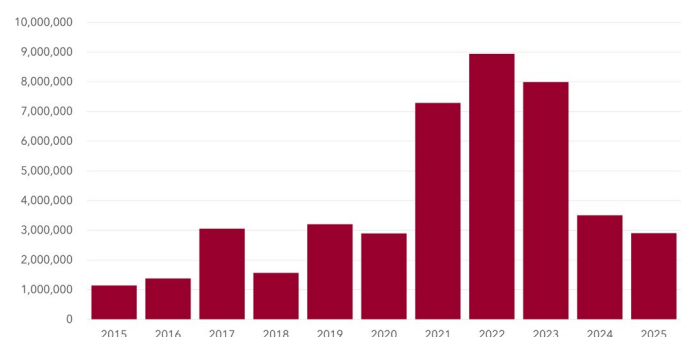
Boston's industrial market continued its reset in Q4 2025 as vacancy edged up to 8.7%, driven by ongoing flex and logistics givebacks, particularly along I-95 South and Route 3. Despite negative trailing absorption, leasing momentum improved, with 2.9 million SF signed in recent quarters, the strongest pace since 2022. Average asking rents held at \$16.92/SF, with flex space near \$19-\$20/SF and logistics around \$15-\$16/SF, while annual rent growth slowed below 2%. Construction remains muted at just 0.6% of inventory underway. Sales volume reached \$2.0 billion over the past year, with pricing stable near \$200/SF, reflecting continued investor confidence ahead of a projected 2026 inflection.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(2,953,324)	(3,385,233)	(4,041,220)	(1,689,214)	(291,346)
▲ Vacancy Rate	8.7%	8.2%	7.9%	7.9%	7.3%
▲ Avg NNN Asking Rate PSF	\$16.92	\$16.84	\$16.87	\$16.80	\$16.57
▲ Sale Price PSF	\$201.35	\$198.73	\$196.34	\$193.66	\$190.08
▲ Cap Rate	8.1%	7.8%	5.4%	5.5%	8.3%
▲ Under Construction SF	2,905,293	2,754,873	2,893,752	3,110,188	3,506,039
▲ Inventory SF	371,053,838	370,827,945	370,804,674	370,512,107	369,978,034

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
100 Chelmsford Road Billerica, MA	88,100 SF	\$10,450,000 \$118.62 PSF	Juniper Advisory Services LLC Richard L. Duffy LP	Class B
19 Alexander Road Billerica, MA	75,967 SF	\$16,300,000 \$214.57 PSF	The Seyon Group Antico Development Company	Class B
8 Roessler Road Woburn, MA	66,970 SF	\$17,850,000 \$266.54 PSF	Sagard Real Estate Oliver Street Capital/Bain Capital LP	Class V

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
600 Griffin Brook Drive Methuen, MA	47,850 SF	Ridge Real Estate Partners	Restaurant Technologies	Food & Beverage Services
4 Executive Drive Andover, MA	16,000 SF	Marcus Partners	PEAK Event Services	Event Services
45 Tremont Street Peabody, MA	14,730 SF	Angelo Perrina	Tony Gallo Athletics	Athletic Club



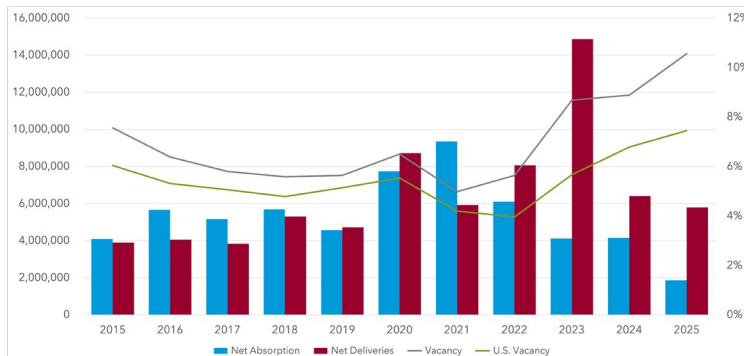
INDUSTRIAL MARKET OVERVIEW

VINA MARUFU, Associate

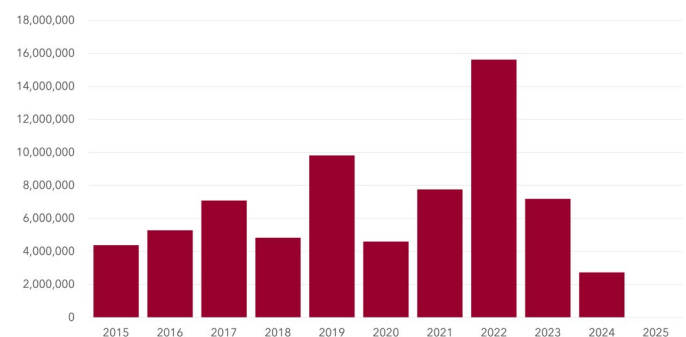
Maryland's industrial market showed signs of stabilization in Q4 after a turbulent summer. Net absorption rebounded sharply, posting over 2.1 million SF in positive demand, reversing the steep losses from Q3. Vacancy tightened to 9.64%, dipping below the double-digit mark, while asking rents continued their upward trend, crossing \$10 PSF for the first time. Construction activity surged, with more than 4.2 million SF underway, signaling developer confidence despite recent volatility. On the investment front, pricing remained firm, with average sale prices climbing to \$146.60 PSF and cap rates compressing slightly to 7.08%, underscoring sustained institutional interest. Large leases by Southland Industries, Graybar Electric, and Standard Solar anchored activity, reflecting a diverse tenant mix from construction to renewable energy.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ Net Absorption SF	2,179,834	(3,821,301)	482,839	3,160,259	3,910,207
▼ Vacancy Rate	9.64%	10.13%	10.08%	9.15%	8.74%
▲ Avg NNN Asking Rate PSF	\$10.09	\$9.99	\$9.84	\$9.93	\$9.78
▲ Sale Price PSF	\$146.60	\$144.60	\$142.40	\$140.60	\$137.20
▼ Cap Rate	7.08%	7.12%	7.19%	7.22%	7.28%
▲ Under Construction SF	4,229,662	3,115,137	957,074	295,250	70,000
▲ Inventory SF	295,021,867	291,344,949	291,020,713	290,134,586	289,341,706

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4401 Eastern Avenue - Bldg 40* Baltimore, MD	183,225 SF	\$16,000,000 N/A	Cross Street Partners Crown Associates	Class C
2300 Craftsman Circle Hyattsville, MD	180,000 SF	\$50,000,000 \$277.78 PSF	Terreno Realty Atapco Properties	Class A
4401 Eastern Avenue - Bldg 45* Baltimore, MD	140,170 SF	\$16,000,000 N/A	Cross Street Partners Crown Associates	Class C

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
14900 Elion Way Brandywine, MD	400,848 SF	Elion Partners	Southland Industries	Construction
14301 Mattawoman Drive Brandywine, MD	393,440 SF	Mapletree Investments	Graybar Electric Supply	Distribution/ Wholesale
10440 Downsville Pike Hagerstown, MD	319,000 SF	Tramwell Crow Co. Diamond Realty Invest	Standard Solar	Renewable Energy



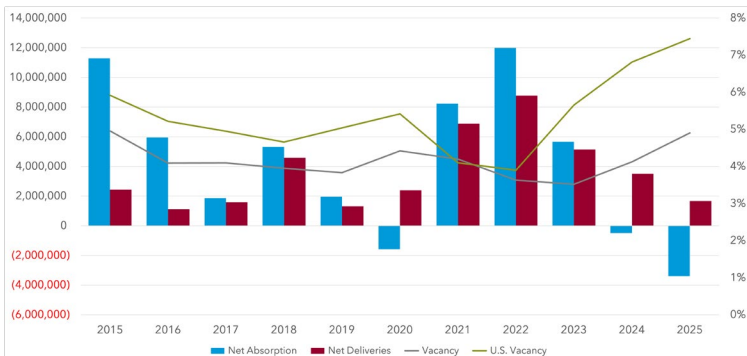
INDUSTRIAL MARKET OVERVIEW

JON SAVOY, CCIM, SIOR, *President*

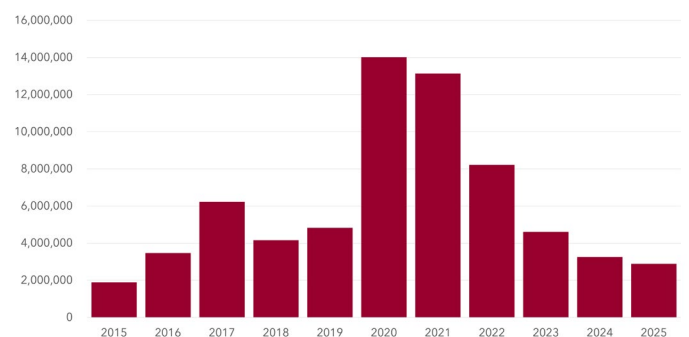
Detroit's industrial market remained soft in Q4 2025, with vacancy unchanged and demand still below typical levels. Leasing volume was modest for the fourth quarter in a row, though asking rents rose slightly to \$8.91 per square foot. Limited new development continues to support pricing, as tenants focus on existing buildings that are well located and ready for occupancy. While overall activity is slower than recent years, the market has shown signs of stability. Looking ahead, tenant decisions will likely remain cautious, but core assets should continue to see steady interest.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(3,384,981)	(3,543,319)	(3,537,356)	(3,478,380)	(482,198)
▲ Vacancy Rate	4.9%	4.8%	4.7%	4.6%	4.1%
▲ Avg NNN Asking Rate PSF	\$8.91	\$8.86	\$8.84	\$8.76	\$8.66
◀ ▶ Sale Price PSF	\$73.00	\$73.00	\$72.00	\$71.00	\$70.00
◀ ▶ Cap Rate	10.7%	10.7%	10.7%	10.8%	10.8%
▼ Under Construction SF	2,887,706	3,337,614	2,982,360	2,841,568	3,257,012
▲ Inventory SF	640,504,381	639,234,613	639,251,665	639,297,714	638,832,223

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1740 E. Maple Road Troy, MI	52,397 SF	\$7,250,000 \$138.37 PSF	Beaumont Health Superior Electric Holdings	Class C
32235 Industrial Road Livonia, MI	43,522 SF	\$4,250,000 \$97.65 PSF	Undisclosed JB Properties	Class B
6025 Wall Street Sterling Heights, MI	41,385 SF	\$3,600,000 \$86.99 PSF	Scott Dale Lesnau Printing Company	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
00 Wick Road Romulus, MI	349,474 SF	NorthPoint Development	Undisclosed	Undisclosed
12001 Sears Drive Livonia, MI	214,393 SF	Kin Properties	CMAC Transportation	Transportation
54363 Grand River Avenue New Hudson, MI	150,000 SF	Walbridge	Export	Transportation and Warehousing



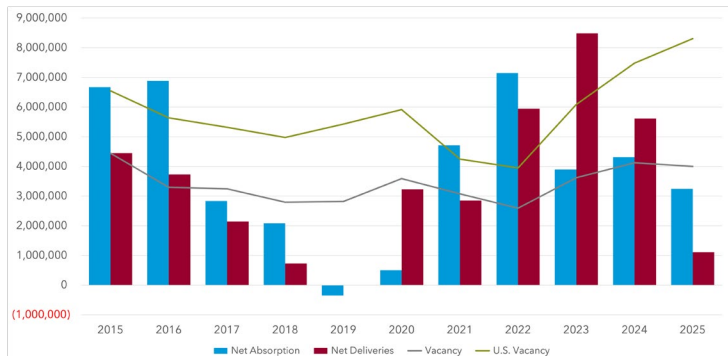
INDUSTRIAL MARKET OVERVIEW

NATHAN ARNOLD, CCIM, *Principal*

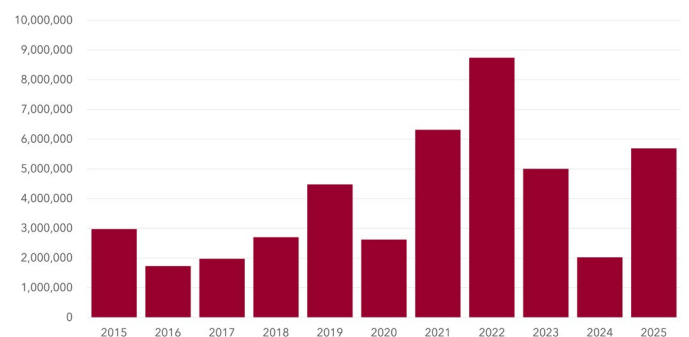
The Twin Cities industrial market finished Q4 2025 with strong fundamentals - posting about 610,000 SF of positive net absorption in the quarter and over 3.6 M SF absorbed on the year, signaling continued tenant demand. New product added roughly 831,000 SF, lifting overall deliveries for 2025 to about 3.3 M SF. Despite the new supply, vacancy held steady near ~3.8%, reflecting a tight overall market. Build-to-suit projects dominate the pipeline, accounting for around 80 % of space underway, which underlines demand for tailored facilities. Leasing activity surged (>3 M SF in Q4), driven more by new deals than renewals, while industrial sales climbed sharply, approaching \$450M in the quarter. Submarket performance varied, with some drops in vacancy tied to major move-ins. Overall, industrial real estate in MSP remains resilient, with low vacancy, robust absorption, strong leasing, and healthy investment momentum heading into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	2,842,829	3,508,854	2,069,287	3,626,111	4,707,857
▲ Vacancy Rate	4.00%	3.90%	4.10%	3.80%	4.20%
▼ Avg NNN Asking Rate PSF	\$9.05	\$9.38	\$9.24	\$9.09	\$9.14
▲ Sale Price PSF	\$104.00	\$101.00	\$98.00	\$96.00	\$95.00
▼ Cap Rate	8.60%	8.80%	8.80%	8.80%	8.91%
▲ Under Construction SF	5,691,467	3,804,959	2,948,148	1,891,851	1,600,000
▲ Inventory SF	359,725,331	357,562,248	435,712,227	432,346,517	432,000,000

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1890 Woodlane Drive Woodbury, MN	252,438 SF	\$7,350,000 \$29.12 PSF	Superior 3rd Party Logistics Bolger Family Trust	Class C
3199 Pilot Knob Road Eagan, MN	248,482 SF	\$10,000,000 \$40.24 PSF	Swervo Development Unisys Corp	Class C
10000 Mission Drive Maple Grove, MN	248,000 SF	\$92,000,000 \$370.97 PSF	LCN Capital Partners Opus Group	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5127 Centerville Road White Bear Lake, MN	103,456 SF	Endeavor	Nextera	Food packaging
10100 Yellow Circle Drive Eden Prairie, MN	82,006 SF	Endeavor	Hoop Habits / BI Worldwide	Sports Training/ Recruiting
7101 N. 31st Avenue New Hope, MN	77,475 SF	Link	PD Instore	Marketing



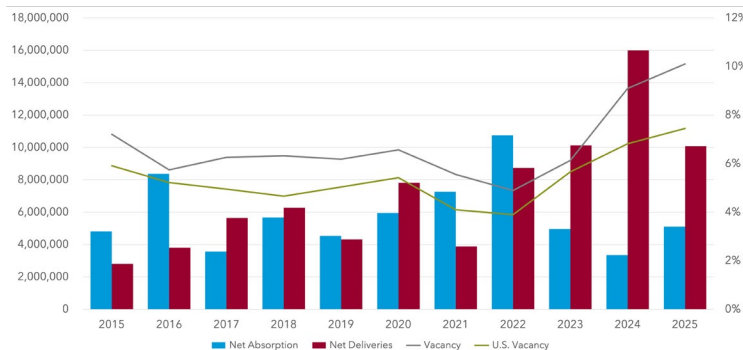
INDUSTRIAL MARKET OVERVIEW

GREG PIERATT, *President*, MATT FRAZEE, *Partner*

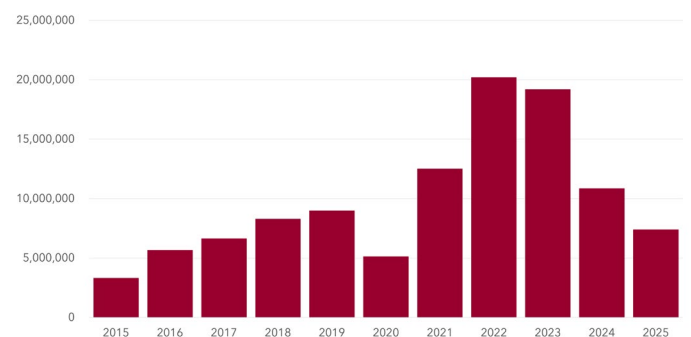
Q4 activity in the Charlotte industrial market remains resilient, supported by steady absorption and continued tenant demand. Twelve-month net absorption increased slightly, while vacancy rose modestly, reflecting new deliveries entering the market. Average NNN asking rates declined marginally quarter-over-quarter but remained elevated compared to prior years. Construction activity slowed from earlier peaks yet continues to expand overall inventory. Sales pricing softened and cap rates increased, indicating a more cautious investment climate. Overall, the market shows balanced conditions, stable leasing fundamentals, and gradual normalization across pricing and vacancy metrics.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	5,111,184	5,087,064	3,743,791	6,979,161	3,355,766
▲ Vacancy Rate	10.1%	10.0%	9.7%	9.0%	9.1%
▼ Avg NNN Asking Rate PSF	\$9.85	\$9.90	\$9.70	\$9.53	\$9.38
▲ Sale Price PSF	\$113.00	\$109.00	\$107.00	\$103.00	\$101.00
◀ ▶ Cap Rate	7.3%	7.3%	7.4%	7.5%	7.5%
▼ Under Construction SF	7,462,083	11,059,515	9,073,247	9,783,713	10,918,003
▲ Inventory SF	402,919,121	398,720,534	397,084,115	394,957,115	392,839,959

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
799 Sara Lee Access Road Kings Mountain, NC	1,256,278 SF	\$121,500,000 \$96.71 PSF	Walmart The Keith Corporation	Class A
500 Rhyne Road Charlotte, NC	449,069 SF	Undisclosed	Pacolet Milliken Axial Industrial	Class A
12031 Carolina Logistics Drive Pineville, NC	428,000 SF	\$64,125,000 \$149.82 PSF	BGO Beacon Development Company	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
500 Rhyne Road Charlotte, NC	449,069 SF	Axial Industrial	Amazon	Retailer
2121 Heilig Road Salisbury, NC	398,000 SF	Preferred Investments	Jabil Electronics	Manufacturing
142 Serviceberry Way Mooresville, NC	336,356 SF	Link Logistics	Carolina Beverage Group	Manufacturing



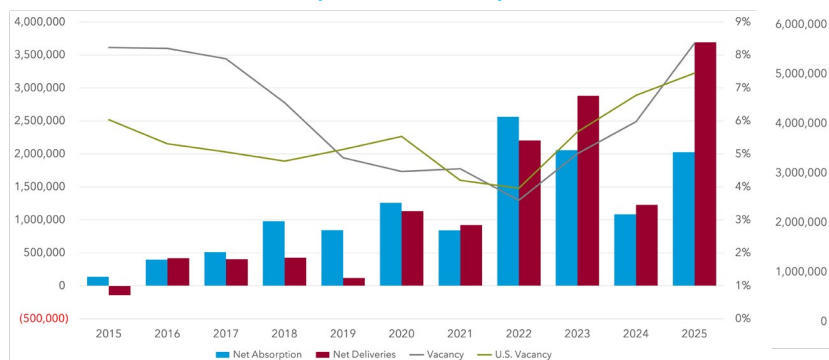
INDUSTRIAL MARKET OVERVIEW

HUNTER STEWART, SIOR, MBA, Vice President, Principal

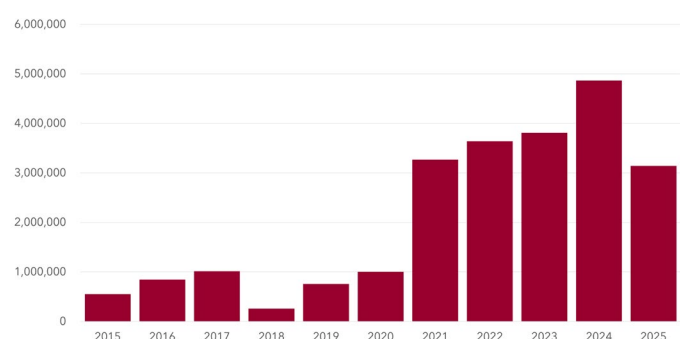
Durham's industrial market remained active in Q4 2025, with vacancy rising to 8.36% and asking rents increasing slightly to \$11.67 PSF. Sale prices continued their upward trajectory, reaching \$147 PSF, while cap rates compressed to 7.10%, underscoring persistent investor demand. Construction activity expanded to 3.14 million SF, the highest since Q2 2025, reflecting renewed development momentum. Twelve-month net absorption totaled 2.03 million SF, down from 2.42 million SF in Q3 2025. Over the past two quarters, rent growth and asset pricing have remained firm even as supply pressures mount. Fundamentals point to a resilient market adjusting to a more balanced cycle.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	2,028,505	2,422,013	2,032,208	2,574,173	1,084,319
▲ Vacancy Rate	8.36%	8.00%	7.83%	7.30%	5.98%
▲ Avg NNN Asking Rate PSF	\$11.67	\$11.56	\$11.61	\$11.45	\$11.32
▲ Sale Price PSF	\$147.00	\$136.00	\$130.00	\$128.00	\$121.00
▼ Cap Rate	7.10%	7.28%	7.40%	7.38%	7.68%
▲ Under Construction SF	3,141,931	2,854,763	3,358,471	3,286,422	4,865,112
▲ Inventory SF	59,273,163	58,399,791	57,906,298	57,700,652	54,972,032

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1190 Roby Barton Road Timberlake, NC	246,079 SF	\$19,000,000 \$77.21 PSF	Voltage GKN Automotive	Class C
3921 S. Miami Boulevard* Durham, NC	69,747 SF	\$12,642,000 \$181.26 PSF	Ares Industrial R.E. Income Trust Inc. EQT Real Estate	Class B
3921 S. Miami Boulevard Durham, NC	50,000 SF	\$8,820,000 \$176.40 PSF	Ares Industrial R.E. Income Trust Inc. EQT Real Estate	Class B

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
933 Ellis Road Durham, NC	83,010 SF	EastGroup Properties, Inc.	Undisclosed	Undisclosed
933 Ellis Road Durham, NC	80,000 SF	EastGroup Properties, Inc.	North State Logistics	Transportation and Warehousing
619 Distribution Drive Morrisville, NC	62,400 SF	Prologis	Undisclosed	Undisclosed



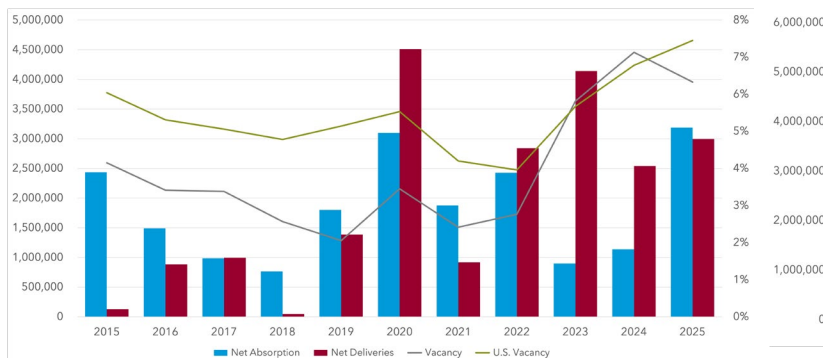
INDUSTRIAL MARKET OVERVIEW

HUNTER STEWART, SIOR, MBA, Vice President, Principal

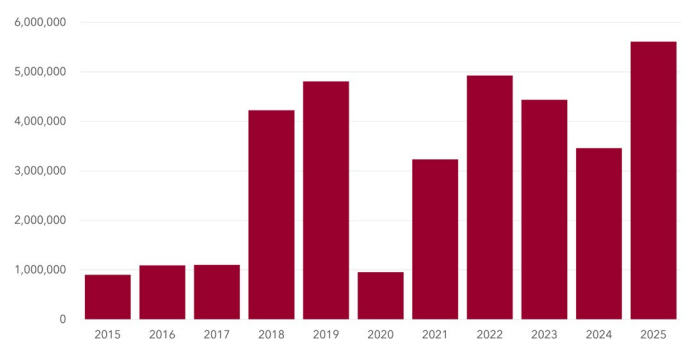
Raleigh's industrial market continued to accelerate in Q4 2025, posting 3.19 million SF in annual net absorption, its strongest showing this year. Vacancy fell to 6.33%, supported by sustained tenant demand. Average asking rents rose to \$12.65 PSF, while sale prices increased to \$153 PSF, continuing a steady upward trend. Cap rates compressed slightly to 7.73%, reflecting solid investor appetite. Construction activity surged to 5.61 million SF, up from 3.40 million SF in Q3 2025, marking a new cycle high. Total inventory reached 108.2 million SF. Raleigh remains one of the region's most resilient industrial hubs, driven by growth and confidence.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	3,187,810	2,777,062	2,190,618	1,401,729	1,137,777
▼ Vacancy Rate	6.33%	6.75%	6.80%	7.38%	7.13%
▲ Avg NNN Asking Rate PSF	\$12.65	\$12.57	\$12.59	\$12.35	\$12.27
▲ Sale Price PSF	\$153.00	\$145.67	\$139.00	\$137.00	\$132.00
▼ Cap Rate	7.73%	7.84%	8.00%	7.99%	8.27%
▲ Under Construction SF	5,611,856	3,395,290	3,165,148	3,904,749	3,458,569
▲ Inventory SF	108,193,015	108,173,810	107,314,159	105,965,428	105,621,642

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
421 Milburnie Lake Drive* Raleigh, NC	289,632 SF	\$60,625,033 \$209.32 PSF	Nuveen Beacon Development Company	Class A
431 Milburnie Lake Drive* Raleigh, NC	221,363 SF	\$43,874,967 \$198.20 PSF	Nuveen Beacon Development Company	Class A
1200 Innovation Avenue* Morrisville, NC	175,951 SF	\$34,397,662 \$195.50 PSF	EQT Real Estate ASB Capital Management	Class A

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Morgan Road Benson, NC	1,064,880 SF	Edgewater Ventures	Vulcan Elements	Electronic Component Manufacturing
2000 Science Drive Morrisville, NC	202,000 SF	King Street Properties	Novasartis	Pharmaceutical Preparation Mfg
560 Hinton Oaks Boulevard Knightdale, NC	110,000 SF	Wake Stone Corporation	Carrier Enterprise	Warm Air HVAC Equipment



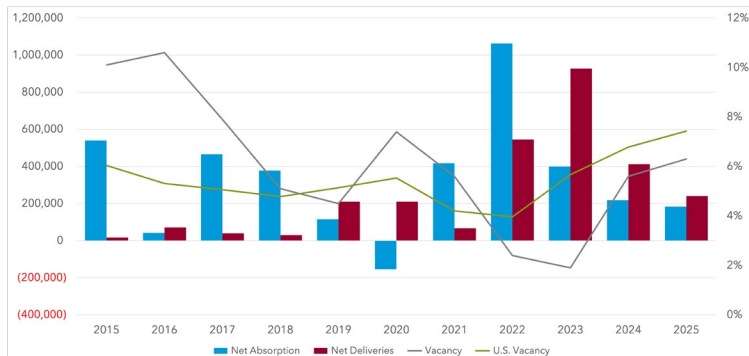
INDUSTRIAL MARKET OVERVIEW

SANDY THORPE, *Managing Director*

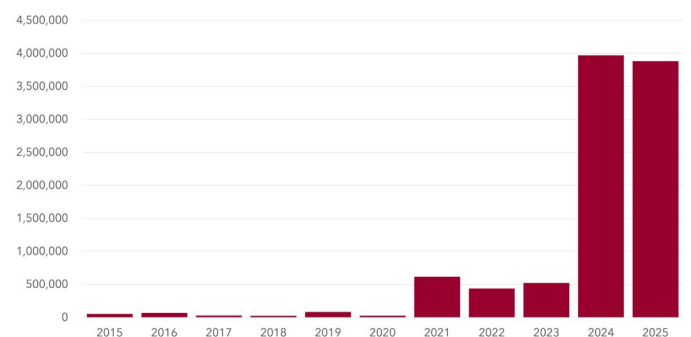
Wilmington's industrial market rebounded in Q4 2025, with twelve-month net absorption turning positive at 182,933 SF following three consecutive quarters of negative absorption. Vacancy declined to 6.30%, and asking rents surged to \$9.42 PSF, up from \$7.98 PSF in Q3. Sale prices climbed to \$88 PSF, while cap rates compressed slightly to 8.09%, signaling investor resilience. Construction held steady at 3.88 million SF, with inventory expanding to nearly 19.9 million SF. Following a subdued year, the market is gaining momentum again, driven by stronger tenant activity, investor optimism, and a steady pipeline of new product.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	182,933	(125,214)	(21,723)	(131,151)	(217,434)
▼ Vacancy Rate	6.30%	6.67%	6.60%	6.80%	6.20%
▲ Avg NNN Asking Rate PSF	\$9.42	\$7.98	\$8.07	\$7.97	\$7.97
▲ Sale Price PSF	\$88	\$85	\$84	\$78	\$77
▼ Cap Rate	8.09%	8.13%	8.17%	8.43%	8.45%
◀ ▶ Under Construction SF	3,882,887	3,882,887	3,730,000	3,830,081	3,970,781
▲ Inventory SF	19,889,578	19,568,500	19,523,634	19,423,553	19,282,853

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1322 N. Lake Park Boulevard Carolina Beach, NC	20,136 SF	Undisclosed	Longs Rental Investments LLC RGL Development LLC	Class B
321 Raleigh Street Wilmington, NC	15,200 SF	\$2,125,000 \$139.80 PSF	Radar Net Lease Singer Industrial Company	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
Wilmington Trade Center Wilmington, NC	152,887 SF	Edgewater Ventures	Undisclosed	Undisclosed
802 N. 23rd Street Wilmington, NC	112,902 SF	Edgewater Ventures	Precision 3PL	Transportation and Warehousing
9101 NE Lackey Road Leland, NC	44,365 SF	Daniel M. Bos And Elizabeth J. Bos	Undisclosed	Undisclosed



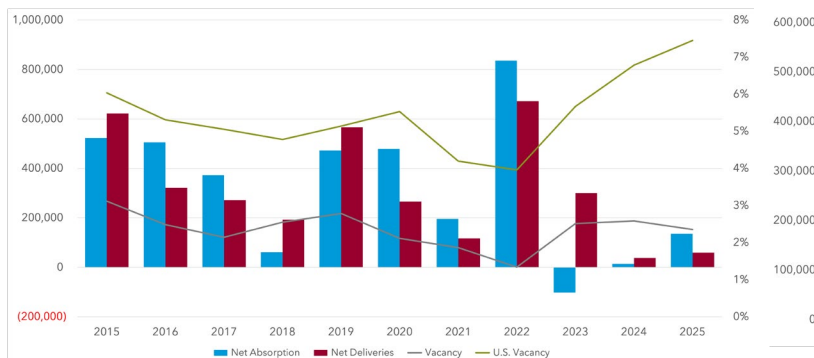
INDUSTRIAL MARKET OVERVIEW

AMMAR ABU-HAMDA, *Senior Associate*

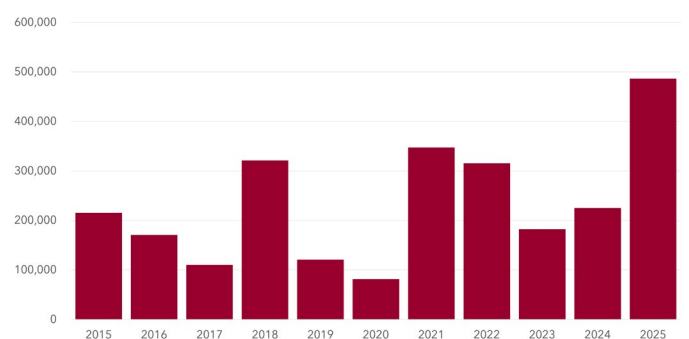
Vacancy in the Lincoln industrial market during Q4 2025 was 2.4% and decreased 0.21% over the past 12 months, meanwhile the national average increased by 0.63%. During Q4 2025, there was 28,782 SF of positive absorption, 11,250 SF delivered and 486,308 SF under construction, representing a 1.4% expansion of Lincoln's inventory. Rents were around \$7.83/SF, which is a 1.01% increase from a year ago. In the past three years, rents have increased a cumulative 10.9%. Market cap rate for Lincoln was 9.5%, slightly above its trailing three-year average of 8.9%. Both employment and population saw growth over the last twelve months, the number of jobs increased by 0.9%, while Lincoln's population grew by about 1.3% during the same time period.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	136,046	154,570	20,346	239,153	14,192
◀ ▶ Vacancy Rate	2.40%	2.40%	2.70%	2.40%	2.60%
▼ Avg NNN Asking Rate PSF	\$7.85	\$7.88	\$7.85	\$7.82	\$7.76
◀ ▶ Sale Price PSF	\$83.00	\$83.00	\$84.00	\$81.00	\$81.00
▼ Cap Rate	9.30%	9.40%	9.30%	9.40%	9.40%
▼ Under Construction SF	486,308	497,558	514,903	265,005	213,910
▲ Inventory SF	33,989,446	33,978,196	33,954,851	33,929,899	33,929,833

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4741 Douglas Circle Lincoln, NE	20,881 SF	\$985,000 \$47.17 PSF	New Chances LLC Diamond Investment Properties LLC	Class B
6901 W. Adams Street Lincoln, NE	13,330 SF	\$895,000 \$67.14 PSF	PL-Enerserv LLC OSI Brothers LLC	Class C
2900 N. 36th Street Lincoln, NE	7,500 SF	\$1,000,000 \$133.33 PSF	Vivd Property Company LLC J Tech Construction LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5340 N. 57th Street Lincoln, NE	24,000 SF	Ridgeway Properties	Nebraskaland Recycling LLC	Recycling
6140 McCormick Lincoln, NE	16,942 SF	Blue Lincoln Enterprises	Prairie Mechanical	Construction
4608 Pierce Drive Lincoln, NE	9,000 SF	The Arter Group	Central States Contractors, Inc.	Construction



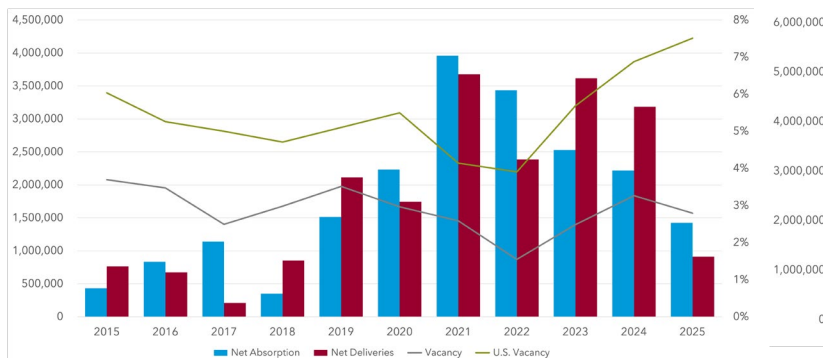
INDUSTRIAL MARKET OVERVIEW

AMMAR ABU-HAMDA, *Senior Associate*

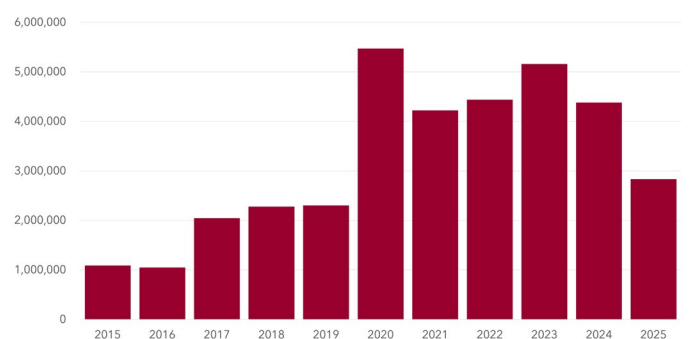
Vacancy in the Omaha industrial market during Q4 2025 was 2.8% and decreased 0.46% over the past 12 months, meanwhile the national average increased by 0.63%. During Q4 2025, there was 313,247 SF of positive absorption, 406,019 SF delivered and 2,827,551 SF under construction, representing a 2.5% expansion of Omaha's inventory. Rents were around \$8.52/SF, which is a 0.98% increase from a year ago. In the past three years, rents have increased a cumulative 11.8%. Market cap rate for Omaha was 9.1%, slightly above its trailing three-year average of 8.6%. Both employment and population saw growth over the last twelve months, the number of jobs increased by 0.9%, while Omaha's population grew by about 0.5% during the same time period.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	1,426,310	1,830,346	2,253,292	2,863,115	2,218,620
▲ Vacancy Rate	2.80%	2.70%	2.80%	2.90%	3.30%
▼ Avg NNN Asking Rate PSF	\$8.54	\$8.57	\$8.54	\$8.50	\$8.42
▲ Sale Price PSF	\$86.00	\$84.00	\$83.00	\$82.00	\$80.00
▼ Cap Rate	8.90%	9.00%	9.00%	9.10%	9.10%
▼ Under Construction SF	2,834,704	3,125,913	3,151,079	3,076,436	2,462,109
▲ Inventory SF	114,477,306	114,038,944	113,662,728	113,564,235	113,564,235

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8425 N. 114th Street Omaha, NE	232,663 SF	\$2,592,000 \$11.14 PSF	Google McGill Industrial Park LLC	Class B
5902 N. 9th Street Omaha, NE	203,500 SF	\$24,520,000 \$120.49 PSF	SR Realty Trust, Inc. GreenSlate Management LLC	Class A
4601 S. 72nd Street Omaha, NE	138,400 SF	\$11,673,000 \$84.34 PSF	B&D Holdings PepsiCo, Inc.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
11921 S. 156th Street Papillion, NE	54,080 SF	R&R Realty Group	BGIN USA	Technology
11921 S. 156th Street Papillion, NE	40,560 SF	R&R Realty Group	Crown Packaging Corp.	Warehouse
3614 Martha Street Omaha, NE	24,707 SF	Oak Investment Real Estate	Dehner Boot Company	Manufacturing



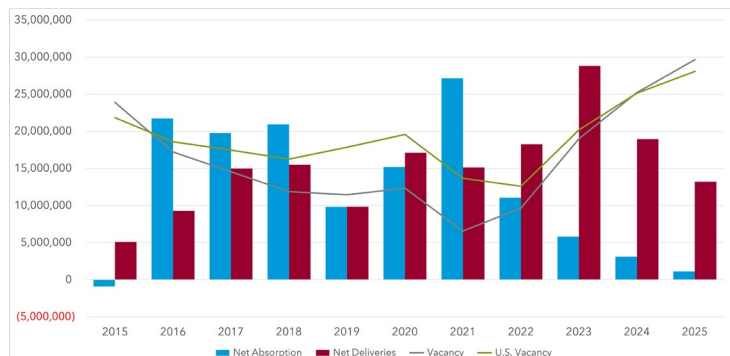
INDUSTRIAL MARKET OVERVIEW

MICHAEL MALMSTONE, *Director of Research and Valuation*

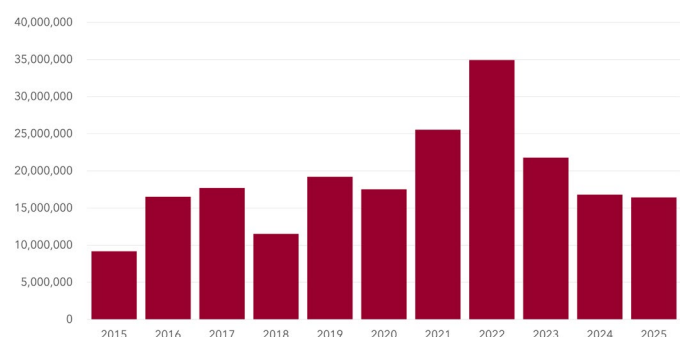
The NJ Industrial market saw demand concentrated in Class A properties as tenants have more leverage, especially in overbuilt submarkets. Rental growth dipped by 2% overall. Effective taking rents show the largest discount off sticker price, especially in tertiary located Class A space, with landlords offering more free rent, now averaging 4.5 months. Nearly all the largest leases signed were by logistics users. Leasing fell notably QoQ, now at 72% of the 5-year average at 8.8MM SF leased; in 6 months on average. 25 leases over 100k SF were signed; 20 leases totaling 864k SF or 10% of all inked space were subleases, more than doubling QoQ. Available sublet space remains at all-time highs at 15MM SF, 27% of which in Exit 8A alone. Net absorption clocked 1.9MM SF more than doubling QoQ. Sales volume grew substantially to \$1.2B, 80% of the 5-year average. Average pricing fell 12% to \$187 PSF while average cap rates compressed 200 bps down to 6.4% as the Fed lowered its target rates by 50 bps twice, ending at 3.50%-3.75% in December. 71MM SF is proposed.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ Qtrly Net Absorption SF	1,149,180	890,127	(83,623)	(829,353)	3,119,880
▲ Vacancy Rate	7.8%	7.7%	7.5%	7.2%	6.8%
▼ Avg NNN Asking Rate PSF	\$13.30	\$13.44	\$13.48	\$13.46	\$13.52
▼ Sale Price PSF	\$186.63	\$211.06	\$260.73	\$207.90	\$193.59
▼ Cap Rate	6.4%	8.4%	7.4%	6.7%	7.0%
▲ Under Construction SF	16,423,926	13,424,345	15,315,084	16,180,349	17,884,406
▲ Inventory SF	1,068,528,050	1,066,075,715	1,062,577,307	1,059,666,659	1,055,302,357

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
130 Interstate Boulevard Monroe, NJ	603,092 SF	\$144,200,000 \$239.10 PSF	WPT Capital Advisors LLC Terreno Realty	Class A
1000 Coopertown Road Delanco, NJ	385,000 SF	\$74,900,000 \$194.55 PSF	Artemis Real Estate Partners Provender Ptnrs/Cerebrus Capital	Class A
650 Liberty Avenue Union, NJ	364,739 SF	\$55,000,000 \$150.79 PSF	Interglobo Oak Street Real Estate Capital	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
101 Middlesex Center Boulevard Monroe, NJ	751,450 SF	IDI Logistics	Williams Sonoma	Consumer Retail
100 Crossings Drive Burlington, NJ	750,787 SF	US Elogistics	Clarion Partners	Transportation/ Warehousing
515 Monmouth Road Jackson, NJ	617,156 SF	Gigacloud Technology	Brookfield Properties	E-commerce



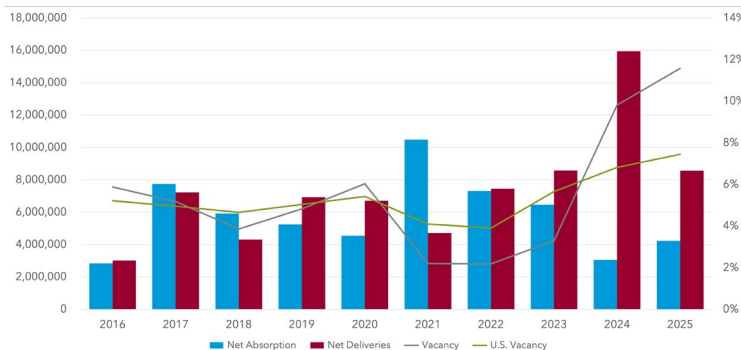
INDUSTRIAL MARKET OVERVIEW

JOHN SHARPE, SIOR, CCIM, *President*

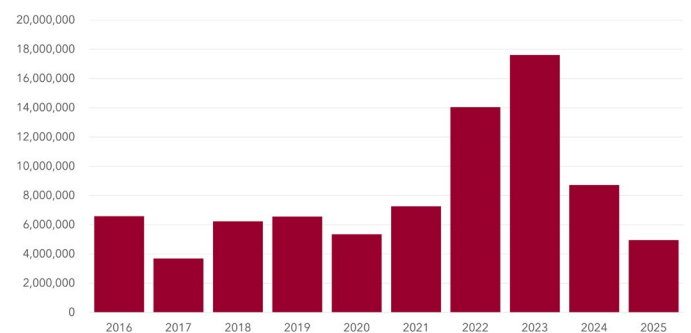
The Las Vegas industrial market remained steady in the fourth quarter as tenant activity continued at a measured pace across most submarkets. Over the past year, net absorption totaled approximately 4.2 million square feet, reflecting a modest increase from midyear levels. Vacancy edged up to 11.6% as recent deliveries continue to work through lease-up. Asking rents averaged \$14.00 per square foot, holding generally flat with slight downward pressure quarter over quarter. Development activity moderated, with roughly 5.0 million square feet under construction, as developers pace new projects in response to normalized demand. Despite slower momentum, the market continues to demonstrate solid fundamentals and steady long-term demand.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ Qtrly Net Absorption SF	4,228,531	4,083,298	2,998,094	4,306,584	3,047,625
▲ Vacancy Rate	11.6%	11.4%	11.0%	10.4%	9.8%
▼ Avg NNN Asking Rate PSF	\$14.00	\$14.06	\$14.10	\$13.99	\$13.87
▲ Sale Price PSF	\$216.86	\$214.98	\$211.42	\$210.79	\$214.48
◀ ▶ Cap Rate	5.80%	5.80%	5.80%	5.80%	5.70%
▼ Under Construction SF	4,953,227	5,379,329	7,428,450	9,069,634	8,722,916
▲ Inventory SF	198,243,717	196,957,098	194,771,419	192,788,774	189,682,321

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8650 Logistics Drive Las Vegas, NV	583,320 SF	\$96,750,000 \$165.86 PSF	Saddle Creek Logistics VanTrust	Class A
4335 Arcata Way North Las Vegas, NV	219,068 SF	\$21,140,062 \$96.50 PSF	AT Industrial Bixby Land Company	Class A
3921 E. Cheyenne Avenue Las Vegas, NV	101,332 SF	\$21,025,000 \$207.49 PSF	EastGroup Properties CapRock Partners	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
8850 Logistics Drive Las Vegas, NV	763,872 SF	VanTrust	DHL	Logistics
8450 Logistics Drive Las Vegas, NV	445,954 SF	VanTrust	DHL	Logistics
5005 E. North Belt Road Las Vegas, NV	336,000 SF	Dermody	Undisclosed	Undisclosed



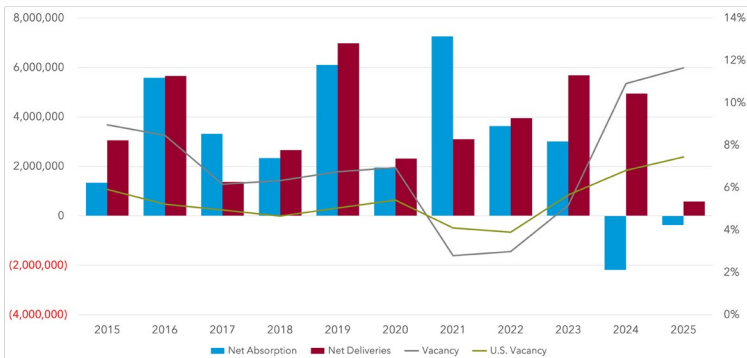
INDUSTRIAL MARKET OVERVIEW

LYLE CHAMBERLAIN, *President*

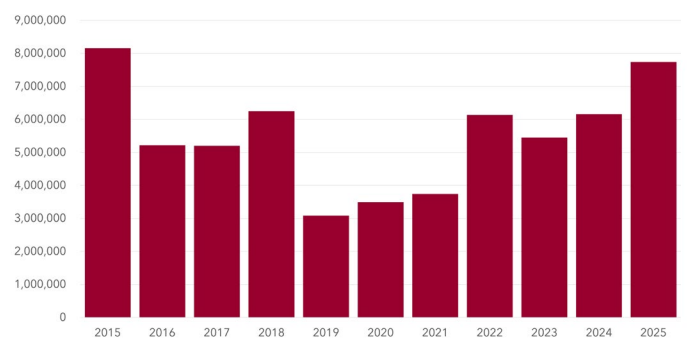
The 4th quarter in Northern Nevada reflected the rest of the year. Vacancy is still above what it was for quite awhile, rates are starting to see some pressure downward as competition for new tenants heats up, the sublease market is still expanding, and we continue to see new construction. This recipe likely will produce a bit more in rent reduction in the coming months, along with maybe, concessions, in addition to growing supply. Our location and overall quality of life will continue to bring in occupants, however, the market should continue to be a bit slow while sublease space is absorbed.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(362,479)	(368,157)	1,893,031	(114,552)	(1,172,757)
◀ ▶ Vacancy Rate	11.6%	11.6%	10.1%	10.7%	11.1%
▲ Avg NNN Asking Rate PSF	\$9.17	\$9.16	\$9.24	\$9.27	\$9.23
◀ ▶ Sale Price PSF	\$140.02	\$140.02	\$139.91	\$139.30	\$137.58
◀ ▶ Cap Rate	6.2%	6.2%	6.2%	6.2%	6.2%
◀ ▶ Under Construction SF	7,738,605	7,738,605	7,858,519	7,518,739	5,971,619
◀ ▶ Inventory SF	120,285,720	120,285,720	120,165,806	120,009,986	119,984,106

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
895 Maestro Drive Reno, NV	30,184 SF	\$7,250,000 \$240.19 PSF	895 Maestro LLC WGNC Property LLC	Class B
865-871 Deming Way Sparks, NV	23,845 SF	\$4,525,000 \$189.77 PSF	Custom Coils Stibor Group LLC	Class B
210 Coney Island Drive Sparks, NV	11,844 SF	\$2,650,000 \$223.74 PSF	Woddle Cards LLC Marcelino Family Trust	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1400 S. McCarran Boulevard Sparks, NV	163,380 SF	Kin Properties	3PL	Dead Storage
3010 Airway Drive Reno, NV	138,560 SF	Tolles/Reno Airport	Undisclosed	Undisclosed
9515 N. Virginia Street Reno, NV	111,416 SF	Sieroty Company, Inc.	Undisclosed	Undisclosed



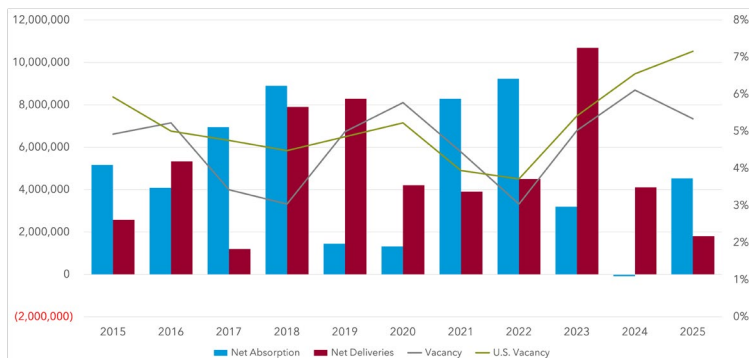
INDUSTRIAL MARKET OVERVIEW

GARY FISHER, Vice President

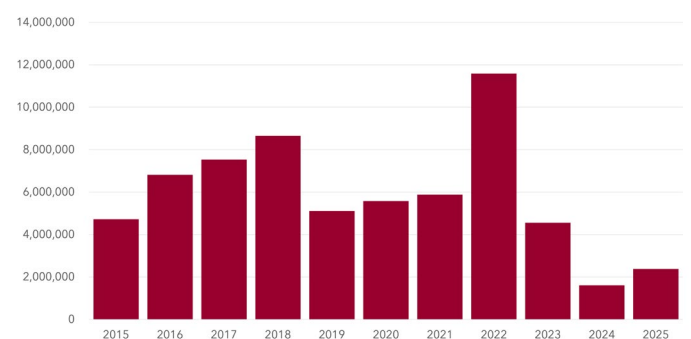
In the fourth quarter of 2025, the Cincinnati market showed signs of tightening as demand accelerated. Sales prices increased 8.6% year-over-year to \$75.42 per square foot. New supply remained limited, while 12-month net absorption totaled approximately 4.5 million square feet, reflecting the strongest annual performance since 2022. Vacancy declined year-over-year to 5.34%, falling below the national average. Rent growth moderated to 1.7% as tenant caution increased. Construction activity remains active, with the majority of projects currently underway classified as build-to-suit developments.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	4,536,929	1,867,357	2,152,038	2,235,484	(83,296)
▼ Vacancy Rate	5.34%	5.75%	5.80%	5.53%	6.11%
◀▶ Avg NNN Asking Rent PSF	\$7.47	\$7.47	\$7.44	\$7.40	\$7.34
▲ Sale Price PSF	\$75.42	\$73.91	\$72.57	\$71.38	\$69.43
▼ Cap Rate	8.35%	8.42%	8.50%	8.55%	8.62%
▼ Under Construction	2,378,121	3,686,247	3,087,839	1,883,064	1,607,364
▲ Inventory	367,284,265	365,959,529	365,690,457	365,172,457	365,470,510

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
12110 Champion Way Sharonville, OH	216,039 SF	\$22,150,000 \$102.53 PSF	Stag Industrial Holdings LLC Prologis, Inc.	Class A
2711 Circleport Drive Erlanger, KY	70,652 SF	\$4,250,000 \$60.15 PSF	Hanna Street Partners LLC Barrett Capital Ltd	Class B
2775 Ted Bushelman Boulevard Florence, KY	68,388 SF	\$5,628,858 \$82.31 PSF	MDH F3 Dune South LLC LBA Logistics	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1100 Gest Street Cincinnati, OH	48,108 SF	Fern	First Student	School Buses
3865 Symmes Road Hamilton, OH	22,832 SF	Srinivas Bandinani	Goliath Technologies	Information
11430-11444 Rockfield Court Sharonville, OH	11,532 SF	Midwest Properties	Supermarket Resources	Services



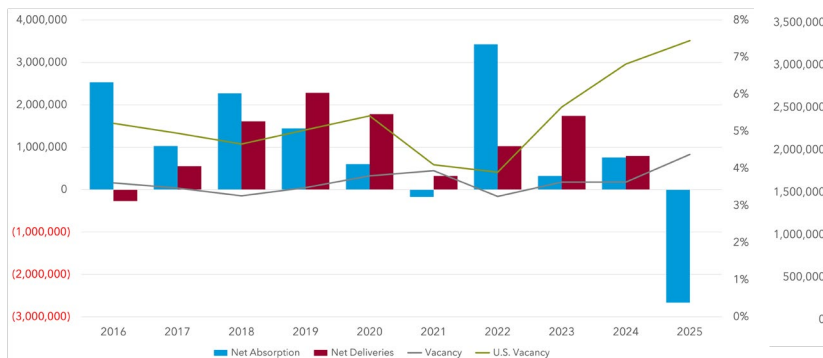
INDUSTRIAL MARKET OVERVIEW

CONNOR KROUSE, *Senior Associate*

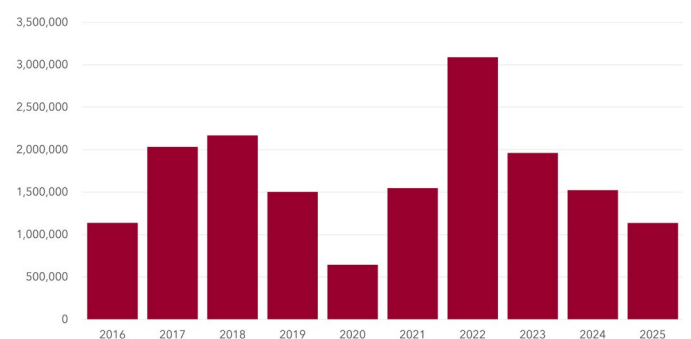
Cleveland's industrial availability edged higher as continued move-outs drove negative net absorption for a fifth straight quarter, though limited construction has kept availability well below national levels. Leasing activity softened, with new-to-market leases down 15% and total new lease volume down 33%, while Medina County and Strongsville outperformed due to I-71 access and proximity to active Akron submarkets. Tenant mix also pressured absorption, as over 90% of leases were under 25,000 SF and manufacturing users remain tariff-sensitive. Large-bay availability is tight relative to national benchmarks. Rent growth slowed to 2.3% year over year, with near-term demand constrained by manufacturing headwinds, but limited supply should support balance over the near term ahead locally.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(2,663,638)	(1,608,953)	(1,675,464)	2,563	759,513
▲ Vacancy Rate	4.38%	4.08%	4.15%	3.90%	3.63%
▲ Avg NNN Asking Rate PSF	\$6.68	\$6.63	\$6.62	\$6.60	\$6.52
▲ Sale Price PSF	\$51.43	\$51.00	\$50.12	\$49.72	\$49.28
▼ Cap Rate	10.54%	10.55%	10.61%	10.61%	10.58%
▼ Under Construction SF	1,136,869	1,324,899	1,053,879	1,063,879	1,523,848
▲ Inventory SF	355,034,144	354,909,144	355,519,500	355,565,485	355,040,451

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
26025 First Street Westlake, OH	408,251 SF	\$11,900,000 \$29.15 PSF	Industrial Commercial Properties W.P. Carey, Inc.	Class B
6675 Parkland Boulevard Solon, OH	102,990 SF	\$12,500,000 \$121.37 PSF	Rupes USA, Inc. Industrial Commercial Properties	Class B
13555 Mccracken Road Garfield Heights, OH	69,065 SF	\$2,500,000 \$36.20 PSF	Mr. Excavator David Goessler	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2850 Gilchrist Road Akron, OH	151,200 SF	Albrecht, Incorporated	Georgia Pacific	Manufacturing
675 Mondial Parkway Streetsboro, OH	130,257 SF	EQT Real Estate	Undisclosed	Manufacturing
30310 Emerald Valley Parkway Glenwillow, OH	91,000 SF	Aurora 30300 Emerald LLC	Undisclosed	Distribution



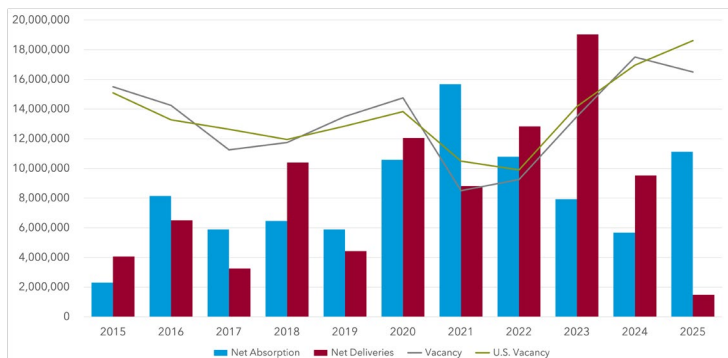
INDUSTRIAL MARKET OVERVIEW

MIKE SPENCER, SIOR, *Founding Principal*

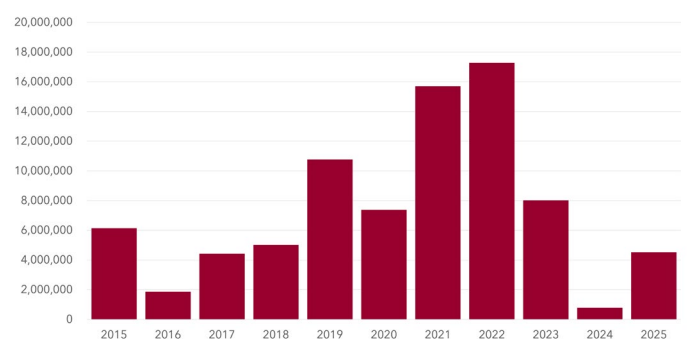
The Columbus industrial market finished 2025 with strong momentum. Leasing activity remained healthy, fueled by demand from logistics and manufacturing users. Vacancy continued to decline, while absorption was supported by large occupier move-ins and sustained interest in modern distribution space. Construction slowed modestly, with fewer speculative starts and a greater emphasis on build-to-suit projects. Sales activity was active, with investors targeting quality, income-producing assets across key submarkets. Looking ahead to 2026, limited new supply and ongoing tenant demand are expected to keep upward pressure on rental rates and competition high for Class A space. Early planning will be critical for tenants eyeing high-performing product in strategic locations.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	3,310,441	2,411,187	2,357,197	3,459,958	1,985,604
▼ Vacancy Rate	6.50%	7.20%	8.10%	7.40%	7.00%
▼ Avg NNN Asking Rate PSF	\$6.97	\$7.05	\$6.99	\$6.99	\$6.94
▲ Sale Price PSF	\$111.00	\$109.00	\$104.95	\$93.00	\$89.00
▼ Cap Rate	6.10%	6.15%	5.95%	6.17%	6.15%
▼ Under Construction SF	4,527,760	5,003,680	2,650,582	1,083,489	3,239,002
▲ Inventory SF	376,437,614	370,328,252	370,143,662	370,774,605	367,497,859

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
12575 Industrial Parkway Marysville, OH	1,280,496 SF	\$122,005,659 \$95.28 PSF	Sculptor Capital Management Crawford Hoying	Class A
1901 Beggrow Street Columbus, OH	802,390 SF	\$65,996,578 \$82.25 PSF	Brookfield Granite REIT	Class A
1050 Gateway Park Drive West Jefferson, OH	748,791 SF	\$70,199,156 \$93.75 PSF	EQT Real Estate Core5 Industrial Partners	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
714 Bosses Way Commercial Point, OH	1,198,965 SF	Pizzuti	Crane Logistics	3PL
3051 Creekside Parkway Obetz, OH	737,421 SF	Link	DHL Supply Chain	3PL
12550 Jug Street New Albany, OH	300,400 SF	VanTrust	Meta	Media Services



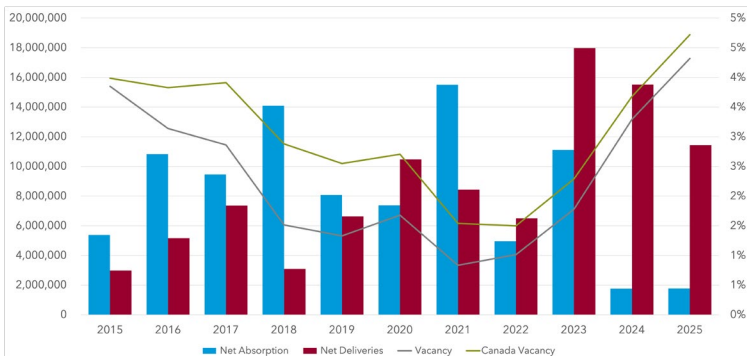
INDUSTRIAL MARKET OVERVIEW

LEE & ASSOCIATES TORONTO, *Real Estate Intelligence Department*

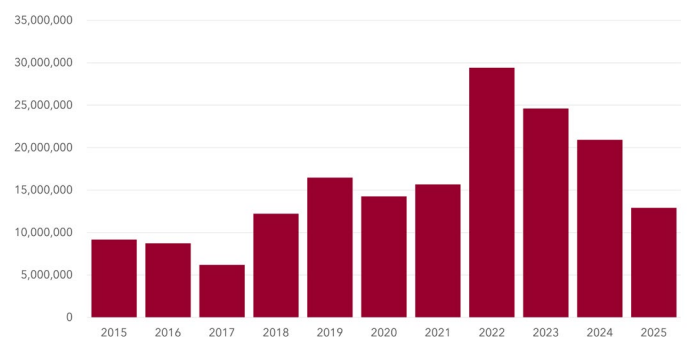
Industrial space across the GTA is becoming easier to find as many new buildings have been completed while tenant demand decreases. Vacancy rose from a record low in 2021 and is expected to greatly increase by mid-2026. Availability has also increased, as companies slow expansion and trade due to growing tariff concerns, especially in manufacturing-heavy areas. Large new warehouses are taking longer to lease, rents have stopped rising, and while new construction will slow, market conditions will remain soft in the near term.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	1,777,322	728,059	607,697	1,023,221	1,770,951
▼ Vacancy Rate	4.3%	4.4%	4.1%	3.6%	3.3%
▼ Avg NNN Asking Rate PSF	\$18.86	\$18.93	\$18.93	\$18.96	\$18.90
▲ Sale Price PSF	\$359.00	\$358.00	\$355.00	\$351.00	\$347.00
◀▶ Cap Rate	4.7%	4.7%	4.7%	4.7%	4.7%
▼ Under Construction SF	12,913,528	16,090,404	17,966,505	20,301,398	20,925,042
▲ Inventory SF	901,739,885	898,426,905	895,118,357	891,169,268	890,303,089

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1121 Walkers Line Burlington, ON	288,580 SF	\$60,500,000 \$210.00 PSF	Axia Real Assets CanFirst Capital Management	Class C
5 Precidio Court Brampton, ON	202,810 SF	\$52,000,000 \$256.00 PSF	Pure Industrial BGO	Class A
52 Futura Drive Halton Hills, ON	141,000 SF	\$35,000,000 \$248.00 PSF	Fraser Direct Panattoni	Class A

*All numbers shown are in Canadian dollars (CAD)

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2450 Stanfield Road Mississauga, ON	283,208 SF	Rodenbury Investments Group	Archway Marketing Services	Marketing Consulting Services
20 Whybank Drive Brampton, ON	230,240 SF	Pure Industrial	Metro Supply Chain	Process and Logistics Consulting Services
350 Hazelhurst Road Mississauga, ON	204,500 SF	Deam	Piston Automotive	Motor Vehicle Body Manufacturing



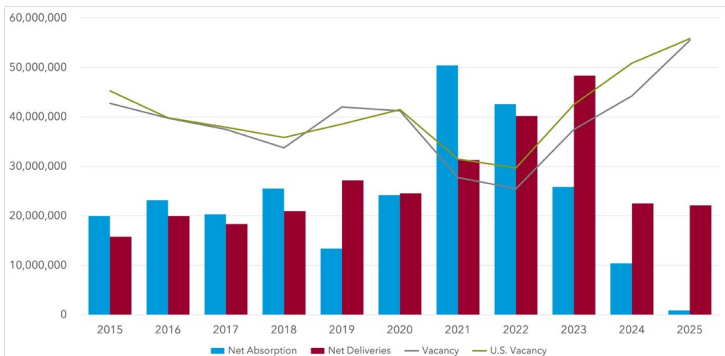
INDUSTRIAL MARKET OVERVIEW

ANDREW MAYER, *Research Analyst*

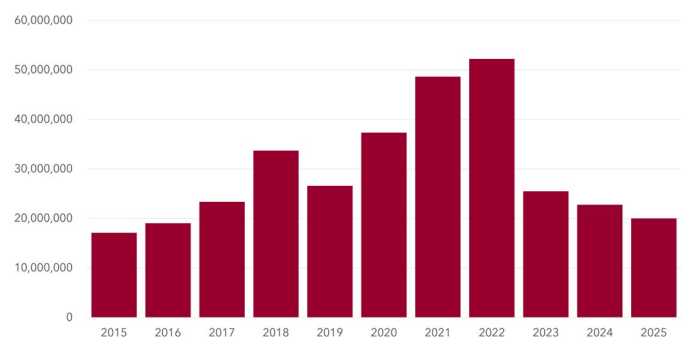
The Eastern Pennsylvania industrial market closed Q4 2025 with fundamentals increasingly pointing toward stabilization and a more optimistic outlook for 2026. Vacancy levels remained elevated following the recent wave of speculative deliveries; however, conditions showed signs of leveling off as absorption stayed positive and construction activity continued to slow. Steady tenant demand for modern, well-located logistics and manufacturing space. A key highlight underscoring this demand was the DrinkPak build-to-suit transaction in the HRP Bellwether District, where the company committed to approximately 1.47 million SF. This transaction reinforced the long-term attractiveness of Eastern Pennsylvania for large-scale manufacturing users. The market appears to be positioned for improving balance, stronger absorption, and gradually tightening conditions as the region moves into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	898,075	2,718,158	8,775,914	8,716,975	10,427,117
◀ ▶ Vacancy Rate	7.40%	7.40%	6.90%	6.30%	5.90%
▲ Avg NNN Asking Rate PSF	\$8.34	\$8.26	\$8.43	\$8.37	\$8.43
▲ Sale Price PSF	\$129.00	\$89.00	\$96.00	\$85.00	\$113.00
▼ Cap Rate	6.17%	8.50%	7.88%	7.28%	7.42%
▲ Under Construction SF	20,007,951	20,008,850	17,745,582	20,144,076	22,750,615
▲ Inventory SF	1,325,334,383	1,320,823,517	1,316,119,027	1,310,944,661	1,303,176,942

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1300 Corporate Way Olyphant, PA	1,000,000 SF	\$133,350,000 \$133.35 PSF	EQT Real Estate Cabot Properties & Endurance R.E. Grp	Class A
8032 Route 183 Bernville, PA	809,420 SF	\$121,000,000 \$149.49 PSF	EQT Real Estate Core5 Industrial Partners	Class A
11601 Roosevelt Boulevard Philadelphia, PA	465,405 SF	\$94,500,000 \$203.05 PSF	Principle Real Estate Investors Ares Mgmt/NorthPoint Dev	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3144 West Passyunk Avenue Philadelphia, PA	1,472,450 SF	Hilco Redevelopment Partners	DrinkPak	Manufacturing
251 Westwood Highway Tremont, PA	1,005,182 SF	Panattoni	Amazon	Retailer
100 Crossings Drive Burlington, NJ	750,787 SF	MRP Industrial	CIRRO	Transportation & Warehousing



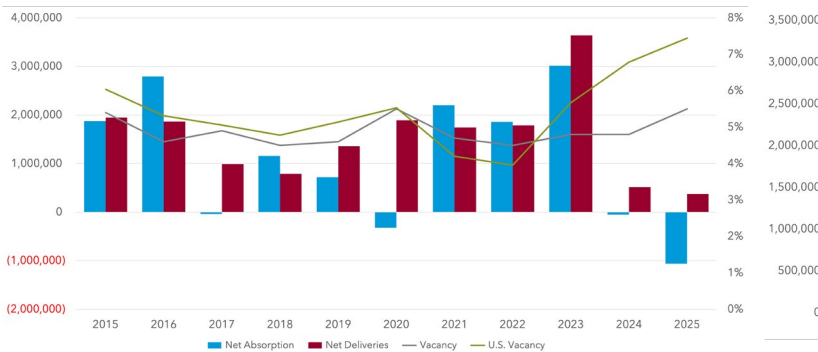
INDUSTRIAL MARKET OVERVIEW

HEATHER KREIGER, CCIM, *Principal, Regional Research Director*

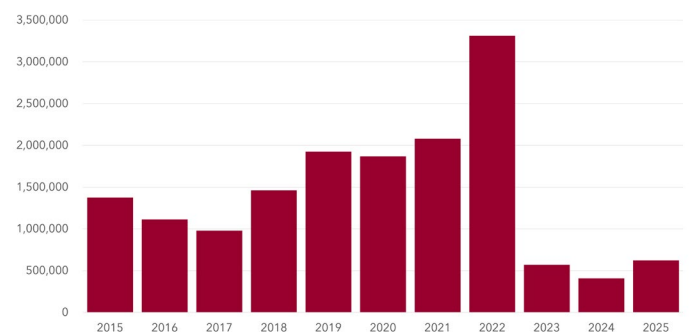
Western Pennsylvania's industrial market remained stable in Q4 2025, with vacancy holding at 5.5% quarter-over-quarter, though up from 4.8% a year ago. Demand softened over 2025, pushing trailing-12-month net absorption to -1.06 million SF, slightly improved from Q3 but well below the near-breakeven pace in late 2024. Development remains modest relative to the 204.7 million SF inventory, with 623,192 SF under construction. Average NNN asking rents eased to \$7.96/SF, down from \$8.85/SF in Q3 and \$8.47/SF a year ago. Investment pricing moderated, with average sale price at \$71/SF and cap rates stable near 8.8%.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(1,061,906)	(1,094,695)	(469,338)	76,453	(52,105)
◀ ▶ Vacancy Rate	5.50%	5.50%	5.20%	5.10%	4.80%
▼ Avg NNN Asking Rate PSF	\$7.96	\$8.85	\$8.61	\$8.77	\$8.47
▼ Sale Price PSF	\$71.00	\$85.00	\$52.00	\$54.00	\$60.00
▲ Cap Rate	8.80%	8.70%	8.80%	8.80%	8.80%
▲ Under Construction SF	623,192	473,192	371,192	521,482	408,000
◀ ▶ Inventory SF	204,666,588	204,666,588	204,492,430	204,316,430	204,365,930

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
460 Nixon Road Cheswick, PA	515,411 SF	\$32,000,000 \$62.09 PSF	Treetop Development LLC Maguire Hayden Real Estate Co.	Class B
1729 Pennsylvania Avenue Monaca, PA	274,000 SF	\$2,317,500 \$8.46 PSF	McClymonds Supply & Transit Industrial Logistics Properties Trust	Class C
493 Nixon Road Cheswick, PA	111,600 SF	\$3,477,822 \$31.16 PSF	Dynamics, Inc. Brayman Construction Corporation	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
159 Painter Koser Road Smithton, PA	602,190 SF	Jamar, Inc.	Dicks Sporting Goods	Retailer
150 Thorn Hill Road Warrendale, PA	432,203 SF	McKnight Realty Partners	EOS Energy	Manufacturer
2201 Sweeney Drive Clinton, PA	227,972 SF	The Buncher Company	Mondi Bags USA LLC	Manufacturer



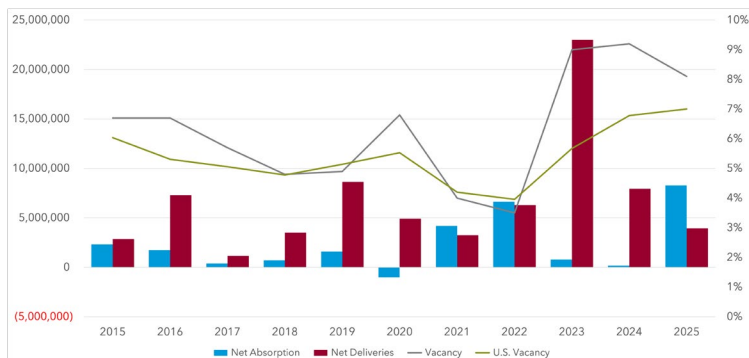
INDUSTRIAL MARKET OVERVIEW

RANDALL BENTLEY, SIOR, CCIM, *President*

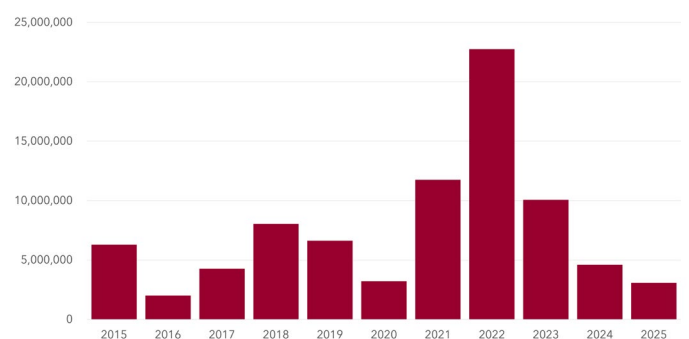
The Greenville / Spartanburg Industrial market fundamentals remained resilient in Q4 2025 and finished the year strong. Vacancy declined to 8.1% by year-end, supported by strong leasing activity, including a 1,295,800 SF lease in Gaffney and a 307,840 lease in Duncan, underscoring continued expansion by industrial users within the manufacturing industry. Asking NNN rents landed at an average of \$6.47 PSF, while the average sales price increased to \$76.62 PSF. One of the largest sales this year occurred in Q4 with the sale of a 750,000 SF facility in Spartanburg for approximately \$18.1 million. Greenridge Generation purchased the facility and will be running their cryptocurrency mining and power generation company. Construction moderated by year-end, with just over 3.0million SF under construction against a total inventory of approximately 257.6 million SF.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Absorption Units	8,289,035	7,228,090	5,060,325	8,746,615	3,747,319
▼ Vacancy Rate	8.10%	8.70%	9.30%	8.40%	10.20%
▼ Avg NNN Asking Rent PSF	\$6.47	\$6.49	\$6.32	\$6.01	\$5.91
▲ Sale Price PSF	\$76.62	\$69.93	\$66.42	\$66.11	\$63.87
▲ Cap Rate	8.00%	7.80%	8.90%	9.00%	7.20%
▼ Under Construction	3,078,273	3,448,403	1,400,000	3,890,802	4,609,501
▲ Inventory	257,557,504	257,187,504	256,198,515	255,704,214	254,988,515

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
300 Jones Road Spartanburg, SC	750,000 SF	\$18,085,729 \$24.11 PSF	Greenridge Generation 300 Jones Rd LLC	Class B
1 Whitlee Court Greenville, SC	209,286 SF	\$19,250,000 \$91.98 PSF	Prponent, Inc. Smith Development Company	Class B
106 Southchase Boulevard Fountain Inn, SC	120,975 SF	\$11,031,612 \$91.19 PSF	Southchase Properties LLC Bosch Rexroth	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
121 Logistics Drive Gaffney, SC	1,295,800 SF	Glenstar	First Solar	Manufacturing
1375 Howell Road Duncan, SC	307,840 SF	Mapletree	MEC, Inc.	Manufacturing
111 Southchase Boulevard Fountain Inn, SC	168,657 SF	STAG Industrial	EPC Power Corp.	Manufacturing



INDUSTRIAL MARKET OVERVIEW

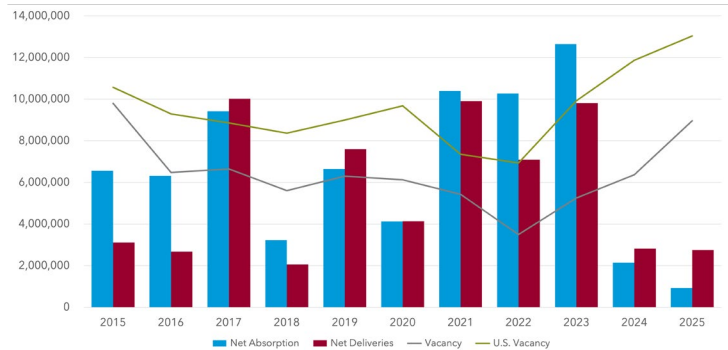
JIM RODRIGUES, SIOR, *President*

The Nashville industrial market remained fundamentally strong in Q4 2025, supported by solid long-term demand and continued tenant interest, even as conditions moderated. Vacancy edged up slightly above 5% as recent deliveries outpaced absorption, reflecting a market transitioning from rapid expansion to normalization. While trailing 12-month absorption slowed from earlier peaks, it remained positive, underscoring Nashville's resilience as a regional distribution and logistics hub. Asking rents held near record levels, signaling continued landlord confidence despite incremental softening. With construction activity tapering from prior highs, supply pressure is expected to ease, positioning the market for healthier balance as demand stabilizes in 2026.

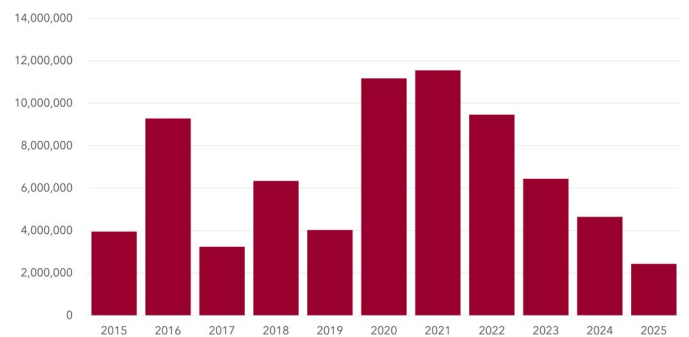
MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	925,136	2,585,470	3,301,348	220,450	2,146,060
▲ Vacancy Rate	5.12%	5.01%	4.79%	4.7%	3.6%
▼ Avg NNN Asking Rate PSF	\$9.54	\$9.81	\$9.31	\$9.34	\$9.40
◀ ▶ Sale Price PSF	*	*	*	*	*
◀ ▶ Cap Rate	*	*	*	*	*
▼ Under Construction SF	2,432,547	3,074,266	3,711,565	4,584,559	4,642,920
▲ Inventory SF	276,178,441	275,683,028	276,246,746	273,871,264	274,538,669

*Please contact Lee & Associates Nashville for Sale Price and Cap Rate Information

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
101 - 121 Airpark Center, E Nashville, TN	622,750 SF	\$128,400,000 \$206.18 PSF	Ares EQT Real Estate	Class A
3150 Barry Drive Portland, TN	338,000 SF	\$31,000,000 \$91.72 PSF	Create Energy Puritan Medical Products	Class A
941 - 953 Esther Lane Murfreesboro, TN	99,561 SF	\$17,400,000 \$174.77 PSF	STAG Industrial Brennan Investment Group	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1 Walden Books Drive* Nashville, TN	564,300 SF	Prologis	Quanta Manufacturing	Manufacturing
538 Myatt Drive Madison, TN	209,204 SF	STAG Industrial	Magnera	Specialty Materials
423 Liberator Lane Smyrna, TN	148,822 SF	Stockbridge Capital Group	UPS	Shipping

*Lee & Associates Nashville Transaction



INDUSTRIAL MARKET OVERVIEW

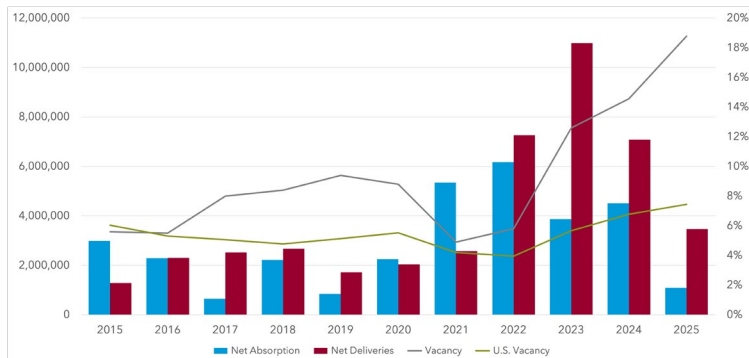
MITCHELL BECKER, *Managing Principal*

Austin's industrial market gained momentum in Q4 with strong leasing activity. With strong absorption to close out the year, combined with new construction and deliveries continuing to slow, the market is finding its footing. While concessions have expanded amid elevated vacancy, we expect incentives to tighten in key submarkets as available space is absorbed. Near-term rents may remain under pressure, but improving fundamentals point toward a more balanced market environment.

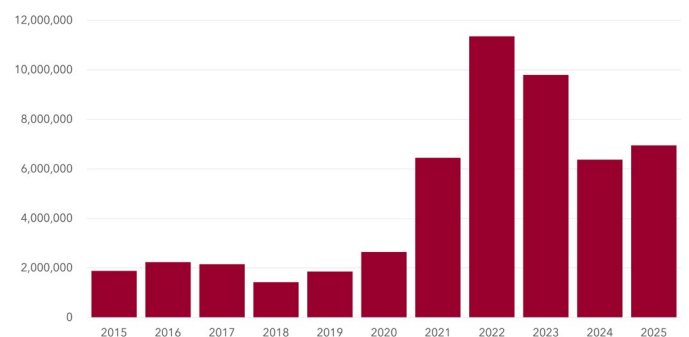
MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Absorption Units	2,744,449	2,195,570	2,047,357	1,654,669	4,509,153
▲ Vacancy Rate	18.78%	18.77%	18.67%	15.82%	14.56%
◀ ▶ Avg NNN Asking Rent PSF	*	*	*	*	*
◀ ▶ Sale Price PSF	\$180.00	\$180.00	\$185.00	\$196.00	\$202.00
◀ ▶ Cap Rate	*	*	*	*	*
▼ Under Construction	6,341,526	6,949,027	7,539,170	4,445,516	6,373,896
▲ Inventory	109,986,706	109,379,205	108,727,814	106,348,936	102,873,265

*Please contact Lee & Associates Austin, TX for Lease Rates and Cap Rate Information

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1611 Clovis Barker Road San Marcos, TX	264,620 SF	Undisclosed	Reich Bros Signify	Class A

610 Blue Springs Road Georgetown, TX	168,784 SF	Undisclosed	Pegatron Molto Properties	Class A
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TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
TaylorPort Rail Park Taylor, TX	366,115 SF	Partners	Compal	Electronics
Georgetown Logistics Park Building 1 Georgetown, TX	212,793 SF	Stonelake	Compal	Electronics
Howard 130 - Building 3 Manor, TX	197,980 SF	Stream	MEI	Industrial Services



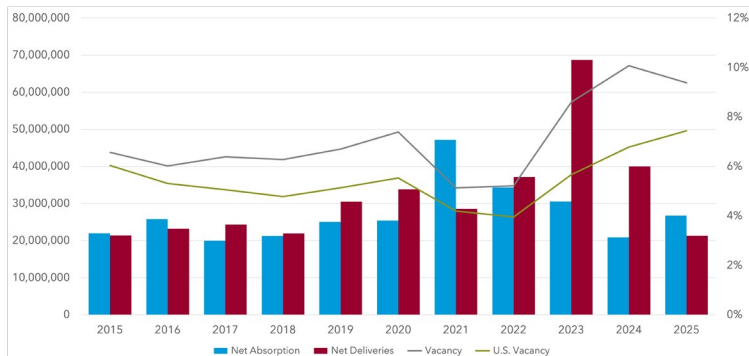
INDUSTRIAL MARKET OVERVIEW

TREY FRICKE, SIOR, *Managing Principal*

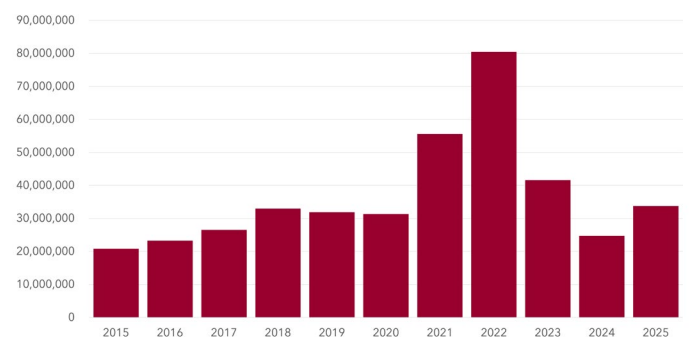
The Dallas-Fort Worth industrial market, excluding flex product, closed Q4 2025 with stable and improving fundamentals. Vacancy declined to 9.4%, continuing a gradual downward trend from prior quarters as tenant demand remained steady. Twelve-month net absorption strengthened to 27.2 million SF, signaling renewed leasing momentum across the region. Average NNN asking rents increased to \$9.25 PSF, reflecting sustained pricing power, while sale pricing rose to \$142 PSF, underscoring continued investor confidence. Development activity remained elevated, supporting the region's long-term growth outlook. Overall, the market continues to exhibit resilience, supported by healthy absorption, rent growth, rising valuations, and a balanced supply pipeline.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Absorption Units	27,182,494	22,741,171	24,302,262	26,939,642	20,857,810
▼ Vacancy Rate	9.40%	9.50%	9.60%	9.60%	10.10%
▲ Avg NNN Asking Rent PSF	\$9.25	\$8.95	\$8.91	\$8.51	\$8.71
▲ Sale Price PSF	\$142.00	\$140.00	\$137.00	\$135.00	\$128.00
▼ Cap Rate	6.00%	6.50%	5.23%	6.58%	7.17%
▲ Under Construction	33,772,915	32,029,819	29,962,339	29,342,791	24,710,016
▲ Inventory	1,086,231,877	1,079,554,484	1,075,177,791	1,067,416,186	1,064,929,918

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
710 Belleview Street Dallas, TX	1,982,900 SF	Undisclosed	Matthews LBA Logistics	Class C
2601 Petty Place Justin, TX	795,626 SF	Undisclosed	Sterling Investors EQT Real Estate	Class A
1401-1501 E. Pleasant Run Road Wilmer, TX	616,068 SF	Undisclosed	LBA Logistics Greenfield Partners	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2970 Old Fort Worth Road Midlothian, TX	1,320,960 SF	Hillwood	Medline	Manufacturing
3486 Cedardale Road Dallas, TX	1,084,460 SF	Trammell Crow Company	Google	Technology
1220 Sage Hill Parkway Forney, TX	1,024,549 SF	Holt Lunsford Commercial Investments	Hayes Company	Transportation and Warehousing



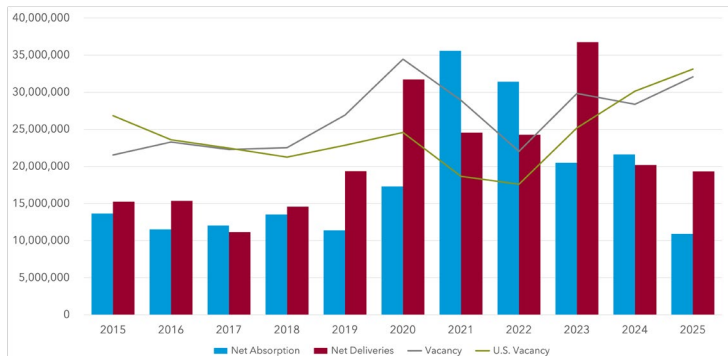
INDUSTRIAL MARKET OVERVIEW

MARY DOETTERL, *Research Director*

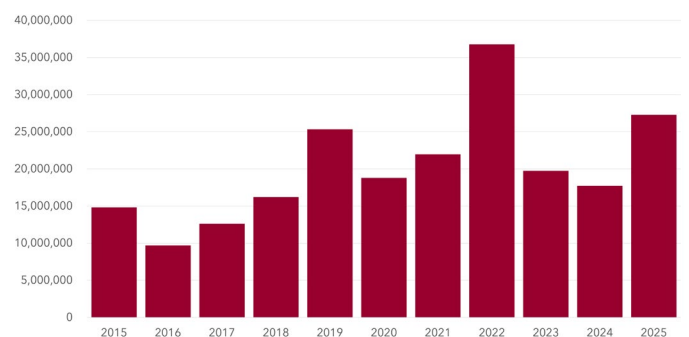
Houston's industrial market stayed fundamentally healthy in 2025, though momentum cooled from recent peaks. Twelve-month net absorption totaled 10.9M SF in Q4 2025, down from 21.6M SF a year earlier, reflecting slower-but still positive-demand. Vacancy ticked up to 7.2%, remaining below the national average and signaling continued tenant resilience. Asking rents climbed steadily to \$0.80 PSF, while sales prices increased to \$111 PSF as cap rates stabilized around 7.7%. Construction accelerated to 27.3M SF, expanding inventory and likely adding near-term upward pressure on vacancy as new deliveries come online.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	10,905,753	11,990,243	15,758,373	17,984,690	21,628,723
◀ ▶ Vacancy Rate	7.2%	7.2%	7.0%	6.6%	6.4%
▲ Avg NNN Asking Rate PSF	\$0.80	\$0.79	\$0.78	\$0.76	\$0.75
▲ Sale Price PSF	\$111.00	\$109.00	\$109.00	\$104.00	\$103.00
◀ ▶ Cap Rate	7.70%	7.70%	7.70%	7.80%	7.80%
▲ Under Construction SF	27,300,000	22,600,000	19,300,000	19,200,000	17,700,000
▲ Inventory SF	862,000,000	858,000,000	853,000,000	846,000,000	843,000,000

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Alamo Crossing Commerce Center-Houston, TX	1,047,797 SF 4 Bldgs	Undisclosed	Granitte REIT ASB Capital Management	Class A
Highland Grove Business Park Houston, T	1,042,243 SF 5 Bldgs	Undisclosed	Link Logistics Ares Management Corporation	Class A
Empire West Business Park Brookshire, TX	1,038,619 SF 3 Bldgs	Undisclosed	NorthPoint Development Falcon Commercial Development	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
18239 Aldine Westfield Road Houston, TX	435,680 SF	Eastveld	Modular Power Solutions	Manufacturing
20103 Clay Industrial Road Cypress, TX	425,350 SF	Clay Development & Construction	SEG Manufacturing	Solar
18501 Mound Road Houston, TX	407,302 SF	Prologis	Enchanted Rock	Electricity



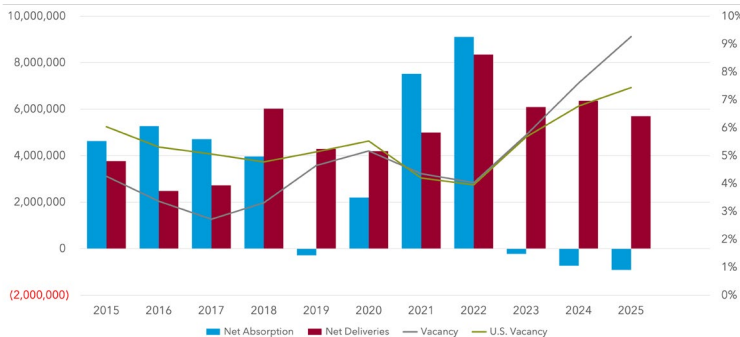
INDUSTRIAL MARKET OVERVIEW

BILLY MOULTRIE, *Principal*

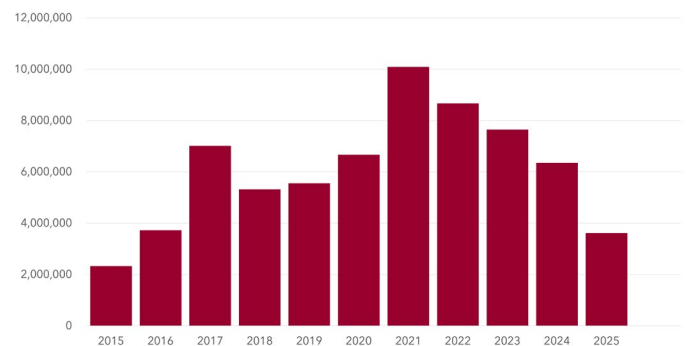
Puget Sound's fourth quarter industrial market reflected a cautious equilibrium. Rental rate growth remained largely flat as demand focused on existing occupancies rather than expansion. Approximately 80% of executed deal volume consisted of renewals, driven by landlords aggressively pursuing early extensions to proactively manage rising vacancy. Tenants continued to leverage elevated availability and intense competition to secure meaningful concessions, including eight to twelve months of base rent abatement on 60-month renewals, often structured within the deal term. Big-box sublease space continues to slowly burn off, yet provides compelling short-term solutions for contract-driven 3PL users. Meanwhile, developers delivering the newest Class A product remain firm on rate expectations, competing for a shrinking pool of tenant requirements.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(910,374)	(1,041,157)	(1,377,305)	2,096,803	(2,287,759)
▲ Vacancy Rate	9.30%	8.79%	8.60%	7.60%	8.00%
▲ Avg NNN Asking Rate PSF	\$14.67	\$14.29	\$14.47	\$14.30	\$14.36
▲ Sale Price PSF	\$246.00	\$237.00	\$224.45	\$233.00	\$215.11
▼ Cap Rate	5.80%	5.85%	5.60%	5.80%	6.20%
▼ Under Construction SF	3,616,267	5,487,421	5,413,360	5,741,878	5,817,103
▲ Inventory SF	367,996,015	365,023,177	365,958,421	364,699,678	363,502,423

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8131 W. Bostian Road Woodinville, WA	412,444 SF	\$115,250,000 \$279.43 PSF	Ares Real Estate Income Trust Link Logistics Real Estate	Class A
1201 S. 140th Street Burien, WA	325,494 SF	\$67,200,000 \$206.46 PSF	LaSelle Investment Management MetLife	Class A
6001 36th Avenue, W Everett, WA	319,148 SF	\$54,000,000 \$169.20 PSF	Boeing ARKA Properties Group	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7323 Valley Avenue, E Fife, WA	114,988 SF	Xebec	Volvo	Automotive
2509 C Street, SW Auburn, WA	609,268 SF	IRG	Home Depot	Home Improvement
3012 142nd Avenue, E Sumner, WA	131,483 SF	Prologis	STG Logistics	Trucking



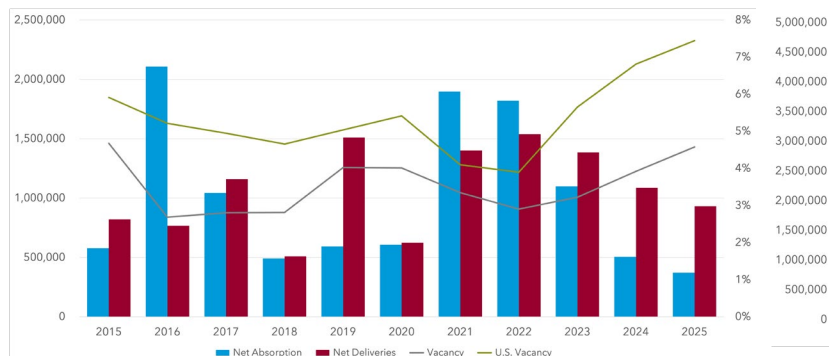
INDUSTRIAL MARKET OVERVIEW

CHRIS ETMANCZYK, *Principal*

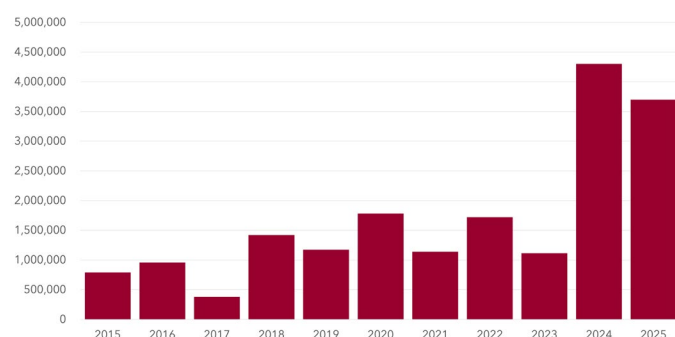
Demand in the Madison industrial market remains robust, as evidenced by a vacancy rate of 4.6%, significantly below the national average of 7.4%. Ongoing inventory constraints continue to limit leasing activity, with demand consistently outpacing available supply. Construction starts have remained flat, and limited speculative development is anticipated in the near term, further reinforcing supply-side constraints. Investment activity has strengthened accordingly, with industrial sales volume increasing 42% year over year, reflecting heightened buyer interest and sustained confidence in the sector's fundamentals.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	372,832	84,969	207,572	391,236	506,249
▲ Vacancy Rate	4.6%	4.3%	4.3%	4.2%	3.9%
▼ Avg NNN Asking Rate PSF	\$8.00	\$8.03	\$7.98	\$7.95	\$7.88
◀ ▶ Sale Price PSF	\$76.00	\$76.00	\$76.00	\$77.00	\$76.00
◀ ▶ Cap Rate	8.8%	8.8%	8.8%	8.7%	8.7%
▼ Under Construction SF	3,698,018	4,115,173	4,087,400	3,931,636	4,300,498
▲ Inventory SF	79,268,186	78,806,186	78,806,186	78,719,950	78,335,688

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
805 Uniek Drive Waunakee, WI	240,950 SF	\$14,000,000 \$56.61 PSF	Greenmont Group Neiss Real Estate Management	Class A
350 17th Street Monroe, WI	205,321 SF	\$11,643,750 \$56.71 PSF	Essential Properties Realty Trust RR Donnelley	Class C
2701 S. Stoughton Road Madison, WI	158,500 SF	\$7,500,000 \$47.32 PSF	EK Machine, Inc. Weir ESCO Corp	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2417 W. Badger Road Madison, WI	101,300 SF	Elizabeth Props	Accuray, Inc.	Manufacturing
3204 Ohmeda Drive Madison, WI	65,254 SF	Undisclosed	Undisclosed	Undisclosed
1824 Haynes Drive Sun Prairie, WI	54,337 SF	Zilber Property Group	Helm Group Inc.	Professional, Scientific, and Technical Services

OFFICE OVERVIEW: U.S. POSTS GROWTH; WEAKNESS IN CANADA

North American tenant demand was divided in 2025 with the United States posting its first annual net gain since 2019. The U.S. improvement contrasted with lingering post-Covid weakness throughout Canada, along with added stress from the new trade war with the U.S. in the background.

A strong second-half return of net absorption in the U.S. for premium space combined with record-low new supply to produce positive overall net absorption - albeit less than 1 million SF.

It brought a halt to the six-year, 215-million-SF slide that equaled about 2.6% of total inventory and came as companies leased up a net 17,741,120 SF of Class A space in the second half. The improvement offset another dismal start to the year due to continued weakness in Class B space, which ended the year 10.6-million-SF in the red. As such, overall net absorption for the year totaled 960,163 SF. The national vacancy rate declined a tick from an all-time high in the second quarter to close the year at 14.1%.

Despite the improvement, the demand picture remains complex. For example, performance among large metros was mixed. New York City posted 4 million SF of net tenant expansion, driven by improved office attendance and steady leasing by financial services firms. Dallas-Fort Worth and Houston also outperformed with net gains of 2.1 million SF and 1.9 million SF respectively, reflecting strong population and economic growth. San Francisco reported nearly 2.7 million SF of net growth.

Several other major markets, however, are still searching for occupancy stability. Tenants in Washington, D.C., gave back over 3.5 million SF in 2025, while Chicago reported more than a million square feet of negative absorption. Net occupancy losses totaled 2.1 million SF in Los Angeles, 1.8 million SF in Philadelphia, 1.6 million SF in Boston and 1 million SF in Atlanta.

About 40 million SF were delivered nationally in 2025, the least since 2011. But with more than 30 million SF erased from inventory through redevelopment the net effect was an increase in the aggregate supply by more than 5 million SF, a record low. One obstacle to a broad demand rebound has been stagnating office-using employment growth. Commerce Department payroll data show some 400,000 fewer workers employed in the major knowledge industries than at the April 2023 peak.

The hiring slump has been partially offset by increased attendance. One report showed Miami leading the nation at 84% of pre-pandemic attendance. New York at 77% and Dallas at 74% also were above the 64% national average.

In Canada, following an adjustment in methodology and reclassification of listing, net absorption was calculated at negative 5.6 million SF. There is tightness in the downtown markets among newer Class A buildings. In Toronto's financial core, for example, availability is near zero.

Office sales transactions have been lagging since the pandemic in early 2020. Quarterly sales volumes fell to an average of \$4 billion, about half of pre-Covid levels and well below other property types such as industrial and retail. There remains little appetite for office investment especially with the uncertainty of the trade war weighing on job growth.

LOWEST VACANCY RATE	
BC, Vancouver	7.8%
OH, Cleveland	8.8%
FL, Miami	8.8%
OH, Cincinnati	8.9%
IN, Indianapolis	9.2%
U.S. Index	14.1%
Canada Index	10.0%

HIGHEST MARKET RENT / SF ANNUAL	
NY, New York*	\$60.05
FL, Miami	\$53.96
CA, San Francisco	\$52.01
MA, Boston	\$43.16
TX, Austin	\$42.68
U.S. Index	\$36.24
Canada Index	\$27.24 CAD

HIGHEST MARKET SALE PRICE / SF	
NY, New York*	\$525
BC, Vancouver	\$455
CA, San Francisco	\$431
WA, Seattle	\$399
MA, Boston	\$357
U.S. Index	\$264
Canada Index	\$229 CAD

MOST SF UNDER CONSTRUCTION SF	
NY, New York*	7,754,166
MA, Boston	4,215,380
WA, Seattle	4,088,790
TX, Dallas-Fort Worth	4,010,417
ON, Toronto	3,458,911
U.S. Index	54,026,462
Canada Index	5,903,379

LARGEST INVENTORY BY SF	
NY, New York*	958,125,826
DC, Washington	512,518,606
IL, Chicago	502,462,875
CA, Los Angeles	443,485,602
TX, Dallas-Fort Worth	423,509,479
U.S. Index	8,402,613,406
Canada Index	875,302,342

LOWEST MARKET CAP RATE	
BC, Vancouver	4.6%
ON, Toronto	6.8%
NY, New York	7.1%
FL, Miami	7.1%
CA, San Francisco	7.4%
U.S. Index	9.0%
Canada Index	7.7%

* Please note that the statistics represented in these tables are based on CoStar defined market territories and may not all represent the geographic area the label depicts.

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
AB, Calgary **	14.6%	\$22.51	\$129	206,124	94,080,888	12.0%
AZ, Phoenix	16.4%	\$30.31	\$208	1,055,188	193,533,590	8.8%
BC, Vancouver **	7.8%	\$35.20	\$455	1,192,099	102,435,663	4.6%
CA, Bakersfield	9.7%	\$25.16	\$142	30,000	16,296,141	10.7%
CA, East Bay	16.2%	\$37.83	\$251	0	116,403,839	7.9%
CA, Fresno	8.2%	\$23.90	\$163	203,449	29,487,356	10.2%
CA, Inland Empire	4.9%	\$29.71	\$197	209,424	78,825,964	8.8%
CA, Los Angeles	16.2%	\$41.98	\$340	2,741,761	443,485,602	7.5%
CA, Orange County	11.8%	\$33.81	\$264	382,723	157,248,627	7.9%
CA, San Diego	13.0%	\$40.13	\$287	77,775	119,921,678	8.2%
CA, San Francisco	22.4%	\$52.01	\$431	2,515,507	194,540,438	7.4%
CA, San Luis Obispo	3.8%	\$29.85	\$235	40,150	6,796,776	9.3%
CA, Santa Barbara	6.4%	\$35.31	\$322	0	13,343,622	7.7%
CA, Stockton	3.6%	\$24.38	\$166	0	13,214,664	9.2%
CA, Ventura	10.1%	\$29.41	\$248	37,455	21,590,982	8.8%
CO, Denver	18.1%	\$30.11	\$207	1,539,743	185,861,926	9.2%
DC, Washington	17.5%	\$40.40	\$273	724,606	512,518,606	9.6%
FL, Fort Myers	6.0%	\$27.04	\$209	55,614	21,904,479	8.2%
FL, Miami	8.8%	\$53.96	\$354	3,395,474	117,159,541	7.1%
FL, Naples	4.7%	\$37.53	\$257	0	11,118,477	8.4%
FL, Orlando	10.1%	\$30.67	\$183	306,329	105,063,824	9.3%
FL, Tampa Bay	9.7%	\$31.69	\$196	236,606	132,237,357	9.0%
GA, Atlanta	16.9%	\$29.34	\$188	763,388	334,214,323	9.0%
GA, Savannah	2.1%	\$31.41	\$188	334,222	12,915,138	9.8%
ID, Boise	6.3%	\$22.62	\$146	603,011	35,859,549	10.8%
IL, Chicago	17.2%	\$29.35	\$168	1,174,038	502,462,875	10.0%
IN, Indianapolis	9.2%	\$22.44	\$109	1,099,496	110,972,793	11.2%
KS, Lawrence	7.7%		\$114	80,000	3,336,141	11.7%
KS, Topeka	6.4%	\$18.77	\$105	0	11,714,403	11.3%
LA, Baton Rouge	6.3%	\$21.36	\$112	4,000	29,228,824	11.9%
LA, Lafayette	2.2%		\$93	0	12,173,382	12.7%
MA, Boston	15.4%	\$43.16	\$357	4,215,380	373,224,282	7.9%
MD, Baltimore	12.4%	\$25.02	\$150	339,236	148,638,266	10.4%
MI, Detroit	11.7%	\$22.24	\$111	1,593,863	202,568,831	11.5%
MN, Minneapolis	11.9%	\$25.65	\$135	506,629	206,186,742	10.2%
United States Index	14.1%	\$3.02	\$264	54,026,462	8,402,613,406	9.0%
Canada Index	10.0%	\$2.27 CAD	\$229 CAD	5,903,379	875,302,342	7.7%

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
MO, Kansas City *	10.7%	\$23.88	\$116	774,658	129,528,318	10.6%
MO, Saint Louis	10.6%	\$22.41	\$114	1,113,194	144,797,679	10.9%
NC, Charlotte	14.4%	\$34.05	\$241	889,152	136,201,264	8.4%
NC, Durham	9.8%	\$29.23	\$223	45,880	37,377,599	8.8%
NC, Raleigh	11.2%	\$31.60	\$213	516,660	81,303,715	8.8%
NC, Wilmington	2.8%		\$165	0	11,741,809	9.9%
NE, Lincoln	6.7%	\$20.77	\$110	12,000	18,382,788	11.0%
NE, Omaha	7.4%	\$25.92	\$119	1,533,029	48,485,157	11.8%
NJ, Atlantic City	7.4%	\$22.88	\$130	40,000	7,730,678	11.1%
NJ, Northern New Jersey *	13.9%	\$29.61	\$180	49,070	148,520,789	10.1%
NJ, Trenton	11.1%	\$28.73	\$161	0	32,347,937	10.3%
NJ, Vineland	3.3%	\$20.30	\$98	0	2,883,069	11.2%
NV, Las Vegas	10.3%	\$29.33	\$254	122,530	68,950,044	8.6%
NV, Reno	7.7%	\$26.12	\$191	229,804	17,817,868	9.4%
NY, Long Island	7.8%	\$32.73	\$172	106,496	96,573,715	10.1%
NY, New York *	13.1%	\$60.05	\$525	7,754,166	958,125,826	7.1%
OH, Cincinnati	8.9%	\$19.61	\$99	929,825	104,064,204	11.8%
OH, Cleveland	8.8%	\$19.95	\$92	303,465	112,634,869	12.8%
OH, Columbus	9.5%	\$21.28	\$102	617,412	120,458,210	11.4%
ON, Toronto **	11.0%	\$29.89	\$269	3,458,911	286,122,336	6.8%
PA, Harrisburg	6.4%	\$18.79	\$101	64,416	38,943,550	12.5%
PA, Lehigh Valley *	7.2%	\$21.90	\$124	144,362	30,792,039	11.3%
PA, Philadelphia *	11.1%	\$28.46	\$153	2,050,573	325,853,785	10.6%
PA, Pittsburgh	11.4%	\$23.08	\$109	527,500	142,716,567	11.2%
SC, Charleston	5.9%	\$35.72	\$198	149,425	34,865,355	9.6%
SC, Greenville	7.9%	\$24.86	\$141	26,310	35,045,947	10.1%
SC, Spartanburg	3.0%		\$126	0	8,477,917	10.6%
TN, Nashville	12.4%	\$32.76	\$228	903,321	106,228,300	8.5%
TX, Austin	16.8%	\$42.68	\$313	2,041,917	137,643,459	7.7%
TX, Dallas-Fort Worth	18.0%	\$32.40	\$221	4,010,417	423,509,479	8.5%
TX, Houston	19.8%	\$29.43	\$185	1,827,280	355,465,994	10.1%
WA, Seattle	17.0%	\$38.14	\$399	4,088,790	236,562,695	7.4%
WI, Madison	5.5%	\$22.17	\$114	273,013	40,597,217	11.8%
United States Index	14.1%	\$3.02	\$264	54,026,462	8,402,613,406	9.0%
Canada Index	10.0%	\$2.27 CAD	\$229 CAD	5,903,379	875,302,342	7.7%

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** Numbers shown are in Canadian dollars (CAD)



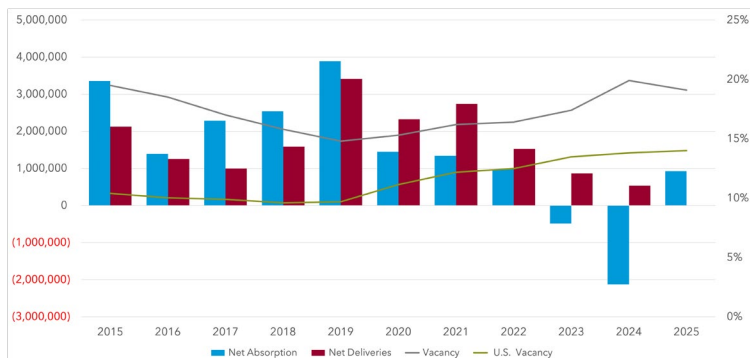
OFFICE MARKET OVERVIEW

CHRIS MCCHESENEY, *Research Director*

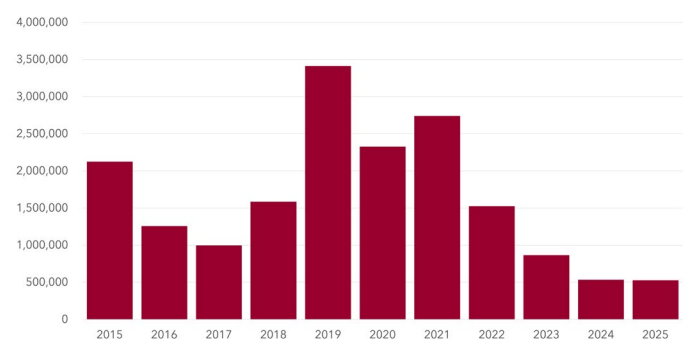
The Metro Phoenix office market closed 2025 with solid momentum, as fourth-quarter activity produced 244,417 square feet of positive net absorption, bringing total annual absorption to 816,342 square feet and reducing the vacancy rate to 19.1%. Rental rates remained flat at \$29.81 per square foot on a full-service basis, while available sublease space declined 10% to 4,541,292 square feet. These improving fundamentals are supported by continued in-migration to Arizona and ongoing corporate relocations and expansions from higher-cost coastal markets, providing a stable foundation for office demand across the metro area.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ Qtrly Net Absorption SF	244,417	120,763	(77,780)	398,769	(90,817)
▼ Vacancy Rate	19.10%	19.50%	19.80%	19.60%	19.90%
◄ ► Avg NNN Asking Rate PSF	\$29.81	\$29.81	\$29.60	\$29.63	\$29.81
▲ Sale Price PSF	\$194.98	\$147.50	\$190.38	\$195.51	\$182.33
▲ Cap Rate	7.70%	7.60%	7.20%	7.50%	6.20%
◄ ► Under Construction SF	527,530	527,530	117,507	117,507	37,000
▲ Inventory SF	111,016,424	111,015,801	110,670,316	110,745,295	110,475,877

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8530 & 8550 S. Priest Drive Tempe, AZ	188,960 SF	\$27,000,000 \$142.89 PSF	MCC College District Widewaters Group	Class B
8605 E. Raintree Drive Scottsdale, AZ	179,360 SF	\$70,750,000 \$394.46 PSF	Horton Family PGIM	Class A
25700 N. Norterra Parkway Phoenix, AZ	147,688 SF	\$45,770,000 \$309.91 PSF	Lam Research Corp. JDM Partners	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
18500 N. Allied Way Scottsdale, AZ	154,497 SF	Oaktree Capital	Yrefy	Financial
1811 E. Northrop Boulevard Chandler, AZ	130,642 SF	Silver Creek	SyberJet Aircraft	Aerospace
350 N. McClintock Drive Chandler, AZ	58,697 SF	Strategic Office Partners	Claims Assist	Insurance



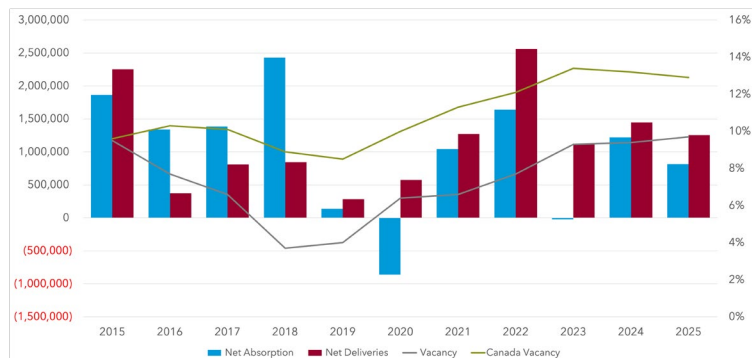
OFFICE MARKET OVERVIEW

FLORENCE MJAMA, *Senior Research Analyst*

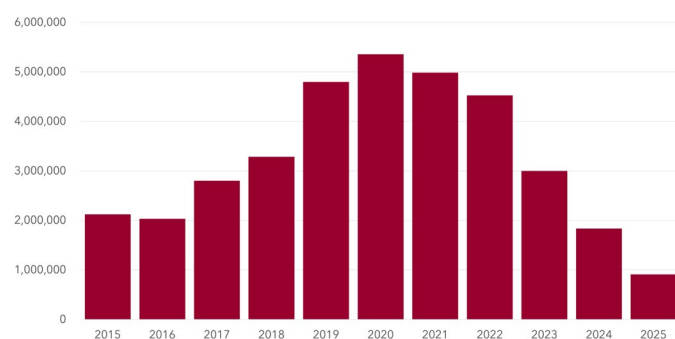
Overall vacancy in Metro Vancouver's office market remained relatively steady in Q4 at 9.7%, a slight increase of 30 basis points quarter over quarter. Downtown Vancouver vacancy remains elevated at 12.5%, as tenants continue to reassess space needs and take a cautious approach to leasing. Sublease space accounts for nearly 20% of the overall vacancy, which has slowed down compared to recent years. Even with slower leasing activity, investor interest in high quality space remains intact, highlighted by the \$1.2 billion sale of The Post Building. With no major office tower completions on the horizon, the market appears positioned for a gradual recovery into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ Qtrly Net Absorption SF	328,977	187,505	59,774	272,189	446,659
▲ Vacancy Rate	9.70%	9.40%	9.30%	9.00%	9.40%
▼ Avg NNN Asking Rent PSF	\$47.36	\$47.37	\$47.19	\$47.10	\$46.78
▲ Sale Price PSF	\$620.00	\$618.00	\$618.00	\$619.00	\$620.00
◀ ▶ Cap Rate	4.60%	4.60%	4.60%	4.60%	4.60%
▼ Under Construction	909,847	944,259	1,039,159	1,347,802	1,406,442
▲ Inventory	68,683,341	67,961,865	67,729,614	67,064,682	66,872,462

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
349 W. Georgia Street Vancouver, BC	1,306,530 SF	\$1,200,000,000 \$918.46 PSF	Pontegadea Canada, Inc. Quadreal Property Group	Class A
342 Water Street Vancouver, BC	21,640 SF	\$10,700,000 \$494.45 PSF	Upfield Capital Management Allied	Class C
20644 Fraser Highway Langley, BC	11,707 SF	\$6,250,000 \$533.87 PSF	1533092 B.C. Ltd. Tye Timber Products Ltd.	Class C

*All numbers shown are in Canadian dollars (CAD)

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
475 Howe Street Vancouver, BC	41,323 SF	Colliers	Mastercard Technologies Canada	Technology
13775 Commerce Parkway Richmond, BC	28,000 SF	Peterson	EllisDon	Construction
1090 West Pender Street Vancouver, BC	20,908 SF	BGO	Equinox Gold	Mining



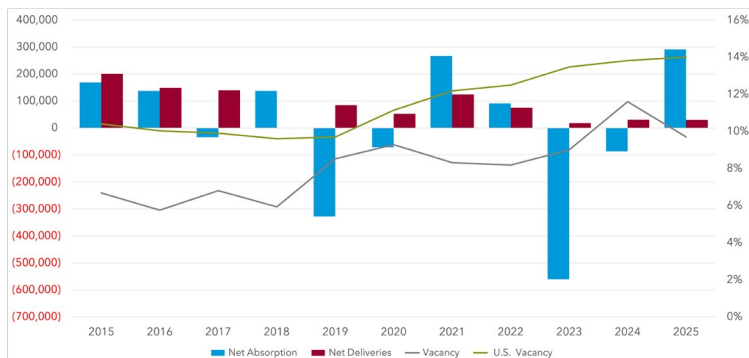
OFFICE MARKET OVERVIEW

ROSS PUSKARICH, *Senior Associate*

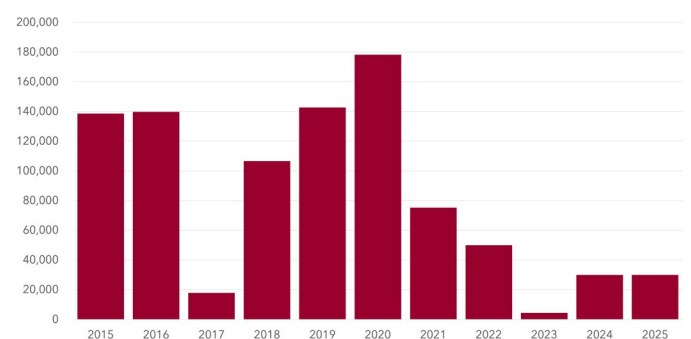
Bakersfield's office market has shown steady improvement over the past year, posting positive net absorption since mid-2024 and totaling approximately 280,000 SF over the trailing 12 months. Vacancy declined to 9.7% in Q4, down from a recent peak of 11.9%, signaling gradually strengthening demand. Construction activity remains minimal, with only one 30,000 SF build-to-suit project underway and preleased, reflecting a cautious development environment. Asking rents average \$25.00/SF and remain relatively stable, with negligible growth over the past year. While base rents have held firm since 2021, tenants continue to retain negotiating leverage through concessions and elevated tenant improvement allowances, keeping overall occupancy costs competitive.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	291,102	310,815	268,076	183,223	(86,934)
▼ Vacancy Rate	9.70%	10.00%	10.20%	10.50%	11.60%
▲ Avg NNN Asking Rent PSF	\$25.16	\$24.12	\$22.85	\$23.28	\$23.81
▼ Sale Price PSF	\$142.00	\$151.00	\$153.00	\$151.00	\$149.00
▲ Cap Rate	10.73%	10.40%	10.30%	10.31%	10.60%
◀ ▶ Under Construction	30,000	30,000	30,000	30,000	30,000
▲ Inventory	16,296,141	16,213,385	16,246,601	16,288,490	16,268,805

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
9525 Camino Media Bakersfield, CA	89,253 SF	\$15,700,000 \$175.90 PSF	Clinica Sierra Vista Chevron Corporation	Class B
109 Adkisson Way Taft, CA	9,085 SF	\$2,095,000 \$230.60 PSF	West Side Health Care District Mushtaq Ahmed	Class C
1110 E. Lerdo Highway Shafter, CA	7,437 SF	\$3,345,000 \$449.78 PSF	Olivia Park Graham Commercial Properties LP	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5016 California Avenue Bakersfield, CA	8,202 SF	Steve Blumer	Undisclosed	Undisclosed
900 Truxtun Avenue Bakersfield, CA	5,676 SF	City Centre Plaza	Kern Medical Foundation	Health Care
11905 Bolthouse Drive Bakersfield, CA	4,954 SF	Purpose Driven Home Health	Clinica Sierra Vista	Health Care



The Tri-Valley area includes the cities of Livermore, Dublin, and Pleasanton

OFFICE MARKET OVERVIEW

MARK RINKLE, *Principal*

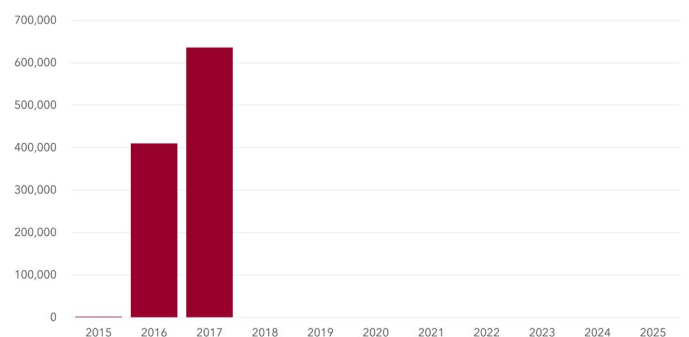
The Tri-Valley Office market closed out 2025 with continued signs of gradual stabilization. Vacancy declined to 15.5% in Q4, improving from 16.2% in Q3, while market rents edged up slightly to \$3.02 per square foot. Total inventory remained unchanged at 27,319,152 square feet, with no new construction delivered during the quarter. Notably, the 12-month net absorption turned positive at 222,800 square feet, a meaningful shift after multiple quarters of negative absorption. While leasing activity remains selective and tenants cautious, this improvement suggests growing traction that could support a slow but more constructive outlook heading into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	222,800	(3,326)	(452,642)	(327,968)	(671,541)
▼ Vacancy Rate	15.5%	16.2%	16.8%	15.7%	16.9%
▲ Avg NNN Asking Rent PSF	\$36.22	\$36.18	\$36.06	\$35.93	\$35.60
▼ Sale Price PSF	\$266.00	\$267.00	\$266.00	\$252.00	\$252.00
◀ ▶ Cap Rate	7.7%	7.7%	7.6%	7.9%	7.8%
◀ ▶ Under Construction	-	-	-	-	-
◀ ▶ Inventory	27,319,152	27,319,152	27,319,152	27,332,912	27,398,777

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2527 Camino Ramon San Ramon, CA	276,081 SF	\$57,800,000 \$209.36 PSF	KB Home Sunset Development Company	Class B
3401 Crow Canyon Road* San Ramon, CA	134,056 SF	\$18,575,000 \$198.38 PSF	Quarterra/Kennedy Lewis Inv. Mgmt Nearon	Class B
2409 Camino Ramon San Ramon, CA	106,518 SF	\$33,000,000 \$309.81 PSF	Donors Network West Sunset Development Company	Class B

*Part of 2 Property Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2481 Constitution Drive Livermore, CA	14,358 SF	KMJT Investments	Undisclosed	Undisclosed
6155 Stoneridge Drive Pleasanton, CA	4,145 SF	Eduardo Lin	OneStop Aesthetic and Wellness	Medical
5820 Stoneridge Mall Road Pleasanton, CA	4,065 SF	Sabri Arac	Undisclosed	Undisclosed



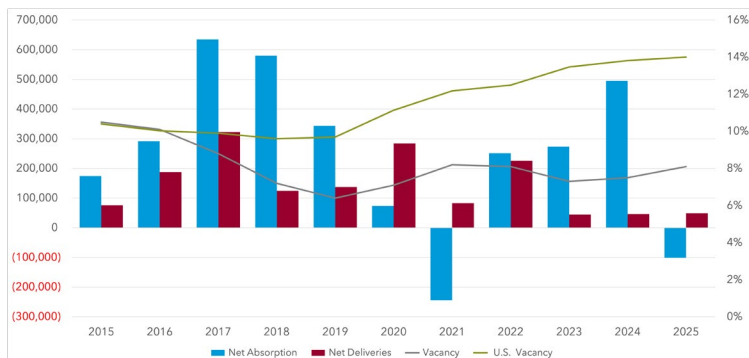
OFFICE MARKET OVERVIEW

ROSS PUSKARICH, *Senior Associate*

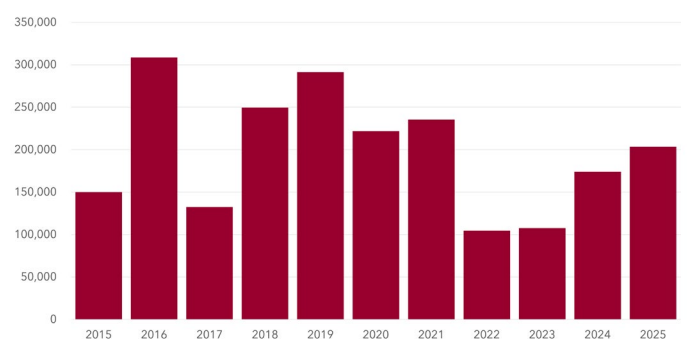
Fresno's office market softened modestly in late 2025 with vacancy rising to 8.2% in Q4, slightly above both five and ten-year averages. Over the past year, negative net absorption of 96,000 SF outpaced 47,000 SF of new deliveries, contributing to the uptick in vacancy. Availability stands at 7.1%, with approximately 2.1 million SF on the market. Construction activity totals 200,000 SF, exceeding historical norms but remaining limited relative to inventory. Average asking rents are \$24.00/SF and increased 1.3% year-over-year, outperforming national growth. Rent gains were consistent across quality tiers, reflecting stable pricing despite softer demand conditions.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(101,464)	(117,856)	(248,337)	(50,611)	(36,809)
◀ ▶ Vacancy Rate	8.10%	8.10%	8.50%	8.10%	7.50%
▲ Avg NNN Asking Rent PSF	\$23.90	\$23.60	\$23.80	\$23.53	\$23.82
▲ Sale Price PSF	\$163.00	\$162.00	\$160.00	\$162.00	\$162.00
▼ Cap Rate	10.23%	10.33%	10.64%	10.18%	10.41%
▲ Under Construction	203,449	168,065	168,065	165,226	174,143
▲ Inventory	29,487,356	29,441,667	29,421,638	29,171,089	29,135,222

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1385 E. Shaw Avenue - Bldg 2 Fresno, CA	97,387 SF	\$7,285,666 \$74.81 PSF	PG&E Orion Office REIT	Class B
1333 E. Shaw Avenue Fresno, CA	29,613 SF	\$1,427,261 \$48.20 PSF	PG&E Orion Office REIT	Class C
7005 N. Maple Avenue Fresno, CA	12,034 SF	\$4,850,000 \$403.02 PSF	Vignolo Family LP Julie Han	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7575 N. Fresno Street Fresno, CA	16,000 SF	Sandra & Dewayne Zinkin	Milan	Services
6750 N. Fresno Street Fresno, CA	13,301 SF	RTMA Properties LLC	Undisclosed	Undisclosed
4630 W. Jacquelyn Avenue Fresno, CA	6,000 SF	Richard Rolzinski	Undisclosed	Undisclosed



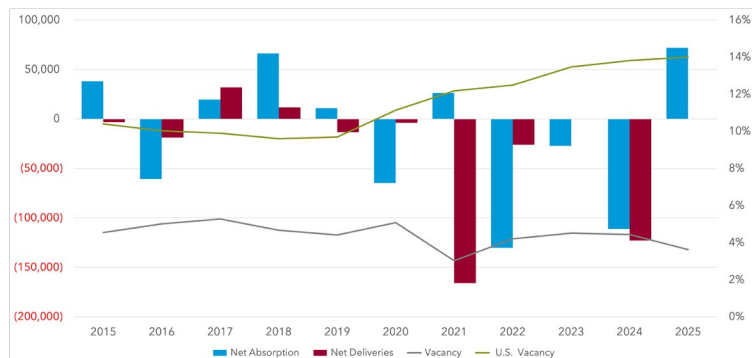
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

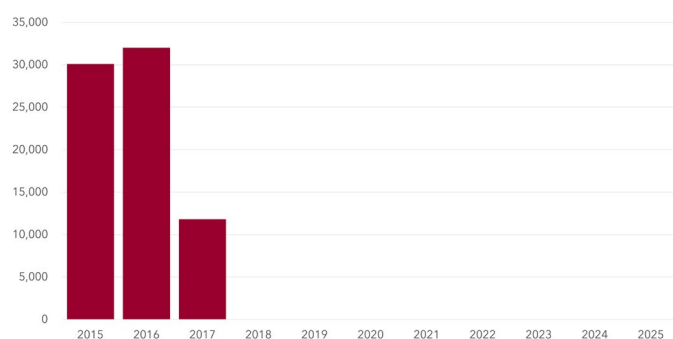
In Q4 2025, the Mid-Cities office market experienced modest softening, with 12-month net absorption declining by 22,963 SF after midyear gains. Vacancy improved to 3.6%, remaining one of the tightest office markets in the region. Average NNN asking rents rose sharply to \$33.09 PSF annually, while sales pricing adjusted downward to \$250 PSF. Cap rates expanded to 7.96%, reflecting a more cautious investment environment. No office space was under construction during the quarter, limiting future supply. The largest leases included 4,922 SF at 2675-2677 Zoe Ave, 4,621 SF at 10350 Heritage Park Dr, and 4,000 SF at 5608 Soto St. Notable sales were led by AltaMed's \$9.5M purchase at 2675 E. Slauson Ave.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	68,100	49,331	48,177	(2,576)	(13,849)
▲ Vacancy Rate	3.70%	3.30%	3.90%	4.40%	4.40%
▲ Avg Asking Rent PSF	\$33.09	\$24.96	\$25.70	\$26.44	\$26.51
▼ Sale Price PSF	\$251.00	\$257.00	\$256	\$258	\$258
◀ ▶ Cap Rate	7.90%	7.90%	0.00%	0.00%	2.00%
◀ ▶ Under Construction	-	-	-	-	-
▼ Inventory	8,800,000	8,881,328	8,881,328	8,881,328	8,881,328

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2675 E. Slauson Avenue Huntington Park, CA	32,508 SF	\$9,500,000 \$292.24 PSF	AltaMed Steven Hamner	Class B
8320 Iowa Street Downey, CA	10,200 SF	\$2,500,000 \$245.10 PSF	Community Family Guidance Ctr Exchange Club Child Abuse	Class C
8137 3rd Street Downey, CA	8,250 SF	Undisclosed	Rosiak RJRP Family Trust	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2675-2677 Zoe Avenue Huntington Park, CA	4,922 SF	Amidi Group	Optimal Medical Group	Health Care and Social Assistance
3680 E. Imperial Highway Lynwood, CA	3,471 SF	Brian Taban	Undisclosed	Undisclosed
10350 Heritage Park Drive Santa Fe Springs, CA	3,029 SF	Hoonie Kang	Undisclosed	Undisclosed



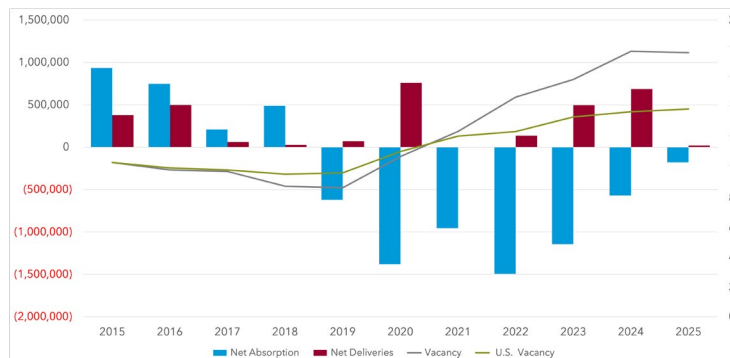
OFFICE MARKET OVERVIEW

LEE & ASSOCIATES LA NORTH

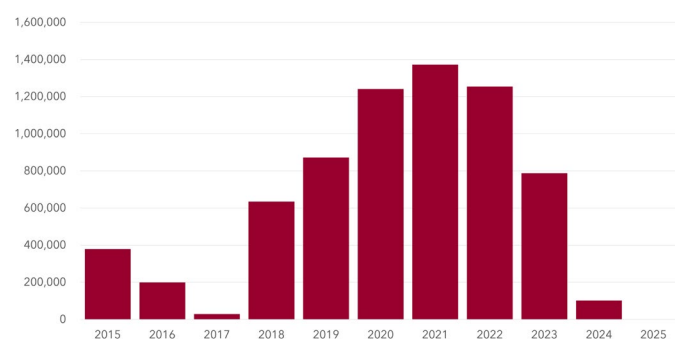
The LA North office market continues to show mixed signals as tenant demand remains active despite softening fundamentals. Overall vacancy edged up from 17.0% to 17.8%, driven by negative absorption across several large submarkets, including Burbank Media Center, Westlake Village, and Woodland Hills. However, leasing activity was notably strong, led by Glendale, Westlake Village, Burbank City Center, and Encino, reflecting ongoing flight-to-quality and right-sizing decisions rather than broad market contraction. With no new construction underway and limited recent deliveries, future vacancy trends will largely depend on sustained leasing momentum and tenant backfilling of existing availabilities.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(177,417)	168,040	(354,530)	(390,579)	(569,047)
▲ Vacancy Rate	17.80 %	17.00%	17.72%	17.36%	17.90%
▲ Avg Asking Rent PSF	\$3.17	\$3.15	\$3.06	\$2.95	\$2.94
▲ Sale Price PSF	\$206.00	\$186.00	\$285.00	\$147.00	\$247.00
▼ Cap Rate	7.80%	7.87%	7.00%	7.10%	6.36%
▼ Under Construction	-	19,000	19,000	19,000	102,000
▼ Inventory	74,675,649	75,069,141	75,003,532	77,379,124	76,431,538

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5550 Topanga Canyon Boulevard* Woodland Hills, CA	62,241 SF	\$10,050,000 \$161.47 PSF	Dunya Properties Peregrine Realty Partners	Class A
2555 Townsgate Road** Westlake Village, CA	46,866 SF	\$9,639,195 \$205.68 PSF	Atlantic Pearl Investments, Inc. Majestic Asset Management, Inc.	Class A
2535 Townsgate Road** Westlake Village, CA	49,895 SF	\$9,610,805 \$192.92 PSF	Atlantic Pearl Investments, Inc. Majestic Asset Management, Inc.	Class A

*Lee & Associates Transaction; ** Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6303 Owensmouth AveNUE Woodland Hills, CA	261,415 SF	JPMorgan Chase & Co.	Farmers Insurance	Insurance & Finance
6301 Owensmouth Avenue Woodland Hills, CA	251,774 SF	JPMorgan Chase & Co.	Farmers Insurance	Insurance & Finance
115 N. 1st Street Burbank, CA	55,000 SF	Del Rey Properties	Concord Career Colleges	Educational Services



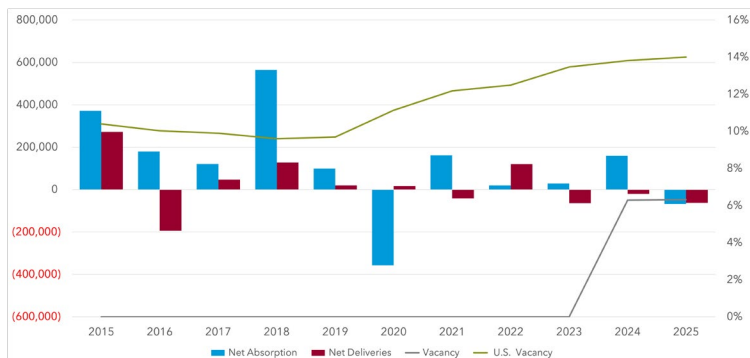
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

In Q4 2025, the San Gabriel Valley office market softened, with 12-month net absorption declining by 88,014 SF, reversing gains from earlier in the year. Vacancy edged up to 6.32%, remaining relatively tight compared to broader markets. Average NNN asking rents increased to \$32.28 PSF annually, while sales pricing held steady at \$278 PSF. Cap rates expanded to 7.73%, reflecting cautious investor sentiment. Approximately 53,626 SF remained under construction, adding modest future supply. The largest leases included 49,252 SF at 924 Overland Ct, 19,574 SF at 21 Rancho Camino Dr, and 18,391 SF at 181 W Huntington Dr. Major sales were led by Western University's \$13.3M acquisition at 300 S Park Ave.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(87,800)	78,850	(55,888)	54,313	70,625
▲ Vacancy Rate	6.40%	6.00%	6.30%	6.10%	6.30%
▲ Avg Asking Rent PSF	\$32.33	\$28.56	\$27.60	\$28.14	\$27.91
▲ Sale Price PSF	\$280.00	\$275.00	\$275	\$278	\$278
◀▶ Cap Rate	7.40%	7.40%	5.69%	0.00%	5.86%
▼ Under Construction	53,600	53,626	53,626	53,626	44,172
▼ Inventory	34,800,000	34,880,190	34,880,190	34,880,190	34,886,176

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
300 N. Lone Hill Avenue San Dimas, CA	111,640 SF	\$30,500,000 \$273.20 PSF	Hi Rel Connectors, Inc. RDS Investments	Class B
300 S. Park Avenue Pomona, CA	120,776 SF	\$13,300,000 \$110.12 PSF	Western University Of Health Sciences Jamison Properties	Class A
1215 W. Covina Parkway West Covina, CA	17,698 SF	\$4,000,000 \$226.01 PSF	Babak Mohammadi Reshma Tekchandani	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
924 Overland Court San Dimas, CA	49,252 SF	Kefei Wang	Undisclosed	Undisclosed
21 Rancho Camino Drive Pomona, CA	19,574 SF	Justin Huang	Undisclosed	Undisclosed
181 W. Huntington Drive Monrovia, CA	18,391 SF	Samuelson & Fetter	Undisclosed	Undisclosed



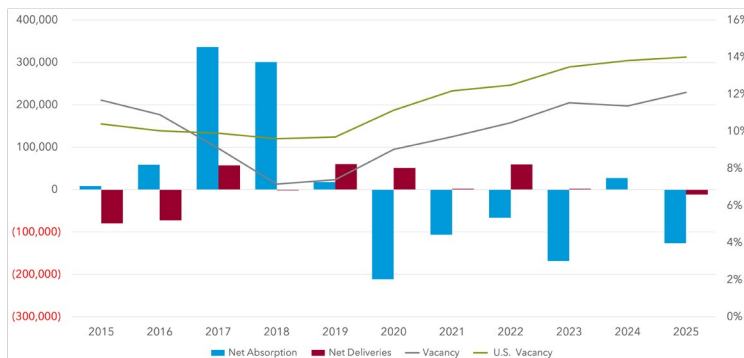
OFFICE MARKET OVERVIEW

CHRISTOPHER LARIMORE, *Founding Principal*

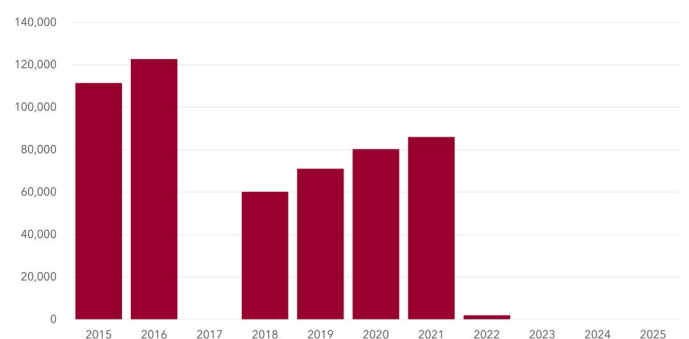
In Q4 2025, the Tri-Cities office market of Glendale, Burbank and Pasadena, showed modest stabilization. Twelve-month net absorption turned positive at 7,345 SF, following prior volatility, while vacancy rose to 26.1%, reflecting ongoing space availability. Average NNN asking rents increased to \$47.04 PSF annually, signaling landlord pricing resilience. Sales activity averaged \$322 PSF, with cap rates expanding to 7.8%, indicating continued pricing adjustment. The largest lease transactions included 55,000 SF at 115 N 1st St (Burbank) to Concord Career Colleges, 48,882 SF at 177 E Colorado Blvd to Arrowhead Pharmaceuticals, and 48,002 SF at 801 N Brand Blvd. Notable sales were led by Amazon's \$78.8M acquisition at 2964 Bradley Street.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	349,671	(62,794)	138,422	(380,078)	78,961
▼ Vacancy Rate	25.80%	27.20%	26.90%	27.58%	25.80%
▲ Avg Asking Rent PSF	\$44.16	\$44.14	\$44.03	\$43.96	\$43.76
▲ Sale Price PSF	\$318.00	\$302.00	\$303.00	\$318.00	\$359.00
▲ Cap Rate	7.70%	-	6.70%	10.50%	-
◀ ▶ Under Construction	100,000	100,000	100,000	100,000	100,000
◀ ▶ Inventory	21,087,832	21,087,832	21,087,832	21,087,832	21,087,832

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2964 Bradley Street Pasadena, CA	164,101 SF	\$78,760,000 \$479.95 PSF	Amazon Alvarez & Marsal Capital LLC	Class B
1600 Huntington Drive South Pasadena, CA	18,517 SF	\$7,250,000 \$391.53 PSF	Law Offices Of Luis A Carrillo Charles Adams, III	Class B
416-418 E. Colorado Street Glendale, CA	6,000 SF	\$4,500,000 \$750.00 PSF	Arsen Agajanian Rubik Khosrovyan	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
801 N. Brand Boulevard Glendale, CA	48,002 SF	Siu Lo	Four Seasons Marketing LLC	Professional, Scientific, and Technical Services
505 N. Brand Boulevard Glendale, CA	24,493 SF	Pendulum Property Partners	Undisclosed	Undisclosed
4444 W. Lakeside Drive Burbank, CA	14,813 SF	Robert Hayman	Undisclosed	Undisclosed



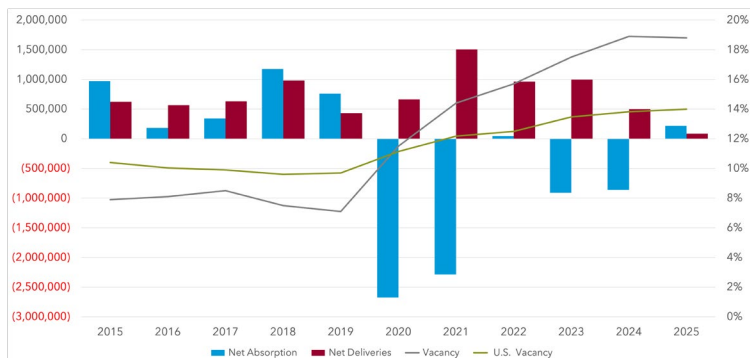
OFFICE MARKET OVERVIEW

ALEKS TRIFUNOVIC, SIOR, *Principal*

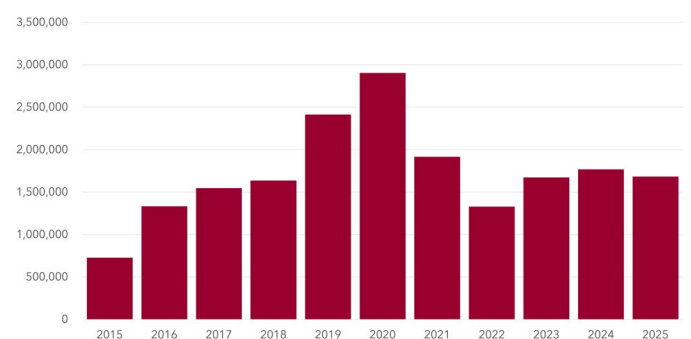
The Westside office market continues to see improvement with Hackman Capital signing a lease for 21,000 SF in Conjointive Points as the first larger tenant in the \$5.00 nnn range. Figs also extended and expanded in Santa Monica to 39,000 SF for a 7 year lease. We have started to see the midrange tenants 15,000 - 30,000 SF, touring and increased inquiries from tenant brokers. With regards to sale, we have seen pricing reduced dramatically on vacant office and establishment of a new market. 1918 Main Street in Santa Monica just sold for \$500 per sf, establishing a new market for office space in the DT Santa Monica market.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	193,925	193,544	212,034	302,526	806,280
▼ Vacancy Rate	19.80%	20.30%	20.30%	19.99%	20.18%
▼ Avg Asking Rent PSF	\$4.65	\$4.77	\$4.77	\$4.80	\$4.79
▲ Sale Price PSF	\$508.00	\$495.00	\$484.00	\$484.00	\$486.00
▼ Cap Rate	6.87%	6.95%	6.99%	6.97%	6.92%
◀ ▶ Under Construction	1,683,892	1,683,892	1,698,946	1,768,922	1,768,922
◀ ▶ Inventory	88,476,128	88,476,128	88,470,037	88,400,061	88,615,611

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
12333 W. Olympic Boulevard* Los Angeles, CA	156,269 SF	\$131,533,934 \$841.71 PSF	Riot Games, Inc. Hudson Pacific	Class B
9737-9777 Wilshire Boulevard Beverly Hills, CA	131,009 SF	\$82,000,000 \$625.91 PSF	alo 3D Investments	Class A
8942 Wilshire Boulevard Beverly Hills, CA	82,886 SF	\$90,000,000 \$1,085.83 PSF	alo Breevast US, Inc.	Class B

*Part of a 5 Property Portfolio

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
9336 Civic Center Dr Beverly Hills, CA	106,091 SF	Divco West Services, LLC	United Talent Agency	Arts, Entertainment, and Recreation
9346 Civic Center Drive Beverly Hills, CA	87,500 SF	Divco West Services, LLC	United Talent Agency	Arts, Entertainment, and Recreation
2834 Colorado Avenue Santa Monica, CA	39,620 SF	Colorado Creative Studios, LLC	Figs, Inc.	Retailer



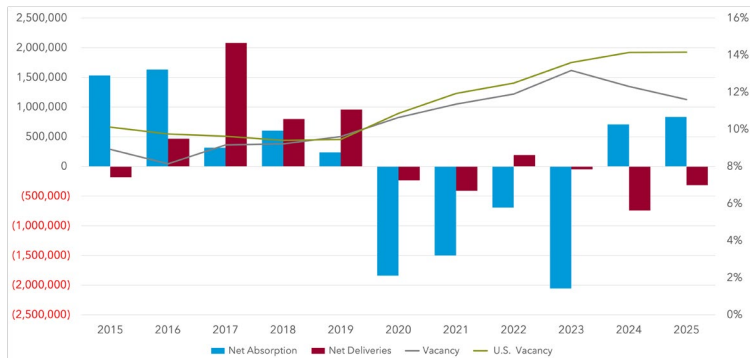
OFFICE MARKET OVERVIEW

MARSHAL VOGT, *President and Managing Principal*

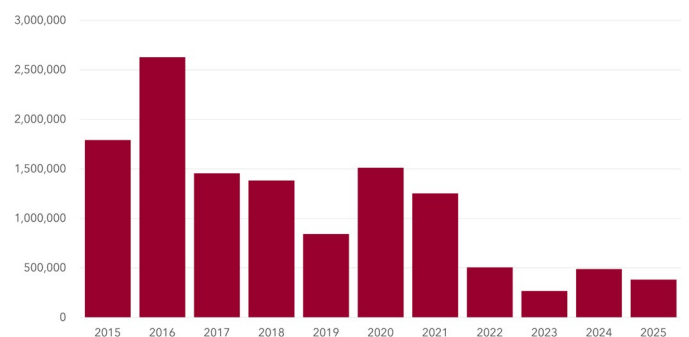
Orange County's office market showed measurable stabilization through 2025, with availability tightening to approximately 14.0% by year-end, down from the 2023 peak of 16.9%. The improvement was driven by the burn-off of sublease space, renewed leasing activity in premier buildings, and a steady contraction of overall supply. Owner-user acquisitions and the demolition of obsolete suburban campuses-often redeveloped for industrial use-continued to remove space from inventory. Availability remained lowest in North County and Coastal South County, while larger submarkets worked through elevated vacancy tied to corporate downsizing. Tenant preference for high-quality assets persisted, shaping leasing dynamics across the county.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	835,349	(291,760)	(417,461)	521,855	709,724
▼ Vacancy Rate	11.60%	12.30%	12.50%	12.20%	12.30%
▲ Avg Asking Rent PSF	\$33.72	\$33.60	\$33.60	\$33.60	\$33.72
▲ Sale Price PSF	\$258.00	\$256.00	\$257.00	\$257.00	\$258.00
▼ Cap Rate	8.00%	8.10%	8.00%	7.90%	7.90%
▼ Under Construction	382,723	414,308	414,308	384,354	489,901
▼ Inventory	157,272,839	157,307,993	157,495,857	157,412,047	157,588,160

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
770-840 The City Drive, S Orange, CA	395,767 SF	\$89,000,000 \$224.88 PSF	MGR Real Estate Granite Properties	Class A
1700-1783 Flight Way Tustin, CA	474,724 SF	\$199,900,000 \$419.19 PSF	G3 Flight Flight Phase I	Class A
3333-3335 Susan Street Costa Mesa, CA	190,000 SF	\$77,928,000 \$410.15 PSF	Drawbridge Realty Invesco	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5290 California Avenue Irvine, CA	102,000 SF	Irvine Company	Medtronic	Manufacturing
1700 E. Saint Andrew Santa Ana, CA	99,589 SF	Drawbridge Realty	County of Orange	Public Admin
20 Pacifica Irvine, CA	55,039 SF	Irvine Company	Integra Capital Group	Finance/Insurance



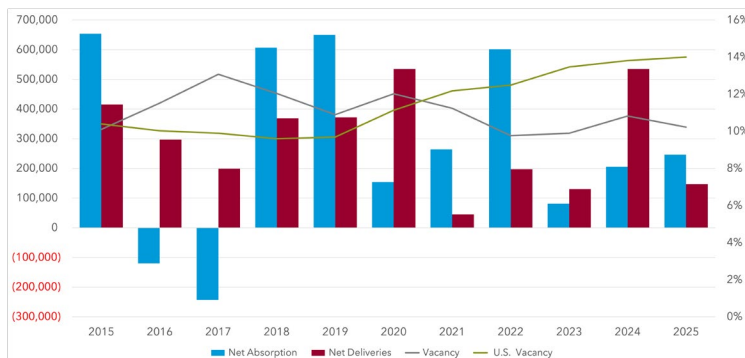
OFFICE MARKET OVERVIEW

NICK GUERENA, *Research Associate*

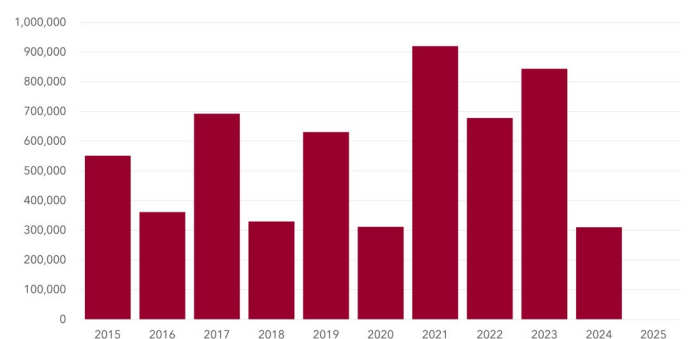
North County San Diego's office market remained relatively stable in Q4 2025, though absorption was modestly negative at approximately 5,100 square feet over the past 12 months. Vacancy held steady at roughly 10.2%, reflecting limited movement in overall occupancy. Average NNN asking rents increased to approximately \$43.05 PSF annually, marking a notable rise from prior quarters and signaling continued landlord confidence despite muted demand. Tenant activity remains selective, with users prioritizing quality, location, and value. Overall, the market continues to exhibit steady fundamentals, with pricing strength supported by constrained supply and disciplined leasing activity.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(5,154)	(8,163)	(55,508)	328,475	(22,940)
▼ Vacancy Rate	10.20%	10.40%	10.40%	10.40%	10.20%
▲ Avg NNN Asking Rent PSF	\$43.05	\$36.60	\$37.32	\$37.92	\$38.16
▼ Sale Price PSF	\$319.00	\$343.00	\$284.00	\$474.00	\$401.00
▼ Cap Rate	8.10%	8.25%	8.23%	8.17%	8.13%
◀ ▶ Under Construction	0	0	0	0	310,591
◀ ▶ Inventory	29,780,223	29,780,223	29,780,223	29,780,223	29,623,348

NET ABSORPTION, NET DELIVERIES, & VACANCY

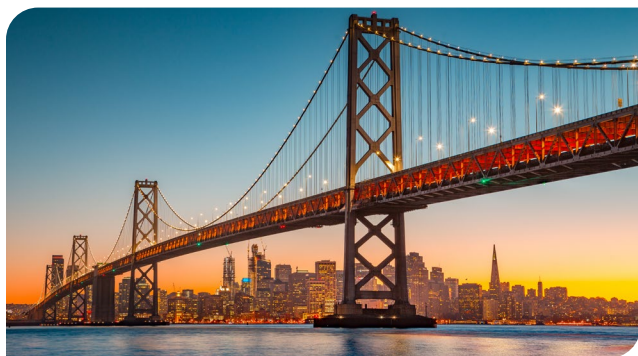


UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5600 Avenida Encinas Carlsbad, CA	180,999 SF	\$64,100,000 \$354.15 PSF	ABP Capital LLC Alexandria Real Estate Equities, Inc.	Class A
1265 Laurel Tree Lane Carlsbad, CA	85,000 SF	\$30,700,000 \$361.18 PSF	Sharp HealthCare Palomar Fitness Partners LP	Class B
488 E. Valley Parkway Escondido, CA	72,000 SF	\$36,400,000 \$505.56 PSF	Neighborhood Healthcare Remedy Medical Properties	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1808 Aston Avenue, Ste 170 Carlsbad, CA	10,330 SF	Miramar Capital	Undisclosed	Undisclosed
1890 Hacienda Drive Vista, CA	10,086 SF	Ambassador Real Estate	Golden View Learning Center	Education
5900 La Place Court, Ste 100 Carlsbad, CA	8,987 SF	Chesnut Properties	Undisclosed	Undisclosed



OFFICE MARKET OVERVIEW

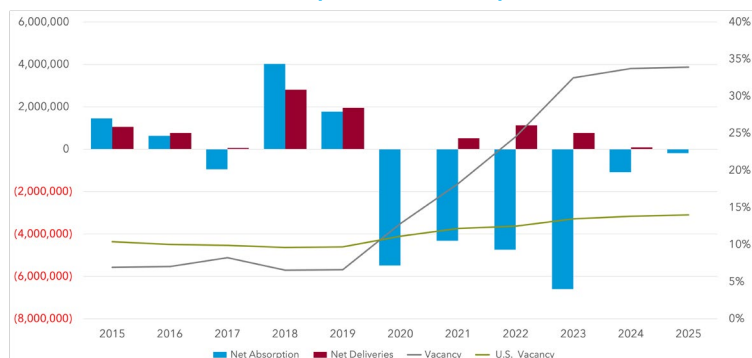
JEFFREY MOELLER, *President*

In Q4 2025, the San Francisco office market recorded over 700,000 square feet of net absorption gains to cap off a year which saw 8.8 million square feet of leasing activity; both figures represent post-pandemic highs. Vacancy dropped slightly to 33.9%, with a 251,179 square foot lease from artificial intelligence leader Sierra AI serving as the biggest lease transaction of the quarter. Owner-user acquisitions continued in Q4, with CuraeSoft (1161 Mission St) and First Citizens Bank (667 Mission St) both purchasing offices at steep discounts. Lastly, several trophy assets traded hands, as Rithm Capital acquired Paramount Group and their associated portfolio, including One Market Plaza and One Front Street, for \$1.6 billion.

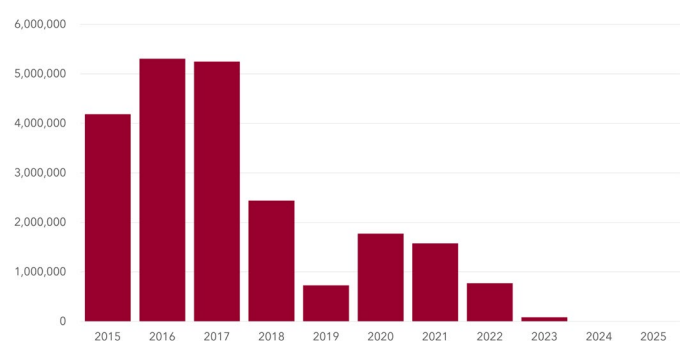
MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(179,513)	(867,709)	(1,442,924)	(1,801,008)	(1,083,320)
▼ Vacancy Rate	33.93%	34.71%	34.92%	34.61%	33.73%
▲ Avg NNN Asking Rent PSF	\$68.57	\$67.94	\$67.50	\$67.00	\$67.34
▲ Sale Price PSF	\$295.00	\$291.00	\$275.00	\$226.00	\$306.00
◀ ▶ Cap Rate	-	-	-	-	-
◀ ▶ Under Construction	-	-	-	-	-
◀ ▶ Inventory	90,481,088	90,481,088	90,481,088	90,481,088	90,481,088

*Please contact Lee & Associates San Francisco for Cap Rate Information

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
600 California Street San Francisco, CA	359,880 SF	\$130,000,000 \$361.23 PSF	Lone Star Funds WeWork Capital Advisors	Class A
101 Mission Street San Francisco, CA	213,705 SF	\$82,000,000 \$383.71 PSF	Elliott Investment Management Vanborton Group	Class A
667 Mission Street San Francisco, CA	160,164 SF	\$90,000,000 \$561.92 PSF	First Citizens Bank Align Real Estate/Vanke Holdings	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
185 Berry St- Wharfside Building San Francisco, CA	251,179 SF	JPMorganChase	Sierra AI	Artificial Intelligence
221 Main Street San Francisco, CA	140,398 SF	PIMCO	Docusign	Software
333 Bush Street San Francisco, CA	83,245 SF	Tishman Speyer	Carta	FinTech



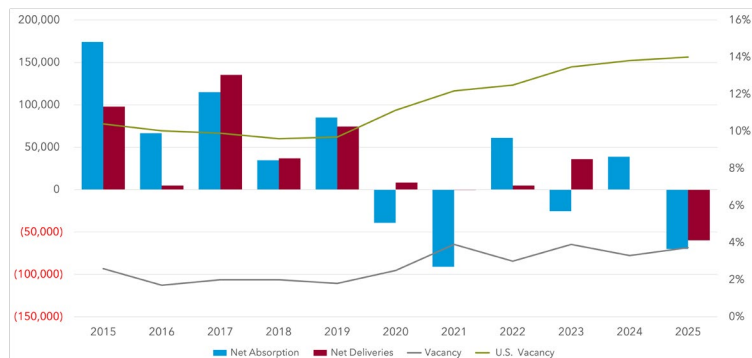
OFFICE MARKET OVERVIEW

AUSTIN CAVINESS, *Senior Associate*

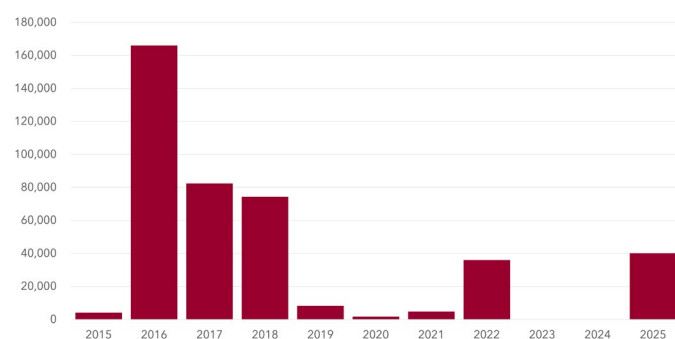
San Luis Obispo's office market remains tight despite modest softening with vacancy rising to 3.8% in Q4 2025, still below long-term historical averages. The increase reflects negative net absorption over the past year, partially offset by limited reductions in inventory and restrained new development. Availability stands at 4.1%, with just 40,000 SF under construction, consistent with the market's historically low development pipeline. Asking rents average \$30.00/SF and increased 1.1% year over year, outperforming national growth. Rent gains were strongest in lower-tier assets, reflecting continued demand for cost-effective space. Overall, constrained supply and a limited inventory base continue to support stable fundamentals in the San Luis Obispo office market.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(92,014)	46,615	31,396	42,203	38,901
▲ Vacancy Rate	3.73%	2.80%	3.00%	3.20%	3.30%
▲ Avg NNN Asking Rent PSF	\$30.19	\$29.40	\$29.52	\$29.02	\$29.27
▼ Sale Price PSF	\$233.00	\$236.00	\$229	\$234.00	\$229.00
▼ Cap Rate	9.36%	9.40%	9.30%	9.00%	9.30%
▼ Under Construction	40,150	43,550	43,550	43,550	-
▼ Inventory	6,796,776	6,825,293	6,760,770	6,732,783	6,754,297

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1998 Santa Barbara Street San Luis Obispo, CA	16,672 SF	\$3,800,000 \$227.93 PSF	Transitions-Mental Health Assoc. RaigDevelopment Co LLC	Class C
8575 Morro Road Atascadero, CA	6,088 SF	\$1,375,000 \$225.85 PSF	Preston M. Beck John Schomp	Class B
166 S. 10th Street Grover Beach, CA	3,750 SF	\$580,500 \$154.80 PSF	Kieu Trinh Nguyen Proverbs 163 Trust	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
899 Pacific Street San Luis Obispo, CA	3,635 SF	First American Title Insurance Co	Undisclosed	Undisclosed
1551 Bishop Street San Luis Obispo, CA	3,209 SF	Matt Quagliano	Undisclosed	Medical
1446 Spring Street Paso Robles, CA	2,750 SF	Brian Dirk	Undisclosed	Undisclosed



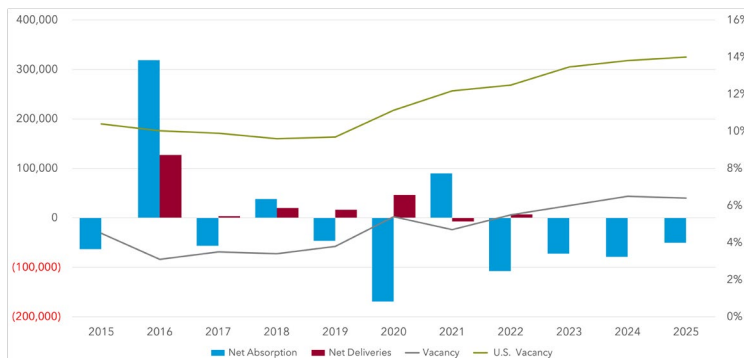
OFFICE MARKET OVERVIEW

CHRISTI VIOR, *Senior Associate*

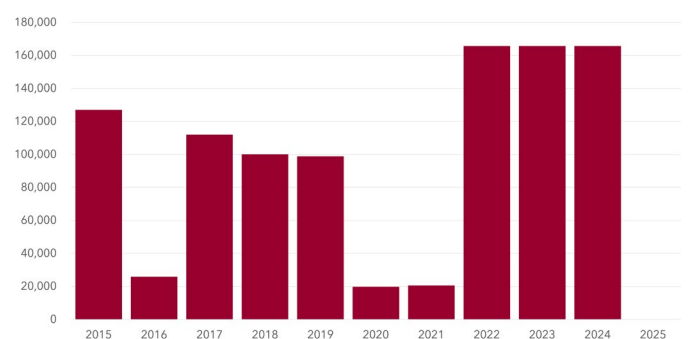
Santa Barbara's office market remains stable supported by a diverse employment base anchored by aerospace, healthcare, and defense-related users tied to Vandenberg Space Force Base. Vacancy measured 6.5% in Q4 2025, up modestly year over year following negative net absorption and no new completions. Leasing activity continues to be driven primarily by smaller transactions due to limited availability, though larger deals still occur highlighted by UC Regents' 105,000 SF lease at Campus Pointe. The market faces minimal supply pressure as planned office development at Paseo Nuevo was shelved. Asking rents increased 1.9% year over year, outperforming national growth. Vacancy remains manageable, and fundamentals are expected to remain steady through 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(55,973)	32,127	167,000	14,960	(78,596)
▲ Vacancy Rate	6.46%	6.10%	5.30%	6.40%	6.50%
▲ Avg NNN Asking Rent PSF	\$35.30	\$34.77	\$35.02	\$33.14	\$32.73
▲ Sale Price PSF	\$323.00	\$316.00	\$313.00	\$304.00	\$304.00
▼ Cap Rate	7.69%	7.76%	7.70%	7.84%	8.09%
◀ ▶ Under Construction	-	-	-	-	165,641
▼ Inventory	13,339,944	13,380,733	13,200,000	14,009,022	13,990,374

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2020-2024 De La Vina Santa Barbara, CA	16,918 SF	\$2,750,000 \$162.55 PSF	2020 DLV LLC John L. Bennet	Class B
25 W. Cota Street Santa Barbara, CA	13,971 SF	\$7,694,633 \$550.76 PSF	Regency Cota LLC The Paskin Group	Class B
650 Alama Pintado Road Solvang, CA	9,828 SF	\$3,075,000 \$312.88 PSF	Ray Mahboob Duane Serritslev	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
509 W. Morrison Avenue Santa Maria, CA	20,217 SF	Nick Vora	Undisclosed	Undisclosed
1020 State Street Santa Barbara, CA	17,100 SF	Barry Semler	Brownstein	Law
2429 Professional Parkway Santa Barbara, CA	4,583 SF	Pedersen Leo Family Trust	Undisclosed	Undisclosed



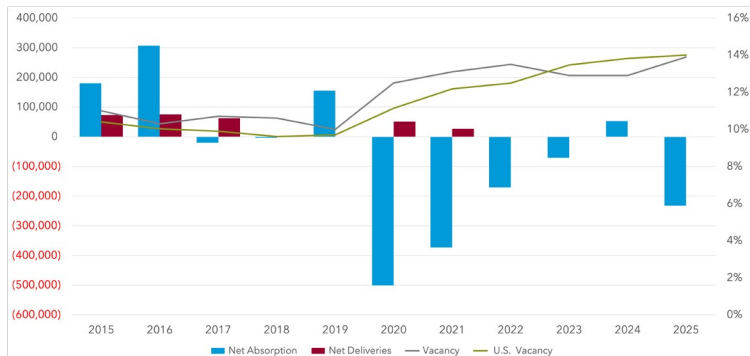
OFFICE MARKET OVERVIEW

LEE & ASSOCIATES VENTURA COUNTY

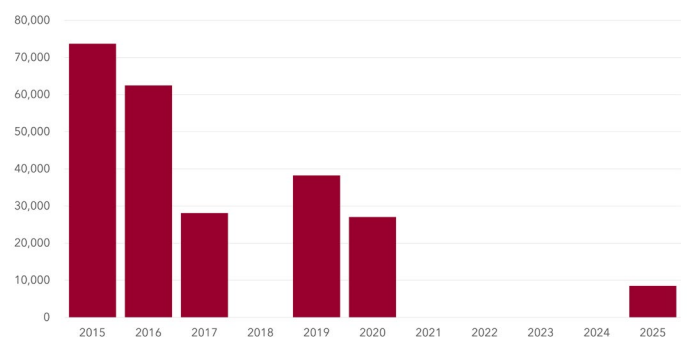
The Ventura County office market ended Q4 2025 on softer footing, as elevated vacancies and negative absorption reflected ongoing space givebacks and cautious tenant demand. While overall vacancy ticked up to the high 13% range, leasing activity remained steady, led by Westlake Village and Camarillo, indicating tenants are still active but selective. Asking rents continued to trend upward, suggesting landlords are holding firm on pricing despite market pressure. Construction remains minimal, limiting future supply growth. Performance varied by submarket, with Ventura, Newbury/Thousand Oaks, and Simi Valley showing relative stability.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(232,600)	42,131	(56,865)	61,661	53,065
▲ Vacancy Rate	13.90%	13.00%	13.70%	13.10%	12.90%
▲ Avg Asking Rent PSF	\$2.67	\$2.56	\$2.39	\$2.32	\$2.27
▲ Sale Price PSF	\$193.00	\$158.00	\$148.25	\$121.39	\$330.00
▲ Cap Rate	8.60%	8.50%	9.00%	9.30%	8.92%
◀ ▶ Under Construction	8,500	8,500	8,500	8,500	-
▼ Inventory	23,625,164	23,924,804	23,879,820	24,092,964	23,976,284

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2535 Townsgate Road* Westlake Village, CA	49,895 SF	\$9,610,805 \$192.62 PSF	Atlantic Pearl Investments, Inc. Majestic Asset Mgmt Inc/The Johnston Grp	Class B
2555 Townsgate Road* Westlake Village, CA	46,866 SF	\$9,639,195 \$205.68 PSF	Atlantic Pearl Investments, Inc. Majestic Asset Mgmt Inc/The Johnston Grp	Class B
1240 S. Westlake Boulevard Westlake Village, CA	44,973 SF	\$1,200,000 \$26.68 PSF	Private Buyer Bliman Family Trust	Class C

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4880 Santa Rosa Road* Camarillo, CA	41,546 SF	Private Owner	Gold Coast Health Plan	Healthcare
112 S Lakeview Canyon Road Westlake Village, CA	33,176 SF	A2 Investors	Undisclosed	Undisclosed
112 S Lakeview Canyon Road Westlake Village, CA	26,421 SF	A2 Investors	Undisclosed	Undisclosed

*Lee & Associates Transaction



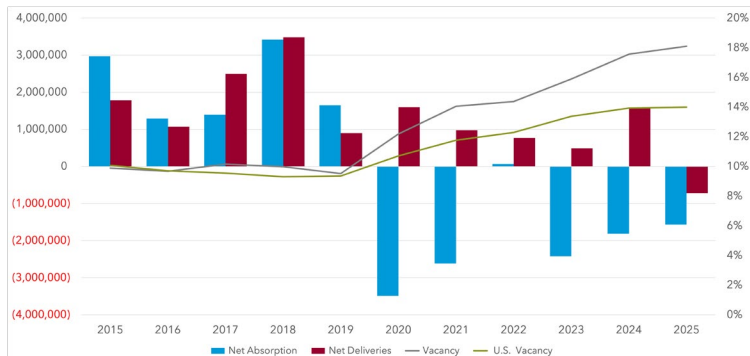
OFFICE MARKET OVERVIEW

JR BITZER, *Principal*

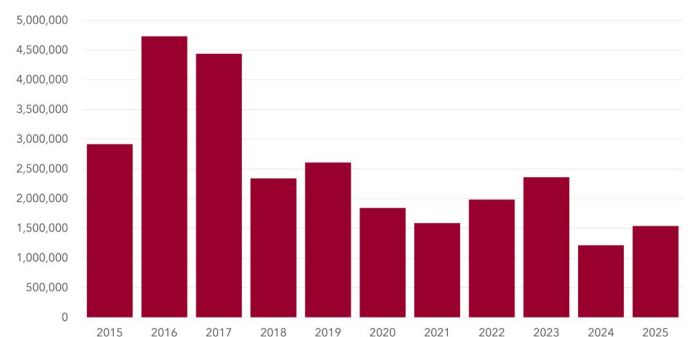
The Denver office market closed Q4 2025 in a period of adjustment, though some metrics showed modest stabilization. Net absorption remained negative over the past 12 months, but losses moderated compared to earlier in the year, signaling a gradual slowing in space give-backs. Vacancy edged higher quarter-over-quarter as leasing activity continued to trail historical norms, reinforcing tenant-favorable conditions. Average asking rents softened slightly, reflecting competitive pressure among landlords amid elevated availability. Flight-to-quality dynamics remain evident, with newer and well-capitalized assets outperforming older stock. Investment activity stayed limited, with pricing under pressure as higher interest rates and cautious underwriting continued to constrain transaction volume.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(1,568,232)	(2,139,516)	(2,383,152)	(1,546,725)	(879,714)
▲ Vacancy Rate	18.10%	17.70%	18.10%	17.30%	17.10%
▼ Avg Asking Rent PSF	\$30.11	\$30.45	\$29.23	\$30.19	\$29.96
▼ Sale Price PSF	\$206.00	\$213.00	\$201.00	\$201.00	\$207.00
▲ Cap Rate	9.2%	9.0%	9.1%	9.2%	9.1%
▲ Under Construction	1,539,743	1,169,743	1,241,383	1,428,840	1,863,824
▲ Inventory	185,868,819	187,999,477	187,843,165	188,407,180	189,036,754

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Denver West Business Park Portfolio Lakewood, CO	1,3018,776 SF	\$65,000,000 \$49.29 PSF	Hall Equities Group Apollo Global Management	Class B
717 17th Street City Center Denver, CO	769,312 SF	\$31,786,396 \$41.32 PSF	Justin Friedeck Brookfield Property Group	Class A
3200 Cherry Creek S, The Citadel Denver, CO	131,000 SF	\$52,000,000 \$396.95 PSF	Zurich Alternative Asset Mgmt Matador Equity Partners	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1550 17th Street Denver, CO	99,368 SF	LaSalle Investment Management	EOG Resources	Energy Company
242 Milwaukee Street Denver, CO	54,000 SF	BMC Investments	Crusoe Energy Systems	Technology
675 15th Street Block 162 Denver, CO	29,181 SF	Patrinely Group	Bank of America	Financial Services



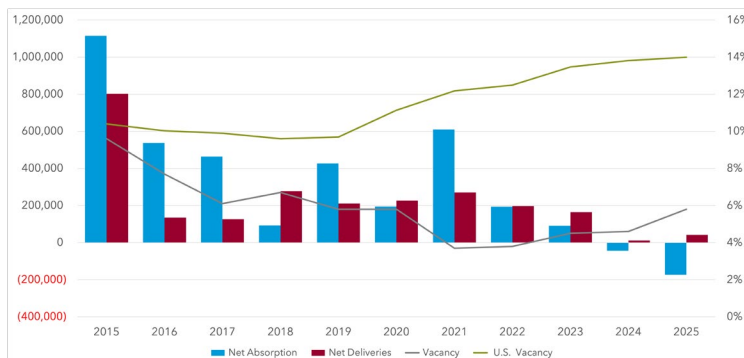
OFFICE MARKET OVERVIEW

LINDA GARRISON, *Office Manager*

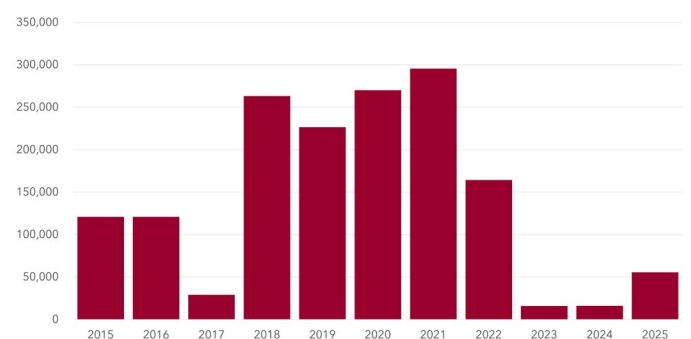
The Fort Myers office market in 2025 showed a resilient, steady growth environment with low vacancy rates (around 4.6-5.3%), positive net absorption (tenant demand), and rising rents (averaging ~\$24.70-\$30.83/SF) driven by limited new construction, reflecting strong underlying population and job growth, particularly in professional services, making it a balanced market with sustained investor interest despite broader economic shifts. The market is characterized by balanced fundamentals, with consistent leasing momentum and cautious new development, suggesting continued moderate growth and stability in 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ Qtrly Net Absorption SF	(172,879)	(139,000)	50,970	11,526	(61,094)
▲ Vacancy Rate	6.00%	5.30%	5.16%	4.60%	4.60%
▲ Avg NNN Asking Rent PSF	\$27.25	\$25.38	\$25.11	\$21.82	\$21.48
▲ Sale Price PSF	\$206.00	\$187.00	\$183.00	\$255.00	\$262.00
▼ Cap Rate	8.31%	8.87%	8.92%	9.00%	6.48%
▲ Under Construction	55,614	42,816	22,816	28,700	15,960
▼ Inventory	21,722,011	22,165,317	22,265,378	22,253,978	22,251,918

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
9530 Marketplace Road Fort Myers, FL	63,359 SF	\$9,675,000 \$152.70 PSF	CM-CRE Office I, LLLP Brookwood SFL LLC	Class A
4371 Veronica S. Shoemaker Blvd. Fort Myers, FL	57,084 SF	\$12,000,000 \$210.22 PSF	Lee Health Systems, Inc. Florida Cancer Specialists Res Inst.	Class A
3949 Evans Avenue Fort Myers, FL	46,245 SF	\$255,000 \$5.51 PSF	SWFL Commercial Inv. Grp LLC Mark One Properties LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
16595 Oriole Road Fort Myers, FL	65,001 SF	Seagate Alico South LLC	Florida Department of Law Enforcement	Law Enforcement
9530 Marketplace Road Fort Myers, FL	14,000 SF	CM CRE Office I LLLP	Pape Dawson	Professional Services
27911 Crown Lake Boulevard Fort Myers, FL	12,355 SF	LB Commercial Holdings LLC	Cole, Scott & Kissane	Attorneys



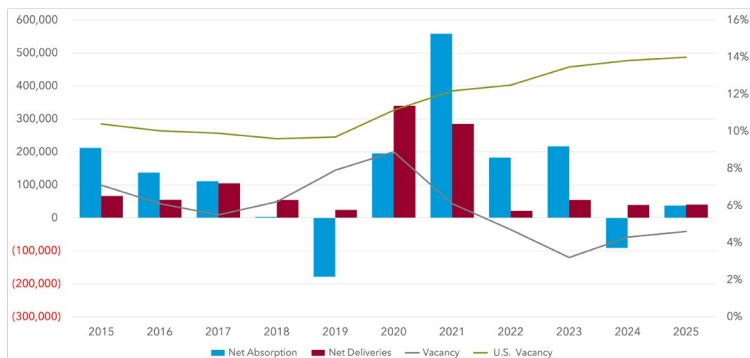
OFFICE MARKET OVERVIEW

LINDA GARRISON, Office Manager

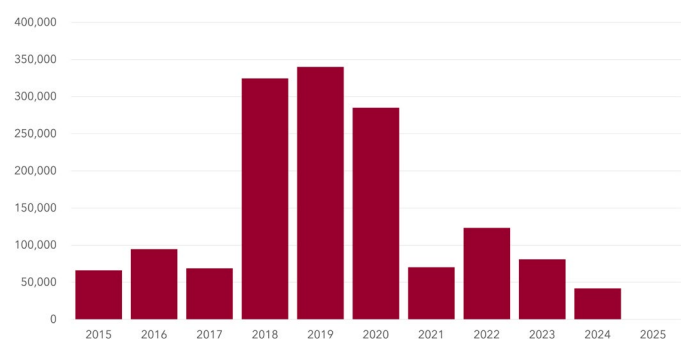
The Naples office real estate market in 2025 showed signs of stabilizing with rising vacancy rates (around 5.4% in Q3 2025) but remained competitive, driven by demand for quality space as businesses right-sized post-pandemic, with leasing volume expected to rise, though overall market trends leaned towards more realistic pricing and increased buyer power in the residential sector, contrasting with continued luxury strength and growing investor interest in areas like short-term rentals. The market was in a phase of adjustment, with rising vacancies but underlying tenant demand, while the overall real estate market was cooling from pandemic highs but remained fundamentally strong, particularly in the luxury and investment sectors. While prices remained elevated, sellers were becoming more realistic, with price reductions indicating a move towards a more balanced market.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ Qtrly Net Absorption SF	37,462	(108,000)	(40,996)	(37,220)	48,138
▼ Vacancy Rate	4.76%	5.40%	5.30%	4.50%	3.80%
▲ Avg NNN Asking Rent PSF	\$37.59	\$36.18	\$27.77	\$27.68	\$26.22
▲ Sale Price PSF	\$255.00	\$251.00	\$544.00	\$98.00	\$407.00
▼ Cap Rate	8.45%	8.58%	0.00%	5.68%	6.70%
◀ ▶ Under Construction	0	0	21,800	21,800	41,800
▲ Inventory	11,217,903	11,173,210	10,958,188	10,958,188	10,938,188

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
800 Goodlette Road, N Naples, FL	60,007 SF	\$19,250,000 \$320.80 PSF	800 Goodlette Road Owner LLC NNN Healthcare/Office REIT CommonsV	Class B
821 5th Avenue, S Naples, FL	37,401 SF	\$18,800,000 \$502.66 PSF	Neco 800 5th Avenue South LLC Fifth Avenue South LLC	Class A
2671 Airport Road, S Naples, FL	26,709 SF	\$290,000 \$10.86 PSF	Collier County Joseph D. Stewart, PA	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
8889 Pelican Bay Boulevard Naples, FL	36,957 SF	Pelican Bay Financial Center LLC	Morgan Stanley	Financial Services
8625 Tamiami Trail, N Naples, FL	10,804 SF	TAC Holdings LP	Clarity Wealth	Financial Services
1421 Pine Ridge Road Naples, FL	9,711 SF	2600 Quantum LLC	Raymond James	Financial Services



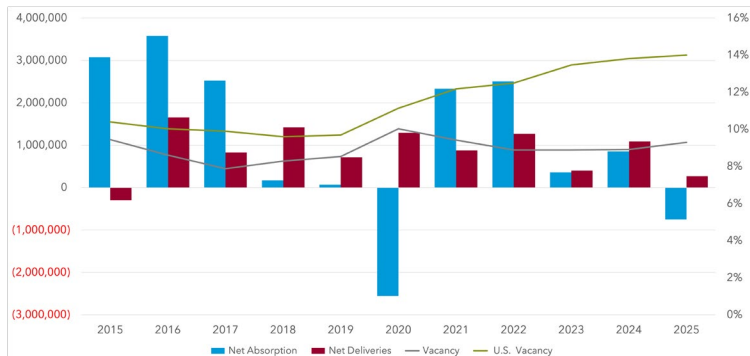
OFFICE MARKET OVERVIEW

BERT CHECA, *Principal*

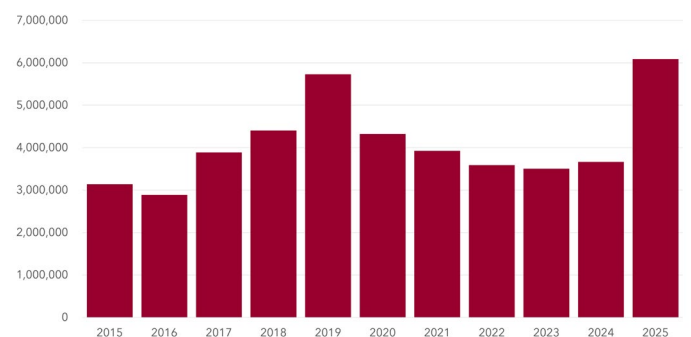
The South Florida office market solidifies its position as one of the top location options for wealth management firms. South Florida will host three key hedge fund investment events during the first quarter of 2026. This activity continues to support growth and is a driving factor that has kept vacancies in the 8-8.5% range over the past four quarters, while pushing a noticeable upward trajectory in both price per square foot and rental rates. Upcoming changes to the Fed Chair remain top of mind for buyers and property owners as they look ahead to underwriting deals and restructuring debt at more favorable terms.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(751,114)	(146,976)	(864,085)	230,015	855,481
▲ Vacancy Rate	8.60%	8.50%	8.80%	8.60%	8.40%
▲ Avg NNN Asking Rent PSF	\$39.81	\$38.88	\$38.38	\$38.11	\$37.37
▲ Sale Price PSF	\$251.00	\$185.00	\$198.00	\$233.00	\$207.00
▲ Cap Rate	7.20%	6.60%	6.05%	6.84%	7.53%
▲ Under Construction	6,089,529	5,445,267	5,035,637	4,921,718	3,665,854
▲ Inventory	253,988,593	253,912,873	254,201,829	253,884,362	253,719,051

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1111 Brickell Avenue Miami, FL	529,468 SF	\$274,350,000 \$518.16 PSF	Pontegadea Inmobiliaria SL Kohlberg Kravis Roberts & Co, et al	Class A
1001 Brickell Bay Drive Miami, FL	303,162 SF	\$187,933,656 \$619.91 PSF	Oak Row Equities, OKO Group Apartment Investment & Mgmt Co.	Class B
250 S. Australian Avenue West Palm Beach, FL	221,661 SF	\$55,300,000 \$249.48 PSF	Related Ross Bradford Allen Realty Services	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4700 Exchange Court Boca Raton, FL	127,821 SF	DRA Advisors	Modernizing Medicine, Inc.	Computer System Design
15 City Place West Palm Beach, FL	120,000 SF	Related Ross	Cleveland Clinic	Health Care
5050 Conference Way, N Boca Raton, FL	42,697 SF	DRA Advisors	All Star Healthcare Solutions	Health Care Administration



OFFICE MARKET OVERVIEW

JULIA SILVA, SIOR, *President*

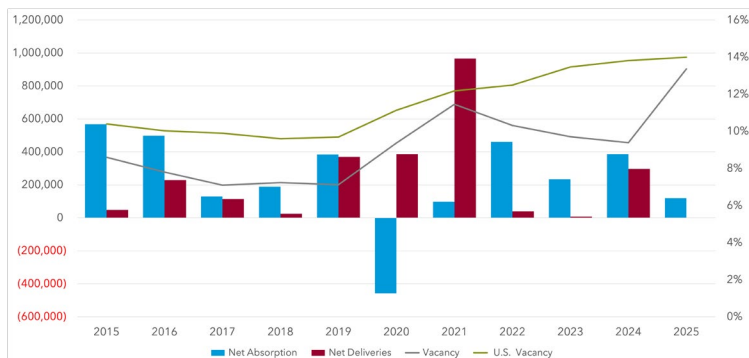
The Tampa Bay office market concluded Q4 2025 with steady fundamentals and signs of long-term stability despite moderate leasing activity. Twelve-month net absorption reached 119,733 square feet, indicating continued tenant demand in a more selective environment. Vacancy increased to 13.4%, reflecting a period of normalization following several strong quarters. Average asking rents remained resilient at \$35.64 PSF, while sales pricing adjusted to \$175 PSF, creating renewed opportunities for value-oriented investors. Cap rates stabilized at 8.6% amid disciplined underwriting. Notably, the 106,000 square feet currently under construction is entirely within the Gas Worx mixed-use development, limiting new competitive office supply and supporting future market balance.

*Q4 update reflects changes to submarkets and minimum SF criteria

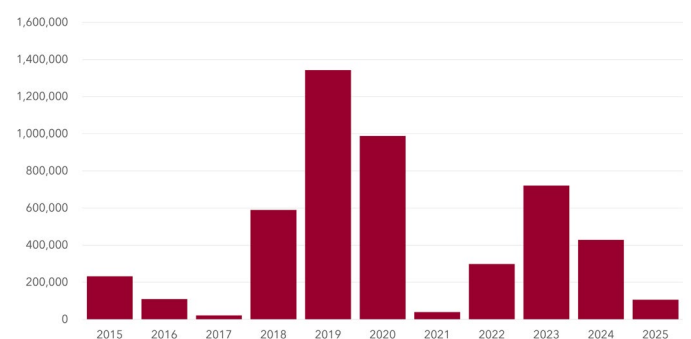
MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	119,733	18,251	104,547	796,339	746,056
▲ Vacancy Rate	13.40%	10.10%	10.60%	9.62%	9.85%
▼ Avg Asking Rate PSF	\$35.64	\$36.81	\$36.35	\$36.51	\$36.81
▼ Sale Price PSF	\$175.00	\$204.00	\$252.85	\$241.00	\$218.00
◀▶ Cap Rate	8.60%	8.60%	8.04%	8.30%	8.36%
▲ Under Construction SF	106,338	55,230	105,700	530,929	428,929
▲ Inventory SF	54,478,422	33,517,447	37,964,754	33,274,233	33,411,462

*Inventory represents Downtown Tampa, South Tampa, and Westshore submarkets

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5901 E. Fowler Avenue Tampa, FL	84,227 SF	\$53,550,000 \$635.78 PSF	LaSalle Investment Management Alliant Partners	Class C
1 North Dale Mabry Highway Tampa, FL	265,425 SF Short Sale	\$40,300,000 \$151.83 PSF	Enverra Real Estate Partners Bridge Investment Group	Class A
3000 University Center Drive Tampa, FL	132,981 SF	\$21,050,000 \$158.29 PSF	LaSalle Investment Management TCS Tampa LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
B of A Plaza, 101 E Kennedy Blvd. Tampa, FL	80,620 SF (Renewal)	Oaktree Capital Mgmt/ Banyan Street Capital	Bank of America & Merrill	Financial Services
Renaissance V, 8745 Henderson Rd. Tampa, FL	51,676 SF	Vision Properties LLC	Elite Insurance Partners	Insurance
Fountain Sq, 4925 Independence Pky Tampa, FL	36,757 SF	Owens Realty Services/ Galium Capital	AVI-SPL	Technology



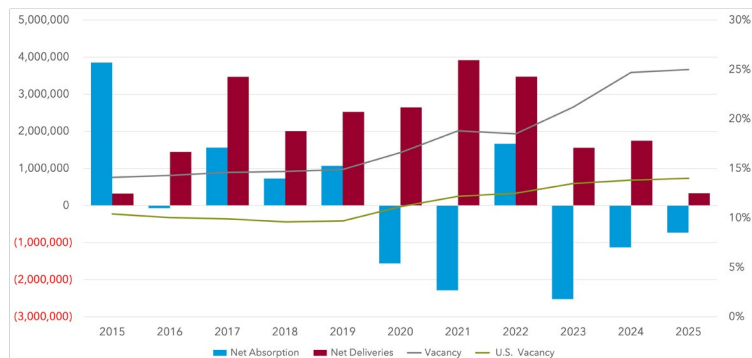
OFFICE MARKET OVERVIEW

KATE HUNT, Research Director

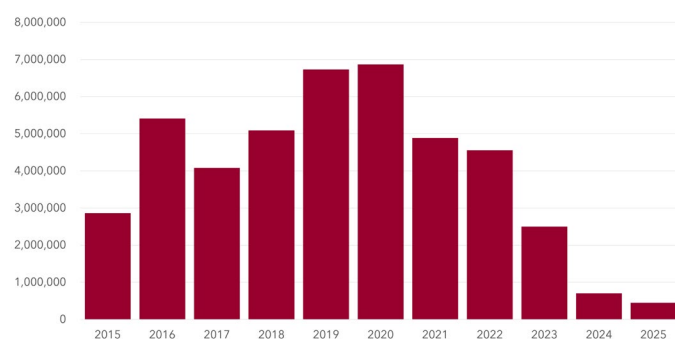
Atlanta's office market in Q4 2025 was defined by limited tenant movement and a leasing environment centered more on retention than relocation. Renewals represented approximately 70% of major transactions, keeping tenants in place and supporting modest positive absorption during the quarter. Despite this improvement, overall vacancy remained elevated at 25%, highlighting the significant amount of space still competing for demand. Leasing activity continued to concentrate in a narrow group of higher-quality, well-located buildings, while older Class B and suburban assets faced slower deal flow and ongoing value pressure. With minimal new office development underway, future improvement will rely on sustained net new demand.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(733,208)	(650,995)	(1,319,228)	(1,793,147)	(1,124,895)
▲ Vacancy Rate	25.00%	24.57%	24.91%	24.90%	24.70%
▲ Avg NNN Asking Rate PSF	\$30.66	\$30.33	\$30.22	\$27.93	\$29.78
▲ Sale Price PSF	\$202.00	\$199.00	\$175.00	\$141.00	\$129.00
◀ ▶ Cap Rate	8.80%	8.80%	8.50%	8.30%	8.50%
▼ Under Construction SF	450,562	541,389	581,562	658,142	703,251
▲ Inventory SF	194,444,094	192,788,289	194,211,985	196,323,232	191,674,574

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
55 Marietta Street, NW* Atlanta, GA	403,000 SF	\$49,995,000 \$124.06 PSF	RadiusDC 40 Forsyth LLC	Class C
1050 Crown Pointe Parkway* Atlanta, GA	273,561 SF	\$21,333,009 \$77.98 PSF	Alkamy Capital KBS Strategic Opportunity REIT, Inc.	Class A
1040 Crown Pointe Parkway* Atlanta, GA	226,407 SF	\$16,666,991 \$73.62 PSF	Alkamy Capital KBS Strategic Opportunity REIT, Inc.	Class A

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6000 Feldwood Road College Park, GA	230,241 SF	Mainstreet Capital Partners	Bank of America	Financial Institution
1100 Peachtree Street, NE Atlanta, GA	148,112 SF	Spear Street Capital	Kilpatrick Townsend	Law Firm
4205 River Green Parkway Duluth, GA	125,800 SF	Orion Office REIT	AGCO, Corporation	Manufacturing



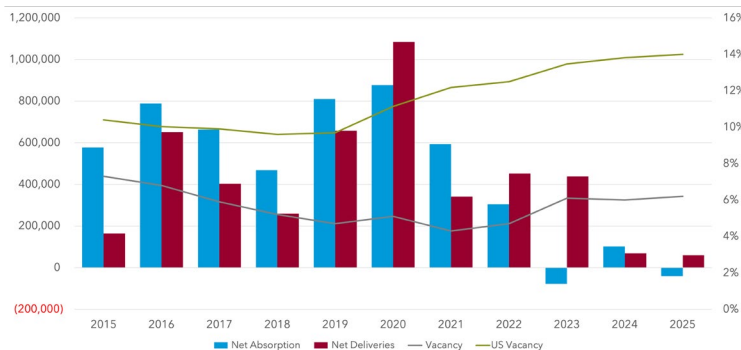
OFFICE MARKET OVERVIEW

AUSTIN HOPKINS, *Principal*

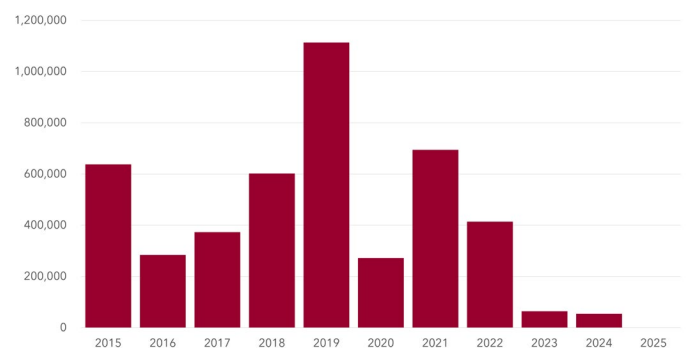
The Idaho office market ended Q4 2025 with a vacancy rate of 6.2%, remaining relatively stable quarter-over-quarter and continuing to reflect balanced market conditions. Average NNN asking lease rates increased to \$21.09 per square foot, showing modest upward pressure despite negative net absorption over the past year. Large sales activity was limited but meaningful, with approximately 295,000 square feet sold across the three largest transactions. The largest of these transactions was 174,000 feet driven by a tech company campus expansion. This demonstrates the commitment from large companies to the Idaho market and continued growth in the sector.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(40,911)	54,696	(72,462)	53,130	101,691
▼ Vacancy Rate	6.20%	6.40%	6.40%	6.10%	6.00%
▲ Avg FSG Asking Rate PSF	\$21.09	\$20.84	\$21.02	\$21.04	\$21.11
▲ Sale Price PSF	\$430	\$281	\$274	\$369	\$246
▼ Cap Rate	6.01%	6.25%	5.81%	6.47%	5.05%
◀ ▶ Under Construction SF	-	-	16,933	51,630	54,362
◀ ▶ Inventory SF	35,908,390	35,908,390	35,891,457	35,856,760	35,848,028

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3033 Elder Boise, ID	170,369 SF	Undisclosed	SEL Wells Fargo	Class B
3277 E. Louise Drive Meridian, ID	81,547 SF	Undisclosed	Remedy Medical Welltower	Class A
1510 12th Avenue Nampa, ID	43,068 SF	Undisclosed	Remedy Medical Welltower	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1111 W. Jefferson Boise, ID	30,000 SF	Rafanelli & Nahas	Undisclosed	Undisclosed
1937 S. Bonito Way Meridian, ID	22,636 SF	Sundance	Undisclosed	Undisclosed
303 N. Kimball Place Boise, ID	22,131 SF	Everett Davis	World Connection	Undisclosed



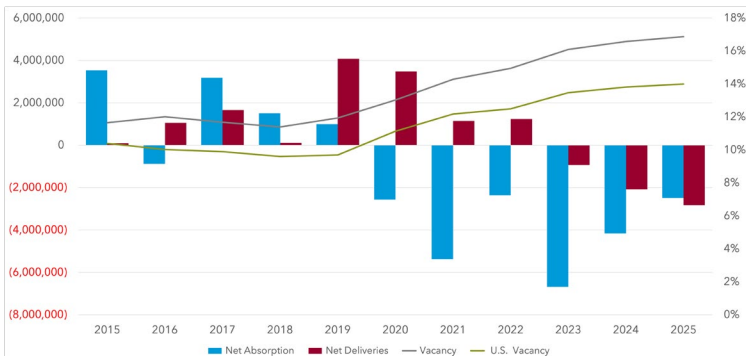
OFFICE MARKET OVERVIEW

ZACH GELLER, *Market Analytics Director*, BRANDON PAPPAS, *VP Data Analytics and Business Development*

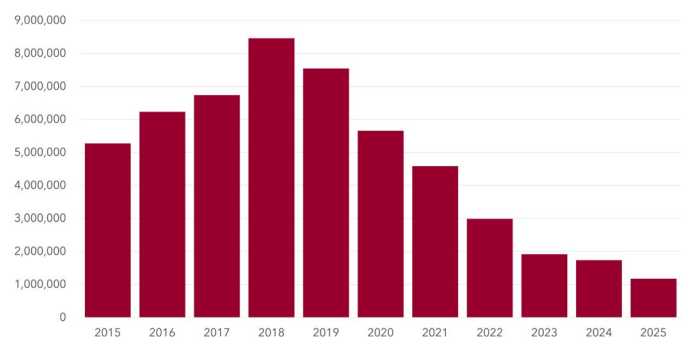
Chicago's office market remains uneven. Availability stands at 19.1% as of 2025 Q4, above the national average but down from its 2024 peak. Leasing has been steady and focused on high-quality, amenity-rich buildings, with activity in line with recent norms. Chicago continues to lead office transformation, as conversions and demolitions have reduced inventory. Absorption remains negative at -2.5M SF, affecting both premium and mid-tier assets. Rent growth, previously supported by a flight to quality, has softened, with rents down 0.5% YoY. Near-term conditions are cautious but stable as ongoing conversions support a gradual market reset.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(2,489,577)	(3,756,660)	(3,599,093)	(1,576,214)	(4,160,577)
▲ Vacancy Rate	16.87%	16.63%	16.72%	16.48%	16.57%
▲ Avg NNN Asking Rate PSF	\$29.35	\$28.70	\$28.57	\$28.56	\$28.52
▲ Sale Price PSF	\$167.70	\$165.56	\$161.13	\$161.16	\$165.28
▼ Cap Rate	10.02%	10.11%	10.04%	10.03%	9.90%
▼ Under Construction SF	1,174,038	1,239,594	1,631,195	1,931,013	1,736,531
▼ Inventory SF	502,427,988	503,237,850	504,220,336	504,428,253	505,254,042

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2000 Center Drive Hoffman Estates, IL	1,243,483 SF	\$13,920,000 \$11.19 PSF	Pulte Homes Inspired by Somerset Development	Class A
190 S La Salle Street Chicago, IL	798,782 SF	\$55,000,000 \$68.85 PSF	Namdar Realty Group Beacon Capital Partners	Class A
100 N. Riverside Plaza Chicago, IL	777,358 SF	\$22,000,000 \$28.30 PSF	Hines Boeing	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
550 W. Adams Street Chicago, IL	165,410 SF	Manova Partners, Inc.	USG Corporation	Manufacturing & Supply
71 S. Wacker Drive Chicago, IL	132,000 SF	The Irvine Company	Benesch	Engineering & Infrastructure
222 Merchandise Mart Plaza Chicago, IL	92,075 SF	Vornado Realty Trust	AAR Corporation	Aerospace & Defense



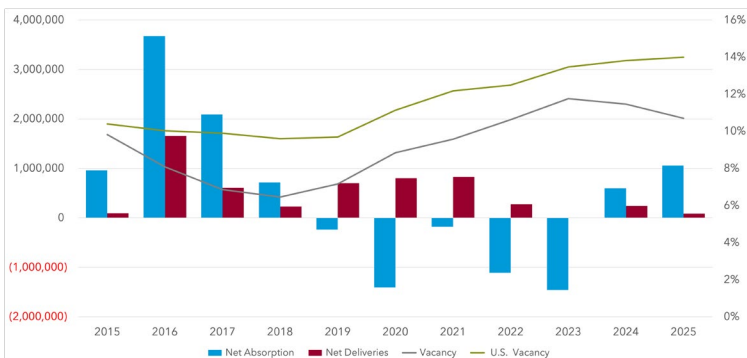
OFFICE MARKET OVERVIEW

MAX LAPKE, Vice President

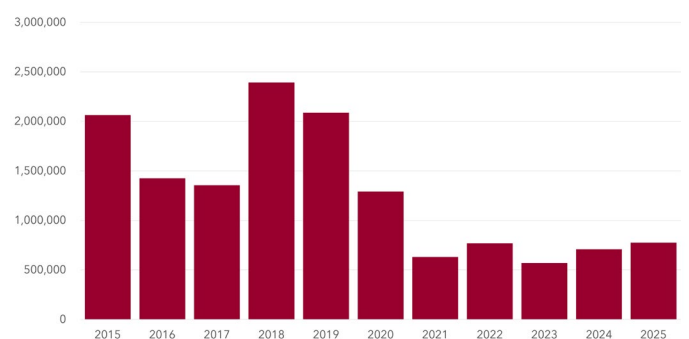
The Kansas City office market continued its steady recovery through the fourth quarter of 2025. Availability declined from peak levels as demand strengthened, marking four consecutive quarters of positive absorption totaling 1.1 million square feet—the first such streak since 2019. Leasing activity/volume rose 10% year over year, driven largely by financial services and technology tenants. A significant share of absorption stemmed from Shamrock Trading's new Overland Park headquarters. Rising rents reflect higher construction and tenant build-out costs, which have doubled over five years. With leasing momentum building, limited new supply, and growing investor interest, market confidence appears to be returning, signaling renewed stability heading into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	1,059,846	1,735,107	1,586,059	1,144,632	601,386
▼ Vacancy Rate	10.7%	10.8%	11.2%	11.4%	11.5%
▲ Avg NNN Asking Rent PSF	\$23.81	\$23.79	\$23.78	\$23.64	\$23.44
▲ Sale Price PSF	\$116.00	\$115.00	\$116.00	\$115.00	\$117.00
◀ ▶ Cap Rate	10.7%	10.7%	10.6%	10.6%	10.5%
▲ Under Construction	774,658	750,858	797,858	631,113	709,482
▲ Inventory	128,960,458	128,959,258	128,987,258	129,013,204	128,876,074

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
6201 College Boulevard Overland Park, KS	154,700 SF	\$21,999,051 \$142.20 PSF	City Of Overland Park Kansas Jon Copaken	Class A
901 E. 104th Street Kansas City, MO	124,499 SF	Undisclosed	Saint Luke's Foundation The Midwest Trust Company	Class A
1734 E. 63rd Street Kansas City, MO	100,254 SF	\$1,500,000 \$14.96 PSF	A to Z Theatrical Supply and Serv Clarity Real Estate Company	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4800 Main Street Kansas City, MO	65,131 SF	Port KC	Barkley OKRP	Professional, Scientific, and Technical Services
9401 Renner Boulevard Lenexa, KS	62,339 SF	Rally House	Children's Hospital Association	Health Care and Social Assistance
11024 S Green Road Olathe, KS	32,931 SF	Cedar Creek Development VIII LLC	Atmos Energy Service Center	Utilities



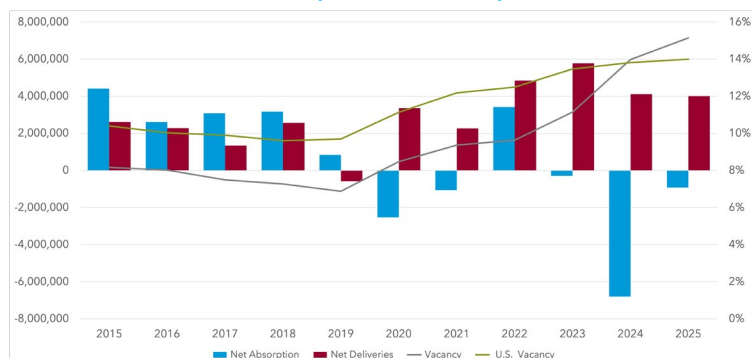
OFFICE MARKET OVERVIEW

ERIC SOLEM. MBA, *Managing Principal, President*

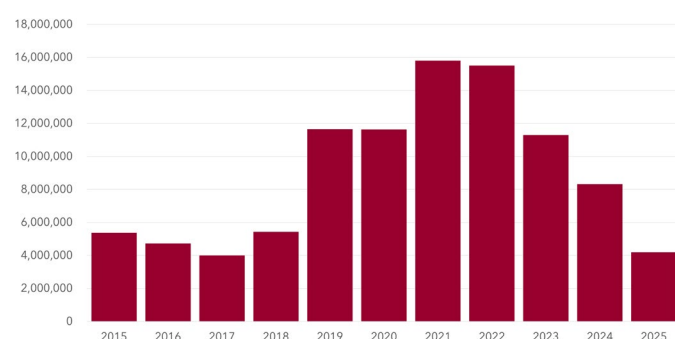
Boston's office market remains under pressure as leasing demand stagnates amid a record wave of new supply. In 2025, life sciences activity has yet to rebound meaningfully, while technology, finance, and professional services show limited large-block demand. Vacancy sits near $\pm 15.1\%$ with availability at $\pm 18.5\%$, more than double the 6.7% 2019 low, and is projected to exceed the national average through mid-2026. Net absorption totaled -1.6M SF over the past year. Office attendance has recovered to $\pm 67\%$ of pre-pandemic levels, trailing the $\pm 70\%$ national average. Asking rents bumped up slightly to \$44/SF, but with a $\pm 10\%$ gap to taking rents along with elevated concessions continue to favor tenants as sales volume remains at a 15-year low.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(1,642,761)	(1,853,901)	(3,240,732)	(6,473,758)	(6,799,663)
▼ Vacancy Rate	15.1%	15.3%	14.9%	14.6%	14.0%
▲ Avg NNN Asking Rent PSF	\$44.10	\$43.29	\$43.27	\$43.17	\$43.30
▼ Sale Price PSF	\$346.89	\$353.86	\$361.75	\$368.43	\$371.31
▼ Cap Rate	6.7%	8.6%	7.7%	6.7%	6.9%
▼ Under Construction	4,191,210	4,393,330	7,251,843	8,003,385	8,325,206
▼ Inventory	373,228,801	373,591,853	370,675,063	370,108,678	369,217,711

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
140 Kendrick Street Needham, MA	409,000 SF	\$132,000,000 \$322.74 PSF	Cross Ocean / Lincoln Property Co. BXP, Inc.	Class A
10-20 Channel Center Street Boston, MA	252,760 SF	\$52,000,000 \$205.73 PSF	No. Colony Asset Mgmt No. River Co LaSalle Investment Management	Class B
399 Boylston Street Boston, MA	245,084 SF	\$125,000,000 \$510.03 PSF	Divco West Services LLC Perform Properties	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
225 Franklin Street Boston, MA	125,011 SF	Oxford Properties Group	Datadog	Software Development
100 Summer Street Boston, MA	107,754 SF	Rockpoint	Comm of MA Div. of Capital Management & Maintenance	Government Services
225 Franklin Street Boston, MA	103,514 SF	Oxford Properties Group	DraftKings	Mobile App Development



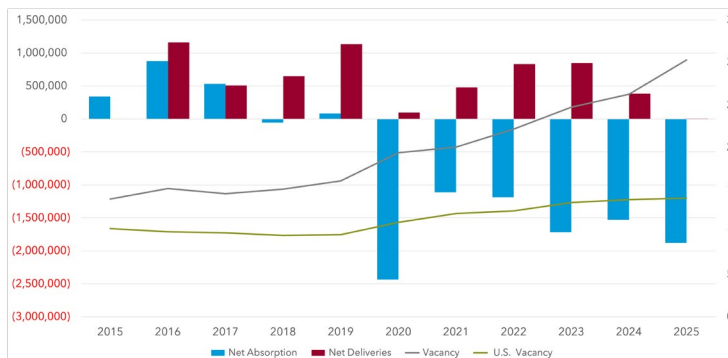
OFFICE MARKET OVERVIEW

VINA MARUFU, Associate

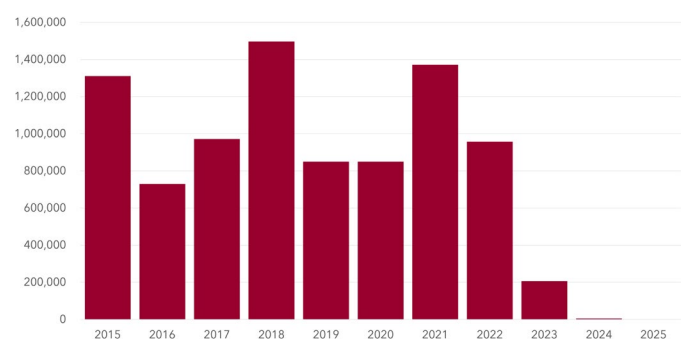
Maryland's office sector remains mired in its prolonged reset, with fundamentals continuing to soften. Vacancy ticked up again to 29.52%, marking another record high as tenants shed space and hybrid work persists. Absorption stayed negative for the sixth consecutive quarter, underscoring muted demand. Asking rents held flat at \$28.88 PSF, but investor sentiment remains cautious cap rates stayed elevated at 10.15%, and sale prices hover near multi-year lows. Construction remains stalled, with no new deliveries beyond the 231,500 SF long under development. Leasing was modest, led by legal and public-sector tenants such as Baker Donelson and the Maryland Department of Budget & Management, while sales activity was limited to opportunistic trades at steep discounts.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(2,014,078)	(2,277,485)	(2,094,399)	(1,873,743)	(1,617,523)
▲ Vacancy Rate	29.52%	29.06%	28.41%	27.86%	26.72%
◀ ▶ Avg NNN Asking Rent PSF	\$28.88	\$28.88	\$28.87	\$28.94	\$28.84
▲ Sale Price PSF	\$178.00	\$177.86	\$178.00	\$182.29	\$181.29
◀ ▶ Cap Rate	10.15%	10.15%	10.09%	9.95%	9.91%
◀ ▶ Under Construction	231,500	231,500	231,500	231,500	231,500
◀ ▶ Inventory	83,316,133	83,316,133	83,310,912	83,310,912	83,310,912

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
300 E. Lombard Street Baltimore, MD	237,355 SF	\$14,777,700 \$62.26 PSF	Undisclosed JMS Capital Group	Class A
10710 Charter Drive* Columbia, MD	167,000 SF	Undisclosed	Remedy Medical Properties Welltower, Inc.	Class A
8890 McDonogh Road Owings Mills, MD	93,000 SF	\$490,680 \$5.28 PSF	7600 Infusion LLC 8890 McDonogh II LLC	Class B

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
100 Light Street Baltimore, MD	62,329 SF	COPT Defense Properties	Baker Donelson	Legal Services
7 Saint Paul Street Baltimore, MD	51,072 SF	KennMar LLC	Maryland Department of Budget & Management	Public Administration
2400 Boston Street Baltimore, MD	47,700 SF	Jeremy Landsman	Undisclosed	Undisclosed



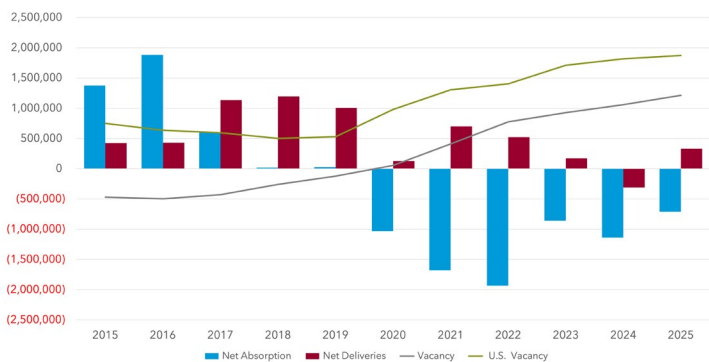
OFFICE MARKET OVERVIEW

KONNOR CARLSON, Associate

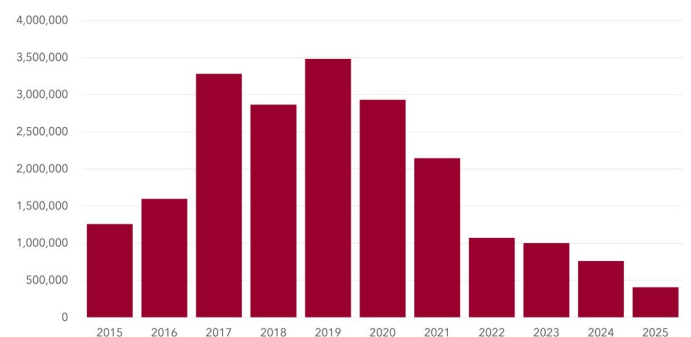
The Minneapolis-St. Paul office market showed signs of stabilization in Q4 2025. After several quarters of negative absorption, the year finished with modest positive net absorption, marking the first annual gain since 2020. Vacancy remained elevated but began to level off as tenant decision-making improved. Leasing activity was steady, driven largely by renewals, right-sizing, and selective moves into higher-quality buildings. Class A properties with strong amenities continued to outperform, while commodity Class B and C assets faced ongoing pressure. New construction stayed minimal, and pricing remained favorable for tenants, with landlords continuing to offer concessions to attract and retain occupancy.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(710,899)	(155,162)	(900,520)	(1,572,682)	(1,139,754)
▲ Vacancy Rate	11.90%	11.70%	11.50%	11.30%	11.40%
▲ Avg NNN Asking Rate PSF	\$25.64	\$25.61	\$25.53	\$25.42	\$25.27
▲ Sale Price PSF	\$134.00	\$131.00	\$131.00	\$132.00	\$133.00
▼ Cap Rate	10.30%	10.40%	10.30%	10.20%	10.10%
▼ Under Construction SF	406,629	811,629	844,136	909,186	760,077
▲ Inventory SF	205,810,850	205,405,850	205,330,457	205,495,105	205,478,688

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8500 Normandale Lake Boulevard Bloomington, MN	467,016 SF	\$4,000,000 \$8.57 PSF	Namdar Realty Group Columbia Pacific Advisors LLC	Class A
800 Washington Avenue, N Minneapolis, MN	402,316 SF	\$25,500,000 \$63.38 PSF	Singerman Real Estate LLC The Goldman Sachs Group	Class B
8009 34th Avenue, S Bloomington, MN	235,271 SF	\$5,000,000 \$21.25 PSF	Kaeding Development Group JMS Capital Group	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
333 S. 7th Street Minneapolis, MN	189,621 SF	USPO Minneapolis LLC	SPS Commerce	Software Publishers
250 N. 3rd Avenue Minneapolis, MN	51,827 SF	RPM 4 LLC	Stagwell	Advertising Agencies
6800 France Avenue, S Edina, MN	48,348 SF	Southdale Office Partners LLC	Edina Realty, Inc.	Real Estate Agency



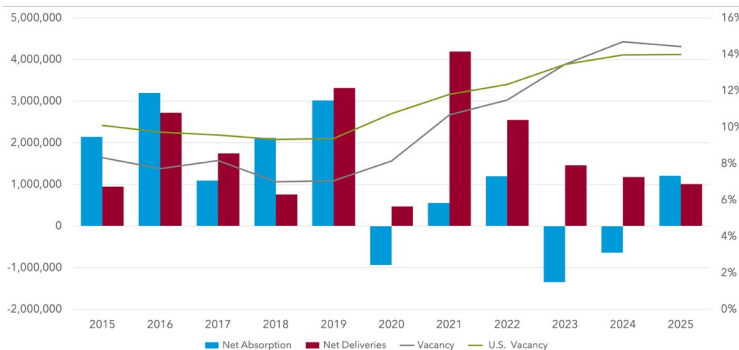
OFFICE MARKET OVERVIEW

GREG PIERATT, *President*; MATT FRAZEE, *Partner*

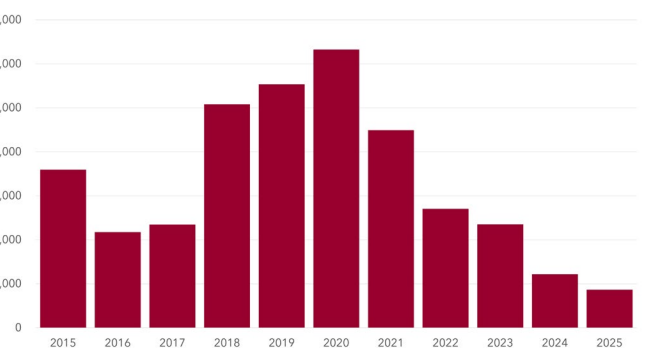
The Charlotte Q4 2025 office market reflects gradual stabilization as leasing activity remains positive but moderated. Twelve-month net absorption declined from the prior quarter, while vacancy improved slightly, signaling early balance between supply and demand. Average NNN asking rates increased marginally, continuing slow upward trend despite ongoing workplace uncertainty. Construction activity remains limited, keeping new inventory growth in check. Overall, the office market shows signs of resilience, supported by selective tenant demand and disciplined development activity.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	1,267,086	1,290,308	816,241	(334,735)	(1,142,520)
▼ Vacancy Rate	14.50%	14.70%	14.40%	14.50%	14.40%
▲ Avg NNN Asking Rate PSF	\$33.27	\$33.22	\$33.28	\$33.21	\$33.08
▲ Sale Price PSF	\$232.00	\$229.00	\$229.00	\$229.00	\$234.00
◀ ▶ Cap Rate	8.60%	8.60%	8.60%	8.60%	8.50%
▲ Under Construction SF	890,354	302,354	1,180,947	1,227,518	1,629,090
▲ Inventory SF	137,877,846	137,849,846	136,940,153	136,884,639	136,314,113

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
600 S. Tryon Street Charlotte, NC	413,009 SF	\$223,000,000 \$539.82 PSF	Highwoods Properties, Inc. Lincoln Property Company	Class A
440 S. Church Street Charlotte, NC	392,750 SF	\$75,750,000 \$192.87 PSF	Town Lane Epic	Class A
1918 Randolph Road* Charlotte, NC	252,198 SF	Undisclosed	Remedy Medical Properties Welltower, Inc.	Class A

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1332 Central Avenue Charlotte, NC	143,903 SF	Nuveen	Scout Motors	Manufacturing
8505 IBM Drive Charlotte, NC	99,130 SF	Accesso Partners	AT&T	Communication Services
600 S. Tryon Street Charlotte, NC	90,816 SF	Highwoods Properties, Inc.	American Express	Banking



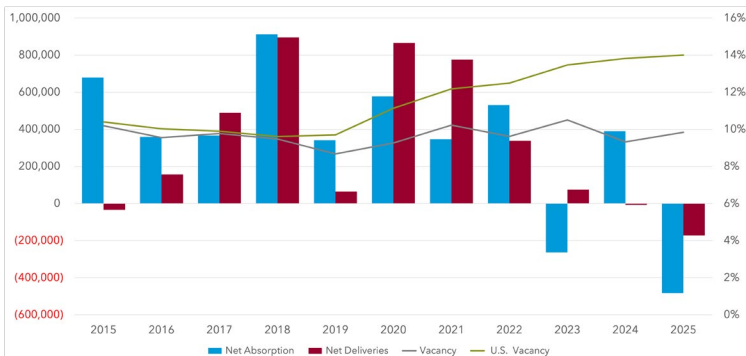
OFFICE MARKET OVERVIEW

KARAH JENNINGS MCCONNELL, *Executive Vice President, Principal*

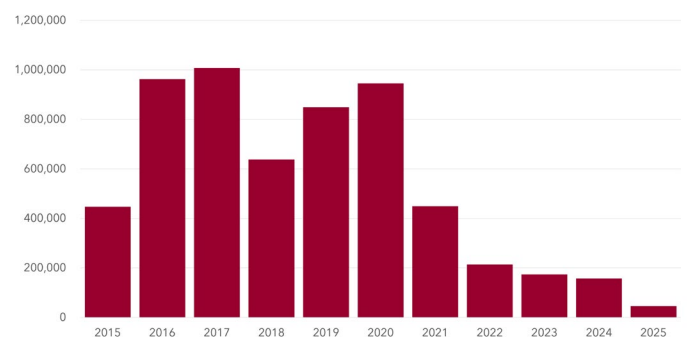
Durham's office market softened in Q4 2025, with net absorption falling to -483,438 SF after a brief rebound in Q3. Vacancy rose slightly to 9.84%, while average asking rents climbed to \$29.23 PSF, marking continued upward pressure on pricing. Sales pricing increased to \$223 PSF, and cap rates compressed to 8.79%, indicating firm investor interest despite leasing headwinds. The construction pipeline inched up to 45,880 SF, and total inventory contracted to 37.38 million SF. Following a positive Q3, the Q4 pullback highlights market volatility, though rising rents and tighter yields signal long-term confidence.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(483,438)	174,341	(105,562)	31,350	389,472
▲ Vacancy Rate	9.84%	9.60%	10.30%	10.03%	9.32%
▲ Avg NNN Asking Rent PSF	\$29.23	\$28.85	\$28.66	\$28.36	\$28.36
▲ Sale Price PSF	\$223.00	\$206.00	\$211.00	\$199.00	\$203.00
▼ Cap Rate	8.79%	9.05%	8.90%	9.07%	8.93%
▲ Under Construction	45,880	39,505	39,505	39,505	157,537
▼ Inventory	37,375,894	37,746,108	37,789,990	38,072,367	37,712,117

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
14 Tw Alexander Drive Research Triangle Park, NC	276,726 SF	\$155,000,000 \$560.12 PSF	Novartis Alexandria Real Estate Equities, Inc.	Class B
4505 Emperor Boulevard Durham, NC	105,130 SF	\$6,875,000 \$65.40 PSF	Jonathan Dayan Office Properties Income Trust	Class B
2224 Highway 54 Durham, NC	105,130 SF	\$4,551,837 \$58.91 PSF	Triad Educational Services, Inc. JPB Holdings LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4820 Emperor Boulevard Durham, NC	89,770 SF	Drawbridge Realty	Aspida Financial	Direct Life Insurance Carriers
2525 E. NC Highway 54 Durham, NC	82,996 SF	Alexandria Real Estate Equities, Inc.	Humacyte	Professional, Scientific, and Technical Services
700 Park Offices Drive Durham, NC	21,248 SF	Research Triangle Park	Target RWE	Professional, Scientific, and Technical Services



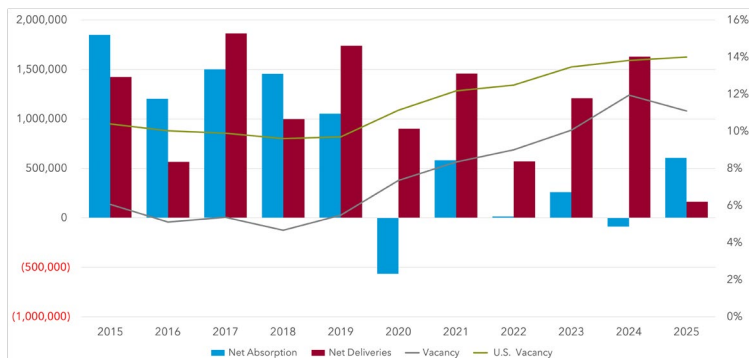
OFFICE MARKET OVERVIEW

KARAH JENNINGS MCCONNELL, *Executive Vice President, Principal*

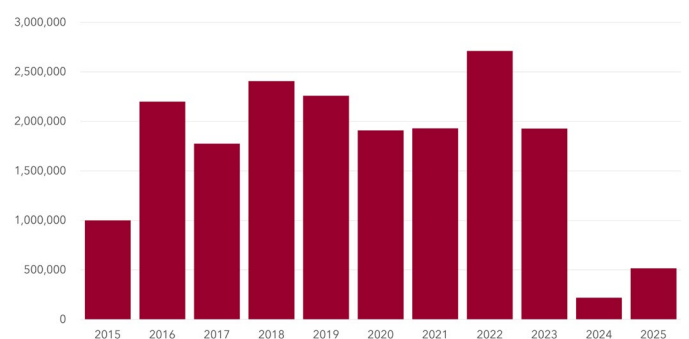
Raleigh's office market rebounded in Q4 2025, posting 606,675 SF of net absorption following a Q3 decline. Vacancy improved to 11.10%, and asking rents jumped to \$31.60 PSF, an unexpected rise from \$25.06 last quarter. Sale prices also increased to \$213 PSF, while cap rates compressed to 8.84%, suggesting renewed investor interest. Construction surged to 516,660 SF, nearly doubling the prior quarter, though total inventory dipped slightly to 81.29 million SF. After several quarters of leasing volatility, Raleigh appears to be stabilizing, with improved occupancy and pricing momentum signaling cautious optimism for 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	606,675	(72,559)	(151,082)	582,142	(87,441)
▼ Vacancy Rate	11.10%	11.86%	12.10%	11.40%	11.96%
▲ Avg NNN Asking Rent PSF	\$31.60	\$25.06	\$30.69	\$30.31	\$30.05
▲ Sale Price PSF	\$213.00	\$203.00	\$208.00	\$202.00	\$201.00
▼ Cap Rate	8.84%	9.14%	8.79%	8.90%	8.88%
▲ Under Construction	516,660	277,224	275,254	234,157	220,160
▼ Inventory	81,294,460	81,397,723	81,227,427	81,017,165	80,697,876

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3900 Paramount Parkway* Morrisville, NC	118,825 SF	\$16,679,688 \$140.37 PSF	Olive Point Capital Net Lease Office Properties	Class A
3900 Paramount Parkway* Morrisville, NC	100,987 SF	\$16,320,312 \$161.61 PSF	Olive Point Capital Net Lease office Properties	Class A
3434 Kildaire Farm Road Cary, NC	125,702 SF	\$12,007,500 \$95.52 PSF	Triland Commerical Alidade Capital, LLC	Class B

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
8510 Colonade Center Drive Raleigh, NC	89,000 SF	Real Estate Value Advisors	North Carolina Education Lottery	Educational Support Services
4403 Bland Road Raleigh, NC	54,376 SF	Boyd Watterson Global	Undisclosed	Undisclosed
3005 Carrington Mill Boulevard Morrisville, NC	25,293 SF	CapitaLand Group	General Atomics	Technology



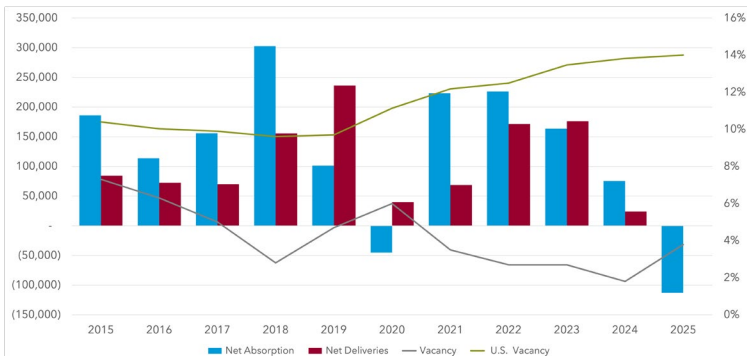
OFFICE MARKET OVERVIEW

SANDY THORPE, *Managing Director*

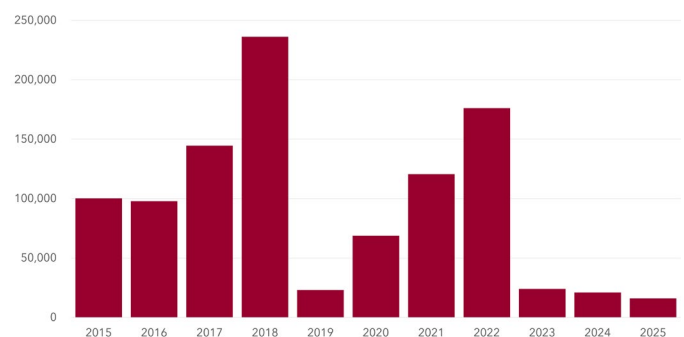
Wilmington's office market softened further in Q4 2025, with net absorption falling to -112,987 SF and vacancy rising to 3.79%. Asking rents continued their upward trend, reaching \$26.63 PSF, while sale prices held flat at \$177 PSF. Cap rates compressed slightly to 9.80%, signaling some investor confidence despite persistent leasing challenges. Construction activity remained limited at 16,000 SF, and inventory decreased to 7.18 million SF. The market continues to favor smaller suite formats, with tenant demand shifting away from larger footprints. Overall, leasing remains subdued, though pricing and investment metrics appear stable.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(112,987)	(70,687)	19,025	(16,908)	75,383
▲ Vacancy Rate	3.79%	3.28%	2.60%	2.60%	2.20%
▲ Avg NNN Asking Rent PSF	\$26.63	\$26.11	\$25.56	\$24.85	\$25.20
◀ ▶ Sale Price PSF	\$177.00	\$177.00	\$176.00	\$172.00	\$172.00
▼ Cap Rate	9.80%	10.07%	10.06%	10.13%	10.10%
◀ ▶ Under Construction	16,000	16,000	16,000	16,000	21,000
▼ Inventory	7,183,699	7,238,937	7,255,329	7,255,329	7,234,329

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
101 N. 3rd Street Wilmington, NC	69,000 SF	\$15,000,000 \$217.39 PSF	Hilltide Capital Liberty Healthcare Management	Class B
2033 Corporate Drive, S Wilmington, NC	22,880 SF	\$3,650,000 \$159.53 PSF	Laurence Asseraf AB&B Commercial Real Estate	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3340 Jaeckle Dr ive Wilmington, NC	14,126 SF	Abinto Corporation	Internal Revenue Service	Govt, Finance & Taxation
6751 Parker Farm Drive - Mayfaire VI Wilmington, NC	7,500 SF	Gaston Theberge & Barbara Theberge	SOKN Engineering	Professional, Scientific, and Technical Services
300 N. Third Street & Grace Wilmington, NC	3,832 SF	Taylor Development Group LLC	US General Services Administration	Public Administration



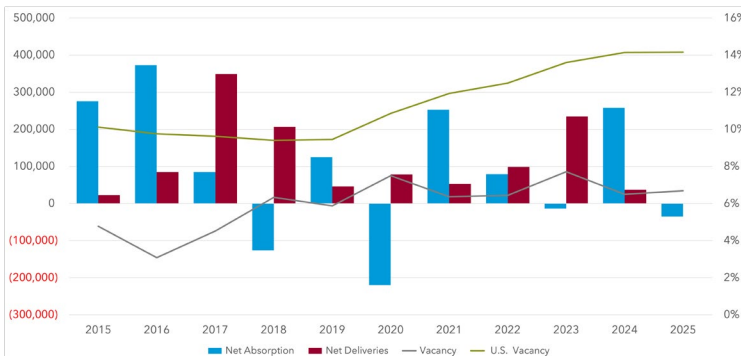
OFFICE MARKET OVERVIEW

BENJAMIN PEARSON, JACOB MILITTI, and JARED WEGNER

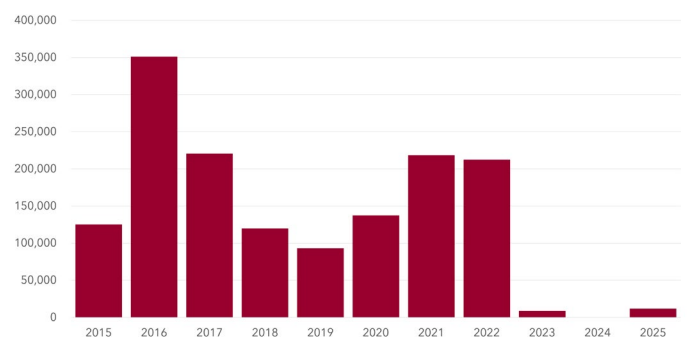
Lincoln's office market continues to demonstrate stability relative to national trends. Vacancy remains at 6.8 percent, in line with the five-year average and well below the U.S. office rate. Over the past 12 months, the market recorded approximately 45,000 SF of negative absorption, driven primarily by tenant space optimization rather than broad demand erosion. No new office space was delivered during the year, and only 12,000 SF is currently under construction across a total inventory of roughly 18.4 million SF. This disciplined development pipeline continues to support balanced conditions. Availability stands near 7.9%, while average asking rents increased 1.3% year over year to \$21.00 per square foot, outperforming national rent growth and reinforcing Lincoln's steady long-term outlook.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(35,172)	89,404	39,310	175,585	258,253
▼ Vacancy Rate	6.70%	6.80%	7.00%	6.80%	6.50%
▲ Avg NNN Asking Rent PSF	\$20.75	\$20.74	\$20.69	\$20.60	\$20.44
▲ Sale Price PSF	\$109.00	\$107.00	\$109.00	\$109.00	\$109.00
▼ Cap Rate	11.10%	11.20%	11.00%	11.00%	10.90%
◀ ▶ Under Construction	12,000	12,000	6,000	6,000	-
◀ ▶ Inventory	18,382,788	18,382,788	18,382,788	18,382,788	18,382,788

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4501 S. 70th Street Lincoln, NE	42,161 SF	\$6,450,000 \$152.98 PSF	New Life Clinic HSA/PrimeCare	Class B
770 N. Cotner Boulevard Lincoln, NE	56,125 SF	\$6,045,000 \$107.71 PSF	Brett Ebert Realty Trust Group, Inc.	Class B
5944 Vandervoort Drive Lincoln, NE	12,849 SF	\$2,200,000 \$171.22 PSF	JP Financial Services Muur Land LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1200 N Street Lincoln, NE	26,323 SF	Speedway	Haberfeld	Finance
6030 S. 58th Street Lincoln, NE	8,000 SF	Krueger Development	Wonderview	Christian School
221 Sun Valley Boulevard Lincoln, NE	7,756 SF	Kathryn Breiner	EA Engineering	Engineering



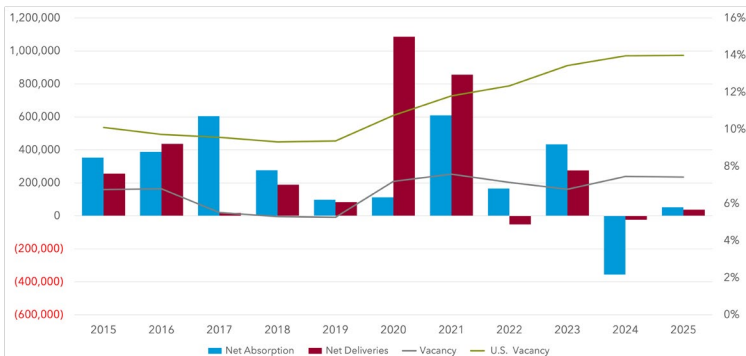
OFFICE MARKET OVERVIEW

BENJAMIN PEARSON, JACOB MILITTI, and JARED WEGNER

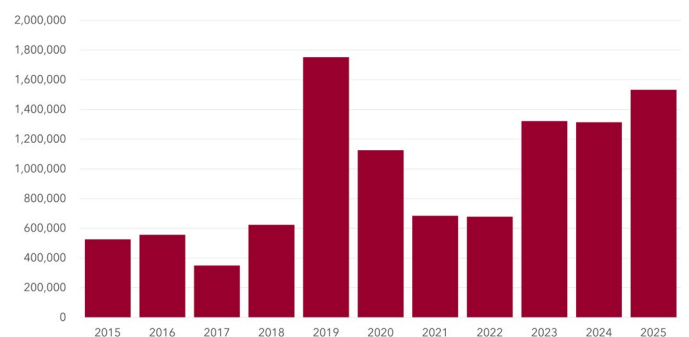
Omaha's office market closed out Q4 2025 on firmer footing, showing clear signs of stabilization. Vacancy held near 7.3 percent, well below national averages, while net absorption turned positive as demand concentrated in higher quality, well located assets. Leasing activity was strongest in Midtown, Downtown, Old Mill, and Suburban West Dodge, driven by tenants migrating out of functionally obsolete buildings into newer or renovated space. Construction remained disciplined, with most activity tied to major build to suit projects such as the Mutual of Omaha Headquarters and Applied Underwriters campus. Investment sales improved modestly, led by private capital targeting stabilized assets. The market is not overheating, but it is recalibrating in a healthier direction heading into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	148,248	218,997	374,317	309,649	306,197
▼ Vacancy Rate	7.57%	7.58%	7.42%	7.48%	7.10%
▲ Avg NNN Asking Rent PSF	\$25.90	\$25.89	\$25.89	\$25.60	\$25.39
▼ Sale Price PSF	\$89.00	\$133.00	\$143.00	\$113.00	\$98.00
▲ Cap Rate	11.90%	11.80%	11.80%	11.70%	11.70%
▲ Under Construction	1,395,684	1,367,030	1,372,687	1,314,022	1,317,674
▲ Inventory	48,525,021	48,510,046	48,454,389	48,446,665	48,443,013

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
12110 Emmet Street Omaha, NE	67,288 SF	\$3,500,000 \$52.02 PSF	Steadfast Bible Fellowship PS #1 LLC	Class B
4020 S. 147th Street Omaha, NE	20,968 SF	\$2,900,000 \$138.31 PSF	Jaffery Properties AJV Properties	Class B
4629 S. 108th Street Omaha, NE	5,139 SF	\$1,500,000 \$291.89 PSF	4629 Gateway FinSoft LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
8807 Indian Hills Drive Omaha, NE	59,850 SF	Lincoln Financial	Senior Market Sales	Sales
1501 Mike Fahey Street Omaha, NE	37,932 SF	Noddle Companies	Undisclosed	Undisclosed
13323 California Street Omaha, NE	29,469 SF	Home Instead (Sublandlord)	Orthopedic Management Services	Medical



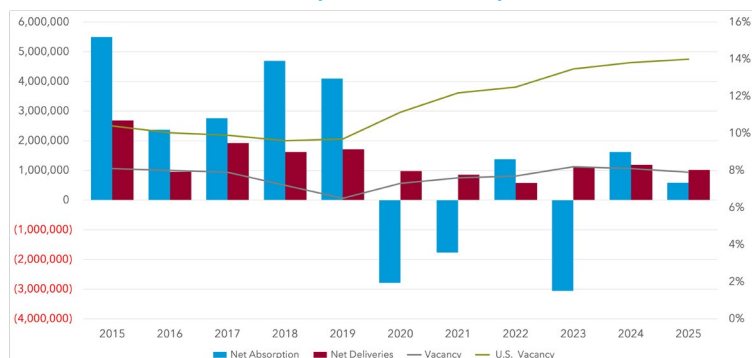
OFFICE MARKET OVERVIEW

MICHAEL MALMSTONE, *Director of Research and Valuation*

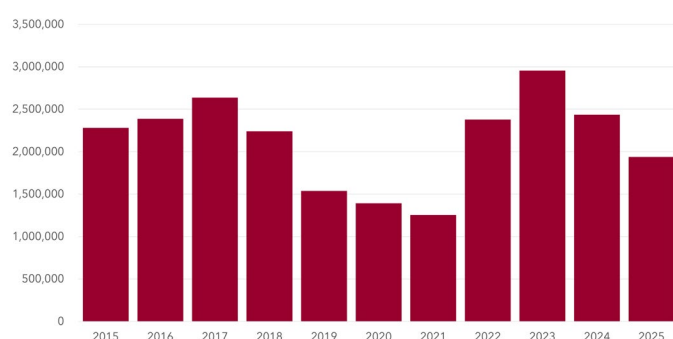
Q4 leasing activity fell 10% QoQ to 2.2MM SF, 67% of the 5-year average. 16 20k+ SF leases were inked, of which 6 were renewals. Lease-up time fell a month, down to 9 months. Rental rates fell a quarter QoQ to \$28.57 PSF gross. 1MM SF of occupied space was gained during Q4, the 7th positive quarter in the last 5 years. As of November, NJ unemployment grew to 5.4%, up 40 bps QoQ and 80 bps YoY. Sales volume grew 9%, finishing at \$395MM, 61% of the 5-year average. Average pricing was flat at \$112 PSF as mostly troubled assets traded, while average cap rates decompressed 80 bps to 8.3%. 24 office properties encompassing 3.8MM SF and \$583MM (\$153 PSF) of active CMBS debt are currently specially serviced, while 29 properties with \$1.5B (\$150 PSF) of active debt are projected to default in the next 24 months, averaging 44 years old. 9.1MM SF are approved, 900k SF being medical.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ Qtrly Net Absorption SF	1,042,779	(765,626)	(341,727)	651,096	1,427,034
▼ Vacancy Rate	7.9%	8.2%	8.0%	7.9%	8.1%
▲ Avg GRS Asking Rate PSF	\$28.83	\$28.56	\$28.60	\$28.62	\$28.49
▼ Sale Price PSF	\$111.80	\$112.38	\$158.50	\$159.03	\$132.03
▲ Cap Rate	8.3%	7.5%	7.2%	8.1%	8.2%
▼ Under Construction SF	1,938,568	2,135,082	2,029,282	1,966,231	2,435,858
▲ Inventory SF	411,967,727	411,771,213	411,507,013	411,429,714	410,953,211

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
199 Grandview Road Skillman, NJ	360,000 SF	\$6,927,416 \$19.24 PSF	E. Kahn Development Corporation Johnson & Johnson	Class A
6000-8000 Midatlantic Drive Mount Laurel, NJ	340,261 SF	\$12,535,175 \$36.84 PSF	Needleman Mgmt. Co., Inc. Whitesell Construction Co., Inc.	Class B
14 Sylvan Way Parsippany, NJ	203,506 SF	\$33,000,000 \$162.16 PSF	Signature Acquisitions Peakstone Realty Trust	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
40 Avenue A Bayonne, NJ	285,000 SF	Moore Capital Management LP	Paramount	Telecommunications
103 John F Kennedy Parkway Short Hills, NJ	123,000 SF	Columbia Pacific Advisors	Selective Insurance	Insurance
259 Prospect Plains Road Cranbury, NJ	107,000 SF	Matrix Development	MJH Life Sciences	Healthcare



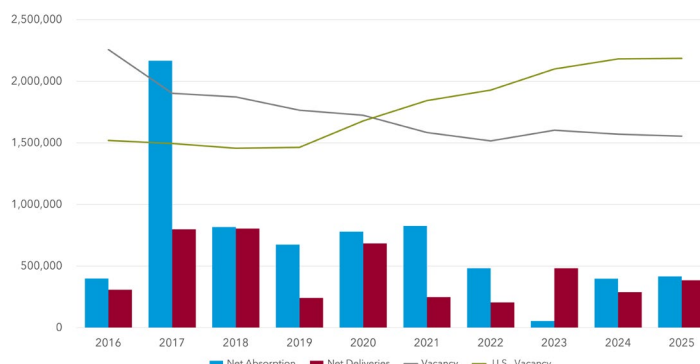
OFFICE MARKET OVERVIEW

DAVID BAUMAN, SIOR, CCIM, *Principal*

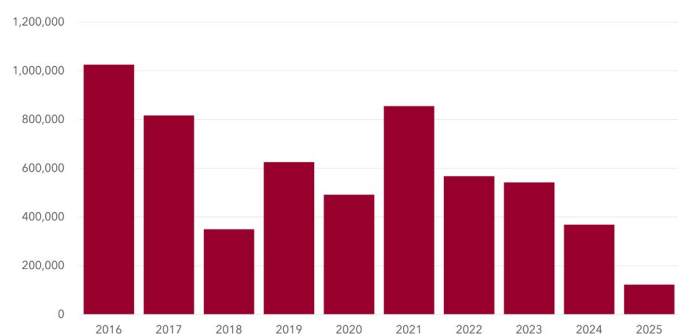
The Las Vegas office market maintained steady conditions in the fourth quarter as leasing activity showed modest improvement. Net absorption totaled 417,370 square feet over the past year, reflecting renewed tenant movement compared to midyear levels. Vacancy remained relatively stable at 10% which indicates consistent occupancy across the market. Asking rents averaged \$29.40 per square foot, continuing a gradual upward trend supported by limited new supply. Construction activity remains minimal and very selective, with only 122,530 square feet under construction. Investment fundamentals were largely unchanged, with sale prices averaging \$252 per square foot and cap rates near 8.7%. Overall, the market remains balanced with steady occupancy and measured tenant demand.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	417,370	334,546	662,749	91,123	398,499
▼ Vacancy Rate	10.0%	10.2%	10.0%	10.3%	10.1%
▲ Avg NNN Asking Rate PSF	\$29.40	\$29.26	\$29.00	\$28.66	\$28.30
▲ Sale Price PSF	\$252	\$246	\$245	\$241	\$235
▼ Cap Rate	8.7%	8.8%	8.7%	8.8%	8.8%
▲ Under Construction SF	122,530	105,433	387,788	371,288	368,323
▲ Inventory SF	68,956,133	68,920,560	68,596,505	68,591,896	68,571,161

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
6355 S. Buffalo Drive Las Vegas, NV	222,268 SF	\$46,000,000 \$206.96 PSF	Buffalo HSB LLC Peakstone Realty Trust	Class A
111 N. Town Center Drive Las Vegas, NV	143,875 SF	\$28,000,000 \$194.61 PSF	NV Energy Capital One Services	Class A
6795 S. Agilysys Way Las Vegas, NV	100,184 SF	\$48,000,000 \$479.12 PSF	Wen Hou G2 Capital & LaPuor Partners	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2450 Box Canyon Drive Las Vegas, NV	17,136 SF	O'Donnell Realty Group	Undisclosed	Undisclosed
400 S. 4th Street Las Vegas, NV	15,200 SF	Ally Investments, Inc.	Regus	Real Estate
6775 S. Edmond Street Las Vegas, NV	13,415 SF	Thomas A. Thomas	Undisclosed	Undisclosed



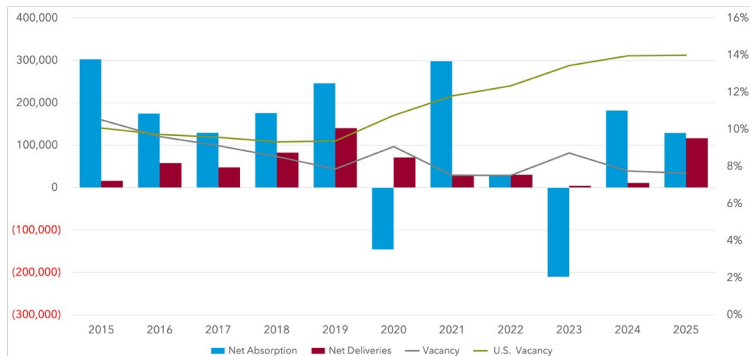
OFFICE MARKET OVERVIEW

LYLE CHAMBERLAIN, *President*

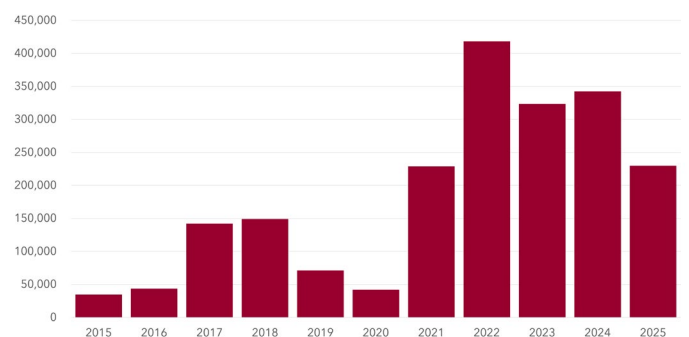
Looking at vacancy rates, you might think that Reno has something going here counter to the national demand for office space. However, the closer look tells you that it is just a market which was not overbuilt before the Pandemic, and has not built much since. The lack of supply, along with the increasing population in the area has balanced the available space to equate to a very stable office market. Rates are not increasing, but supply is not as well, and although there is an aptitude for new office space to be leased fairly quickly (even at higher than "market"), new construction projects are hard to get going. This market should remain stable and solid for the upcoming year as the supply should stay pretty much the same and our population here continues to grow, ensuring some demand increases.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	111,311	129,122	312,462	211,003	250,242
▲ Vacancy Rate	7.7%	7.6%	7.5%	8.0%	8.1%
◄ ► Avg NNN Asking Rate PSF	\$26.12	\$26.12	\$26.10	\$26.24	\$26.25
◄ ► Sale Price PSF	\$191.46	\$191.46	\$189.93	\$187.12	\$185.74
◄ ► Cap Rate	9.4%	9.4%	9.5%	9.5%	9.5%
◄ ► Under Construction SF	229,804	229,804	229,804	239,825	221,272
◄ ► Inventory SF	17,817,868	17,817,868	17,817,868	17,807,847	17,822,472

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
400 King Street Carson City, NV	36,544 SF	\$3,150,000 \$86.20 PSF	HaleyBogart etal Carson Properties	Class B
850 Mill Sreet Reno, NV	21,165 SF	\$4,200,000 \$198.44 PSF	USO 2 Holdings LLC Brian Bakhani	Class B
8790 Double Diamond Parkway Reno, NV	15,799 SF	\$6,100,000 \$386.10 PSF	John Kirkorian Bruce Robertson	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1301 Cordone Avenue Reno, NV	7,911 SF	1301 Cordone LLC	Koinonia Fam Services	Admin & Support
4824 Sparks Boulevard Sparks, NV	6,018 SF	VPC Investors	Undisclosed	Physical Therapy
6005 Plumas Sreet Reno, NV	4,555 SF	Mueller Investments	Edward Jones	Financial



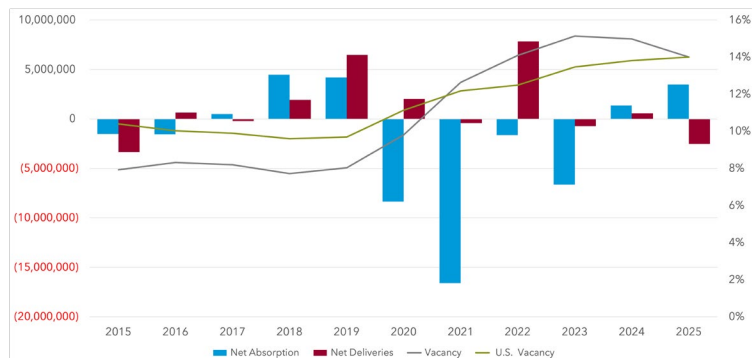
OFFICE MARKET OVERVIEW

VALERIA SYANCHUK, *Director of Research*

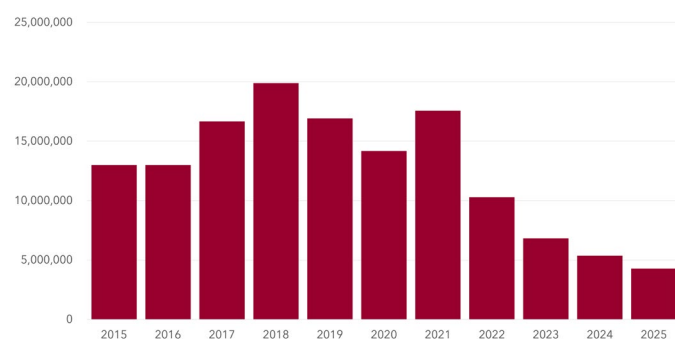
In Q4 2025, Manhattan's office market posted its strongest results since the pre-pandemic period, highlighting a sustained and broad-based recovery. Leasing activity totaled 10 million SF during the quarter, marking the most active Q4 since 2019 and contributing to nearly 42 million SF leased for the full year—well above the 39.4 million SF recorded in 2024. Availability declined to 13.9 percent, the lowest level in five years, as tenant demand strengthened across Midtown, Midtown South, and Downtown. High-profile renewals and expansions from tenants such as Bloomberg, Moody's, Millennium Management, and Ropes & Gray reinforced growing confidence in the market and set the stage for continued momentum into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	3,483,642	4,265,791	554,448	2,472,550	1,362,096
▼ Vacancy Rate	14.00%	14.20%	14.40%	14.90%	15.00%
▲ Avg NNN Asking Rate PSF	\$75.30	\$75.19	\$75.04	\$75.33	\$75.13
▼ Sale Price PSF	\$688.71	\$723.05	\$689.59	\$675.26	\$680.35
▲ Cap Rate	6.32%	6.16%	6.26%	6.31%	6.25%
▲ Under Construction SF	4,277,192	3,312,192	6,318,878	6,364,685	5,370,338
▼ Inventory SF	579,152,298	579,983,818	576,952,030	580,844,492	581,668,526

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
140 East 45th Street New York, NY	667,000 SF	\$273,000,000 \$409.30 PSF	Sovereign Partners Rockwood Capital	Class A
75 Rockefeller Plaza New York, NY	627,000 SF	\$200,000,000 \$650.98 PSF	Farallon Capital Management RXR	Class A
260 Madison Avenue New York, NY	568,150 SF	\$211,180,180 \$371.70 PSF	AmTrust Realty Corp The Sapir Organization	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
200 Liberty Street New York, NY	461,567 SF	Brookfield	Moody's	Financial Services
120 Park Avenue New York, NY	435,355 SF	Global Holdings	Bloomberg	Information
1211 Avenue of the Americas New York, NY	346,425 SF	RXR	Ropes & Gray	Legal Services



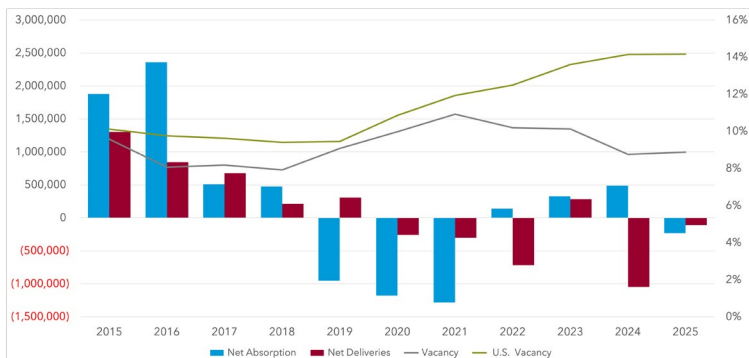
OFFICE MARKET OVERVIEW

DAN MCDONALD, *Senior Vice President*

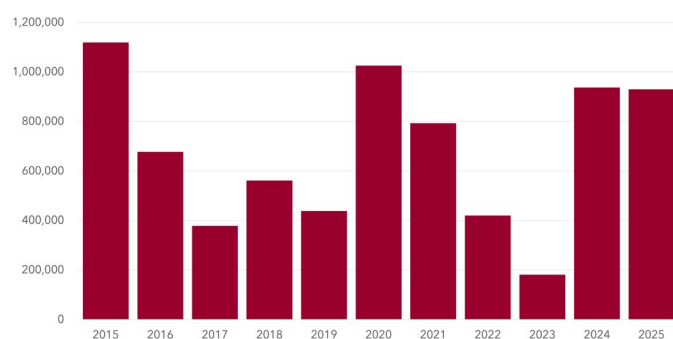
In the fourth quarter of 2025, the Cincinnati office market remained notably resilient amid ongoing national softness. Vacancy edged up slightly to 8.88 percent, still well below the U.S. average, as limited new construction and continued office conversions helped restrain supply. While 12-month net absorption remained negative, reflecting tenant downsizing and relocations, the pace of leasing stabilized in well-located and newer properties. Average asking rents climbed to \$19.63 per square foot, signaling steady pricing power despite slowing momentum. Sales activity reflected higher cap rates, and historically low construction levels continued to support near-term market balance.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(231,527)	(263,457)	434,313	358,275	489,242
▲ Vacancy Rate	8.88%	8.75%	8.50%	8.62%	8.75%
▲ Avg NNN Asking Rent PSF	\$19.63	\$19.60	\$19.48	\$19.39	\$19.37
▲ Sale Price PSF	\$98.27	\$97.62	\$97.62	\$97.20	\$97.68
▼ Cap Rate	11.91%	11.97%	11.89%	11.88%	11.81%
▲ Under Construction	104,168,331	104,087,191	104,050,552	104,121,760	104,277,950
▼ Inventory	929,825	953,605	985,605	833,205	936,830

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
255 E. 5th Street Cincinnati, OH	551,836 SF	\$59,000,000 \$106.92 PSF	Real Capital Solutions, Inc. Woodbranch Management, Inc.	Class A
720 E. Pete Rose Way Cincinnati, OH	182,700 SF	\$10,000,000 \$54.73 PSF	Sawyer Point Partners LLC Colonial Life & Accident Ins Co	Class A
205-225 Corporate Court Fairfield, OH	66,444 SF	\$9,875,000 \$148.62 PSF	Mounds View Wooddale Drive R.E. Brennan Investment Group	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5191 Natorp Boulevard Mason, OH	32,000 SF	Apollo Management Holdings LP	BSI Engineering	Engineering Services
3900 Olympic Boulevard Erlanger, KY	20,658 SF	Corporex	Verst Logistics	Services
4605-4627 Dixie Highway Fairfield, OH	19,740 SF	Carnegie Companies, Inc.	Catholic Charities	Social Services



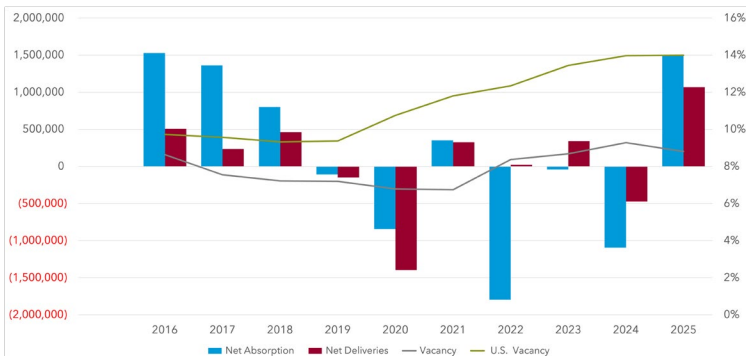
OFFICE MARKET OVERVIEW

ABRAM SCHWARZ, SIOR, *Partner*

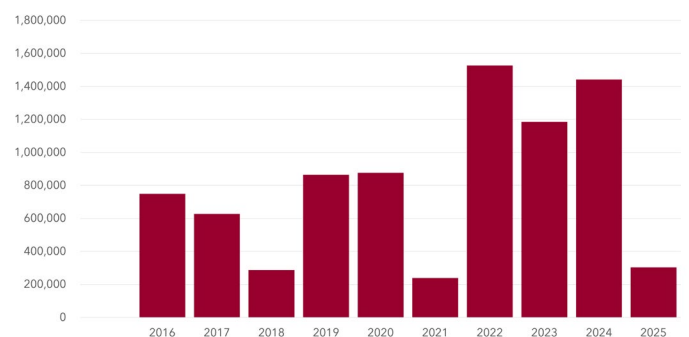
The Cleveland office market remains relatively stable heading into 2026. Limited new deliveries and office-to-multifamily conversions have helped offset post-pandemic occupancy losses, keeping vacancy at 8.8% versus the national average of 14.1%. Leasing activity has picked up, driven largely by smaller, client-facing tenants, benefiting suburban markets such as Independence and Brecksville over downtown. Newer buildings continue to outperform, capturing most recent net absorption, while older properties lag. Rent growth remains muted amid demand uncertainty and weak job growth, rising just 0.3% year over year. With a historically low construction pipeline, overall market conditions are expected to remain relatively steady despite modest vacancy increases.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	1,501,166	(477,423)	(909,464)	(933,347)	(1,094,276)
▼ Vacancy Rate	8.80%	9.60%	9.50%	9.30%	9.30%
◀ ▶ Avg NNN Asking Rate PSF	\$19.95	\$19.95	\$19.94	\$19.89	\$19.88
◀ ▶ Sale Price PSF	\$92.00	\$92.00	\$92.00	\$91.00	\$90.00
◀ ▶ Cap Rate	12.80%	12.80%	12.70%	12.70%	12.80%
▼ Under Construction SF	303,465	1,303,465	1,299,465	1,314,588	1,441,841
▲ Inventory SF	112,634,869	111,651,749	111,652,795	111,694,207	111,566,954

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
11201 Shaker Boulevard Cleveland, OH	40,713 SF	\$2,700,000 \$66.32 PSF	Cleveland Rocks LP Superior Road Apartments LLC	Class C
17535 Rosbough Drive Middleburgh Heights, OH	39,228 SF	\$1,200,000 \$30.59 PSF	Scioto Propertes LLC Broadmore Invesco Ohio LLC	Class C
4763-4775 Munson Street Canton, OH	35,760 SF	\$3,600,000 \$100.67 PSF	JJ & W XXII Ltd. WSRS Properties LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
901/1001 Lakeside Avenue Cleveland, OH	382,000 SF	Hertz Investment Group	Jones Day	Legal
Valor Acres Brecksville, OH	24,000 SF	VA Current LLC	Hylant	Financial Services
Galaxy Corporate Center Warrensville Heights, OH	19,322 SF	Galaxy Corporate Holdings	Solutions at Work	Social Work



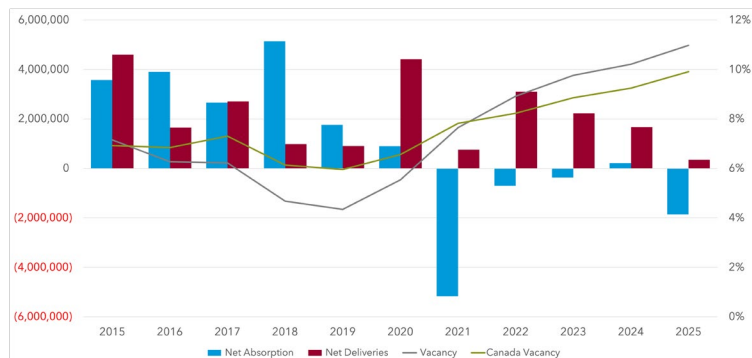
OFFICE MARKET OVERVIEW

LEE & ASSOCIATES TORONTO, *Real Estate Intelligence Department*

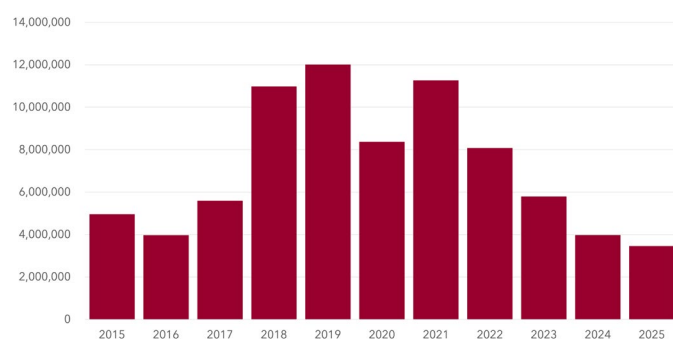
Toronto's office market has been under pressure since COVID changed how people work, with remote and hybrid schedules reducing demand. Recently, conditions are starting to stabilize as large employers push staff back to the office. Banks and government organizations are leading this shift, increasing activity downtown, while tech and creative firms remain slower to return. New office buildings will add short-term pressure, pushing vacancy higher. However, available space is gradually declining, sublease space has stabilized, and rent declines are easing. Overall, the market remains soft but is showing early signs of improvement.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(1,860,096)	(2,755,511)	(2,330,803)	(997,198)	215,329
▼ Vacancy Rate	11.0%	11.1%	11.4%	10.7%	10.2%
▲ Avg NNN Asking Rate PSF	\$41.14	\$41.09	\$41.03	\$40.87	\$40.87
▲ Sale Price PSF	\$370.00	\$361.00	\$363.00	\$363.00	\$368.00
▼ Cap Rate	6.8%	6.9%	6.9%	6.9%	6.8%
▼ Under Construction SF	3,458,911	3,563,044	3,406,695	3,981,719	3,976,994
▼ Inventory SF	286,122,336	286,131,900	286,249,900	285,663,895	285,772,398

NET ABSORPTION, NET DELIVERIES, & VACANCY



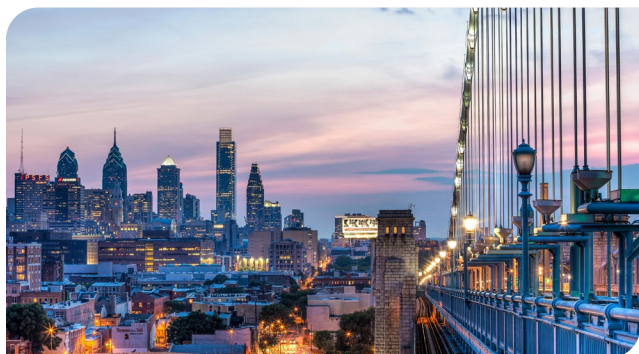
UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
70 York Street Toronto, ON	210,805 SF	\$107,000,000 \$508.00 PSF	Desjardins Group KingSett Capital	Class A
141 Adelaide Street, W Toronto, ON	188,191 SF	\$95,250,000 \$506.00 PSF	Spear Street Capital Hydro-Quebec	Class A
2 St Clair Avenue, E Toronto, ON	160,689 SF	\$80,000,000 \$498.00 PSF	Choice Properties TD Asset Management	Class A

*All numbers shown are in Canadian dollars (CAD)

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
141 Bay Street Toronto, ON	128,052 SF	La Caisse/Hines	CIBC	Commercial Banking
7070 Derrycrest Drive Mississauga, ON	42,000 SF	Chartwell Retirement Residences	Undisclosed	Undisclosed
5150 Spectrum Way Mississauga, ON	35,402 SF	5150 Spectrum Nominee Ltd.	HP	Electronic Computer Manufacturing



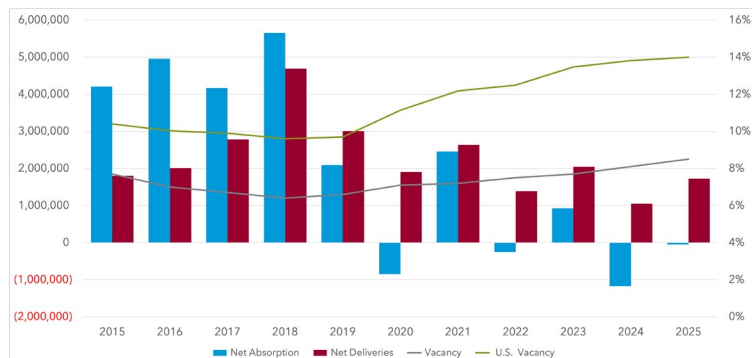
OFFICE MARKET OVERVIEW

ANDREW MAYER, *Research Analyst*

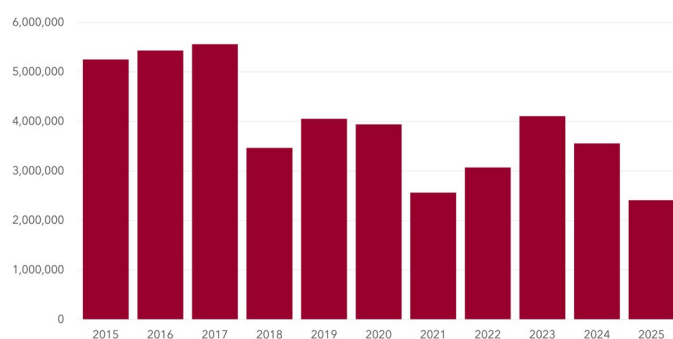
The office market in Eastern Pennsylvania finished 2025 with emerging signs of stabilization, supported by limited new supply, steady leasing in well-located Class A assets, and growing investor focus on repositioning opportunities. While vacancy remains elevated due to long-term space rationalization, absorption showed improvement in select submarkets as tenants continued to favor higher quality, amenitized buildings. Notably, several office sales during the quarter were directly tied to redevelopment and adaptive reuse strategies. This trend is helping remove functionally obsolete space from the competitive inventory and is expected to play a meaningful role in market rebalancing. With new construction remaining muted and redevelopment activity gaining traction, the Eastern Pennsylvania office market appears positioned for gradual improvement.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(49,921)	647,245	(533,421)	(208,705)	(1,171,983)
▲ Vacancy Rate	8.50%	8.20%	8.30%	8.20%	8.10%
▲ Avg NNN Asking Rent PSF	\$27.34	\$27.27	\$27.29	\$27.21	\$27.15
▼ Sale Price PSF	\$99.00	\$106.00	\$85.00	\$108.00	\$128.00
▼ Cap Rate	8.36%	8.40%	7.92%	8.05%	8.97%
▼ Under Construction	2,409,229	3,080,721	3,399,971	3,075,336	3,554,599
▲ Inventory	486,194,574	485,400,528	485,028,493	485,017,809	484,430,566

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1801 Market Street Philadelphia, PA	667,825 SF	\$30,000,000 \$44.92 PSF	PMC Property Group Sterling Project Dev/Greenville Ptnr	Class A
1201 North Market Street Wilmington, DE	441,341 SF	\$32,000,000 \$72.51 PSF	LNR Partners Johnson Commercial Real Estate	Class A
3 Beaver Valley Road Wilmington, DE	260,000 SF	\$12,500,000 \$48.08 PSF	Wilmington University Wells Fargo	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
50 South 16th Street Philadelphia, PA	165,000 SF	Coretrust Management	Details Pending	Details Pending
1701 Route 70 Cherry Hill, PA	60,198 SF	Sant Properties Commercial Real Estate	Details Pending	Details Pending
1000 North West Street Wilmington, DE	45,852 SF	Buccini Pollin Group	Corteva	Wholesaler



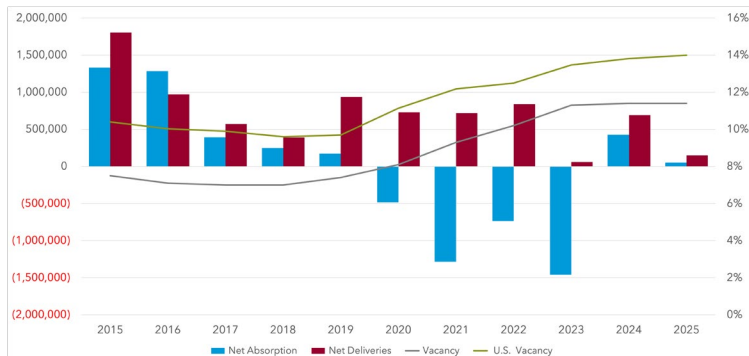
OFFICE MARKET OVERVIEW

HEATHER KREIGER, CCIM, *Regional Research Director, Principal*

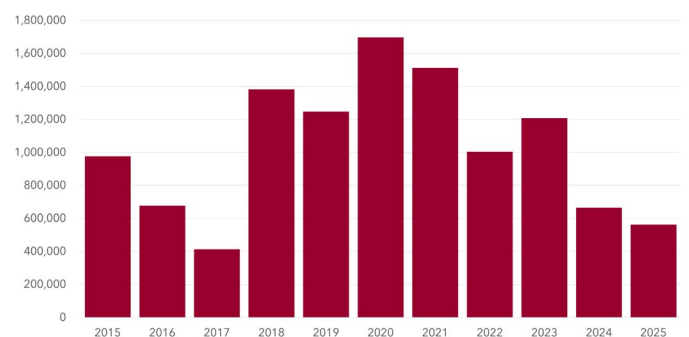
Western Pennsylvania's office market remained steady in Q4 2025, with vacancy holding at 11.4% and availability tightening to 13.1% (down from 13.7% a year ago). Net absorption was positive in Q4 (+403,332 SF), bringing trailing-12-month absorption to near breakeven (+51,456 SF) after a softer mid-year. Leasing activity slowed to 625,572 SF across 165 deals, well below Q4 2024 levels, reflecting more cautious tenant decision-making. Rents continued to firm, with average base rent at \$25.20/SF and average gross rent at \$26.89/SF. New supply remains limited, with 562,687 SF under construction and no Q4 deliveries.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	51,456	(267,563)	(129,697)	208,971	427,592
▼ Vacancy Rate	11.40%	11.70%	11.80%	11.60%	11.40%
▲ Avg NNN Asking Rate PSF	\$26.89	\$26.88	\$26.93	\$26.67	\$26.07
▲ Sale Price PSF	\$93.00	\$66.00	\$126.00	\$40.00	\$52.00
▼ Cap Rate	6.60%	8.40%	9.20%	10.70%	8.00%
▼ Under Construction SF	562,687	550,187	665,000	665,000	665,000
◀ ▶ Inventory SF	142,582,825	142,582,825	142,440,648	142,440,648	142,520,247

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
225 West Station Square Drive Pittsburgh, PA	379,106 SF	\$22,854,395 \$60.28 PSF	WS Development Brookfield Corporation	Class A
125-225 West Station Square Drive Pittsburgh, PA	115,877 SF	\$17,399,747 \$150.16 PSF	WS Development Brookfield Corporation	Class A
3011 Smallman Street Pittsburgh, PA	110,609 SF	\$25,264,000 \$228.41 PSF	Pittsburgh Water & Sewer Authority Schreiber Real Estate	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2 Allegheny Center East Pittsburgh, PA	41,246 SF	Faros Properties	EOS Energy	Manufacturer
116 15th Street Pittsburgh, PA	35,076 SF	NAI Burns Scalo	Govini	Technology
1001 Liberty Avenue Pittsburgh, PA	21,477 SF	CSB Holdings	Govini	Technology



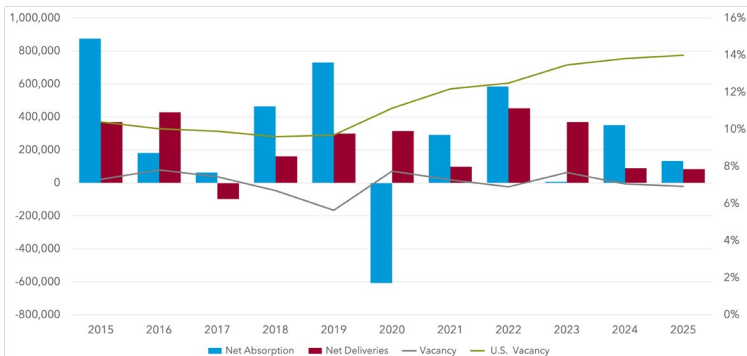
OFFICE MARKET OVERVIEW

DARATH MACKIE, Vice President

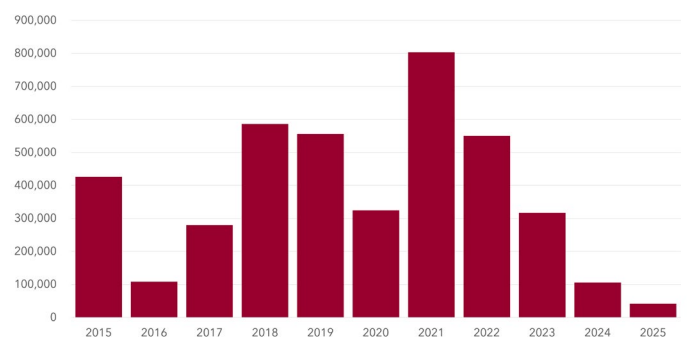
The Upstate office market closed Q4 2025 with steady fundamentals and selective tenant activity. Leasing demand remained concentrated in well-located, Class A and B properties, particularly among professional services, medical, and owner-user prospects. Vacancy held relatively stable, with modest absorption driven by renewals and strategic relocations rather than large-scale expansions. Rental rates were largely flat, though high-quality assets with strong parking and modern finishes continued to command a premium. New construction remains limited, helping support existing inventory. Overall, the market reflects cautious optimism as tenants prioritize efficiency, flexibility, and long-term occupancy decisions heading into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	133,732	153,238	424,506	354,191	350,428
▼ Vacancy Rate	6.9%	7.1%	7.1%	7.1%	7.1%
▼ Avg NNN Asking Rent PSF	\$23.00	\$23.36	\$23.30	\$22.93	\$22.47
▲ Sale Price PSF	\$137.28	\$136.25	\$135.28	\$133.30	\$134.43
▼ Cap Rate	7.3%	8.3%	7.6%	7.8%	7.9%
▼ Under Construction	41,610	74,860	72,260	103,460	105,738
▲ Inventory	43,771,885	43,713,434	43,719,834	43,688,634	43,688,356

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
550 E. McBee Avenue Greenville, SC	20,000 SF	\$7,338,950 \$366.95 PSF	Exchange Real Estate Holdings Pinnacle National Bank	Class B
201 Riverplace 5th Floor Greenville, SC	17,688 SF	\$6,200,000 \$350.52 PSF	RealtyLink River Place Office	Class B
508 Rhett Street Greenville, SC	12,000 SF	\$4,400,000 \$366.67 PSF	Groveswood Capital West End North LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
25 E. Court Street, Suite 400 Greenville, SC	10,401 SF	25 East Court Street LLC	Equip Studio	Architecture
104 S. Main Street, 5th Floor Greenville, SC	7,812 SF	Hughes Investments	Undisclosed	Tourism
101 S. Church Street Spartanburg, SC	5,733SF	101 South Church Street LLC	Robins & Morton	Construction



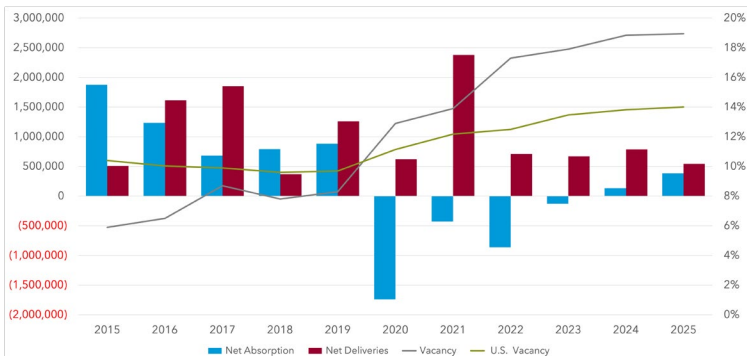
OFFICE MARKET OVERVIEW

CHARLES HOLLAND, Associate

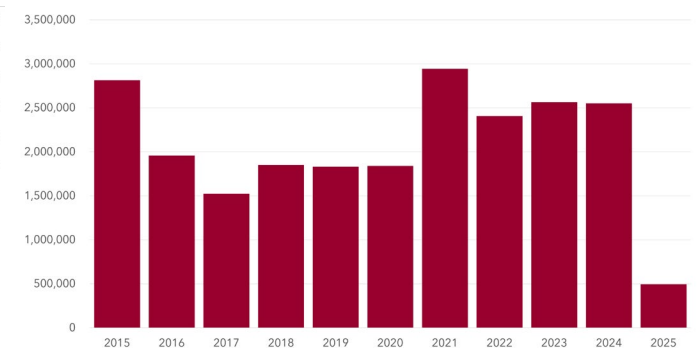
The Nashville office market strengthened in Q4 2025 as 12-month net absorption rebounded to positive, marking a clear reversal from mid-year losses and signaling renewed tenant activity. Vacancy declined to 18.94% from 20.15% in Q3, reflecting improving space utilization and a gradual tightening of market conditions. Rising demand has supported continued rent growth, with average asking rates reaching \$32.74 PSF. At the same time, office construction has slowed, limiting new supply. Investment activity improved, with pricing increasing to \$243 PSF and cap rates compressing to 8.20% amid Nashville's stable, diversified economy.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	385,688	(221,631)	(127,506)	133,511	390,713
▼ Vacancy Rate	18.94%	20.15%	19.59%	18.84%	18.29%
▲ Avg NNN Asking Rate PSF	\$32.74	\$31.46	\$30.78	\$30.37	\$30.48
▲ Sale Price PSF	\$243.00	\$199.00	\$212.00	\$215.00	\$215.00
▼ Cap Rate	8.20%	8.90%	8.30%	-	7.80%
▼ Under Construction SF	495,707	853,093	1,557,253	2,552,618	2,584,818
▲ Inventory SF	59,074,407	58,263,241	56,624,490	53,637,865	54,021,376

NET ABSORPTION, NET DELIVERIES, & VACANCY



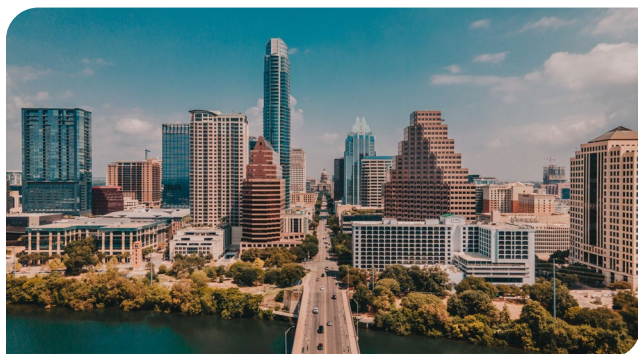
UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Lakeview Place* Nashville, TN	396,556 SF	\$30,000,000 \$75.65 PSF	Evelyn Capital Gemini Rosemont	Class A
1222 Demonbreun Street Nashville, TN	330,475 SF	\$217,750,000 \$658.90 PSF	Shorenstein Properties Granite Properties, Inc.	Class A
404 James Robertson Parkway Nashville, TN	204,574 SF	\$9,730,000 \$47.56 PSF	Undisclosed REALM	Class C

*Part of a 3-Property Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2200-2222 Rosa L Parks Boulevard Nashville, TN	32,700 SF	R2 Companies	Undisclosed	Undisclosed
5 City Boulevard Nashville, TN	30,750 SF	DRW	Undisclosed	Undisclosed
2105 Elm Hill Pike Nashville, TN	27,797 SF	Private Owner	BlueTown	Technology



OFFICE MARKET OVERVIEW

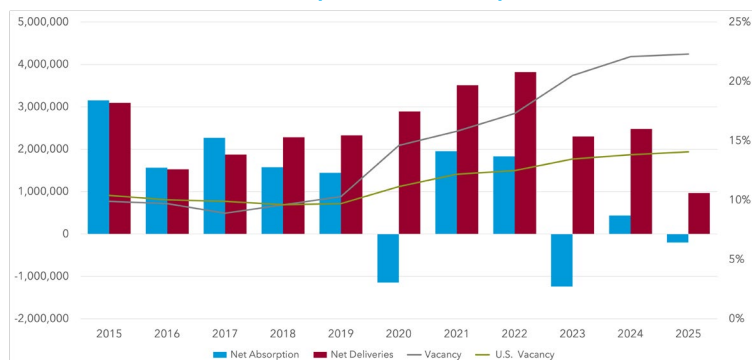
MICHAEL BROWN, *Vice President*

The fourth quarter saw positive absorption of 215,000 square feet. Both direct and sublease availabilities decreased, as a result the overall vacancy rate declined to 25%. With only one building left under construction, available supply is projected to continue tightening into 2026. The flight-to-quality trend remains a defining feature of the market, with Class A assets capturing 78% of all leasing activity during the quarter. Austin's overall gross asking rent continued to increase quarter over quarter, reaching \$50.00 in Q4 2025, largely driven by new deliveries and rising operating expenses. Asking rents are expected to stabilize as new supply wanes.

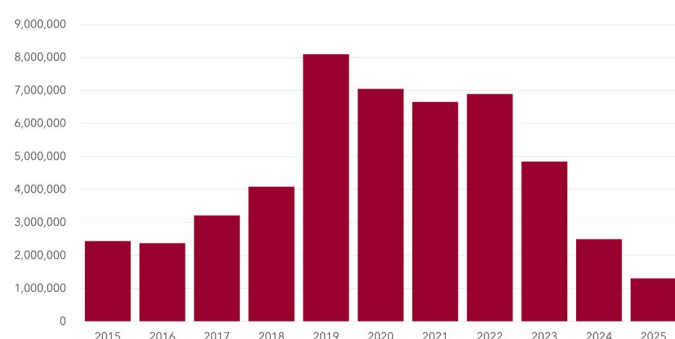
MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	215,000	(276,938)	(97,341)	(221,274)	245,423
▼ Vacancy Rate	25.29%	25.30%	25.19%	25.12%	25.10%
▲ Avg NNN Asking Rate PSF	\$50.00	\$48.38	\$48.72	\$49.00	\$48.91
◀ ▶ Sale Price PSF	*	*	*	*	*
◀ ▶ Cap Rate	*	*	*	*	*
▼ Under Construction SF	703,189	1,105,445	1,010,095	652,407	952,407
▲ Inventory SF	70,836,409	70,036,409	69,531,759	69,231,759	68,926,763

*Please contact Lee & Associates Austin for Sale Price and Cap Rate Information

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Cielo Center I, II & III Austin, TX	286,106 SF	\$35,700,000 \$125.00 PSF	Serpa Partners Starwood Capital	Class A
Northview Business Center Austin, TX	261,546 SF	\$21,075,000 \$80.94 PSF	Central Health R2 Companies	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
400 W. 15th Street Austin, TX	94,211 SF	AFIAA	Office of the Texas Governor	State Government
205 E. Riverside Drive Austin, TX	43,122 SF	Peter Barlin	Base Power	Energy
400 W. 6th Street Austin, TX	32,000 SF	LPC	PWC	Financial Services



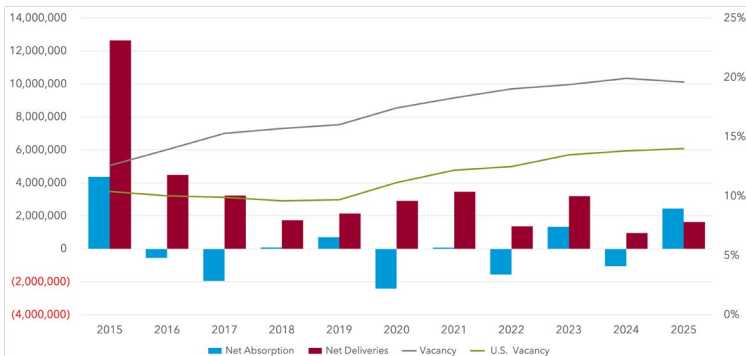
OFFICE MARKET OVERVIEW

MARY DOETTERL, *Research Director*

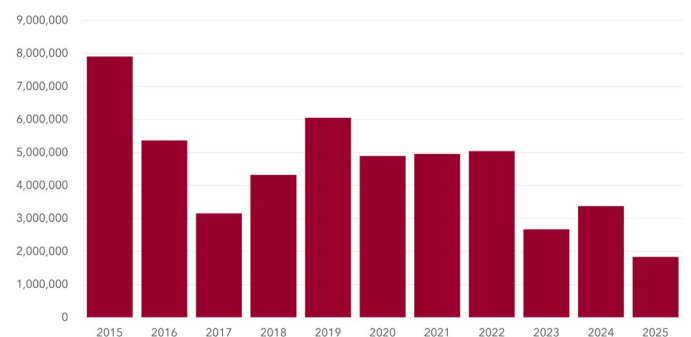
Houston's office market showed clear signs of stabilization and recovery entering Q4 2025. Twelve-month net absorption rebounded to 2.44M SF, reversing 2024 losses, while vacancy declined to 19.6% after peaking above 20% earlier in the year. Asking rents held steady at \$2.45 PSF, reflecting tenant caution but continued pricing resilience. Sales prices softened modestly as cap rates expanded to 10.1%, pointing to a more balanced investment environment. Construction slowed sharply to 1.8M SF, which should support further vacancy tightening as demand continues to improve.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	2,440,061	885,003	464,773	13,970	(1,053,326)
▼ Vacancy Rate	19.6%	19.8%	19.9%	20.2%	19.9%
◀▶ Avg NNN Asking Rate PSF	\$2.45	\$2.45	\$2.44	\$2.44	\$2.43
▼ Sale Price PSF	\$185.00	\$186.00	\$186.00	\$189.00	\$190.00
◀▶ Cap Rate	10.10%	10.10%	10.00%	9.90%	9.90%
▼ Under Construction SF	1.8M	2.2M	2.5M	2.4M	3.4M
◀▶ Inventory SF	355M	355M	355M	355M	354M

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1600 Smith Street Houston, TX	1,293,646 SF	Undisclosed	City of Houston Brookfield Properties	Class A
1401 McKinney Street Houston, TX	604,055 SF	Undisclosed	Tourmaline Capital Partners Spear Street Capital	Class A
11757 Katy Fwy Houston, TX	285,682 SF	Undisclosed	Davis Z. Mafriqe Apollo Global Management	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1000 Main Street Houston, TX	99,397 SF	Union Investment	Simpson Thatcher	Law
990 Town and Country Boulevard Houston, TX	90,786 SF	MetroNational	Kimmeridge Energy	Energy
3100 Hayes Road Houston, TX	45,000 SF	Mission Companies	Concorde Career Colleges	Colleges & Universities



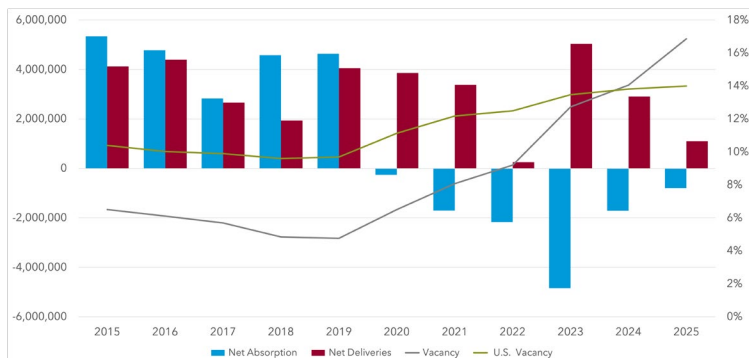
OFFICE MARKET OVERVIEW

MCCALLUM MEAD, Associate

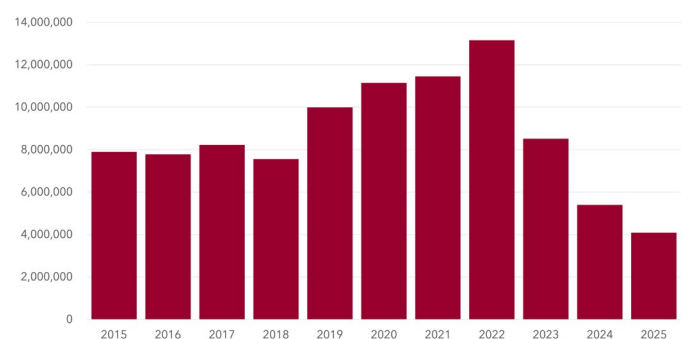
The Puget Sound office market remained challenged through Q4 2025, with availability hovering near 17% and conditions firmly a tenant's market. Leasing volume in 2025 finished roughly in line with 2024 but remained nearly 30% below pre-pandemic levels, with average lease sizes down approximately 10%. Net absorption was negative by roughly 820,000 SF during the year, driven largely by major corporate consolidations rather than new supply. New construction had little impact on availability, as virtually all recent deliveries were pre-leased or owner-occupied, and no speculative office projects were underway. A notable trend on the Eastside has been the redevelopment of aging office assets into townhomes, gradually reducing future office inventory.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(793,841)	(2,158,452)	(935,892)	(98,114)	(1,108,479)
▼ Vacancy Rate	16.90%	17.2%	17.1%	16.2%	15.81%
▲ Avg FSG Asking Rent PSF	\$38.11	\$37.19	\$36.51	\$37.28	\$36.87
▼ Sale Price PSF	\$397.25	\$424.85	\$500.44	\$379.00	\$374.92
▼ Cap Rate	7.70%	7.20%	6.30%	7.50%	7.66%
▼ Under Construction	4,088,790	4,835,532	4,806,240	5,796,633	5,438,739
▼ Inventory	236,562,695	237,094,384	234,943,243	236,868,599	238,161,997

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
21540 30th Drive, SE Bothell, WA	124,637 SF	\$45,600,000 \$366.00 PSF	Junson Assets Mgmt / ACA Group Alexandria Real Estate Equities	Class B
1110 Harvard Avenue Seattle, WA	114,664 SF	\$27,250,000 \$238.00 PSF	King County / City of Seattle UnitedHealth	Class B
22011 SE 51st Street Issaquah, WA	97,191 SF	\$25,600,000 \$263.00 PSF	KB Home Modiv	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
355 110th Avenue, NE Bellevue, WA	238,898 SF	KKR	Puget Sound Energy	Energy & Utilities
7332 166th Avenue, NE Redmond, WA	118,700 SF	Invesco	Microsoft	Technology
7333 168th Avenue, NE Redmond, WA	94,032 SF	Invesco	Microsoft	Technology



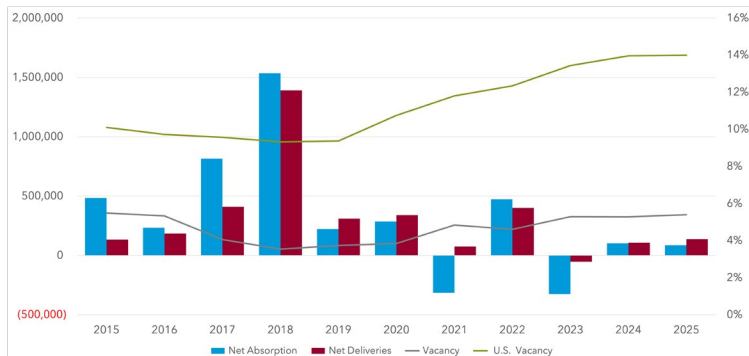
OFFICE MARKET OVERVIEW

CHRIS ETMANCZYK, *Principal*

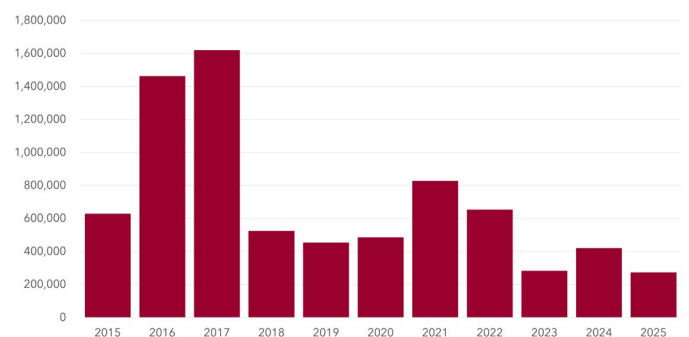
The Madison Office Market continues to adjust to changes in office utilization but appears to have reached a point of stabilization. The vacancy rate stands at 5.4%, well below the national average of approximately 14%, and has remained largely unchanged throughout 2024 and 2025. Rental rates and sale prices have also held steady over this period, indicating limited pricing volatility despite broader shifts in office demand. Investment activity showed renewed momentum in the fourth quarter, with an increase in sales volume, much of which was driven by transactions targeting redevelopment opportunities rather than traditional office occupancy.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	86,944	(111,362)	(237,304)	(273,340)	102,469
▼ Vacancy Rate	5.4%	5.8%	6.0%	6.3%	5.3%
▼ Avg NNN Asking Rent PSF	\$22.17	\$22.18	\$22.09	\$21.95	\$21.84
▲ Sale Price PSF	\$114.00	\$111.00	\$111.00	\$114.00	\$114.00
▼ Cap Rate	11.8%	11.9%	11.9%	11.7%	11.7%
▼ Under Construction	273,013	364,146	405,146	420,146	420,146
▲ Inventory	40,597,217	40,511,384	40,458,384	40,459,287	40,459,287

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1 General Way, Building 300 Sun Prairie, WI	118,120 SF	\$5,522,704 \$46.76 PSF	T. Wall Enterprises Mgt LLC QBE	Class B
1 General Way, Building 200 Sun Prairie, WI	105,755 SF	\$5,788,477 \$54.73 PSF	T. Wall Enterprises Mgt LLC QBE	Class B
1 General Way, Building 100 Sun Prairie, WI	101,907 SF	\$4,643,018 \$45.56 PSF	T. Wall Enterprises Mgt, LLC QBE	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3591 Anderson Street Madison, WI	35,540 SF	Madison Area Technical College	Undisclosed	Undisclosed
1850 Deming Way Middleton, WI	32,386 SF	Compass Properties	Esker	Software
10 Terrace Court Madison, WI	30,395 SF	IA Management	QBE	Insurance

RETAIL OVERVIEW: MARKETS LARGELY HEALTHY; DEMAND MIXED

A recalibration by North American tenants occurred across several types of retail property in 2025 that stabilized many markets and preceded renewed momentum. Although demand for some property types is lagging, the markets are in overall good health.

Following weak demand in the first half of the year in the United States, which was beset with a spate of headline bankruptcies and store closures, there was a second-half rebound with the vacancy rate settling at 4.3%, just off the 2022 record. Nevertheless, net tenant demand declined for the fourth straight year since hitting 71.5 million SF in 2021. Although availability remains near its highest level in nearly three years, it has leveled off at about 12% less than the previous 10-year average.

Net absorption fell from 20.5 million SF in 2024 to 852,722 SF in 2025 despite more than 12 million SF of tenant growth in Q4. Merchant demand was dragged down by negative net absorption of nearly 8.8 million SF in neighborhood and grocery-anchored space and a 2.6-million-SF contraction of power center space, the first annual loss since 2020.

Mall tenants shed 1.9 million SF in 2025. It was the eighth straight year net absorption was in the red, putting some 36.6 million SF back in inventory since 2018. And the inventory of mall space continues to shrink, losing 3.6 million SF of space in 2025 and 12.9 million SF, or nearly 1.5% since 2021.

Rising leasing activity reached its highest level in three years. The median time on market fell to a record low of about seven months, with premium locations generally leasing in less than five months. Smaller-format, freestanding, and in-line spaces continue to dominate leasing activity.

On the supply side, elevated construction and financing costs, rising tariffs, and higher terminal cap rates continue to weigh on new development. Most new supplies are limited to build-to-suits and pad sites, while speculative deliveries remain minimal. Overall development activity remains subdued with projects under construction falling to their lowest since 2021.

Rent growth moderated in late 2025 with national asking rents rising at their slowest pace in several years. The deceleration reflects increased availability and more tempered retail sales growth, though rents remain supported by strong fundamentals. Adjusted retail sales per square foot are up 4.2% from 2024, and occupancy cost ratios are generally back to historical averages.

Meanwhile, property sales in the U.S. were up 31% compared to a year ago, reflecting a market in which buyers and sellers are more aligned on pricing and with capital flowing more freely.

Overall, retail leasing volumes across Canada remained steady in 2025 and demand was largely even. But in Q4 merchants retreated from 2.2 million SF nationwide. For the year there were tenant contractions of 3.6 million SF of mall space, 79,227 SF of power center space and 172,859 SF in general retail.

LOWEST VACANCY RATE	
ON, Toronto	2.4%
BC, Vancouver	2.7%
MN, Minneapolis	2.7%
MA, Boston	2.8%
FL, Miami	2.9%
U.S. Index	4.3%
Canada Index	2.5%

HIGHEST MARKET RENT / SF ANNUAL	
FL, Miami	\$49.20
NY, New York*	\$47.85
CA, Orange County	\$39.12
NY, Long Island*	\$37.24
CA, Los Angeles	\$36.60
U.S. Index	\$25.92
Canada Index	\$23.28 CAD

HIGHEST MARKET SALE PRICE / SF	
BC, Vancouver	\$533 CAD
NY, Orange County	\$448
NY, New York*	\$441
FL, Miami	\$439
CA, Los Angeles	\$409
U.S. Index	\$246
Canada Index	\$315 CAD

MOST SF UNDER CONSTRUCTION SF	
TX, Dallas-Fort Worth	7,650,336
AZ, Phoenix	3,257,381
TX, Houston	3,074,878
TX, Austin	2,797,292
CA, Inland Empire	1,325,112
U.S. Index	51,983,044
Canada Index	5,148,654

LARGEST INVENTORY BY SF	
NY, New York*	586,534,318
IL, Chicago	563,419,503
TX, Dallas-Fort Worth	473,159,448
TX, Houston	448,331,493
CA, Los Angeles	445,747,940
U.S. Index	11,905,120,674
Canada Index	800,096,222

LOWEST MARKET CAP RATE	
BC, Vancouver	4.5%
ON, Toronto	5.1%
CA, Orange County	5.4%
FL, Miami	5.7%
CA, Los Angeles	5.8%
U.S. Index	7.3%
Canada Index	5.7%

* Please note that the statistics represented in these tables are based on CoStar defined market territories and may not all represent the geographic area the label depicts.

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
AB, Calgary **	2.4%	\$21.48	\$250	2,078,513	77,715,132	6.7%
AZ, Phoenix	4.5%	\$26.57	\$261	3,257,381	245,073,182	6.8%
BC, Vancouver **	2.7%	\$28.54	\$533	800,515	118,891,573	4.5%
CA, Bakersfield	6.0%	\$19.92	\$216	193,353	35,845,917	7.0%
CA, East Bay	5.8%	\$33.22	\$335	332,921	122,447,906	6.0%
CA, Fresno	5.7%	\$19.59	\$200	425,242	49,915,528	7.3%
CA, Inland Empire	6.5%	\$27.03	\$291	1,325,112	204,915,241	6.4%
CA, Los Angeles	5.9%	\$36.60	\$409	555,594	445,747,940	5.8%
CA, Orange County	3.7%	\$39.12	\$448	345,304	145,039,254	5.4%
CA, San Diego	4.6%	\$36.39	\$394	297,465	137,333,761	5.9%
CA, San Francisco	5.9%	\$41.89	\$539	214,731	75,662,586	5.2%
CA, San Luis Obispo	4.5%	\$28.40	\$313	144,550	15,623,167	6.4%
CA, Santa Barbara	4.6%	\$31.59	\$314	42,356	25,204,334	6.8%
CA, Stockton	5.4%	\$22.35	\$198	51,470	31,619,242	7.6%
CA, Ventura	5.7%	\$29.40	\$309	33,825	41,123,106	6.4%
CO, Denver	4.2%	\$27.02	\$272	687,931	164,273,423	6.6%
DC, Washington	4.3%	\$34.65	\$337	654,001	263,805,528	6.8%
FL, Fort Myers	3.4%	\$22.75	\$247	397,863	49,344,712	6.8%
FL, Miami	2.9%	\$49.20	\$439	797,298	141,091,037	5.7%
FL, Naples	3.8%	\$29.68	\$347	77,198	23,433,164	5.8%
FL, Orlando	3.7%	\$31.05	\$285	1,155,834	157,992,329	6.6%
FL, Tampa Bay	3.5%	\$27.52	\$275	628,721	174,502,693	6.6%
GA, Atlanta	4.3%	\$23.91	\$227	958,817	368,407,571	7.2%
GA, Savannah	3.3%	\$25.60	\$247	151,159	28,176,074	7.5%
ID, Boise	3.7%	\$18.49	\$230	440,638	43,873,440	6.8%
IL, Chicago	4.8%	\$22.29	\$188	1,164,334	563,419,503	8.1%
IN, Indianapolis	3.0%	\$19.32	\$167	661,482	132,186,935	8.0%
KS, Lawrence	2.8%	\$17.04	\$182	3,000	6,833,473	8.0%
KS, Topeka	4.3%	\$11.26	\$141	18,600	13,652,201	9.0%
LA, Baton Rouge	3.5%	\$18.37	\$148	31,766	48,951,467	8.4%
LA, Lafayette	3.8%	\$18.95	\$151	57,200	27,081,671	8.6%
MA, Boston	2.8%	\$29.04	\$276	714,364	240,164,085	6.6%
MD, Baltimore	5.6%	\$23.72	\$198	158,231	143,411,115	7.8%
MI, Detroit	5.0%	\$18.50	\$129	929,385	262,940,137	8.4%
MN, Minneapolis	2.7%	\$21.57	\$184	528,896	202,984,102	7.5%
United States Index	4.3%	\$2.16	\$246	51,983,044	11,905,120,674	7.3%
Canada Index	2.5%	\$1.98 CAD	\$315 CAD	5,148,654	800,096,222	5.7%

MARKET	VACANCY RATE	MARKET RENT / SF	MARKET SALE PRICE / SF	SF UNDER CONSTRUCTION	INVENTORY SF	MARKET CAP RATE
MO, Kansas City*	4.0%	\$19.45	\$177	447,851	134,201,197	8.0%
MO, Saint Louis	3.9%	\$16.90	\$141	831,282	175,917,645	8.9%
NC, Charlotte	3.2%	\$26.90	\$246	974,877	152,445,657	6.9%
NC, Durham	2.8%	\$24.91	\$240	448,933	31,026,823	8.9%
NC, Raleigh	2.5%	\$28.92	\$272	932,469	76,230,576	6.8%
NE, Lincoln	2.1%	\$14.96	\$141	69,488	21,186,755	8.0%
NE, Omaha	4.3%	\$18.68	\$165	474,039	65,331,371	7.9%
NJ, Atlantic City	5.3%	\$18.19	\$156	0	18,461,662	8.0%
NJ, Northern New Jersey *	3.8%	\$25.78	\$232	605,542	133,488,308	7.3%
NJ, Trenton	3.9%	\$23.68	\$195	10,000	21,801,699	8.3%
NJ, Vineland	4.0%	\$15.73	\$156	0	8,815,245	7.9%
NV, Las Vegas	5.2%	\$34.28	\$329	940,343	122,993,647	6.3%
NV, Reno	3.8%	\$22.60	\$234	100,817	28,030,063	7.2%
NY, Long Island	4.4%	\$37.24	\$337	410,316	154,647,007	6.7%
NY, New York *	4.1%	\$47.85	\$441	932,911	586,534,318	6.4%
OH, Cincinnati	5.6%	\$16.76	\$135	1,007,160	134,516,792	8.3%
OH, Cleveland	4.4%	\$16.05	\$114	116,890	141,143,825	8.7%
OH, Columbus	3.0%	\$20.28	\$157	361,543	122,942,249	8.3%
ON, Toronto **	2.4%	\$26.28	\$366	660,785	295,495,739	5.1%
PA, Harrisburg	4.5%	\$17.58	\$145	90,294	36,554,789	8.1%
PA, Lehigh Valley *	4.2%	\$17.52	\$148	6,325	50,174,639	9.1%
PA, Philadelphia *	4.2%	\$21.76	\$179	534,108	341,595,070	7.7%
PA, Pittsburgh	4.6%	\$15.44	\$131	197,767	157,315,916	8.4%
SC, Charleston	3.1%	\$26.25	\$261	203,259	48,638,807	7.0%
SC, Greenville	3.1%	\$19.21	\$180	141,765	63,894,969	7.2%
SC, Spartanburg	3.4%	\$15.26	\$143	116,823	25,836,932	8.1%
TN, Nashville	3.6%	\$30.27	\$297	728,485	124,829,295	6.2%
TX, Austin	3.3%	\$31.59	\$342	2,797,292	123,683,156	6.3%
TX, Dallas-Fort Worth	4.8%	\$25.04	\$275	7,650,336	473,159,448	6.7%
TX, Houston	5.3%	\$24.48	\$248	3,074,878	448,331,493	7.3%
WA, Seattle	4.1%	\$30.30	\$336	259,885	174,586,857	6.3%
WI, Madison	2.1%	\$17.33	\$158	17,706	41,566,412	7.8%
United States Index	4.3%	\$2.16	\$246	51,983,044	11,905,120,674	7.3%
Canada Index	2.5%	\$1.98 CAD	\$315 CAD	5,148,654	800,096,222	5.7%

* Please note that the statistics represented in this table are based on CoStar defined market territories and may not all represent the geographic area the label depicts.

** Numbers shown are in Canadian dollars (CAD)



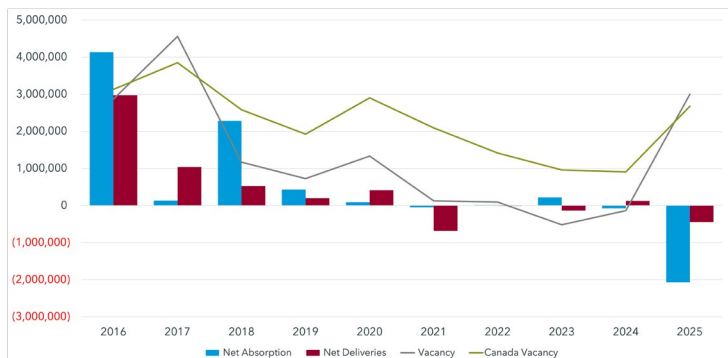
RETAIL MARKET OVERVIEW

DERRICK GONZALES, *Director of Research*

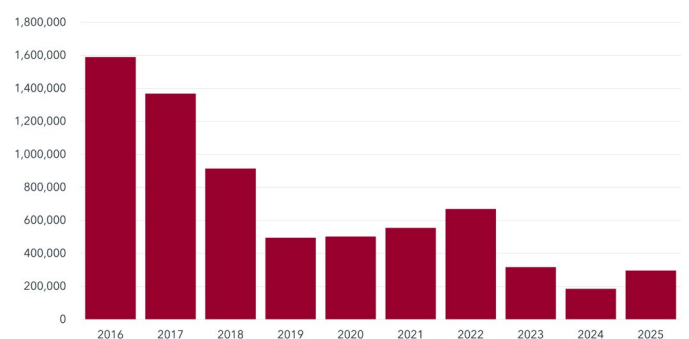
Overall vacancy in Metro Vancouver remains stable, with grocery-anchored centres continuing to outperform. While retail inventory is limited, the Hudson's Bay exit continues to ripple through several regional malls given its sizable GLA footprint. In the downtown core, Aritzia announced a 40,000-sf four-level flagship store in the former Nordstrom space at CF Pacific Centre, underscoring the shift toward immersive, experiential formats among national and international retailers. In the suburbs, demand for licensed childcare space remains strong with reputable covenants securing sizeable long-term leases.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(2,069,219)	(1,931,751)	(1,969,051)	(520,880)	(77,217)
▲ Vacancy Rate	2.6%	2.5%	2.5%	1.7%	1.3%
▲ Avg NNN Asking Rate PSF	\$39.22	\$39.19	\$38.66	\$38.02	\$37.80
▼ Sale Price PSF	\$732.00	\$737.00	\$726.00	\$717.00	\$707.00
◀ ▶ Cap Rate	4.5%	4.5%	4.5%	4.5%	4.5%
▲ Under Construction SF	782,615	526,236	549,808	586,614	617,753
▲ Inventory SF	118,878,717	118,883,675	118,860,103	119,313,851	119,322,176

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
406 E. Hastings Street Vancouver, BC	13,423 SF	\$6,220,000 \$463.00 PSF	1517534 B.C. Ltd. C.T. Religious Comm Group Assoc.	Multi-Tenant
655 N. Road - Units 101,103,105,107 Coquitlam, BC	9,614 SF	\$7,575,000 \$788.00 PSF	1191919 B.C. Ltd Bosa Blue Sky Properties, Inc.	Multi-Tenant
2519 E. Hastings Street Vancouver, BC	8,044 SF	\$3,387,500 \$421.00 PSF	Orr Development (1980) Corp. 1558679 B.C. Ltd.	Multi-Tenant

*All numbers shown are in Canadian dollars (CAD)

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
701 W. Georgia Street Vancouver, BC	40,000 SF	CF Cadillac Fairview	Aritzia	Women's Fashion
19800 Lougheed Highway Pitt Meadows, BC	21,386 SF	Onni	Rothewood Academy	Childcare
4949 Canoe Pass Wy - Units 1836/1842 Tsawwassen, BC	8,659 SF	Tsawwassen Dev. Power Centre Ltd Partnership	Rothewood Academy	Childcare



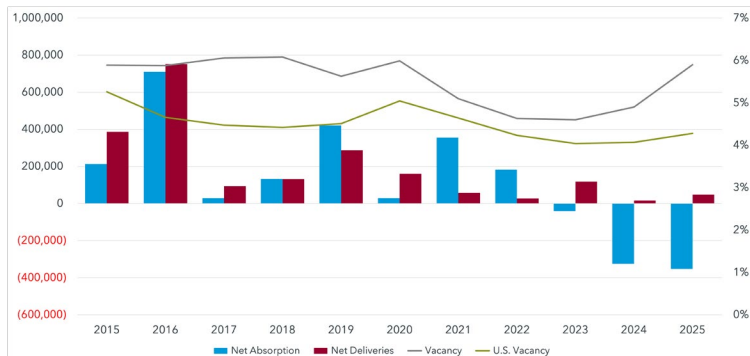
RETAIL MARKET OVERVIEW

AMANDA BROCK, Senior Executive Vice President, Principal

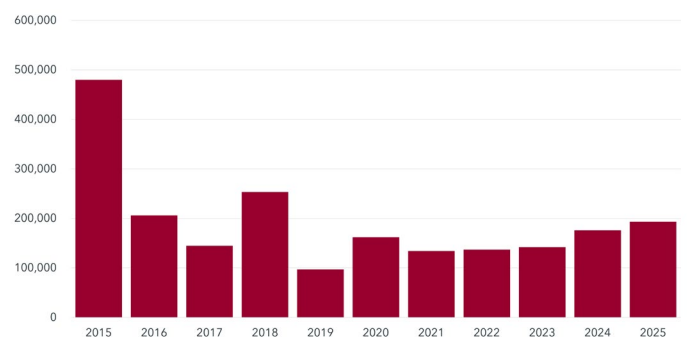
Bakersfield's retail market weakened through 2024 and early 2025 as availability climbed to 5.8% in Q4 2025, exceeding the national average. The market posted negative net absorption of 370,000 SF over the past year, driven in part by large-format move-outs such as Kmart's former 84,600 SF location on West Tehachapi Boulevard. Leasing activity has skewed toward smaller spaces with fitness, discount retail, and healthcare users driving demand, though not enough to offset broader vacancy increases. Construction remains active but largely build-to-suit, totaling 190,000 SF. Softer demand has limited annual rent growth to 1.2%, with further availability increases expected through 2026 amid modest local income growth.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(352,806)	(410,852)	(317,136)	(275,496)	(324,922)
▼ Vacancy Rate	5.90%	6.10%	5.54%	5.00%	4.90%
▲ Avg NNN Asking Rate PSF	\$19.92	\$19.87	\$19.91	\$19.94	\$19.80
▼ Sale Price PSF	\$216.00	\$219.00	\$218.00	\$220.00	\$219.00
▲ Cap Rate	7.00%	6.90%	6.90%	6.75%	6.70%
◀ ▶ Under Construction SF	193,353	193,353	184,534	279,353	176,175
▲ Inventory SF	35,845,889	35,682,873	35,873,178	35,709,154	35,574,080

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1201 24th Street Bakersfield, CA	38,654 SF	\$8,500,000 \$219.90 PSF	SRK Investment, Inc. C&C Acquisition Group	Multi-Tenant
3500 Stine Road Bakersfield, CA	25,739 SF	\$3,225,000 \$125.30 PSF	STORE Capital Corporation Kar/Basu Family Trust	Single-Tenant
1450 S. Union Avenue Bakersfield, CA	24,200 SF	\$3,567,500 \$147.42 PSF	The Jim Pattison Group Morris A. & Carol Tharp 1990 Trust	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
12830 Rosedale Highway Bakersfield, CA	16,320 SF	Thrifty Payless, Inc.	Undisclosed	Undisclosed
1125 Olive Drive Bakersfield, CA	8,302 SF	Girl Partners LLC	Autozone	Automotive
10800 Rosedale Highway Bakersfield, CA	6,000 SF	Elmer Karpe	Undisclosed	Undisclosed



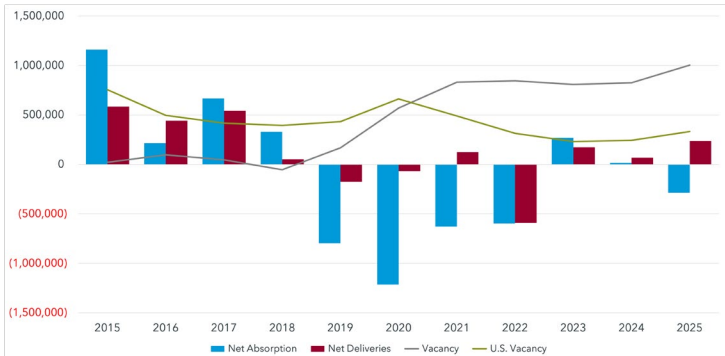
RETAIL MARKET OVERVIEW

JESSICA MAUSER, *President*

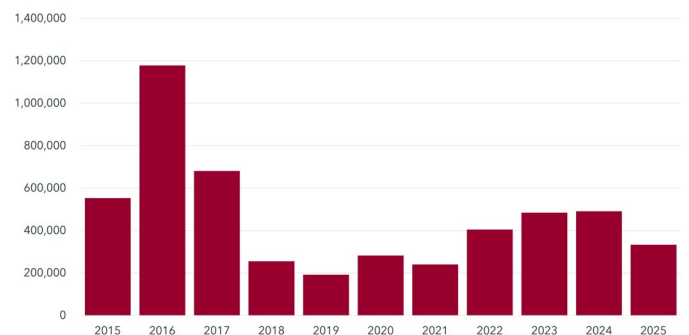
The East Bay retail market continues to demonstrate steady fundamentals through mid-2025 with modest fluctuations. Net absorption rebounded strongly in Q1-Q2 2025 following negative absorption in Q3 2024, signaling renewed tenant demand. Vacancy rates remain tight at 5.4%-5.7%, supporting stable occupancy levels. Average NNN asking rents have remained relatively flat, indicating limited rent volatility. Investment sales activity accelerated in Q3-Q4, establishing a strong momentum heading into 2026, driven by higher transaction volume and several larger deals closing in December. Notably, H Mart continues to expand its East Bay footprint with the purchase of a 98,000 SF space at Pacific Commons in Fremont, reinforcing retailer's confidence in the region.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(285,549)	183,407	459,671	502,875	15,553
▲ Vacancy Rate	5.8%	5.7%	5.6%	5.5%	5.4%
▲ Avg NNN Asking Rate PSF	\$33.22	\$33.16	\$33.22	\$33.22	\$33.02
◀ ▶ Sale Price PSF	\$335.00	\$335.00	\$340.00	\$336.00	\$335.00
◀ ▶ Cap Rate	6.0%	6.0%	5.9%	5.9%	5.9%
▼ Under Construction SF	332,921	408,712	414,601	406,205	490,591
▲ Inventory SF	122,499,771	122,431,180	122,386,991	122,399,687	122,260,404

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
43782 Christy Street Fremont, CA	98,000 SF	\$18,300,000 \$186.73 PSF	H Mart Heitman	Single-Tenant
175 E. Vineyard Road Livermore, CA	34,050 SF	\$14,500,000 \$425.84 PSF	C&J Cox Corp Piazza Rubino LLC	Multi-Tenant
1231 S. California Boulevard Walnut Creek, CA	17,707 SF	\$16,600,000 \$937.48 PSF	Deerfield Realty Corp Richard V. Bowling	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1604-1786 Decoto Road Union City, CA	31,000 SF	Pacific Rim Financial Corporation	Ross Dress for Less	Discount Department Store
230 Atlantic Avenue Pittsburg, CA	25,879 SF	Seeno Enterprises Commerical LLC	Undisclosed	Undisclosed
4349 San Pablo Avenue Emeryville, CA	19,935 SF	Agree Realty Corporation	Planet Fitness Holdings LLC	Fitness



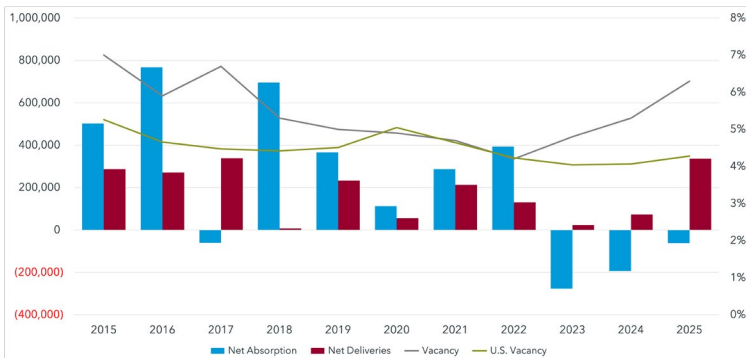
RETAIL MARKET OVERVIEW

AMANDA BROCK, *Senior Executive Vice President, Principal*

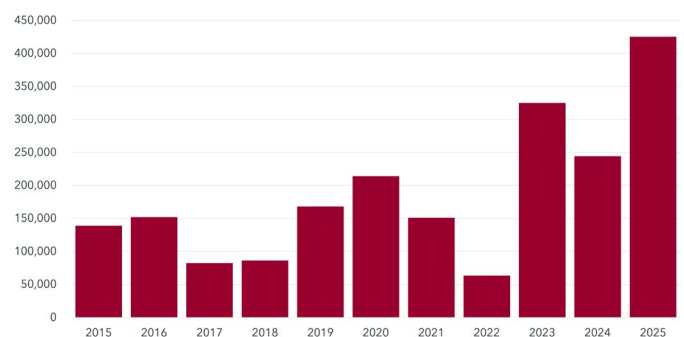
Fresno's retail market experienced moderate softening in late 2025 with vacancy rising to 5.7% in Q4, above both five and ten-year averages. The increase reflects negative net absorption of 54,000 SF over the past year, despite 330,000 SF of new deliveries. Availability stands at 6.3%, or roughly 3.2 million SF, with neighborhood centers and malls posting the highest vacancy rates. Construction activity remains elevated at 430,000 SF underway, exceeding historical norms. Average asking rents are \$19.60/SF and grew 1.2% year over year, trailing national growth. While rent gains persist across most retail subtypes, elevated vacancy and ongoing supply additions are expected to limit near-term upside.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(62,052)	(381,963)	(395,039)	(476,025)	(193,762)
▲ Vacancy Rate	6.30%	5.70%	5.58%	5.60%	5.30%
▲ Avg NNN Asking Rate PSF	\$19.59	\$19.47	\$19.57	\$19.53	\$19.36
▼ Sale Price PSF	\$200.00	\$201.00	\$199.00	\$203.00	\$203.00
▲ Cap Rate	7.31%	7.22%	7.20%	7.11%	7.06%
▼ Under Construction SF	425,242	537,038	342,808	311,793	244,229
▲ Inventory SF	49,915,528	49,495,790	49,601,704	50,021,366	49,364,285

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
2736 Divisadero Street Fresno, CA	32,618 SF	\$6,000,000 \$183.95 PSF	Family Health Care Network Wolsen Land & Cattle Company	Single-Tenant
6885 N. Willow Avenue Fresno, CA	14,736 SF	\$4,562,500 \$309.62 PSF	Urners Atla Fuels, Inc.	Single-Tenant
3403 W. Ashlan Avenue Fresno, CA	2,660 SF	\$5,400,000 \$2,030.08 PSF	AWSS, Inc. LRC Kwik Serv	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4250-4170 W Shaw Avenue Fresno, CA	34,254 SF	Elio & Lupe Espino	Undisclosed	Retailer
5630-5660 N. Blackstone Avenue Fresno, CA	33,128 SF	HPC Blackstone Investors LP	Undisclosed	Undisclosed
747 R Street Fresno, CA	7,494 SF	Bitwise Industries	Crossroads Anywhere Corporation	Accommodation & Food Services



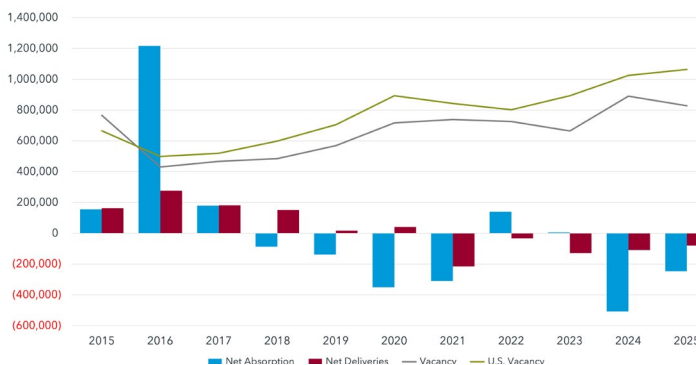
RETAIL MARKET OVERVIEW

GREG KHO, *Senior Associate*

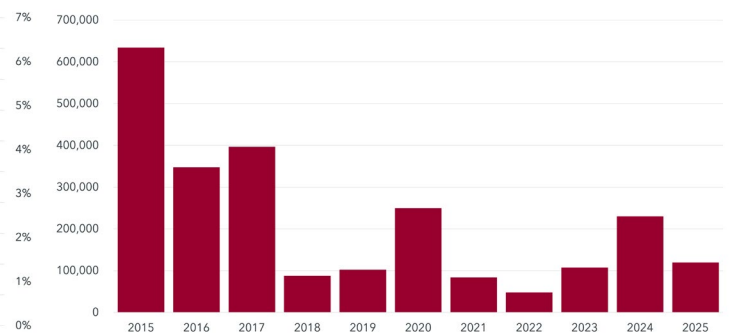
The San Gabriel Valley retail market showed signs of economic improvement towards the end of 4Q25. Leasing activity was highlighted by the signing of two large, big box spaces in both Arcadia and Azusa. While overall SGV rental rates have remained stable, rental rates in Pasadena and West SGV have shown some declines from their highs at the beginning of 2025. 4Q25 sales activity was primarily driven by investor interest except for TAWA Supermarket's (99 Ranch Supermarket) purchase of 1015 Nogales St, the retail center it anchors. Business activity was cautiously optimistic in 4Q25, with inflation abating with low labor demand and low unemployment. The prospect of lower interest rates should provide an improved business and investment environment in the SGV for 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(245,731)	(549,841)	(310,968)	(480,018)	(506,809)
▼ Vacancy Rate	5.00%	5.20%	4.89%	4.88%	5.22%
▼ Avg NNN Asking Rate PSF	\$33.65	\$33.82	\$33.98	\$34.09	\$33.99
▼ Sale Price PSF	\$371.58	\$373.30	\$376.60	\$378.92	\$381.63
▲ Cap Rate	5.91%	5.89%	5.84%	5.80%	5.74%
▼ Under Construction SF	119,730	136,280	150,508	154,232	230,290
▲ Inventory SF	83,838,673	83,822,123	83,821,659	83,815,159	83,917,520

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1015 Nogales Street Rowland Heights, CA	111,151 SF	\$24,000,000 \$215.92 PSF	TAWA Supermarket, Inc. Rowland Ranch Properties LLC	Multi-Tenant
3548-3610 Peck Road El Monte, CA	125,974 SF	\$23,601,210 \$187.00 PSF	DRA Advisors Merlone Geier Management, Inc.	Multi-Tenant
673 E. Colorado Boulevard Pasadena, CA	53,413 SF	\$15,550,000 \$291.13 PSF	GD Realty Group Vroman's Brookstore	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
610 Las Tunas Drive Arcadia, CA	27,692 SF	Robhana Group	Undisclosed	Undisclosed
2033 E. Washington Boulevard Pasadena, CA	24,265 SF	Undisclosed	Undisclosed	Specialty Church/ School
123-495 E. Gladstone Street Azusa, CA	19,200 SF	Reliable Properties	Undisclosed	Undisclosed



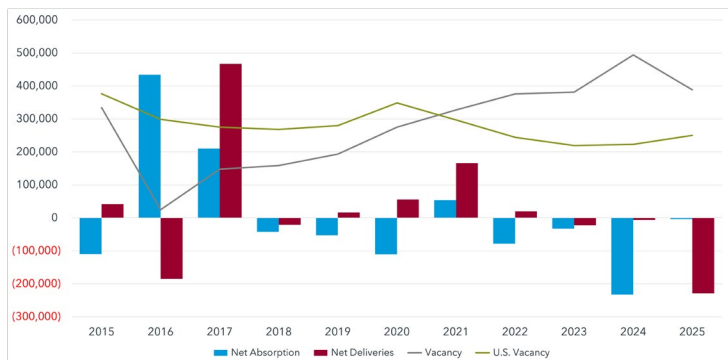
RETAIL MARKET OVERVIEW

JODI SHOEMAKE, *Founding Principal*

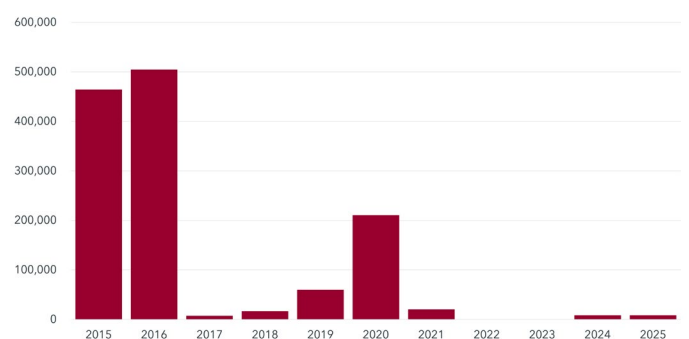
With fewer store closings and strong leasing activity, the retail property sector enters 2026 on firmer footing than many anticipated just months ago. The Tri-Cities retail market demand benefits from strong local demographics and daytime employment, particularly in Pasadena's lifestyle corridors and Burbank's media/entertainment employment base. Absorption remains positive and average rental rates are stable. Still, caution is warranted. While large national chains remain in relatively strong financial shape, smaller operators and franchisees are feeling the squeeze from higher operating and occupancy costs, elevated input prices and intensifying competition. Despite broader economic pressure, experiential entertainment, F&B and wellness concepts with more than one revenue stream continue to support rent growth in core retail corridors.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	10,700	21,174	(26,001)	(157,568)	(189,182)
▼ Vacancy Rate	5.30%	5.70%	5.70%	6.00%	6.20%
▼ Avg NNN Asking Rate PSF	\$41.36	\$41.71	\$40.87	\$39.09	\$38.36
▼ Sale Price PSF	\$407.00	\$412.00	\$516	\$520	\$540
▲ Cap Rate	5.80%	5.70%	4.32%	0.00%	6.33%
◀ ▶ Under Construction SF	8,500	8,500	8,500	8,500	8,500
▲ Inventory SF	25,700,000	25,223,301	25,559,345	25,660,911	25,899,421

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3714-3830 W. Verdugo Avenue Burbank, CA	85,777 SF	\$62,400,000 \$727.47 PSF	Gaska, Inc. Balboa Retail Advisors, LLC	Multi-Tenant
695 Colorado Boulevard Pasadena, CA	53,413 SF	\$15,550,000 \$291.13 PSF	GD Realty Group Vroman's Bookstore	Multi-Tenant
815 Fremont Avenue South Pasadena, CA	4,415 SF	\$7,000,000 \$1,585.50 PSF	Missak S. Balian Golden Oaks Apartments	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
25 E. Colorado Boulevard Pasadena, CA	14,956 SF	Norair Amirkhanian	Haidelao	Restaurant
100 W. Green Street Pasadena, CA	7,142 SF	Peter Lien	Contractor/Developer	Office/Service
4100 W. Riverside Drive Burbank, CA	6,637 SF	Matt Cooper	Equinox	Fitness and Recreational



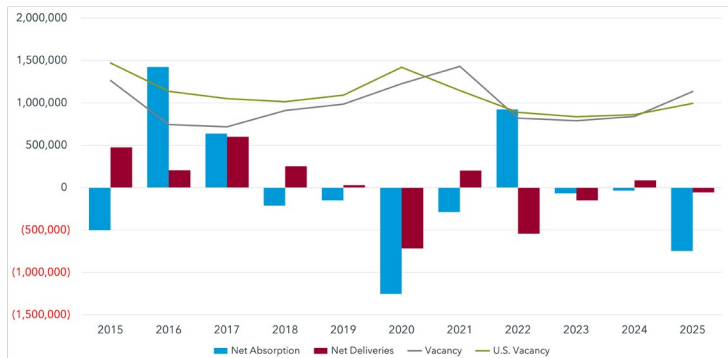
RETAIL MARKET OVERVIEW

JAKE HARTBARGER, Associate

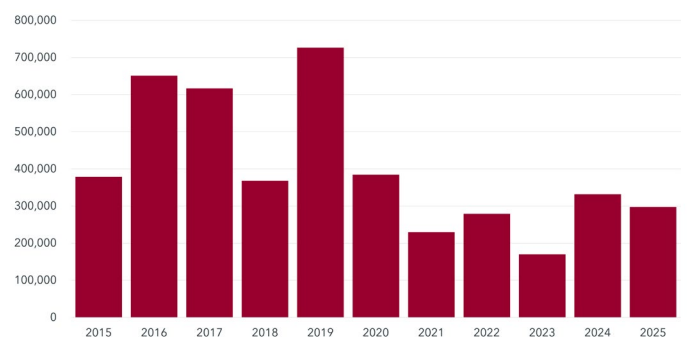
In Q4 2025, San Diego's retail vacancy rate inched up slightly to 4.52%, reflecting a 51-basis-point increase year over year. Asking rents remained steady at \$3.03 per square foot. Leasing activity remains strong, driven by strong demand and sustained confidence among retailers. Supported by strong market fundamentals and healthy absorption, San Diego's retail sector is well positioned to sustain its momentum heading into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(746,293)	(617,172)	(312,326)	33,159	(35,629)
▲ Vacancy Rate	4.52%	4.49%	4.35%	4.19%	4.01%
▼ Avg NNN Asking Rate PSF	\$3.03	\$3.05	\$3.03	\$3.02	\$3.00
◀ ▶ Sale Price PSF	\$394.00	\$394.00	\$392.00	\$391.00	\$388.00
▲ Cap Rate	5.89%	5.87%	5.86%	5.85%	5.84%
▼ Under Construction SF	297,465	375,169	356,513	311,463	311,734
▲ Inventory SF	137,333,761	137,243,761	137,242,977	137,244,756	137,388,151

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1900-1998 Hacienda Drive Vista, CA	137,725 SF	\$30,500,000 \$221.46 PSF	Milan Capital Management Brixton Capital	Multi-Tenant
5487-5547 Clairemont Mesa Blvd. San Diego, CA	53,288 SF	\$23,000,000 \$431.62 PSF	CEG Advisors PPI Real Estate	Multi-Tenant
777 Camino del Rio, S San Diego, CA	36,245 SF	\$19,000,000 \$524.21 PSF	Carvana Sunroad Enterprises	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
332 N. Johnson Avenue El Cajon, CA	15,877 SF	Gunter Family Trust	Auto Collision Group	Automotive
16617 Dove Canyon Road San Diego, CA	13,969 SF	Buie Stoddard Group	4S Ranch International Market	Grocery Store
420 S. Santa Fe Avenue Vista, CA	13,475 SF	Daniel B. Carr	Primo Food Mart	Grocery Store



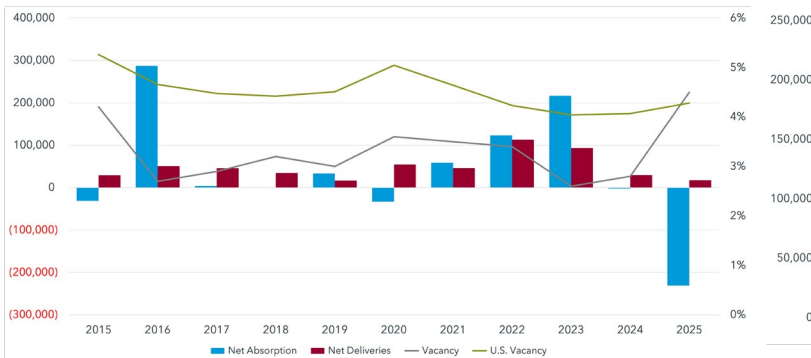
RETAIL MARKET OVERVIEW

JEFF ALLEN, *Broker Associate*

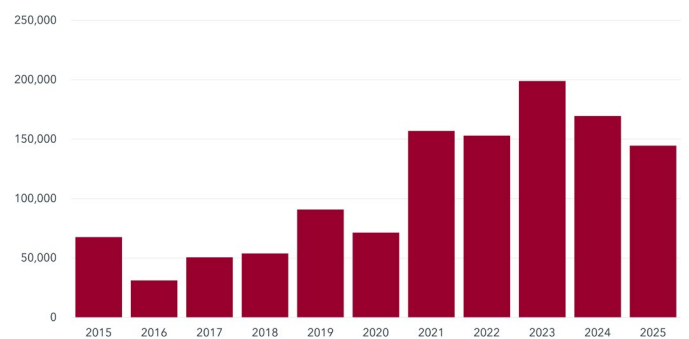
San Luis Obispo's retail market softened in late 2025 with vacancy increasing to 4.5% in Q4, above both five- and ten-year averages. The rise reflects negative net absorption of 240,000 SF over the past year despite limited new deliveries. Availability stands at 5.1%, with neighborhood and power centers posting the highest vacancy rates while strip and general retail remain relatively tight. Construction activity totals 140,000 SF underway, consistent with historical norms. Average asking rents are \$28.00/SF and grew 0.8% year over year, trailing national growth. While long-term fundamentals remain supported by a supply-constrained environment, near-term demand softness is expected to limit rent upside.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(240,637)	(175,773)	(81,488)	90,874	(1,927)
▲ Vacancy Rate	4.50%	4.27%	3.90%	2.80%	2.80%
▲ Avg NNN Asking Rate PSF	\$28.40	\$28.18	\$28.20	\$28.60	\$28.22
▲ Sale Price PSF	\$313.00	\$306.00	\$306.00	\$311.00	\$310.00
◀ ▶ Cap Rate	6.36%	6.36%	6.30%	6.18%	6.14%
▼ Under Construction SF	144,550	150,824	150,431	150,431	169,534
▲ Inventory SF	15,623,167	15,538,594	15,592,043	15,698,984	15,678,912

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
6576 Moonstone Beach Drive Cambria, CA	4,780 SF	\$2,250,000 \$470.71 PSF	Stephanie Wolff Lois Shaw	Single-Tenant
786 Main Street Cambria, CA	2,970 SF	\$790,000 \$265.99 PSF	Eric Charles Dyer Francesca Alexander	Single-Tenant
2110 Spring Street Paso Robles, CA	2,120 SF	\$5,800,000 \$2,735.85 PSF	Travis Fuentes Rod & Hammer LLC	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
212 Madonna Road San Luis Obispo, CA	5,340 SF	Royal Oak Motor Hotel	Undisclosed	Restaurant
2790-2796 S. Halcyon Road Arroyo Grande, CA	3,375 SF	Jeffrey K. Craig	Undisclosed	Undisclosed
176 Niblick Road Paso Robles, CA	2,940 SF	Woodland Plaza II, A California GP	Paso Robles Furniture Outlet LLC	Home Furnishings



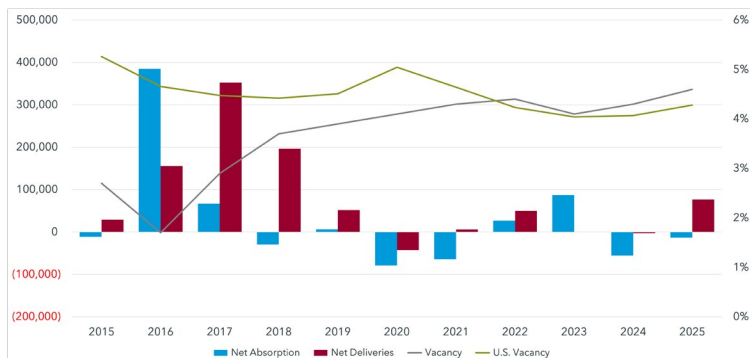
RETAIL MARKET OVERVIEW

STEPHEN LEIDER, *Broker Associate*

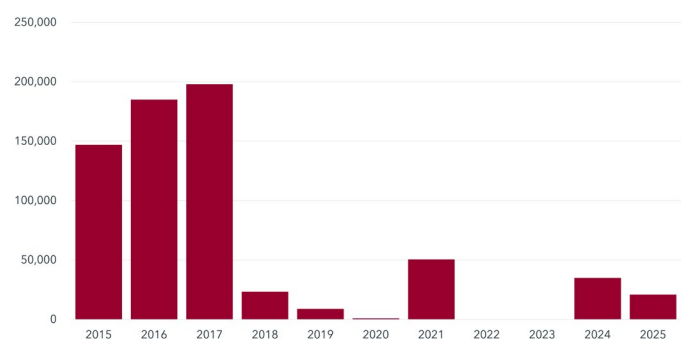
Santa Barbara's retail market remains tight with overall availability declining to 3.5% in Q4 2025, below the long-term average. Single-tenant availability increased to a decade high driven by a handful of large-format vacancies, while multi-tenant space remains extremely limited near 4%. Leasing activity has remained steady and total available space declined by roughly 100,000 SF over the past year. Development remains constrained, with just 42,000 SF under construction and minimal inventory growth in recent years. Asking rents increased 1.3% year over year, with strong cumulative gains over the past five years. Looking ahead, limited availability and supply constraints are expected to support stable retail fundamentals despite near-term consumer uncertainty.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(19,935)	(29,300)	84,995	200,245	(55,590)
▼ Vacancy Rate	4.58%	4.60%	4.25%	3.90%	4.30%
▲ Avg NNN Asking Rate PSF	\$31.58	\$31.42	\$31.14	\$31.23	\$31.05
▼ Sale Price PSF	\$314.00	\$318.00	\$421.00	\$342.00	\$341.00
▲ Cap Rate	6.81%	6.80%	6.88%	6.44%	6.37%
▼ Under Construction SF	42,356	48,606	61,356	60,500	35,000
▲ Inventory SF	25,204,334	25,163,939	25,356,707	25,441,882	25,132,763

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1600 N. H Street Lompoc, CA	62,523 SF	\$7,773,000 \$124.30 PSF	Tony Coelho STNL Development	Supply Store
515 McMurray Road Buellton, CA	11,062 SF	\$3,150,000 \$284.76 PSF	Matthew Morgan Ed St. George	Movie Theatre
1618 Copenhagen Drive Solvang, CA	7,108 SF	\$3,500,000 \$492.40 PSF	Adam Firestone Robert Cameron Benson	Mixed Use

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
191 N. Fairview Avenue Santa Barbara, CA	23,992 SF	Financial Management Group	Picklr	Sports
1423 S. Bradley Road Santa Maria, CA	7,000 SF	Tower Investments	Undisclosed	Undisclosed
419 State Street Santa Barbara, CA	7,092 SF	Hammer Properties LLC	Undisclosed	Undisclosed



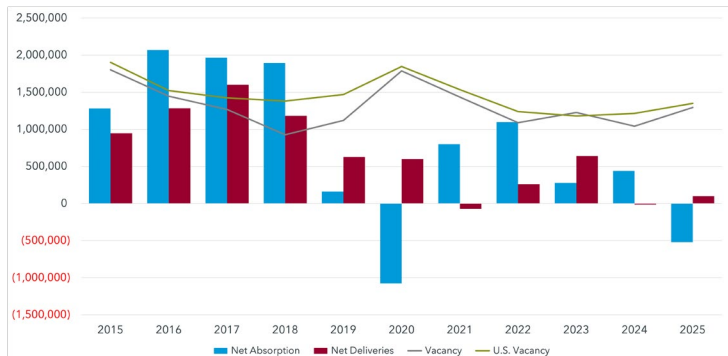
RETAIL MARKET OVERVIEW

RAY ROSADO, CCIM, *Principal*

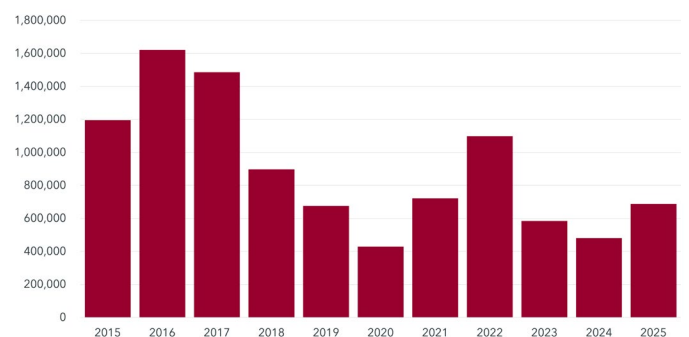
The Denver retail market remained fundamentally tight in Q4 2025, though momentum continued following an extended period of expansion. Net absorption softened over the past year as select tenants paused expansion, yet overall availability stayed near historic lows, supporting landlord confidence. Asking rents continued to trend upward, reflecting sustained demand for well-located retail and limited second-generation space. Pad site development and freestanding opportunities remained the primary growth drivers, with national quick-service and convenience-oriented retailers competing aggressively for prime corridors. Investment activity remained selective, with stable pricing for high-quality assets underscoring the sector's relative resilience compared to other property types.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(519,085)	(1,056,695)	(538,229)	150,264	478,084
▼ Vacancy Rate	4.2%	4.3%	4.4%	4.10%	3.84%
▼ Avg NNN Asking Rate PSF	\$27.01	\$27.07	\$26.48	\$26.51	\$26.55
▼ Sale Price PSF	\$272.00	\$273.00	\$271.00	\$270.32	\$272.99
▼ Cap Rate	6.70%	6.60%	6.60%	6.53%	6.47%
▲ Under Construction SF	687,931	594,892	415,709	382,122	374,041
▼ Inventory SF	164,273,423	164,436,273	165,174,644	166,705,763	166,679,500

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
500 16th St, Denver Pavilions Denver, CO	345,485 SF	\$36,890,045 \$106.78 PSF	City and County of Denver Gart Properties	Multi-Tenant
9901-10003 Grant Street Thornton, CO	256,443 SF	\$24,178,907 \$94.29 PSF	Continental Realty Corporation Tryperion Holdings	Multi-Tenant
12161-12169 N. Sheridan Boulevard Broomfield, CO	132,187 SF	\$25,189,798 \$190.56 PSF	Brixmor Property Group, Inc. AEW Capital Management	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1385-1393 S. Santa Fe Drive Denver, CO	53,414 SF	Focus Property Group	Undisclosed	Undisclosed
7400 E. Hampden Avenue Denver, CO	43,887 SF	AmCap	Whole Foods Market	Grocer/Disributor
1403-1453 Larimer Street Denver, CO	7,534 SF	Asana Partners	Undisclosed	Undisclosed



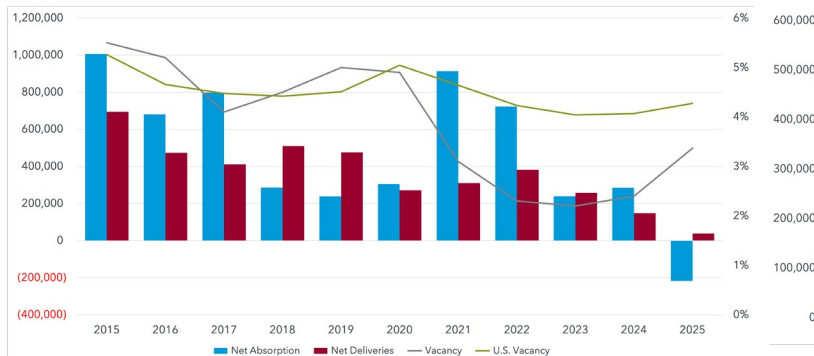
RETAIL MARKET OVERVIEW

LINDA GARRISON, Office Manager

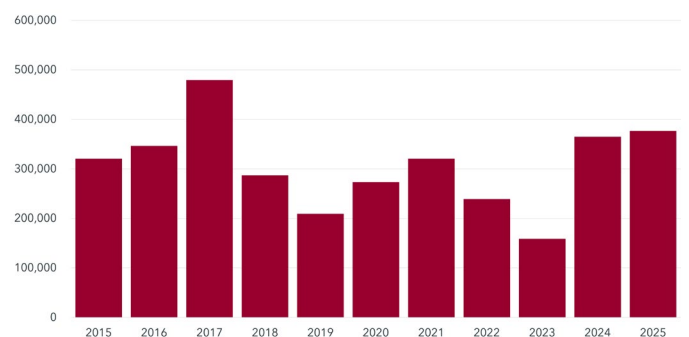
The Fort Myers retail market in 2025 showed resilience with strong leasing demand driven by population growth and essential services, while facing pressures from big-box closures and rising vacancies in some areas, leading to demand for newer centers, but with significant new construction underway. Key trends included robust demand for fitness, discount retailers, and essentials, a cooling residential market influencing investor outlook, and strong interest in new developments focusing on walkability and mixed-use, despite economic headwinds and some regional vacancy increases. The market remained dynamic, with strong fundamentals in newer developments and essential retail, but challenges persisted in older retail segments. Ongoing population gains and new construction suggests continued evolution, with a move towards modern, experience-focused retail environments.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ Qtrly Net Absorption SF	(217,857)	(245,000)	(99,061)	(10,000)	55,287
▼ Vacancy Rate	3.37%	3.40%	3.00%	2.80%	2.40%
▲ Avg NNN Asking Rate PSF	\$22.74	\$22.59	\$20.98	\$21.59	\$2.53
◀ ▶ Sale Price PSF	\$247.00	\$247.00	\$300.00	\$355.00	\$205.00
▲ Cap Rate	6.77%	6.71%	5.40%	6.70%	6.50%
▼ Under Construction SF	376,663	377,857	540,799	549,115	364,957
▲ Inventory SF	49,387,820	49,338,482	49,667,277	49,616,786	49,532,982

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
8951 Bonita Beach Road, SE Bonita Springs, FL	195,416 SF	\$24,357,755 \$124.65 PSF	Springs Station LLC G&1 VII Springs Plaza LLC	Multi-Tenant
15660 San Carlos Boulevard Fort Myers, FL	131,006 SF	\$3,095,165 \$23.63 PSF	RMC MSC LLC Gulf Myers SC Company Ltd.	Multi-Tenant
12995 S. Cleveland Avenue Fort Myers, FL	102,906 SF	\$6,668,733 \$64.80 PSF	FI Real Estate Fund 3 S Cleveland LLC Pinebrook Pine LLC	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
25141-25191 Chamber of Commerce Bonita Springs, FL	28,000 SF	Isram Prado LLC	The Sanctuary Golf & Social Club	Arts, Entertainment, & Recreation
5100 S. Cleveland Avenue Fort Myers, FL	13,000 SF	Page Plaza Acquisition LP	ArchWell Health	Healthcare
2615 Santa Barbara Boulevard Cape Coral, FL	7,922 SF	CCALDIFL LLC	Pet Supplies Plus	Pet Supplies



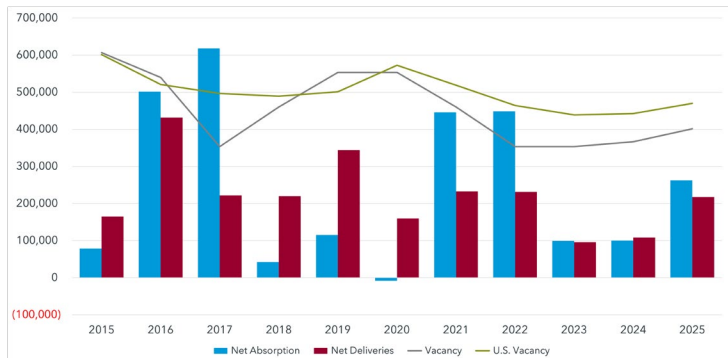
RETAIL MARKET OVERVIEW

LINDA GARRISON, Office Manager

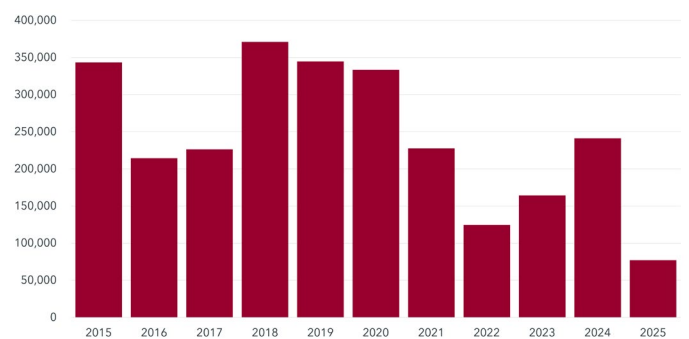
The Naples retail real estate market in 2025 shows strong demand driven by population growth and tourism, with low vacancy rates, short times on market, and rising rents, particularly in essential services, fitness, and food. While overall inventory remains tight, new construction is limited, creating scarcity, though some big-box closures caused localized vacancy spikes. The market favors newer centers, growth corridors, and medical/ service tenants catering to an aging demographic, with investors targeting North Naples for low vacancy and East Naples for emerging opportunities. While the broader Southwest Florida region saw some vacancy increases, Naples maintained strong demand in 2025. High-growth corridors and well-located areas in Naples and surrounding communities will continue to attract investment and development in 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ Qtrly Net Absorption SF	257,147	135,000	19,779	(7,705)	9,657
▼ Vacancy Rate	3.76%	3.80%	3.50%	3.40%	3.20%
▲ Avg NNN Asking Rate PSF	\$29.67	\$29.37	\$31.15	\$30.53	\$29.78
◀ ▶ Sale Price PSF	\$347.00	\$347.00	\$456.00	\$532.00	\$618.00
▲ Cap Rate	6.00%	5.79%	5.84%	6.25%	0.00%
▼ Under Construction SF	77,198	173,758	221,997	221,997	287,442
▲ Inventory SF	23,591,267	23,380,839	23,537,335	23,537,335	23,461,890

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
648-698 Bald Eagle Drive Marco Island, FL	69,300 SF	\$26,600,000 \$383.84 PSF	Island Plaza 2025 LLC Island Plaza Investments LLC	Multi-Tenant
3301 Tamiami Trail Naples, FL	24,996 SF	\$8,500,000 \$340.05 PSF	3333 Tamiami Trail LLC CLS Partnership	Multi-Tenant
77 Golden Gate Boulevard, W Naples, FL	23,729 SF	\$11,539,137 \$486.29 PSF	Minter Homewood LLC HSC Orangetree LLC	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1115 Airport Pulling Road Naples, FL	7,013 SF	1115 Airport Rd, LLC	Platellas Manos-Flamingo Arcade	Arts, Entertainment, & Recreation
2355 Vanderbilt Beach Road Naples, FL	4,791 SF	The Shoppes at Vanderbilt LLC	Spotlight Dance Studio	Dance Studio
2343 Vanderbilt Beach Road Naples, FL	3,200 SF	The Shoppes at Vanderbilt LLC	Ambrosi & Sons	Grocery Store



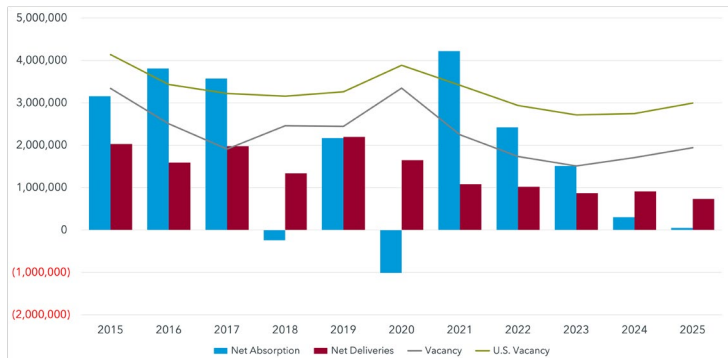
RETAIL MARKET OVERVIEW

STEPHEN DEMEO, *Principal*

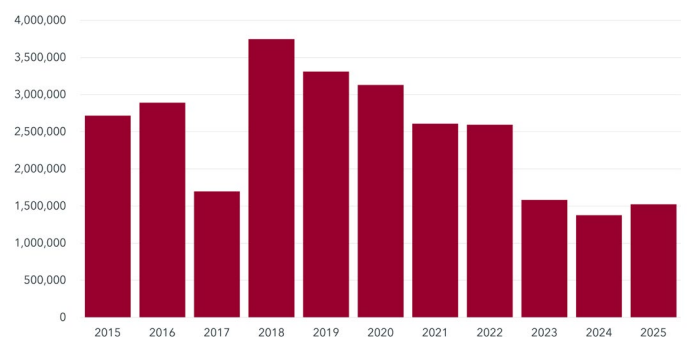
South Florida's Retail market closed 2025 demonstrating continued stability following a 3-4 year period of accelerated growth. Vacancy remained historically low, ranging between 3.2% and 3.5% throughout the year, while average asking rents held firm in the mid \$36 PSF NNN range despite moderating absorption. Capital markets activity was led by grocery and necessity-based retail, with average sale prices for these assets generally ranging between \$350 and \$450 per square foot. Publix was notably active in 2025, acquiring 8 shopping centers across the region and reinforcing investor confidence in long-term fundamentals. Entering 2026, disciplined development and strong demographic trends are expected to support occupancy and pricing stability throughout the region.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	48,682	(616,800)	(589,041)	(42,164)	305,194
▼ Vacancy Rate	3.30%	3.40%	3.40%	3.20%	3.10%
▼ Avg NNN Asking Rate PSF	\$35.59	\$36.23	\$35.92	\$35.94	\$36.16
▲ Sale Price PSF	\$419.00	\$348.00	\$454.00	\$423.00	\$365.00
▲ Cap Rate	6.30%	5.54%	5.70%	6.02%	6.22%
▼ Under Construction SF	1,524,508	1,561,739	1,212,558	1,066,489	1,376,731
▲ Inventory SF	334,914,959	334,751,855	334,628,186	334,648,931	334,179,429

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
19505 Biscayne Boulevard Aventura, FL	219,003 SF	\$131,000,000 \$598.17 PSF	Simon Prop Grp, Inc./Turnberry Assoc Seritage Growth Properties	Multi-Tenant
750-950 N. University Drive Coral Springs, FL	183,000 SF	\$40,500,000 \$221.31 PSF	United Agent Group, Inc. Allied District Property Corporation	Multi-Tenant
10201-10323 Hammocks Boulevard Miami, FL	166,907 SF	\$60,415,542 \$361.97 PSF	Publix Super Markets Inc. Regency Centers	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1400 NW 37th Street Miami, FL	75,000 SF	City of Miami / Miami Freedom Park, LLC	PopStroke	Amusement/ Recreation
21759 State Road 7 Boca Raton, FL	52,000 SF	10ak Capital LLC	Undisclosed	Undisclosed
7100 Fairway Drive Palm Beach Gardens, FL	41,255 SF	Fondo Atlas	LA Fitness	Health & Fitness



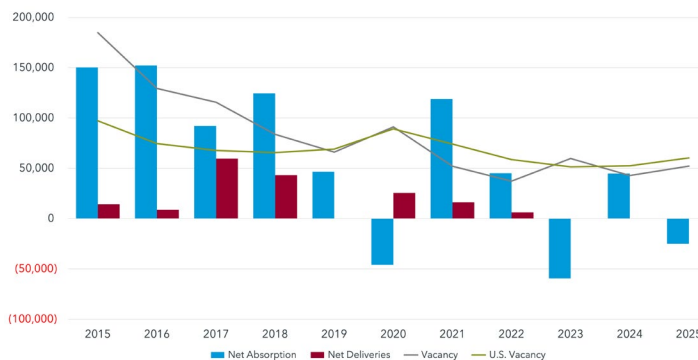
RETAIL MARKET OVERVIEW

JULIA SILVA, SIOR *President*

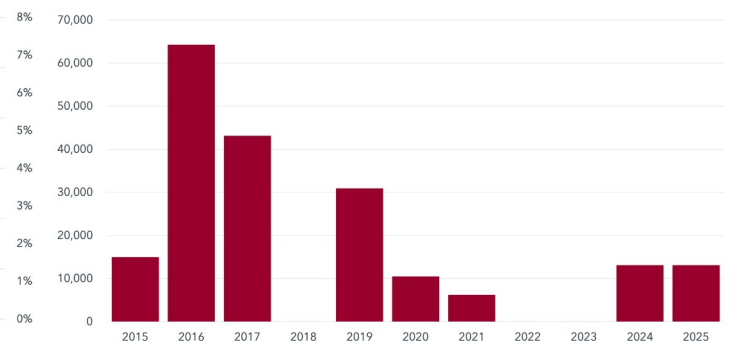
The Tampa Bay retail market remained fundamentally strong in Q4 2025, supported by low vacancy and steady tenant demand. Vacancy held near historic lows at 4.1%, underscoring the market's continued resilience despite modest negative net absorption of 22,172 square feet. Average asking rents increased to \$26.39 PSF, reflecting sustained pricing power among landlords. Investment activity improved, with sales prices rising to \$317 PSF and cap rates stabilizing at 6.6%, signaling renewed investor confidence. Construction remains limited, with just 13,108 square feet underway, helping preserve favorable supply-demand dynamics. Overall, Tampa's retail sector continues to benefit from strong demographics, consumer spending, and disciplined new development.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(22,172)	(72,646)	10,411	73,743	44,865
▼ Vacancy Rate	4.10%	4.53%	4.22%	3.48%	3.81%
▲ Avg Asking Rate PSF	\$26.39	\$26.17	\$25.95	\$25.54	\$25.25
▲ Sale Price PSF	\$317.00	\$238.00	\$169.00	\$274.00	\$266.00
◀ ▶ Cap Rate	6.60%	6.60%	7.72%	6.90%	6.07%
◀ ▶ Under Construction SF	13,108	13,108	13,108	13,108	13,108
◀ ▶ Inventory SF	9,916,375	9,916,375	9,916,375	9,916,375	9,916,375

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
Westchase Town Ctr - Phase I 9602-9644 W. Linebaugh, Tampa, FL	18,607 SF	\$7,922,082 \$425.76 PSF	Saad Investment, Inc. Real Property Specialists, Inc.	Multi-Tenant
Westchase Town Ctr - Phase I 9540-9572 W Linebaugh, Tampa, FL	17,676 SF	\$7,684,625 \$434.75 PSF	Saad Investment, Inc. Real Property Specialists, Inc.	Multi-Tenant
Anderson Commons 9501-9511 Anderson, Tampa, FL	11,482 SF	\$5,832,000 \$507.93 PSF	Abaro Family Trust Tenet Equity Partners	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1830-1934 62nd Ave., N (Town Plaza) Saint Petersburg, FL	13,185 SF	Atria Plaza LLC	Appliances 4 Less	Home Appliance
2201-2333 34th St, (Lakeview Ctr) Saint Petersburg, FL	11,453 SF	RMC Property Group	Family Dollar	General Merchandise
418 N. Dale Mabry Highway Tampa, FL	9,500 SF	South Cedar Real Estate	Divers Direct	Recreational Diving & Water Sports



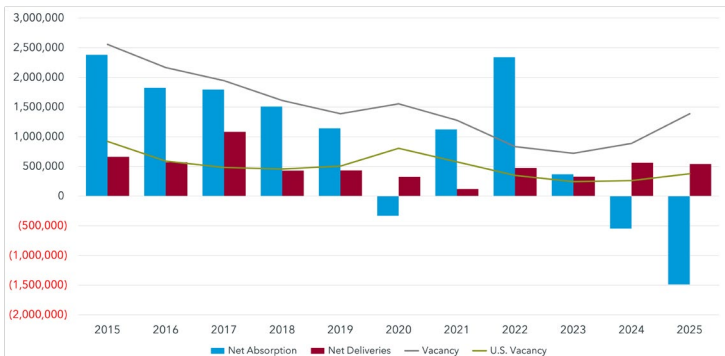
RETAIL MARKET OVERVIEW

KATE HUNT, *Research Director*

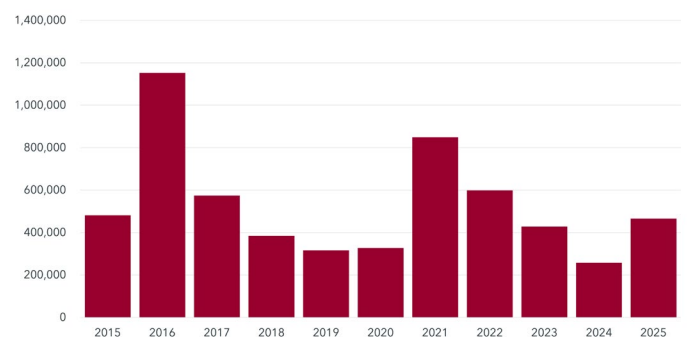
Atlanta's retail market softened through Q4 2025, with annual absorption at -1.49 million SF, continuing a trend of modest tenant pullbacks. Vacancy inched up to 6.1%, though asking rents remained resilient at \$24.63 PSF, supported by strong restaurant, service, and discount retailer demand. Construction stays limited at 466K SF, preventing oversupply. Investment activity remains steady, with pricing near \$175 PSF and cap rates widening slightly to 7.4%. Despite negative absorption, Atlanta's population growth, rising consumer spending, and strong suburban retail corridors position the market for stabilization as economic conditions improve.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(1,487,280)	(1,640,975)	(1,186,159)	(1,092,871)	(545,578)
▲ Vacancy Rate	6.10%	6.00%	5.70%	5.40%	5.20%
▼ Avg NNN Asking Rate PSF	\$24.63	\$24.76	\$24.42	\$24.31	\$19.84
▲ Sale Price PSF	\$175.00	\$174.00	\$176.00	\$177.00	\$179.00
◀ ▶ Cap Rate	7.40%	7.40%	7.30%	7.20%	7.32%
▲ Under Construction SF	465,961	276,617	354,525	301,885	257,837
▲ Inventory SF	193,775,369	192,691,469	196,009,169	200,721,373	200,427,882

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1155 Ernest W. Barrett Parkway, NW Kennesaw, GA	18,789 SF	\$16,600,000 \$883.50 PSF	L&B Realty Advisors LLP D&G Development Group	Multi-Tenant
610-640 Thornton Roadf* Lithia Springs, GA	75,947 SF	\$13,263,581 \$174.64 PSF	Columbia Properties, Inc. KPR Centers	Multi-Tenant
2667 Powder Springs Road Marietta, GA	78,837 SF	\$13,250,000 \$168.07 PSF	Core Equity Partners Columbia Properties, Inc.	Multi-Tenant

*Part of Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6055-6085 Old National Highway Atlanta, GA	63,419 SF	Irgang Group	Kroger	Grocery Stores
5870-5900 East Lake Parkway McDonough, GA	49,673 SF	STORE Capital Corp	Fitness 2020	Arts, Entertainment, Recreation
8427 Vaughn Road Canton, GA	34,000 SF	STNL Hickory Flats LLC	The Learning Experience	Social Services, Child Care



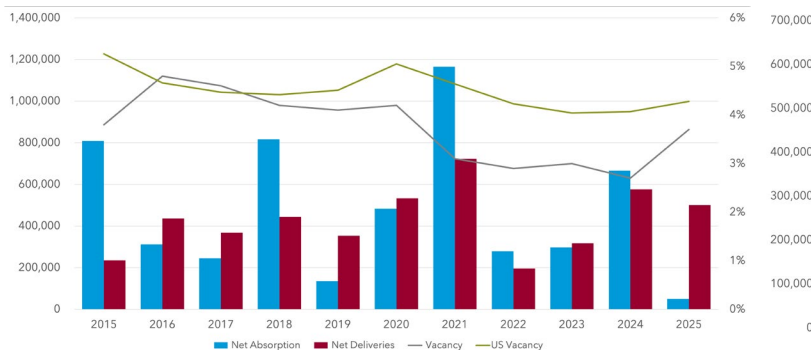
RETAIL MARKET OVERVIEW

CHASE ERKINS, Associate Broker

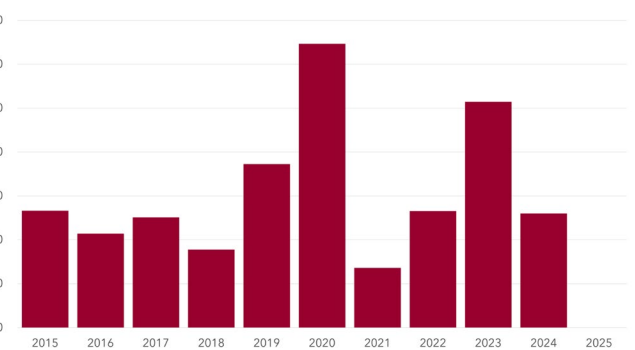
The Boise retail market closed out year-end 2025 with stable fundamentals supported by limited new supply and steady tenant demand. Over the past 12 months, the market recorded approximately 49,900 square feet of positive net absorption, signaling a rebound in leasing activity. Retail vacancy remained historically low at 3.7%, while average triple-net asking rents increased modestly to \$21.14 per square foot. Investment activity moderated during 2025 as higher interest rates tempered transaction volume; however, well-leased, necessity-based retail assets—particularly grocery-anchored centers—continued to attract buyer interest. New retail development remained limited throughout the year, reinforcing tight market conditions and supporting expectations for continued stability heading into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(209,857)	12,252	343,123	651,245	746,483
▲ Vacancy Rate	3.80%	3.40%	3.10%	2.80%	2.70%
▲ Avg NNN Asking Rate PSF	\$21.29	\$20.39	\$19.74	\$20.78	\$20.11
▲ Sale Price PSF	\$430.00	\$281.00	\$274.00	\$369.00	\$246.00
▼ Cap Rate	6.01%	6.25%	5.81%	6.47%	5.05%
▲ Under Construction SF	529,879	337,108	286,214	260,700	170,366
▲ Inventory SF	44,009,849	43,929,001	43,833,688	43,767,704	43,728,985

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
4115 S. Broadway Avenue Boise, ID	29,485 SF	Undisclosed	SVC ZB Properties LLC HPT TA Properties LLC	Multi-Tenant
117 12th Avenue S Nampa, ID	14,587 SF	Undisclosed	Redfort Ld LLC Hong Kong Restaurant LLC	Multi-Tenant
6241 N. Linder Road Meridian, ID	10,019 SF	Undisclosed	Undisclosed Meridian Id Retail LLC	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1522 W. River Street Boise, ID	11,676 SF	Daniel Drowling	SBG Fitness	Fitness
10487 W. Fairview Boise, ID	10,487 SF	Ian Gee	Undisclosed	Daycare
528 S. American Street Boise, ID	8,676 SF	Daniel Dowling	Guardian Fitness LLC	Fitness



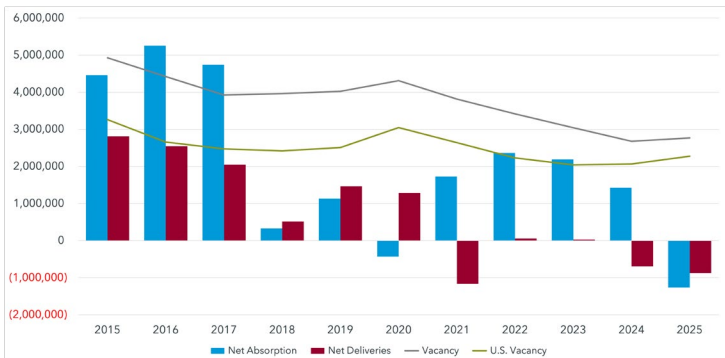
RETAIL MARKET OVERVIEW

ZACH GELLER, *Market Analytics Director*, BRANDON PAPPAS, *VP Data Analytics and Business Development*

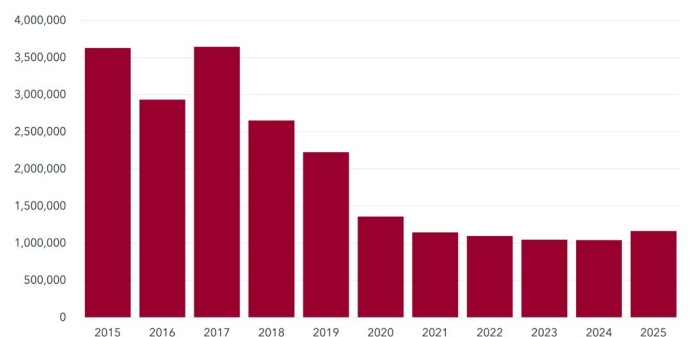
Chicago's retail market softened in 2025 as big-box closures and retailer bankruptcies drove net absorption to -1.3M SF through 2025 Q4, reversing gains from the prior year. Availability rose to 31.0M SF, though the 5.5% rate remains well below the 10-year average, reflecting long-term tightness amid an aging inventory and limited modern space. Conditions vary by submarket, with rising availability in the CBD, stable urban areas, and modest softening in the suburbs. Rent growth slowed to 2.7% and is expected to decelerate further. Development remains minimal, helping limit vacancy near current levels. While near-term demand is subdued, constrained supply should support longer-term stability in well-located retail.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(1,261,982)	(1,900,162)	(404,591)	566,124	1,426,584
▼ Vacancy Rate	4.77%	4.95%	4.98%	4.86%	4.69%
▲ Avg NNN Asking Rate PSF	\$22.29	\$21.86	\$21.91	\$21.91	\$21.77
▼ Sale Price PSF	\$188.21	\$188.45	\$190.75	\$190.87	\$190.39
▲ Cap Rate	8.07%	7.97%	7.87%	7.85%	7.82%
▲ Under Construction SF	1,164,334	1,148,555	758,218	924,179	1,042,498
▲ Inventory SF	563,377,401	562,656,940	562,931,379	563,354,006	563,544,305

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
12690 S. Route 59 Plainfield, IL	232,964 SF	\$7,880,000 \$33.82 PSF	Windfall Group Walmart	Single-Tenant
50-180 Waukegan Road Deerfield, IL	205,229 SF	\$21,133,373 \$102.97 PSF	Core Acquisitions DWS Group	Multi-Tenant
250 S. Waukegan Road Deerfield, IL	187,045 SF	\$12,742,846 \$68.13 PSF	Core Acquisitions DWS Group	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
101-105 N. Barrington Road Schaumburg, IL	132,350 SF	RCG Ventures	YMCA	Non-Profit/Charitable Organizations
701-715 US Highway 41 Schererville, IN	35,266 SF	Ethan Christopher LLC	Crunch Fitness	Health & Wellness
111 S. Weber Road Bolingbrook, IL	33,068 SF	Storebuild LLC	The Picklr	Sports & Recreation



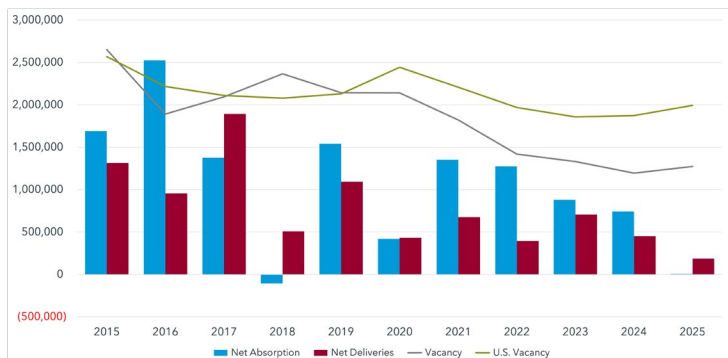
RETAIL MARKET OVERVIEW

SCOT COURTNEY, *President*

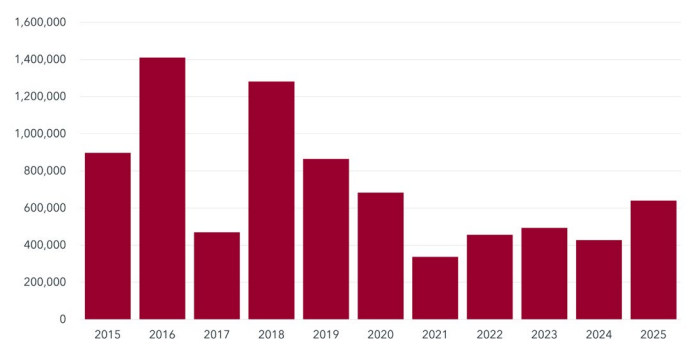
A recovery in the CBD and other in-city submarkets was underway in Q4, as tenants turned their attention to these areas, seeking more availability and better deal terms as compared to most suburban submarkets. Five years in the making, a noticeable increase in deal activity bodes well for these neglected areas as we enter 2026. Driven by opportunity as much as anything else, this should mark the turning point for recovery in these submarkets. Meanwhile, suburban activity remained constrained as submarket shifts, high construction costs, and lack of suitable sites made new development a challenge. Entering 2026, a handful of larger projects should start construction, opening up new supply options in selected high-growth suburban markets.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	14,811	305,094	138,590	586,424	748,915
▼ Vacancy Rate	3.03%	3.07%	3.42%	2.98%	2.90%
▼ Avg NNN Asking Rate PSF	\$19.31	\$19.38	\$19.24	\$19.11	\$19.06
▲ Sale Price PSF	\$166.76	\$164.31	\$163.63	\$161.43	\$159.32
◀ ▶ Cap Rate	-	-	-	-	-
▼ Under Construction SF	661,482	666,378	549,929	475,318	427,265
▲ Inventory SF	132,186,939	132,136,912	132,153,627	132,092,220	132,001,047

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
14395 Clay Terrace Boulevard Carmel, IN	508,541 SF	\$203,000,000 \$399.18 PSF	Hines Global Income Trust, Inc. Washington Prime Group Inc.	Multi-Tenant
1010-1080 N. Morton Street Franklin, IN	85,980 SF	\$10,900,000 \$126.77 PSF	SV Fincas Franklin LLC Franklin Commons Associates LLC	Multi-Tenant
9905 E. US Highway 36 Avon, IN	63,407 SF	\$10,800,000 \$170.33 PSF	The RMR Group Core Acquisitions	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2521-2549 E. State Road 44 Shelbyville, IN	27,700 SF	Veritas Realty	Ali's Bargain Goods	Retail Discount/ Variety Goods
6213-6243 Allisonville Road Indianapolis, IN	25,210 SF	Paragon Realty	Undisclosed	Undisclosed
3502 E. 86th Street Indianapolis, IN	25,210 SF	Simon Property Group	Reis-Nichols Jewelers	Jewelry Stores



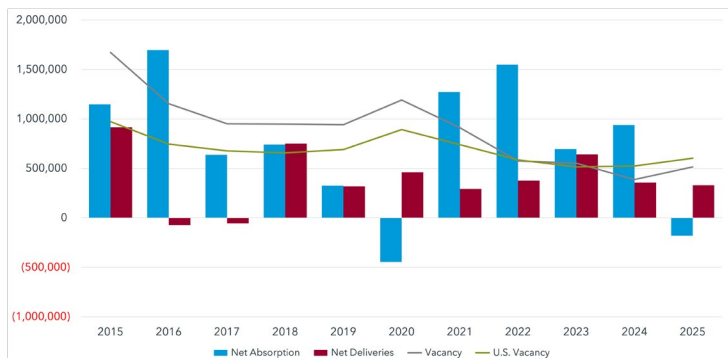
RETAIL MARKET OVERVIEW

HUNTER SEABAUGH, *Senior Associate*

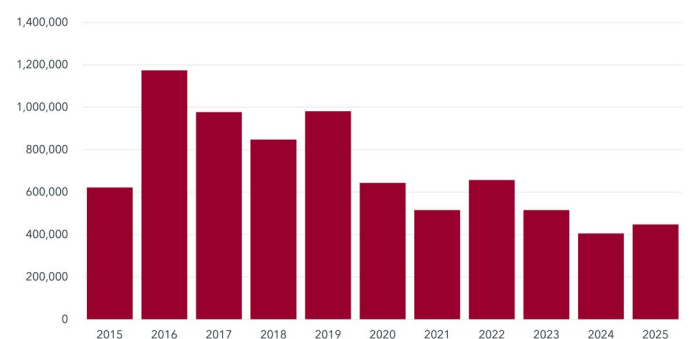
Strong tenant demand and tight occupancy: Retail continues to outperform regional and national benchmarks, with leasing activity outpacing new deliveries. Occupancy levels remained high (~95%+) and asking rents climbed moderately year-over-year, reflecting limited available space and consistent consumer traffic. Limited new supply: New retail construction has been modest, and much of what has delivered in 2025 was pre-leased. This constrained pipeline has helped keep vacancy low and maintained competitive conditions for well-located retail properties. Trade-area fundamentals: Population growth, solid household incomes, and ongoing employment strength underpin retail fundamentals. Dense residential nodes and strong daytime/dining traffic corridors remain especially attractive for QSR, service-oriented, and experiential retail users.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(313,000)	262,000	(4,700)	207,739	1,143,535
◀ ▶ Vacancy Rate	4.20%	4.20%	4.10%	3.93%	3.8%
▲ Avg NNN Asking Rate PSF	\$19.44	\$19.07	\$18.83	\$18.76	\$18.19
▲ Sale Price PSF	\$177.00	\$172.00	\$171.00	\$169.00	\$170.00
▼ Cap Rate	8.00%	8.10%	8.04%	7.96%	7.4%
▲ Under Construction SF	448,000	404,000	454,282	447,949	307,633
▲ Inventory SF	134,000,000	133,000,000	132,850,318	133,959,495	134,171,665

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
Summit Fair Lee's Summit, MO	510,000 SF	Call Broker	Block RED Development	Multi-Tenant
8600-8660 N. Boardwalk Kansas City, MO	122,397 SF	Call Broker	Genesis Health Clubs ACF Property Management	Mixed-Use
16851 W. 90th Street Lenexa, KS	112,110 SF	Call Broker	Undisclosed Realty Income Corporation	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6215-6249 Blue Ridge Boulevard Kansas City, MO	15,000 SF	1340 E 9th St Realty	Amazon Drop Shipping	Discount
8353 N. Booth Avenue Kansas City, MO	12,035 SF	Star Development Corp	Boot Barn	Apparel
4911-4953 State Avenue Kansas City, KS	7,000 SF	Kyle Neagle	Spectrum Paint	Home Improvement



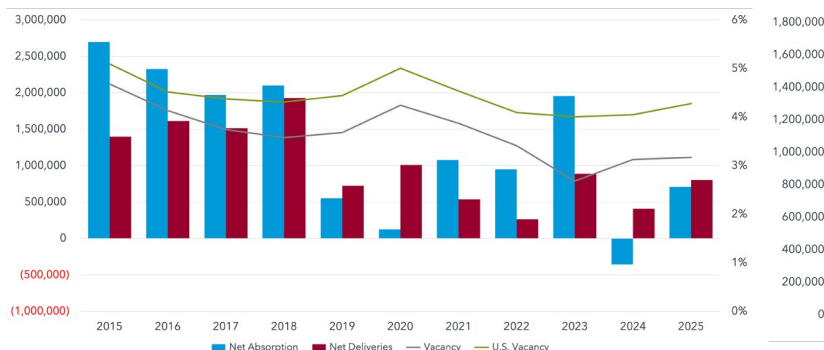
RETAIL MARKET OVERVIEW

GREG PIERATT, *President*

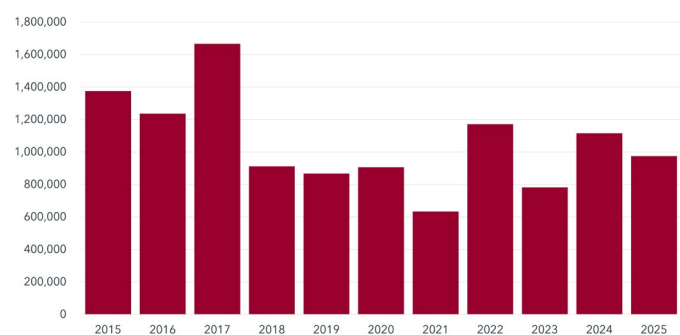
The Charlotte Q4 2025 retail market continues to demonstrate stability, supported by steady tenant demand and limited new supply. Twelve-month net absorption remained positive, while vacancy held relatively flat, reflecting balanced market conditions. Average NNN asking rates increased modestly quarter-over-quarter, driven by sustained demand for well-located retail centers. Construction activity remains subdued, helping preserve tight fundamentals across the sector. Sales volume softened slightly, and cap rates rose, indicating a more selective investment environment amid higher financing costs. Overall, the retail market remains healthy, underpinned by strong consumer traffic and restrained development.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	707,815	95,805	(354,453)	(430,053)	(357,968)
▼ Vacancy Rate	3.2%	3.3%	3.2%	3.3%	3.1%
▲ Avg NNN Asking Rate PSF	\$26.91	\$26.15	\$25.50	\$25.17	\$24.91
▲ Sale Price PSF	\$246.00	\$239.00	\$234.00	\$232.00	\$229.00
▼ Cap Rate	6.9%	7.0%	7.0%	7.0%	7.1%
▲ Under Construction SF	974,877	898,107	1,026,500	894,546	1,115,390
▲ Inventory SF	152,521,197	152,388,965	152,046,534	151,990,760	151,718,181

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3001 S, Cannon Boulevard* Kannapolis, NC	219,000 SF	\$13,600,000 \$58.10 PSF	Infinite Equity Capital Benbrooke Realty Investments Co.	Multi-Tenant
8054-8074 Concord Mills Boulevard* Concord, NC	143,643 SF	\$25,834,794 \$179.85 PSF	Undisclosed Kite Realty Group Trust	Multi-Tenant
1877-1923 E. Broad Street * Statesville, NC	115,310 SF	\$15,779,468 \$136.84 PSF	The CF Company Lubono Capital	Multi-Tenant

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
37 N. Main Street Kannapolis, NC	53,000 SF	Undisclosed	Harris Teeter	Grocery Store
20700 Torrence Chapel Road Cornelius, NC	34,687 SF	Capital Automotive Real Estate Services, Inc.	Lake Norman Chrysler Dodge Jeep Ram	Retailer
5331-5411 South Boulevard Charlotte, NC	20,186 SF	Kimco Realty Corporation	Sketchers	Retailer



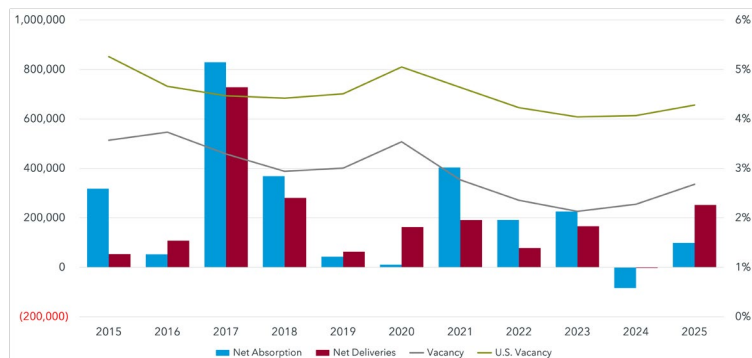
RETAIL MARKET OVERVIEW

MARYANN PETERSON, *Vice President*

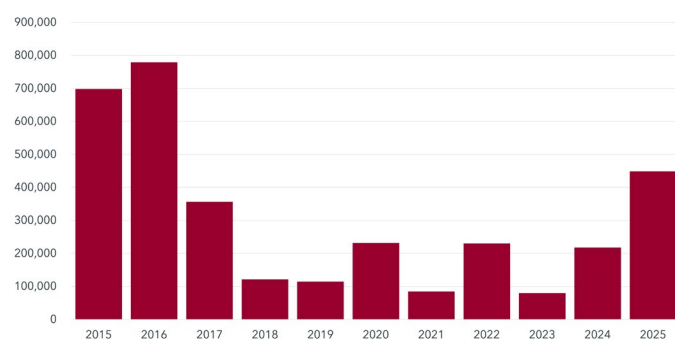
Durham's retail market showed renewed momentum in Q4 2025, posting 98,825 SF of positive net absorption after three quarters of losses. Vacancy edged up to 2.68%, but remains historically tight. Overall, average asking rents rose modestly to \$24.92 PSF, and pricing held steady at \$239 PSF. Cap rates widened slightly to 8.87%, reflecting cautious investor sentiment. Construction jumped to 448,933 SF, nearly doubling Q3's total. Inventory also expanded by over 400,000 SF, signaling growing developer confidence. Despite elevated cap rates, the sector remains stable with low vacancy, modest rent growth, and a healthy uptick in leasing demand.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	98,825	(113,581)	(82,779)	(392,943)	(83,224)
▲ Vacancy Rate	2.68%	2.45%	2.20%	3.16%	2.28%
▲ Avg NNN Asking Rate PSF	\$24.92	\$24.67	\$24.83	\$25.08	\$24.91
◀ ▶ Sale Price PSF	\$239.00	\$239.00	\$242.00	\$241.00	\$247.00
▲ Cap Rate	8.87%	8.80%	8.70%	8.57%	8.33%
▲ Under Construction SF	448,933	246,302	289,676	262,722	217,770
▲ Inventory SF	31,025,242	30,625,640	30,914,808	30,969,627	31,025,916

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
6930 Fayetteville Road Durham, NC	111,424 SF	\$17,650,000 \$158.40 PSF	FrontView REIT, Inc. Transformco	Single-Tenant
223-265 S. Elliott Road Chapel Hill, NC	69,945 SF	\$21,000,000 \$300.24 PSF	SouthCoast Commercial LLC Ram Realty	Multi-Tenant
367 Freedom Parkway Pittsboro, NC	17,408 SF	\$6,850,000 \$393.50 PSF	Deborah P. Figlewski Lee-Moore Capital Company	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
350-400 East Street Pittsboro, NC	9,600 SF	Praet Law	Chatham Community Church	Religious Organizations
6911 Fayetteville Road Durham, NC	3,103 SF	InvenTrust Properties Corp.	Undisclosed	Undisclosed
1800 E. Franklin Street Chapel Hill, NC	2,930 SF	Kite Realty Group Trust	Undisclosed	Undisclosed



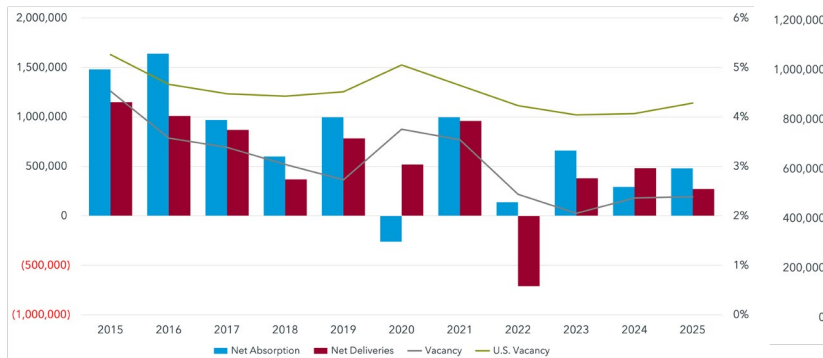
RETAIL MARKET OVERVIEW

MARYANN PETERSON, *Vice President*

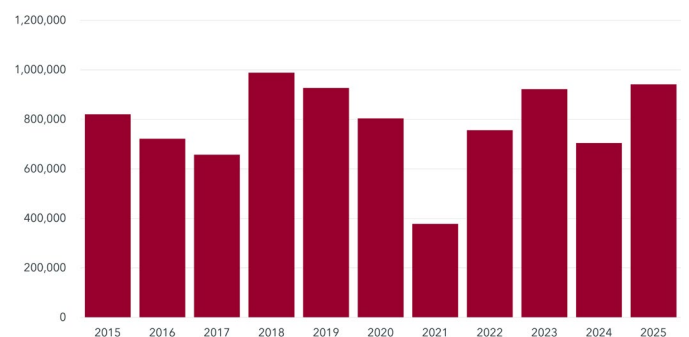
Raleigh's retail sector sustained strong momentum in Q4 2025, with net absorption reaching 480,831 SF. Vacancy held nearly flat at 2.39%, remaining among the tightest in the region. Asking rents on average rose to \$28.99 PSF, while sale prices climbed to \$271 PSF. Cap rates compressed slightly to 6.78%, suggesting steady investor confidence. Construction activity surged to 941,494 SF, its highest level this cycle, reflecting bullish developer sentiment. Inventory expanded to 76.2 million SF, indicating a steady market. Raleigh's retail market continues to outperform, buoyed by strong tenant demand, stable pricing, and aggressive pipeline growth heading into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	480,831	476,958	396,179	415,407	291,543
▲ Vacancy Rate	2.39%	2.34%	2.40%	2.30%	2.36%
▲ Avg NNN Asking Rate PSF	\$28.99	\$27.94	\$27.64	\$27.05	\$26.52
▲ Sale Price PSF	\$271.00	\$266.00	\$265.00	\$262.00	\$260.00
▼ Cap Rate	6.78%	6.80%	6.65%	6.60%	6.59%
▲ Under Construction SF	941,494	624,958	384,625	465,473	704,275
▲ Inventory SF	76,200,720	75,695,705	76,141,933	77,006,036	76,429,576

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3450-3490 Kildaire Farm Road* Cary, NC	79,211 SF	\$22,457,903 \$283.52 PSF	Sigmund Companies Alidade Capital LLC	Multi-Tenant
601 E. Six Forks Road* Raleigh, NC	54,783 SF	\$15,004,266 \$273.89 PSF	Clarion Partners Ram Realty	Multi-Tenant
7281-7283 NC Highway 42* Raleigh, NC	54,432 SF	\$12,135,829 \$222.95 PSF	Yanqing Duan Barnett Properties, Inc.	Multi-Tenant

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6121 Mount Herman Road Raleigh, NC	200,000 SF	City of Raleigh	Swing Racquet + Paddle Club	Arts, Entertainment, and Recreation
601 E. Six Forks Road Raleigh, NC	14,872 SF	Ram Realty	Undisclosed	Undisclosed
8815-8863 Six Forks Road Raleigh, NC	12,889 SF	Kimco Realty Corporation	Azobi Event Center	Arts, Entertainment, and Recreation



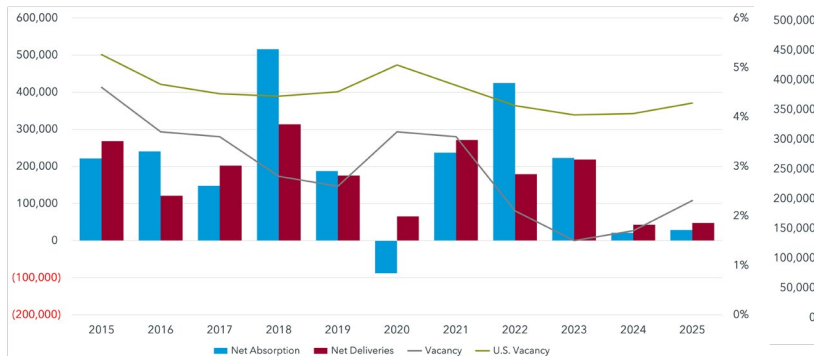
RETAIL MARKET OVERVIEW

SANDY THORPE, *Managing Director*

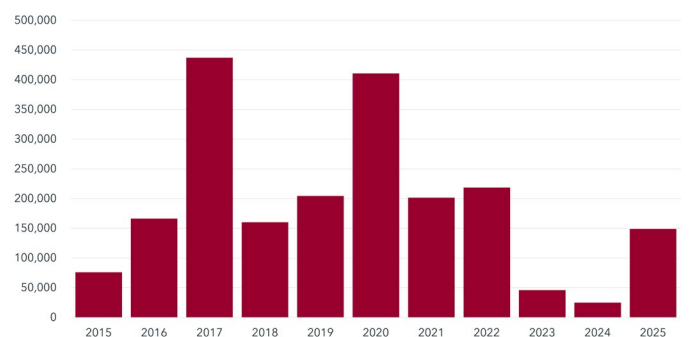
Wilmington's retail market rebounded in Q4 2025, posting 28,855 SF of net absorption after a sharp decline the previous quarter. Vacancy improved to 2.31%, while average asking rents surged to \$22.28 PSF, up nearly 19% from Q3. Sale prices remained steady at \$157 PSF, and cap rates edged up to 7.6%, reflecting slight pricing adjustments amid cautious optimism. The construction pipeline ticked down to 149,000 SF, and total inventory expanded to 15.15 million SF. Overall, retail fundamentals strengthened to close the year, with positive absorption and rising rents signaling renewed tenant activity.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	28,855	(61,369)	(16,999)	(37,982)	(21,302)
▼ Vacancy Rate	2.31%	2.67%	2.50%	2.60%	2.60%
▲ Avg NNN Asking Rate PSF	\$22.28	\$18.77	\$19.93	\$17.51	\$16.75
◀ ▶ Sale Price PSF	\$157.00	\$157.00	\$154.00	\$150.00	\$148.00
▲ Cap Rate	7.60%	7.54%	7.88%	7.22%	6.90%
▼ Under Construction SF	149,000	152,795	131,795	22,794	25,000
▲ Inventory SF	15,147,664	14,865,984	14,865,984	14,843,230	14,818,230

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
805 Pine Grove Drive Wilmington, NC	45,569 SF	\$5,000,000 \$109.72 PSF	Undisclosed Undisclosed	Single-Tenant
419 S. College Road Wilmington, NC	19,267 SF	\$235,000 \$12.20 PSF	Rayyan Holdings LLC Paww LLC	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
120-130 Shallotte Crossing Parkway Shallotte, NC	2,695 SF	Aston Properties	Undisclosed	Undisclosed
3501 Oleander Dr. - Hanover Center Wilmington, NC	2,500 SF	Perform Properties	Undisclosed	Undisclosed
497 Olde Waterford Way Leland, NC	1,869 SF	Robert Exum	Undisclosed	Undisclosed



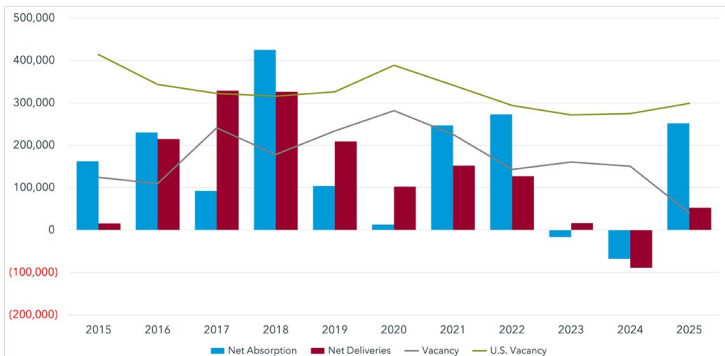
RETAIL MARKET OVERVIEW

GRACE NEWTON, *Principal*

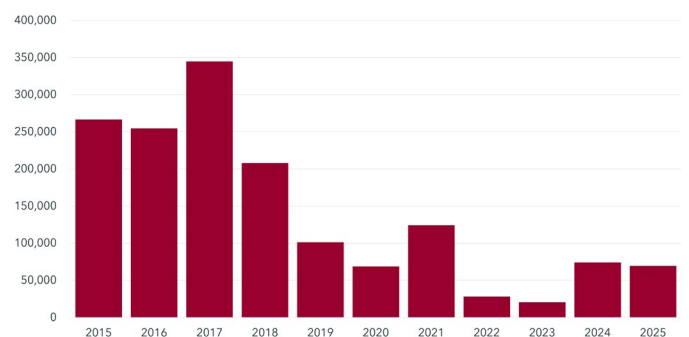
In contrast to the Omaha market which has seen a 5% increase in average asking rents over the past 12 months, Lincoln holds at 0.6% rent growth. This is lower than the 2% national average. However, vacancy rate and new construction remains below the 10 year average for this market. Given these data points, Landlords have the leverage to push rents. A notable lease transaction that occurred this quarter is Sky Zone at 48th & Van Dorn, who leased 65,000 SF. And notably East Park Plaza near 66th & O, a 214,000 SF center traded for \$18.5M.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	251,763	194,680	112,630	(44,310)	(68,208)
◀ ▶ Vacancy Rate	2.1%	2.1%	2.1%	2.8%	3.0%
▲ Avg NNN Asking Rate PSF	\$14.95	\$14.92	\$14.94	\$14.89	\$14.84
▲ Sale Price PSF	\$141.00	\$140.00	\$140.00	\$140.00	\$139.00
◀ ▶ Cap Rate	8.0%	8.0%	8.0%	8.0%	7.9%
▼ Under Construction SF	69,488	111,571	72,571	61,838	73,924
▲ Inventory SF	21,189,915	21,151,549	21,140,549	21,142,549	21,137,154

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
East Park Plaza - 110-300 N. 66th St. Lincoln, NE	214,029 SF	\$18,500,000 \$86.00 PSF	Broad Reach Starwood Capital Group	Multi-Tenant
4333 S. 70th Street Lincoln, NE	17,566 SF	\$1,200,000 \$68.00 PSF	Atran Equities LLC James Hruska Trust	Multi-Tenant
1132-1136 P Street Lincoln, NE	10,672 SF	\$1,150,000 \$108.00 PSF	Foundry Community Foundation CWC Enterprises	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2600 S. 48th Street, #13 Lincoln, NE	65,037 SF	Kroenke Group	SkyZone	Amusement & Recreation
2950C Pine Lake Road Lincoln, NE	7,500 SF	RED Development	Firebird's	Restaurant
2325 S. 24th Street Lincoln, NE	4,288 SF	The Wardens & Vestrymen of St Matthews Church	Sprouts Child Development	Educational Services



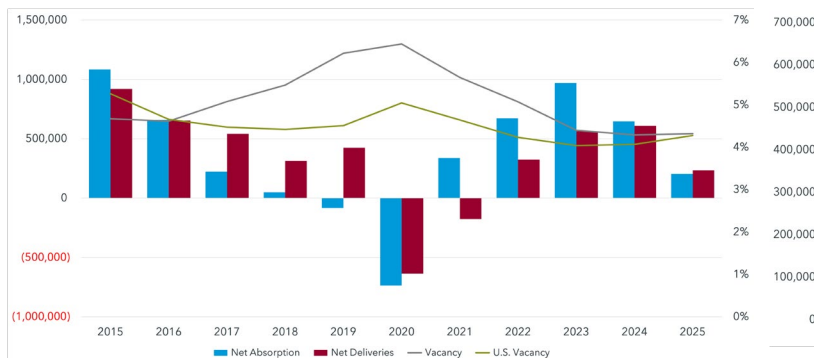
RETAIL MARKET OVERVIEW

GRACE NEWTON, *Principal*

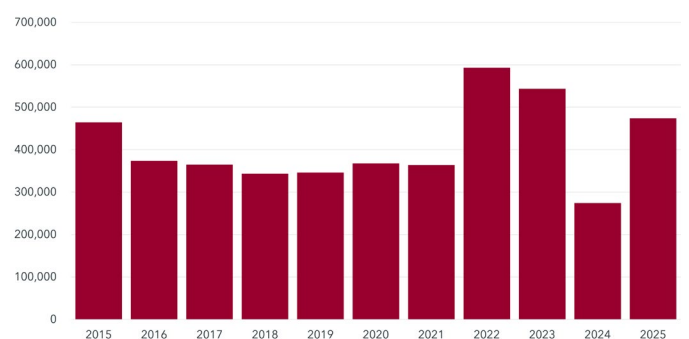
One takeaway for Omaha's retail market as we end 2025 is that rents have increased by over 5% over last year, which significantly surpasses the 2% national average. In addition, sales volume grew by 73% in the last 12 months after seeing a robust transaction year for the market. Notably, Village Pointe Shopping Center, an outdoor lifestyle center traded for \$153M. In addition several neighborhood shopping centers sold in 2025. The top lease transaction for the quarter was The Rush Market who leased 28,000 SF on W Maple and will relocate from Oak View Mall.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	204,225	390,717	484,109	584,494	646,666
▼ Vacancy Rate	4.3%	4.5%	4.6%	4.5%	4.3%
▲ Avg NNN Asking Rate PSF	\$18.68	\$18.49	\$18.28	\$17.95	\$17.67
▲ Sale Price PSF	\$165.00	\$162.00	\$160.00	\$157.00	\$156.00
▼ Cap Rate	7.9%	8.0%	8.0%	8.0%	8.0%
▲ Under Construction SF	474,039	428,920	265,905	310,996	274,353
▲ Inventory SF	65,340,757	65,323,432	65,298,857	65,258,918	65,106,686

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
Village Pointe-17305 Davenport St. Omaha, NE	480,465 SF	\$153,300,000 \$319.00 PSF	Federal Realty Investment Trust RED Development	Multi-Tenant
Oak Plaza - 3003-3015 S. 83rd Ave. Omaha, NE	36,333 SF	\$3,100,000 \$85.00 PSF	MPI/Oak Plaza, Inc.	Multi-Tenant
7503-7519 Pacific Street Omaha, NE	25,860 SF	\$3,055,000 \$118.00 PSF	Tyler Owen Lisa Lewis	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
14949 Evans Plaza Omaha, NE	28,000 SF	NRE Management Corp.	Rush Market	Furniture
40 Arena Way Council Bluffs, IA	17,500 SF	Georgi Ivanov	Aale Medical & Gym	Medical & Fitness
3002 S. 24th Street, (Renewal) Omaha, NE	10,629 SF	Jeff Royal	Metro Community College	Educational Services



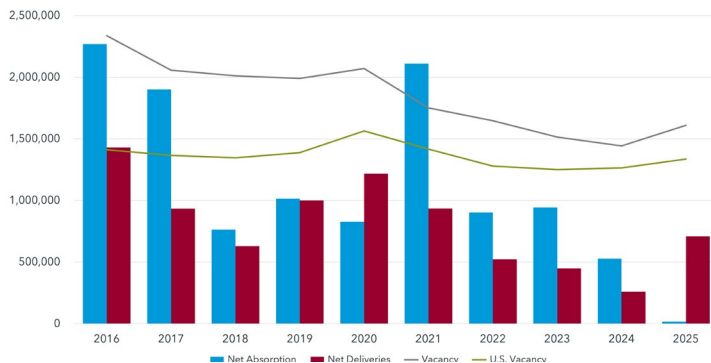
RETAIL MARKET OVERVIEW

JOANNA ZIRBES, CCIM, *Principal*

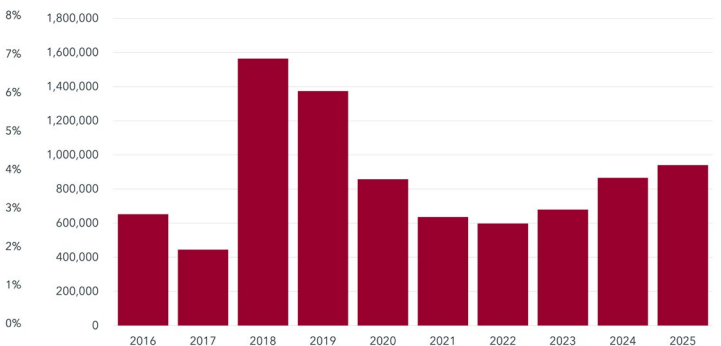
The Las Vegas retail market remained fundamentally healthy in the fourth quarter, which was supported by stable consumer demand and limited new supply. Over the past year, net absorption totaled 16,341 square feet, reflecting a slowdown from earlier in the year as leasing activity normalized. Vacancy edged up slightly to 5.2% which is among the lowest levels in the region as tenants largely held their space. Asking rents averaged \$34.25 per square foot, holding steady and underscoring the market's pricing stability. Construction activity remained moderate at approximately 940,343 square feet and keeps new supply in check and reinforcing overall market balance. Retail conditions remain stable and well-positioned entering year-end.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	16,341	445,067	233,459	186,912	528,572
▲ Vacancy Rate	5.20%	5.10%	5.00%	5.00%	4.60%
◀ ▶ Avg NNN Asking Rate PSF	\$34.25	\$34.25	\$34.12	\$33.75	\$33.45
▲ Sale Price PSF	\$329.00	\$327.00	\$326.00	\$316.00	\$317.00
◀ ▶ Cap Rate	6.30%	6.30%	6.30%	6.40%	6.40%
▼ Under Construction SF	940,343	944,430	1,381,407	1,365,980	865,555
▲ Inventory SF	123,003,313	122,915,744	122,478,767	122,381,090	122,293,423

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
2650-2660 S. Maryland Parkway* Las Vegas, NV	35,222 SF	\$9,288,394 \$263.71 PSF	Tamer Alpagot Sahara Town Square LLC	Multi-Tenant
2650-2660 S. Maryland Parkway* Las Vegas, NV	32,139 SF	\$8,475,376 \$263.71 PSF	Tamer Alpagot Sahara Town Square LLC	Multi-Tenant
4701 W. Sahara Avenue Las Vegas, NV	29,960 SF	\$8,000,000 \$267.02 PSF	Craft Consutrcution Company AutoNation	Multi-Tenant

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2630-2662 W. Horizon Ridge Parkway Henderson, NV	59,796 SF	Auerbach Commercial Realty Holdings	Undisclosed	Undisclosed
8150 S. Eastern Avenue Las Vegas, NV	48,386 SF	Sam Shakib	Slick City	Arts, Entertainment, and Recreation
2630-2662 W. Horizon Ridge Parkway Henderson, NV	32,186 SF	Auerbach Commercial Realty Holdings	Savers	Retailer



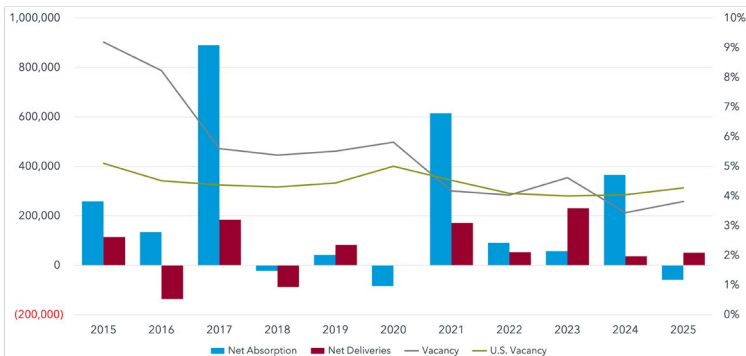
RETAIL MARKET OVERVIEW

LYLE CHAMBERLAIN, CCIM, *President*

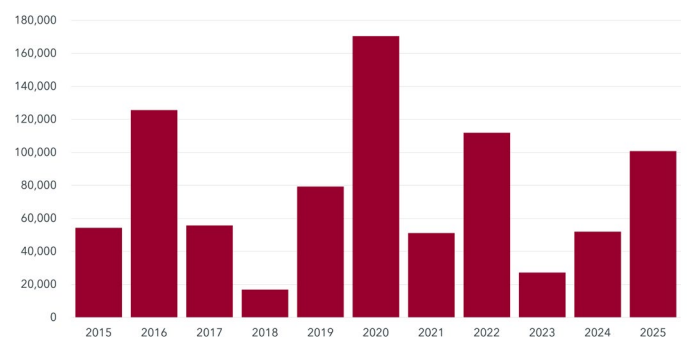
Retail has continued to be the strongest sector of our market in the last quarter. This is a result of increasing population growth coupled with a very restricted supply increase. The result is a market which has very low vacancy and stable rates (although rates have not increased) in the timeframe of overall market distress caused by the higher interest rates, increasing costs of goods, and an uncertain tariff market. Given our location, reasonable cost of living (compared with neighboring California), and general lack of new construction, I see this market remaining very healthy in the upcoming year.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(59,371)	(57,958)	(123,295)	(38,068)	250,242
◀ ▶ Vacancy Rate	3.8%	3.8%	4.1%	4.3%	8.1%
◀ ▶ Avg NNN Asking Rate PSF	\$22.60	\$22.60	\$22.61	\$22.56	\$26.25
◀ ▶ Sale Price PSF	\$233.72	\$233.72	\$232.91	\$230.99	\$185.74
◀ ▶ Cap Rate	7.2%	7.2%	7.2%	7.3%	9.5%
◀ ▶ Under Construction SF	100,817	100,817	100,817	100,817	221,272
◀ ▶ Inventory SF	28,030,063	28,030,063	28,030,063	28,030,063	17,822,472

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
212 Elks Point Road Zephyr Cove, NV	115,984 SF	\$32,750,000 \$282.37 PSF	The Greenbriar Lane LLC Davidson Retail	Multi-Tenant
550-670 N. McCarran Boulevard Sparks, NV	78,349 SF	\$12,379,142 \$158.00 PSF	Meruelo Group Albanese Cormier	Multi-Tenant
500-520 N. McCarran Boulevard Sparks, NV	52,822 SF	\$8,345,876 \$158.00 PSF	Meruelo Group Albanese Cormier	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7671 S. Virginia Street Reno, NV	6,018 SF	William M Piercy	Cook'd	Restaurant
13921-13925 S. Virginia Reno, NV	5,995 SF	Rhino Investments	Anthrولوجie	Apparel
227-263 Los Altos Sparks, NV	5,860 SF	RCG Investments	Undisclosed	Retail



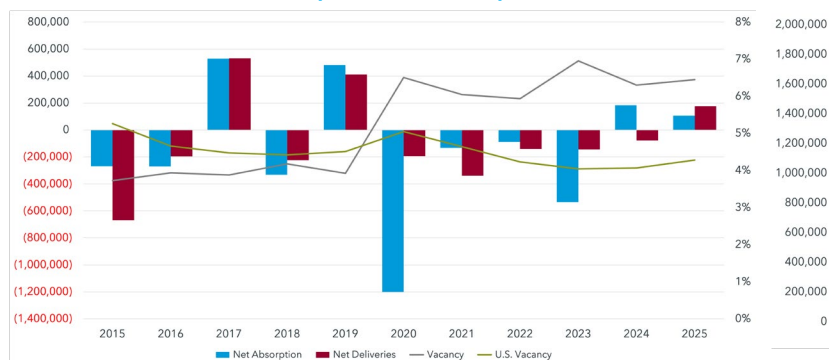
RETAIL MARKET OVERVIEW

VALERIA SYANCHUK, *Director of Research*

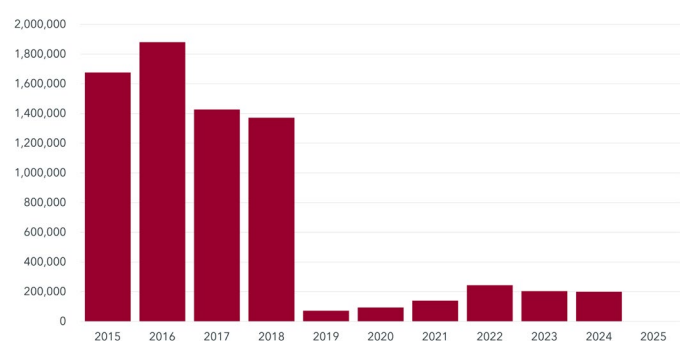
In the fourth quarter of 2025, the retail market showed continued stability and modest growth, supported by steady tenant demand and resilient fundamentals. Net absorption remained positive over the trailing 12 months, reflecting ongoing expansion and backfilling across prime corridors, while vacancy held relatively flat at approximately 6.4 percent, indicating limited softening despite broader economic uncertainty. Average asking rents were largely unchanged quarter-over-quarter, hovering around \$137 per square foot on a triple-net basis, underscoring landlords' ability to maintain pricing amid consistent leasing interest. Overall, Q4 2025 closed with a balanced retail market characterized by stable occupancy, disciplined supply, and steady momentum heading into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	106,619	212,380	104,151	266,117	183,746
▼ Vacancy Rate	6.45%	6.51%	6.29%	6.14%	6.30%
▼ Avg NNN Asking Rate PSF	\$137.11	\$137.76	\$137.05	\$135.18	\$133.58
▼ Sale Price PSF	\$1,543.16	\$1,543.26	\$1,433.53	\$1,442.97	\$1,433.58
▼ Cap Rate	-	7.48%	6.16%	5.92%	5.00%
◀ ▶ Under Construction SF	567	567	120,000	200,000	200,000
▼ Inventory SF	39,279,690	39,286,410	39,180,010	39,100,010	39,102,524

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
717 Fifth Avenue New York, NY	100,000 SF	\$270,000,000 \$4,500.00 PSF	Ardian France Kering SA	Single-Tenant
31 Hudson Yards New York, NY	45,003 SF	\$175,315,490 \$3,895.64 PSF	Mori Trust Co Related	Single-Tenant
175 Delancey Street New York, NY	41,173 SF	\$56,000,000 \$1,360.11 PSF	North Haven Net REIT L+M Development Partners	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
271 Eleventh Avenue New York, NY	50,000 SF	L&L Holding Company	The Mallory	Real Estate
250 West 57th Street New York, NY	46,444 SF	Empire State Realty Trust	T.J. Maxx	Retailer
135 East 57th Street New York, NY	44,892 SF	TF Cornerstone	Chelsea Piers Fitness	Fitness Center



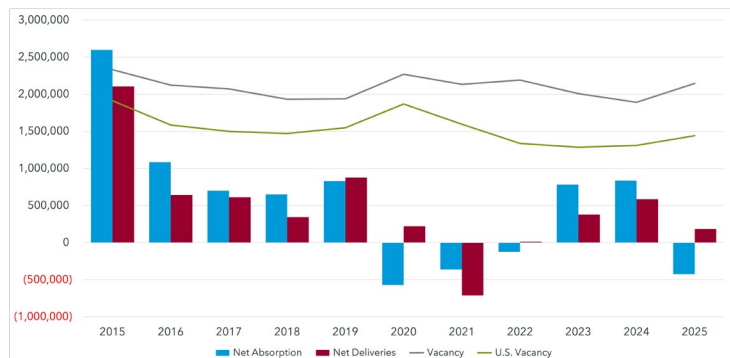
RETAIL MARKET OVERVIEW

DEAN MISLEH, Associate

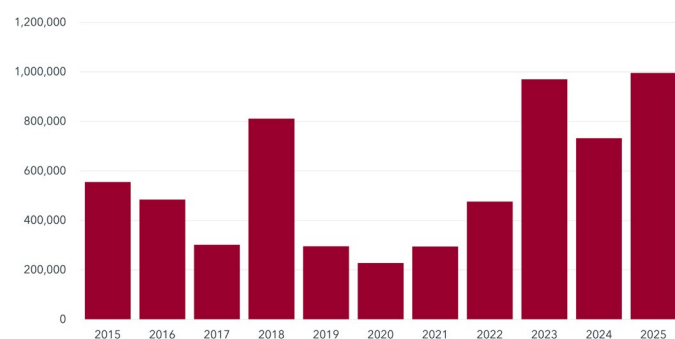
In the fourth quarter of 2025, the Cincinnati retail market remained fundamentally tight despite a modest rise in vacancy driven by bankruptcy-related store closures earlier in the year. Vacancy increased to 5.5 percent, yet available space remained near historic lows as limited new construction continued to constrain supply. Net absorption stayed negative over the past year, reflecting big-box move-outs, while smaller-format spaces benefited from steady demand among service-oriented tenants, restaurants, and discount retailers. Asking rents grew approximately 3.0 percent year over year, outperforming national trends and supported by population growth and strong suburban performance. Construction activity remained muted, reinforcing near-term market stability.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(425,053)	(331,197)	(204,313)	470,112	836,194
▲ Vacancy Rate	5.50%	5.46%	5.58%	5.30%	5.06%
▲ Avg NNN Asking Rate PSF	\$16.72	\$16.39	\$16.46	\$16.36	\$16.23
▲ Sale Price PSF	\$134.69	\$132.74	\$131.12	\$130.29	\$128.27
▼ Cap Rate	8.30%	8.33%	8.37%	8.36%	8.38%
▼ Under Construction SF	995,460	1,015,017	850,972	856,593	731,889
▲ Inventory SF	135,303,833	135,293,781	135,436,821	135,338,538	135,118,541

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
5765 S. State Route 48 Maineville, OH	14,000 SF	\$3,585,000 \$256.07 PSF	5765 Maineville LLC Krishnas River Bend LLC	Multi-Tenant
1609 W. North Bend Road Cincinnati, OH	10,800 SF	\$2,100,000 \$194.44 PSF	Cincinnati/Hamilton Cnty Public Library Main On Main LLC	Single-Tenant
7519-7523 Reading Road Cincinnati, OH	8,120 SF	\$475,000 \$58.50 PSF	7521 Reading Road Properties LLC Stillwell Real Estate Holdings LLC	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
9687 Colerain Avenue Cincinnati, OH	30,000 SF	State Of Ohio	BidFTA	Real Estate
4605-4627 Dixie Highway Fairfield, OH	29,640 SF	Carnegie Companies, Inc.	Jay Madhusudan Investment LLC	Services
1558 Hamilton Richmond Road Hamilton, OH	9,309 SF	Undisclosed	Texas Roadhouse	Food Services



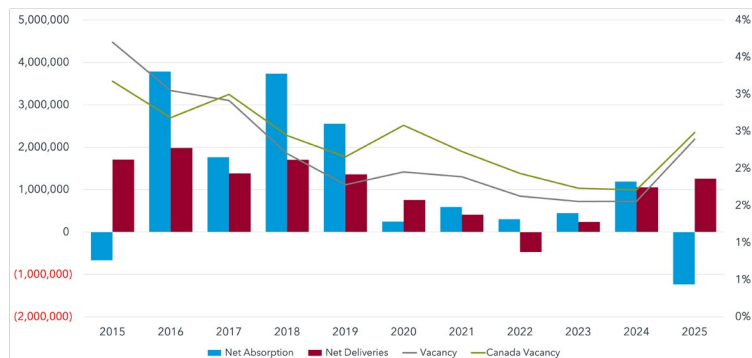
RETAIL MARKET OVERVIEW

LEE & ASSOCIATES TORONTO, *Real Estate Intelligence Department*

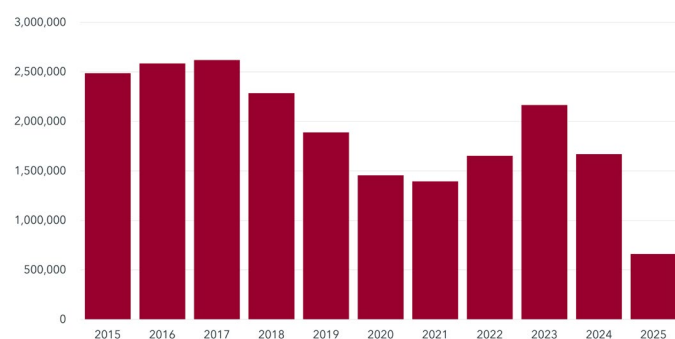
Retail across the GTA has remained relatively strong due to years of population growth and limited new construction. While the population grew quickly, retail space increased much more slowly, keeping vacancies low. Recently, however, conditions have softened. The closure of Hudson's Bay stores has added large vacant spaces, pushing vacancy up and causing more space to sit empty, especially in malls. New development remains limited due to high construction costs. Rents have flattened and may decline slightly, but well-located centres remain resilient, and Canadian retailers could benefit from shifting consumer preferences.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(1,234,170)	(1,731,008)	(1,737,841)	1,059,221	1,192,563
◀▶ Vacancy Rate	2.4%	2.4%	2.3%	1.6%	1.6%
▼ Avg NNN Asking Rate PSF	\$36.12	\$36.17	\$36.20	\$36.18	\$36.02
▼ Sale Price PSF	\$504.00	\$508.00	\$505.00	\$506.00	\$505.00
▲ Cap Rate	5.1%	5.0%	5.0%	5.0%	5.0%
▼ Under Construction SF	660,785	1,072,963	1,535,928	1,610,006	1,669,953
▲ Inventory SF	295,504,678	295,082,500	294,534,581	294,344,648	294,246,132

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
100 McEwan Drive Caledon, ON	160,000 SF	\$17,173,200 \$107.33 PSF	SmartCentres Loblaw	Multi-Tenant
7700 Markham Road** Markham, ON	101,751 SF	\$32,185,665 \$316.32 PSF	BGO Canadian Urban Ltd.	Multi-Tenant
11160 Yonge Street Richmond Hill, ON	78,394 SF	\$17,500,000 \$223.23 PSF	11160 Yonge Investment, Inc. Hazelview Property Services	Multi-Tenant

*All numbers shown are in Canadian dollars (CAD); **Part of an 8-Property Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
900 Maple Avenue Burlington, ON	129,066 SF	La Caisse	Undisclosed	Undisclosed
1899 Brock Road Pickering, ON	30,126 SF	SmartCentres	SVP Sports	Sporting Goods Stores
101 Devon Road Brampton, ON	17,956 SF	Dancor Construction	Urban Tadka	Food Services and Drinking Places



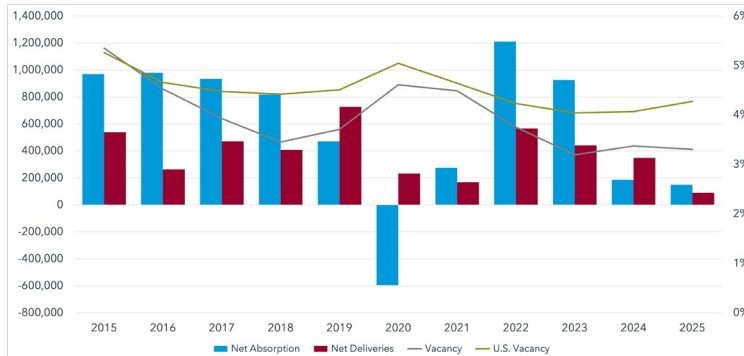
RETAIL MARKET OVERVIEW

CHRISTOPHER SCHWAB, Vice President

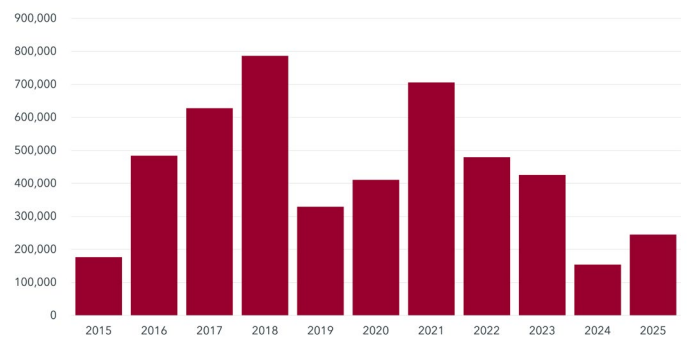
The Greenville-Spartanburg retail market rebounded in Q4 2025, with the 12-month net absorption turning positive to +399,164 SF, signaling improved tenant demand and backfill momentum after the softness highlighted in Q3. Vacancy tightened to 3.3% (down from 3.7% in Q3), reinforcing that well-located centers and necessity/service-oriented retail continue to capture most leasing activity. While fundamentals improved, asking rents were essentially flat to slightly lower, with average NNN asking rates at \$15.27/SF versus \$15.31/SF in Q3 - suggesting landlords are holding rate expectations, but selectively adjusting for deal velocity and tenant credit. On the capital markets side, sale pricing cooled to \$151.27/SF, while cap rates held steady at 6.8%, indicating pricing discipline remains, but buyers are still active for the right assets.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	399,164	(42,924)	(15,249)	(192,090)	(194,076)
▼ Vacancy Rate	3.30%	3.70%	3.60%	3.60%	3.40%
▼ Avg NNN Asking Rate PSF	\$15.27	\$15.31	\$14.96	\$15.25	\$15.11
▼ Sale Price PSF	\$151.27	\$165.77	\$119.80	\$139.43	\$157.25
◀▶ Cap Rate	6.80%	6.80%	6.50%	7.30%	7.00%
▼ Under Construction SF	244,788	265,206	287,430	182,910	154,285
▲ Inventory SF	91,903,564	91,857,333	91,840,455	91,815,881	91,813,116

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
3101 N. Main Street Anderson, SC	91,000 SF	\$4,250,000 \$46.70 PSF	Rural King Supply HP Properties of SC LLC	Single-Tenant
1600 John B. White Sr. Boulevard Spartanburg, SC	66,560 SF	\$7,700,000 \$115.69 PSF	Alpine South Properties B.M. Smith & Associates, Inc.	Multi-Tenant
4405-4423 SC-24 Anderson, SC	62,725 SF	\$4,047,980 \$64.54 PSF	MC&G Commercial LLC Pridemore-Anderson LLC	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
100 Peachwood Center Drive Spartanburg, SC	38,700 SF	Hawkins Companies	AutoZone	Automotive Parts
1420-1450 W. Wo Ezell Boulevard Spartanburg, SC	33,000 SF	Georges Collin	Advance Auto	Automotive Parts
2435 E. North Street Greenville, SC	25,350 SF	Aston Properties	The Picklr	Indoor Recreation



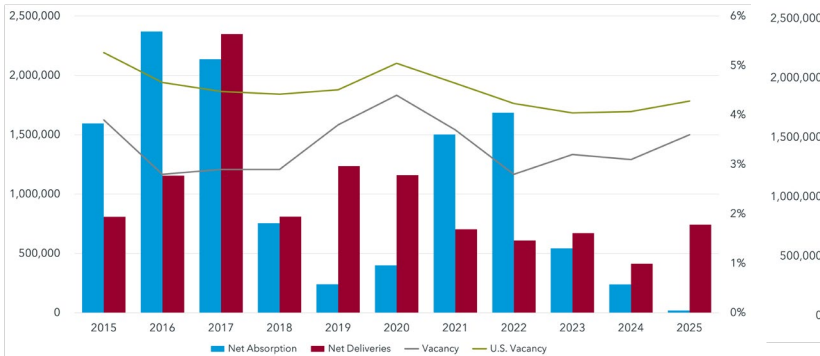
RETAIL MARKET OVERVIEW

MILLER CHANDLER, CCIM, *Director*; MEAGAN GLAZIER, *Associate*

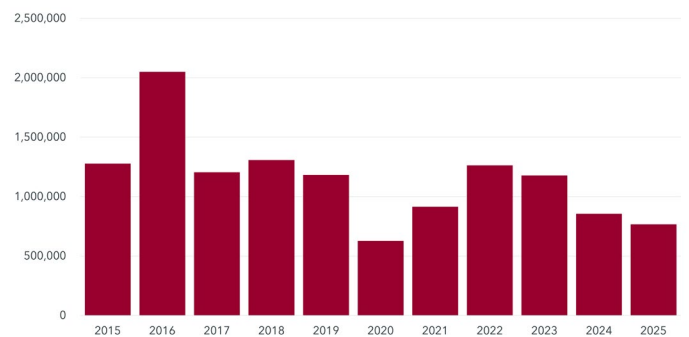
Greater Nashville's average retail vacancy rate remained stable in Q4 2025, while average NNN asking rents edged upward to nearly \$30 per square foot (\$29.97). The quarter's largest lease by square footage occurred in Hermitage, Tennessee, where Advance Auto Parts committed to a 35,364-square-foot site owned by Clarksville-based Millan Enterprises. Sales activity was back-weighted, with three major transactions closing late in the quarter, led by the core portion of One Bellevue Place. The 46-acre asset traded for \$90.27 million, representing a modest loss from MetLife's 2019 acquisition price of \$92.85 million—approximately a 3% decline.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	19,507	(220,908)	140,503	326,636	239,073
◀ ▶ Vacancy Rate	3.60%	3.60%	3.30%	3.20%	3.10%
▲ Avg NNN Asking Rate PSF	\$29.97	\$29.59	\$29.09	\$28.39	\$24.63
▲ Sale Price PSF	\$294.00	\$283.00	\$276.00	\$266.00	\$220.00
▼ Cap Rate	6.20%	6.30%	6.30%	6.30%	6.07%
▼ Under Construction SF	766,665	1,185,047	884,845	713,819	855,736
▲ Inventory SF	125,020,684	123,918,021	125,378,048	126,527,936	125,522,584

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY PRICE	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
One Bellevue Pl Retail Core (Hwy 70 S & Sawyer Brown Rd), Nashville, TN	355,019 SF	\$90,270,000 \$254.27 PSF	Prospect Ridge MetLife	Multi-Tenant
709 5th Avenue Nashville, TN	27,636 SF	\$15,400,000 \$557.24 PSF	The Becker Organization Taconic Asset Trust	Single Tenant
92 White Bridge Road Nashville, TN	33,000 SF	\$14,580,000 \$441.82 PSF	Crescent Communities Stockbridge Capital Group	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4101 - 4109 Lebanon Pike Hermitage, TN	35,364 SF	Millan Enterprises	Advance Auto Parts	Auto Parts Retailer
2280 - 2311 Gallatin Pike, N Madison, TN	32,175 SF	Summit Strategies Investments	O'Reilly Auto Parts	Auto Parts Retailer
205 N. Thompson Lane Murfreesboro, TN	20,000 SF	TriOut Advisory Group	UFC Gym	Recreation Gym Facility



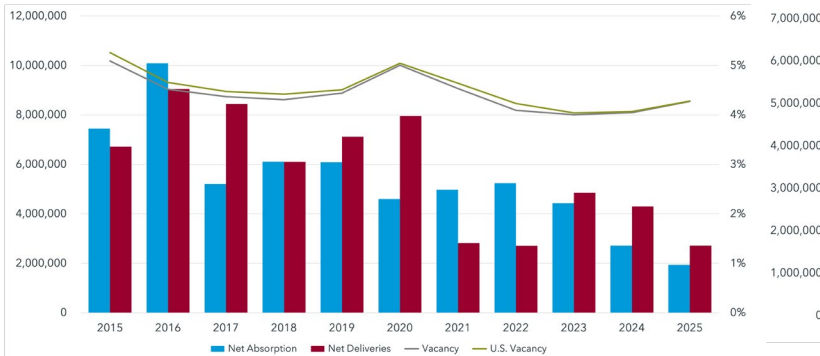
RETAIL MARKET OVERVIEW

MARY DOETTERL, *Research Director*

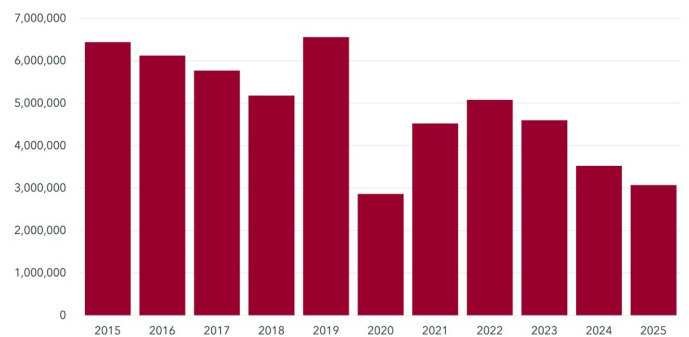
Houston's retail market remained resilient in 2025 despite moderating demand. Twelve-month net absorption totaled 1.94M SF in Q4 2025, down from 2.7M SF in 2024 but still firmly positive. Vacancy inched up to 5.3%, remaining near historic lows and below national averages, underscoring healthy tenant demand. Asking rents continued a gradual rise to \$2.04 PSF, while sales prices increased to \$248 PSF as cap rates held near 7.3%. Construction slowed to 3.1M SF, helping limit future supply pressure and supporting stable fundamentals.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	1,941,493	1,852,251	1,325,457	2,216,398	2,720,802
◀ ▶ Vacancy Rate	5.3%	5.3%	5.3%	5.2%	5.1%
▲ Avg NNN Asking Rate PSF	\$2.04	\$2.03	\$2.02	\$2.02	\$2.01
▲ Sale Price PSF	\$248.00	\$244.00	\$240.00	\$238.00	\$237.00
◀ ▶ Cap Rate	7.30%	7.30%	7.40%	7.40%	7.40%
▲ Under Construction SF	3,100,000	3,000,000	3,300,000	3,800,000	3,500,000
◀ ▶ Inventory SF	448,000,000	448,000,000	447,000,000	446,000,000	446,000,000

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
Commons at Willobrook Houston, TX	461,109 SF	Undisclosed	Continental Ralty Corporation L&B Realty Advisors LLP	Multi-Tenant
Portfolio (7) Shenandoah, TX	440,222 SF	Undisclosed	Undisclosed Kite Realty Group Trust	Multi-Tenant
1513-1549 W. Bay Area Boulevard Webster, TX	275,196 SF	Undisclosed	Fidelis Realty Partners O'Connor Capital Partners	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
9700-9702 Bissonnet Houston, TX	44,037 SF	Shaid Hashmi	Charlie's Collectible Show	Retailer
13331 Westheimer Houston, TX	37,224 SF	Wu Properties	Fortis Colleges & Institutes	Colleges and Universities
4411 San Felipe Houston, TX	37,051 SF	INCAP Fund	Undisclosed	Undisclosed



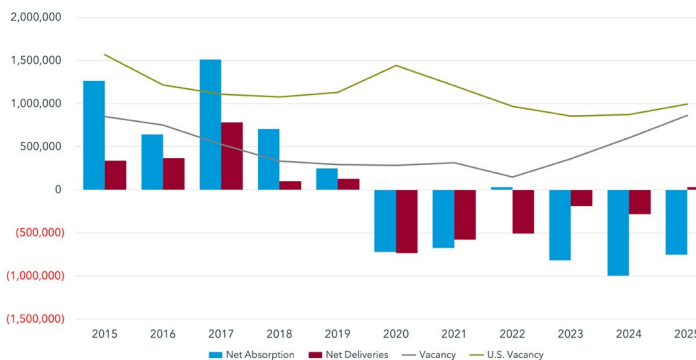
RETAIL MARKET OVERVIEW

KYLE PROSSER, *Principal*

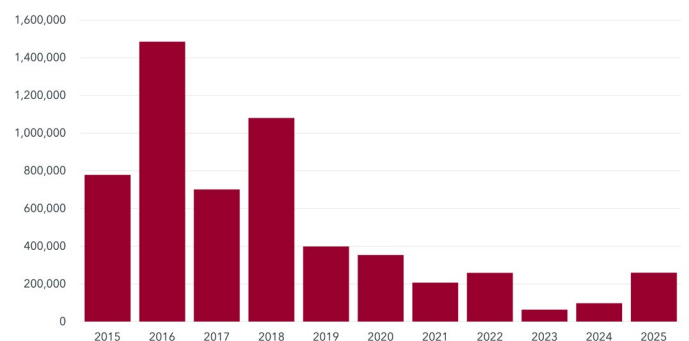
Quarter 4 pushed more of the same narrative from the prior year. Cap rates rose slightly to average about 6.3%. On a dollar per square foot basis, prices dropped slightly for the 2nd quarter in a row. Vacancy continued to rise slightly for the 5th quarter in a row but still stayed under the national average of 4.28%. New retail construction was slow but steady. We are excited to see what 2026 brings and hope a drop in interest rates will continue to spur growth.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(752,929)	(1,028,173)	(528,138)	(152,385)	(829,551)
▲ Vacancy Rate	4.10%	4.0%	3.8%	3.40%	3.40%
▼ Avg NNN Asking Rate PSF	\$30.30	\$30.94	\$30.09	\$29.41	\$29.35
▼ Sale Price PSF	\$337.00	\$344.60	\$394.51	\$282.82	\$164.37
▲ Cap Rate	6.30%	6.10%	6.60%	5.50%	6.70%
▼ Under Construction SF	259,885	295,243	266,118	460,713	402,096
▲ Inventory SF	174,594,704	173,930,109	175,075,101	181,802,871	182,335,556

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
17171-17535 Bothell Way, NE Lake Forest Park, WA	203,087 SF	\$28,896,737 \$142.78 PSF	DRA Advisors Merlone Geier	Multi-Tenant
7411 W. Canal Drive Kennewick, WA	158,333 SF	\$7,505,911 \$47.41 PSF	BPG Investments Sierra Financial	Multi-Tenant
5830 N. Division Street Spokane, WA	146,000 SF	\$6,980,861 \$47.81 PSF	Ben Hawkins Burlington Stores, Inc.	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3500 S. Meridian Puyallup, WA	115,045 SF	Cafaro	Discount Collection Depot	Overstock/Liquidation
4730 N. Division Spokane, WA	101,445 SF	Summit Properties	Undisclosed	Undisclosed
2500 Union Gap Union Gap, WA	63,443 SF	Morris G. Shore	Burlington Coat Factory	Department Store



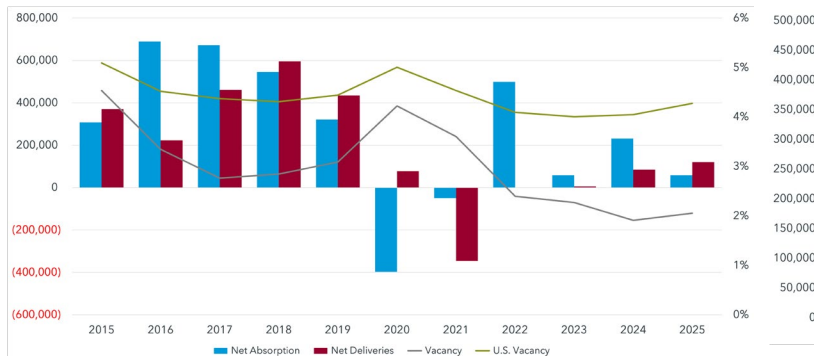
RETAIL MARKET OVERVIEW

CHRIS ETMANCZYK, *Principal*

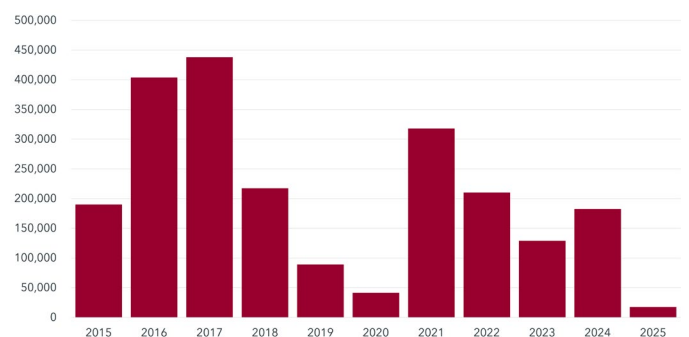
The Madison Retail Market is undergoing structural adjustment driven by evolving consumer behavior, including increased reliance on e-commerce and mobile pick-up formats. These shifts have reduced average space requirements, prompting retailers to prioritize smaller footprints that support experiential retail concepts and operational efficiency. Market fundamentals remain constrained, with a vacancy rate of 2.1% indicating limited availability. While tenant demand remains strong, the lack of available inventory continues to suppress leasing velocity. Development activity has reached a historic low as rising construction costs, elevated interest rates, and uncertainty around long-term space needs limit new retail starts. Collectively, these factors are reinforcing a supply-constrained environment and redefining retail development and leasing dynamics across the Madison market.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	58,163	13,936	155,756	40,711	231,288
▼ Vacancy Rate	2.1%	2.3%	2.2%	2.2%	1.9%
▲ Avg NNN Asking Rate PSF	\$17.33	\$17.31	\$17.35	\$17.28	\$17.24
▼ Sale Price PSF	\$158.00	\$159.00	\$158.00	\$157.00	\$156.00
▲ Cap Rate	7.8%	7.7%	7.7%	7.7%	7.7%
▼ Under Construction SF	17,706	26,763	30,684	176,063	182,563
▲ Inventory SF	41,566,412	41,557,355	41,543,803	41,452,866	41,446,366

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
6540 Monona Drive Monona, WI	55,888 SF	\$9,571,111 \$171.26 PSF	Galway Companies United Properties Investments LLC	Single-Tenant
7940-7968 Tree Lane Madison, WI	54,364 SF	\$8,625,000 \$158.65 PSF	Lokre Companies AGM Commercial Real Estate Adv.	Multi-Tenant
6544-6594 Monona Drive Monona, WI	46,187 SF	\$7,855,355 \$170.08 PSF	Galway Companies United Properties Investments LLC	Multi-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2503 Seiferth Road Madison, WI	45,000 SF	BSH Companies	ExtraSpace Storage Inc.	Self-Storage
5004-5048 Tradewinds Parkway Madison, WI	27,360 SF	Newcomb Construction Co.	Dill Dinkers Pickleball	Recreation
15 W. Main Street Madison, WI	15,880 SF	Block 89 Air Rights Ltd. Partnership	Walgreens	Retailer

MULTIFAMILY OVERVIEW: DEMAND COOLS, RENT GROWTH FIZZLES

Demand for apartments cooled across North America in the fourth quarter while rents in some areas receded amid continuing economic concerns. After getting hit occasionally with steep annual rent hikes, apartment dwellers across the United States have enjoyed a respite that appears likely to continue for another year or more as a lingering supply-demand imbalance will keep near-term rent-growth flat and vacancy rates elevated.

Overall U.S. demand has been healthy until recently. But following seven straight quarters with net absorption topping 100,000 units, 2025 closed out with Q4 demand at 33,498 units, the least in three years. Year-over-year demand fell 19%. Meanwhile, there were 102,599 units delivered in the fourth quarter and 520,082 units completed for the year. The vacancy rate closed the year at 8.5%.

After hovering just above 1% year-over-year for two years, rent growth slowed to 0.3% in 2025. Twenty-three of the top 50 markets reported negative rent growth for the year.

Tenant demand was strongest in New York and large Southern and Southwestern markets such as Dallas and Atlanta. Robust net absorption earlier in the year was supported by steady economic growth, with national employment up roughly 1% year-over-year through midyear. However, signs of slowing economic and job growth began to emerge late in the year. As demand settles into a more typical pace, the development cycle is also set to wind down in 2026.

Austin posted the steepest decline, down more than 4%, followed by Denver, San Antonio and Phoenix at 3%. Rents fell by 2% to 3% in Tampa, Salt Lake City and Las Vegas. Concessions remain common in newly built properties seeking to stabilize occupancy. A value-weighted sale analysis shows multifamily prices bottomed in March 2024, down 27% from the 2022 all-time high. Losses have since moderated, with values now 21% below peak, still historically discounted but no longer falling.

Since early last year, Class A assets have consistently made up over half of all transaction volume for deals of 50 or more units. Cap rates for top-tier properties have generally stabilized in the low-to-mid 5% range, with pricing hovering just below \$300,000 per unit. In contrast, cap rates in the Class B segment have crept higher, often straddling the 6% mark, while values have drifted down toward \$175,000 per unit.

Canada's national multifamily market is loosening from extremely tight historical levels due to varying factors. From a regional standpoint vacancy rates have risen appreciably in extremely unaffordable urban markets like Toronto and Vancouver. Vacancies are moving toward cyclical highs in Alberta.

On the demand side, a key factor tempering the rate of net absorption is a significant pullback in population growth. Facing backlash due to capacity pressures across the economy, the Canadian government's reversal of its permissive immigration policies last year has resulted in almost no population growth. On the investment side the nearly \$1.6 billion in Q4 sales volume was the fourth highest quarterly total in eight years. Market sale prices per unit are holding relatively steady but changing deal structures have induced upward pressure on cap rates in some newer multifamily buildings with lease-up issues.

LOWEST VACANCY RATE		HIGHEST MARKET RENT / UNIT		HIGHEST 12 MO. SALES VOLUME	
NY, New York*	3.4%	NY, New York*	\$3,356	New York*	\$9,738,994,909
ON, Toronto	3.5%	CA, San Francisco	\$3,324	CA, Los Angeles	\$7,728,260,618
CA, Orange County	4.0%	MA, Boston	\$2,888	GA, Atlanta	\$5,770,382,494
BC, Vancouver	4.3%	CA, Orange County	\$2,751	WA, Seattle	\$5,689,741,162
CA, San Francisco	4.6%	CA, San Diego	\$2,522	DC, Washington	\$4,927,883,108
U.S. Index	8.5%	U.S. Index	\$1,758	U.S. Index	\$119,820,719,870
Canada Index	4.5%	Canada Index	\$1,496 CAD	Canada Index	\$4,584,393,814 CAD

MOST UNITS UNDER CONSTRUCTION		LARGEST INVENTORY BY UNITS		LOWEST MARKET CAP RATE	
NY, New York*	42,672	NY, New York*	1,612,536	BC, Vancouver	3.2%
ON, Toronto	30,630	CA, Los Angeles	1,057,615	ON, Toronto	4.2%
TX, Dallas-Fort Worth	30,500	TX, Dallas-Fort Worth	923,336	CA, Orange County	4.4%
BC, Vancouver	24,786	TX, Houston	737,833	CA, San Francisco	4.5%
NC, Charlotte	20,748	DC, Washington	590,766	CA, San Diego	4.7%
U.S. Index	565,928	U.S. Index	20,814,730	U.S. Index	6.1%
Canada Index	79,804	Canada Index	1,012,892	Canada Index	4.4%

* Please note that the statistics represented in these tables are based on CoStar defined market territories and may not all represent the geographic area the label depicts.

MARKET	VACANCY RATE	MARKET RENT / UNIT	MARKET SALE PRICE / UNIT	UNDER CONST. UNITS	INVENTORY UNITS	MARKET CAP RATE
AB, Calgary **	7.2%	\$1,318	\$236,349	10,260	84,215	5.1%
AZ, Phoenix	12.8%	\$1,561	\$269,224	20,705	428,288	4.9%
BC, Vancouver **	4.3%	\$1,697	\$354,463	24,786	153,594	3.2%
CA, Bakersfield	5.2%	\$1,397	\$132,303	544	26,590	7.0%
CA, East Bay	6.2%	\$2,449	\$345,913	1,602	192,994	5.3%
CA, Fresno	4.7%	\$1,472	\$151,060	96	56,759	6.4%
CA, Inland Empire	7.0%	\$2,103	\$275,361	3,079	181,921	5.2%
CA, Los Angeles	5.7%	\$2,325	\$354,466	17,542	1,057,615	5.0%
CA, Orange County	4.0%	\$2,751	\$457,636	5,048	260,026	4.4%
CA, San Diego	5.8%	\$2,522	\$401,527	9,375	288,527	4.7%
CA, San Francisco	4.6%	\$3,324	\$530,261	2,805	190,679	4.5%
CA, San Luis Obispo	10.8%	\$2,236	\$291,734	12	8,816	5.5%
CA, Santa Barbara	3.8%	\$2,532	\$341,996	541	21,260	4.8%
CA, Stockton	5.4%	\$1,712	\$174,412	259	29,379	6.7%
CA, Ventura	5.5%	\$2,601	\$373,294	459	38,099	4.7%
CO, Denver	12.1%	\$1,778	\$307,286	11,072	320,337	5.3%
DC, Washington	8.5%	\$2,221	\$311,538	12,202	590,766	5.6%
FL, Fort Myers	20.7%	\$1,720	\$227,010	4,023	38,827	5.8%
FL, Miami	7.6%	\$2,454	\$331,772	16,950	206,877	5.3%
FL, Naples	13.9%	\$2,164	\$286,491	1,199	15,634	5.2%
FL, Orlando	11.1%	\$1,776	\$243,266	11,796	238,538	5.3%
FL, Tampa Bay	10.6%	\$1,800	\$223,363	11,319	243,448	5.6%
GA, Atlanta	11.7%	\$1,640	\$217,599	16,813	546,769	5.5%
GA, Savannah	16.6%	\$1,703	\$211,785	1,658	39,735	5.4%
ID, Boise	8.4%	\$1,597	\$244,413	1,411	43,534	5.2%
IL, Chicago	5.0%	\$1,882	\$227,382	10,240	580,797	6.6%
IN, Indianapolis	11.0%	\$1,327	\$135,078	3,430	178,463	6.5%
KS, Lawrence	2.9%	\$1,114	\$95,184	97	12,076	7.9%
KS, Topeka	7.7%	\$967	\$68,970	134	9,884	8.0%
LA, Baton Rouge	14.1%	\$1,180	\$108,094	0	44,437	7.9%
LA, Lafayette	12.0%	\$1,150	\$96,562	738	17,782	7.6%
MA, Boston	6.8%	\$2,888	\$448,523	14,052	297,901	5.1%
MD, Baltimore	7.5%	\$1,714	\$188,536	2,301	216,113	6.3%
MI, Detroit	7.9%	\$1,347	\$111,569	3,959	233,801	7.2%
MN, Minneapolis	6.6%	\$1,564	\$190,637	5,806	286,425	6.4%
United States Index	8.5%	\$1,758	\$232,883	565,928	20,814,730	6.1%
Canada Index	4.5%	\$1,496 CAD	\$250,530 CAD	79,804	1,012,892	4.4%

MARKET	VACANCY RATE	MARKET RENT / UNIT	MARKET SALE PRICE / UNIT	UNDER CONST. UNITS	INVENTORY UNITS	MARKET CAP RATE
MO, Kansas City*	9.0%	\$1,370	\$161,239	5,803	181,565	6.2%
MO, Saint Louis	10.3%	\$1,299	\$138,221	2,784	153,515	7.1%
NC, Charlotte	12.0%	\$1,615	\$246,881	20,748	245,264	5.3%
NC, Durham	10.8%	\$1,535	\$214,568	3,536	64,623	5.6%
NC, Raleigh	10.7%	\$1,540	\$240,580	6,335	137,790	5.3%
NC, Wilmington	9.6%	\$1,525	\$198,144	769	28,528	6.0%
NE, Lincoln	7.8%	\$1,203	\$105,694	465	34,969	7.8%
NE, Omaha	9.0%	\$1,274	\$116,570	3,502	86,688	7.0%
NJ, Atlantic City	4.3%	\$1,696	\$136,698	0	10,404	6.8%
NJ, Northern New Jersey *	6.0%	\$2,246	\$264,396	6,847	178,366	6.0%
NJ, Trenton	10.7%	\$2,252	\$251,477	316	23,038	5.9%
NJ, Vineland	3.0%	\$1,428	\$117,630	0	3,245	6.7%
NV, Las Vegas	10.4%	\$1,456	\$220,909	4,965	193,786	5.2%
NV, Reno	7.3%	\$1,664	\$233,947	108	47,034	5.3%
NY, Long Island	4.7%	\$2,970	\$340,128	1,522	59,597	5.4%
NY, New York *	3.4%	\$3,356	\$387,113	42,672	1,612,536	5.4%
OH, Cincinnati	7.9%	\$1,343	\$121,859	5,218	148,349	7.4%
OH, Cleveland	9.8%	\$1,246	\$86,597	2,256	138,581	8.8%
OH, Columbus	9.9%	\$1,359	\$143,301	10,049	228,718	6.7%
ON, Toronto **	3.5%	\$1,618	\$264,755	30,630	416,037	4.2%
PA, Harrisburg	6.6%	\$1,417	\$145,225	273	33,548	6.6%
PA, Lehigh Valley *	5.1%	\$1,752	\$205,089	1,996	38,128	6.2%
PA, Philadelphia *	7.4%	\$1,820	\$208,003	8,180	383,615	6.2%
PA, Pittsburgh	6.3%	\$1,405	\$131,030	2,956	107,773	7.8%
SC, Charleston	10.1%	\$1,814	\$231,115	2,277	74,931	5.4%
SC, Greenville	10.1%	\$1,405	\$173,111	1,924	55,727	6.0%
SC, Spartanburg	13.9%	\$1,289	\$143,717	25	17,962	5.9%
TN, Nashville	11.3%	\$1,687	\$245,473	11,025	187,113	5.5%
TX, Austin	14.3%	\$1,528	\$222,580	16,019	333,695	5.5%
TX, Dallas-Fort Worth	12.0%	\$1,537	\$183,855	30,500	923,336	5.7%
TX, Houston	12.2%	\$1,367	\$150,547	14,994	737,833	6.5%
WA, Seattle	7.4%	\$2,063	\$357,687	12,812	405,363	5.0%
WI, Madison	6.4%	\$1,623	\$177,488	4,908	79,726	6.4%
United States Index	8.5%	\$1,758	\$232,883	565,928	20,814,730	6.1%
Canada Index	4.5%	\$1,496 CAD	\$250,530 CAD	79,804	1,012,892	4.4%

* Please note that the statistics represented in this table are based on CoStar defined market territories and may not all represent the geographic area the label depicts.

** Numbers shown are in Canadian dollars (CAD)



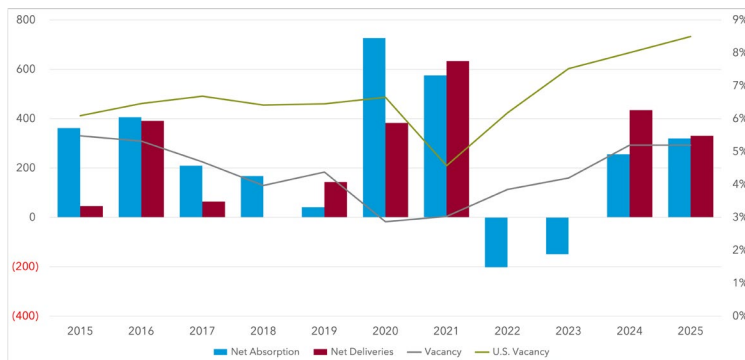
MULTIFAMILY MARKET OVERVIEW

DAN COBB, Associate

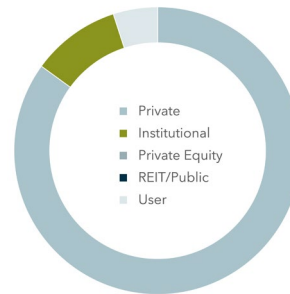
Bakersfield's multifamily market remains balanced, with vacancy holding steady at 5.2% year-over-year as of Q4 2025. Demand has gradually improved with approximately 320 units absorbed over the past 12 months, closely tracking recent historical averages. New supply has kept pace with 330 units delivered during the same period and 540 units currently under construction, including the 520-unit Park Center at Seven Oaks project scheduled to open in mid-2026. Rent growth has moderated to 1.1% annually but continues to outperform national trends over the long term. Investment activity remains steady, with pricing modestly below prior peak levels, reflecting stable fundamentals amid modest population growth.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Absorption Units	320	208	162	203	256
▼ Vacancy Rate	5.20%	5.60%	6.18%	4.90%	5.20%
◀ ▶ Asking Rent/Unit	\$1,396.00	\$1,396.00	\$1,397.00	\$1,386.00	\$1,376.00
▲ Sale Price/Unit	\$132,000	\$127,000	\$134,463	\$138,870	\$130,733
▼ Cap Rate	7.00%	7.10%	6.99%	6.84%	7.05%
▲ Under Construction Units	544	24	45	318	318
▲ Inventory Units	26,590	26,569	26,483	26,206	26,113

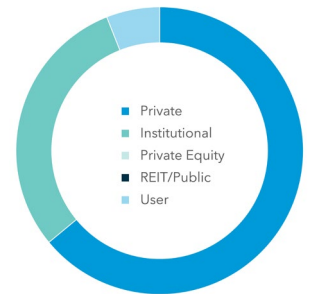
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
1405 White Lane Bakersfield, CA	\$18,600,000 \$82,667 Per Unit	225	Nadav Ichaki William & Ellen Morris
4801 Fruitvale Avenue Bakersfield, CA	\$28,250,000 \$198,944 Per Unit	142	Karen A. Woods Ideal Capital Group
420-426 Real Road Bakersfield, CA	\$7,100,000 \$110,938 Per Unit	64	Kampar Corporation Hai T. Do & Mimi Vu

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Ideal Capital Group	\$28,250,000
William & Ellen Morris	\$18,600,000
Sage Equities	\$11,000,000
Hai T Do & Mimi Vu	\$71,000,000
David Azouz	\$5,680,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Karen A Woods	\$28,250,000
Nadav Ichaki	\$18,600,000
Graceada Partners	\$11,000,000
Kampar Corporation	\$7,100,000
Jeff Liu	\$5,680,000



MULTIFAMILY MARKET OVERVIEW

NITA DENHOY, *Principal*

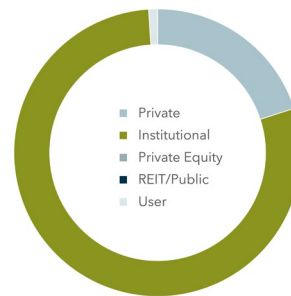
The Multifamily market closed Q4 2025 with steady but moderate performance. Net absorption totaled 418 units, reflecting measured demand. Vacancy increased to 5.6%, indicating slight softening compared to the prior quarter. Asking rents declined modestly to \$2,543 per unit, while average sales prices adjusted downward to \$369,822 per unit. Cap rates expanded slightly to 5.1%, signaling evolving investor expectations. Construction activity remained limited at 203 units, reinforcing a cautious development environment. Inventory increased to 41,684 units. Notable transactions, including a \$163 million sale in Walnut Creek, demonstrate continued institutional interest despite shifting market fundamentals.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Absorption Units	418	353	419	562	661
▲ Vacancy Rate	5.6%	5.1%	5.3%	5.5%	5.7%
▼ Asking Rent/Unit	\$2,543	\$2,544	\$2,585	\$2,569	\$2,526
▼ Sale Price/Unit	\$369,822	\$380,741	\$387,544	\$382,046	\$377,429
▲ Cap Rate	5.1%	4.9%	4.9%	4.9%	4.9%
▼ Under Construction Units	203	254	188	424	424
▲ Inventory Units	41,684	41,375	40,554	41,712	41,712

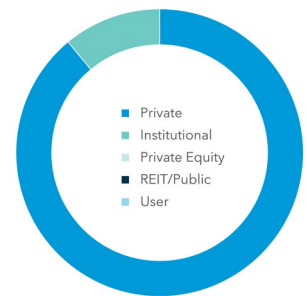
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
3050 Del Hombre Lane Walnut Creek, CA	\$163,000,000 \$571,930 Per Unit	285	TA Realty Value - add Fund XIII REIT LLC Del Hombre Walnut Creek Holdings LLC
2451 Olivera Road Concord, CA	\$18,690,000 \$198,830 Per Unit	94	Manteca Property LLC John T. Hayden Revocable Trust
1128 Marilyn Way Concord, CA	\$1,060,000 \$265,000 Per Unit	4	Mohammadhossein Neishabouri Shahrzad Nabavi Ziad Ahmadie Revocable Trust

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Mitsui Fudosan Co. Ltd.	\$190,000,000
Hanover Company	\$163,000,000
Sequoia Equities, Inc.	\$98,250,000
Fuller Enterprises	\$43,000,000
Sequoia Equities, Inc.	\$31,000,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Acacia Capital Corporation	\$190,000,000
Mitsubishi Estate Co. Ltd.	\$163,000,000
Abacus Capital Group	\$98,250,000
Virtu Investments	\$43,000,000
Siegfried Fischer	\$31,000,000



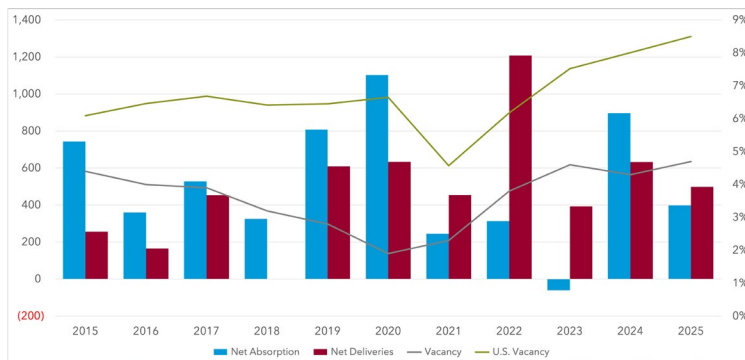
MULTIFAMILY MARKET OVERVIEW

DAN COBB, Associate

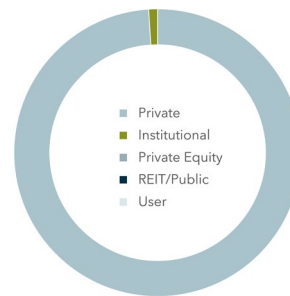
Fresno's multifamily market remains stable and affordable with average asking rents of \$1,470 per unit and vacancy at a low 4.7%, well below the national average. Over the past year absorption totaled 390 units, below pre-pandemic levels, with Class A and B properties accounting for the majority of demand. Lower-quality inventory has faced increased competition from newly delivered affordable housing. Construction activity has slowed significantly with just 96 units underway as developers respond to rising costs and moderating rent growth. Annual rent growth has cooled to 1.8%, positioning Fresno as a steady, low-volatility multifamily market with limited near-term upside.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	398	439	543	837	897
▼ Vacancy Rate	4.70%	4.80%	4.73%	4.30%	4.30%
▲ Asking Rent/Unit	\$1,471.00	\$1,468.00	\$1,460.00	\$1,438.00	\$1,429.00
▲ Sale Price/Unit	\$151,377	\$149,000	\$134,817	\$152,000	\$150,800
▼ Cap Rate	6.36%	6.40%	6.34%	6.37%	6.39%
◀ ▶ Under Construction Units	96	96	96	337	-
▲ Inventory Units	56,759	56,641	56,571	56,516	56,394

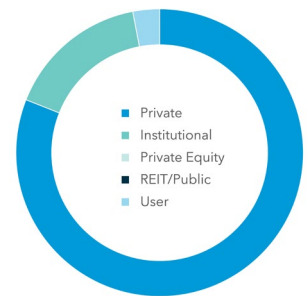
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
5669 N. Fresno Street Fresno, CA	\$53,500,000 \$192,446 Per Unit	278	Post Investment Group Wright Equities, Inc.
732 N. Clovis Avenue Clovis, CA	\$33,370,000 \$220,993 Per Unit	151	Apartment Rentals LLC Ideal Capital Group
5270 N. San Pablo Avenue Fresno, CA	\$12,700,000 \$139,560 Per Unit	91	David H. Hussain Revocable Trust Trevor Bird Living Trust

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Wright Equities, Inc.	\$53,500,000
Ideal Capital Group	\$33,370,500
Nelson Partners Student Housing	\$19,000,000
John T Hayden	\$18,500,000
Trevor Bird Living Trust	\$12,700,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Post Investment Group	\$53,500,000
Apartment Rentals LLC	\$33,370,500
David H. Hussain Revocable Trust	\$19,000,000
Archimedes Asset Management	\$18,500,000
David H. Hussain Revocable Trust	\$12,700,000



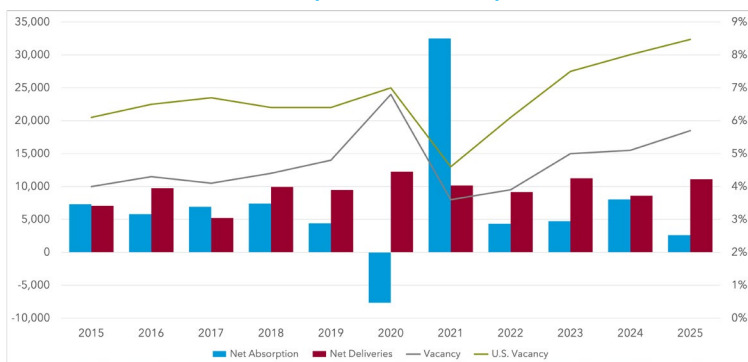
MULTIFAMILY MARKET OVERVIEW

WARREN BERZACK, *National Director of Multifamily*

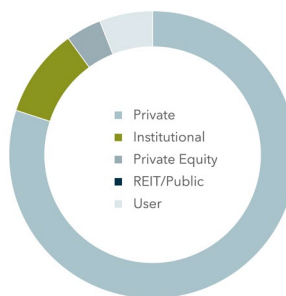
Los Angeles County's multifamily market in Q4 2025 reflected a more measured pace following a strong start to the year. Net absorption slowed, allowing vacancy to drift higher into the mid-5% range, though asking rents remained largely flat and continued to hold above prior-year levels. New construction continued to decline, reinforcing long-standing supply constraints across the county. Investment activity remained disciplined, with buyers focused on well-located assets and pricing supported by limited product availability. Cap rates hovered near 5%, indicating steady investor expectations as market participants adjusted to a higher-for-longer interest rate environment.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	2,606	7,073	10,197	10,752	8,043
▲ Vacancy Rate	5.70%	5.30%	4.92%	4.94%	5.10%
▼ Asking Rent/Unit	\$2,325	\$2,333	\$2,332	\$2,317	\$2,295
▼ Sale Price/Unit	\$354,466	\$363,892	\$363,185	\$279,245	\$259,589
▲ Cap Rate	5.00%	4.97%	4.94%	4.88%	5.00%
▼ Under Construction Units	17,542	18,609	18,915	19,045	21,022
▲ Inventory Units	1,057,615	1,054,703	1,050,482	1,048,873	1,045,279

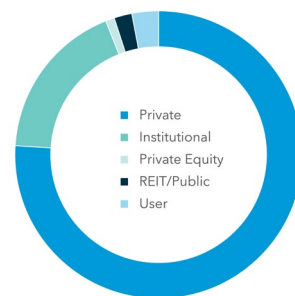
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
6200 Hollywood Boulevard Hollywood, CA	\$161,216,780 \$317,982 Per Unit	507	Madison International Realty DLJ Real Estate Capital Partners
13488 Maxella Avenue Marina del Rey, CA	\$141,377,980 \$579,418 Per Unit	244	Carmel Partners Nuveen
352 Townsite Promenade Camarillo, CA	\$110,150,000 \$517,136 Per Unit	213	AMLI Residential MG Properties

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME	TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Invesco Ltd.	\$283,652,219	Hines	\$343,652,219
Waterton	\$180,350,000	Waterton	\$179,881,000
Morgan Stanley & Co. LLC	\$179,881,000	AEW Capital Management	\$159,000,000
Falcone Group	\$159,000,000	Carmel Partners	\$141,377,980
TIAA	\$141,377,980	Concord Companies	\$131,080,000



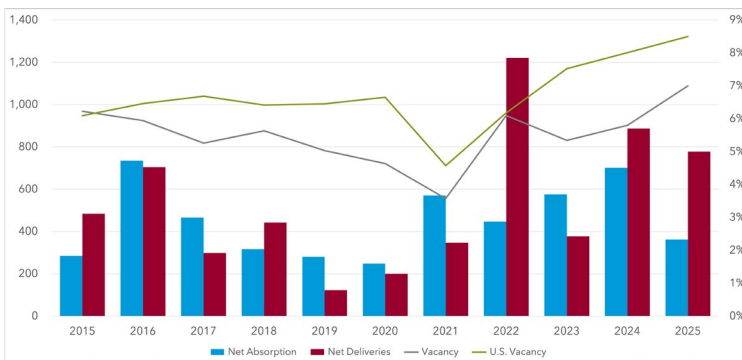
MULTIFAMILY MARKET OVERVIEW

ROBERT LEVEEN, *Senior Vice President*

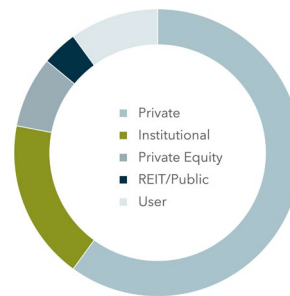
The Federal Reserve has responded to the slowing labor market and lowered the key interest rate by 50 bps in the last quarter, despite the target inflation rate of 2% not yet being reached. As of this writing, the 10 Year Treasury Note is at 4.174%, essentially no change since the last report. Locally, transactions continue due to the critical housing shortage and readily available capital and debt. There are many more apartment properties on the market then a year ago, causing acquisition CAP rates to push above 6% in certain areas of the San Gabriel Valley. This is due to the rising cost of ownership as a result of more stringent rent control, skyrocketing insurance premiums, and increased utility costs. All the factors are present for a great long term buying opportunity.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	(92)	74	(3)	185	278
▲ Vacancy Rate	5.00%	4.50%	4.10%	4.10%	4.00%
▼ Asking Rent/Unit	\$2,038	\$2,039	\$2,018	\$2,013	\$1,998
▼ Sale Price/Unit	\$328,000	\$335,000	\$285,805	\$279,311	\$336,583
▲ Cap Rate	4.80%	4.70%	5.74%	4.94%	4.58%
▼ Under Construction Units	1,331	1,546	1,739	1,739	1,879
▲ Inventory Units	77,517	77,167	76,707	76,707	76,415

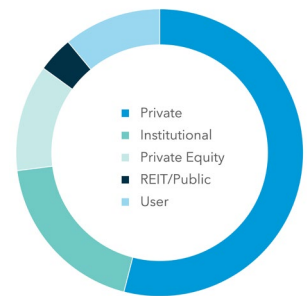
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
850 N. Azusa Avenue Azusa, CA	\$53,000,000 \$417,323 Per Unit	127	Battaglia, Inc. Serrano Development Group
1829 E. Workman Avenue West Covina, CA	\$41,000,000 \$297,101 Per Unit	138	Advanced Real Estate Langdon Park Capital
601 E. 8th Street Azusa, CA	\$29,300,000 \$261,607 Per Unit	112	TriWest Development KS Choe Family Trust

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Azusa Pacific University	\$91,750,000
Serrano Development Group	\$53,000,000
Langdon Park Capital	\$41,000,000
K S Choe Family Trust	\$29,300,000
Guadagno Living Trust	\$26,350,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Battaglia, Inc.	\$53,000,000
Prudential	\$45,875,000
Legacy Partners	\$45,875,000
Advanced Real Estate	\$41,000,000
TriWest Development	\$29,300,000



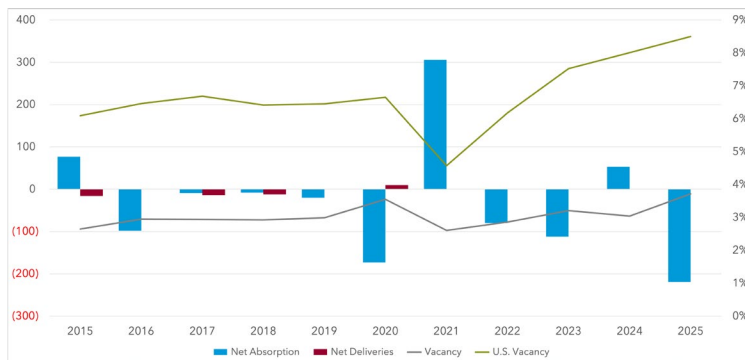
MULTIFAMILY MARKET OVERVIEW

ROBERT LEVEEN, *Senior Vice President*

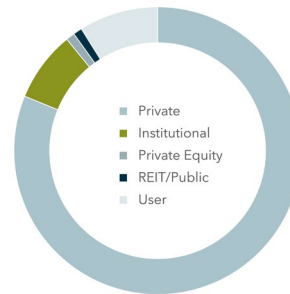
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MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Absorption Units	95	39	(43)	220	64
▲ Vacancy Rate	4.70%	4.30%	4.00%	3.90%	3.90%
▼ Asking Rent/Unit	\$2,548.00	\$2,564	\$2,569	\$2,565	\$2,528
▼ Sale Price/Unit	\$401,000	\$408,000	\$444,488	\$417,727	\$313,040
▲ Cap Rate	4.80%	4.70%	5.15%	4.94%	4.74%
▼ Under Construction Units	630	654	1,238	1,238	1,490
▼ Inventory Units	59,803	60,024	59,579	59,579	59,327

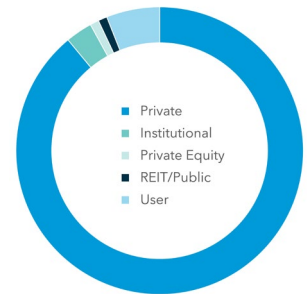
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
420 W. Windsor Road Glendale, CA	\$8,225,000 \$329,000 Per Unit	25	Loren Properties LLC Harry Ayzavian
1241 Boynton Street Glendale, CA	\$6,675,000 \$238,393 Per Unit	28	William S. Brody Michael and Charles Cusumano
700 Palm Drive Glendale, CA	\$6,350,000 \$453,571 Per Unit	14	Garnik Hovsepian Michael H. Saperstein Trust

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Benedict Canyon Equities, Inc.	\$22,000,000
Michael H. Saperstein Trust	\$10,370,000
PARKS JOHN R GST TRUST	\$10,130,000
St Will David M. Separate Prop Trust	\$9,250,000
Michael Cusumano	\$8,750,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Amoroso Companies	\$22,000,000
Donna Thagard	\$10,130,000
Lawrence A. Snyder	\$9,250,000
Winstar Properties	\$8,750,000
Jonathan Hotchkin	\$8,750,000



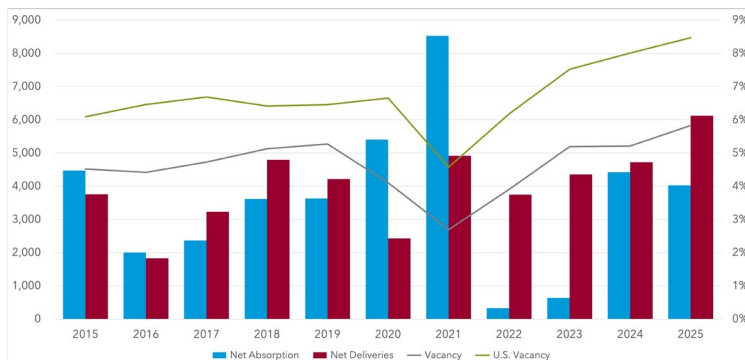
MULTIFAMILY MARKET OVERVIEW

JORGE JIMENEZ, *Research Associate*

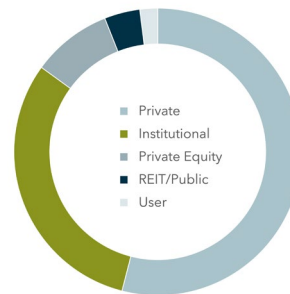
Over the past year, San Diego's North County multifamily market posted steady fundamentals and healthy renter demand. Vacancy held relatively stable, while asking rents continued a gradual upward climb, supported by solid absorption and limited new deliveries. Sales activity remained measured, with price-per-unit showing modest year-over-year growth and cap rates staying tight, reflecting ongoing investor confidence despite higher borrowing costs. Construction starts eased, but overall inventory continued to expand at a manageable pace. The submarket enters the next year supported by strong demand drivers, disciplined development, and sustained interest from private and institutional buyers alike.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	4,024	4,416	5,101	5,063	4,421
▲ Vacancy Rate	5.80%	5.70%	5.30%	5.30%	5.20%
▼ Asking Rent/Unit	\$2,522	\$2,540	\$2,550	\$2,542	\$2,526
▼ Sale Price/Unit	\$399,614	\$400,347	\$401,727	\$398,733	\$395,822
◀ ▶ Cap Rate	4.70%	4.70%	4.70%	4.70%	4.70%
▼ Under Construction Units	9,375	9,601	10,892	10,987	11,599
▲ Inventory Units	288,523	287,165	285,097	283,942	282,399

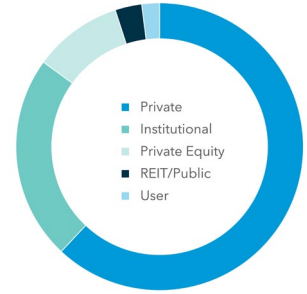
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



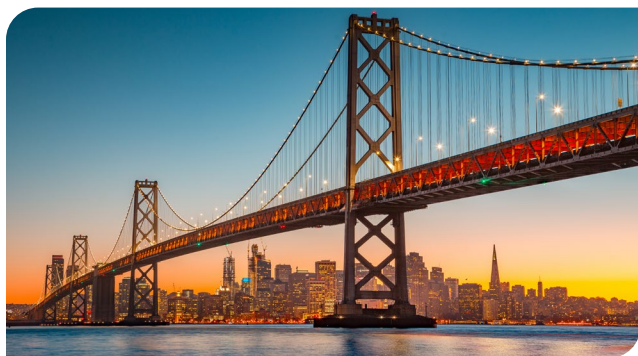
SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
201 Los Arbolitos Boulevard Oceanside, CA	\$53,000,000 \$288,043 Per Unit	184	Torrey Pacific Development Owen Property Management
612 Los Arbolitos Boulevard Oceanside, CA	\$35,500,000 \$403,409 Per Unit	88	Undisclosed MIG Real Estate LLC
10211 Rancho Carmel Drive San Diego, CA	\$24,460,000 \$489,200 Per Unit	50	Surfwatc LLC Alliance Development

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME	TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
The Conrad Prebys Foundation	\$1,446,615,767	Blackstone, Inc.	\$1,471,775,319
Blackstone, Inc.	\$1,248,362,437	Marcus & Millichap	\$760,000,000
Holland Partner Group	\$629,374,750	TruAmerica Multifamily	\$723,307,882
Greystar Real Estate Partners	\$394,250,000	MG Properties	\$679,300,000
JPMorgan Chase & Co.	\$371,500,000	Church of Jesus Christ Latter-Day Saints	\$441,000,000



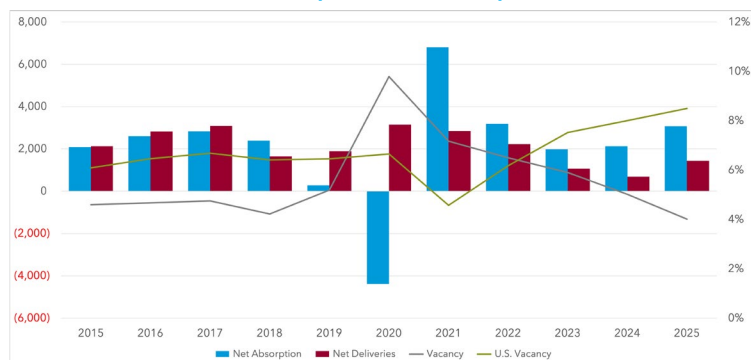
MULTIFAMILY MARKET OVERVIEW

RYAN ABEL, Vice President

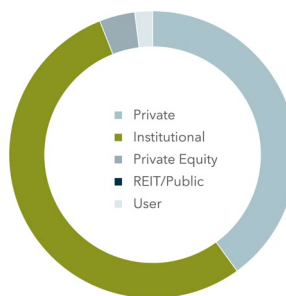
The San Francisco multifamily market had another strong quarter in Q4 2025, as vacancy dropped to just above 4% and asking rents grew 6.5% year over year. While the current development pipeline remains extremely limited, major projects that did move forward include construction starting on Martin Building Co's 302-unit 1101-1123 Sutter Street development and city approval for Crescent Heights' 1,019-unit tower at 10 South Van Ness. Q4 also capped off a turbulent year in the investment sales market, with Revere Housing (\$570 million from RBC) and Fortress Investment Group (\$348 million from Deutsche Bank) both buying non-performing debt backed by large apartment portfolios from Veritas and Ballast, respectively, as portfolios assembled pre-pandemic continue to struggle.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	3,075	3,715	3,129	2,558	2,129
▼ Vacancy Rate	4.01%	4.03%	4.43%	4.52%	5.12%
▲ Asking Rent/Unit	\$3,133.00	\$3,092.00	\$3,054.00	\$2,999.00	\$2,941.00
▲ Sale Price/Unit	\$387,291	\$382,958	\$325,313	\$294,610	\$369,782
▲ Cap Rate	5.87%	5.59%	5.87%	6.11%	5.64%
▲ Under Construction Units	1,504	1,364	1,699	2,364	2,196
▲ Inventory Units	169,128	168,968	168,633	167,687	167,687

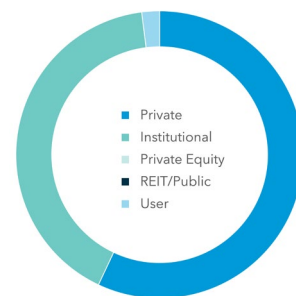
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
2055 Sacramento Street San Francisco, CA	\$31,900,000 \$362,500 Per Unit	88	Ballast/Carlyle Grosvenor Properties
580 O'Farrell Street San Francisco, CA	\$6,200,000 \$87,324 Per Unit	71	SF Community Housing Partners CFT NV Developments
1310 Jones Street San Francisco, CA	\$24,610,000 \$439,464 Per Unit	56	Private Individual Meyer Properties

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Veritas/Ivanhoe Cambridge	\$465,931,000
RBC	\$151,000,000
Nick Podell Co./JRE Partners	\$119,320,000
Cityview	\$94,875,000
Greystar Real Estate Partners	\$39,750,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
PCCP	\$465,931,000
Fort Point Real Estate Partners	\$141,300,000
Rubicon Point Partners	\$119,320,000
Prime Residential	\$76,000,000
Fortress/Mubadala	\$60,645,000



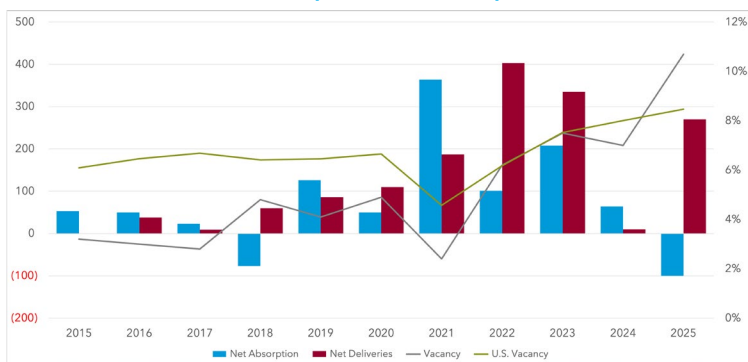
MULTIFAMILY MARKET OVERVIEW

ALEX OLSON, *Senior Vice President*

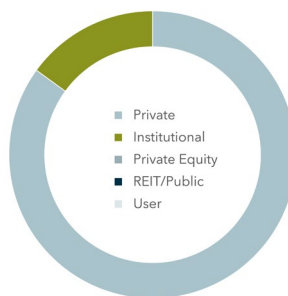
San Luis Obispo's multifamily market has historically seen limited supply growth with average annual deliveries of approximately 140 units over the past decade. That trend shifted in late 2025 with the completion of the 214-unit Reserve at Vinedo in Paso Robles, which drove vacancy sharply higher. Vacancy increased to 10.7% in Q4 2025, well above the long-term average, marking the highest level in more than five years. Rent growth slowed to 0.3% year over year, in line with national trends but below historical norms. Mid-tier properties continue to outperform luxury assets. While long-term fundamentals remain supported by supply constraints, rent growth is not expected to normalize before 2027.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	(95)	105	17	110	64
▲ Vacancy Rate	10.70%	6.82%	7.82%	6.90%	7.00%
▲ Asking Rent/Unit	\$2,235.00	\$2,228.00	\$2,261.00	\$2,217.00	\$2,185.00
▲ Sale Price/Unit	\$291,856	\$290,247	\$289,492	\$288,000	\$300,000
▲ Cap Rate	5.51%	5.41%	5.43%	5.36%	5.36%
▼ Under Construction Units	12	226	258	36	36
▲ Inventory Units	8,816	8,444	8,348	8,324	8,176

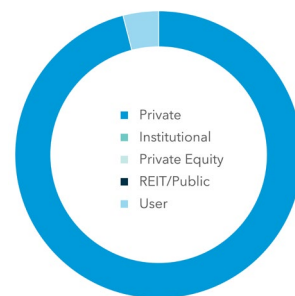
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
60 Casa Street San Luis Obispo, CA	\$14,150,000 \$442,188 Per Unit	32	60 Casa LLC Bishop Harry A. Clinch Endowment Fund
7525 Morro Road Atascadero, CA	\$2,600,000 \$216,667 Per Unit	12	The Kajsa Group Debra Gifford
1265 Nice Avenue Grover Beach, CA	\$2,645,000 \$330,625 Per Unit	8	Peter Hilf Steve Heimler

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Bishop Harry A Clinch Endowment Fund	\$14,150,000
Martin D. Halldin	\$3,710,000
David W. Low	\$3,200,000
Steve Heimler	\$2,645,000
Debra Gifford	\$2,600,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
California West, Inc.	\$3,710,000
Ashish R Ranat	\$3,200,000
Peter Hilf	\$2,645,000
The Kajsa Group	\$2,600,000
Thomas Knapp	\$2,600,000



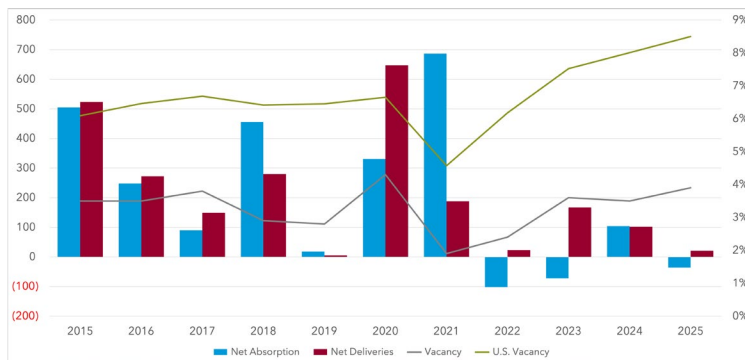
MULTIFAMILY MARKET OVERVIEW

STEVEN LEIDER, *Senior Vice President*

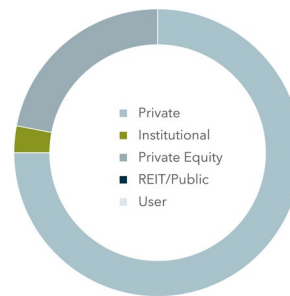
Santa Barbara's multifamily market remains tightly balanced supported by limited inventory and modest population growth. Demand turned positive in 2024 for the first time since 2021, though absorption has largely flattened in 2025. Vacancy held at 3.9% in Q4 2025, slightly above the long-term average, and is expected to remain stable through 2026 due to minimal new supply. Construction activity remains limited with few units scheduled to deliver despite 540 units in the broader pipeline. Rent growth moderated to 0.5% year over year but remains positive, with strong cumulative gains over the past five years. While long-term fundamentals remain sound, rent growth is expected to stay below historical norms in the near term.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	(38)	91	108	189	104
▲ Vacancy Rate	3.84%	3.27%	3.32%	3.30%	3.50%
▼ Asking Rent/Unit	\$2,531.00	\$2,544.00	\$2,540.00	\$2,505.00	\$2,508.00
▼ Sale Price/Unit	\$342,615	\$354,659	\$350,680	\$347,175	\$340,000
▲ Cap Rate	4.82%	4.75%	4.78%	4.78%	4.78%
▲ Under Construction Units	541	201	92	-	-
▲ Inventory Units	21,242	21,114	21,003	20,953	20,924

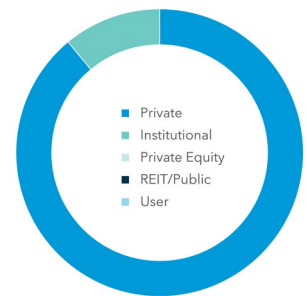
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
6588 Segovia Road Santa Barbara, CA	\$4,350,000 \$310,714 Per Unit	14	Amy Lizardi Herbert Shulte
618 Olive Street Santa Barbara, CA	\$3,650,000 \$608,333 Per Unit	6	Jean Daley Ed St. George
19 W. Padre Street Santa Barbara, CA	\$2,950,000 \$327,778 Per Unit	9	Parma Properties LLC Allison Gerber O'Donoghue

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Richard Fogg	\$21,150,000
Edward St George	\$10,425,000
Jorge & Lorena Escamilla	\$6,500,000
Jessica Chiu	\$5,850,000
Broida Family LP	\$4,400,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
StonePark Capital	\$21,150,000
Dario Pini Investments	\$17,500,000
John Kenyon	\$6,775,000
Anne Marie Catazano	\$4,400,000
Amy Lizardi	\$4,350,000



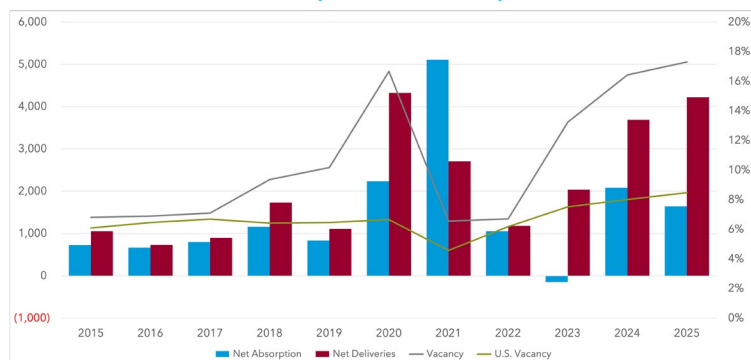
MULTIFAMILY MARKET OVERVIEW

LINDA GARRISON, Office Manager

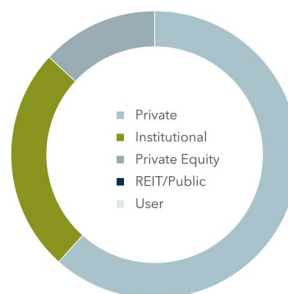
The Fort Myers multifamily market in 2025 shifted from a boom to an oversupplied, competitive environment, characterized by high vacancy rates (reaching double digits) and moderated rent growth due to significant new construction. While absorption remains strong, increased supply pressures owners into offering concessions, making it a renter-favorable market, but investment activity shows resilience with steady sales and stable, though slightly softening, pricing, indicating a market rebalancing. There is a rebalancing in the market after rapid growth. Making moves towards a more sustainable, albeit competitive, equilibrium, with significant new supply acting as the catalyst of current conditions.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	1,643	2,403	2,535	2,553	2,082
▲ Vacancy Rate	17.30%	15.00%	18.00%	17.30%	16.40%
▼ Asking Rent/Unit	\$1,673.00	\$1,699.00	\$1,801.00	\$1,860.00	\$1,837.00
▼ Sale Price/Unit	\$202,866	\$206,728	\$232,493	\$238,150	\$240,062
▲ Cap Rate	5.96%	5.87%	5.84%	5.74%	5.69%
▼ Under Construction Units	5,349	5,420	4,658	5,288	6,114
▲ Inventory Units	116,012	111,735	37,223	36,200	34,972

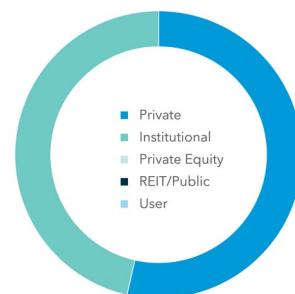
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
4637 DeLeon Street Fort Myers, FL	\$38,100,000 \$112,722 Per Unit	338	Skye Oaks Owner LLC Park Place Apartments Owner LLC
2250 McGregor Boulevard Fort Myers, FL	\$71,550,000 \$224,295 Per Unit	319	TerraCap Management LLC Napier Daytona Owner LLC
9940 Estero Oaks Drive Fort Myers, FL	\$63,480,000 \$226,714 Per Unit	280	Evergreen At Estero Oaks LP Ester Oaks Residences LLC

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
ApexOne Investment Partners	\$144,910,000
ZMR Capital	\$125,710,000
TerraCap Management LLC	\$63,480,000
Geis Companies	\$56,760,000
Affordable Housing Institute, Inc.	\$9,765,700

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
TerraCap Management LLC	\$144,910,000
Slate Asset Management	\$125,710,000
Evergreen Residential	\$63,480,000
Continental Properties Company, Inc.	\$56,760,000
Dominium	\$9,765,700



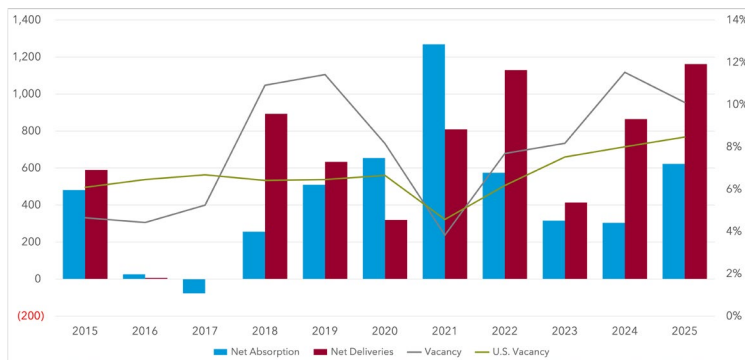
MULTIFAMILY MARKET OVERVIEW

LINDA GARRISON, Office Manager

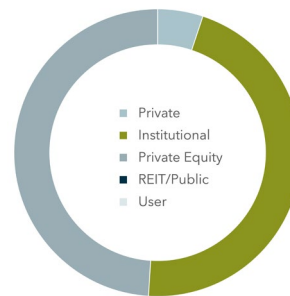
The Naples multifamily market in 2025 showed increased supply leading to higher vacancies (around 13.2% in Q1) and decelerating rent growth (-3.8%), but steady demand with significant new construction (nearly 1,175 units in 2025). While residential real estate data indicated stabilization and a shift towards a balanced market with more inventory and longer sale times for homes, the multifamily sector faced absorption challenges, with consistent new deliveries requiring more time to lease, though overall demand remained solid. The market should expect continued steady demand for apartments as the market works to absorb new supply.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Absorption Units	1,216	843	423	223	359
▼ Vacancy Rate	10.30%	11.10%	14.60%	13.60%	12.70%
▼ Asking Rent/Unit	\$2,081.00	\$2,096.00	\$2,230.00	\$2,295.00	\$2,330.00
▼ Sale Price/Unit	\$208,860	\$301,832	\$275,216	\$286,867	\$277,899
▲ Cap Rate	5.42%	5.39%	5.38%	5.34%	5.41%
▲ Under Construction Units	1,925	1,896	1,403	1,416	1,502
▲ Inventory Units	66,651	64,113	15,318	15,053	14,567

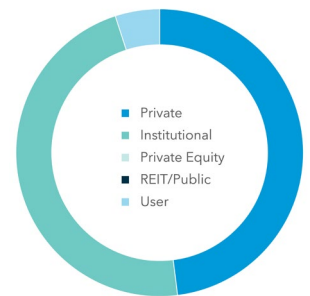
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
715 Crestview Drive Immokalee, FL	\$50,850,000 \$167,270 Per Unit	304	Ashley Eat LLC Tralee Crestview Owner LLC
4539 Coral Palms Lane Naples, FL	\$50,400,000 \$175,000 Per Unit	288	Coral Palms Lane LLC Coral Palms Naples Apartments LLC
1910 Papaya Lane Naples, FL	\$17,296,950 \$65,519 Per Unit	264	Acre Orange Blossom Owner LLC Lennar - Southwest Florida Division

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
TE Miller Development LLC	\$91,320,000
BBX Capital, Inc.	\$68,500,000
Tralee Capital Partners, LLC	\$50,850,000
JSB Capital Group LLC	\$31,950,000
Corridor Ventures, Inc.	\$21,250,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Northland	\$68,500,000
Sharp Key Capital	\$64,688,000
Ulysses Development Group	\$50,850,000
Current Property Management LLC	\$50,400,000
Excelsa	\$40,920,000



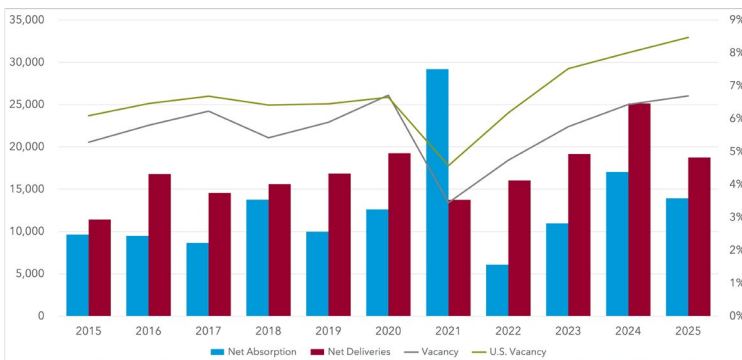
MULTIFAMILY MARKET OVERVIEW

TODD COHEN, *Principal*

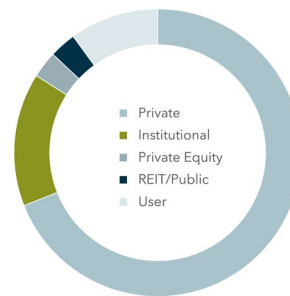
Multifamily continued to hold steady in Q4 2025 and showed resilient signs across most metrics. Asking rents held firm and cap rates ticked down quarter over quarter. That said, net absorption decreased and indications from many across the industry are that concessions are playing a larger role in lease-up again. This could be a sign of headwinds as the market continues to digest what has been the most significant development boom in its history. With continued uncertainty surrounding tariffs, the recent activity in Venezuela, as well as higher costs for development and building operations, its unlikely that our market can sustain its torrid growth. Still, another rate cut in December and a lack of any seriously destructive hurricanes in 2025 could bring positive change.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	13,934	15,830	18,082	17,505	17,046
▲ Vacancy Rate	6.70%	6.60%	6.50%	6.10%	6.40%
◀ ▶ Asking Rent/Unit	\$2,287.00	\$2,287.00	\$2,296.00	\$2,294.00	\$2,271.00
▲ Sale Price/Unit	\$327,273	\$284,773	\$250,657	\$241,164	\$242,065
▼ Cap Rate	6.32%	6.56%	6.09%	5.89%	6.21%
▼ Under Construction Units	52,189	53,037	51,139	53,230	46,842
▲ Inventory Units	1,079,146	1,074,333	1,070,162	1,063,888	1,060,387

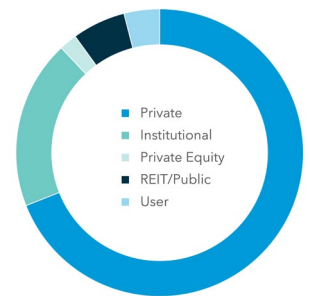
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE

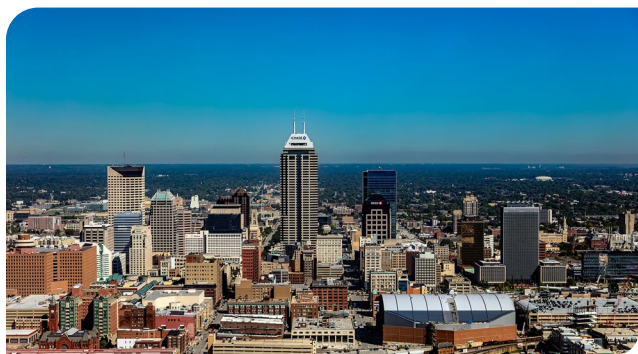


**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
4120 Union Square Boulevard Palm Beach Gardens, FL	\$138,500,000 \$255,535 Per Unit	542	West Shore Advenir, Inc.
3501 S. Federal Highway Boynton Beach, FL	\$183,500,000 \$402,412 Per Unit	456	IMT Residential The Dermot Company
1 Main Street Miramar, FL	\$161,000,000 \$409,669 Per Unit	393	Pantzer Properties Related Group & Rockpoint

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Apartment Investment and Management Co	\$332,066,344
Bell Partners, Inc.	\$303,400,000
Related Group	\$245,500,000
Penn-Florida Realty Corporation	\$235,000,000
Gold Coast Florida Regional Center	\$190,000,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Mitsubishi Estate Co., Ltd.	\$311,000,000
Grant Cardone	\$235,000,000
FAVO Funding	\$190,000,000
IMT Residential	\$183,500,000
OKO Group	\$166,033,172



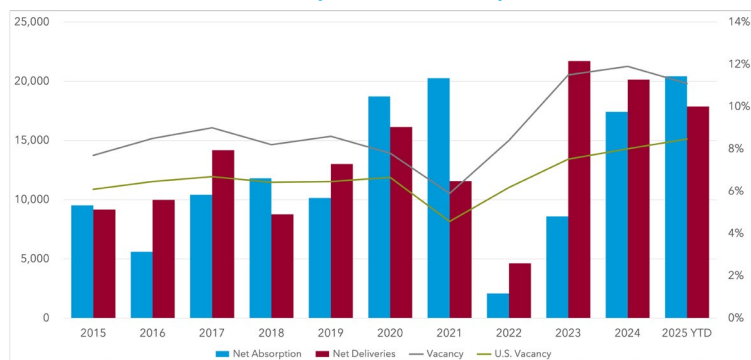
MULTIFAMILY MARKET OVERVIEW

KATE HUNT, *Research Director*

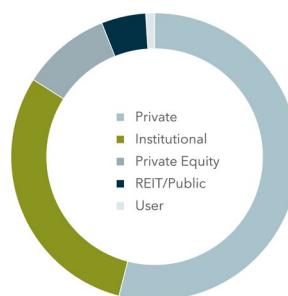
Atlanta's multifamily market ended Q4 2025 with solid momentum as absorption reached 20,420 units over 12 months, keeping vacancies steady at 11.1% despite elevated deliveries. Asking rents held firm at \$1,631/unit, reflecting resilient demand supported by strong population and job growth in tech, logistics, and healthcare. Construction activity continues to moderate, falling to 16,818 units, which should help balance supply through 2026. Investment pricing remains stable near \$210K/unit with cap rates holding at 5.50%. Atlanta's expanding workforce, relative affordability, and sustained in-migration position the market for gradual tightening as new supply tapers.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	20,420	22,389	22,641	18,456	17,423
▼ Vacancy Rate	11.1%	11.2%	11.6%	11.9%	11.9%
▼ Asking Rent/Unit	\$1,631	\$1,646	\$1,650	\$1,643	\$1,620
▼ Sale Price/Unit	\$209,695	\$215,995	\$212,081	\$209,247	\$205,427
◀▶ Cap Rate	5.50%	5.50%	5.50%	5.50%	6.16%
▼ Under Construction Units	16,818	17,190	15,869	19,349	22,184
▲ Inventory Units	604,593	600,322	596,150	591,183	585,956

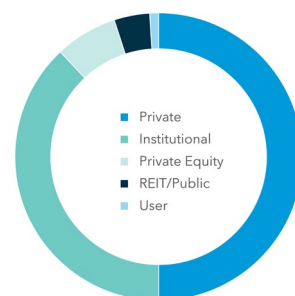
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
550 Rock Springs Place, NE Atlanta, GA	\$150,000,000 \$268,817 Per Unit	558	Bell Partners, Inc. Jamestown LP
2696 N. Druid Hills Road, NE Atlanta, GA	\$97,970,567 \$195,941 Per Unit	500	Cortland Elme Communities
1105 Town Boulevard Atlanta, GA	\$87,000,000 \$327,068 Per Unit	266	Mesirow Financial Wafra, Inc.

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Blackstone, Inc.	\$581,300,000
166 2nd Financial Services LLC	\$244,300,000
Elme Communities	\$199,817,147
Cortland	\$176,737,000
Starwood Capital Group	\$171,750,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Equity Residential	\$535,000,000
Cortland	\$461,004,147
Post Investment Group	\$226,750,000
Parks Hospitality Holdings	\$205,425,000
Greystar Real Estate Partners	\$186,567,473



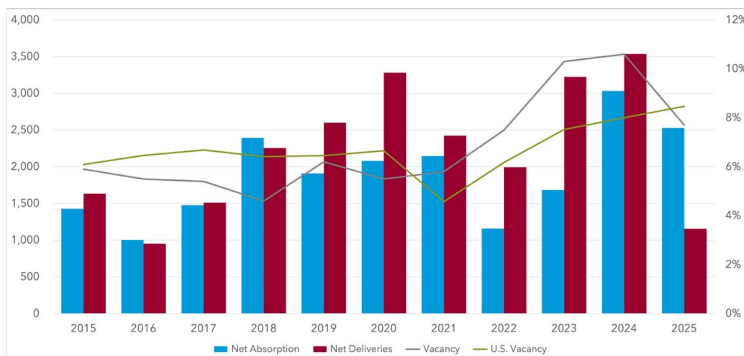
MULTIFAMILY MARKET OVERVIEW

MICHAEL KANE, Associate Broker and PARKER BRAKEBILL, Associate

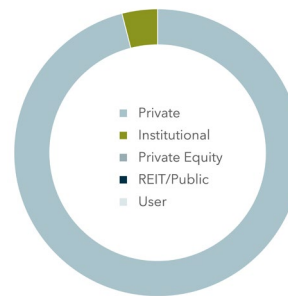
The Boise/Treasure Valley multifamily market continued to strengthen through year-end 2025, with demand outpacing supply. Net absorption totaled 2,528 units for the year, exceeding new deliveries of 1,155 units. Vacancy remained stable quarter-over-quarter at 7.7%, a meaningful improvement from the 2024 peak of 10.6%. Average asking rents edged down to \$1,540 per unit during the quarter but posted nearly 1% year-over-year growth. Transaction volume moderated, with average pricing at \$233,000 per unit, while buyer competition remained active. Cap rates held firm, averaging approximately 5.24%. Construction activity increased to 1,861 units as developers responded to improving fundamentals. Overall, the market remains well positioned, supported by declining vacancy, sustained in-migration, and a more measured construction pipeline.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	2,528	3,224	3,501	3,379	3,033
▼ Vacancy Rate	7.7%	8.0%	9.1%	9.6%	10.6%
▼ Asking Rent/Unit	\$1,540	\$1,551	\$1,563	\$1,537	\$1,528
▼ Sale Price/Unit	\$232,641	\$233,548	\$233,611	\$229,737	\$229,025
▲ Cap Rate	5.24%	5.23%	5.23%	5.25%	5.23%
▲ Under Construction Units	1,861	1,493	1,159	1,982	1,879
◀ ▶ Inventory Units	50,870	50,870	50,862	50,025	49,715

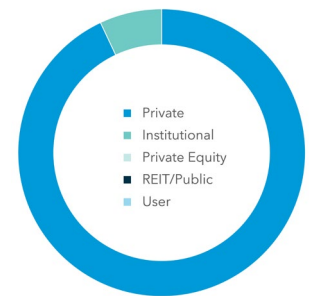
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
Prelude at Paramount Meridian, ID	Undisclosed	280	Milestone Investments Pacific Development Partners
Telluride Boise, ID	\$22,610,000 \$221,667 Per Unit	102	Marlin Equity Partners 5D Holdings LLC
Sleepy Hollow Apartments Garden City, ID	\$12,300,000 \$279,545 Per Unit	44	Bright Real Estate Fund Sleepy Hollow Condos

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Pacific Dev. Partners	Undisclosed
5D Holdings LLC	\$22,610,000
Sleepy Hollow Condos	\$12,300,000
Salt River Investments	\$9,127,790
deChase Miksis Development	\$8,046,500

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Milestone Investments	Undisclosed
Marlin Equity Partners	\$22,610,000
Bright Real Estate Fund	\$12,300,000
Bright Real Estate Fund	\$9,127,790
Capital Fund Partners	\$8,046,500



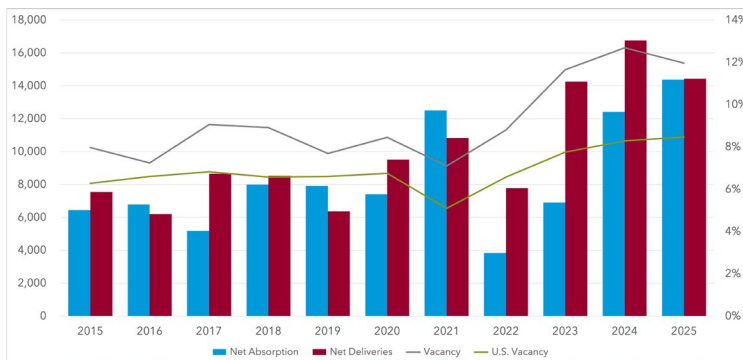
MULTIFAMILY MARKET OVERVIEW

GREG PIERATT, *President*

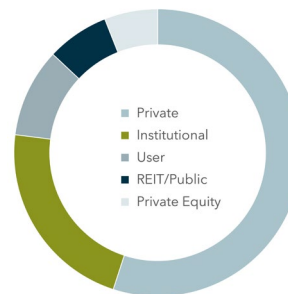
In Charlotte, the Q4 2025 multifamily market reflects a gradual return toward balance as demand strengthens and supply pressures begin to ease. Twelve-month net absorption increased, helping offset recent inventory growth, while vacancy edged slightly higher due to recent deliveries. Average asking rents declined modestly quarter-over-quarter but remain above long-term averages. Construction activity continued to taper, signaling reduced future supply pressure. Sales activity slowed, and cap rates increased as investors remain cautious amid higher interest rates. Overall, the multifamily sector reflects improving fundamentals, supported by steady renter demand and easing construction trends.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	14,369	14,404	14,676	13,579	12,416
▼ Vacancy Rate	12.0%	12.4%	12.6%	12.8%	12.7%
▼ Asking Rent/Unit	\$1,615	\$1,631	\$1,652	\$1,654	\$1,640
▼ Sale Price/Unit	\$244,483	\$246,014	\$247,458	\$246,293	\$242,750
▲ Cap Rate	5.4%	5.3%	5.3%	5.3%	5.3%
▼ Under Construction Units	20,748	20,759	22,116	24,546	26,083
▲ Inventory Units	245,210	243,002	239,777	235,266	230,780

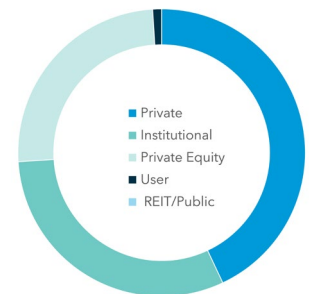
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
16725 Birkdale Commons Parkway * Huntersville, NC	\$145,311,599 \$454,099 Per Unit	320	Hines Jamestown LP
2200 Dunavant Street Charlotte, NC	Undisclosed	426	AEW Capital Management Kettler
135 W. Morehead Street Charlotte, NC	\$94,000,000 \$315,436 Per Unit	298	Hillridge Capital Wafra, Inc.

*Part of a Portfolio Sale

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME	TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Blackstone, Inc.	\$280,850,000	Hines	\$223,312,599
Northwood Investors LLC	\$119,500,000	Weidner Property Management LLC	\$135,270,000
Wafra, Inc.	\$94,000,000	Mesirow	\$119,500,000
Alliance Residential Company	\$91,500,000	Origin Investments	\$91,500,000
Simpson Property Group LLC	\$83,700,000	Mesirow Financial	\$83,700,000



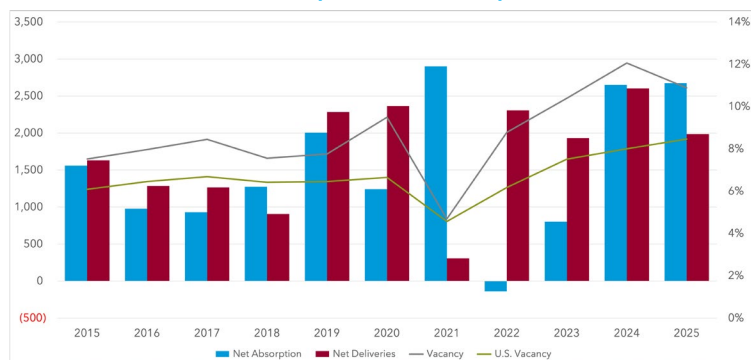
MULTIFAMILY MARKET OVERVIEW

RUSSELL STEWART, SIOR, J.D., *Vice President, Principal*

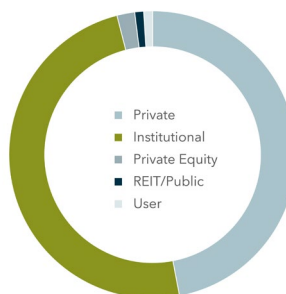
Durham's multifamily market held steady in Q4 2025, with net absorption at 2,674 units and vacancy ticking up to 10.9%. Asking rents declined modestly to \$1,533 per unit, while sale prices eased to \$215,200. Cap rates inched higher to 5.57%, suggesting a slight shift in investor expectations. The construction pipeline shrank again to 3,536 units, down significantly from mid-year levels, while total inventory rose to 64,623 units. Following several quarters of strong absorption, the market is showing signs of recalibration, with softer rent growth and moderated pricing met by tighter development activity.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	2,674	2,777	3,019	3,066	2,652
▲ Vacancy Rate	10.9%	10.8%	12.0%	12.3%	12.1%
▼ Asking Rent/Unit	\$1,533	\$1,548	\$1,575	\$1,547	\$1,533
▼ Sale Price/Unit	\$215,200	\$219,019	\$216,240	\$214,256	\$212,127
▼ Cap Rate	5.57%	5.52%	5.50%	5.53%	5.14%
▼ Under Construction Units	3,536	4,785	6,485	8,493	7,288
▲ Inventory Units	64,623	64,560	63,885	63,806	63,027

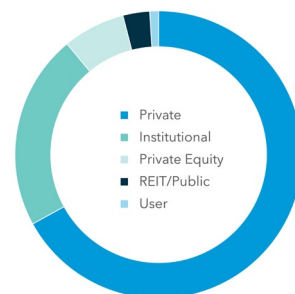
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
100 Cascade Falls Ln/Falls Pointe at the Park, Durham, NC*	\$46,500,000 \$149,038 Per Unit	312	Dominium Fairfield Residential
4801 Danube Ln - Magnolia Pointe* Durham, NC	\$83,570,000 \$314,173 Per Unit	266	Dominium Fairfield Residential
209 Spaniel Dr - Avalon Townhome Collection Brier Crk, Morrisville, NC	\$36,500,000 \$392,473 Per Unit	93	AvalonBay Communities, Inc. Quinn Residences

*Part of a Portfolio Sale

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME	TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Blackstone, Inc.	\$325,009,525	Blackstone, Inc.	\$298,184,525
Duck Pond Realty Management	\$278,292,000	Harbor Group International	\$230,937,000
Blue Heron Asset Management LLC	\$200,200,000	Friedlam Partners	\$210,000,000
Dasmen Residential LLC	\$198,387,000	Braddock & Logan	\$191,050,000
Bell Partners, Inc.	\$160,600,000	The Connor Group	\$183,000,000



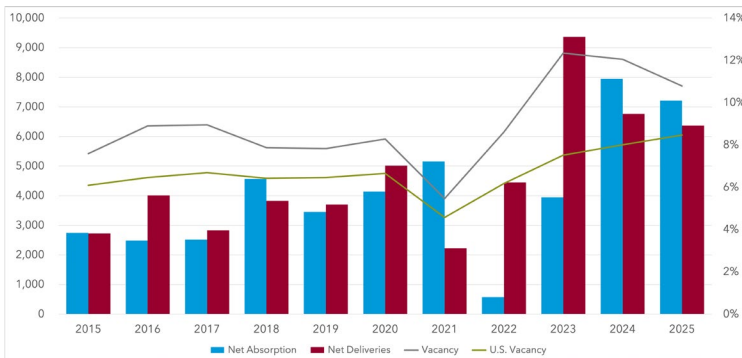
MULTIFAMILY MARKET OVERVIEW

RUSSELL STEWART, SIOR, J.D., *Vice President, Principal*

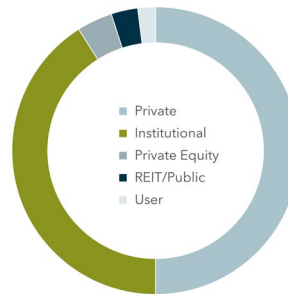
Raleigh's multifamily market cooled modestly in Q4 2025, with net absorption slowing to 7,212 units and vacancy improving to 10.79%. Asking rents declined to \$1,538 per unit, down from \$1,560 in Q3, marking the second consecutive quarterly dip. Meanwhile, sale prices per unit jumped to \$241,424, signaling investor confidence despite flattening rent growth. Cap rates held firm at 5.26%. Construction activity picked up to 6,335 units, reversing the previous quarter's decline, while total inventory slightly decreased to 137,790 units. The market remains resilient, balancing elevated demand with shifting pricing dynamics and measured new supply.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	7,212	8,305	8,265	8,650	7,945
▼ Vacancy Rate	10.79%	11.26%	12.20%	11.80%	12.1%
▼ Asking Rent/Unit	\$1,538	\$1,560	\$1,580	\$1,558	\$1,525
▲ Sale Price/Unit	\$241,424	\$221,532	\$218,305	\$232,040	\$227,609
◀▶ Cap Rate	5.26%	5.26%	4.78%	5.30%	5.25%
▲ Under Construction Units	6,335	4,552	5,794	9,594	9,096
▼ Inventory Units	137,790	138,079	136,263	133,591	133,890

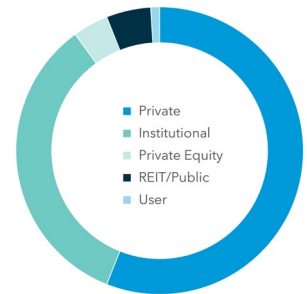
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
200 Park At North Hills Street Raleigh, NC	\$132,500,000 \$463,287 Per Unit	286	Fairfield Residential KBS
2840 Ardenview Circle Raleigh, NC	\$26,796,000 \$219,639 Per Unit	122	Arboretum Partners Capital Associates Management LLC
201-205 E. Ransom Street Raleigh, NC	\$1,275,000 \$106,250 Per Unit	12	William T. Barker Davidi and Margaret Cerrillos

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Blackstone, Inc.	\$379,236,869
The RMR Group	\$250,500,000
Prudential	\$250,500,000
Elco Ltd.	\$210,600,000
Dasmen Residential LLC	\$197,581,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Blackstone, Inc.	\$727,680,869
Mitsubishi Estate C., Ltd.	\$592,980,000
Carroll	\$323,875,000
Starwood Capital Group	\$250,500,000
Knightvest Management	\$225,100,000



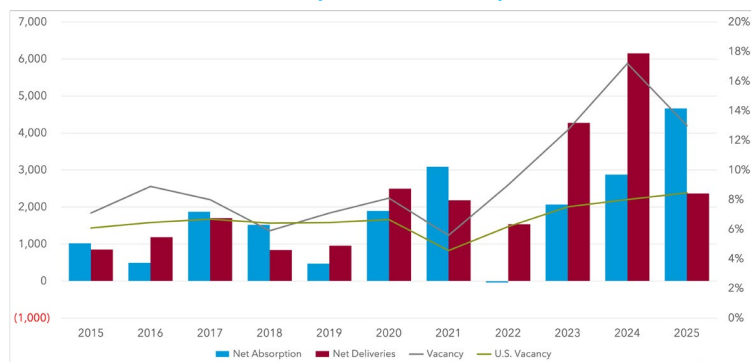
MULTIFAMILY MARKET OVERVIEW

SANDY THORPE, *Managing Director*

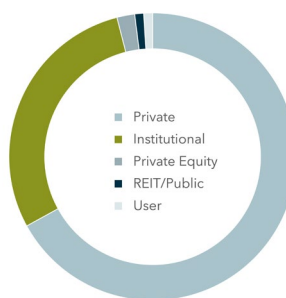
Wilmington's multifamily market accelerated in Q4 2025, with twelve-month net absorption totaling 4,667 units and vacancy declining to 13.0%. Asking rents dipped slightly to \$1,458 per unit, continuing a softening trend despite strengthening demand. Sale prices rose to \$179,245 per unit, while cap rates compressed modestly to 6.28%, signaling renewed investor interest. No new units were reported under construction this quarter, though total inventory expanded to 59,270 units. The market continues to balance strong leasing with cautious development, supported by firm pricing and healthy occupancy gains heading into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Absorption Units	4,667	3,861	3,154	2,916	2,879
▼ Vacancy Rate	13.0%	14.0%	16.3%	17.1%	17.2%
▼ Asking Rent/Unit	\$1,458	\$1,468	\$1,474	\$1,466	\$1,454
▲ Sale Price/Unit	\$179,245	\$171,601	\$177,478	\$186,843	\$259,306
▼ Cap Rate	6.28%	6.39%	6.30%	6.30%	6.29%
▼ Under Construction Units	-	-	1,485	-	-
▲ Inventory Units	59,270	58,760	57,848	57,280	56,252

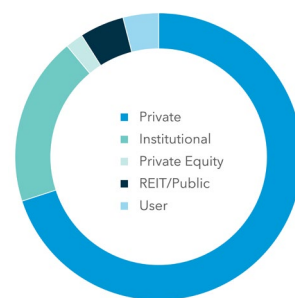
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
3520 Park Ave - The Helmsman Wilmington, NC	\$71,900,000 \$274,427 Per Unit	262	Portsmouth Real Estate Partners LivCor LLC
200 Carmen Ave - Liberty Crossing Jacksonville, NC	\$18,900,000 \$66,084 Per Unit	286	Brazos Residential Management REM Equity Group
4830 College Road-Townes at Prior Wilmington, NC	\$15,400,000 \$140,000 Per Unit	110	URS Capital Partners Turf Company

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Evolve Companies	\$293,000,000
The RMR Group	\$131,300,000
Prudential	\$131,300,000
D.R. Horton	\$124,147,500
McAdams Homes	\$123,200,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Southwood Realty Company	\$341,700,000
Starwood Capital Group	\$133,065,296
Franklin Templeton	\$131,300,000
Blackfin Real Estate Investors	\$131,300,000
RAS Management Group	\$111,720,000



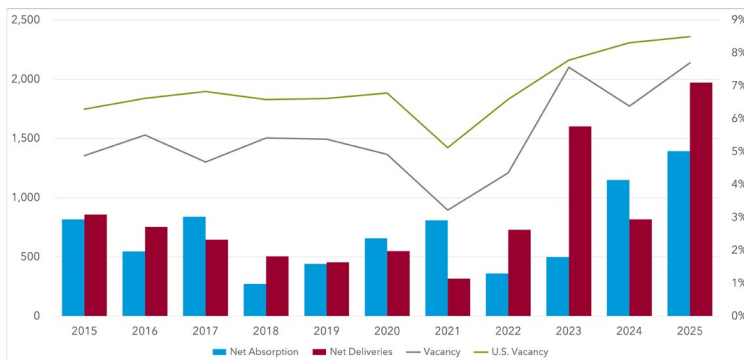
MULTIFAMILY MARKET OVERVIEW

MOHAMED BARRY, Vice President

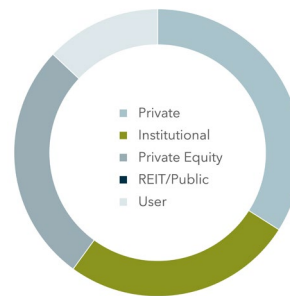
The Lincoln multifamily market remains well positioned, with a 7.7% vacancy rate in Q1 2026 reflecting strong leasing activity that absorbed a majority of recent new supply. Net absorption of 1,300 units over the past year demonstrates continued demand, even amid elevated deliveries. Construction activity is notably restrained, with only 465 units underway versus a 10-year annual average of 1,187 units, supporting future balance. Lincoln's roughly 35,000-unit inventory offers a diverse mix across all quality tiers. Market rents average \$1,200 per month, providing a meaningful affordability advantage over the national average. Annual rent growth of 1.7% continues to outperform national trends across all asset classes.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Absorption Units	1,394	1,355	1,230	1,113	1,150
▲ Vacancy Rate	7.70%	7.40%	6.60%	6.00%	6.40%
▼ Asking Rent/Unit	\$1,203.00	\$1,209.00	\$1,209.00	\$1,196.00	\$1,181.00
▼ Sale Price/Unit	\$105,193	\$114,483	\$114,007	\$119,708	\$118,237
▲ Cap Rate	7.80%	7.60%	7.60%	7.50%	7.50%
▼ Under Construction Units	465	849	1,322	1,951	1,973
▲ Inventory Units	34,970	34,586	34,113	33,484	32,997

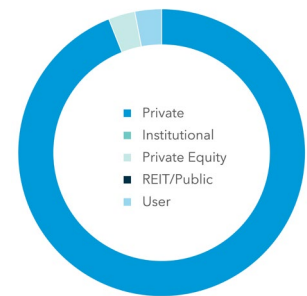
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
8801 S. 33rd Street Lincoln, NE	\$37,000,000 \$168,182 Per Unit	220	MLG Asset Management LLC The Sterling Group, Inc.
510 Surfside Drive Lincoln, NE	\$35,000,000 \$148,305 Per Unit	236	Avenue Living Cherry Tree Capital Partners
2815 Tierra Drive Lincoln, NE	\$20,160,000 \$84,000 Per Unit	240	CRES Management LLC Hayloft Property Management

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
The Sterling Group, Inc.	\$37,000,000
Hayloft Property Management	\$20,160,000
Cherry Tree Capital Partners	\$17,750,000
Vantage Capital Advisors	\$17,750,000
Stephen Haight	\$9,720,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
MLG Asset Management LLC	\$37,000,000
Avenue Living	\$35,500,000
CRES Management LLC	\$20,160,000
C.R.E.S. Management LLC	\$9,720,000
harter Title & Escrow Services, Inc.	\$8,742,000



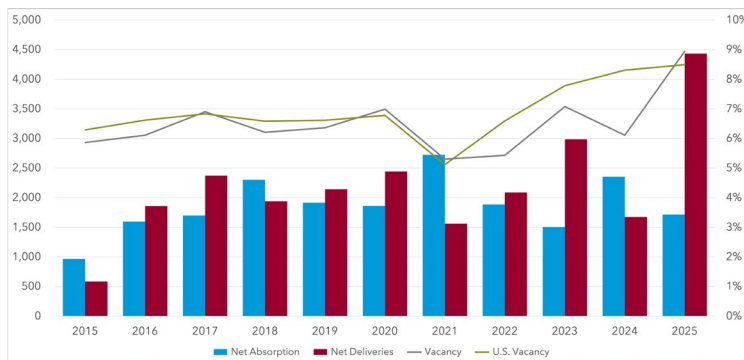
MULTIFAMILY MARKET OVERVIEW

MOHAMED BARRY, Vice President

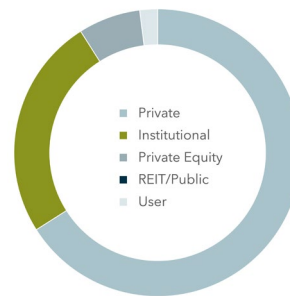
The Omaha multifamily market continues to show positive momentum despite recent supply additions. Vacancy increased to 8.9% as new units delivered, but absorption remains solid, reflecting sustained renter demand. Construction activity is near long-term norms, indicating a balanced development pipeline rather than oversupply. Rent growth remains a key strength, with market rents rising approximately 2.4-2.5% year over year, well above the national average. Average rents of \$1,280 per month remain significantly more affordable than the national benchmark, supporting long-term demand. Growth has been broad-based across all asset classes, particularly in workforce and mid-tier housing. Overall, Omaha's affordability, consistent demand, and steady rent growth position the multifamily market for continued stability as new inventory is absorbed.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	1,716	1,886	2,085	2,183	2,354
▲ Vacancy Rate	8.90%	8.60%	7.50%	6.60%	6.10%
▼ Asking Rent/Unit	\$1,274.00	\$1,277.00	\$1,277.00	\$1,260.00	\$1,242.00
▲ Sale Price/Unit	\$115,968	\$114,509	\$114,115	\$113,157	\$112,326
◀ ▶ Cap Rate	7.10%	7.10%	7.10%	7.10%	7.10%
▼ Under Construction Units	3,502	4,079	4,458	5,205	5,596
▲ Inventory Units	86,688	86,031	84,649	83,002	82,253

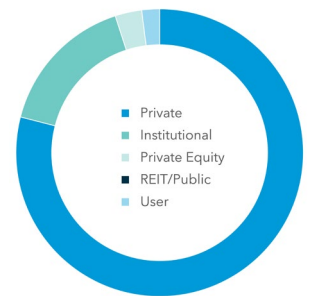
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
3022 1/2 N. 97th Street Omaha, NE	\$19,100,000 \$74,031 Per Unit	258	Bender Companies Monarch Investment and Management Group
7525 Pierce Plaza Omaha, NE	Undisclosed	110	Mandalay On Pacific LLC Anna Wassenberg
3030 N. 60th Street Omaha, NE	\$17,174,000 \$173,475 Per Unit	99	Schafer Richardson City + Ventures

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
SWI Group	\$38,897,000
Cherry Tree Capital Partners	\$30,000,000
Vantage Capital Advisors	\$30,000,000
Debra Mohr	\$22,500,000
Round Hill Pacific	\$20,034,347

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Avenue Living	\$60,000,000
Greystone Capital	\$27,500,000
Bellino Enterprises	\$22,500,000
Bentley Swan	\$20,034,347
Schafer Richardson	\$17,174,000



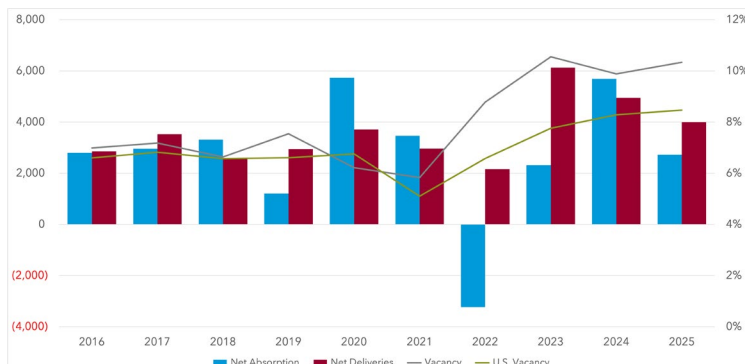
MULTIFAMILY MARKET OVERVIEW

GEOFFREY WEST, *Principal*

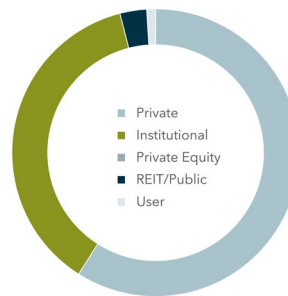
The Las Vegas multifamily market continues to demonstrate resilience as it moves through a period of measured stabilization. Net absorption totaled 2,722 units over the past year, while vacancy increased modestly to 10.3%, reflecting slightly softer leasing momentum amid elevated supply. Asking rents averaged \$1,457 per unit, indicating minor rent compression but continued tenant retention. Development activity remains disciplined, with 4,965 units under construction, which suggests a cautious approach from builders. Sale pricesf averaged \$220,185 per unit, and cap rates held steady at 5.2%, underscoring sustained investor confidence and a market that remains fundamentally balanced entering year-end.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	2,722	3,586	4,328	4,997	5,684
▲ Vacancy Rate	10.3%	10.1%	9.9%	9.8%	9.9%
▼ Asking Rent/Unit	\$1,457.00	\$1,468.00	\$1,496.00	\$1,503.00	\$1,487.00
▼ Sale Price/Unit	\$220,185	\$220,850	\$221,748	\$221,270	\$218,296
◀▶ Cap Rate	5.20%	5.20%	5.20%	5.20%	5.20%
▼ Under Construction Units	4,965	5,300	6,082	6,207	5,924
▲ Inventory Units	193,778	193,207	192,485	190,926	189,780

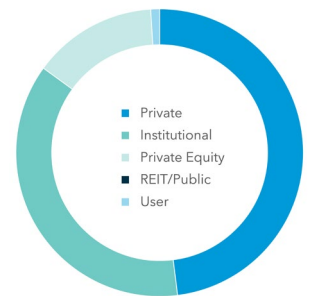
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
3295 Casey Drive Las Vegas, NV	\$117,500,000 \$188,301 Per Unit	624	LivCor LLC The Bascom Group
770 W. Lone Mountain Road North Las Vegas, NV	\$73,000,000 \$227,414 Per Unit	321	NexPoint Residential Trust Ossa Capital LLC
211 N. 8th Street Las Vegas, NV	\$12,800,000 \$40,635 Per Unit	315	Undisclosed Downtown Project

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Oaktree Capital Management LP	\$210,750,000
Starlight Investments Ltd.	\$103,500,000
Osso Capital LLC	\$93,000,000
MG Properties	\$93,000,000
Benedict Canyon Equities, Inc.	\$82,500,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Authentic Capital Group	\$185,400,000
FCP	\$152,000,000
Blackstone Inc.	\$117,500,000
Apollo Global Management	\$113,000,000
NexPoint	\$73,000,000



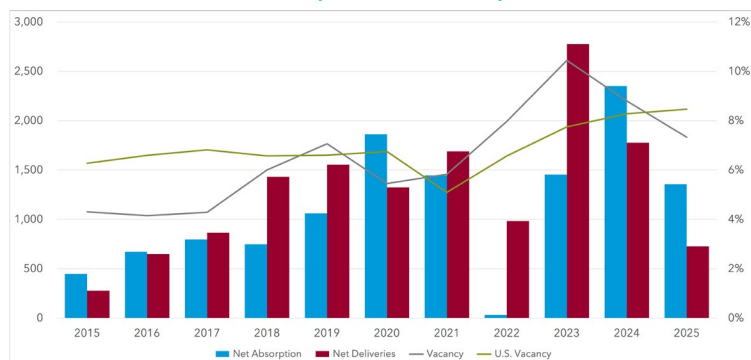
MULTIFAMILY MARKET OVERVIEW

LYLE CHAMBERLAIN, *President*

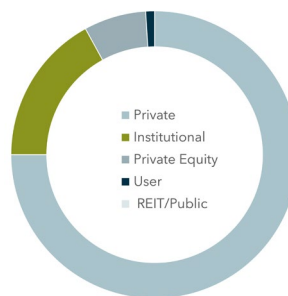
Northern Nevada has continued to grow its population over the past years due to the relative (to neighbor California) lower cost of living and outstanding quality of life in the region. This, combined with a restricted supply of new units for about 1 ½ years, has steadied out the multi family market to a very healthy state in the 4th quarter. Rental rates have started to rise again, and vacancy is on the decrease. With a limited supply of new units under construction, I see more of this moving forward into 2026. And although the market has not yet caught up with the Interest rates, it is moving in the right direction which should lead to a better sales market for this sector moving forward.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	1,357	1,589	1,982	2,217	2,352
▼ Vacancy Rate	7.3%	7.7%	8.4%	7.9%	8.8%
▲ Asking Rent/Unit	\$1,664.63	\$1,662.65	\$1,669.93	\$1,635.90	\$1,608.36
▲ Sale Price/Unit	\$233,180	\$232,511	\$231,440	\$225,439	\$222,529
◀ ▶ Cap Rate	5.3%	5.3%	5.4%	5.4%	5.4%
▼ Under Construction Units	108	131	87	792	792
▲ Inventory Units	47,034	47,011	47,011	46,306	46,306

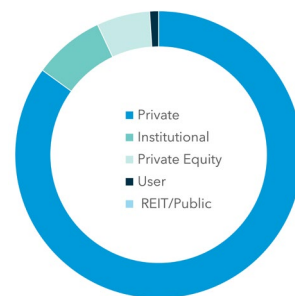
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
700 E. Peckham Lane Reno, NV	\$41,500,000 \$152,574 Per Unit	272	Hamilton Zanze & Co Kromer Investments
5315 Sun Valley Boulevard Sun Valley, NV	\$2,650,000 \$88,333 Per Unit	30	Kim Eggleston Roberta Held
338 Wheeler Avenue Reno, NV	\$2,335,000 \$145,938 Per Unit	16	Ravi Chaudhari J. Marie McCormock

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Kromer Investments, Inc.	\$109,000,000
Lisa Ann Hobday	\$11,800,000
PK Management	\$3,450,000
Mark G. Simons	\$2,760,000
William Leong	\$2,750,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Hamilton Zanze & Company	\$75,250,000
New York Life Insurance Company	\$33,750,000
Daniel Ochoa	\$11,800,000
Allison Gorelick	\$4,110,000
Jennifer L. Burgueno	\$3,450,000



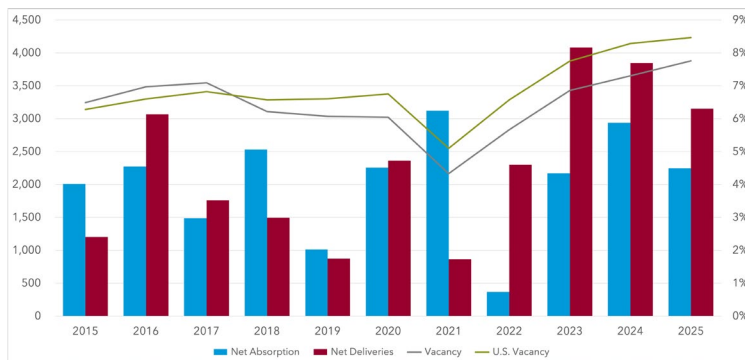
MULTIFAMILY MARKET OVERVIEW

MATT SNYDER, Senior Vice President

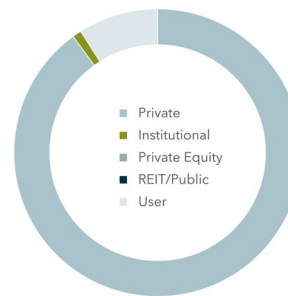
During the fourth quarter of 2025, the Cincinnati multifamily market faced elevated vacancy as a surge of new deliveries continued to outpace demand. Approximately 3,150 units were delivered over the past year, while net absorption totaled roughly 2,250 units, pushing vacancy up to 7.8 percent, though still below the national average. Rent growth decelerated, ending the year in the low-2 percent range, reflecting increased competition and rising concessions, particularly in downtown assets. Demand remained strongest in Northern Kentucky and northeast suburban submarkets. Despite near-term pressure, a slowdown in future deliveries is expected to support longer-term stabilization.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	2,248	2,373	2,868	3,018	2,939
▲ Vacancy Rate	7.76%	7.48%	7.33%	7.30%	7.30%
▼ Asking Rent/Unit	\$1,339.87	\$1,341.50	\$1,343.73	\$1,328.00	\$1,310.16
▼ Sale Price/Unit	\$120,507.71	\$120,674.47	\$116,340.03	\$115,107.73	\$113,873.36
▲ Cap Rate	7.46%	7.45%	7.57%	7.58%	7.58%
▼ Under Construction Units	5,186	5,632	5,299	6,130	6,042
▲ Inventory Units	147,996	147,277	146,686	145,681	144,844

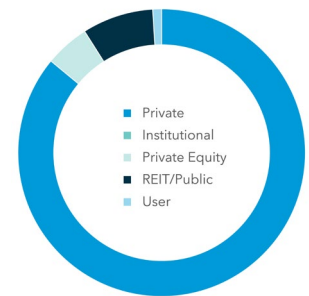
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
200 W. Galbraith Road Cincinnati, OH	\$60,000,000 \$61,475 Per Unit	976	GoldOller - Williamsburg of Cincinnati BRC Williamsburg Holdings LLC
1181 Manhattan Boulevard Dayton, KY	\$76,600,000 \$289,057 Per Unit	265	PASSCO Companies LLC Velo Riverside LLC
10645 Springfield Pike Cincinnati, OH	\$34,473,232 \$119,699 Per Unit	288	Morgan Properties Dream Residential REIT

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Metropolitan Holdings Limited	\$88,500,000
Arlington Properties	\$76,600,000
Boruch Drillman	\$60,000,000
MIDCITY	\$36,488,322
Dream Unlimited Corporation	\$28,786,505

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Bluerock Real Estate LLC	\$88,500,000
PASSCO Companies LLC	\$76,600,000
GoldOller Real Estate Investments	\$60,000,000
Hamilton Cnty Land Reutilization Corp	\$36,488,322
Morgan Properties	\$28,786,505



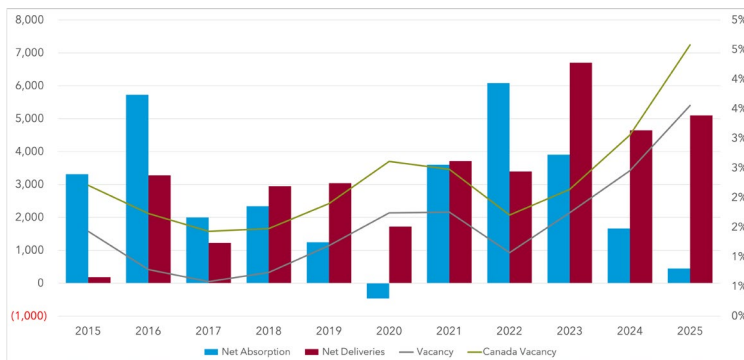
MULTIFAMILY MARKET OVERVIEW

LEE & ASSOCIATES TORONTO, *Real Estate Intelligence Department*

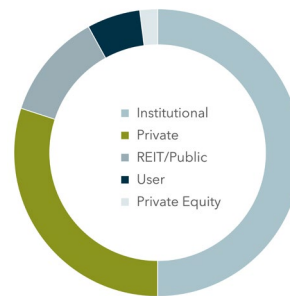
The GTA multi-family market is becoming more challenging as new rental supply continues to outpace what renters can afford. Vacancy has risen, with the biggest increases occurring in newer, high-end buildings. Rents have grown much faster than wages over the past decade, forcing many renters to downsize, share housing, or move farther from the city. Thousands of new units are still under construction, which will add more pressure. Landlords are offering incentives to fill units, and rents are expected to soften further amid economic uncertainty.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Absorption Units	450	204	396	1,058	1,667
▲ Vacancy Rate	3.6%	3.3%	3.1%	2.7%	2.5%
▼ Asking Rent/Unit	\$2,223	\$2,238	\$2,261	\$2,273	\$2,285
▼ Sale Price/Unit	\$363,592	\$364,258	\$362,649	\$363,798	\$362,964
◀▶ Cap Rate	4.2%	4.2%	4.2%	4.2%	4.2%
▲ Under Construction Units	30,630	28,546	27,372	28,615	27,378
▲ Inventory Units	416,037	414,435	413,355	411,866	410,937

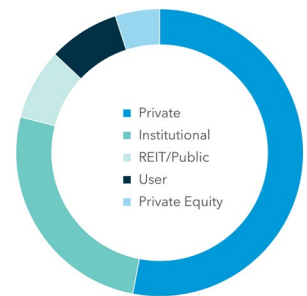
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
75 Charolais Boulevard Brampton, ON	\$312,100,000 \$283,727 Per Unit	1,100	Starlight Investments Oxford Properties Group
1577 Lawrence Avenue, W Toronto, ON	\$112,090,000 \$319,345 Per Unit	351	Dream Hazelview Investments
2285 The Collegeway** Mississauga, ON	\$44,000,000 \$305,556 Per Unit	144	Windsor Private Capital Hazelview Investments

*All numbers shown are in Canadian dollars (CAD); ** Part of a 2-Property Portfolio Sale

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME	TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Lankin Investments	\$403,061,000	Power Corporation of Canada	\$339,500,000
Starlight Investments Ltd.	\$321,600,000	OMERS	\$312,100,000
Dream Unlimited Corporation	\$168,530,000	Hazelview Investments	\$284,463,750
LaSalle Investment Management	\$152,400,000	Blackstone Inc.	\$134,470,000
Homestead Land Holdings Ltd.	\$92,500,000	RioCan	\$92,333,333



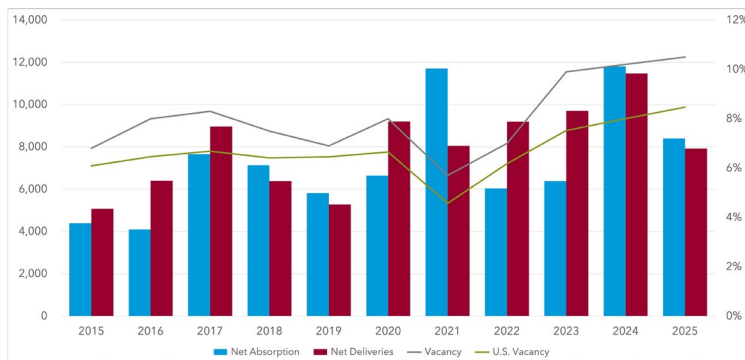
MULTIFAMILY MARKET OVERVIEW

JIM RODRIGUES, SIOR, *President*

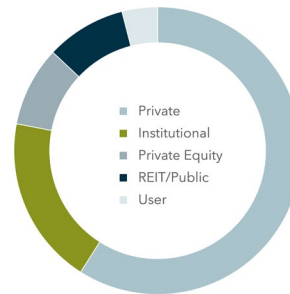
Nashville's multifamily market continued to normalize in Q4 2025, with vacancy at 10.5% as elevated deliveries tapered. Average rents stabilized near \$1,613, signaling resilient cash flow, while sales prices rose to approximately \$227,000, reflecting renewed investor confidence. Absorption remained positive, supported by sustained in-migration, job growth, and a moderating construction pipeline. Capital activity continues, driven by multifamily financing and mixed-use development, while broader economic initiatives support long-term demand. As supply pressures ease, fundamentals are positioned to improve, presenting selective acquisition opportunities heading into 2026.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	8,402	8,833	10,384	11,805	11,811
▼ Vacancy Rate	10.50%	10.80%	10.80%	10.70%	10.20%
▼ Asking Rent/Unit	\$1,613	\$1,618	\$1,639	\$1,607	\$1,596
▲ Sale Price/Unit	\$227,000	\$221,990	\$221,000	\$211,000	\$200,004
◀ ▶ Cap Rate	5.60%	5.60%	5.60%	5.60%	5.59%
▼ Under Construction Units	11,548	11,659	14,586	17,843	14,053
▲ Inventory Units	244,195	242,004	237,391	232,691	230,264

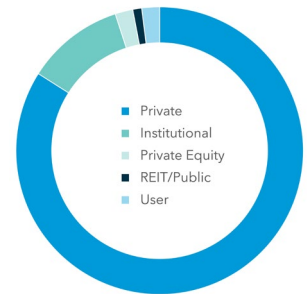
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
535 Main Street Nashville, TN	\$68,000,000 \$253,731 Per Unit	268	Elmington Capital Group Carlisle Companies, Inc.
5000 Mountain Springs Road Antioch, TN	\$65,861,076 \$196,015 Per Unit	336	Continental Realty Group OpenPath Investments
7632 Highway 70, S* Nashville, TN	\$60,495,820 \$310,235 Per Unit	195	Stonepeak Partners LLC Ryan Companies, Inc.

*Part of a Portfolio Sale

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME	TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Adam Neumann	\$180,000,000	Camden Property Trust	\$131,000,000
GVA Property Management	\$149,843,050	Tishman Speyer	\$112,000,000
Cortland	\$131,000,000	S2 Capital	\$111,385,847
Steadfast Companies	\$91,065,000	GSL Properties, Inc.	\$84,645,000
Embrey Partners Ltd.	\$84,645,000	Origin Investments	\$79,400,000



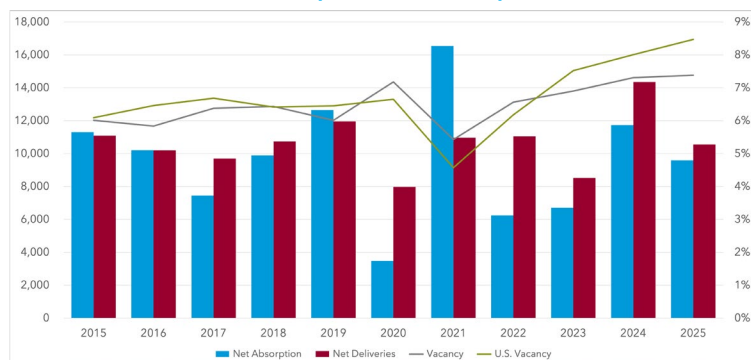
MULTIFAMILY MARKET OVERVIEW

DANIEL LIM, Senior Vice President

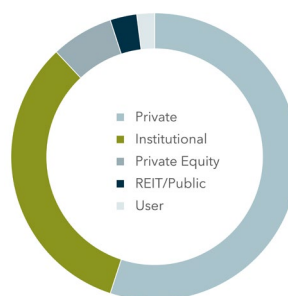
Absorption moderated in the fourth quarter, with trailing 12-month net absorption totaling 9,588 units, reflecting both market seasonality and decelerating deliveries. Vacancy ticked up modestly to 7.4%, though remains within a stable historical range. Asking rents remained relatively flat for the year at \$2,064 per unit. Sales pricing has remained durable, with average price per unit ending the year at approximately \$356,000, while cap rates compressed to roughly 5.0%. Despite some near-term softness in fundamentals, limited new supply and improving capital markets are reinforcing Seattle MSA's position as a durable, long term investment market.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Absorption Units	9,588	12,370	12,720	12,282	11,438
▲ Vacancy Rate	7.4%	7.0%	7.0%	7.3%	7.2%
▼ Asking Rent/Unit	\$2,064.00	\$2,087.00	\$2,106.00	\$2,073.00	\$2,039.00
▼ Sale Price/Unit	\$355,599	365,798	367,695	\$301,541	\$292,141
▲ Cap Rate	5.00%	4.9%	5.7%	5.7%	5.60%
▲ Under Construction Units	12,812	12,762	13,536	14,761	15,426
▲ Inventory Units	405,363	404,070	402,321	399,504	395,226

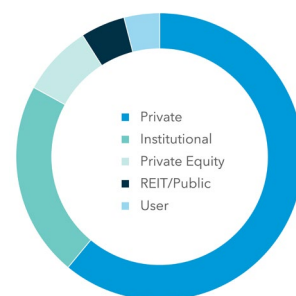
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**'Sale by Buyer' and 'Sale by Seller' Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
2121 6th Avenue - Via 6 Seattle, WA	\$295,000,000 \$451,070 Per Unit	654	Weidner Property Management LLC Pine Street Group/New Tower Trust
2401 S. Jackson Street - Jackson Apts Seattle, WA	\$173,000,000 \$325,188 Per Unit	532	Timberlane Partners Vulcan Real Estate
Villas at Beardslee - 112th Ave, NE Bothell, WA	\$160,281,470 \$355,391 Per Unit	451	Mesirow Financial Holland Partner Group

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME	TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Equity Residential	\$426,280,000	Security Properties, Inc.	\$610,174,000
Goodman Real Estate, Inc.	\$364,875,000	Weidner Property Management LLC	\$295,000,000
Crow Holdings	\$254,500,000	Waterton	\$262,680,000
Washington Holdings	\$235,150,000	The Sobrato Organization	\$226,700,000
Pollard Entities LLC	\$200,400,000	FPA Multifamily LLC	\$225,850,000

GLOSSARY OF TERMS

ABSORPTION

Refers to the change in occupancy over a given time period. Lease renewals are not factored into absorption unless the renewal includes the occupancy of additional space. (In that case, the additional space would be counted in absorption.) Pre-leasing of space in non-existing buildings (e.g., Proposed, Under Construction, Under Renovation) is not counted in absorption until the actual move-in date.

CAP RATE

The income rate of return for a total property that reflects the relationship between one year's net operating income expectancy and the total price or value. Calculated by dividing the net operating income by the sale price or value.

CLASS A OFFICE

In general, a class A building is an extremely desirable investment-grade property with the highest quality construction and workmanship, materials and systems, significant architectural features, the highest quality/expensive finish and trim, abundant amenities, first rate maintenance and management; usually occupied by prestigious tenants with above average rental rates and in an excellent location with exceptional accessibility. They are most eagerly sought by international and national investors willing to pay a premium for quality and are often designed by architects whose names are immediately recognizable. A building meeting this criteria is often considered to be a landmark, either historical, architectural or both. It may have been built within the last 5-10 years, but if it is older, it has been renovated to maintain its status and provide it many amenities. Buildings of this stature can be one-of-a-kind with unique shape and floor plans, notable architectural design, excellent and possibly outstanding location and a definite market presence.

CLASS B OFFICE

In general, a class B building offers more utilitarian space without special attractions. It will typically have ordinary architectural design and structural features, with average interior finish, systems, and floor plans, adequate systems and overall condition. It will typically not have the abundant amenities and location that a class A building will have. This is generally considered to be more of a speculative investment. The maintenance, management and tenants are average to good, although, Class B buildings are less appealing to tenants and may be deficient in a number of respects including floor plans, condition and facilities. They therefore attract a wide range of users with average rents. They lack prestige and must depend chiefly on lower price to attract tenants and investors. Typical investors are some national but mostly local.

CLASS C OFFICE

In general, a class C building is a no-frills, older building that offers basic space. The property has below-average maintenance and management, a mixed or low tenant prestige, and inferior elevators and mechanical/electrical systems. As with Class B buildings, they lack prestige and must depend chiefly on lower price to attract tenants and investors.

GROSS ABSORPTION

For existing buildings, the measure of total square feet occupied (indicated as a Move-In) over a given period of time with no consideration for space vacated during the same time period. Sublet space and lease renewals are not factored into gross absorption. However, in a lease renewal that includes the leasing of additional space, that additional space is counted in gross absorption. Preleasing of space in non-existing buildings (Planned, Under Construction or Under Renovation) is not counted in gross absorption until actual move in, which by definition may not be any earlier than the delivery date.

GLOSSARY OF TERMS

INDUSTRIAL GROSS RENT

A type of Modified Gross lease where the tenant pays one or more of the expenses in addition to the rent. Exact details must be confirmed for each lease.

INVENTORY

Existing inventory refers to the total square footage of buildings that have received a certificate of occupancy and are able to be occupied by tenants. It does not include space that is either planned, or under construction.

MODIFIED GROSS

Modified Gross is a general type of lease rate where typically the tenant will be responsible for their proportional share of one or more of the expenses. The Lessor (landlord) will pay the remaining expenses. For example: Plus Electric means the tenant pays rent plus their own electric expense, or Plus Janitorial means the tenant pays the rent plus their own janitorial expense. Both of these are types of Modified Gross Leases, which may vary from tenant to tenant.

NET ABSORPTION

For existing buildings, the measure of total square feet occupied (indicated as a Move-In) less the total space vacated (indicated as a Move-Out) over a given

period of time. Lease renewals are not factored into net absorption. However, in a lease renewal that includes the leasing of additional space, that additional space is counted in net absorption. Pre-leasing of space in non-existing buildings (Planned, Under Construction or Under Renovation) is not counted in net absorption until actual move in, which by definition may not be any earlier than the delivery date.

TRIPLE NET (NNN)

A lease in which the tenant is responsible for all expenses associated with their proportional share of occupancy of the building.

UNDER CONSTRUCTION

Buildings in a state of construction, up until they receive their certificate of occupancy. In order for CoStar to consider a building Under Construction, the site must have a concrete foundation in place.

VACANCY RATE

Expressed as a percentage - it identifies the amount of New/Relet/Sublet space vacant divided by the existing RBA. Can be used for buildings or markets.

COMMON LEASE TYPES MATRIX

LEASE TYPE	RESPONSIBILITY FOR EXPENSES	OTHER
Gross (full service)	Landlord pays all or most of the operating expenses and taxes.	Costs of operation must be disclosed in lease.
Modified Gross	Expenses are divided between tenant and landlord.	Costs can be double or triple net depending on terms of lease.
Net	Tenant pays all operating expenses.	Landlord must disclose tenant responsibility in lease.
Triple Net (Net-net-net, or NNN)	Tenant pays all operating expenses, taxes and insurance.	Landlord is responsible for structure, roof and maybe parking lot.

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