



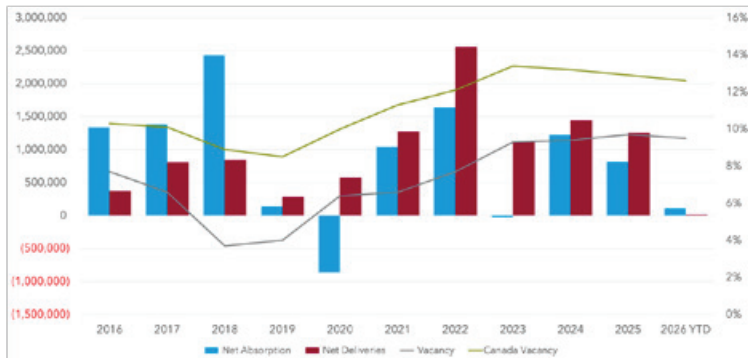
OFFICE MARKET OVERVIEW

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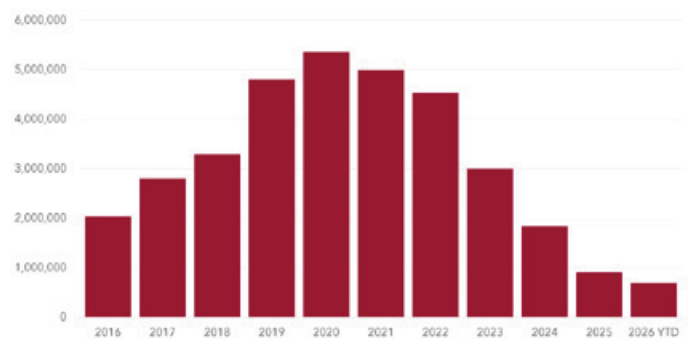
Despite elevated vacancy, Metro Vancouver office market remains stable as leasing activity increases with no major new supply. The Downtown core continues to see a higher vacancy rate than the suburban markets. Meanwhile, overall rents have slightly decreased across the region. To attract tenants, landlords are increasingly offering flexible lease terms and incentives to help support occupancy levels. Investment activity continues to pick up, with this quarter's highlight being BGO's acquisition of Oceanic Plaza. These transactions show that investors remain interested in high-quality downtown properties, even with the high vacancy rates. Looking ahead, the limited pipeline of new office deliveries is expected to help further stabilize vacancy levels.

MARKET INDICATORS	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025
▼ Qtrly Net Absorption SF	115,189	328,977	187,505	59,774	272,189
▼ Vacancy Rate	9.50%	9.70%	9.40%	9.30%	9.00%
▼ Avg NNN Asking Rent PSF	\$46.54	\$47.10	\$47.06	\$46.70	\$46.46
▲ Sale Price PSF	\$761.00	\$637.00	\$582.00	\$655.00	\$624.00
▼ Cap Rate	4.68%	4.69%	4.68%	4.67%	4.67%
▼ Under Construction	694,270	909,847	944,259	1,039,159	1,347,802
▲ Inventory	68,708,304	68,683,341	67,961,865	67,729,614	67,064,682

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1066 W. Hastings Street Vancouver, BC	351,365 SF	\$246,000,000 \$700.13 PSF	BentallGreenOak Oxford Properties Group	Class A
33774 Marshall Road Abbotsford, BC	6,792 SF	\$4,500,000 \$662.54 PSF	Rhody Investments, Inc. 0820632 BC Ltd.	Class C
8971 Beckwith Road Richmond, BC	5,458 SF	\$3,980,000 \$729.20 PSF	Canmalco Promotions and Mktg Ltd Canadian Chinese School of Theology	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1125 Howe Street Vancouver, BC	51,608 SF	Wicklow West Holdings Ltd.	City of Vancouver	Government
9850 King George Boulevard Surrey, BC	28,497 SF	Warrington PCI	E-Comm 9-1-1	Government
6190 Agronomy Road Vancouver, BC	24,914 SF	UBC Properties Trust	Acuitas Therapeutics	Biotechnology

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