



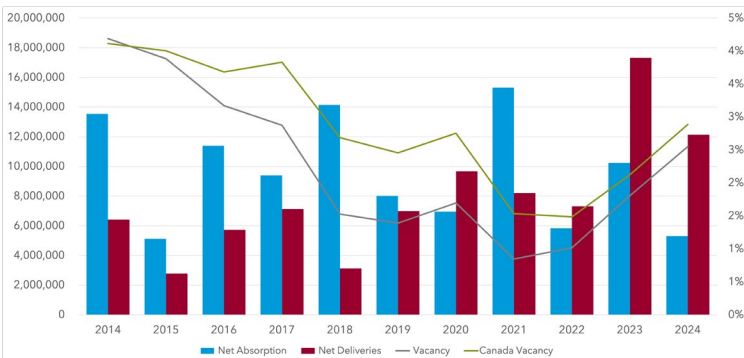
### INDUSTRIAL MARKET OVERVIEW

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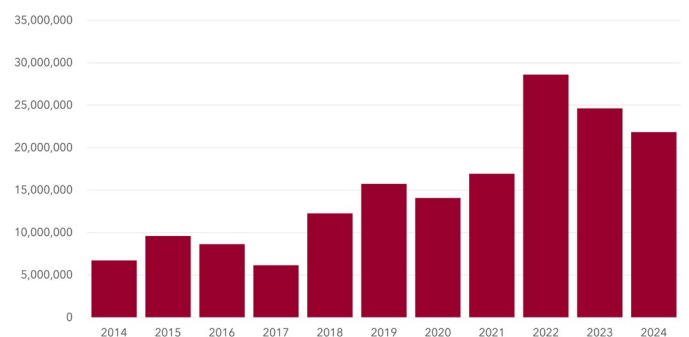
The Greater Toronto Area industrial market has slowed post-pandemic, influenced by higher interest rates and economic uncertainty. However, the re-entry of third-party logistics providers signals a resurgence in future demand. Buildings with clear heights over 35 feet remain highly sought after, sustaining positive net absorption since 2020. Pandemic-driven speculative developments have slightly increased vacancies as projects are completed, though rates remain below 3%, outperforming the national average. Construction activity peaked in early 2023 but is now slowing. Rental growth has moderated to 3.8%, with submarkets like Brampton excelling due to their strategic location. Investment activity, particularly in Brampton and Mississauga, remains robust, with strong industrial REIT returns reflecting confidence in Toronto's industrial market.

MARKET INDICATORS	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
▼ 12 Mo. Net Absorption SF	5,305,810	5,690,318	8,564,191	8,981,758	10,234,311
◀▶ Vacancy Rate	2.6%	2.6%	2.3%	2.1%	1.8%
▼ Avg NNN Asking Rate PSF	\$19.95	\$20.08	\$19.92	\$19.68	\$19.23
▲ Sale Price PSF	\$363	\$360	\$354	\$348	\$343
◀▶ Cap Rate	4.6%	4.6%	4.6%	4.6%	4.6%
▼ Under Construction SF	21,834,928	23,301,978	25,454,167	23,110,145	24,630,680
▲ Inventory SF	887,187,769	884,468,493	880,221,906	878,392,770	875,046,685

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



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2111 Steeles Avenue** Brampton, ON	1,458,820 SF	\$236,942,880 \$162.42 PSF	Prologis Canadian Tire	Class C
7900 Airport Road Brampton, ON	745,263 SF	\$60,683,927 \$162.85 PSF	Unilever H&R REIT	Class A
1500 Birchmount Road Toronto, ON	289,882 SF	\$60,500,000 \$208.71 PSF	TAS Ontario Superior Court	Class C

\*All numbers shown are in Canadian dollars (CAD)

\*\*Part of a 3-Property Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4680 Garrard Road Whitby, ON	650,484 SF	Panattoni	Kruger Products	Paperboard Mills
20 Ironside Drive Brampton, ON	279,243 SF	Triovest	Undisclosed	Undisclosed
95 Bridgeland Avenue Toronto, ON	185,846 SF	Tyco Safety Products Canada	Motorcade Industries	Automotive Parts and Accessories Retailer

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