



LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES





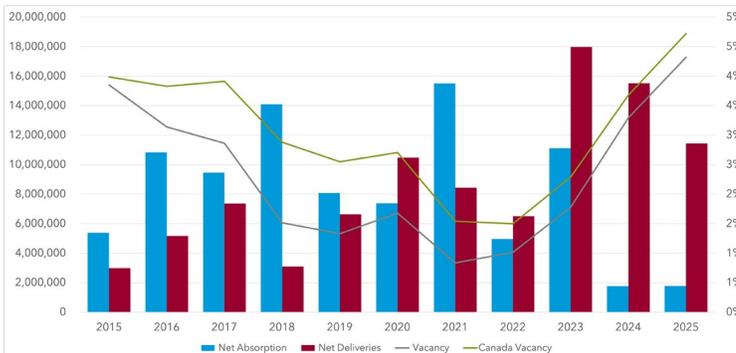
INDUSTRIAL MARKET OVERVIEW

LEE & ASSOCIATES TORONTO, *Real Estate Intelligence Department*

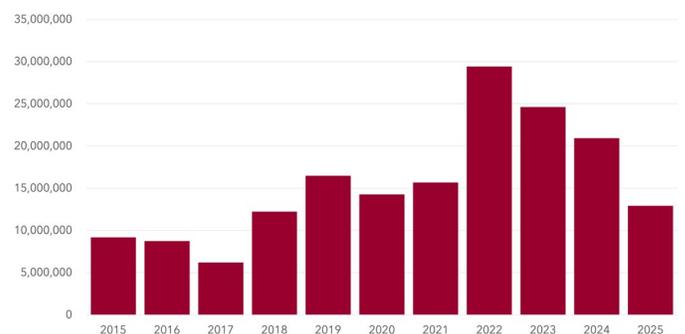
Industrial space across the GTA is becoming easier to find as many new buildings have been completed while tenant demand decreases. Vacancy rose from a record low in 2021 and is expected to greatly increase by mid-2026. Availability has also increased, as companies slow expansion and trade due to growing tariff concerns, especially in manufacturing-heavy areas. Large new warehouses are taking longer to lease, rents have stopped rising, and while new construction will slow, market conditions will remain soft in the near term.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	1,777,322	728,059	607,697	1,023,221	1,770,951
▼ Vacancy Rate	4.3%	4.4%	4.1%	3.6%	3.3%
▼ Avg NNN Asking Rate PSF	\$18.86	\$18.93	\$18.93	\$18.96	\$18.90
▲ Sale Price PSF	\$359.00	\$358.00	\$355.00	\$351.00	\$347.00
◀▶ Cap Rate	4.7%	4.7%	4.7%	4.7%	4.7%
▼ Under Construction SF	12,913,528	16,090,404	17,966,505	20,301,398	20,925,042
▲ Inventory SF	901,739,885	898,426,905	895,118,357	891,169,268	890,303,089

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1121 Walkers Line Burlington, ON	288,580 SF	\$60,500,000 \$210.00 PSF	Axia Real Assets CanFirst Capital Management	Class C
5 Precidio Court Brampton, ON	202,810 SF	\$52,000,000 \$256.00 PSF	Pure Industrial BGO	Class A
52 Futura Drive Halton Hills, ON	141,000 SF	\$35,000,000 \$248.00 PSF	Fraser Direct Panattoni	Class A

*All numbers shown are in Canadian dollars (CAD)

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2450 Stanfield Road Mississauga, ON	283,208 SF	Rodenbury Investments Group	Archway Marketing Services	Marketing Consulting Services
20 Whybank Drive Brampton, ON	230,240 SF	Pure Industrial	Metro Supply Chain	Process and Logistics Consulting Services
350 Hazelhurst Road Mississauga, ON	204,500 SF	Deam	Piston Automotive	Motor Vehicle Body Manufacturing



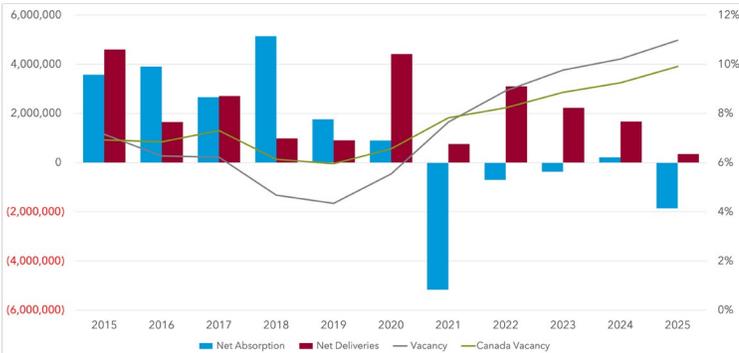
OFFICE MARKET OVERVIEW

LEE & ASSOCIATES TORONTO, *Real Estate Intelligence Department*

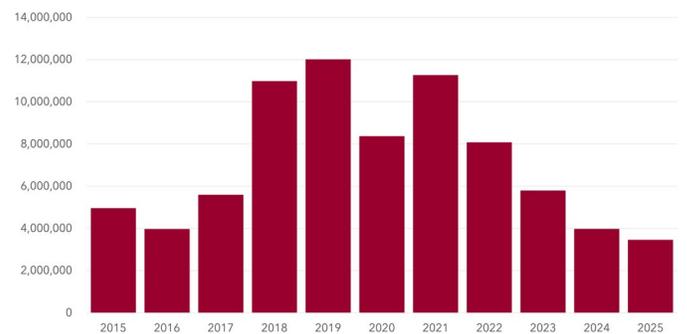
Toronto's office market has been under pressure since COVID changed how people work, with remote and hybrid schedules reducing demand. Recently, conditions are starting to stabilize as large employers push staff back to the office. Banks and government organizations are leading this shift, increasing activity downtown, while tech and creative firms remain slower to return. New office buildings will add short-term pressure, pushing vacancy higher. However, available space is gradually declining, sublease space has stabilized, and rent declines are easing. Overall, the market remains soft but is showing early signs of improvement.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(1,860,096)	(2,755,511)	(2,330,803)	(997,198)	215,329
▼ Vacancy Rate	11.0%	11.1%	11.4%	10.7%	10.2%
▲ Avg NNN Asking Rate PSF	\$41.14	\$41.09	\$41.03	\$40.87	\$40.87
▲ Sale Price PSF	\$370.00	\$361.00	\$363.00	\$363.00	\$368.00
▼ Cap Rate	6.8%	6.9%	6.9%	6.9%	6.8%
▼ Under Construction SF	3,458,911	3,563,044	3,406,695	3,981,719	3,976,994
▼ Inventory SF	286,122,336	286,131,900	286,249,900	285,663,895	285,772,398

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
70 York Street Toronto, ON	210,805 SF	\$107,000,000 \$508.00 PSF	Desjardins Group KingSett Capital	Class A
141 Adelaide Street, W Toronto, ON	188,191 SF	\$95,250,000 \$506.00 PSF	Spear Street Capital Hydro-Quebec	Class A
2 St Clair Avenue, E Toronto, ON	160,689 SF	\$80,000,000 \$498.00 PSF	Choice Properties TD Asset Management	Class A

*All numbers shown are in Canadian dollars (CAD)

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
141 Bay Street Toronto, ON	128,052 SF	La Caisse/Hines	CIBC	Commercial Banking
7070 Derrycrest Drive Mississauga, ON	42,000 SF	Chartwell Retirement Residences	Undisclosed	Undisclosed
5150 Spectrum Way Mississauga, ON	35,402 SF	5150 Spectrum Nominee Ltd.	HP	Electronic Computer Manufacturing



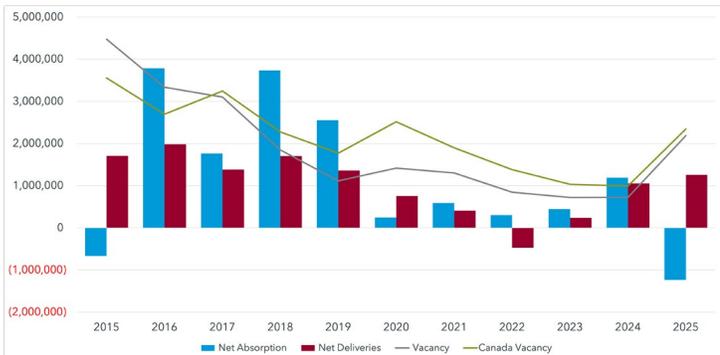
RETAIL MARKET OVERVIEW

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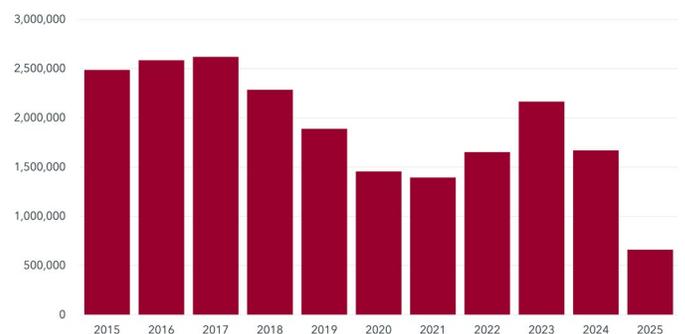
Retail across the GTA has remained relatively strong due to years of population growth and limited new construction. While the population grew quickly, retail space increased much more slowly, keeping vacancies low. Recently, however, conditions have softened. The closure of Hudson's Bay stores has added large vacant spaces, pushing vacancy up and causing more space to sit empty, especially in malls. New development remains limited due to high construction costs. Rents have flattened and may decline slightly, but well-located centres remain resilient, and Canadian retailers could benefit from shifting consumer preferences.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Net Absorption SF	(1,234,170)	(1,731,008)	(1,737,841)	1,059,221	1,192,563
◀▶ Vacancy Rate	2.4%	2.4%	2.3%	1.6%	1.6%
▼ Avg NNN Asking Rate PSF	\$36.12	\$36.17	\$36.20	\$36.18	\$36.02
▼ Sale Price PSF	\$504.00	\$508.00	\$505.00	\$506.00	\$505.00
▲ Cap Rate	5.1%	5.0%	5.0%	5.0%	5.0%
▼ Under Construction SF	660,785	1,072,963	1,535,928	1,610,006	1,669,953
▲ Inventory SF	295,504,678	295,082,500	294,534,581	294,344,648	294,246,132

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
100 McEwan Drive Caledon, ON	160,000 SF	\$17,173,200 \$107.33 PSF	SmartCentres Loblaw	Multi-Tenant
7700 Markham Road** Markham, ON	101,751 SF	\$32,185,665 \$316.32 PSF	BGO Canadian Urban Ltd.	Multi-Tenant
11160 Yonge Street Richmond Hill, ON	78,394 SF	\$17,500,000 \$223.23 PSF	11160 Yonge Investment, Inc. Hazelview Property Services	Multi-Tenant

*All numbers shown are in Canadian dollars (CAD); **Part of an 8-Property Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
900 Maple Avenue Burlington, ON	129,066 SF	La Caisse	Undisclosed	Undisclosed
1899 Brock Road Pickering, ON	30,126 SF	SmartCentres	SVP Sports	Sporting Goods Stores
101 Devon Road Brampton, ON	17,956 SF	Dancor Construction	Urban Tadka	Food Services and Drinking Places



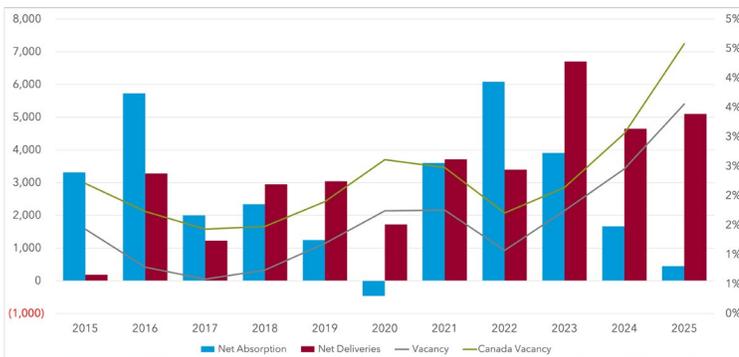
MULTIFAMILY MARKET OVERVIEW

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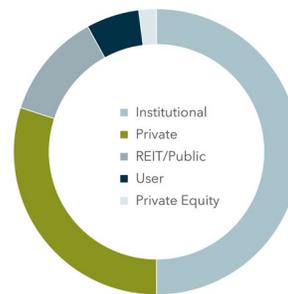
The GTA multi-family market is becoming more challenging as new rental supply continues to outpace what renters can afford. Vacancy has risen, with the biggest increases occurring in newer, high-end buildings. Rents have grown much faster than wages over the past decade, forcing many renters to downsize, share housing, or move farther from the city. Thousands of new units are still under construction, which will add more pressure. Landlords are offering incentives to fill units, and rents are expected to soften further amid economic uncertainty.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▲ 12 Mo. Absorption Units	450	204	396	1,058	1,667
▲ Vacancy Rate	3.6%	3.3%	3.1%	2.7%	2.5%
▼ Asking Rent/Unit	\$2,223	\$2,238	\$2,261	\$2,273	\$2,285
▼ Sale Price/Unit	\$363,592	\$364,258	\$362,649	\$363,798	\$362,964
◀▶ Cap Rate	4.2%	4.2%	4.2%	4.2%	4.2%
▲ Under Construction Units	30,630	28,546	27,372	28,615	27,378
▲ Inventory Units	416,037	414,435	413,355	411,866	410,937

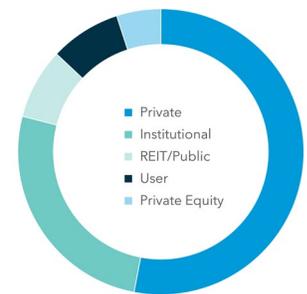
NET ABSORPTION, NET DELIVERIES, & VACANCY



SALE BY BUYER TYPE



SALE BY SELLER TYPE



**Sale by Buyer and Sale by Seller Data is comprised of data from the previous 12 months.

TOP SALE TRANSACTIONS	SALE PRICE	NUMBER OF UNITS	BUYER / SELLER
75 Charolais Boulevard Brampton, ON	\$312,100,000 \$283,727 Per Unit	1,100	Starlight Investments Oxford Properties Group
1577 Lawrence Avenue, W Toronto, ON	\$112,090,000 \$319,345 Per Unit	351	Dream Hazelview Investments
2285 The Collegeway** Mississauga, ON	\$44,000,000 \$305,556 Per Unit	144	Windsor Private Capital Hazelview Investments

*All numbers shown are in Canadian dollars (CAD); ** Part of a 2-Property Portfolio Sale

TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME
Lankin Investments	\$403,061,000
Starlight Investments Ltd.	\$321,600,000
Dream Unlimited Corporation	\$168,530,000
LaSalle Investment Management	\$152,400,000
Homestead Land Holdings Ltd.	\$92,500,000

TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Power Corporation of Canada	\$339,500,000
OMERS	\$312,100,000
Hazelview Investments	\$284,463,750
Blackstone Inc.	\$134,470,000
RioCan	\$92,333,333

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