



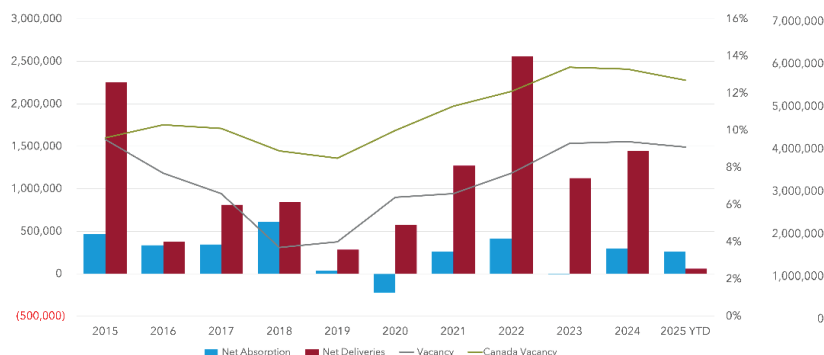
OFFICE MARKET OVERVIEW

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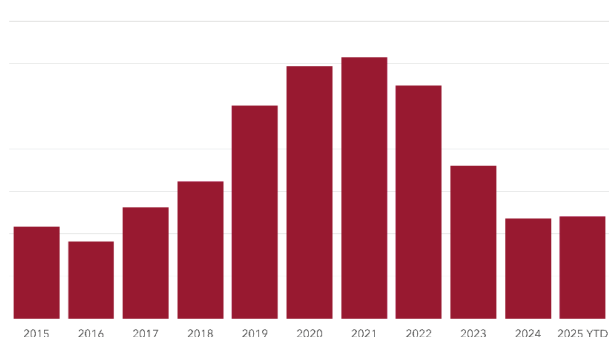
The vacancy rate for the Vancouver office market has dropped slightly by 30 BPS, indicating some improvement in demand. Nicola Wealth's recent lease at 1477 West Broadway, set for delivery in late 2025, shows continued demand for premium office space. While the market is stabilizing, it remains cautious, with some developers scaling down projects. For instance, Bonnis Properties revised its plans for a 17-storey office building on Granville Street, now proposing two towers with rental units and a hotel. Rize Alliance also canceled its 306 Terminal Avenue project. Overall, the growing demand for quality office space and reduced new supply suggests a market adapting to new needs and economic shifts.

| MARKET INDICATORS | Q1 2025 | Q4 2024 | Q3 2024 | Q2 2024 | Q1 2024 |
|---------------------------|------------|------------|------------|------------|------------|
| ▼ Qtrly Net Absorption SF | 259,413 | 446,659 | (13,796) | 669,809 | 75,032 |
| ▼ Vacancy Rate | 9.1% | 9.4% | 10.0% | 9.1% | 9.4% |
| ▲ Avg NNN Asking Rent PSF | \$47.63 | \$47.53 | \$47.74 | \$47.86 | \$47.87 |
| ▲ Sale Price PSF | \$634.10 | \$633.94 | \$640.81 | \$648.39 | \$658.42 |
| ▼ Cap Rate | 4.50% | 4.52% | 4.49% | 4.44% | 4.39% |
| ▲ Under Construction | 2,408,170 | 2,367,848 | 2,741,400 | 3,029,661 | 3,731,189 |
| ▲ Inventory | 67,064,682 | 66,872,462 | 66,805,905 | 66,045,096 | 65,442,585 |

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



| TOP SALE TRANSACTIONS BY SF | SIZE | SALE PRICE | BUYER / SELLER | BUILDING CLASS |
|-----------------------------------------------------------------------|-----------|---------------------------|----------------------------------------------------------|----------------|
| 4600 Jacombs Road Richmond, BC | 75,902 SF | \$24,056,000 \$317 PSF | Jacombs Road, Inc. The Canada Life Assurance Co. | Class B |
| 32071 South Fraser Way Abbotsford, BC | 52,570 SF | \$28,000,000 \$536 PSF | Fraser Health Authority TNC 32071 South Fraser Ltd. | Class B |
| 32160 & 32186 South Fraser Way; 2670 Minter Street, Abbotsford, BC | 36,808 SF | \$12,350,000 \$336 PSF | City of Abbotsford Central Agricultural Facility Ltd. | Class B |

*All numbers shown are in Canadian dollars (CAD)

| TOP LEASE TRANSACTIONS BY SF | SIZE | LANDLORD | TENANT | TENANT INDUSTRY |
|---------------------------------------|-----------|----------|-------------------|-------------------|
| 111 Dunsmuir Street Vancouver, BC | 73,062 SF | Morguard | Wood | Consulting |
| 320 Granville Street Vancouver, BC | 39,394 SF | Bosa | Roper Greyell LLP | Law |
| 1477 West Broadway Vancouver, BC | 38,142 SF | PCI | Nicola Wealth | Wealth Management |

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