



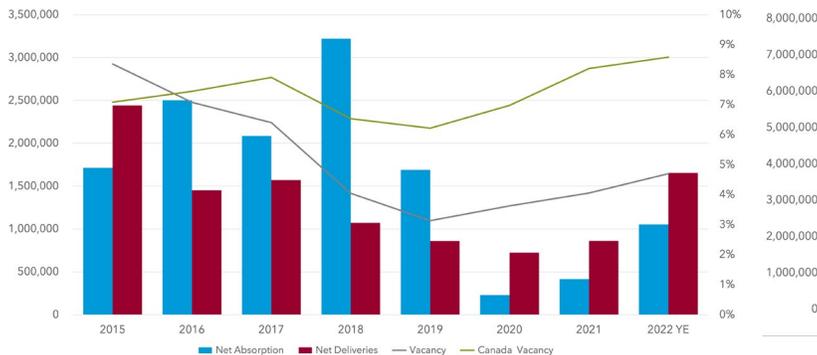
OFFICE MARKET OVERVIEW

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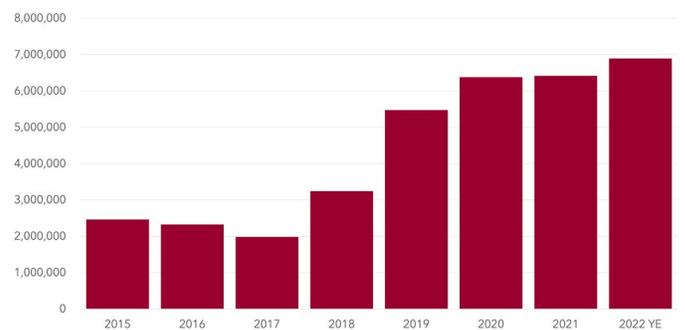
Q4 of 2022 saw more sublease space come to the office market as some firms try to recuperate costs after a year of high inflation and interest rates. However, the quarter saw increased absorption which brought down vacancy slightly. In the short-term, we expect even more space for sublease and rising vacancy as we face a period of adjustment post-COVID. Nevertheless, the Metro Vancouver market continues to outperform other major North American cities due to the draw for large firms - specifically tech - to set up shop here. For example, Amazon is still committed to 1.1 million SF in the upcoming Post building in the downtown core, even after cutting costs through thousands of global layoffs.

MARKET INDICATORS	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
▲ 12 Mo. Net Absorption SF	1,052,340	137,871	637,655	582,931	312,839
▼ Vacancy Rate	4.70%	4.97%	4.70%	4.43%	4.06%
▼ Avg NNN Asking Rate PSF	\$44.87	\$45.17	\$44.64	\$44.31	\$44.52
▲ SF Under Construction	6,896,035	6,599,232	6,748,087	6,925,174	7,314,492
▲ Inventory SF	98,021,182	97,827,557	97,609,356	97,058,625	96,465,336

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
301-309, 315 & 321 6th Street New Westminster, BC	34,600 SF	\$22,050,000* \$637.00 PSF	5185666 Investments Ltd. 366008 BC Ltd	Class C
95 Schooner Street Coquitlam, BC	16,616 SF	\$10,250,000* \$617.00 PSF	Aspen Enterprises Great Canadian Gaming Corp	Class B
1143 & 1147 Homer Street Vancouver, BC	1,347 SF	\$2,550,000* \$1,893.00 PSF	Buttons Holding Corporation City Group Holdings, Ltd.	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2910 Virtual Way Vancouver, BC	175,546 SF	QuadReal	Undisclosed	Undisclosed
6023 Silver Drive Burnaby, BC	42,478 SF	Anthem Properties	Undisclosed	Undisclosed
855 Homer Street Vancouver, BC	23,172 SF	CRS Group of Companies	Undisclosed	Undisclosed

*All numbers shown are in Canadian dollars (CAD)

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