



LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES





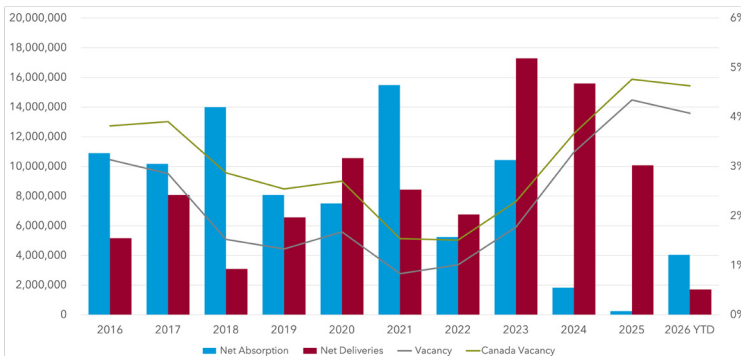
INDUSTRIAL MARKET OVERVIEW

LEE & ASSOCIATES TORONTO, *Real Estate Intelligence Department*

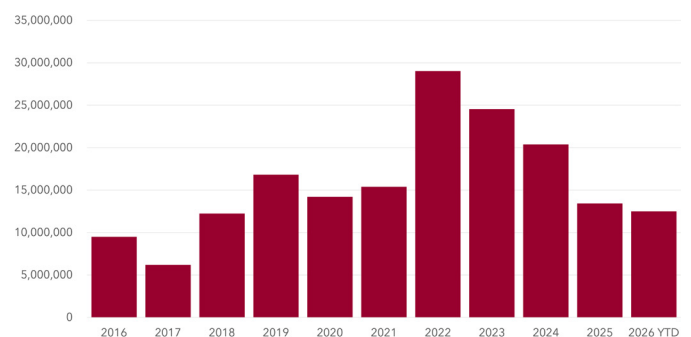
Toronto's industrial market is beginning to stabilize after a period of rapid change following the pandemic boom. While conditions have softened due to a wave of new speculative development, overall fundamentals remain solid and the market is still considered balanced compared to other major hubs. Much of the pressure has been concentrated in larger buildings, while smaller spaces continue to perform well. With construction activity slowing, supply is expected to ease, helping restore equilibrium. Leasing demand is also picking up again, and despite some headwinds in capital markets, the industrial sector continues to show resilience and long-term strength.

MARKET INDICATORS	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025
▲ 12 Mo. Net Absorption SF	6,245,191	252,518	(646,100)	776,946	976,904
▼ Vacancy Rate	4.10%	4.30%	4.50%	4.10%	3.60%
▼ Avg NNN Asking Rate PSF	\$18.76	\$18.90	\$18.88	\$18.83	\$18.80
◀ ▶ Sale Price PSF	\$359.00	\$359.00	\$356.00	\$352.00	\$347.00
◀ ▶ Cap Rate	4.70%	4.70%	4.80%	4.80%	4.80%
▼ Under Construction SF	12,841,004	13,433,532	15,421,841	17,151,906	19,753,729
▲ Inventory SF	902,067,844	900,691,786	898,952,943	895,644,391	891,428,421

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2777 Langstaff Road Vaughan, ON	471,051 SF	\$134,700,000 \$285.96 PSF	Franline Investments PURE Industrial	Class B
2520 Royal Windsor Drive** Mississauga, ON	182,988 SF	\$59,456,765 \$324.92 PSF	Cadillac Fairview Cartera	Class A
1100 Thornton Road S Oshawa, ON	107,214 SF	\$32,450,000 \$214.68 PSF	Dream Industrial REIT Crux Capital Corporation	Class A

*All numbers shown are in Canadian dollars (CAD); ** Part of a 4-Property Portfolio

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
400 Anatolian Drive Vaughan, ON	535,071 SF	Anatolia	SHEIN	Retailer
537 Kingston Road E Ajax, ON	470,000 SF	PURE Industrial	Geodis	Transportation and Warehousing
100 Nordeagle Avenue Whitby, ON	431,549 SF	Crombie	Sobeys	Retailer



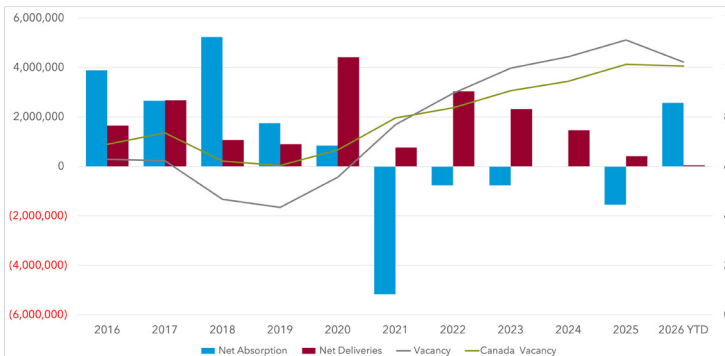
OFFICE MARKET OVERVIEW

LEE & ASSOCIATES TORONTO, *Real Estate Intelligence Department*

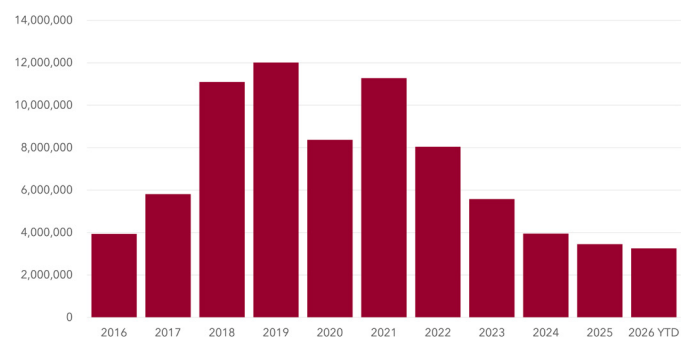
Toronto's office market is starting to show signs of stabilizing as leasing activity improves and overall conditions become more balanced. While vacancy may rise slightly as the last wave of developments completes, this is expected to be temporary given the rebound in demand since early 2025. Availability is trending downward, sublet space is being absorbed, and tenant confidence is returning. Landlords are adjusting pricing to better reflect market realities, helping improve transparency. With new construction slowing and investment activity picking up, the market is moving toward a more stable footing after several years of uncertainty.

MARKET INDICATORS	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025
▲ 12 Mo. Net Absorption SF	2,629,618	(1,547,244)	(2,762,716)	(2,423,165)	(1,103,191)
▼ Vacancy Rate	10.10%	11.10%	11.30%	11.60%	10.90%
▼ Avg NNN Asking Rate PSF	\$41.10	\$41.13	\$41.10	\$41.07	\$40.94
▲ Sale Price PSF	\$370.00	\$369.00	\$357.00	\$360.00	\$360.00
◀▶ Cap Rate	6.90%	6.90%	7.00%	6.90%	6.90%
▼ Under Construction SF	3,307,475	3,454,557	3,590,784	3,416,198	3,957,419
▼ Inventory SF	284,718,661	284,724,560	284,672,076	284,787,104	284,204,384

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4110 Yonge Street** Toronto, ON	228,035 SF	\$48,501,172 \$212.69 PSF	Europro Paradise Developments Cadillac Fairview	Class A
145 Wellington Street W*** Toronto, ON	180,063 SF	\$50,800,000 \$282.12 PSF	Crestpoint H&R REIT	Class A
3850 Finch Avenue Toronto, ON	51,402 SF	\$9,500,000 \$184.82 PSF	Private Owner Double Win International Group	Class B

*All numbers shown are in Canadian dollars (CAD); ** Part of a 3-Property Portfolio; ***Part of a 20-Property Portfolio

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
530 Front Street W Toronto, ON	223,229 SF	Carterra/WolfeCorp	Stripe	Finance and Insurance
130 King Street W Toronto, ON	203,111 SF	Brookfield	National Bank	Finance and Insurance
1 Adelaide Street E Toronto, ON	159,073 SF	GWL/OPTrust/IG Wealth Management	Scotiabank	Finance and Insurance



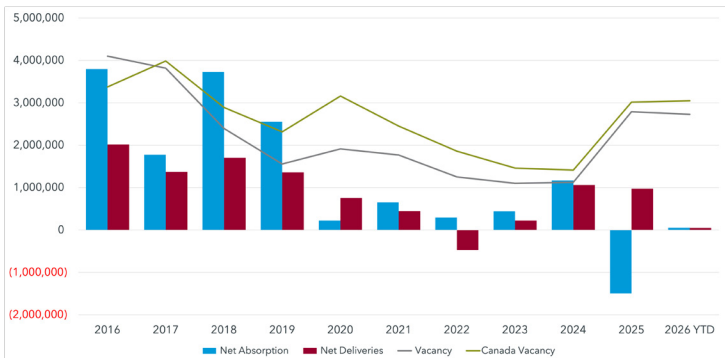
RETAIL MARKET OVERVIEW

LEE & ASSOCIATES TORONTO, *Real Estate Intelligence Department*

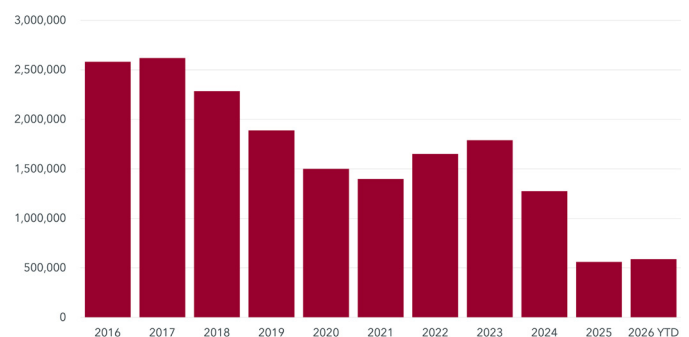
Retail in the GTA has been supported for years by strong population growth and limited new supply, keeping vacancy low and rents stable. That balance is starting to shift as population growth slows and economic uncertainty increases. The closure of major anchors like Hudson's Bay has added large blocks of space back to the market, weighing on absorption and near-term conditions. Even so, overall fundamentals remain relatively tight, with certain submarkets still performing strongly. Development activity is subdued due to high costs, and while rents are softening slightly, the sector continues to show resilience despite a more cautious outlook.

MARKET INDICATORS	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025
▼ 12 Mo. Net Absorption SF	(1,457,872)	(1,497,161)	(2,035,395)	(1,757,389)	1,042,898
◀▶ Vacancy Rate	2.40%	2.40%	2.40%	2.30%	1.60%
▼ Avg NNN Asking Rate PSF	\$35.41	\$35.75	\$35.77	\$35.81	\$35.78
▼ Sale Price PSF	\$501.00	\$505.00	\$507.00	\$503.00	\$504.00
◀▶ Cap Rate	5.10%	5.10%	5.00%	5.00%	5.00%
▲ Under Construction SF	588,994	561,894	977,620	1,145,194	1,216,011
▲ Inventory SF	295,649,035	295,600,742	295,154,391	294,901,863	294,710,833

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
13311 Yonge Street** Richmond Hill, ON	25,480 SF	\$21,729,030 \$852.79 PSF	Legacy Ventrae Corp Private Owner	Multi-Tenant
2130-2188 Mountain Grove Avenue Burlington, ON	22,241 SF	\$10,275,000 \$461.98 PSF	Henry & Vivian Investment, Inc. New Horizon Development Group	Multi-Tenant
1070 Pape Avenue** Toronto, ON	22,065 SF	\$13,281,329 \$601.92 PSF	Goldmanco, Inc. Hanard Investments	Single-Tenant

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

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4955 Yonge Street Toronto, ON	31,837 SF	The Conservatory Group	Planet Fitness	Fitness & Recreational Sports Centers
100 Villarboit Crest Vaughan, ON	17,318 SF	JONVIC Capital	Hold-Tite Fasteners	Hardware Merchant Wholesalers
1055 Clark Boulevard Brampton, ON	13,834 SF	Soneil Group	AG Perfume and Cosmetics	Cosmetics, Beauty Supplies, Perfume



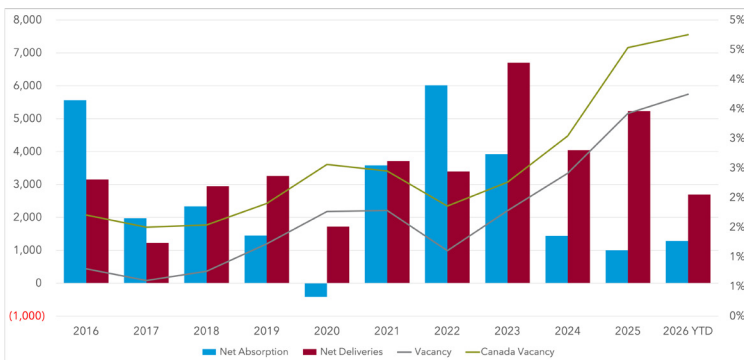
MULTIFAMILY MARKET OVERVIEW

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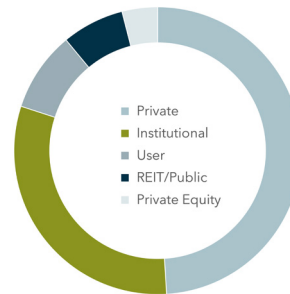
The GTA's multifamily market is adjusting after a period of rapid growth driven by strong population gains and limited supply. With population growth slowing, a key demand driver is fading, while affordability challenges have forced rents to decline, particularly in newer, higher-end buildings. This shift is helping absorption, but overall conditions remain soft. A large wave of recent completions and a still-elevated pipeline continue to weigh on the market, though new construction is slowing. Economic uncertainty adds further pressure, but longer-term policy support for purpose-built rentals signals a more stable outlook ahead.

MARKET INDICATORS	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025
▲ 12 Mo. Absorption Units	2,212	1,004	63	249	945
▲ Vacancy Rate	3.80%	3.40%	3.30%	3.10%	2.70%
▼ Asking Rent/Unit	\$2,215	\$2,222	\$2,239	\$2,262	\$2,274
▼ Sale Price/Unit	\$381,053	\$381,807	\$385,176	\$384,025	\$385,957
◀▶ Cap Rate	4.20%	4.20%	4.10%	4.10%	4.10%
▼ Under Construction Units	28,463	30,198	27,356	26,174	27,392
▲ Inventory Units	413,771	411,074	409,635	408,555	407,112

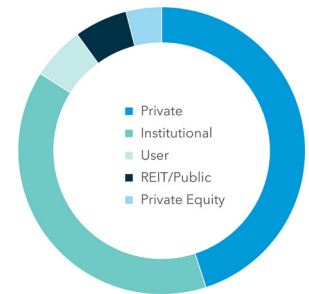
NET ABSORPTION, NET DELIVERIES, & VACANCY



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
15-25 Canyon Avenue Toronto, ON	\$87,842,500 \$375,395 Per Unit	234	Homestead Land Holdings Ltd. Hanard Investments Ltd.
30 Carabob Court** Toronto, ON	\$61,279,000 \$314,251 Per Unit	195	Starlight Investments Ltd. Hanard Investments Ltd.
30 Esterbrooke Avenue*** Toronto, ON	\$49,000,000 \$302,469 Per Unit	162	Starlight Investments Ltd. Signet Group, Inc.

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TOP SELLERS (PAST 12 MONTHS)	SALES VOLUME	TOP BUYERS (PAST 12 MONTHS)	SALES VOLUME
Hazelview Investments	\$385,313,972	Starlight Investments Ltd.	\$572,507,500
OMERS	\$341,850,000	Lankin Investments	\$329,250,000
Power Corporation of Canada	\$339,500,000	Homestead Land Holdings Ltd.	\$180,342,500
Hanard Investments Ltd.	\$214,250,000	Dream Unlimited Corporation	\$168,530,000
Signet Group, Inc.	\$134,000,000	LaSalle Investment Management	\$152,400,000

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