



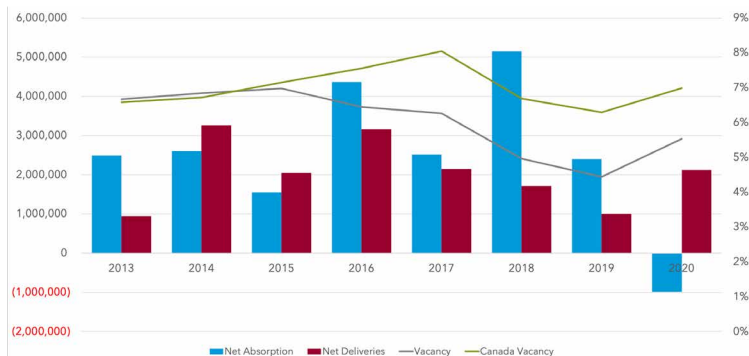
### OFFICE MARKET OVERVIEW

WILL GEHRING, Senior Vice President

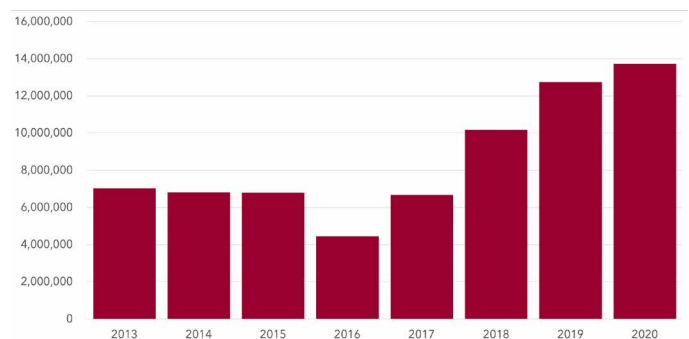
Our return to the office will be much slower than initially expected due to the second wave of COVID-19. During the last 10 months, on average, more than 80% of space in the GTA was under utilized by office tenants with the majority of employees working from home. Last year an all-time high of 4.5 M sq.ft of sublease space came on the market. Overall, we saw a 60% decrease in office leasing volume year-over-year. As we enter 2021, we remind ourselves how important the work environment is in supporting tenants' long-term business objectives and the well-being of their employees. We've been missing out on the face-to-face interaction we once had with our peers. There is light at the end of the tunnel and our workplace will evolve once again.

MARKET INDICATORS	Q4 2020	Q3 2020	Q2 2020	Q1 2020	Q4 2019
▼ Net Absorption	(983,365) SF	1,797,880 SF	1,582,306 SF	1,855,136 SF	2,396,186 SF
▲ Vacancy Rate	5.50%	4.80%	4.50%	4.30%	4.40%
▲ Avg NNN Asking Rate	\$19.78 PSF	\$19.64 PSF	\$19.55 PSF	\$19.60 PSF	\$19.72 PSF
▲ Under Construction	13,743,692 SF	12,942,684 SF	13,862,103 SF	13,234,318 SF	13,155,845 SF
▲ Inventory	276,864,568 SF	276,792,493 SF	275,227,696 SF	274,800,715 SF	274,737,559 SF

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1 Concord Gate (Portfolio Sale) Toronto, ON	358,693 SF	Undisclosed	Fengate Capital Artis REIT	Class A
40 University Ave (Partial Interest) Toronto, ON	285,393 SF	\$6,986,173.00 \$469.85 PSF	Triovest TD Greystone	Class B
2465 Argentia Road Mississauga, ON	249,345 SF	\$72,200,000.00 \$289.56 PSF	Mach Inc. BentallGreenOak & First Gulf Corp	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
100 Queens Quay East Toronto, ON	84,867 SF	Menkes	Richardson Wealth	Finance & Insurance
700 University Avenue Toronto, ON	55,061 SF	KingSett	Belairdirect Insurance Company	Insurance
1920 Yonge Street Toronto, ON	25,687 SF	Davpart, Inc.	Toronto Transit Commission	Transportation

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