



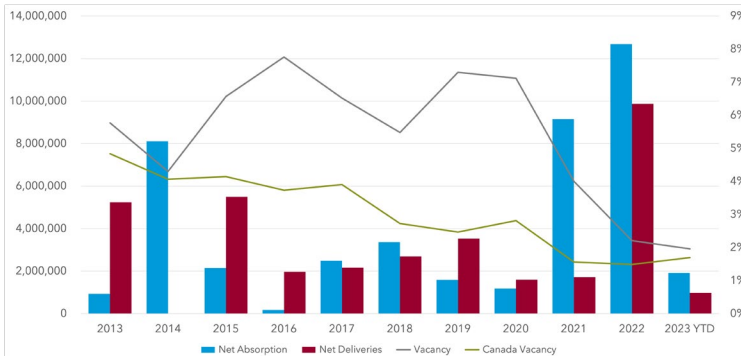
INDUSTRIAL MARKET OVERVIEW

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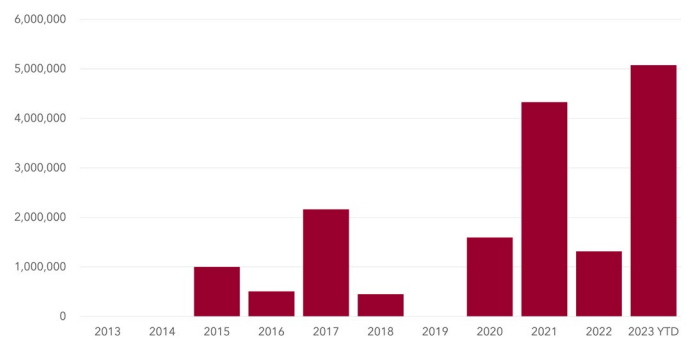
The Calgary industrial market remained stable in the second quarter of 2023. With limited supply continuing to pose an issue for prospective tenants alongside increased construction completions, absorption was negative and the vacancy rate rose slightly. Sales volume slowed from Q1 as the Bank of Canada's interest rate hikes continue to raise the cost of capital, reducing the viability of acquisitions for purchasers. Small bay product continues to make-up a significant majority of active listings as demand for large distribution space in the Calgary area remains strong. The construction pipeline reached over 5,000,000 square feet and is largely concentrated in Balzac due to the lower tax scenario compared to properties within city limits.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▼ Qtrly Net Absorption SF	(199,137)	2,115,223	2,569,437	(230,369)	7,776,546
▲ Vacancy Rate	1.96%	1.87%	2.21%	2.92%	2.85%
◀ ▶ Avg NNN Asking Rate PSF	Not Tracked	Not Tracked	Not Tracked	Not Tracked	Not Tracked
▲ SF Under Construction	5,076,977	4,329,883	1,315,151	1,974,474	4,344,337
▲ Inventory SF	163,311,067	163,105,942	162,657,499	162,067,331	159,600,115

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
5495 - 61st Avenue SE Calgary, AB	43,673 SF	Undisclosed	Undisclosed Undisclosed	Class A
2620 - 22nd Street SE Calgary, AB	25,674 SF	\$5,500,000* \$214.22 PSF	New Convent Assembly Danijel Anton Holdings, Ltd.	Class B
4305 - 75th Avenue SE Calgary, AB	24,255 SF	\$5,100,000* \$210.27 PSF	Wacker Neuson Limited 1300049 Alberta, Inc.	Class B

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

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
High Plains Industrial Park - Bldg 11 Rockyview County, AB	209,461 SF	Highfield Development Ltd.	Mobis	Automotive
292028 Crosspointe Road NE Rockyview County, AB	160,122 SF	Hopewell Development	Medline Canada	Healthcare
Nose Creek Business Park, Bldg G Rockyview County, AB	474,060 SF	Quadreal	Undisclosed	Undisclosed

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