

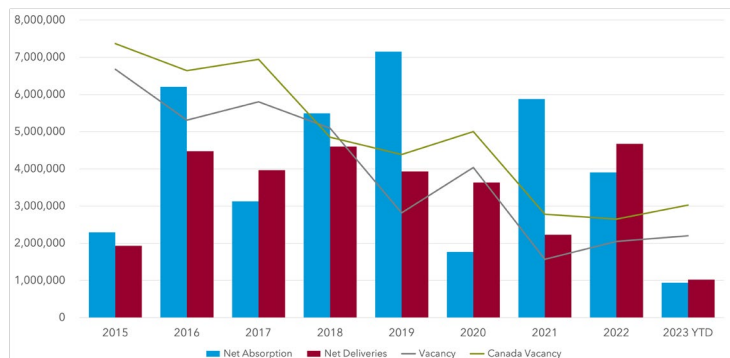
### INDUSTRIAL MARKET OVERVIEW

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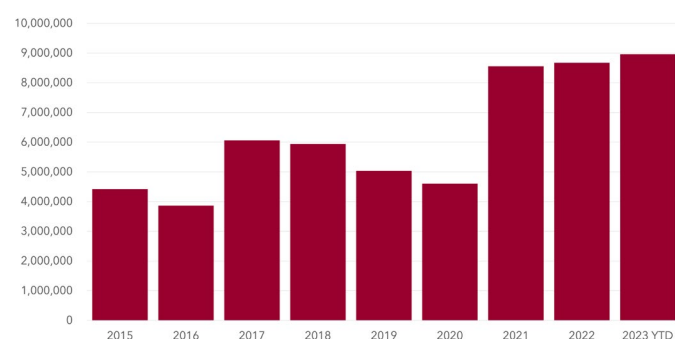
The Metro Vancouver industrial market continued to demonstrate its resilience with vacancy rates stabilizing around 1%. Most vacant spaces tend to lack modern specifications, as tenants demand higher ceiling heights and flexible loading capabilities. Lease rates grew by 2.3% quarter-over-quarter, reflecting the industrial market's tightness and ongoing lease activity. With the Bank of Canada's decision to increase the policy interest rate to 4.75%, the downward trend in sales activity continued as the cost of borrowing rises. About 4 million SF under construction is expected to be delivered by the end of the year, signaling an optimistic market outlook as the influx of new space aims to support demand.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▲ 12 Mo. Net Absorption SF	3,346,568	2,987,094	3,904,274	3,060,342	4,637,067
▼ Vacancy Rate	1.12%	1.19%	1.15%	1.07%	1.05%
▲ Avg NNN Asking Rate PSF	\$20.70	\$20.23	\$19.60	\$18.89	\$18.22
▲ SF Under Construction	8,959,004	8,907,434	8,670,963	10,174,906	9,606,982
▲ Inventory SF	272,379,858	271,724,818	271,186,852	269,340,613	268,805,407

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1615 Franklin Street Vancouver, BC	90,776 SF	\$43,750,000* \$482.00 PSF	SmartStop Asset Management LLC Key Self Storage Ltd.	Class A
3388 190th Street Surrey, BC	54,256 SF	\$25,000,000* \$461.00 PSF	Loon Properties (190 Surrey), Inc. Precision Pully & Idler, Inc.	Class B
1615 Industrial Avenue Port Coquitlam, BC	23,528 SF	\$14,500,000* \$616.00 PSF	Blue Shark Holdings, Inc. Leigh Investments Ltd.	Class A

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

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7233 Progress Way Delta, BC	380,578 SF	Beedie	Undisclosed	Undisclosed
12091 88 Avenue Surrey, BC	195,960 SF	Undisclosed	Oceanwell Environmental Resources, Inc.	Energy
69-71 Glacier Street Coquitlam, BC	115,596 SF	Beedie	Teck Resources	Mining

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