



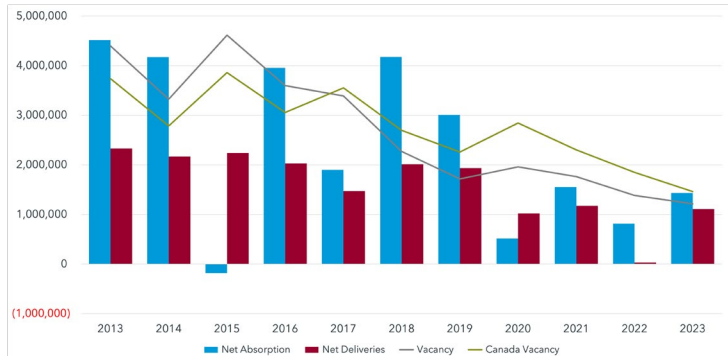
### RETAIL MARKET OVERVIEW

LUIS ALMEIDA, SIOR, *Executive Vice President, Partner*

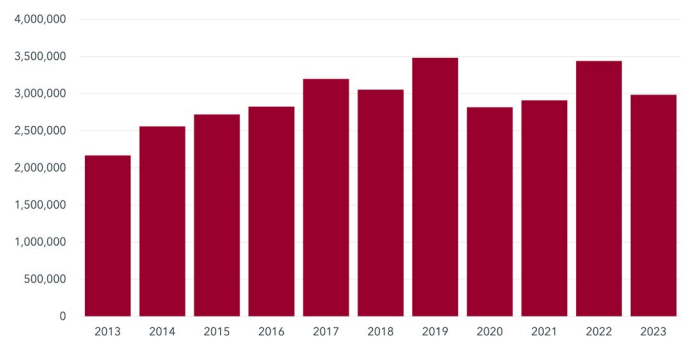
Retail vacancy remains low across diverse store types, notably with larger enclosed shopping centers maintaining steady leasing. Sales volumes have declined, with small neighborhood formats dominating transactions while larger retail acquisitions pivot towards mixed-use developments. The limited new supply and the transformation of older shopping centers into mixed-use developments contribute to robust market fundamentals. Anticipated economic cooling may lead to slower rental growth, granting tenants increased negotiating power. Moreover, amid a cooling Canadian economy, the reduction in government loan programs in 2024 poses challenges, potentially impacting retail consumption and sales.

MARKET INDICATORS	Q4 2023	Q3 2023	Q2 2023	Q1 2023	Q4 2022
▲ 12 Mo. Net Absorption SF	1,434,193	1,038,450	852,365	1,025,757	813,286
▼ Vacancy Rate	1.5%	1.6%	1.7%	1.7%	1.6%
▼ Avg NNN Asking Rate PSF	\$34.71	\$34.93	\$34.80	\$34.43	\$34.14
▼ SF Under Construction	2,985,556	3,103,755	2,740,760	3,215,109	3,438,463
▲ Inventory SF	304,223,250	304,039,375	303,885,770	303,394,400	303,112,574

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1 Bass Pro Mills Drive Vaughan, ON	1,276,400 SF	\$465,500,000* \$744.28 PSF	LaSalle Investment Management Ivanhoe Cambridge	Multi-Tenant
1355 Kingston Road** Pickering, ON	788,000 SF	\$172,386,814* \$218.77 PSF	CentreCourt Ontario Pension Board	Multi-Tenant
1855-1911 Dundas Street East*** Mississauga, ON	239,144 SF	\$37,528,935* \$312.12 PSF	Kingsdale Development Zoran Property Management	Multi-Tenant

\*All numbers shown are in Canadian dollars (CAD); \*\* Part of 3 Property Portfolio; \*\*\* Part of 2 Property Portfolio

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1 Bloor Street East Toronto, ON	31,000 SF	First Capital REIT	AVANT	Fitness & Recreational Sports Centers
11 Yorkville Avenue Toronto, ON	15,081 SF	Undisclosed	Sweat and Tonic	Fitness & Recreational Sports Centers
590 King Street West Toronto, ON	13,200 SF	YAD Investments Limited	Greta Bar	Dine-In Restaurants

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