



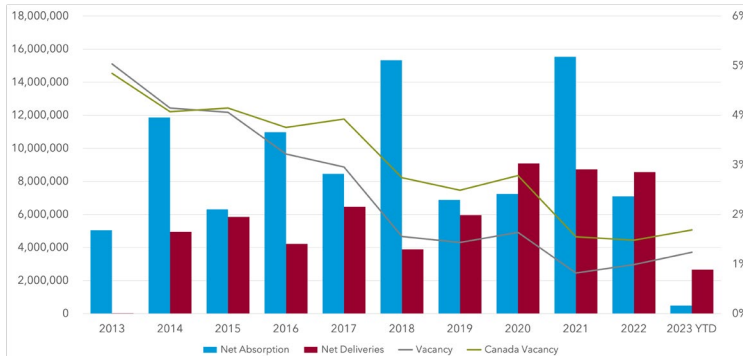
INDUSTRIAL MARKET OVERVIEW

DANIEL SMITH, *Senior Vice President, Partner*

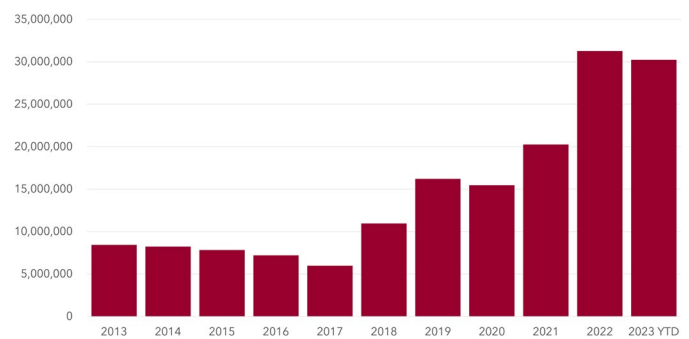
Toronto asking industrial rents continued rise in Q1 2023, with another double-digit year-over-year increase. With little change to overall vacancy across the market, the market continues to prove tough for occupiers as there are no signs of slowdown. Given these strong fundamentals, developers remain active as demand is fully expected to continue, with many of the new projects being pre-leased prior to construction completion. Milton specifically will see multiple million square feet come to market as construction is underway for both James Snow Business Park and Milton North, offering big-box Class A industrial space for 3PLs and end users alike.

MARKET INDICATORS	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
▼ 12 Mo. Net Absorption SF	6,589,756	7,102,397	6,532,476	13,069,958	14,379,901
▲ Vacancy Rate	1.10%	1.00%	1.00%	1.00%	0.90%
▲ Avg NNN Asking Rate PSF	\$17.83	\$17.20	\$16.49	\$15.75	\$15.09
▼ SF Under Construction	30,646,300	31,277,810	31,998,705	27,504,708	24,864,745
▲ Inventory SF	859,878,067	858,108,577	855,385,612	854,222,753	850,929,585

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
8450 Boston Church Road Milton, ON	1,320,000 SF	\$330,000,000* \$250.00 PSF	Sycamore Partners Lowe's Company, Inc.	Class A
50 Stienway Boulevard Toronto, ON	589,894 SF	\$247,662,978* \$419.84 PSF	Breaking Pat Nominee, Inc. Apotex	Class B
150 Signet Drive Toronto, ON	439,429 SF	\$98,625,398* \$225.44 PSF	Breaking Pat Nominee, Inc. Apotex	Class B

**All numbers shown are in Canadian dollars (CAD)

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3150 Derry Road E Mississauga, ON	605,299 SF	Derry Aero Inc.	The Home Depot	Industrial
255 Chrysler Drive Brampton, ON	437,323 SF	Oxford Properties Group	Mondelez International	Industrial
12203 Airport Road Caledon, ON	410,975 SF	Prologis LP	Legacy Supplu Chain Services	Industrial

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