



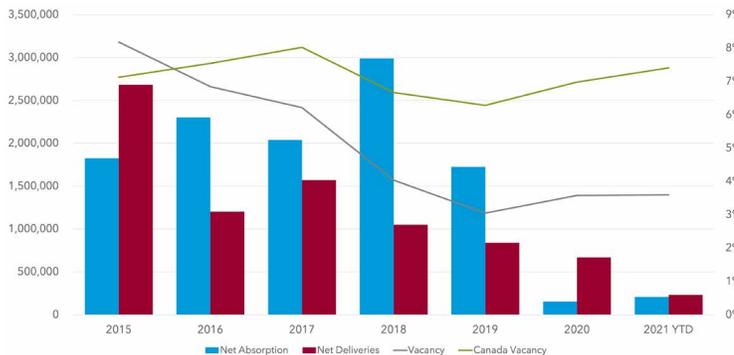
OFFICE MARKET OVERVIEW

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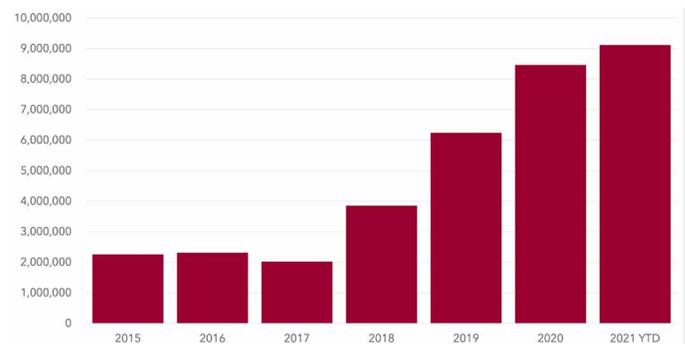
Canada became a global leader in first dose vaccination rates this quarter with the beginning of the vaccine rollout, which resulted in lightening restrictions and increased office activity. Metro Vancouver's vacancy rate decreased from quarter-to-quarter for the first time since the start of the pandemic, down 34 basis-points from Q1 2021. Reopening plans, tours, and renewal discussions have all begun to pick up. Despite the expected popularity of a hybrid office model in the future, most employers do not intend to continue remote work full-time, showing there is still strong demand for office space. Overall, Vancouver is still on the path to remain the tightest major downtown office market in North America.

MARKET INDICATORS	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020
▲ 12 Mo. Net Absorption SF	221,207	(29,290)	152,870	586,460	912,673
▼ Vacancy Rate	3.41%	3.75%	3.58%	3.39%	3.17%
▲ Avg NNN Asking Rate PSF	\$44.31	\$44.01	\$44.16	\$43.91	\$43.79
▼ SF Under Construction	9,157,771	9,201,730	8,464,039	8,084,588	7,629,562
▲ Inventory SF	94,003,859	93,950,077	93,812,019	93,678,965	93,542,102

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
888 Dunsmuir St & 625 Howe St Vancouver, BC	255,000 SF	\$255,000,000 \$1,000 PSF	Sunnyland Group Manulife Financial	Class A&B
815 Hornby Street Vancouver, BC	75,000 SF	\$93,000,000 \$1,240 PSF	Reliance Properties Ltd. Golden Crown Land & Inv (Van) Canada	Class B
20385 64th Avenue Langley City, BC	57,327 SF	\$20,500,000 \$357.60 PSF	1287504 B.C. Ltd. Campus Crusade for Christ Found.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2025 Willingdon Avenue Burnaby, BC	21,941 SF	BentallGreenOak (Canada) Ltd. Ptnrshp	Skybox Labs Inc.	Technology
369 Terminal Avenue Vancouver, BC	20,799 SF	333/369 Terminal Holdings Ltd.	Broadway Subway Constructors General Partnership	Infrastructure
1055 Dunsmuir Street Vancouver, BC	17,867 SF	Hudson Pacific Properties	Undisclosed	Undisclosed

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