



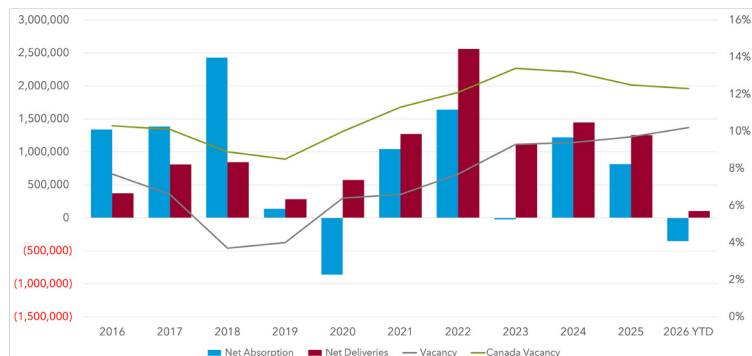
OFFICE MARKET OVERVIEW

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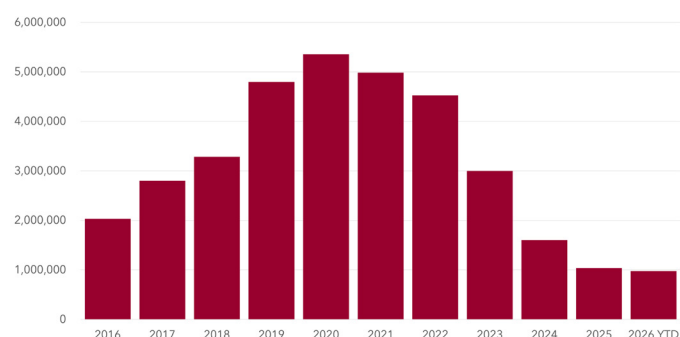
Metro Vancouver's office vacancy rate rose to 10.2%, up 30 basis points from the previous quarter and 80 basis points year over year. Net absorption was negative at 219,312 square feet, largely due to a major technology tenant consolidating its office space. Downtown vacancy stood at 12.9%, with older office buildings facing greater challenges as tenants continued to favour higher-quality space. Sublease space accounted for 14.7% of available space, continuing its downward trend. Approximately 1 million square feet of office space remained under construction, while market conditions continued to vary by submarket and building class. Elevated vacancy and negative absorption point to ongoing challenges for landlords as tenants remain selective about their office space.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ Qtrly Net Absorption SF	(219,312)	(261,639)	115,189	328,977	187,505
▲ Vacancy Rate	10.20%	9.90%	9.50%	9.70%	9.40%
▲ Avg NNN Asking Rent PSF	\$49.04	\$48.81	\$49.00	\$48.64	\$48.55
▲ Sale Price PSF	\$534.00	\$477.00	\$699.00	\$733.00	\$529.00
▼ Cap Rate	4.52%	4.72%	4.68%	4.69%	4.68%
▼ Under Construction	977,135	1,060,392	937,846	909,847	944,259
▲ Inventory	69,268,037	68,905,417	68,708,304	68,683,341	67,961,865

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2665 Renfrew Street Vancouver, BC	81,662 SF	\$35,000,000 \$428.60 PSF	Fraser Academy The Molnar Group	Class B
780 Beatty Street Vancouver, BC	47,344 SF	\$18,000,000 \$380.20 PSF	Church of Scientology of British Columbia Petrina Enterprises Inc.	Class B
1285 Franklin Street Vancouver, BC	15,169 SF	\$9,480,000 \$624.96 PSF	Videotron Ltd Freedom Mobile Inc	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
565 Great Northern Way Vancouver, BC	27,957 SF	Low Tide Properties	Qualus Canada	Energy
450 SW Marine Drive Vancouver, BC	21,500 SF	HOOPP Realty Inc.	Townline Group	Development
1075 West Georgia Street Vancouver, BC	13,471 SF	Reliance Properties	D3 Security Management	Technology

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