

MARKET STATISTICS

| SUBMARKET | INVENTORY (SF) | OVERALL VACANT (SF) | OVERALL VACANCY RATE | CURRENT QTR OVERALL NET ABSORPTION (SF) | YTD OVERALL NET ABSORPTION (SF) | UNDER CNSTR (SF) | CONSTR COMPLETIONS (SF) | OVERALL WEIGHTED AVG NET RENT | OVERALL WEIGHTED AVG ADD. RENT | OVERALL WEIGHTED AVG GROSS RENT |
|-----------------------------|------------------|---------------------|----------------------|---|---------------------------------|------------------|-------------------------|-------------------------------|--------------------------------|---------------------------------|
| Greater Moncton | 469,978 | 23,000 | 4.9% | 4,126 | 4,126 | 0 | 0 | \$6.21 | \$2.92 | \$9.13 |
| Moncton Industrial Park | 2,291,182 | 383,703 | 16.7% | -26,937 | -26,937 | 0 | 0 | \$5.56 | \$3.14 | \$8.70 |
| Dieppe Industrial Park | 546,229 | 9,440 | 1.7% | 3,320 | 3,320 | 0 | 0 | \$7.00 | \$3.48 | \$10.48 |
| Caledonia Industrial Park | 1,069,232 | 263,043 | 24.6% | -5,948 | -5,948 | 0 | 0 | \$6.54 | \$2.86 | \$9.40 |
| MONCTON TOTALS | 4,376,621 | 679,186 | 15.5% | -25,529 | -25,529 | 0 | 0 | \$5.99 | \$3.12 | \$9.11 |
| Greater Fredericton | 132,310 | 9,688 | 7.3% | 0 | 0 | 0 | 0 | \$7.93 | \$3.91 | \$11.84 |
| Fredericton Industrial Park | 329,365 | 13,350 | 4.1% | 0 | 0 | 0 | 0 | \$7.06 | \$5.01 | \$12.26 |
| FREDERICTON TOTALS | 461,675 | 23,038 | 5.0% | 0 | 0 | 0 | 0 | \$7.45 | \$4.69 | \$12.14 |
| SAINT JOHN TOTALS | 453,031 | 12,429 | 2.7% | -7,089 | -7,089 | 0 | 0 | \$7.02 | \$3.71 | \$10.74 |
| NEW BRUNSWICK TOTALS | 5,291,327 | 714,653 | 13.5% | -32,618 | -32,618 | 0 | 0 | \$6.22 | \$3.33 | \$9.55 |

*Rental rates reflect weighted net asking \$psf/year

KEY LEASE TRANSACTIONS Q1 2020

| PROPERTY | SUBMARKET | TENANT | SF | TYPE |
|----------------------|-----------|---------------------|-------|-------|
| 725 Champlain Street | Moncton | Riverscape Aquarium | 1,300 | Lease |

*Renewals not included in leasing statistics

KEY SALES TRANSACTIONS Q1 2020

| PROPERTY | SUBMARKET | SELLER / BUYER | SF | PRICE/\$ PSF |
|------------------|-----------|--------------------------------------|---------|-------------------|
| 123 Price Street | Moncton | KS ICE New Brunswick Inc. / PRO REIT | 135,494 | \$8.36M / \$61.70 |

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