



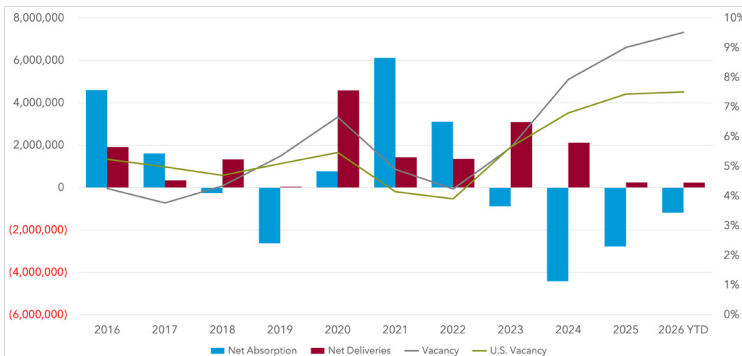
## INDUSTRIAL MARKET OVERVIEW

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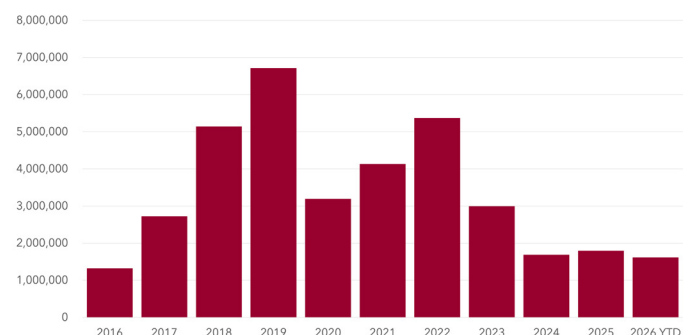
Industrial activity in the East Bay area remained measured through the second quarter of the year. Vacancy continued to tick up, but with less sublease space coming online and several large lease deals completed on new deliveries, there is positive momentum heading into the second half of the year. Tech and AI continue to drive the market and power remains the most sought after amenity. The owner/user sale market remains softened with buildings remaining on the market longer and prices coming down from all-time highs.

| MARKET INDICATORS          | Q2 2026     | Q1 2026     | Q4 2025     | Q3 2025     | Q2 2025     |
|----------------------------|-------------|-------------|-------------|-------------|-------------|
| ▲ 12 Mo. Net Absorption SF | (1,149,229) | (2,227,022) | (2,778,578) | (4,578,419) | (5,743,620) |
| ▲ Vacancy Rate             | 9.50%       | 9.30%       | 9.00%       | 9.10%       | 9.00%       |
| ▼ Avg NNN Asking Rate PSF  | \$1.43      | \$1.44      | \$1.45      | \$1.45      | \$1.45      |
| ▲ Sale Price PSF           | \$279.00    | \$275.00    | \$275.00    | \$274.00    | \$269.00    |
| ◀ ▶ Cap Rate               | 5.90%       | 5.90%       | 5.90%       | 5.80%       | 5.90%       |
| ▼ Under Construction SF    | 1,600,000   | 1,700,000   | 1,800,000   | 1,300,000   | 10,000      |
| ◀ ▶ Inventory SF           | 279,000,000 | 279,000,000 | 279,000,000 | 279,000,000 | 279,000,000 |

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



| TOP SALE TRANSACTIONS BY SF                  | SIZE       | SALE PRICE                    | BUYER / SELLER                      | BUILDING CLASS |
|----------------------------------------------|------------|-------------------------------|-------------------------------------|----------------|
| 49000 Milmont Drive<br>Fremont, CA           | 267,099 SF | \$132,299,477<br>\$495.32 PSF | Clarion Partners<br>Hines           | Class A        |
| 38083 Cherry Street<br>Newark, CA            | 155,500 SF | \$28,599,560<br>\$183.92 PSF  | Hines<br>United Logistics Solutions | Class B        |
| 33401-33441 Central Avenue<br>Union City, CA | 94,976 SF  | \$26,200,079<br>\$275.86 PSF  | Alere<br>Elion Partners             | Class C        |

| TOP LEASE TRANSACTIONS BY SF       | SIZE       | LANDLORD           | TENANT | TENANT INDUSTRY |
|------------------------------------|------------|--------------------|--------|-----------------|
| 25500 Clawiter Road<br>Hayward, CA | 232,633 SF | PGIM               | Zoos   | Auto            |
| 6955 Mowry Avenue<br>Newark, CA    | 161,280 SF | Vivico Partnership | Synnex | Tech            |
| 7411 Central Avenue<br>Newark, CA  | 143,086 SF | Pearlmark RE, LLC  | Quanta | ODM             |

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