

A low-angle, upward-looking photograph of several modern glass skyscrapers in Vancouver. The buildings are covered in reflective glass windows that mirror the sky and each other. The perspective creates a sense of height and architectural grandeur. The sky is a clear, bright blue with some light, wispy clouds. The overall color palette is dominated by the blues of the sky and the greens and greys of the building facades.

NEWMARK

# *Vancouver* Office Market Overview

2Q26

# Vancouver Economic Forecast 2026: Population & Employment To Decline In 2026



## City Outlook Mixed Due to Lower Immigration Targets

- Vancouver's outlook for the rest of this year is mixed. On the one hand, the metro is less exposed to trade and geopolitical uncertainty than others, resulting in the sixth-fastest metro GDP growth rate in 2026. On the other hand, the federal government's lower immigration targets will hit Vancouver harder than elsewhere, and as a result, Oxford Economics expects employment and population to fall over the short term.
- According to Oxford Economics, Vancouver will be among the bottom 10 Canadian metros in terms of job growth this year. That said, the outlook brightens over the medium term, as a healthy assortment of industries will keep Vancouver's performance solid and the city's high quality of life will underpin its growth in the longer term.



## Job Losses Anticipated In Retail, Manufacturing And Finance

- Vancouver will be among the worst affected by lower federal immigration targets and the associated shrinking population for 2026-2027, according to Oxford Economics.
- International students will be particularly affected, as they make up a significant contingent within the metro's university system. Without them, institutions may run into financing difficulties.
- A shrinking population will limit the pool of qualified workers available for Vancouver businesses, while uncertainty related to the U.S. trade war is contributing to stalling entry-level job growth. Losses in Vancouver this year will be felt across industries, including utilities, retail, manufacturing, and finance.



## Housing Starts Expected To Undergo Recovery By End Of 2026

- Vancouver is one of Canada's most expensive cities to live in. However, house prices have been falling in most quarters since Q1 2025 and were down 3.6% in 1H26. Transactions are also down considerably.
- Oxford Economics forecasts that the number of housing starts will continue to contract before recovering in 2H26.
- Property taxes are frozen for this coming year, but they may increase after the mayoral election in October 2026.



## Tech and Tourism Expected To Lead Recovery In City Growth

- In the coming years, Oxford Economics expects Vancouver's GDP growth to rebound, due in part to the many tech companies operating in the metro, consistently drawing in young talent. This, along with ample access to amenities, will continue to attract a world-class workforce and further investment.
- The metro was also one of the host cities for the 2026 World Cup, which could provide a moderate boost to its tourism and hospitality numbers.
- For these reasons, Oxford Economics places Vancouver third overall in its Canadian metro index.

# Greater Vancouver Office Market Observations

Metro Vancouver vacancy edged up to 9.9% in 2Q26 from 9.3% a year ago, and quarterly net absorption swung negative at -261.6K SF, pulling year-to-date absorption to -136.8K SF - well below the 919K SF 10-year average as the market seeks a bottom.

Suburban markets continue to outperform: Burnaby (6.2%), the North Shore (2.6%) and Langley (1.9%) anchor the regional vacancy floor, while Surrey has jumped to 10.4% and downtown remains above 12% - underscoring the core-suburbs split.

Regional leasing cooled by mid-year after a strong start, with downtown recording just ~181K SF in 2Q26 - down from ~461K SF in 1Q26 - as small to mid-sized deals dominated and the quarter lacked larger 30K SF-plus transactions.

Net absorption turned negative in 2Q26 across most of the region, led by heavy give-backs in Surrey, even as Burnaby posted region-leading first-half gains - underscoring how selective and uneven demand remains despite active leasing.



Office vacancy in Downtown Vancouver remained the highest in the region at mid-year 2026 at 12.3%, with the Vancouver Periphery at 10.3% and Vancouver's Broadway Corridor at 11.1%. Burnaby was the tightest of the large suburban markets at 6.2%, while Surrey loosened to 10.4%.

Burnaby led the region with ~117K SF of positive year-to-date absorption, followed by the Broadway Corridor (~45K SF), while downtown stayed narrowly positive at ~19K SF. Surrey posted the deepest losses at -263K SF as older inventory returned to market.

Availability downtown remained the highest in the region at 15.3% on both a direct (12.9%) and sublease basis (2.4%). The Broadway Corridor was close behind at 14.1%, with opportunities on both a direct (11.8%) and sublease (2.3%) basis.

While an increase in achievable office rents downtown will be necessary in determining when new construction kicks off, demand downtown also needs to improve considerably to provide the confidence needed to support the next development cycle as proposals dwindle.

The flight-to-quality trend that defined the office market over the past two years is showing clearer signs of weakening, particularly downtown, where the class A leased share slipped to 74.6% and class A availability and vacancy have stayed mostly flat since 2024.

# 01

## Office Market Metrics



# Greater Vancouver Office Market Fundamentals 2Q26

| Market Overview               |                 |               |          |                   |
|-------------------------------|-----------------|---------------|----------|-------------------|
|                               | Current Quarter | Prior Quarter | Year Ago | 12-Month Forecast |
| Total Inventory (SF)          | 68.8M           | 68.7M         | 67.4M    | ↖                 |
| Total Vacancy Rate            | 9.9%            | 9.4%          | 9.3%     | ↖                 |
| Quarterly Net Absorption (SF) | -262K           | 125K          | 217K     | ↔                 |
| Total Availability Rate       | 12.4%           | 12.8%         | 12.3%    | ↖                 |
| Deliveries (SF)               | 56K             | 21K           | 243K     | ↙                 |
| Under Construction (SF)       | 582K            | 614K          | 1.0 MSF  | ↓                 |



# Vancouver Office Market/Submarket Statistics | 2Q26

| Submarket Statistics – By Classes |                      |                         |                    |                          |                         |                       |                       |                                   |
|-----------------------------------|----------------------|-------------------------|--------------------|--------------------------|-------------------------|-----------------------|-----------------------|-----------------------------------|
|                                   | Total Inventory (SF) | Under Construction (SF) | Total Vacancy Rate | Qtr. Net Absorption (SF) | YTD Net Absorption (SF) | Direct Available Rate | Sublet Available Rate | Est. Gross Rent (\$/SF) incl. TMI |
| Greater Vancouver                 | 68,832,940           | 582,496                 | 9.9%               | -261,639                 | -136,774                | 10.5%                 | 2.0%                  | C\$39.9                           |
| Downtown Vancouver                | 30,515,751           | 0                       | 12.3%              | -26,284                  | 19,289                  | 12.9%                 | 2.4%                  | Class AAA rent: C\$75-C\$85       |
| Class A                           | 20,039,347           | 0                       | 10.4%              | 53,758                   | 140,799                 | 10.9%                 | 2.5%                  | C\$60-C\$81                       |
| Class B/C                         | 10,476,404           | 0                       | 16.0%              | -80,042                  | -121,510                | 16.6%                 | 2.4%                  | C\$42                             |
| Vancouver Broadway Corridor       | 6,391,462            | 0                       | 11.1%              | 47,085                   | 44,619                  | 11.8%                 | 2.3%                  |                                   |
| Class A                           | 3,668,024            | 0                       | 8.7%               | 25,783                   | 93,387                  | 9.2%                  | 3.4%                  | C\$50-C\$65                       |
| Class B/C                         | 2,723,438            | 0                       | 14.4%              | 21,302                   | -48,768                 | 15.2%                 | 0.9%                  | C\$49                             |
| Vancouver Periphery               | 5,111,437            | 295,705                 | 10.3%              | -31,820                  | -26,751                 | 9.5%                  | 3.4%                  |                                   |
| Class A                           | 3,481,934            | 295,705                 | 10.7%              | -14,371                  | 30,641                  | 9.8%                  | 3.9%                  | C\$50-C\$60                       |
| Class B/C                         | 1,629,503            | 0                       | 9.4%               | -17,449                  | -57,392                 | 8.8%                  | 2.3%                  | C\$47                             |
| Vancouver Total                   | 42,018,650           | 295,705                 | 11.9%              | -11,019                  | 37,157                  | 12.3%                 | 2.5%                  |                                   |
| Class A                           | 27,189,305           | 0                       | 10.2%              | 65,170                   | 264,827                 | 10.6%                 | 2.8%                  | C\$50-C\$81                       |
| Class B/C                         | 14,829,345           | 0                       | 15.0%              | -76,189                  | -227,670                | 15.5%                 | 2.1%                  | C\$44                             |

Source: Newmark Research, Altus Data Studio. Est. Gross Rent includes TMI (taxes, maintenance, insurance; typically C\$20-\$35/sf in downtown core buildings).

# Greater Vancouver Suburban Office Market/Submarket Statistics | 2Q26

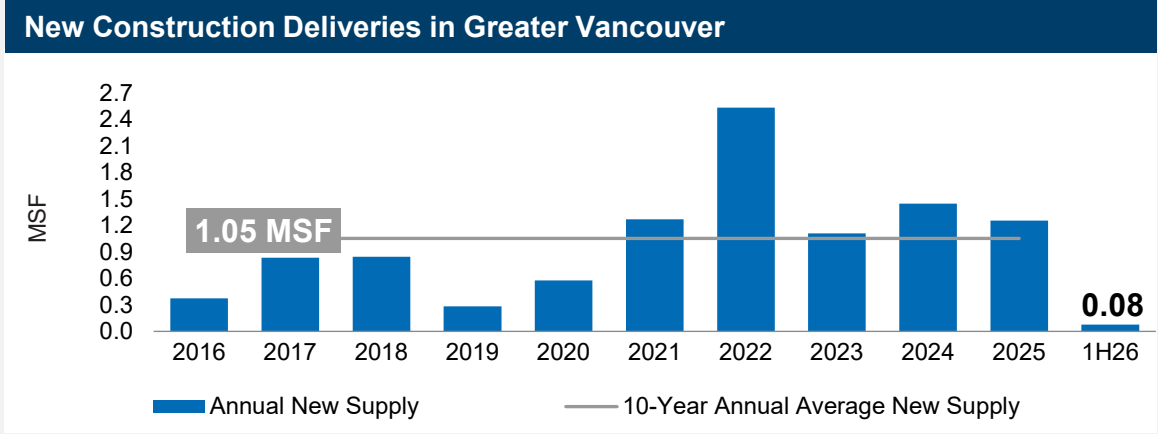
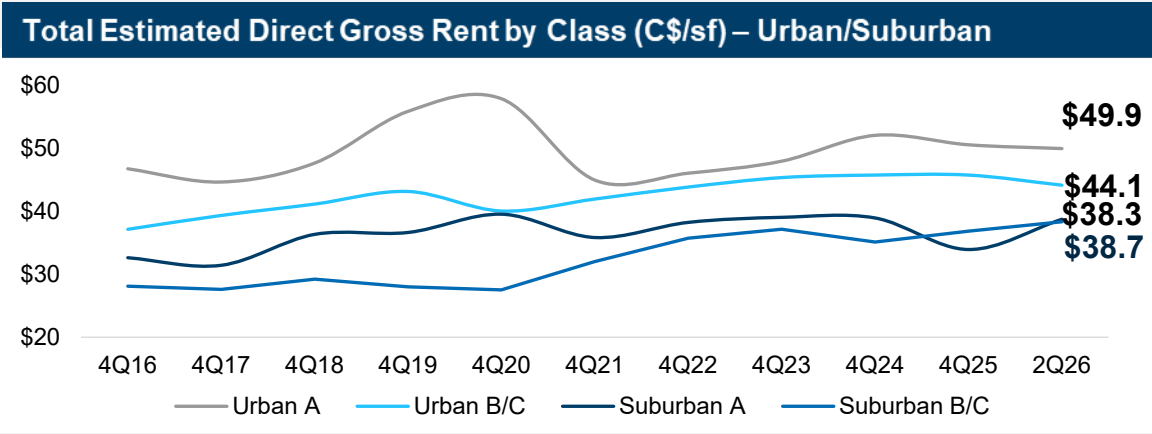
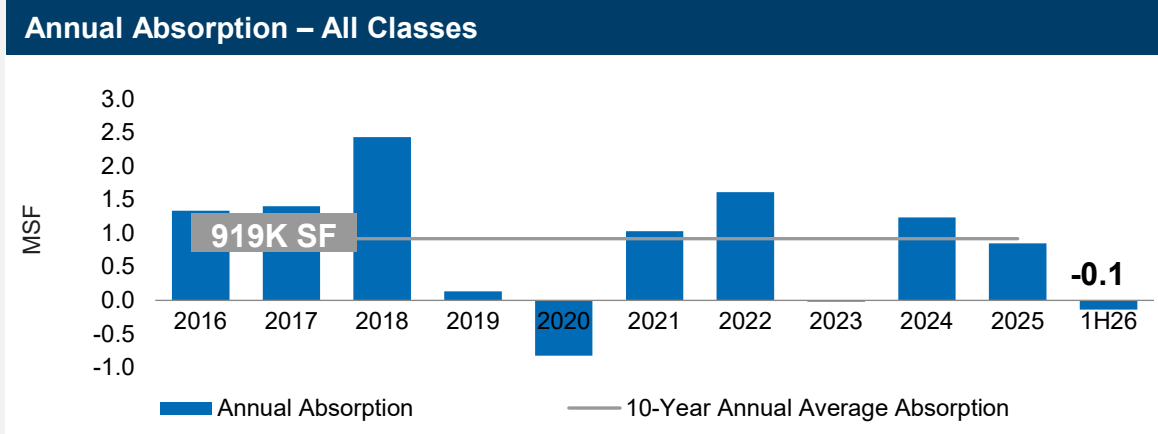
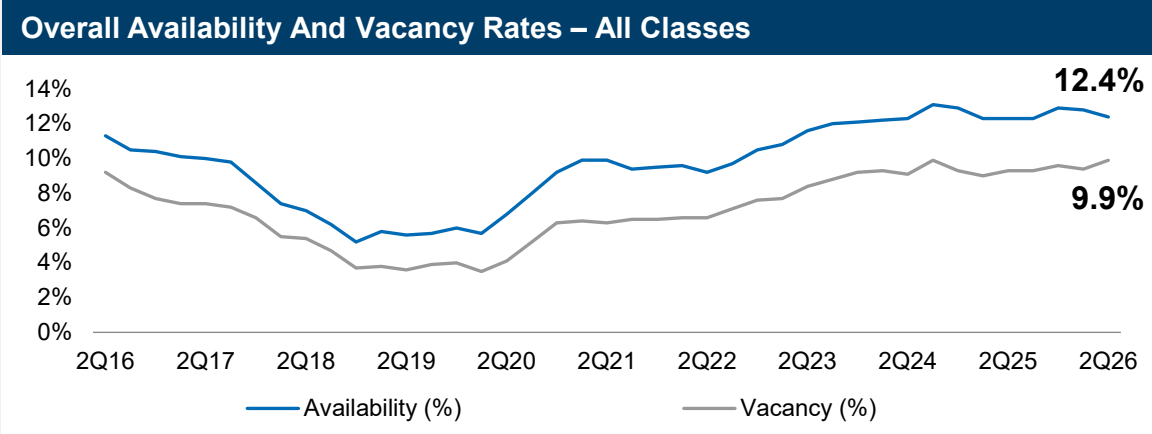
| Market/Submarket Statistics – All Classes |                         |                            |                       |                             |                            |                          |                          |                                      |
|-------------------------------------------|-------------------------|----------------------------|-----------------------|-----------------------------|----------------------------|--------------------------|--------------------------|--------------------------------------|
|                                           | Total Inventory<br>(SF) | Under Construction<br>(SF) | Total Vacancy<br>Rate | Qtr. Net Absorption<br>(SF) | YTD Net Absorption<br>(SF) | Direct Available<br>Rate | Sublet Available<br>Rate | Est. Gross Rent<br>(\$/SF) incl. TMI |
| Burnaby                                   | 10,671,404              | 207,276                    | 6.2%                  | 27,089                      | 117,078                    | 7.3%                     | 1.8%                     | C\$32.7                              |
| Surrey                                    | 5,270,936               | 0                          | 10.4%                 | -242,425                    | -262,965                   | 11.5%                    | 1.0%                     | C\$34.9                              |
| Richmond                                  | 5,062,548               | 0                          | 6.5%                  | 21,857                      | 25,382                     | 7.8%                     | 0.4%                     | C\$33.4                              |
| <i>North Shore***</i>                     | <i>2,167,845</i>        | <i>0</i>                   | <i>2.6%</i>           | <i>-17,137</i>              | <i>-12,581</i>             | <i>3.1%</i>              | <i>0.3%</i>              | <i>C\$39.1</i>                       |
| <i>Langley</i>                            | <i>1,526,643</i>        | <i>0</i>                   | <i>1.9%</i>           | <i>-8,050</i>               | <i>-705</i>                | <i>2.1%</i>              | <i>0.5%</i>              | <i>C\$41.5</i>                       |
| <i>New Westminister</i>                   | <i>1,477,587</i>        | <i>22,000</i>              | <i>7.4%</i>           | <i>-30,509</i>              | <i>-38,982</i>             | <i>7.8%</i>              | <i>0.0%</i>              | <i>C\$45.4</i>                       |
| <i>Tri-Cities**</i>                       | <i>637,327</i>          | <i>57,515</i>              | <i>8.2%</i>           | <i>-1,445</i>               | <i>-1,158</i>              | <i>9.1%</i>              | <i>0.5%</i>              | <i>C\$34.5</i>                       |
| Suburban Vancouver                        | 26,814,290              | 286,791                    | 6.7%                  | -250,620                    | -173,931                   | 7.6%                     | 1.1%                     | C\$38.4                              |

Source: Newmark Research, Altus Data Studio  
If market name is italic, please contact Newmark agent for detailed summary.

\*\*The Tri-Cities consists of Port Moody, Coquitlam and Port Coquitlam; due to its small size it is not covered in detail elsewhere in this report.  
\*\*\* The North Shore consists of the District and City of North Vancouver and West Vancouver

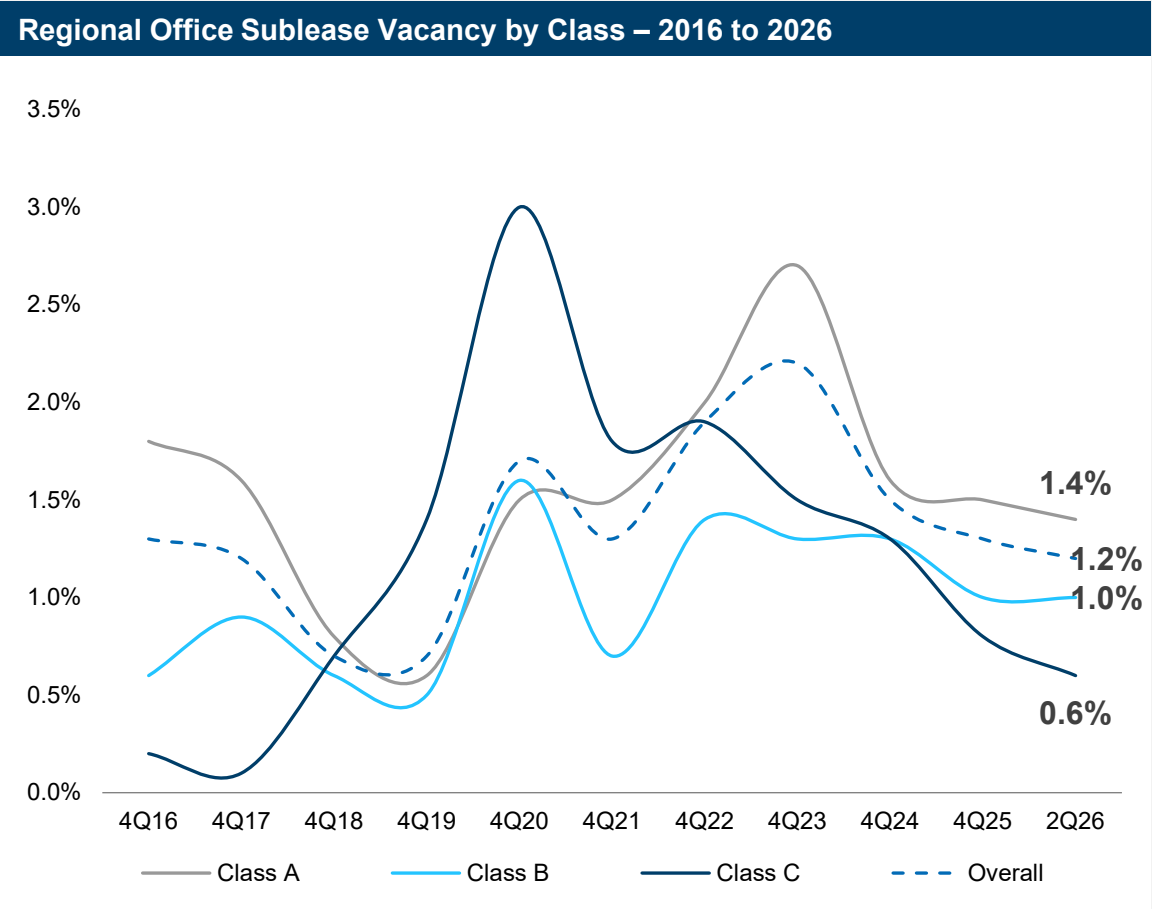
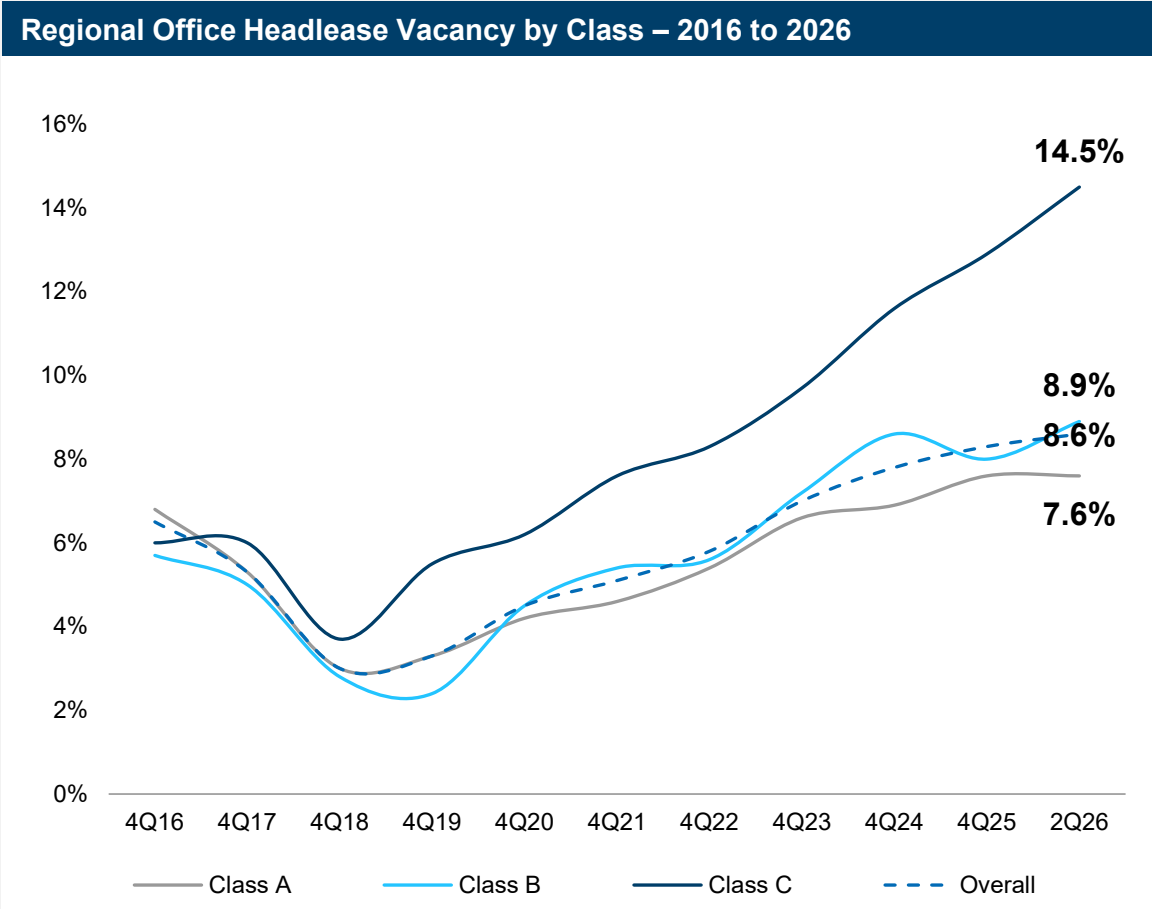
# Greater Vancouver Area

Greater Vancouver vacancy edged up to 9.9% in 2Q26 against an availability rate of 12.4%, as the spread between the two metrics narrowed slightly but held near its decade high. Regional vacancy has hovered around 9.5% since the end of 2024, and the modest second-quarter uptick suggests the market is still searching for a firm bottom rather than mounting a recovery. Year-to-date net absorption turned negative at -136.8K SF, tracking well below the 919K SF 10-year average and on pace for a sub-average year. New construction has all but paused, with just 76.6K SF delivered year-to-date and the forward pipeline now at its thinnest since 2019.



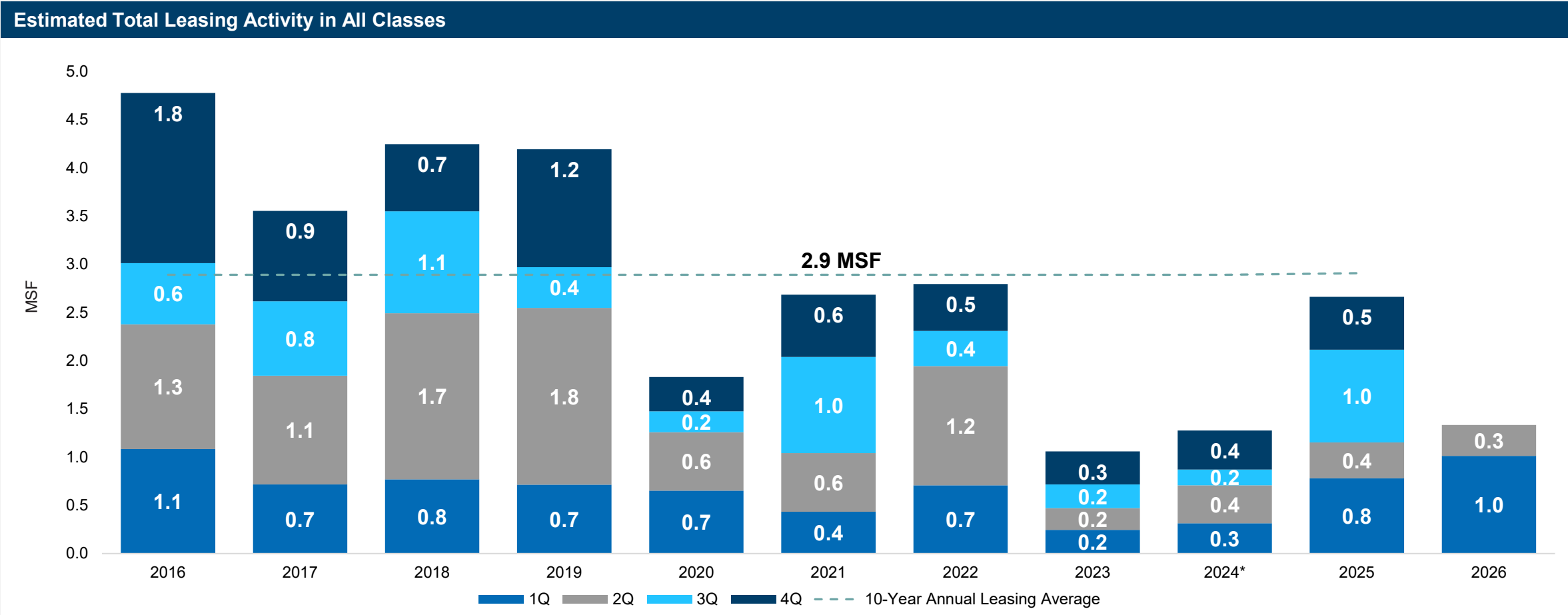
# Regional Class C Headlease Vacancy Continues To Surge And Nearly Doubles Class A

Headlease vacancy continued to widen across all classes, but the divergence accelerated further in 2Q26 as class C vacancy climbed to 14.5% – nearly double the class A rate of 7.6% – reinforcing the persistent flight-to-quality dynamic. Sublease vacancy, by contrast, kept retreating from its 2022-23 peak: class C sublease availability has compressed to 0.6% from 3.0% in 2020, and overall sublease vacancy eased to 1.2%, signalling that tenants who once marketed give-back space have renewed, recommitted or vacated. The region is digesting a structural shift away from older class C product as occupiers consolidate into higher-quality buildings, while the sublease overhang that defined 2021-23 has now largely cleared.



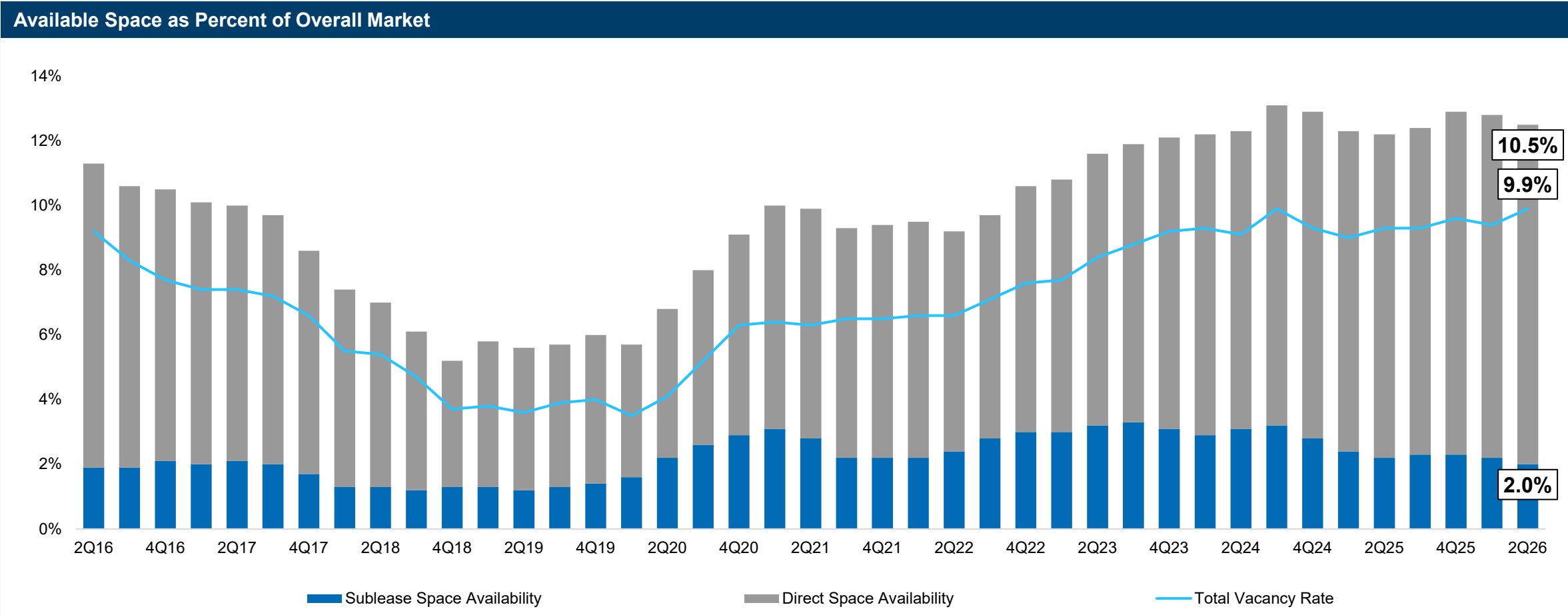
# Regional Leasing Cools By Mid-Year 2026 After Historically Strong First-Quarter Start

Greater Vancouver leasing activity reached ~1.3 MSF through the first half of 2026, with a strong 1.0 MSF first quarter giving way to a softer 0.3 MSF in 2Q26. At the current pace, the market is tracking below the 2.9 MSF 10-year annual average, though comfortably above the 2023 low of 1.1 MSF. Both downtown and suburban submarkets contributed to the first-half total, but the sharp second-quarter pullback tempers the momentum implied by the year's opening. Despite elevated 2025 and early-2026 leasing volumes, regional vacancy still drifted upwards from 9.3% to 9.9% over the past year, underscoring the persistent lag between deal flow and headline rate compression.



# Direct Availability Holds Near Cycle High As Sublease Space Keeps Compressing

Direct space availability held near its cycle high at 10.5% in 2Q26 while sublease availability compressed to 2.0% – a multi-year low – leaving total vacancy at 9.9%. The retreat in sublease space reflects tenants working through give-back inventory even as direct availability remains elevated. Greater Vancouver’s suburban office markets, which approached record-low vacancy in 2025, have anchored regional stabilization, but their capacity to offset the downtown core is fading. New supply in the region’s midtown submarkets, combined with elevated vacancy and unexceptional leasing demand, increasingly limits the suburbs’ ability to absorb ongoing occupancy losses across all classes of buildings downtown.



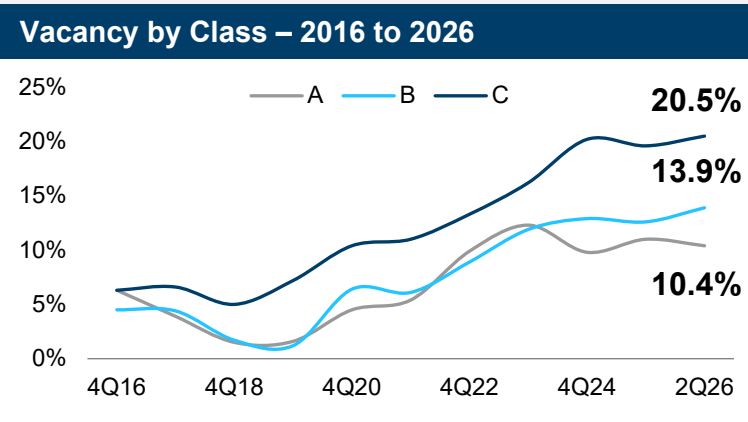
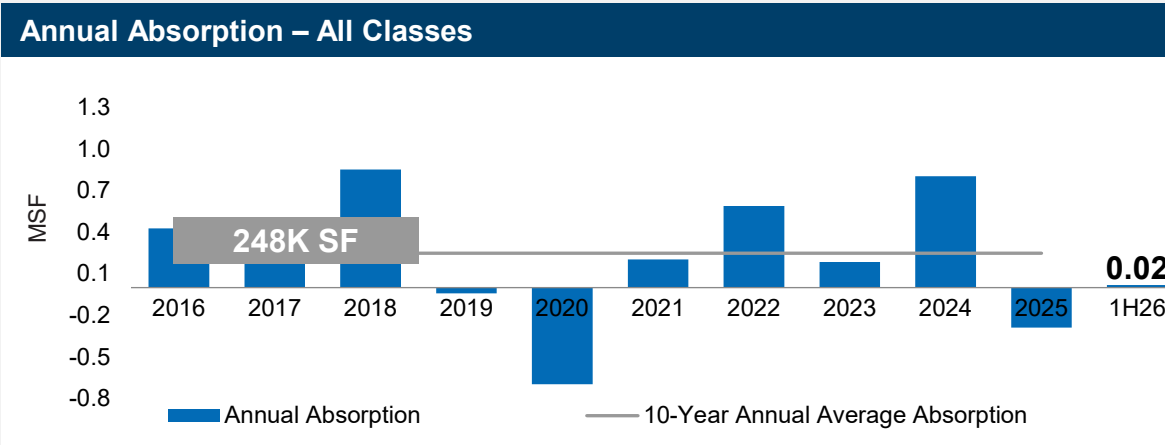
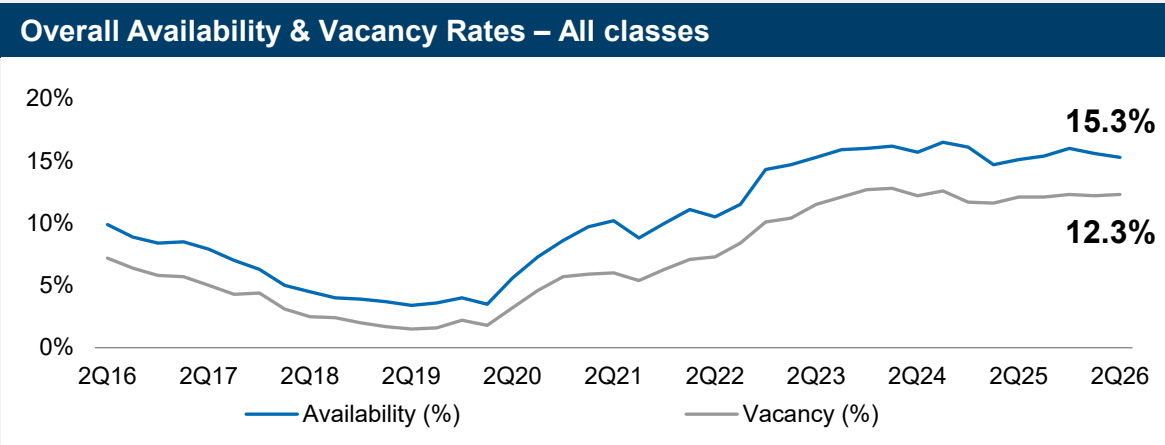
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## Downtown Vancouver

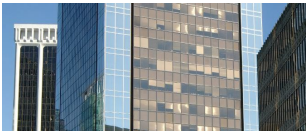


# Downtown Vancouver (including Gastown & Yaletown)

Downtown vacancy was essentially flat at 12.3% in 2Q26, holding within a narrow 30-bps band that has defined the core since mid-2025. Availability eased to 15.3% from 15.6% in the prior quarter, its lowest reading since mid-2025, as vacancy across all classes stabilized or ticked upwards as the initial flight to quality matured – though class C vacancy remained roughly double the class A rate. Year-to-date net absorption was a modest 19K SF, an improvement on the annual negative absorption recorded in 2025 but still anemic and less than what was recorded in Burnaby (117K), the Broadway Corridor (45K) and Richmond (25K) through mid-year 2026. A meaningful recovery has yet to materialize despite availability in all classes and elevated vacancy, an indicator that leasing demand external to the market may be necessary to kickstart new development and shift an idling market out of neutral.

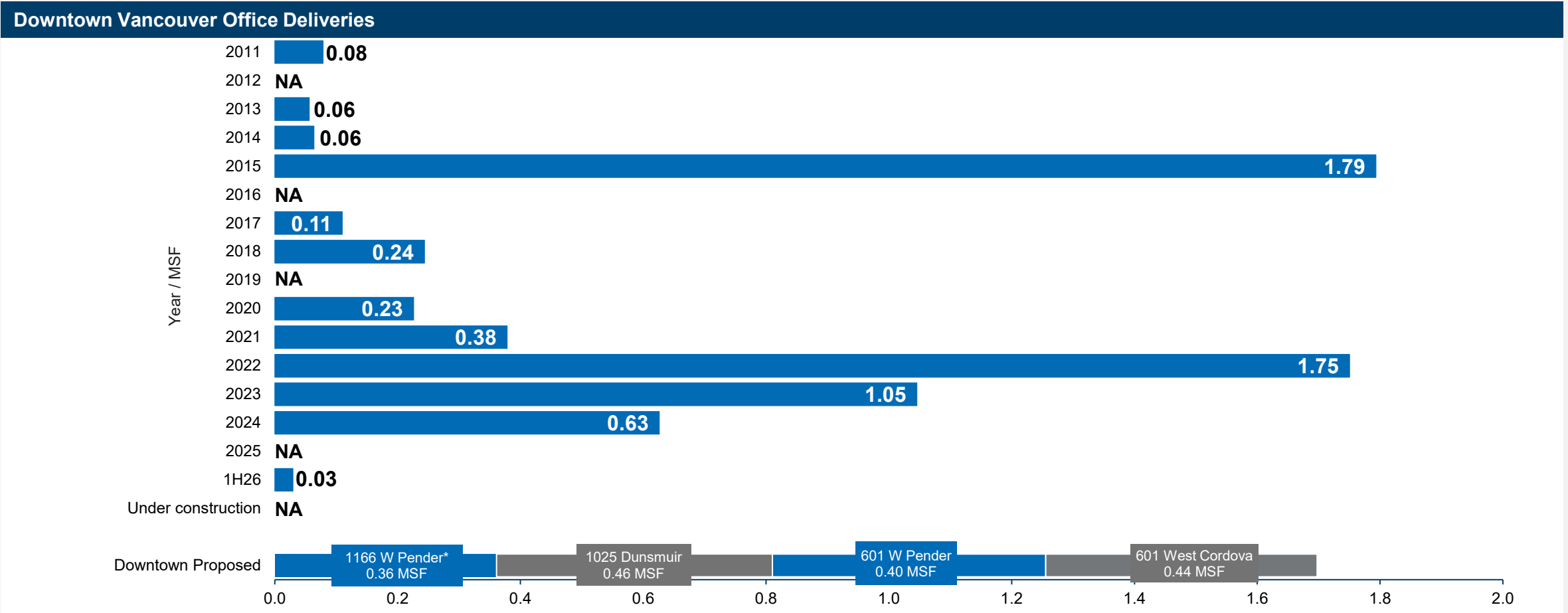


### Second Quarter Deals

|                                                                                                                                 |                                                                                                                        |                                                                                                                    |                                                                                                                         |                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>The Stack</b><br>1133 Melville Street | <br><b>1050 West Pender Street</b> | <br><b>1118 Alberni Street</b> | <br><b>B5</b><br>550 Burrard Street | <br><b>Granville Square</b><br>200 Granville Street |
| Fluor Canada                                                                                                                    | BBA Consultants                                                                                                        | Weta FX                                                                                                            | Intracorp                                                                                                               | The Keg Restaurants                                                                                                                     |
| 22,330 SF                                                                                                                       | 22,000 SF                                                                                                              | 17,800 SF                                                                                                          | 17,370 SF                                                                                                               | 12,630 SF                                                                                                                               |
| Direct New                                                                                                                      | Renewal                                                                                                                | Renewal                                                                                                            | Renewal                                                                                                                 | Direct New                                                                                                                              |

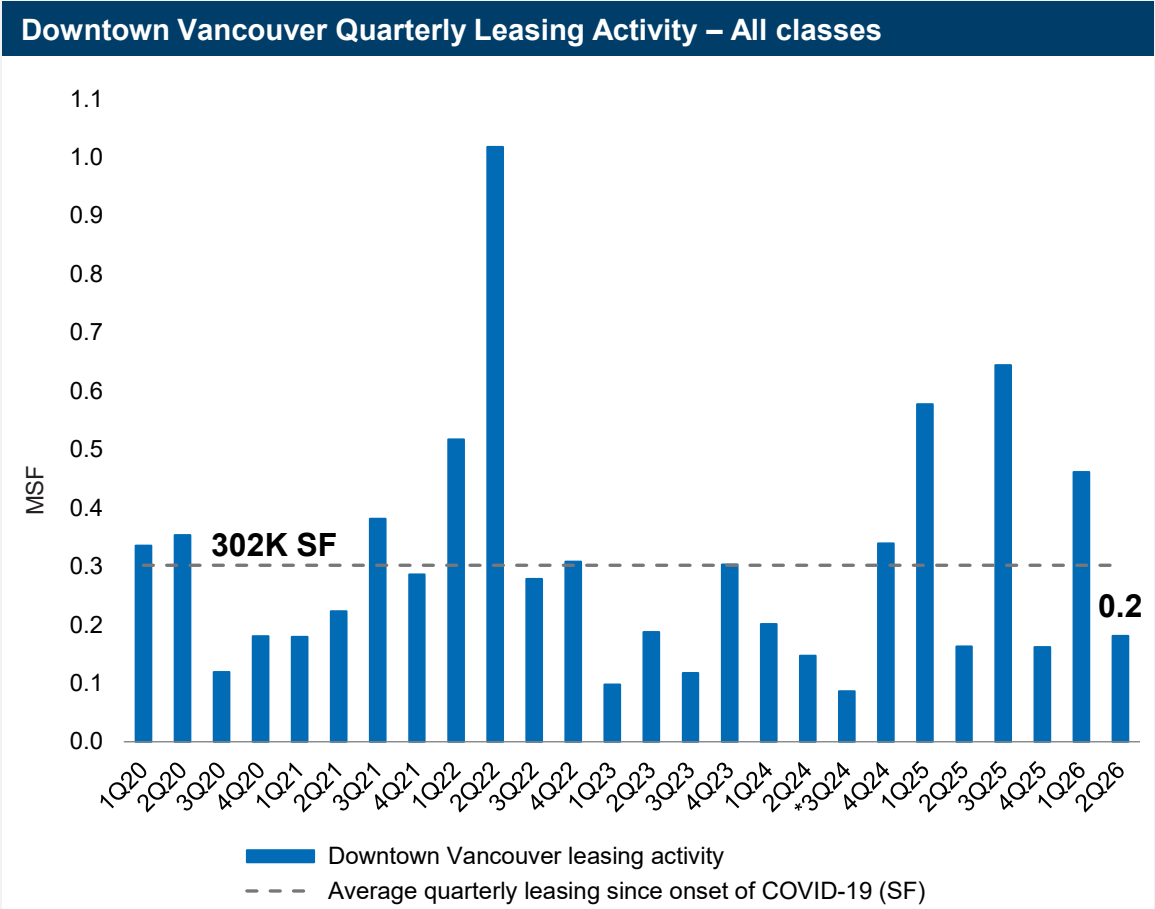
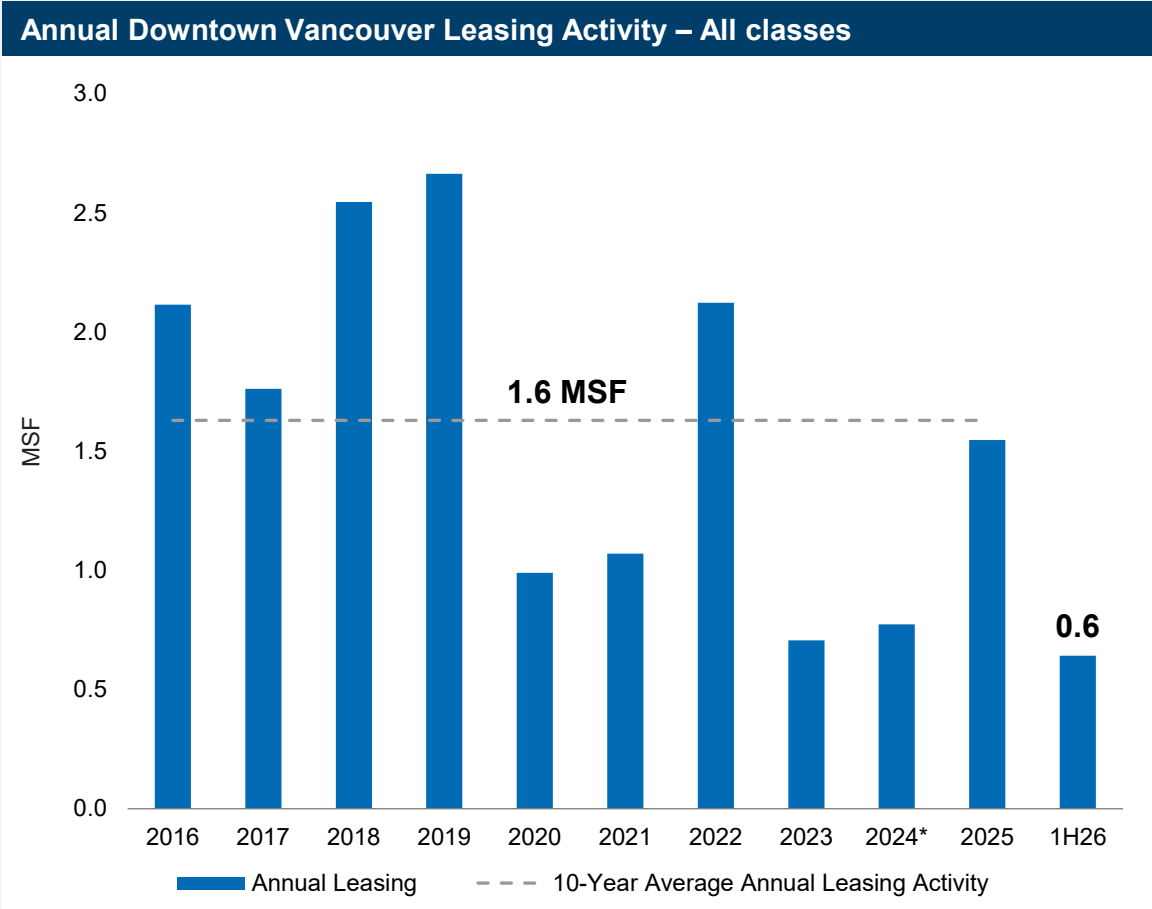
# Downtown Pipeline Shrinks As Proposed Developments Dwindle Amid Faded Demand

Vancouver’s first post-COVID downtown office development has yet to break ground and may not for some time. The number of proposed downtown developments – whether a dedicated office tower or a mixed-use building with office space – stands now at four options. Cadillac Fairview’s revised proposal at 601 West Cordova, submitted as a preliminary development application in November 2025, was approved (subject to conditions) by Vancouver’s development permit board in May 2026. 1166 West Pender\* remained the only downtown development being actively marketed for office preleasing through the first half of 2026, underscoring how thin demand became after delivery of ~4.0 MSF from 2020-24.



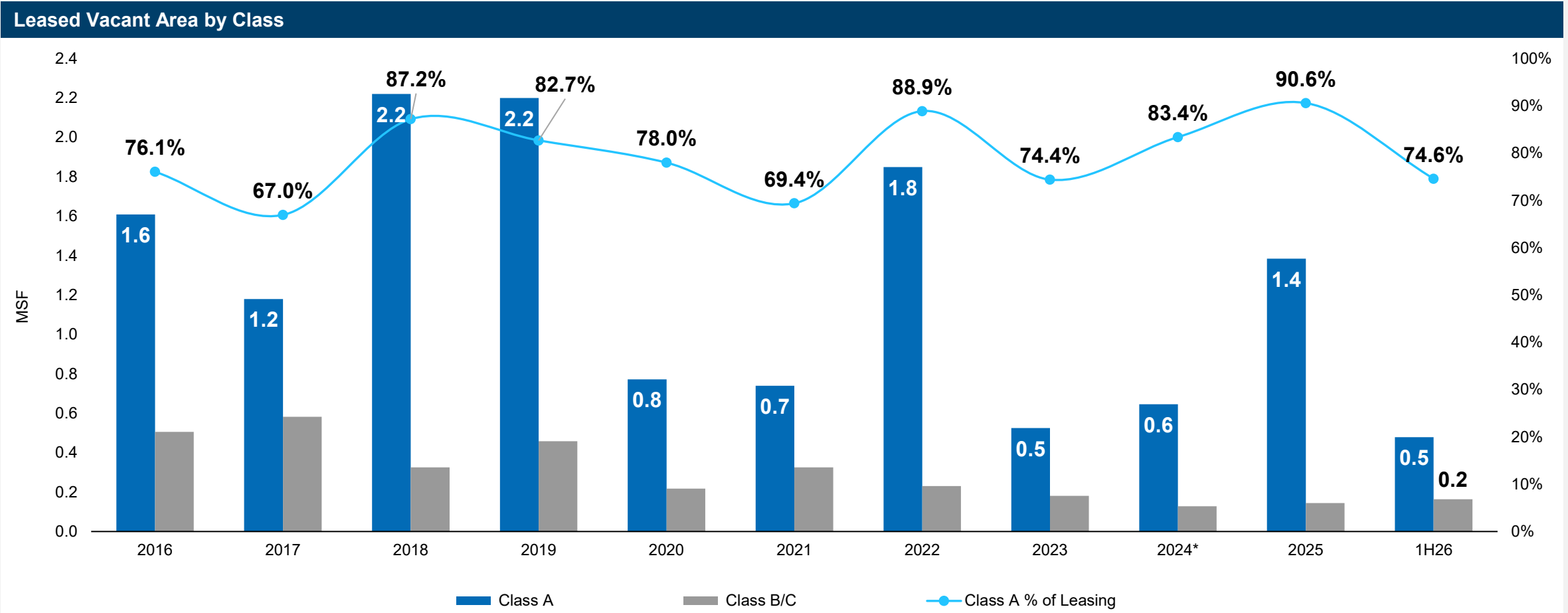
# Downtown Leasing Cools In 2Q26 After Strong First Quarter Hinted At Possible Recovery

Downtown tenants leased ~181K SF in 2Q26, a sharp pullback from the ~461K SF leased in the first quarter and below the ~302K SF quarterly average since start of 2020. First-half volume reached ~642K SF, leaving the market tracking below the 1.6 MSF 10-year annual average and well short of 2025's 1.5 MSF full-year total. Small to mid-sized tenants leasing under 50K SF – many below 20K SF – continued to dominate activity, with the quarter lacking the larger 30K SF+ deals that defined early 2026. The cooling second quarter tempered the stronger start to the year and reflected the cautious, cost-conscious tenant sentiment weighing on the downtown core despite elevated vacancy and availability in all classes.



# Cost-Conscious Tenants Weigh Cheaper Options | Downtown Vancouver Leasing Activity

Subdued demand in 2Q26 saw the share of class A space leased slip to 74.6% – the lowest level since 2023 – as class B/C activity held up and downtown tenants increasingly weighed cost and location alongside quality in an otherwise soft leasing environment. Class A leasing totalled ~479K SF against ~163K SF of class B/C. Trophy/class A vacancy remained above 10% downtown, leaving a multitude of options across all classes for small to mid-sized tenants. Downtown's ability to absorb large occupiers seeking premium space remained constrained by an absence of new supply under construction and limited contiguous blocks greater than 75K SF available in trophy buildings.



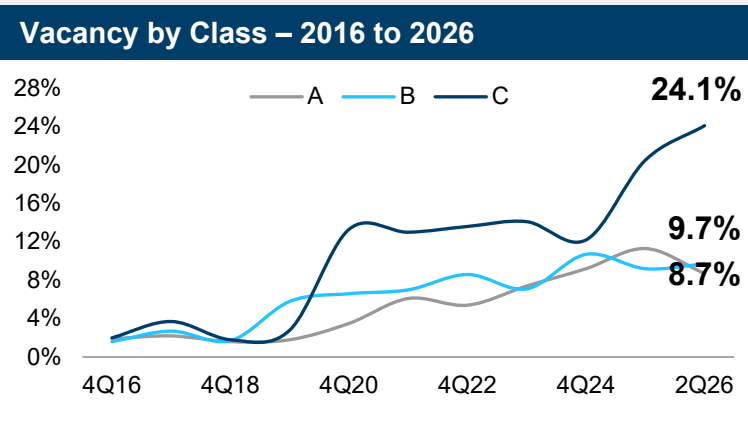
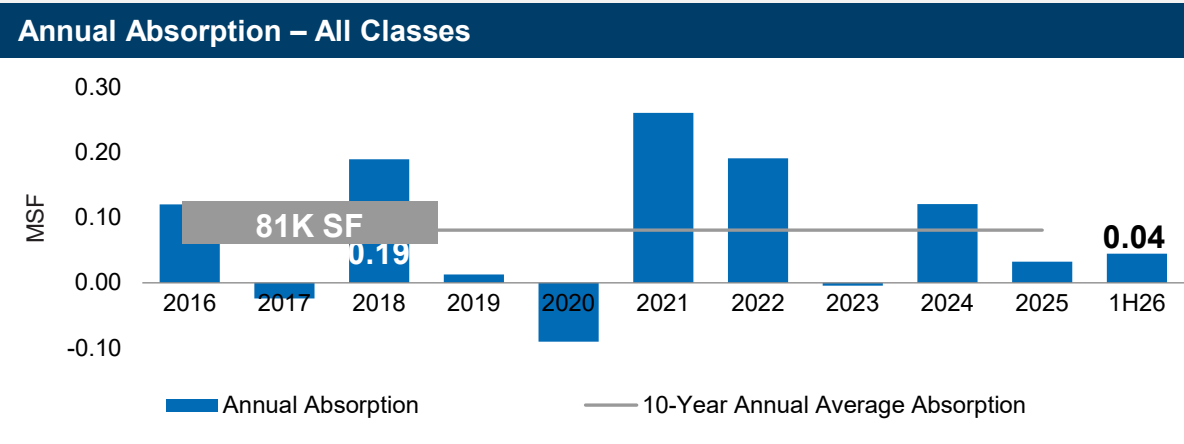
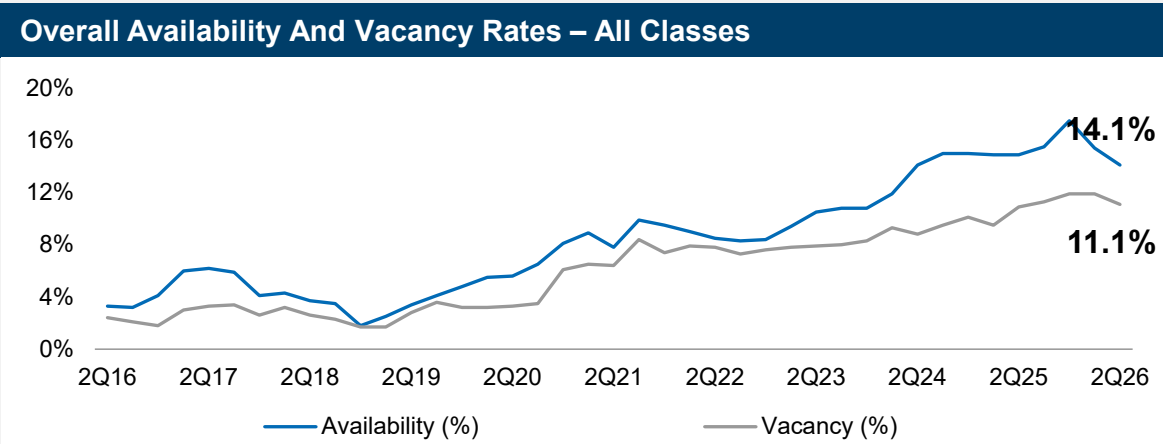
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## Vancouver Office Submarkets



# Vancouver – Broadway Corridor

Vancouver’s 6.4-msf Broadway Corridor has endured nearly a decade of paralysis, beginning with the interim rezoning moratorium in mid-2018 that held until the Broadway Plan took effect in September 2022, and compounded by rapid-transit construction that disrupted access throughout the submarket. Conditions improved in 2Q26 as availability pulled back to 14.1% from 15.4% and vacancy eased to 11.1%, though both remain elevated by historical standards. Class C vacancy, however, surged to 24.1%, underscoring how concentrated the distress is in lower-quality stock. Year-to-date absorption was positive at 44.6K SF – the second most in the region. The SkyTrain Broadway extension’s 2027 opening should gradually restore curb appeal to prospective tenants. The ever-popular Mount Pleasant submarket remained the primary source of leasing and development activity in the Broadway Corridor.

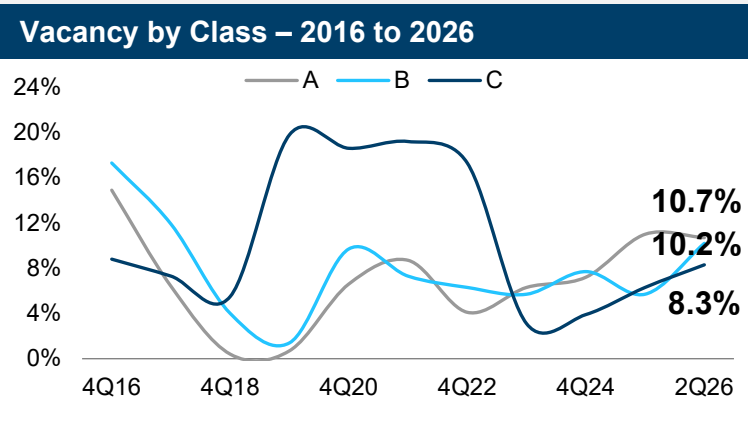
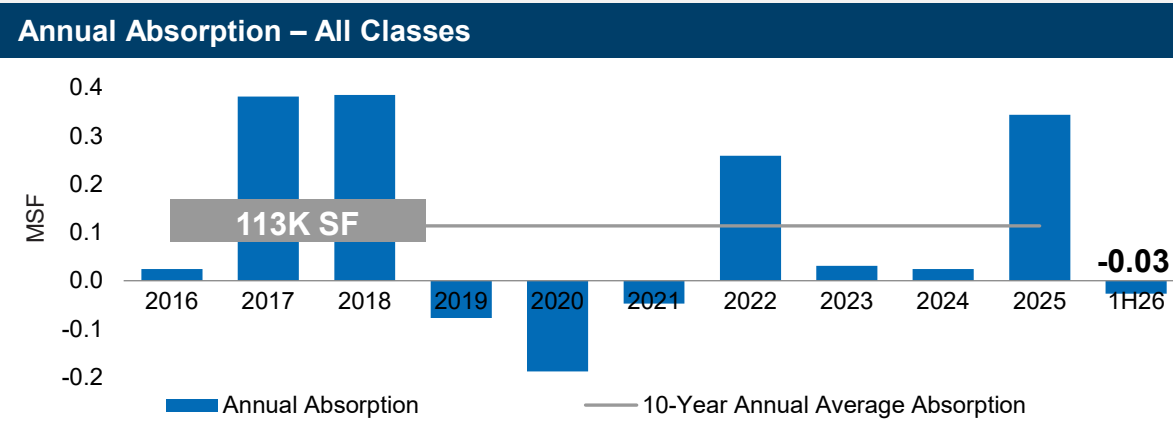
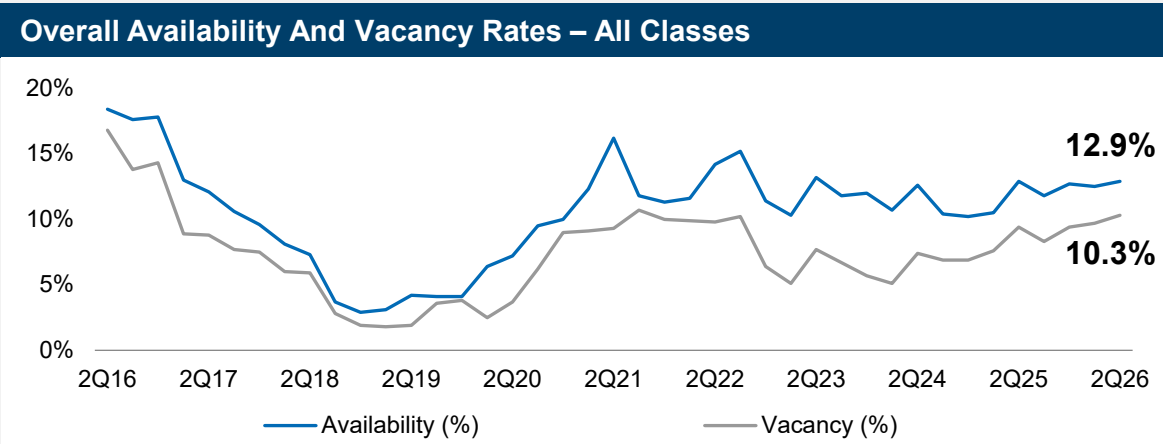


Second Quarter Deals

|                     |                     |                                      |                       |                              |
|---------------------|---------------------|--------------------------------------|-----------------------|------------------------------|
|                     |                     |                                      |                       |                              |
| 380 West 5th Avenue | 123 West 7th Avenue | Main Alley M2<br>114 East 4th Avenue | 938 West 8th Avenue   | Focal<br>107 East 3rd Avenue |
| City of Vancouver   | Blue Ant            | Tundra Technical Solutions           | Pacific Spirit School | Huha                         |
| 76,880 SF           | 35,240 SF           | 10,490 SF                            | 9,100 SF              | 4,900 SF                     |
| Direct New          | Renewal             | Direct New                           | Direct New            | Direct New                   |

# Vancouver – Periphery

Vacancy in Vancouver’s 5.1-msf periphery submarket ticked up to 10.3% in 2Q26 from 9.7% in the prior quarter, with year-to-date net absorption turning negative at -26.8K SF. The delivery of more than ~525K SF of largely preleased class A space in 2025 continues to work through the market, pushing class A vacancy to 10.7% – now surpassing class B and C. The periphery still holds the largest concentration of new office supply under construction in Metro Vancouver – ~295K SF across three buildings, roughly half the regional pipeline. The recent deliveries of The Hive, a 10-storey, 164,000-sf office tower at 2150 Keith Drive in the False Creek Flats preleased by ICBC, and 1313EP, a 33,940-sf, five-storey mixed-use building housing office, life science and creative industrial uses on the edge of East Vancouver’s Strathcona neighbourhood represent some of the newest office space in Vancouver.



### Second Quarter Deals

|                                                                                     |                                                                                      |                                                                                      |                                                                                      |                                                                                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|  |  |  |  |  |
| <b>8755 Ash Street</b>                                                              | <b>1313EP</b><br>1313 East Pender Street                                             | <b>450 East Hastings Street</b>                                                      | <b>1360 Napier Street</b>                                                            | <b>5511 West Boulevard</b>                                                           |
| Sanotize R&D                                                                        | Undisclosed                                                                          | Ashtray Recovery Resource Centre                                                     | Undisclosed                                                                          | Undisclosed                                                                          |
| 10,030 SF                                                                           | 5,270 SF                                                                             | 2,400 SF                                                                             | 1,580 SF                                                                             | 1,550 SF                                                                             |
| Direct New                                                                          | Direct New                                                                           | Direct New                                                                           | Direct New                                                                           | Direct New                                                                           |

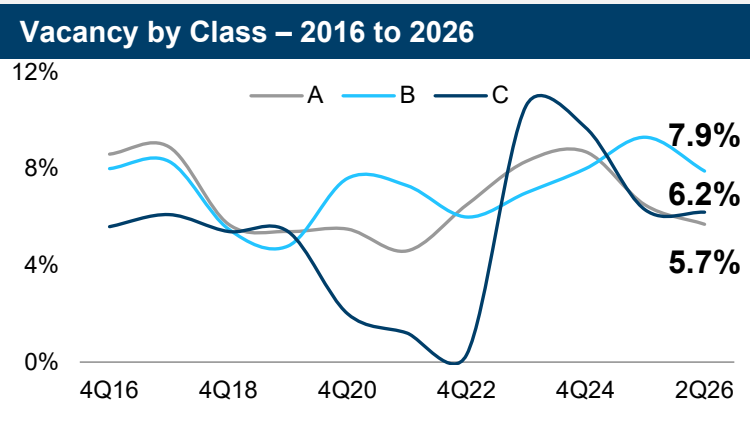
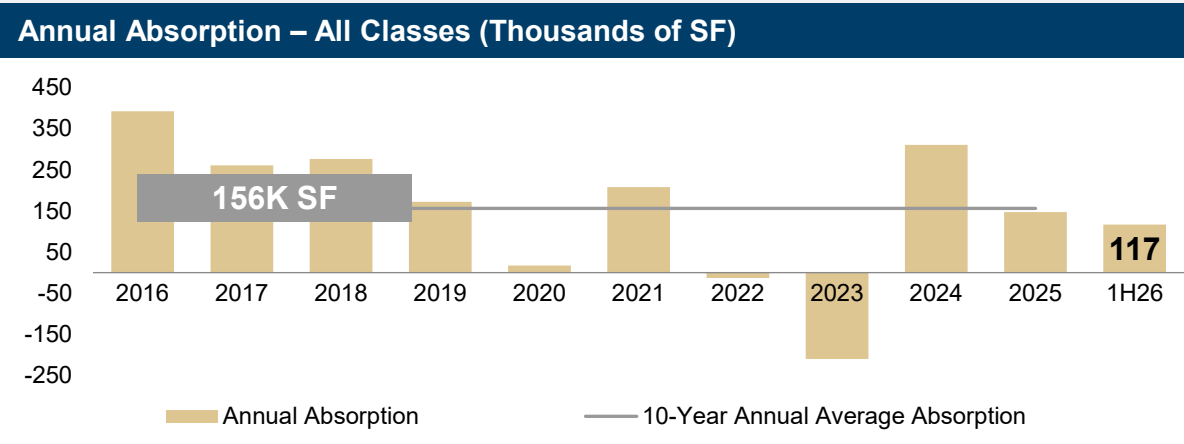
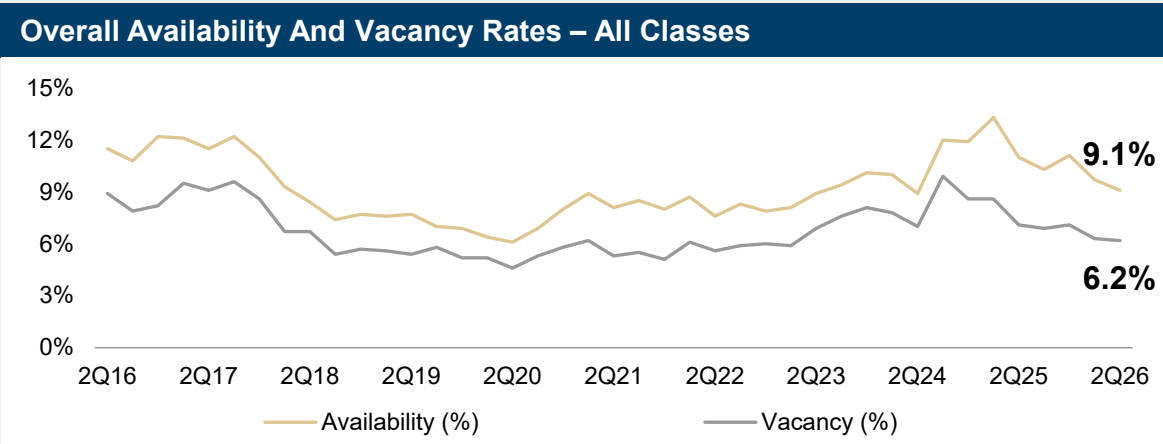
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## Greater Vancouver Office Markets



# Burnaby, BC

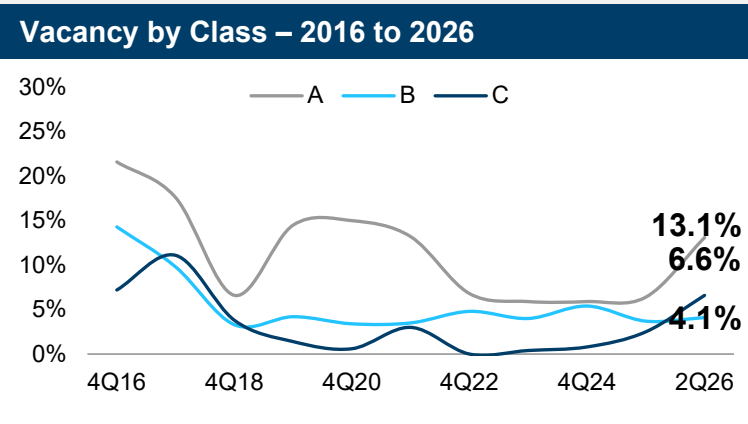
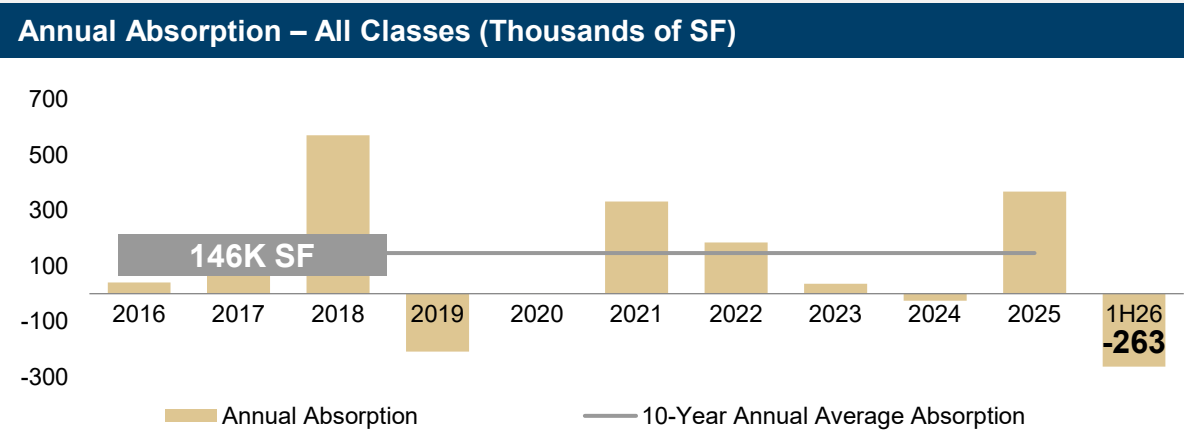
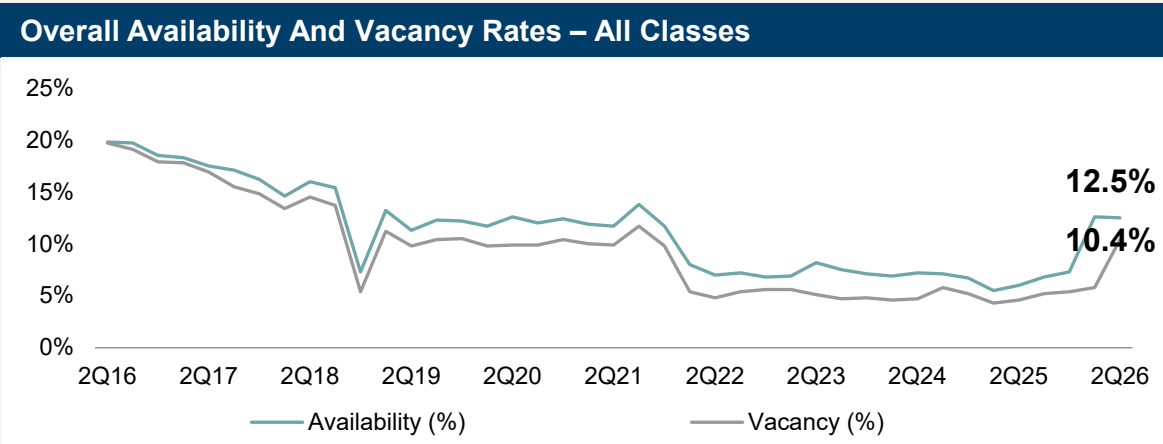
Burnaby’s 10.6-msf office market – the second largest in Metro Vancouver – remained the region’s most stable performer. Vacancy tightened further to 6.2% in 2Q26 from 6.3% in the prior quarter and 8.6% at the start of 2025, while availability eased to 9.1%. Burnaby again led the region in absorption, posting 117.1K SF year-to-date on sustained demand for its office space. Class A and C vacancy both clustered near 6%, underscoring how balanced conditions remain across quality tiers. Tenants seeking new space are limited to SOLO 4, delivering 180,000 SF in mid-2027, as many proposed Burnaby mixed-use projects that once included office space face delays and cancellations.



| Second Quarter Deals                                                                |                                                                                      |                                                                                      |                                                                                      |                                                                                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|  |  |  |  |  |
| Metrotower II<br>4720 Kingsway                                                      | Willington Park #5<br>4401 Still Creek Drive                                         | 3175-3185 Willington<br>Green                                                        | Canada Way II<br>4299 Canada Way                                                     | Production Court<br>8525 Baxter Place                                                |
| Crius Financial Services                                                            | Konica Minolta                                                                       | Initio Medical                                                                       | Sixone Labs                                                                          | EMB Management                                                                       |
| 28,400 SF                                                                           | 17,400 SF                                                                            | 5,500 SF                                                                             | 4,400 SF                                                                             | 2,970 SF                                                                             |
| Renewal                                                                             | Renewal                                                                              | Sublease                                                                             | Sublease                                                                             | Renewal                                                                              |

# Surrey, BC

Vacancy in Surrey’s 5.3-msf office market jumped to 10.4% in 2Q26 from 5.8% in the prior quarter, a sharp upward shift driven largely by inventory expansion. The renamed District 104 at 14178 104 Avenue, a 271,000-sf mixed use development originally built in 1998 that had sat vacant and unavailable for decades, was returned to inventory after being refurbished and repositioned by new ownership. Surrey is now the second-largest suburban office market in Metro Vancouver with overall availability at 12.5% as class A vacancy spiked to 13.1% thanks to the District 104 offering, which also statistically contributed to the deepest negative absorption in the region year-to-date. With no actual new office development having broken ground and few large, high-quality contiguous blocks on offer, Surrey’s headline availability and spike in class A vacancy masks a notable absence of new supply in the pipeline.

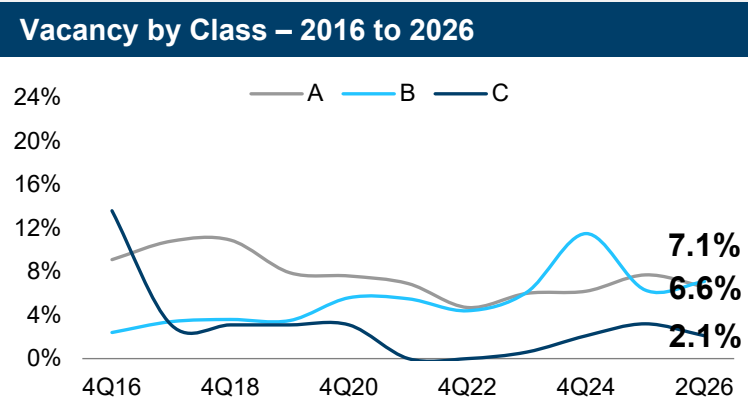
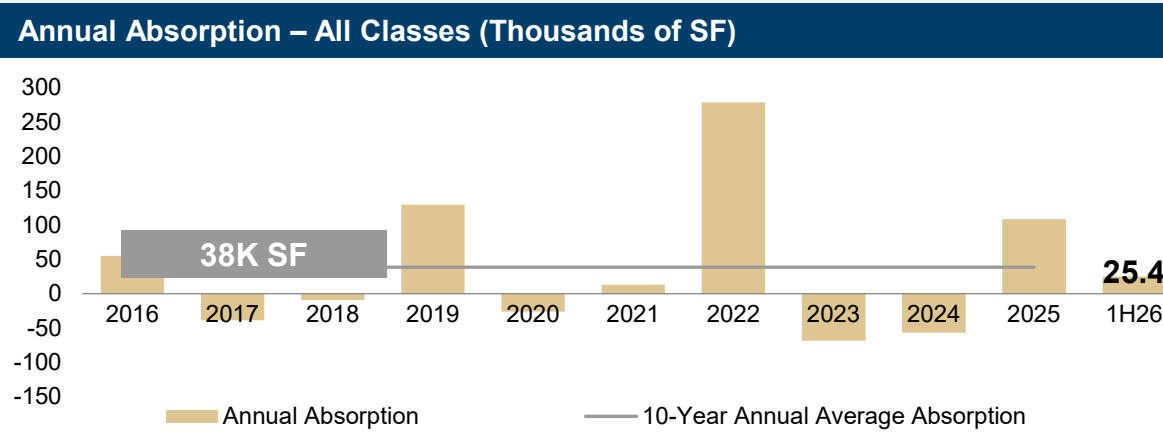
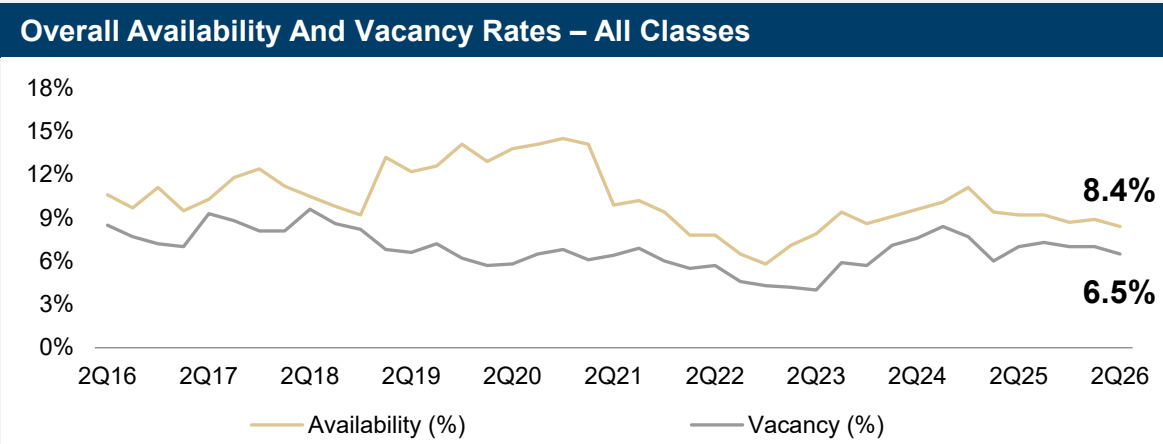


### Second Quarter Deals

|                                                                                                                            |                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <br>Central City<br>13450 102nd Avenue | <br>Surrey Central Business Park<br>7565 132nd Street |
| CRA                                                                                                                        | Private individual                                                                                                                        |
| 65,000 SF                                                                                                                  | 12,340 SF                                                                                                                                 |
| Renewal                                                                                                                    | Direct New                                                                                                                                |

# Richmond, BC

Vacancy in Richmond’s 5.1-msf office market eased to 6.5% in 2Q26, down from 7.0% to start the year, while availability slipped to 8.4%. Year-to-date net absorption was modestly positive at 25.4K SF, aided by demand across the submarket following the late-2025 completion of the Luxe mixed-use development at 5671 No. 3 Road. A lack of new construction – particularly along the popular No. 3 Road corridor – combined with some of the most affordable rental rates in Metro Vancouver has blunted the impact of years of tepid demand. Richmond continued to benefit from the suburban trend toward lower-cost space closer to workers, but the thin supply pipeline may constrain future leasing activity.



### Second Quarter Deals

|                                                |                                                     |                                                   |                                             |                                               |
|------------------------------------------------|-----------------------------------------------------|---------------------------------------------------|---------------------------------------------|-----------------------------------------------|
|                                                |                                                     |                                                   |                                             |                                               |
| International Business Park<br>4620 Viking Way | Airport Executive Park (7)<br>10991 Shellbridge Way | Crestwood Corporate Centre<br>13775 Commerce Pkwy | Fraserwood Landing<br>21900 Westminster Hwy | Bridgeport Business Centre<br>2777 Jow Street |
| Planar Motor                                   | Premium Brands Holdings                             | Eagle Electronics                                 | S&B Foods                                   | Headache Freedom                              |
| 35,000 SF                                      | 13,030 SF                                           | 5,270 SF                                          | 2,180 SF                                    | 1,770 SF                                      |
| Direct New                                     | Direct New                                          | Direct New                                        | Direct New                                  | Direct New                                    |

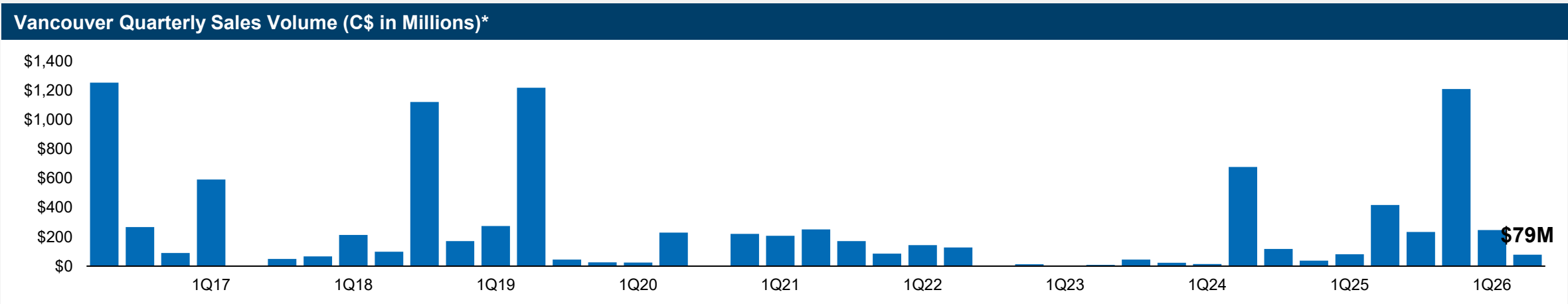
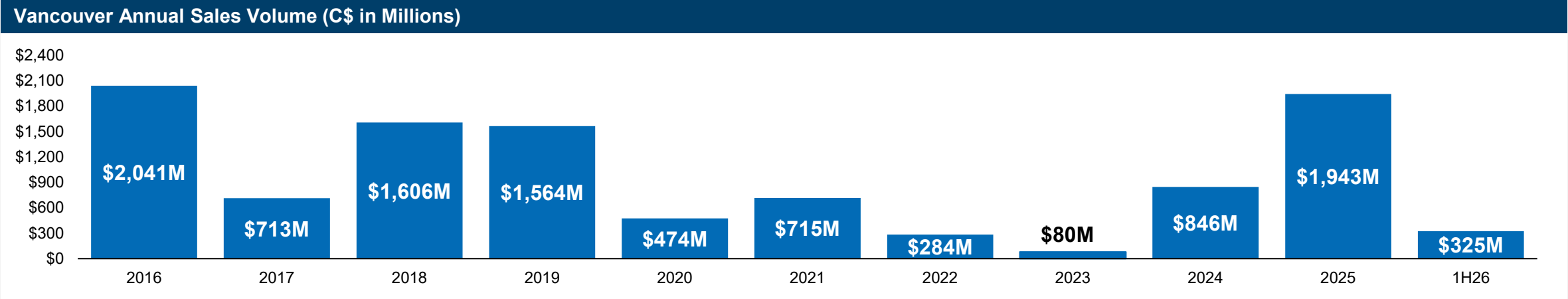
# 05

## Office Sales Activity



# Vancouver Office Sales Volume Takeaways

Vancouver office sales\* (excluding strata) generated C\$325M in proceeds in the first half of 2026 due primarily to the sales of 1066 West Hastings Street (C\$246M) and 1185 West Georgia Street (C\$74M) in Downtown Vancouver. Just two other deals totalling ~C\$5M in the second quarter highlighted ongoing investor caution when it comes to acquiring office assets. Downtown office sales in 2025 had included the C\$1.2B sale of The Post in November 2025, the C\$125M sale of 700 & 750 West Pender in August 2025, Oxford Properties acquiring the remaining 50% interest of its BC/Alberta office portfolio (valued at C\$418.75M for the B.C. assets) and the C\$70M sale of 1111 West Hastings Street in March 2025.

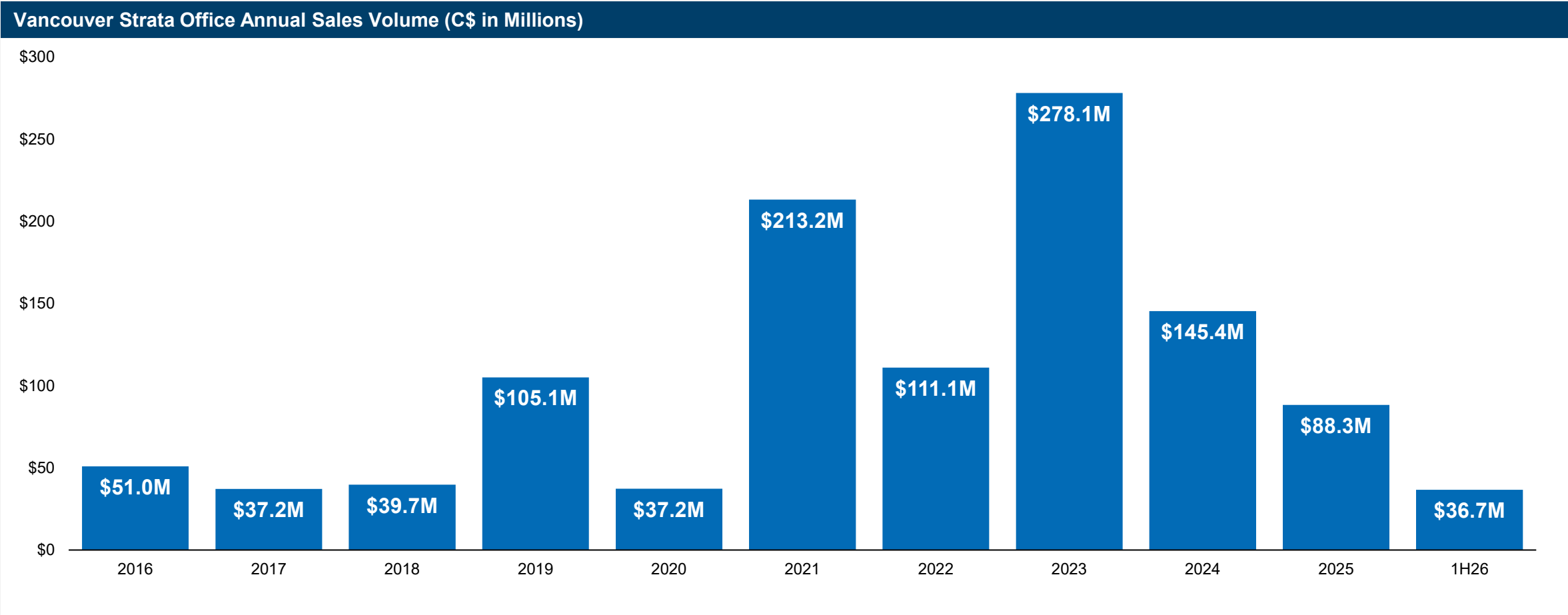


Source: Newmark Research, Altus Data Studio, CoStar (transaction data)

\* Excluding non-arm's length transactions and select share sales where pricing was unavailable for certain asset sales that transacted in 2020, 2021, 2022 and 2025.

# Vancouver Office Strata Sales Volume Takeaways

Vancouver strata office sales\* totalled C\$36.7M in the first half of 2026, a notable decline from the C\$54.3M sold in the first half of 2025, but comparable with the C\$34M of office strata sold in the back half of 2025. W68 accounted for roughly 28% of first-half 2026 strata office volume, representing five of the 18 unit sales completed by the end of June. At mid-year 2026, full-year strata sales would track to ~C\$73M – the lowest annual total since 2020 – suggesting dollar volume in the strata office market will continue trending downward from its 2023 peak. The average strata office price in Vancouver in second-quarter 2026 was C\$1,275 psf, a slight improvement on the C\$1,223 psf achieved in first-quarter 2026.



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