



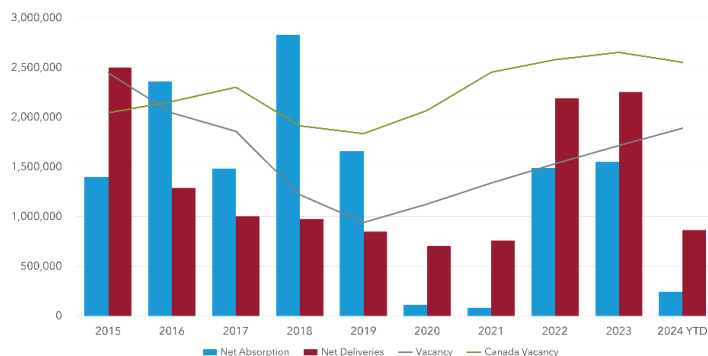
OFFICE MARKET OVERVIEW

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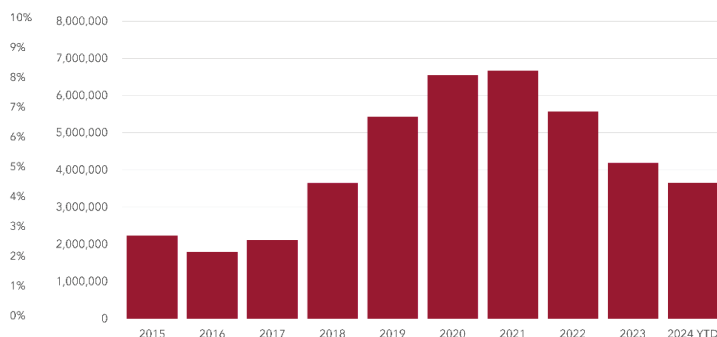
The Vancouver office market remains tenant-favorable in Q2 2024, with downtown vacancy rates hovering around 12-14%. The BoC's recent 25 basis point interest rate cut to 4.75% could stimulate investment. Notably, Germany-based Deka Immobilien Investment's \$300 million purchase of 401 West Georgia Street and 402 Dunsmuir Street, underscores a strong appetite for foreign investment despite broader market uncertainties. Office developments are becoming increasingly non-speculative, reflecting cautious sentiment. Further, ICBC's move to the 164,255 square foot building at 2150 Keith Drive in Vancouver exemplifies current office utilization trends. Overall, the market is marked by a tenant's advantage, selective investment activity, and cautious development approaches.

MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▲ 12 Mo. Net Absorption SF	1,247,521	727,055	1,553,311	1,596,552	1,032,056
▲ Vacancy Rate	6.3%	6.2%	5.7%	5.8%	5.5%
▲ Avg NNN Asking Rate PSF	\$44.86	\$44.85	\$45.01	\$44.77	\$44.67
▼ SF Under Construction	3,657,119	4,334,806	4,190,549	4,705,027	4,844,380
▲ Inventory SF	97,579,848	96,859,848	96,716,348	96,148,955	95,463,303

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
401 W. Georgia & 402 Dunsmuir St. Vancouver, BC	416,000 SF	\$300,000,000* \$721.15 PSF	Deka Immobilien Investment GmbH Oxford Prop & Canada Pension Plan	Class A
3777 Kingsway Burnaby, BC	671,555 SF	\$82,500,000* \$122.85 PSF	Crestpoint R.E. Inv/ Ltd. *(50% Int) H&R Real Estate Investment Trust	Class B
1260 Hamilton Street Vancouver, BC	11,280 SF	\$11,000,000* \$975.18 PSF	No. 99 Seabright Holdings Ltd. Undisclosed	Class C

*All numbers shown are in Canadian dollars (CAD)

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2150 Keith Drive Vancouver, BC	164,255 SF	BentallGreenOak	ICBC	Insurance
1055 Dunsmuir Street Vancouver, BC	53,000 SF	Hudson Pacific	Boomi	Technology
1077 W. Cordova Street Vancouver, BC	23,532 SF	Westbank	AON	Finance & Insurance

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