

Q1

• • QUARTER 1 2025 LEASING REPORT



Q1 2025 | MARKET HIGHLIGHTS

EDMONTON REGION OVERALL VACANCY TRENDS



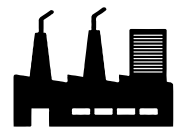
OFFICE # BUILDINGS: 1,379
EXISTING SF: 47.9M

Q1 2025	Q1 2024
11.5%	10.0%



RETAIL # BUILDINGS: 4,925
EXISTING SF: 76M

Q1 2025	Q1 2024
3.6%	10.0%



INDUSTRIAL # BUILDINGS: 6,106
EXISTING SF: 205M

Q1 2025	Q1 2024
4.0%	3.5%

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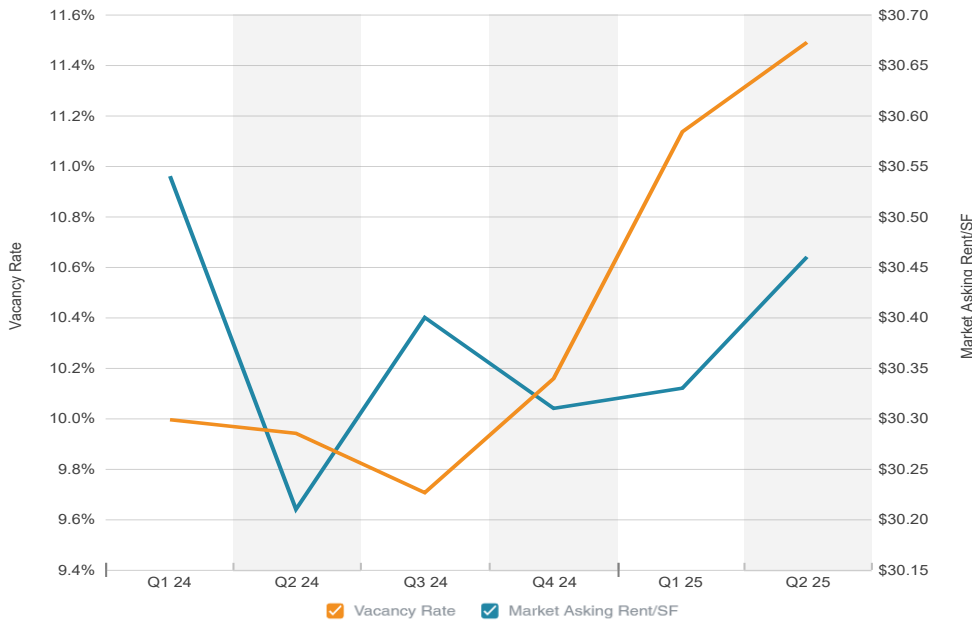


QUARTER 1 2025 | OFFICE

VACANCY TRENDS

	Q1 2025	Q1 2024	Q1 2023	Q1 2022
EDMONTON REGION BUILDINGS SURVEYED: 1,379 EXISTING SQUARE FEET: 47.9M	11.5%	10.0%	10.9%	10.1%
DOWNTOWN BUILDINGS SURVEYED: 200 EXISTING SQUARE FEET: 21.5M	16.9%	14.7%	15.2%	13.2%
NORTH BUILDINGS SURVEYED: 123 EXISTING SQUARE FEET: 1.8M	1.6%	1.8%	2.1%	3.3%
SOUTH BUILDINGS SURVEYED: 302 EXISTING SQUARE FEET: 9.8M	6.4%	6.5%	8.0%	7.6%
WEST BUILDINGS SURVEYED: 156 EXISTING SQUARE FEET: 4.1M	9.7%	7.6%	8.1%	8.8%
SOUTH CENTRAL BUILDINGS SURVEYED: 112 EXISTING SQUARE FEET: 1.5M	16.1%	12.8%	17.0%	10.9%
CENTRAL BUILDINGS SURVEYED: 214 EXISTING SQUARE FEET: 4.9M	5.4%	4.7%	6.6%	8.1%
OUTLYING BUILDINGS SURVEYED: 270 EXISTING SQUARE FEET: 4.3M	6.8%	5.1%	5.8%	6.0%

AVERAGE MARKET RENT VS VACANCY RATE EDMONTON REGION | LAST 12 MONTHS

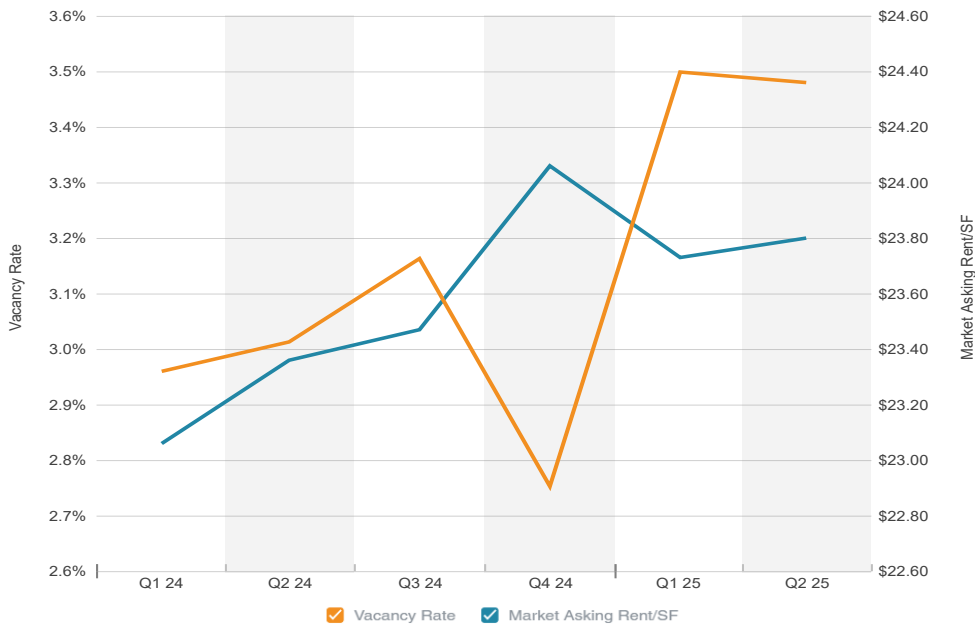


QUARTER 1 2025 | RETAIL

VACANCY TRENDS

	Q1 2025	Q1 2024	Q1 2023	Q1 2022
EDMONTON REGION BUILDINGS SURVEYED: 4,925 EXISTING SQUARE FEET: 76M	3.6%	10.0%	10.9%	10.1%
CENTRAL BUILDINGS SURVEYED: 726 EXISTING SQUARE FEET: 10M	10.8%	6.8%	6.4%	5.1%
WHYTE AVE/STRATHCONA BUILDINGS SURVEYED: 274 EXISTING SQUARE FEET: 2.4M	6.8%	7.3%	6.7%	5.7%
SOUTH CENTRAL BUILDINGS SURVEYED: 153 EXISTING SQUARE FEET: 1.9M	0.9%	1.9%	1.7%	6.7%
NORTH BUILDINGS SURVEYED: 805 EXISTING SQUARE FEET: 11.7M	2.2%	2.1%	5.0%	3.6%
SOUTH BUILDINGS SURVEYED: 1,095 EXISTING SQUARE FEET: 19.7M	2.6%	2.4%	3.7%	4.3%
WEST BUILDINGS SURVEYED: 548 EXISTING SQUARE FEET: 12.7M	2.0%	2.2%	3.5%	3.0%
OUTLYING BUILDINGS SURVEYED: 1,311 EXISTING SQUARE FEET: 17.6M	2.4%	1.9%	3.0%	3.5%

AVERAGE MARKET RENT VS VACANCY RATE EDMONTON REGION | LAST 12 MONTHS



QUARTER 1 2025 | INDUSTRIAL

VACANCY TRENDS

	Q1 2025	Q1 2024	Q1 2023	Q1 2022
EDMONTON REGION BUILDINGS SURVEYED: 6,106 EXISTING SQUARE FEET: 205M	4.0%	3.5%	3.4%	4.3%
SOUTHSIDE BUILDINGS SURVEYED: 1,722 EXISTING SQUARE FEET: 63M	3.7%	3.6%	4.4%	4.9%
NORTHWEST/CENTRAL BUILDINGS SURVEYED: 1,846 EXISTING SQUARE FEET: 68.3M	4.1%	2.4%	3.0%	3.6%
NORTHEAST/STRATHCONA BUILDINGS SURVEYED: 798 EXISTING SQUARE FEET: 20.6M	3.9%	3.2%	3.4%	4.3%
LEDUC/NISKU/COUNTY BUILDINGS SURVEYED: 879 EXISTING SQUARE FEET: 28.1M	7.3%	7.7%	3.9%	5.5%
PARKLAND COUNTY BUILDINGS SURVEYED: 331 EXISTING SQUARE FEET: 4.6M	0.7%	1.6%	0.7%	1.4%
ACHESON BUILDINGS SURVEYED: 261 EXISTING SQUARE FEET: 12.9M	0.2%	0.5%	0.5%	1.1%
STURGEON COUNTY BUILDINGS SURVEYED: 269 EXISTING SQUARE FEET: 7.5M	3.4%	3.4%	4.1%	7.5%

AVERAGE MARKET RENT VS VACANCY RATE EDMONTON REGION | LAST 12 MONTHS

