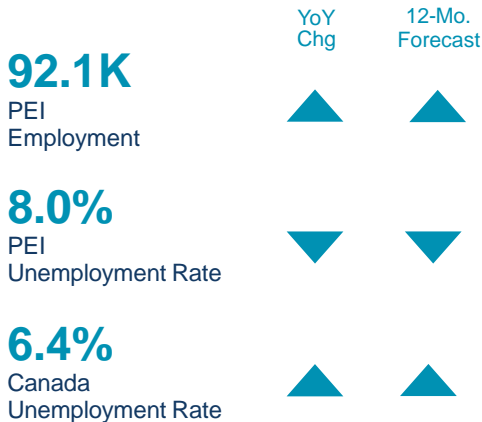




(Overall, All Property Classes)

ECONOMIC INDICATORS Q2 2024



Source: Statistics Canada

ECONOMIC OVERVIEW

The economy of Prince Edward Island (P.E.I.) is expected to pick up steam in the coming year due to robust population growth, easing inflationary pressures and another solid year predicted for household spending. While recent data shows that P.E.I.'s growth was slower than expected last year, it still expanded at a healthy 2.2% rate and another year of decent growth is expected in 2024. Consumer spending is strong, driven by solid job growth and low household debt. The construction industry is expected to see significant growth, particularly in residential building and engineering investment. The manufacturing industry is also off to a strong start in 2024, and further support is expected from the U.S. economy. While population growth continues to support economic activity, there are signs that it may be slowing down, which could impact economic growth in the future.

(Sources: Statistics Canada, RBC, TD Economics)

SUPPLY AND DEMAND

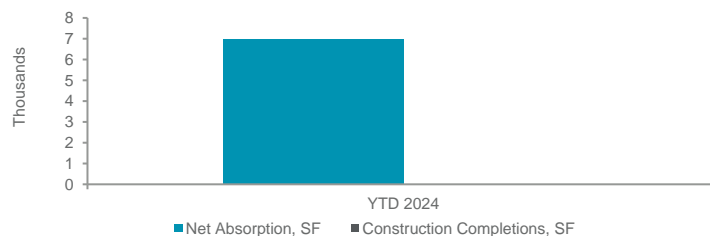
The vacancy rate within the Charlottetown industrial market decreased slightly by 40 basis points in the second quarter of 2024 to 3.9%, with vacancy in the Parkdale submarket at 5.5% and the West Royalty submarket at 3.5%.

Industrial vacant space in Charlottetown this quarter totaled 15k square feet (sf), a decrease of 2k sf quarter-over-quarter. Of the overall total 8k sf was available for sublease. Overall absorption totals this quarter can be attributed to Chandler Sales leasing 1,710 sf of space at 179 John Yeo Drive.

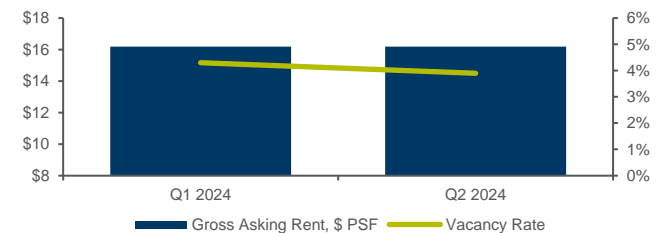
PRICING

The average net rent in the Charlottetown industrial market remained stable at \$10.67 per square foot (psf) this quarter, with the overall average additional rent at \$5.52 psf, leaving the overall gross rent at \$16.19 psf. In the Parkdale Industrial Park, the net rent was \$12.79 psf with an additional rent of \$7.05 psf, bringing the gross rent to \$19.84 psf. In the West Royalty Industrial Park, the net rent was \$9.79 psf with an additional rent of \$5.29 psf, resulting in a gross rent of \$15.08 psf.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



Charlottetown, PEI

Industrial Q2 2024



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
Parkdale Industrial Park	133,396	7,399	5.5%	1,710	-899	0	0	\$12.79	\$7.05	\$19.84
West Royalty Industrial Park	230,743	8,000	3.5%	0	7,900	0	0	\$9.79	\$5.29	\$15.08
BioCommons Research Park	32,000	0	0.0%	0	0	0	0	n/a	\$2.76	n/a
Charlottetown Totals	396,139	15,399	3.9%	1,710	7,001	0	0	\$10.67	\$5.52	\$16.19

*Renewals not included in leasing statistics

KEY SALE TRANSACTIONS Q2 2024

PROPERTY	SUBMARKET	TENANT	SF	SALE PRICE
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N/A

KEY LEASE TRANSACTIONS Q2 2024

PROPERTY	SUBMARKET	TENANT	SF	Type
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284 Freetown Road, Main Floor	Freetown	Undisclosed	10,985	Renewal
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