



Industrial Market Report

Portland - OR

PREPARED BY



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INDUSTRIAL MARKET REPORT

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12 Mo Deliveries in SF

3M

12 Mo Net Absorption in SF

211K

Vacancy Rate

5.1%

12 Mo Rent Growth

4.5%

Portland's industrial sector was displaying strength even before the pandemic, and thanks to the growth of e-commerce and delivery services, the industrial market was better positioned to navigate COVID-19 than other commercial asset types. Leading indicators like vacancy and rent growth have softened a bit but are still at healthy levels.

Portland's current vacancy rate of 5.1% remains significantly below the metro's long-term average, as well as the national average of 5.3%. Demand is contracting relative to the red-hot stretch at the end of the 2010s, but at the same time, the busy speculative development pipeline of recent years is beginning to thin.

There's still a sizable amount of industrial construction going on in Portland, but the bulk of it is owner-occupied or preleased, and thus won't impact market dynamics

significantly. Intel's 1.5-million-SF expansion to D1X at Ronler Acres accounts for roughly half of the total industrial square footage under construction in the metro.

The industrial sector's stability in the face of economic turmoil continued to draw investors to the region. The four-quarter stretch from 19Q2 to 20Q2 was the busiest for industrial sales in Portland's history, though the bulk of that trading occurred before the pandemic. Still, more than \$1 billion in industrial sales closed here in 2020. Average pricing, which more than doubled over the past decade, continued to rise at a steady pace, and average cap rates compressed below 6%. Favorable demographics, a structurally low vacancy rate, and exposure to trade by way of a moderately sized port continue to underpin the health of the local industrial market.

KEY INDICATORS

| Current Quarter | RBA | Vacancy Rate | Market Rent | Availability Rate | Net Absorption SF | Deliveries SF | Under Construction |
|------------------------|--------------------|--------------|---------------|-------------------|-------------------|---------------|--------------------|
| Logistics | 165,934,304 | 5.9% | \$9.13 | 7.3% | (544,366) | 74,400 | 1,043,026 |
| Specialized Industrial | 52,814,427 | 2.2% | \$10.03 | 2.9% | 213,467 | 0 | 2,276,764 |
| Flex | 23,830,713 | 6.3% | \$14.44 | 8.5% | 98,314 | 0 | 39,940 |
| Market | 242,579,444 | 5.1% | \$9.85 | 6.4% | (232,585) | 74,400 | 3,359,730 |

| Annual Trends | 12 Month | Historical Average | Forecast Average | Peak | When | Trough | When |
|----------------------|----------|--------------------|------------------|-----------|---------|-------------|---------|
| Vacancy Change (YOY) | 1.1% | 6.8% | 4.8% | 13.7% | 2003 Q1 | 2.9% | 2017 Q3 |
| Net Absorption SF | 211K | 3,076,463 | 1,918,150 | 7,269,799 | 2004 Q1 | (3,275,103) | 2009 Q3 |
| Deliveries SF | 3M | 2,558,586 | 2,417,286 | 5,841,976 | 2015 Q4 | 325,519 | 2011 Q3 |
| Rent Growth | 4.5% | 3.4% | 4.3% | 7.2% | 2016 Q3 | -0.8% | 2010 Q3 |
| Sales Volume | \$957M | \$640.3M | N/A | \$2.2B | 2020 Q2 | \$165.1M | 2010 Q2 |

The industrial sector held up better than other commercial property types during the worst of the pandemic. The explosive growth of e-commerce that has hurt the retail market was boosting industrial assets even before the COVID-19 outbreak. Now, there is increased demand for distribution and last-mile industrial facilities as consumers, forced to stay home, turned to online shopping for necessity-based goods.

Overall leasing activity predictably softened in 2020 due to the impacts of the pandemic and changing supply chain strategies. Nonetheless, there are still plenty of deals getting done. In November 2020, Unified Grocers moved out of a nearly 1-million-SF food processing and distribution facility in Milwaukie. With more and more households turning to food and grocery delivery, this type of facility is drawing increased attention. More than half of the vacated space had already been released by the time Unified Grocers departed. Natural food maker Bob's Red Mill took more than 400,000 SF, which they had occupied by early in the first quarter of 2021.

In July 2019, Intel broke ground on a 1.5-million-SF expansion to D1X on its Ronler Acres campus. The Mod3 expansion will be used for high-volume production. D1X previously delivered two buildings totaling 2.2 million SF in 2015, Portland's largest industrial projects of the past decade. Before the coronavirus pandemic, Intel, the metro's largest employer, anticipated its workforce increasing by 12%, or 1,750 workers, by 2021. Those plans are currently being reevaluated.

While the strength of the local economy has driven demand, as exemplified by the Intel expansion, Portland has a growing regional distribution presence. An 818,000-SF build-to-suit USPS processing and distribution center delivered to Airport Way in 18Q1. Two Amazon distribution centers delivered in 18Q3: an 858,000-SF fulfillment center at Troutdale Reynolds Industrial Park and a 918,000-SF center in North

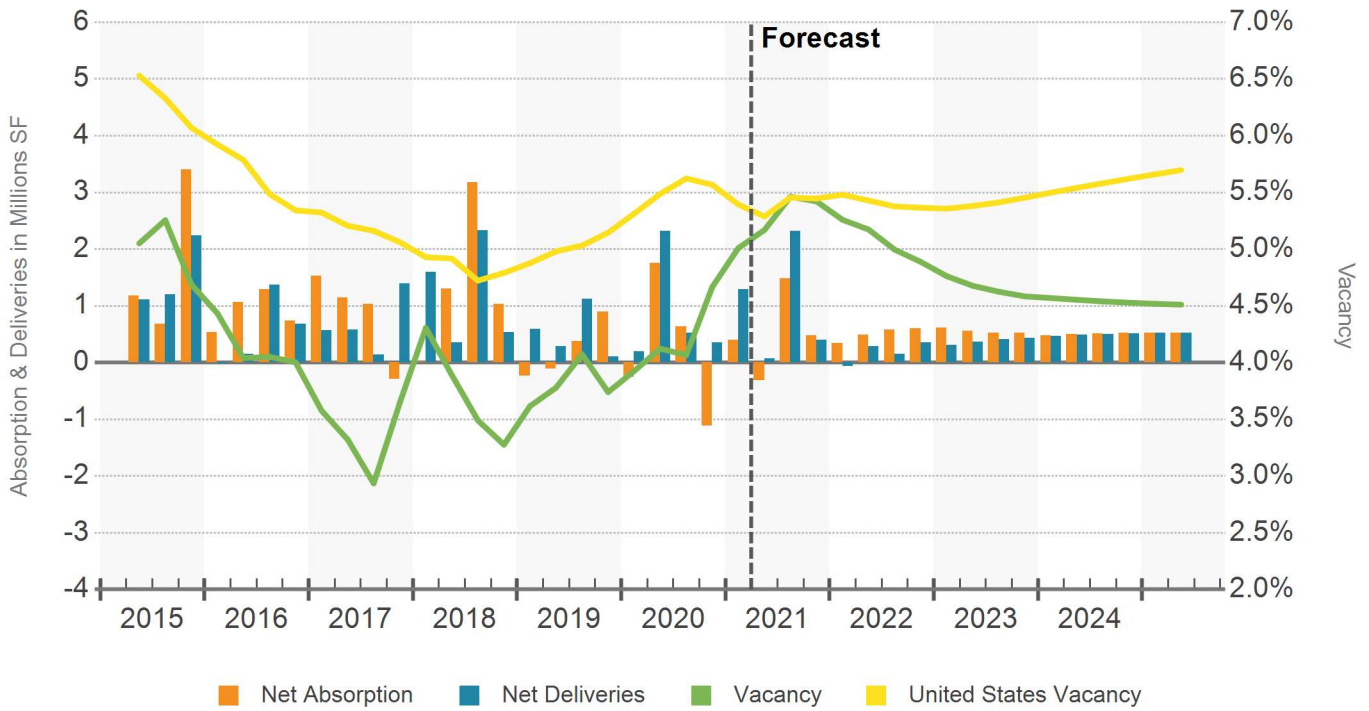
Portland. Amazon inked Portland's largest industrial lease deals in both 2016 and 2017. Amazon also took possession of 375,000 SF in multiple deals in 2020.

The Port of Portland is the largest marine port in the state of Oregon. Up until 2015, it was served primarily by Hanjin Shipping for container service, which had shipped approximately 1,600 containers weekly at its peak. After Hanjin stopped serving the port due labor disputes, the Port of Portland took back operational control and Hong Kong-based Swire Shipping made calls to the Port of Portland's container terminal every 35 days beginning in January 2018. However, Swire stopped service in 2019. In late 2019, it was announced that SM Line, a South Korean shipping line, would begin serving the port. According to the port, the line would handle a few hundred containers per week, well below the peak of 2015, but a sign that activity may be starting to increase again. This is welcome news for a port that has not had weekly container service in nearly four years. Port officials hope the volume and service from other lines will build over time, and they have committed resources to ramp up port marketing in an effort to attract more shipping partners.

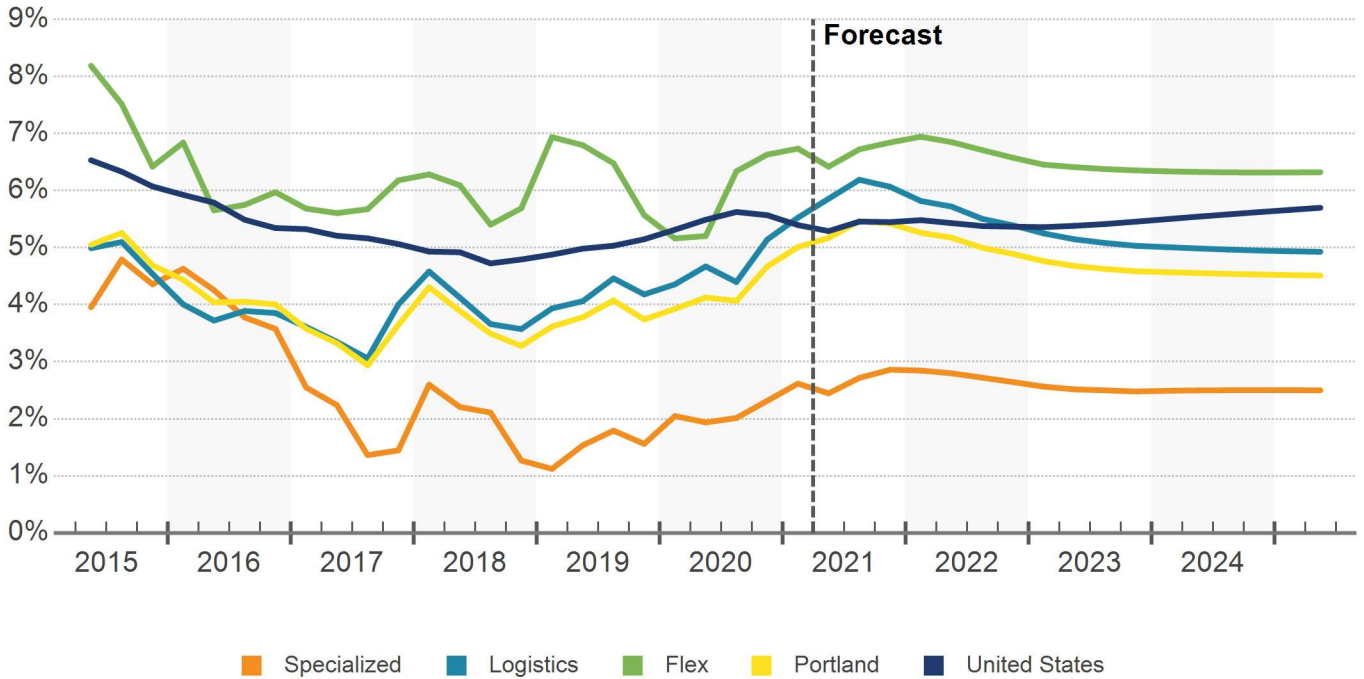
In addition to container and dry bulk services, the port also handles cargo such as cars and bulk commodities. Subaru, which already imports more than 80,000 vehicles annually to the Port of Vancouver, Washington, opened a 600,000-SF auto parts distribution center in the Gresham Vista Business Park in 2016 and added a 236,000-SF expansion in July 2020. The port is a leading auto distribution hub, ranking No. 1 on the U.S. West Coast for exports. The port's continued efforts to grow and maintain competitive on the west coast shipping market will be vital for the future of the Portland MSA Industrial and Flex sector.

Currently, roughly half of Portland's exports can be attributed to the semiconductor industry. Most of the traffic in these high-value products is done by air.

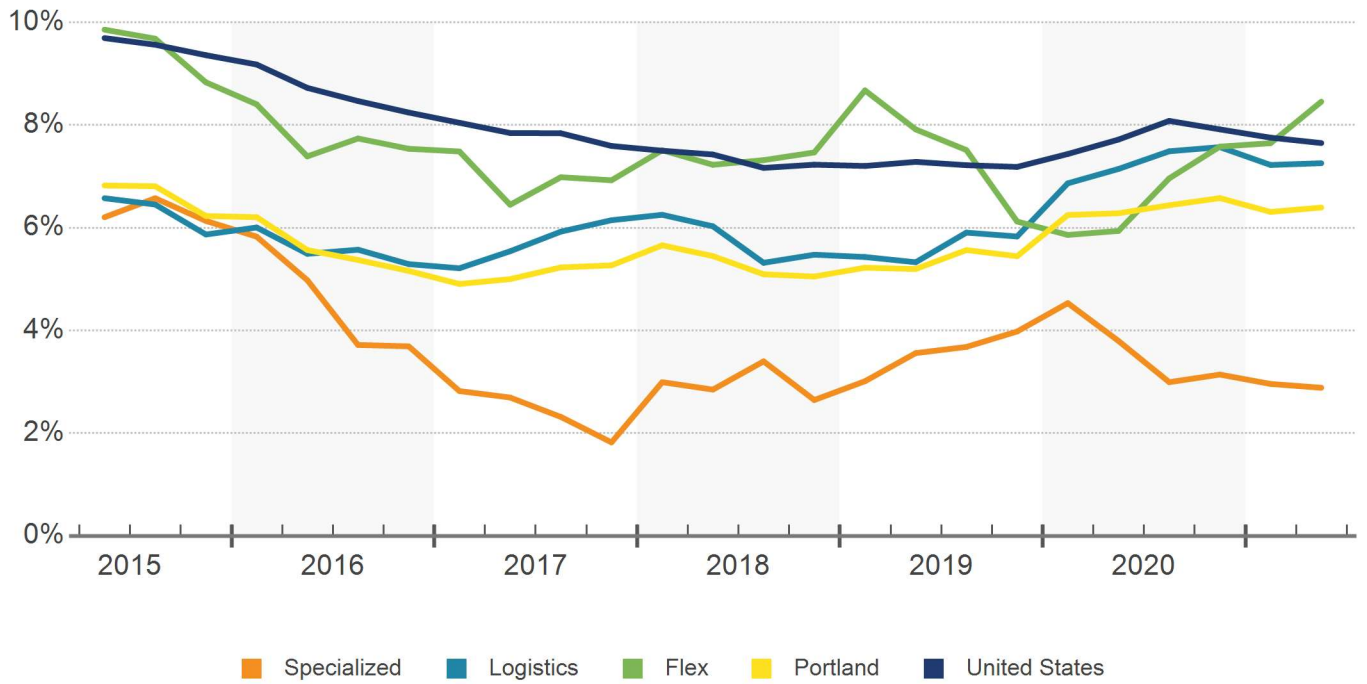
NET ABSORPTION, NET DELIVERIES & VACANCY



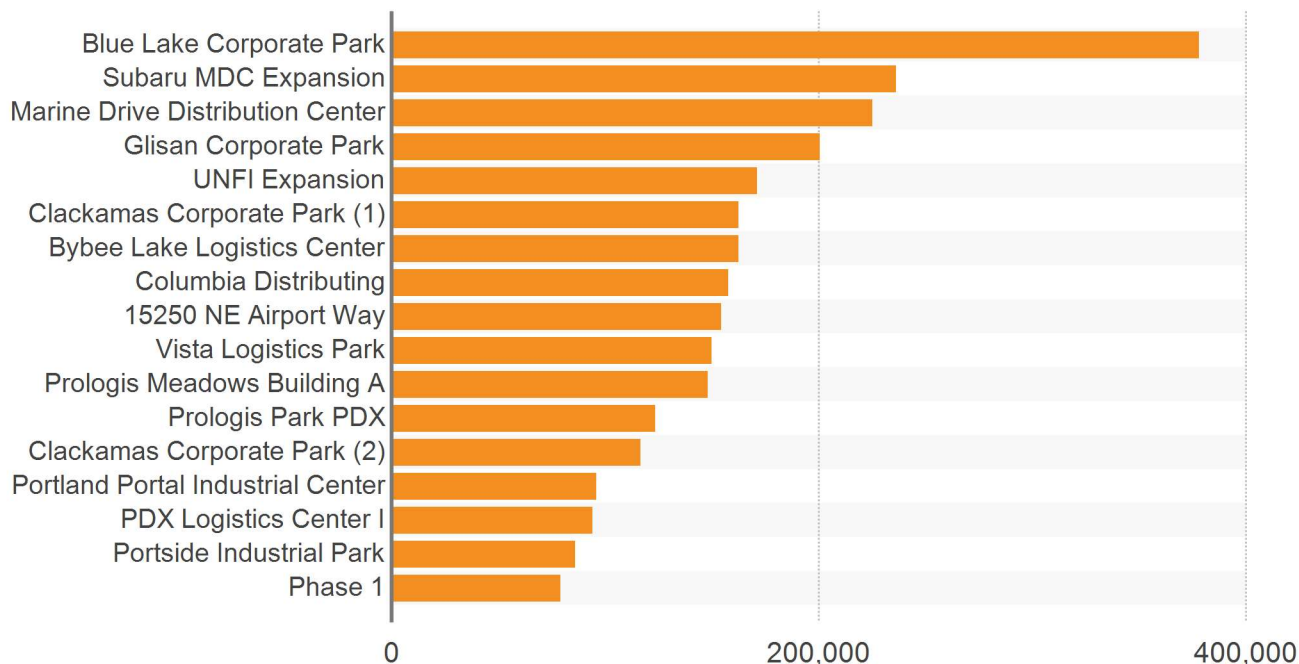
VACANCY RATE



AVAILABILITY RATE



12 MONTH NET ABSORPTION SF IN SELECTED BUILDINGS



| Building Name/Address | Submarket | Bldg SF | Vacant SF | Net Absorption SF | | | | |
|-------------------------------------|--------------------------|--------------------|-------------------|-------------------|------------------|----------|----------|------------------|
| | | | | 1st Qtr | 2nd Qtr | 3rd Qtr | 4th Qtr | 12 Month |
| Blue Lake Corporate Park | East Columbia Corridor | 378,000 | 0 | 0 | 378,000 | 0 | 0 | 378,000 |
| Subaru MDC Expansion | East Columbia Corridor | 236,225 | 0 | 0 | 0 | 0 | 0 | 236,225 |
| Marine Drive Distribution Center | Rivergate | 225,250 | 0 | 0 | 0 | 0 | 0 | 225,250 |
| Glisan Corporate Park | East Columbia Corridor | 200,701 | 0 | 0 | 146,000 | 0 | 0 | 200,701 |
| UNFI Expansion | Clark County Outlying | 577,000 | 0 | 0 | 0 | 0 | 0 | 171,197 |
| Clackamas Corporate Park (1) | Clackamas/Milwaukie | 162,507 | 0 | 0 | 0 | 0 | 0 | 162,507 |
| Bybee Lake Logistics Center | Rivergate | 438,750 | 0 | 0 | 0 | 0 | 0 | 162,495 |
| Columbia Distributing | SE Outlying | 531,148 | 0 | 0 | 0 | 0 | 0 | 157,593 |
| 15250 NE Airport Way | East Columbia Corridor | 154,240 | 0 | 154,240 | 0 | 0 | 0 | 154,240 |
| Vista Logistics Park | East Columbia Corridor | 494,464 | 0 | 0 | 0 | 0 | 0 | 150,000 |
| Prologis Meadows Building A | Airport Way | 148,060 | 0 | 0 | 0 | 0 | 0 | 148,060 |
| Prologis Park PDX | East Columbia Corridor | 246,228 | 122,810 | 304 | 0 | 0 | 0 | 123,418 |
| Clackamas Corporate Park (2) | Clackamas/Milwaukie | 116,493 | 0 | 0 | 35,992 | 0 | 0 | 116,493 |
| Portland Portal Industrial Center | East Columbia Corridor | 202,896 | 80,170 | 59,915 | 37,337 | 0 | 0 | 95,769 |
| PDX Logistics Center I | Airport Way | 108,160 | 0 | 0 | 0 | 0 | 0 | 94,120 |
| Portside Industrial Park | CBD/West Vancouver | 289,737 | 0 | 0 | 0 | 0 | 0 | 85,965 |
| Phase 1 | Sunset Corridor/Hills... | 78,998 | 0 | 0 | 0 | 0 | 0 | 78,998 |
| Subtotal Primary Competitors | | 4,588,857 | 202,980 | 214,459 | 597,329 | 0 | 0 | 2,741,031 |
| Remaining Portland Market | | 237,990,587 | 12,252,607 | 188,525 | (829,914) | 0 | 0 | (2,530,194) |
| Total Portland Market | | 242,579,444 | 12,455,587 | 402,984 | (232,585) | 0 | 0 | 210,837 |

TOP INDUSTRIAL LEASES PAST 12 MONTHS

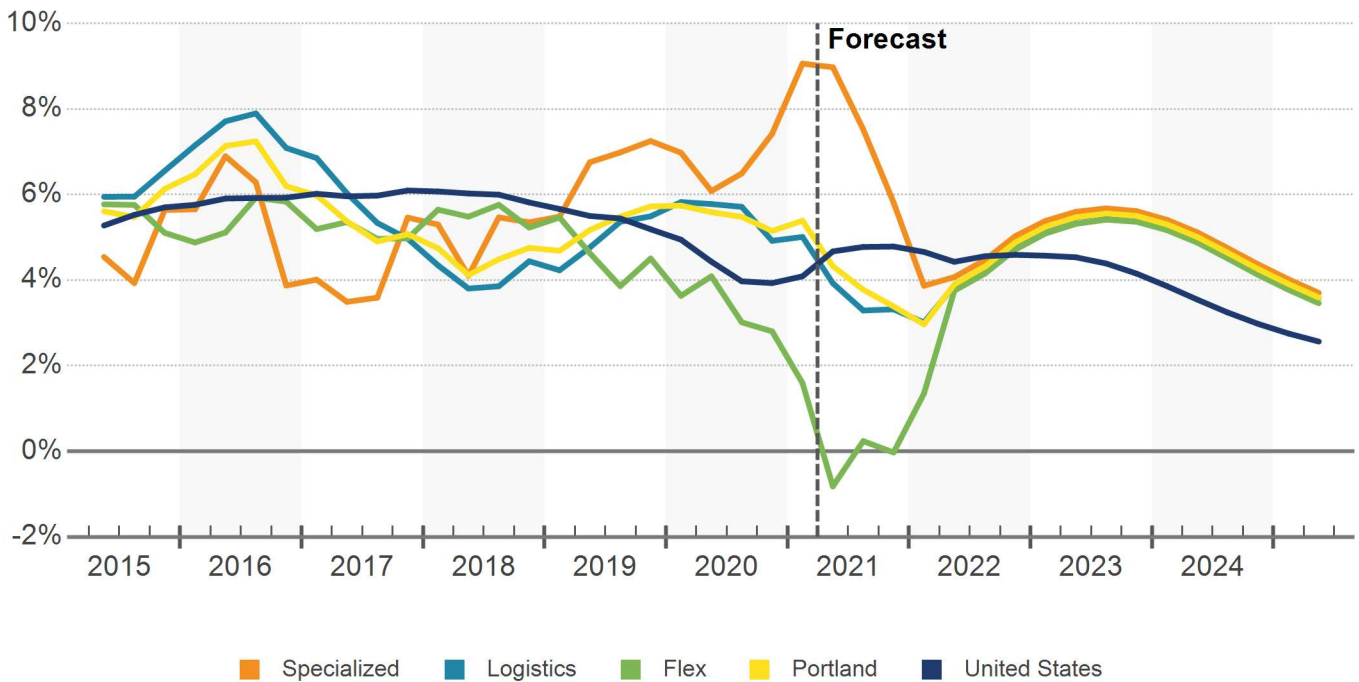
| Building Name/Address | Submarket | Leased SF | Qtr | Tenant Name | Tenant Rep Company | Leasing Rep Company |
|------------------------------|---------------------------|-----------|-------|-------------------------------|------------------------|---------------------------|
| 1001 N Schmeer Rd | Airport Way | 700,000 | Q1 21 | - | - | Colliers International |
| 6433 SE Lake Rd | Clackamas/Milwaukie | 413,719 | Q4 20 | Bob's Red Mill Natural Fo... | - | Capacity Commercial... |
| 19700-19790 NE Riverside Pky | East Columbia Corridor | 378,000 | Q4 20 | Hawthorne Hydroponics | CBRE | Cushman & Wakefield... |
| 7825 N Leadbetter Rd | Rivergate | 318,972 | Q4 20 | - | - | CBRE |
| 18555 NE Riverside Pky | East Columbia Corridor | 291,600 | Q4 20 | Bridgestone Americas Tire... | - | - |
| 6308-6310 N Marine Dr | Rivergate | 225,250 | Q3 20 | Cascades Tissue Group | JLL | Kidder Mathews |
| 1001 N Schmeer Rd | Airport Way | 200,000 | Q1 21 | - | - | Colliers International |
| 3600 NE Huffman St | Sunset Corridor/Hillsboro | 195,550 | Q4 20 | - | CBRE | - |
| 3201 NW 32nd Ave | CBD/West Vancouver | 192,960 | Q2 21 | - | - | Nuna Baby |
| NE 230th Ave & NE Sandy B | East Columbia Corridor | 165,000 | Q4 20 | - | - | Capacity Commercial... |
| 7820-7832 N Leadbetter Rd | Rivergate | 162,495 | Q3 20 | Bridgetown Trucking | Capacity Commerci... | Kidder Mathews |
| 23720-23800 NE Glisan St | East Columbia Corridor | 146,000 | Q1 21 | Owens Corning | - | Exeter Property Group |
| 2830-2898 NE 181st Ave * | East Columbia Corridor | 125,542 | Q3 20 | Cardinal Health | - | Kidder Mathews |
| 14601-14651 N Bybee Lake Ct | Rivergate | 123,120 | Q1 21 | JCB Packaging, LLC | Colliers International | Kidder Mathews |
| 5545 NE 148th Ave | East Columbia Corridor | 123,114 | Q3 20 | Javelin Logistics | Apex Real Estate Pa... | Kidder Mathews |
| 26600 SW Parkway Ave | Wilsonville | 110,995 | Q4 20 | Twist Bioscience Corporat... | - | Kidder Mathews |
| 9455 NE Alderwood Rd | Airport Way | 108,160 | Q3 20 | Richard's Packaging | Newmark Knight Frank | Colliers International |
| 10675 N Lombard St | Rivergate | 106,000 | Q2 21 | Richards Homewares Inc | - | - |
| 8929 N Ramsey Blvd * | Rivergate | 101,131 | Q3 20 | UPS | Colliers International | Colliers International |
| 20495 SW Teton Ave * | Tualatin | 100,000 | Q3 20 | Javelin Logistics | Apex Real Estate Pa... | - |
| 26600 SW Parkway Ave | Wilsonville | 99,597 | Q2 21 | - | - | Kidder Mathews |
| 92 SE 223rd Ave | East Columbia Corridor | 98,482 | Q3 20 | Hydrofarm | JLL | JLL |
| 13233 NE Jarrett St * | East Columbia Corridor | 95,340 | Q2 20 | D S Waters | - | Quest Property Manag... |
| 4131-4293 NE 189th Ave | East Columbia Corridor | 89,457 | Q4 20 | Ryder | - | JLL |
| 15011 N Lombard St | Rivergate | 89,431 | Q2 21 | Bell Carter Packaging | - | Kidder Mathews |
| 12360 SW Leveton Dr | Tualatin | 84,715 | Q3 20 | DPI Northwest | - | - |
| 14280 SW 72nd Ave | Tigard | 76,800 | Q3 20 | Leif's Auto Collision Centers | - | - |
| 15925 N Lombard St | Rivergate | 74,800 | Q3 20 | PODS | - | JLL |
| 4630 NE 166th Ave * | East Columbia Corridor | 70,000 | Q4 20 | PFX Pet Supply | Cresa Dallas Ft. Worth | Capacity Commercial... |
| 6220-6228 NE Pinefarm Ct | Sunset Corridor/Hillsboro | 69,630 | Q1 21 | XPO Logistics | Capacity Commerci... | Apex Real Estate Partn... |
| 5500 NE Moore Ct | Sunset Corridor/Hillsboro | 68,289 | Q3 20 | HIS Innovations Group | Kidder Mathews | Kidder Mathews |
| 13539-13551 SE Johnson Rd | Clackamas/Milwaukie | 66,000 | Q2 21 | Kite Hill | - | Kidder Mathews |
| 15311-15427 NE Airport Way * | East Columbia Corridor | 64,977 | Q2 20 | HydroFarm | - | Colliers International |
| 8929 N Ramsey Blvd | Rivergate | 63,495 | Q1 21 | UPS | - | Colliers International |
| 3003 NE 172nd Pl | East Columbia Corridor | 60,529 | Q1 21 | Stuart C. Irby Company | - | Kidder Mathews;Macad... |
| 8564-8592 NE Alderwood Rd * | Airport Way | 60,216 | Q2 20 | Mission Foods | - | Kidder Mathews |
| 15750 N Lombard St | Rivergate | 60,000 | Q3 20 | AAP | - | CBRE |
| 16221-16251 SE 98th Ave | Clackamas/Milwaukie | 57,900 | Q3 20 | Dynalectric | - | Kidder Mathews |
| 6801 NE Columbia Blvd | Airport Way | 57,495 | Q2 21 | - | - | Kidder Mathews |
| 18135 SW Boones Ferry Rd | Tigard | 57,289 | Q4 20 | - | - | PacTrust |

*Renewal

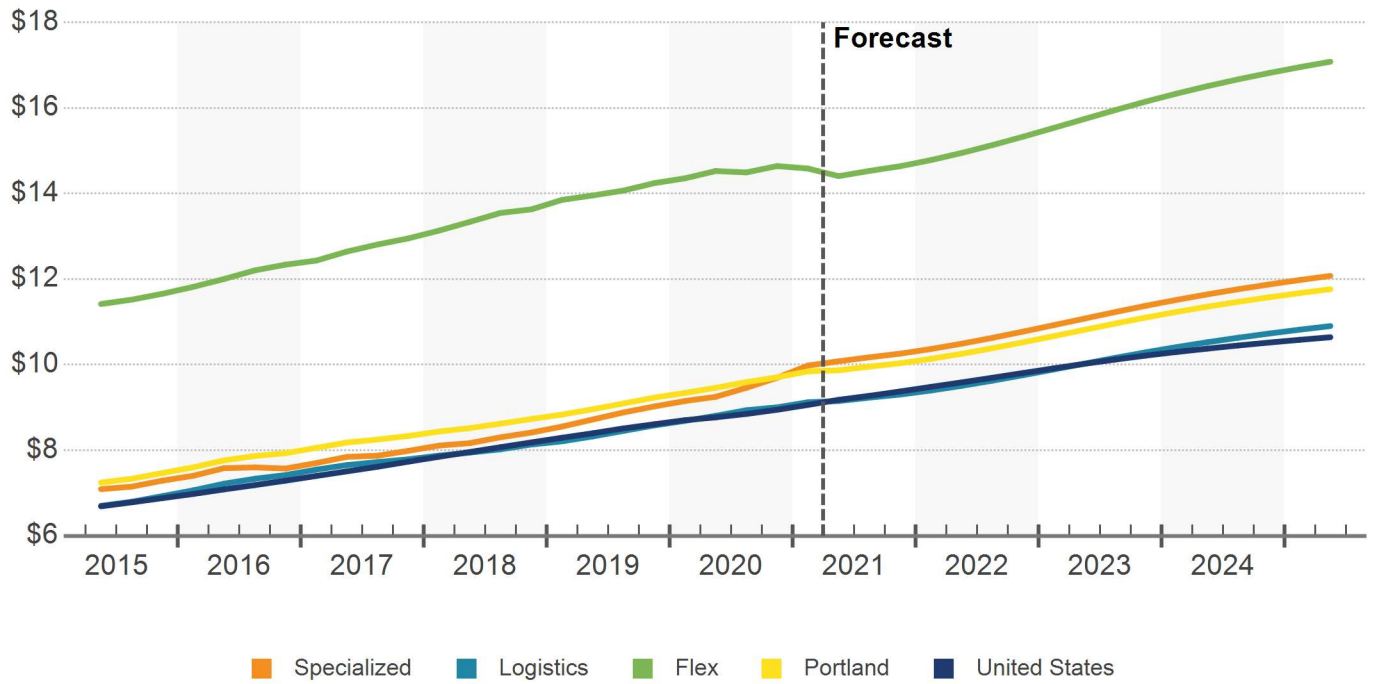
Portland's industrial rents continue to grow at a healthy clip despite lingering effects of the pandemic, continuing a decade-long run that saw cumulative industrial rent growth of nearly 60% since the start of 2011. That's far stronger than comparable rent gains for retail, office, or even apartments in that time, and industrial rent growth continues to outperform the other three property sectors. In the past year, rents have increased by about 4.5%.

Rent growth varies across Portland industrial submarkets, though every industrial hub posted solid growth over the past year. Well-located submarkets with access to the Columbia River and the Willamette River tend to do well, including Hayden Island/Swan Island, East Columbia Corridor, and Rivergate. Lower-performing submarkets generally have a limited industrial footprint and are located farther from Portland's key logistics nodes around the Columbia River.

MARKET RENT GROWTH (YOY)



MARKET RENT PER SQUARE FEET



The frenzied speculative development pipeline of recent years is beginning to thin out. The majority of new industrial development now underway either is preleased or will be owner-occupied.

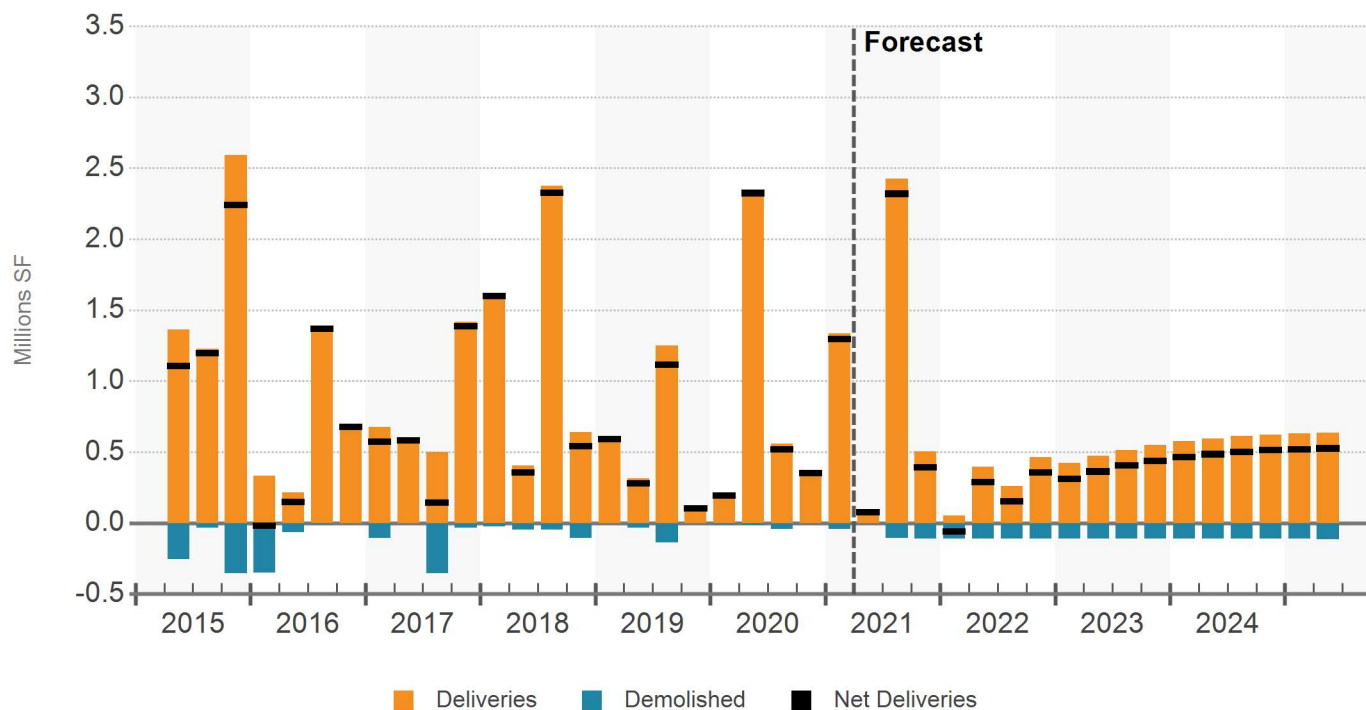
The 1.5-million-SF expansion to D1X, on Intel's Ronler Acres campus, is set to be the largest industrial development of the decade. And a new 531,000-SF facility for Columbia Distributing in Canby is nearing completion. Last year, a 577,000-SF expansion to a United Natural Foods facility wrapped in 20Q2, while a 236,000-SF expansion to the Subaru Distribution Center was completed in 20Q3.

But along with substantial build-to-suit construction, tight vacancies triggered Portland's first significant spec development wave since the recession. Of all space under construction, about 35% is available for lease.

Only a handful of major spec projects are currently

underway. The former Portland Meadows horse racing facility located at 1001 N. Schmeer Rd was acquired in 2019 by San Francisco-based Prologis for \$48.8 million. Plans are to develop a more than 1.8-million-square-foot industrial property over time, now called Prologis Meadows. The buildings are currently in various stages of construction, with some reportedly pre-leased. The property will have excellent access to Interstate 5 to the north. In 19Q3, Bridge Development Partners broke ground on the two-building, 677,000-SF Bridge Point i5 in Airport Way, just to the east of East Columbia Corridor. This project, fully available for lease, delivered in 21Q1. In April 2018, Trammell Crow broke ground on another large project in the East Columbia Corridor, the two-building Blue Lake Corporate Park. An 86,000-SF building at the park delivered in 20Q1 and remains available for lease, while the 378,000-SF warehouse delivered in 20Q2 and was leased in October 2020 by Hawthorne Hydroponics.

DELIVERIES & DEMOLITIONS



SUBMARKET CONSTRUCTION

| No. | Submarket | Under Construction Inventory | | | | | Average Building Size | | |
|---------------|---------------------------|------------------------------|--------------|---------------------|--------------|------|-----------------------|----------------|------|
| | | Bldgs | SF (000) | Pre-Leased SF (000) | Pre-Leased % | Rank | All Existing | Under Constr | Rank |
| 1 | Sunset Corridor/Hillsboro | 5 | 2,270 | 2,234 | 98.4% | 3 | 48,413 | 453,910 | 1 |
| 2 | I-5 Corridor Outlying | 3 | 478 | 0 | 0% | 8 | 22,175 | 159,434 | 2 |
| 3 | East Columbia Corridor | 3 | 146 | 96 | 65.9% | 4 | 59,923 | 48,807 | 4 |
| 4 | St Johns/Cntrl Vancouver | 3 | 145 | 53 | 36.2% | 6 | 27,755 | 48,313 | 5 |
| 5 | Wilsonville | 1 | 110 | 0 | 0% | 8 | 60,798 | 110,366 | 3 |
| 6 | Clackamas/Milwaukie | 2 | 49 | 26 | 53.7% | 5 | 34,817 | 24,550 | 10 |
| 7 | SE Outlying | 1 | 45 | 45 | 100% | 1 | 18,689 | 45,000 | 6 |
| 8 | Rivergate | 1 | 41 | 0 | 0% | 8 | 88,804 | 40,890 | 7 |
| 9 | Gresham | 1 | 32 | 2 | 7.6% | 7 | 15,639 | 32,454 | 8 |
| 10 | Vancouver Mall | 1 | 32 | 32 | 100% | 1 | 9,767 | 31,949 | 9 |
| | All Other | 1 | 11 | 11 | 100% | | 27,289 | 10,760 | |
| Totals | | 22 | 3,360 | 2,499 | 74.4% | | 33,656 | 152,715 | |

Under Construction Properties

Portland Industrial

Properties

Square Feet

Percent of Inventory

Released

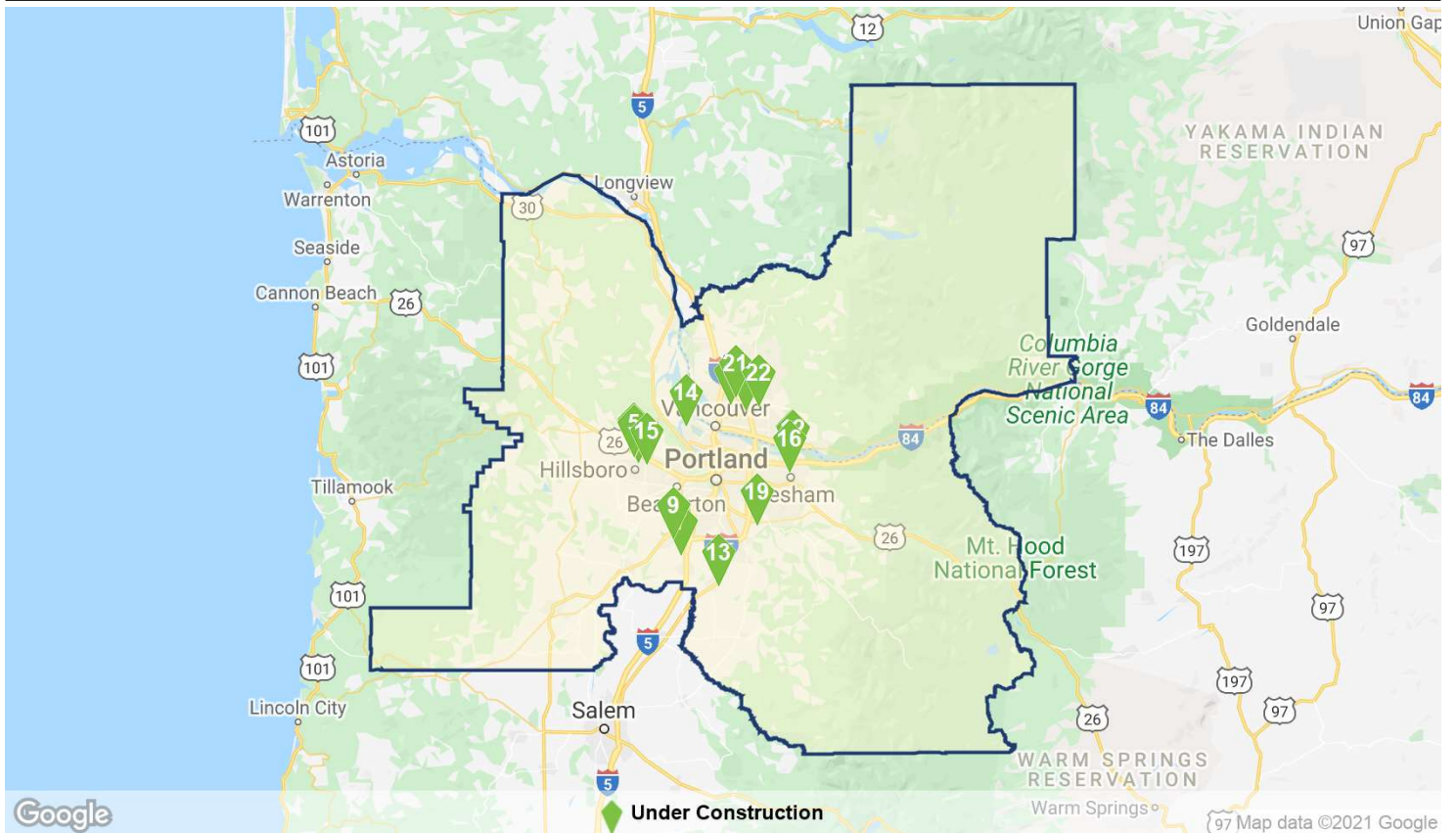
22

3,359,730

1.5%

74.4%

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION

| Property Name/Address | Rating | Bldg SF | Stories | Start | Complete | Developer/Owner |
|--|--------|-----------|---------|----------|----------|--|
| 1 Intel Expansion Project 2501 NE Century Blvd | ★★★★★ | 1,500,000 | - | Aug 2019 | Jul 2021 | - Intel Corporation |
| 2 Portland-Hillsboro 3 4091 NE Constable St | ★★★★☆ | 358,000 | 1 | Oct 2020 | Aug 2021 | - |
| 3 Building C 12822 SW Tualatin Sherw... | ★★★★☆ | 271,870 | 1 | Mar 2021 | Apr 2022 | - |
| 4 3600 NE Huffman St | ★★★★☆ | 195,550 | 1 | Oct 2020 | Sep 2021 | Trammell Crow Company Trammell Crow Company |
| 5 POR03 4735 NE Starr Blvd | ★★★★☆ | 180,000 | 1 | Oct 2020 | Jul 2021 | - Raymond David Haag |
| 6 Building B 12822 SW Tualatin Sherw... | ★★★★☆ | 144,174 | 1 | Oct 2020 | Nov 2021 | - |
| 7 Coffee Creek Logistics C... 10680 SW Clutter Rd | ★★★★☆ | 110,366 | 1 | Sep 2021 | Sep 2022 | - |

Under Construction Properties

Portland Industrial

UNDER CONSTRUCTION

| Property Name/Address | Rating | Bldg SF | Stories | Start | Complete | Developer/Owner |
|---|--------|---------|---------|----------|----------|---|
| 8 4306 NE 68th Dr | ★★★★☆ | 105,000 | 1 | Mar 2020 | Aug 2021 | - Robert Colf |
| 9 Building A 12822 SW Tualatin Sherw... | ★★★★☆ | 62,257 | 1 | Dec 2020 | Jul 2021 | - Tualatin Valley Water District |
| 10 A NE 230th Ave & NE Sandy B | ★★★★☆ | 51,200 | 1 | Sep 2020 | Jul 2021 | Sierra Construction Co., Inc. Dermody Properties, Inc. |
| 11 22860 NE Townsend Way | ★★★★☆ | 50,000 | 1 | Dec 2020 | Sep 2021 | - AJ Giustina |
| 12 B NE 230th Ave & NE Sandy B | ★★★★☆ | 45,220 | 1 | Sep 2020 | Jul 2021 | Sierra Construction Co., Inc. Dermody Properties, Inc. |
| 13 2100 SE 4th | ★★★★☆ | 45,000 | 2 | Sep 2020 | Jul 2021 | - - |
| 14 Rivergate Commerce Ce... 8900 N Ramsey Blvd | ★★★★☆ | 40,890 | 1 | Jul 2020 | Jul 2021 | - Jerry & Deborah Ivy |
| 15 Building C 8060 NE Walker Rd | ★★★★☆ | 36,000 | 1 | Oct 2020 | Jul 2021 | - - |
| 16 CEDAR RIDGE INDUSTR... 21600 Stark St | ★★★★☆ | 32,454 | 2 | Apr 2021 | Sep 2021 | - - |
| 17 5001 NE 94th St | ★★★☆☆ | 31,949 | 2 | Sep 2020 | Sep 2021 | - - |
| 18 16935 SE 120th Ave | ★★★★☆ | 26,390 | - | Jan 2021 | Nov 2021 | - - |
| 19 Building 2 16935 SE 120th Ave | ★★★★☆ | 22,710 | 1 | Jan 2021 | Nov 2021 | - H & R Homes of Molalla, Inc |
| 20 Bldg 2 9210 NE 62nd Ave | ★★★★☆ | 22,600 | 1 | Jan 2021 | Dec 2021 | - Rotschy Inc. |
| 21 Bldg 1 9210 NE 62nd Ave | ★★★★☆ | 17,340 | 1 | Feb 2021 | Dec 2021 | - - |
| 22 Bldg A 6321 NE 131st Ave | ★★★★☆ | 10,760 | 1 | Apr 2020 | Dec 2021 | Sifton Industrial, LLC Area Heating & Cooling Inc |

Portland industrial sales volume in 2020 significantly outperformed investment in the office as well as the retail sector. In 20Q1, industrial investment exceeded \$555 million, the second-highest quarterly sales volume Portland has recorded in the past decade. And while deal activity slowed over the second half of the year, it did not entirely dry up. 21Q1 sales volume reached nearly \$270 million, the highest quarterly investment total recorded in almost a year.

Though institutional capital is present in this regional industrial market, most trades are among private buyers trading smaller properties. But major portfolio trades have boosted overall volume totals in recent years. In 2019, annual sales volume reached nearly \$1.8 billion, an all-time high. The Global Logistic Properties sale in September accounted for about 37% of 2019's total sales volume.

The pandemic barely impacted a decades-long run-up in pricing. Prices for Portland industrial assets more than doubled over the past decade, spiking from around \$65/SF in 2010 to \$159/SF today.

So far, the largest sale of 2021 came in the first quarter. CBRE announced in February that the 729,610 SF Bybee Lake Logistic Center I & II, which is a two-building industrial complex located in North Portland, sold to PCCP, LLC, a Los Angelesbased real estate investment firm. Closing price was equal to \$82.5 million (\$113/SF). The seller was Seattle-based investment firm Washington Capital. Both structures are Class A industrial buildings on 37.7 acres and are encumbered by a long-term ground lease to the Port of Portland.

The largest deals of 2020 took place in the first half of the year.

In July the 349,000 SF Cubes at Troutdale sold for \$61 million (\$175/SF) at a 4.3% cap rate. It includes 18.69 acres and delivered in 19Q3. The asset was fully occupied by C&S Wholesale Grocers at the time of sale, with 10 years remaining on the lease. U.S. Logistics

Fund 1 and CRG sold the asset to Kohlberg Kravis Roberts & Co. L.P.

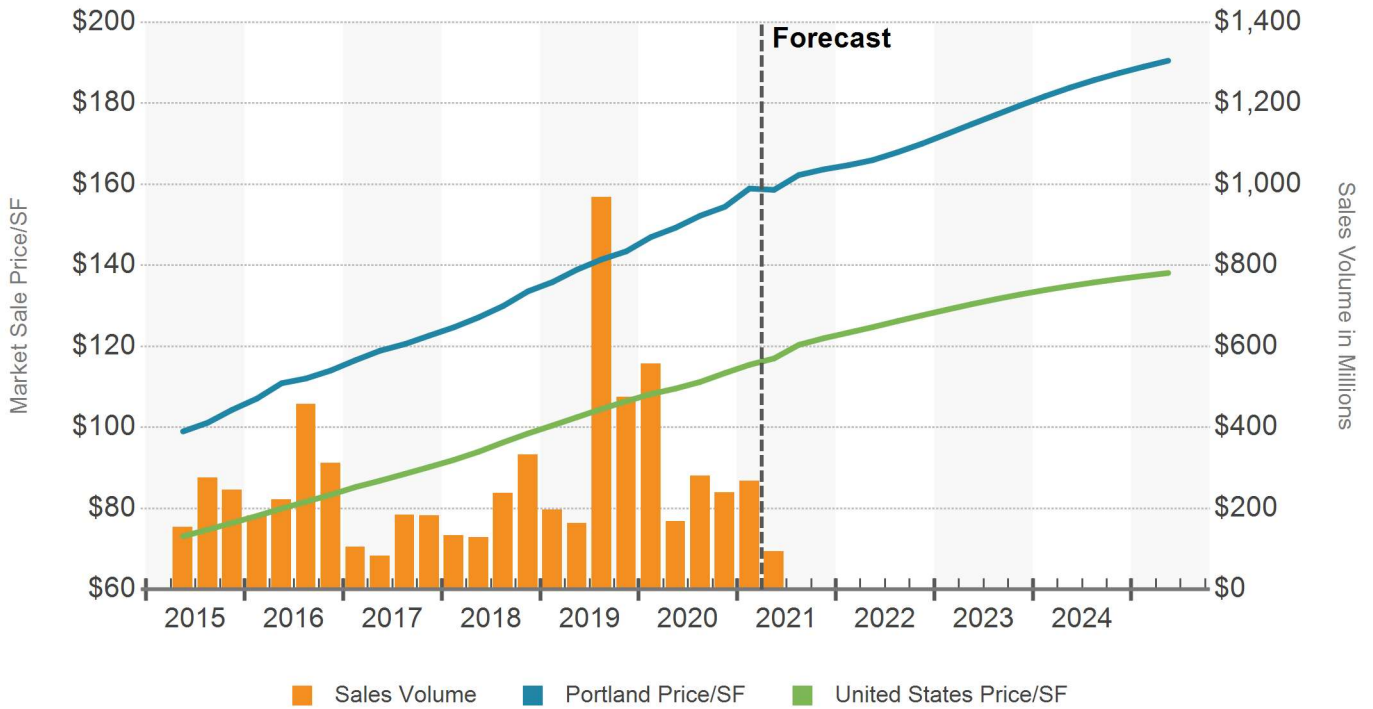
Also in July, the leasehold interest of the two-building, 257,000-SF PDX Logistics Center Phase III sold for \$43.5 million (\$169/SF) at a 5.48% cap rate. The City of Portland's ground lease runs through 2066. Fully occupied at the time of sale, the assets delivered in 2017 and 2018. Buyer Clarion Partners had already acquired Phase I and Phase II of the development in prior deals. The sellers were Capstone Partners, LLC and their joint venture partner PCCP, LLC.

In June, a 290,000-SF building in Vancouver's Portside Industrial Park sold for \$36.9 million (\$127/SF) in an owner/user trade. The asset delivered just weeks prior to the sale. Sellers Specht Properties and EverWest Real Estate Investors developed the property, and buyer Iron Mountains moved brand Nuna Baby Essentials into the building.

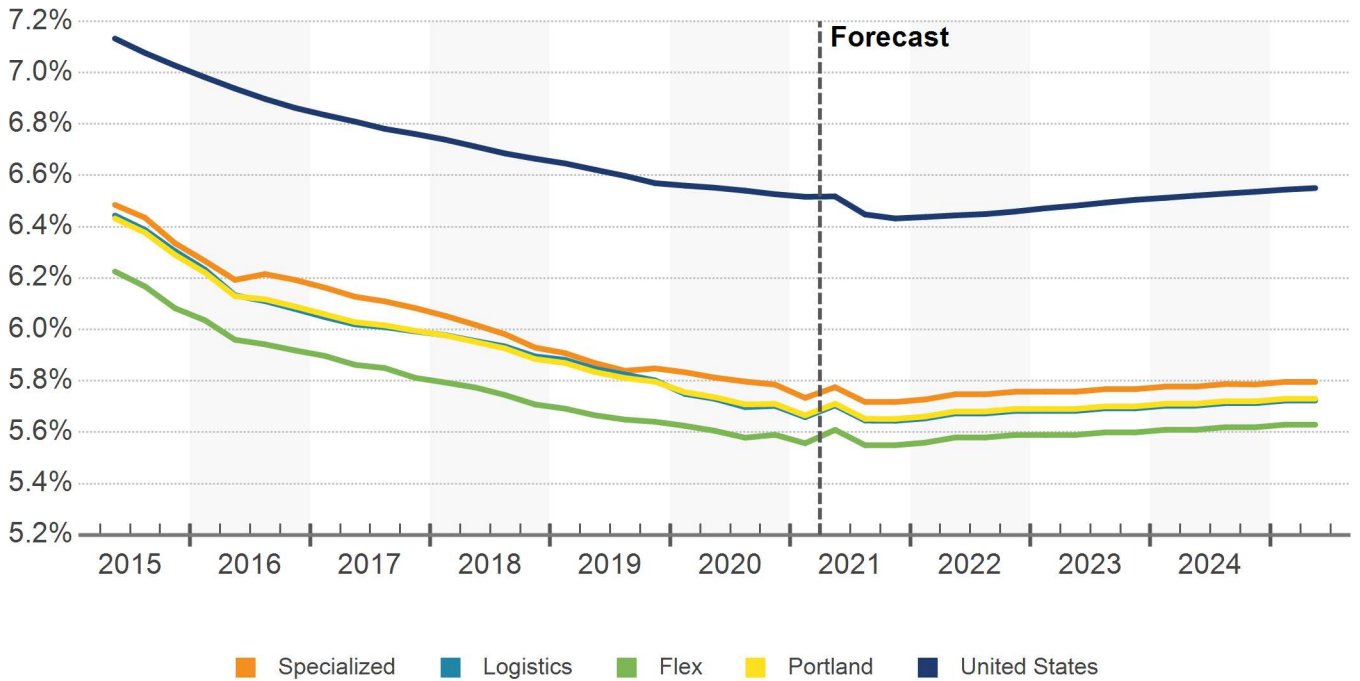
In January 2020, a \$4 billion bulk portfolio with a 4.95% cap rate involved 18 assets in the Portland metro, valued at an estimated \$300 million (\$127/SF) in the transaction. Properties were located throughout the metro, including the five-building Kelley Point Distribution Center. Prologis acquired the assets from Black Creek Group and Industrial Property Trust.

Two recently constructed speculative industrial parks sold in 2019. In November, the three-building, 733,000-SF Vista Logistics Park sold for \$93 million (\$127/SF) at a 4.1% cap rate. Black Creek Group acquired the asset from developer Specht Properties and New York Life Real Estate Investors. Vista Logistics Park, delivered in 17Q4, was Portland's largest-ever single-phase spec development. In May, the 505,000-SF Glisan Corporate Park sold for \$56.5 million (\$112/SF). In the East Columbia Corridor, the three-building complex delivered in 18Q1 and, as of the sale, was still about 60% available for lease. Trammell Crow sold the asset to Exeter Property Group.

SALES VOLUME & MARKET SALE PRICE PER SF



MARKET CAP RATE



Sales Past 12 Months

Portland Industrial

Sale Comparables

Avg. Cap Rate

Avg. Price/SF

Avg. Vacancy At Sale

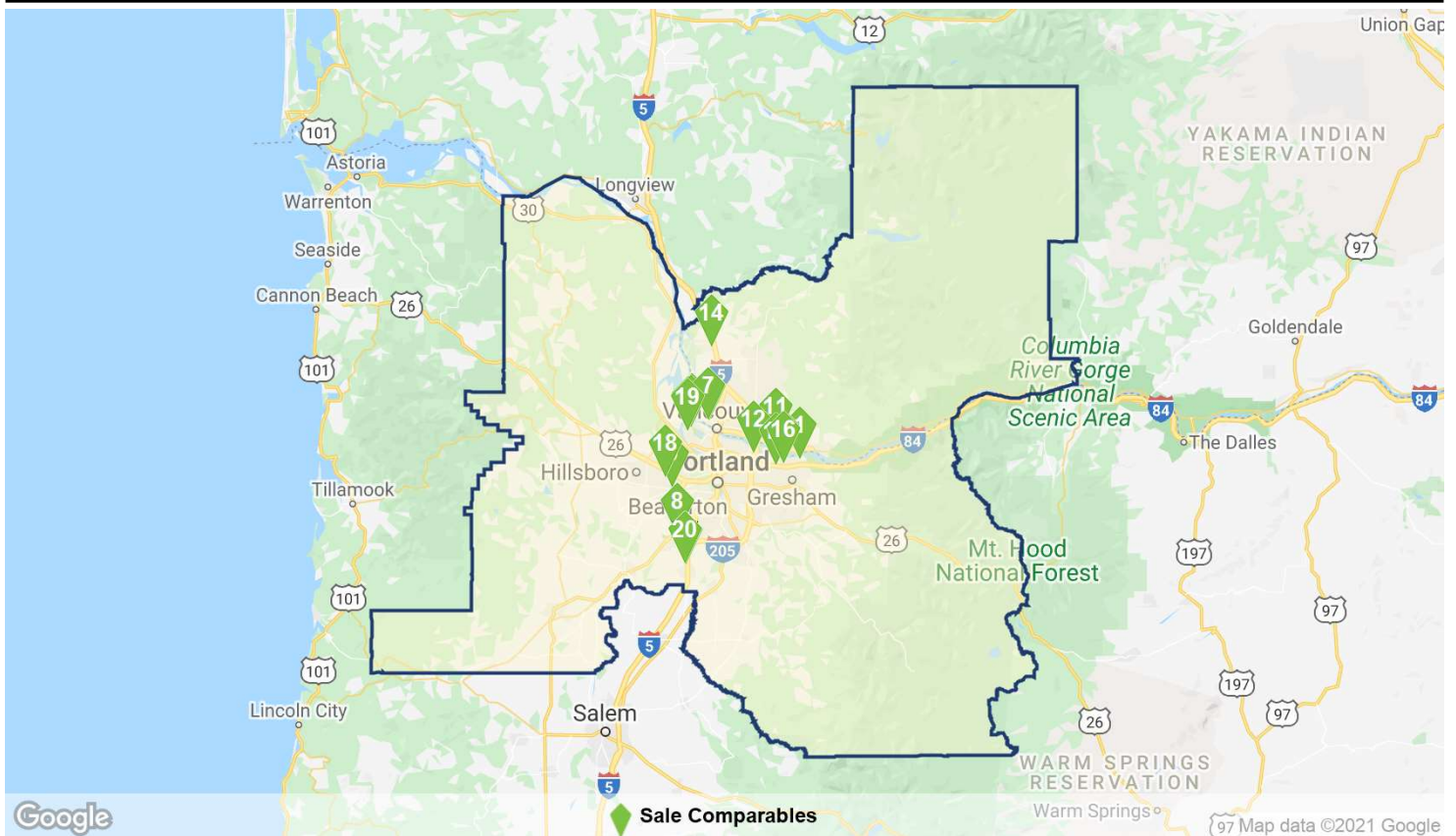
276

6.0%

\$121

12.5%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

| Sales Attributes | Low | Average | Median | High |
|---------------------------|-----------|-------------|-------------|--------------|
| Sale Price | \$148,022 | \$5,298,660 | \$1,950,000 | \$61,000,000 |
| Price/SF | \$18 | \$121 | \$149 | \$2,750 |
| Cap Rate | 4.3% | 6.0% | 6.3% | 6.8% |
| Time Since Sale in Months | 0.0 | 6.1 | 5.9 | 11.8 |
| Property Attributes | Low | Average | Median | High |
| Building SF | 699 | 37,767 | 10,000 | 648,080 |
| Ceiling Height | 8' | 19'2" | 18' | 36' |
| Docks | 0 | 5 | 0 | 115 |
| Vacancy Rate At Sale | 0% | 12.5% | 0% | 100% |
| Year Built | 1886 | 1973 | 1977 | 2021 |
| Star Rating | ★★★★★ | ★★★★★ 2.1 | ★★★★★ | ★★★★★ |

Sales Past 12 Months

Portland Industrial

RECENT SIGNIFICANT SALES

| Property Name - Address | Property | | | | Sale | | | |
|---|----------|----------|---------|---------|------------|--------------|----------|----------|
| | Rating | Yr Built | Bldg SF | Vacancy | Sale Date | Price | Price/SF | Cap Rate |
| 1 The Cubes at Troutdale 2053 NW Sundial Rd | ★★★★★ | 2019 | 349,080 | 0% | 7/17/2020 | \$61,000,000 | \$175 | 4.3% |
| 2 Phase I 7820-7832 N Leadbetter Rd | ★★★★★ | 2006 | 438,750 | 0% | 2/5/2021 | \$44,711,345 | \$102 | - |
| 3 Rivergate Logistics Center 8929 N Ramsey Blvd | ★★★★★ | 1999 | 523,934 | 12.1% | 12/20/2020 | \$39,241,675 | \$147 | - |
| 4 Phase II 14601-14651 N Bybee Lak... | ★★★★★ | 2007 | 290,860 | 0% | 2/5/2021 | \$37,788,655 | \$130 | - |
| 5 Bldg D 2600 NW Lower River Rd | ★★★★★ | 2020 | 289,737 | 0% | 6/8/2020 | \$36,912,493 | \$127 | - |
| 6 18555 NE Riverside Pky | ★★★★★ | 1999 | 291,600 | 0% | 12/18/2020 | \$32,231,315 | \$111 | - |
| 7 3201 NW 32nd Ave | ★★★★★ | 2021 | 192,960 | 100% | 2/23/2021 | \$26,724,960 | \$139 | - |
| 8 Eurobest 12360 SW Leveton Dr | ★★★★★ | 1998 | 84,715 | 0% | 9/30/2020 | \$25,652,610 | \$303 | - |
| 9 Millikan Bldg 73 13955 SW Millikan Way | ★★★★★ | 1976 | 103,316 | 0% | 3/11/2021 | \$24,000,000 | \$232 | - |
| 10 Phase III Building 4 6520 Mt St Helens Ave | ★★★★★ | 2017 | 134,400 | 0% | 7/31/2020 | \$22,734,104 | \$169 | - |
| 11 The VIC 18110 SE 34th St | ★★★★★ | 1981 | 648,080 | 6.0% | 10/27/2020 | \$22,468,220 | \$35 | - |
| 12 Phase III Building 5 10101 NE Alderwood Rd | ★★★★★ | 2018 | 122,749 | 0% | 7/31/2020 | \$20,764,896 | \$169 | - |
| 13 2912 NE 172nd PI | ★★★★★ | 2019 | 130,589 | 100% | 10/27/2020 | \$17,950,000 | \$137 | - |
| 14 5504 S 11th St | ★★★★★ | 2020 | 117,415 | 0% | 10/26/2020 | \$17,250,000 | \$147 | - |
| 15 Bldg 1 9750 SW Hillman Ct | ★★★★★ | 1988 | 100,611 | 0% | 1/22/2021 | \$15,279,599 | \$152 | - |
| 16 19379 NE Sandy Blvd | ★★★★★ | 2020 | 110,525 | 100% | 12/23/2020 | \$13,600,000 | \$123 | - |
| 17 Bldg 3 27695 SW 95th Ave | ★★★★★ | 1988 | 86,567 | 0% | 1/22/2021 | \$12,947,785 | \$150 | - |
| 18 Nike 701 SW 158th Ave | ★★★★★ | 1994 | 73,200 | 0% | 9/25/2020 | \$12,200,000 | \$167 | 5.5% |
| 19 Purdy World Headquarters 13201 N Lombard St | ★★★★★ | 1980 | 95,458 | 0% | 9/15/2020 | \$12,000,000 | \$126 | - |
| 20 Bldg 2 9740 SW Hillman Ct | ★★★★★ | 1988 | 85,032 | 0% | 1/22/2021 | \$11,878,263 | \$140 | - |

Portland's economy is bouncing back from the severe strain caused by the COVID-19 pandemic. The local unemployment rate peaked at nearly 15% in April but had recovered to around 6% by the end of 2020.

However, the economic shock from the pandemic has still caused considerable disruption to the labor and commercial property markets. Demand for commercial space has fallen most heavily in the office and retail sectors, with social distancing protocols impacting revenue, leasing decisions, and space requirements. And while the falling unemployment rate is a sign that the employment picture may be turning a corner, some of the jobs lost during this recession may not return. In particular, the coronavirus is wielding an outsized impact on the leisure and hospitality and retail trade sectors, which collectively employed 20% of Portland's nonfarm workforce prior to the pandemic.

Until the advent of the coronavirus, Portland's healthy economic indicators drove demand for commercial real estate. Incomes far exceed the national average, and population growth is strong. Portland's employment growth outpaced national performance for the past decade.

Portland is popular with millennials looking for creative, affordable, eco-friendly spaces close to transit hubs that allow them to take advantage of the region's high quality of life. Many new residents come in search of a lower cost of living; of the 11 West Coast metros with at least 1 million residents, only Fresno, California, has cheaper average apartment rents than Portland. The lack of a sales tax in Oregon and the lack of an income tax in Washington also appeal.

Developers have identified strong migration as a demand driver for new projects, many of which are of higher density. The Metro Council approved a 2,200-acre Urban Growth Boundary expansion in December 2018, after declining a boundary expansion three years prior. Established in 1979, Portland's Urban Growth Boundary has since been expanded 36 times.

Intel and Nike, the metro's largest non-government, non-healthcare employers, are both midway through substantial expansions of their corporate campuses. In July 2019, Intel broke ground on a 1.5-million-SF expansion to D1X at its Ronler Acres campus in Hillsboro. Previously, the multibillion-dollar D1X development delivered 2.2 million SF in 2015, marking the largest capital project in Oregon's history.

Nike's relationship with the state government has been somewhat volatile, but this changed after the legislature agreed to lock in Nike's state tax rate at current levels. The company's commitment to the region has culminated in the ongoing construction of 1.4 million SF of office space at its Beaverton campus. Once completed, Nike will occupy 350 acres of contiguous real estate, one of the largest corporate campuses in America. But the company is restructuring to focus on direct online sales over third-party retailers. The move resulted in about 700 layoffs across Nike's Oregon workforce in 2020.

Nike has attracted a skilled workforce—as well as a number of competitors—to the metro. Dr. Martens, Columbia Sportswear, and Lacrosse Footwear all have headquarters in the region, and Adidas North America is midway through a 425,000-SF office expansion of its headquarters. Under Armour moved into a former YMCA building in Southwest Portland in 2017.

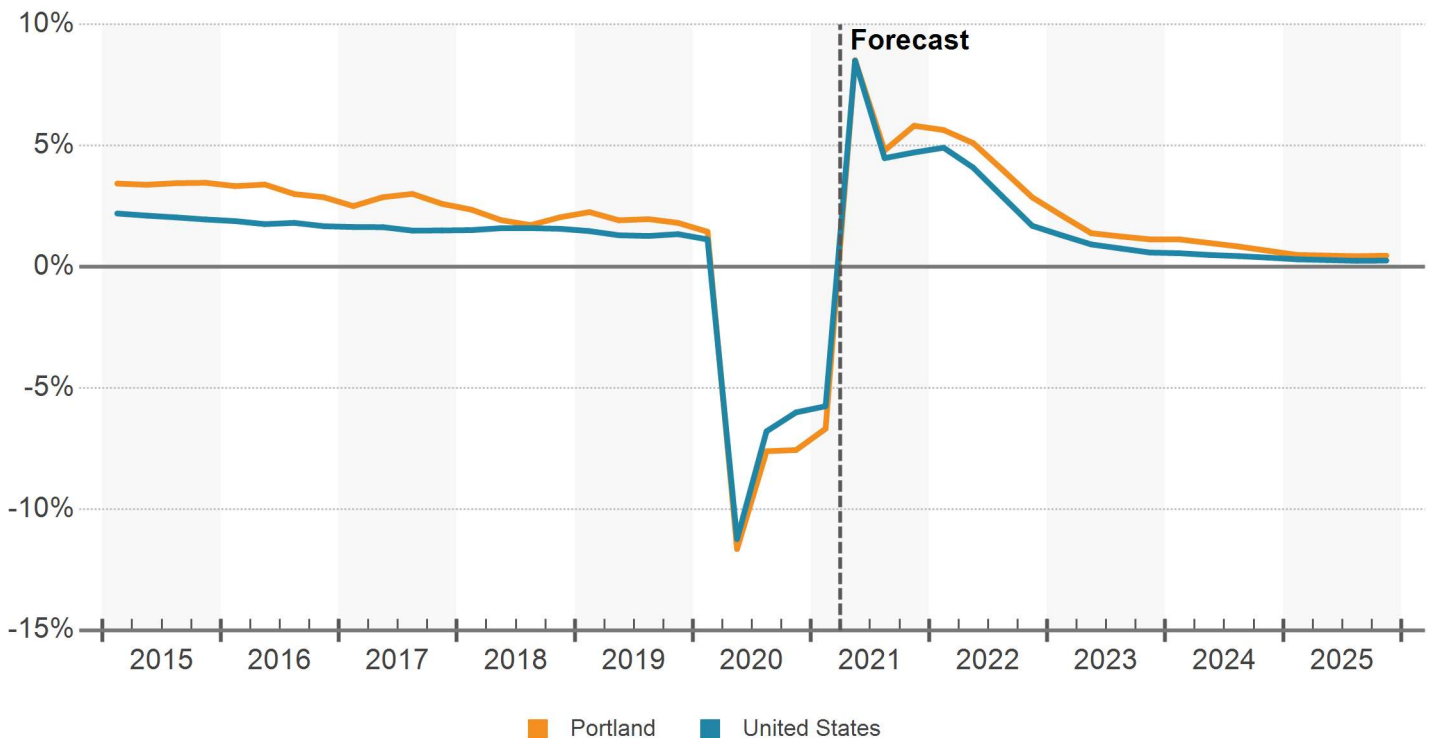
Amazon is another major contributor to Portland's economy and has invested around \$2.8 billion into Oregon. After acquiring Portland-based Elemental Technologies for \$296 million in October 2015, the company has leased about 200,000 SF of office space in the CBD, along with about 2.5 million SF of industrial space in the greater Portland metro. Amazon's industrial footprint includes a sortation center in Hillsboro employing 1,000 workers and fulfillment centers in North Portland (918,000 SF) and Troutdale (860,000 SF), both delivered in 18Q3, that collectively employ about 3,000 workers.

PORTLAND EMPLOYMENT BY INDUSTRY IN THOUSANDS

| Industry | CURRENT JOBS | | CURRENT GROWTH | | 10 YR HISTORICAL | | 5 YR FORECAST | |
|--|--------------|------------|----------------|--------------|------------------|--------------|---------------|--------------|
| | Jobs | LQ | Market | US | Market | US | Market | US |
| Manufacturing | 127 | 1.3 | 3.86% | 2.71% | 1.35% | 0.53% | 0.92% | 0.25% |
| Trade, Transportation and Utilities | 221 | 1.0 | 5.37% | 4.94% | 1.67% | 0.88% | 0.47% | 0.48% |
| Retail Trade | 116 | 0.9 | 7.50% | 6.78% | 1.18% | 0.43% | 0.64% | 0.40% |
| Financial Activities | 74 | 1.0 | -0.27% | 1.15% | 1.67% | 1.34% | 0.94% | 0.58% |
| Government | 139 | 0.8 | -3.04% | -1.69% | -0.38% | -0.31% | 1.85% | 0.98% |
| Natural Resources, Mining and Construction | 77 | 1.2 | 4.29% | 3.55% | 4.85% | 2.49% | 1.71% | 0.95% |
| Education and Health Services | 181 | 0.9 | 4.26% | 3.33% | 2.09% | 1.55% | 1.76% | 1.62% |
| Professional and Business Services | 189 | 1.1 | 4.95% | 4.52% | 2.97% | 1.87% | 1.22% | 1.37% |
| Information | 26 | 1.2 | 3.87% | 2.10% | 0.97% | 0.27% | 2.92% | 1.89% |
| Leisure and Hospitality | 95 | 0.8 | 7.89% | 15.04% | -0.14% | 0.52% | 6.52% | 3.85% |
| Other Services | 40 | 0.9 | 7.67% | 7.83% | 1.22% | 0.35% | 1.70% | 1.05% |
| Total Employment | 1,169 | 1.0 | 3.70% | 4.00% | 1.60% | 0.94% | 1.75% | 1.27% |

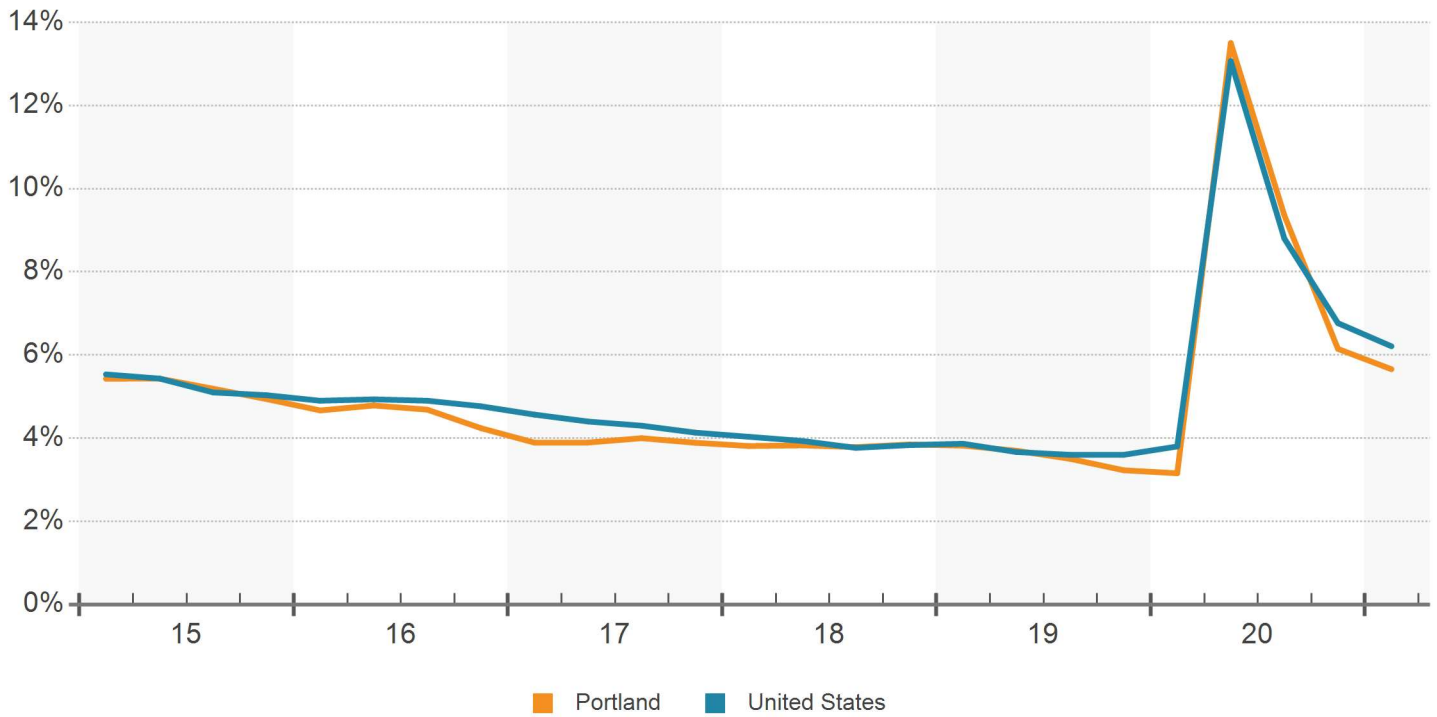
Source: Oxford Economics
LQ = Location Quotient

JOB GROWTH (YOY)

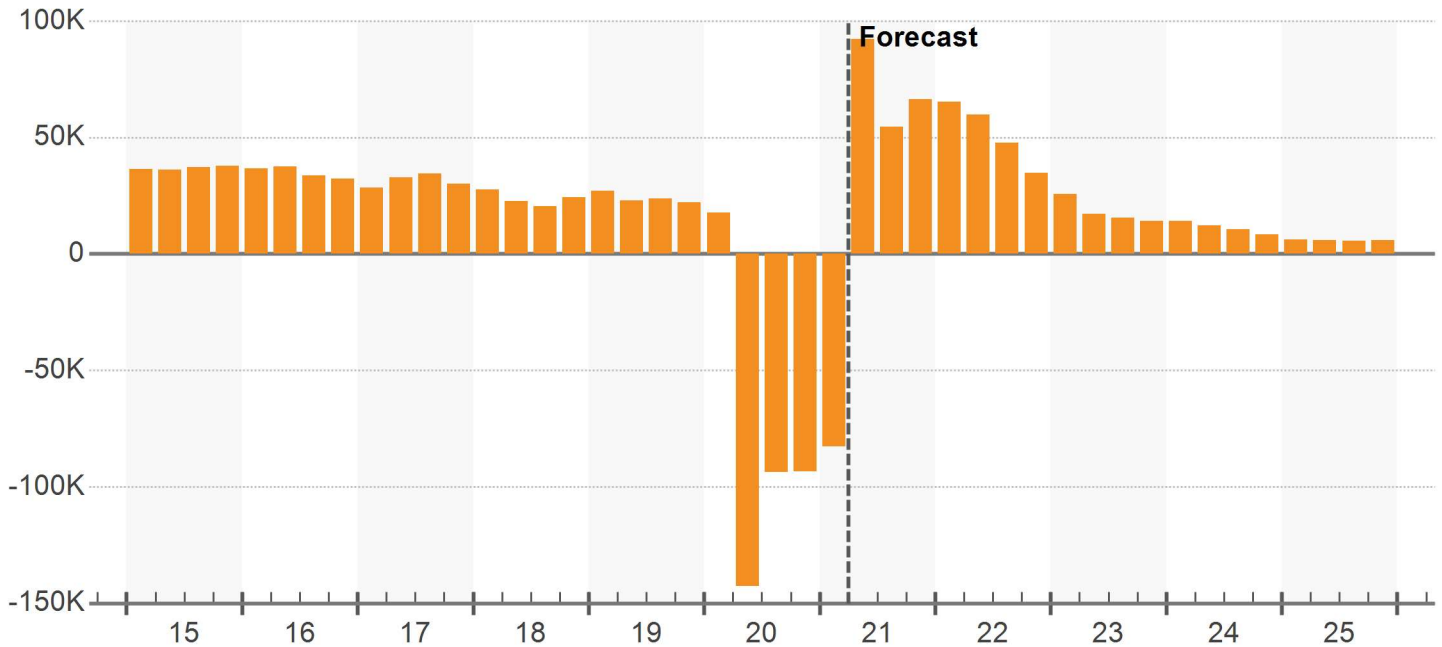


Source: Oxford Economics

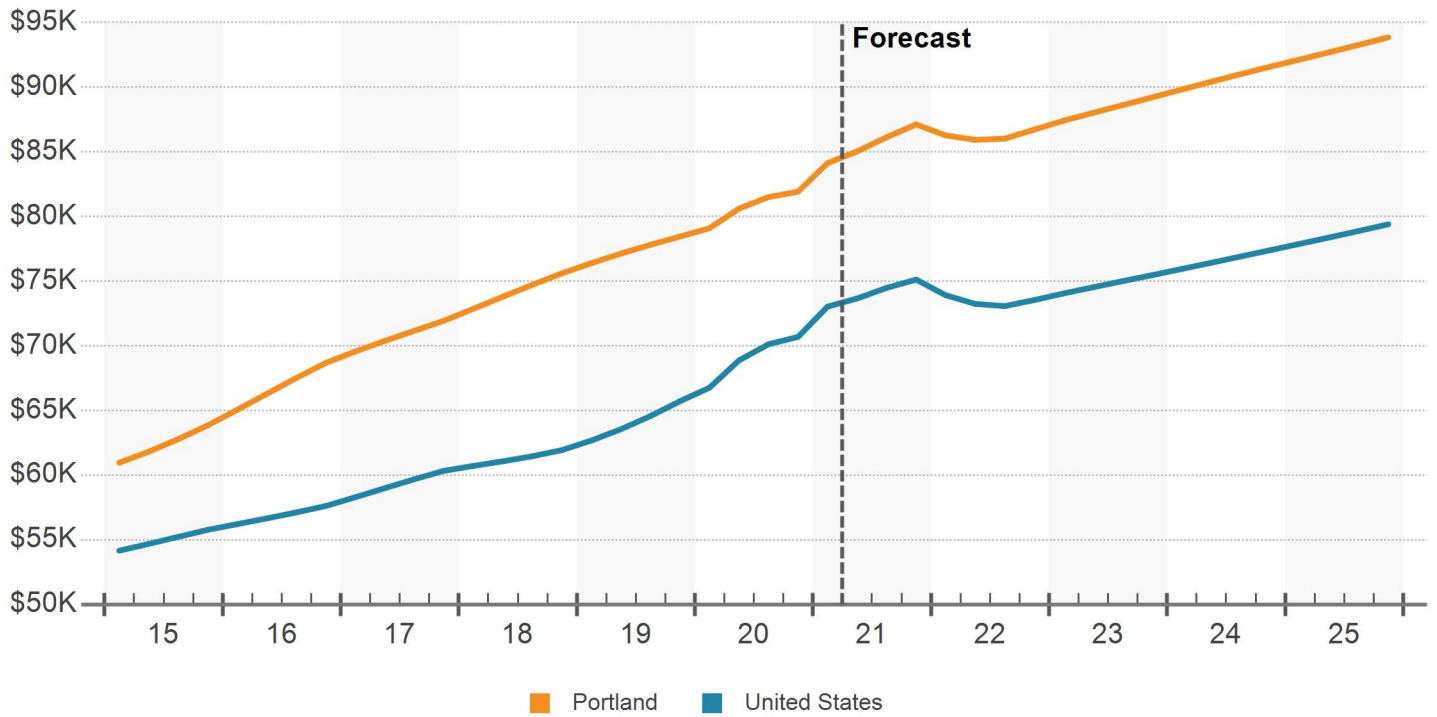
UNEMPLOYMENT RATE (%)



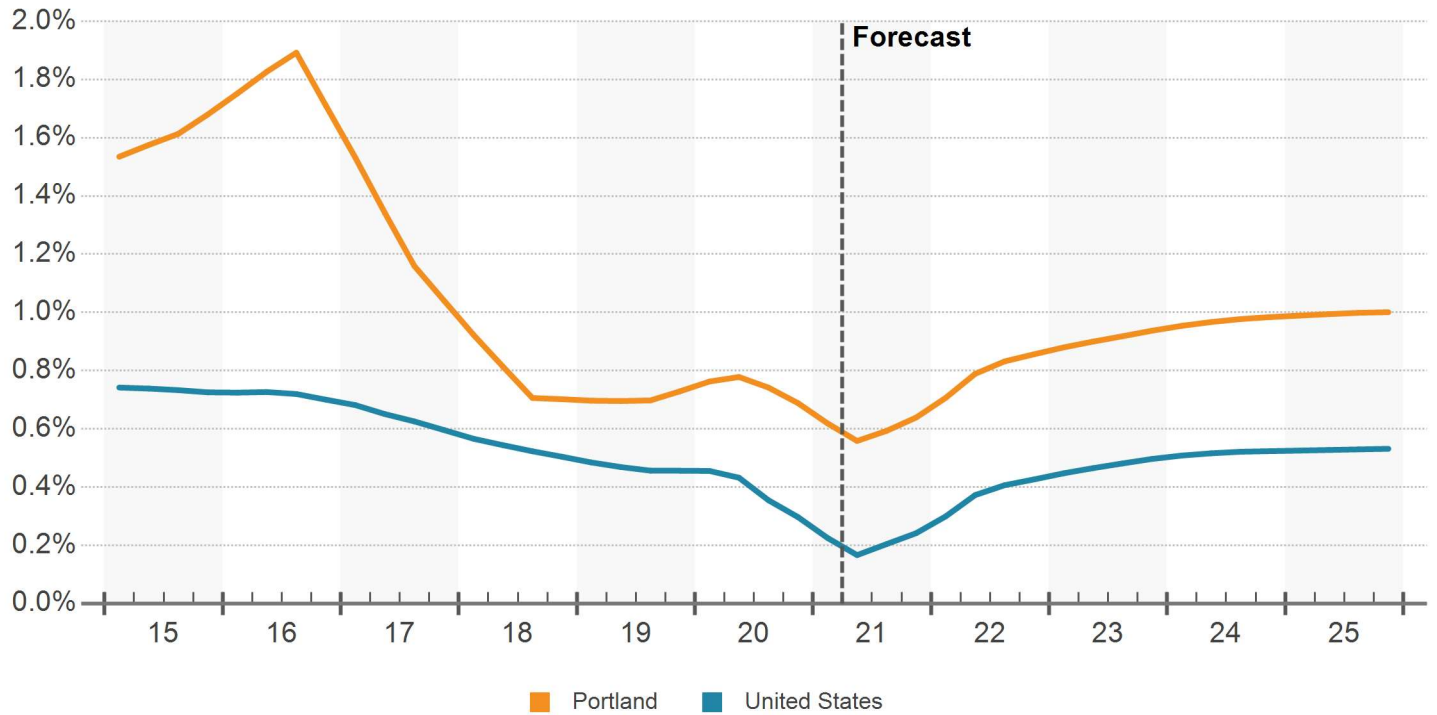
NET EMPLOYMENT CHANGE (YOY)



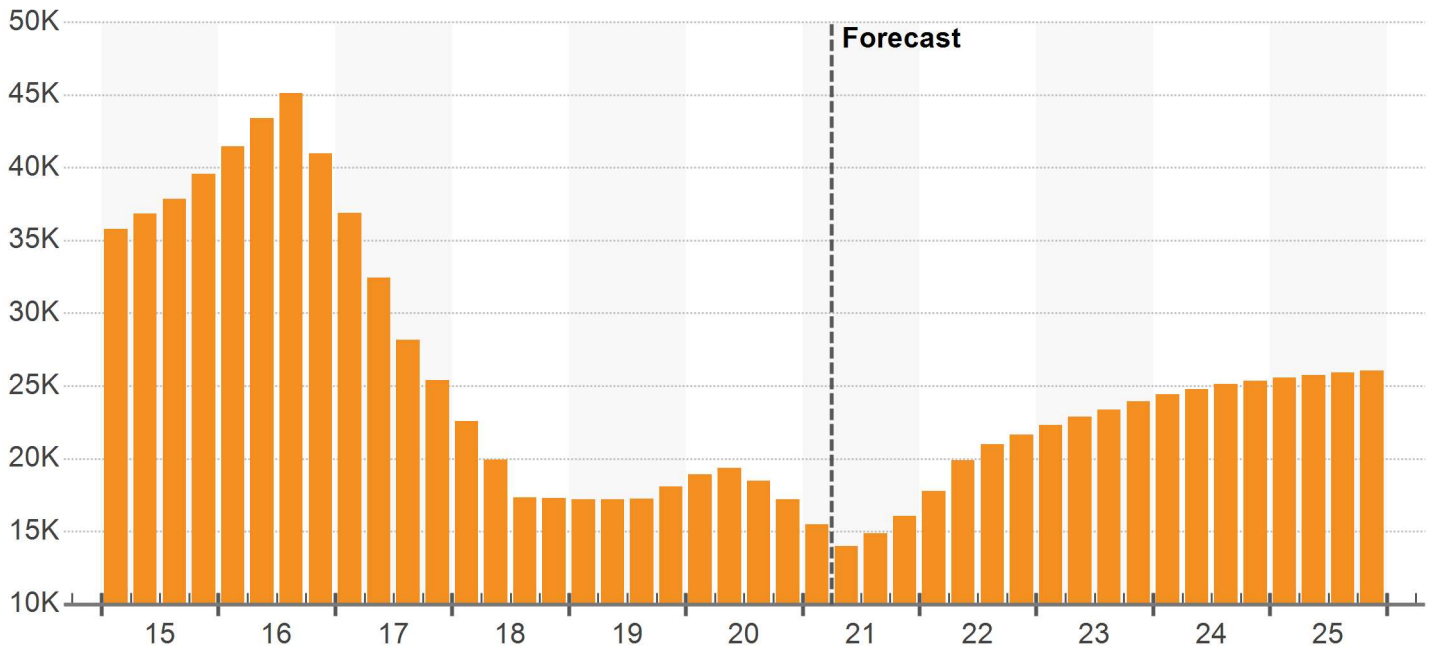
MEDIAN HOUSEHOLD INCOME



POPULATION GROWTH (YOY %)



NET POPULATION CHANGE (YOY)

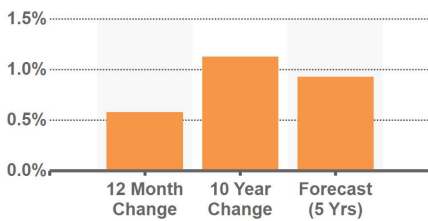


DEMOGRAPHIC TRENDS

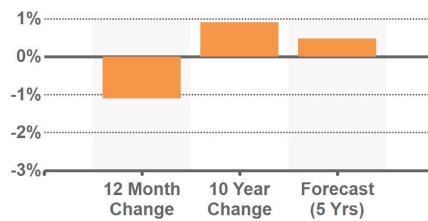
| Demographic Category | Current Level | | 12 Month Change | | 10 Year Change | | 5 Year Forecast | |
|-------------------------|---------------|-------------|-----------------|-------|----------------|-------|-----------------|------|
| | Metro | US | Metro | US | Metro | US | Metro | US |
| Population | 2,520,973 | 330,060,156 | 0.6% | 0.2% | 1.1% | 0.6% | 0.9% | 0.5% |
| Households | 974,610 | 123,306,852 | 0.5% | 0.1% | 1.2% | 0.7% | 0.9% | 0.4% |
| Median Household Income | \$84,758 | \$73,471 | 5.7% | 7.6% | 4.7% | 3.9% | 2.3% | 1.8% |
| Labor Force | 1,322,248 | 160,795,469 | -1.1% | 0.6% | 0.9% | 0.5% | 0.5% | 0.7% |
| Unemployment | 5.7% | 6.2% | -4.9% | -4.2% | -0.3% | -0.3% | - | - |

Source: Oxford Economics

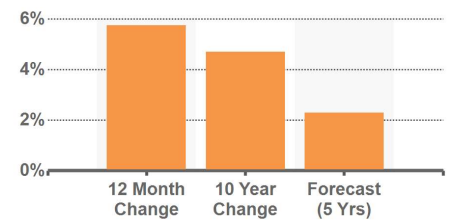
POPULATION GROWTH



LABOR FORCE GROWTH

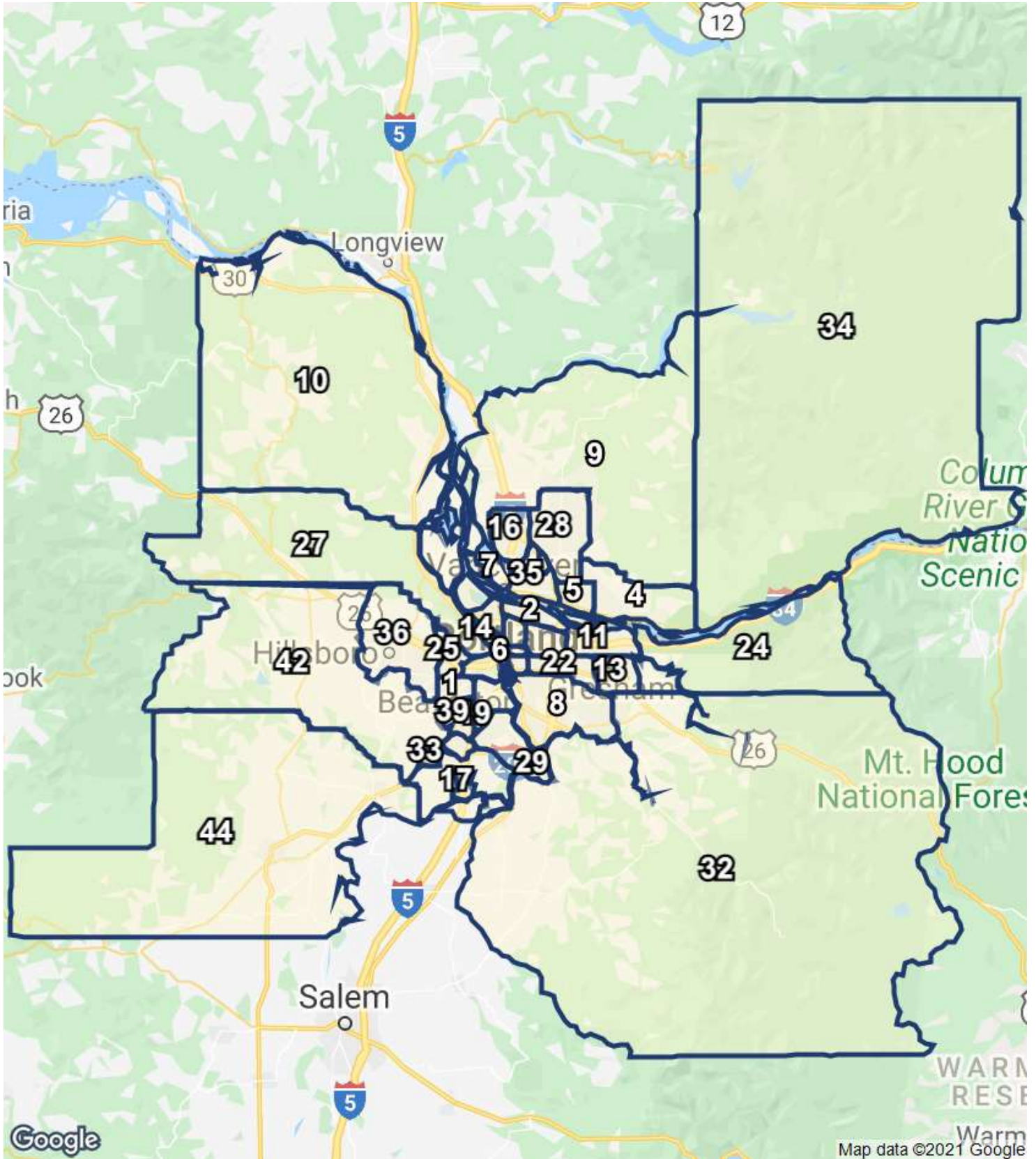


INCOME GROWTH



Source: Oxford Economics

PORTLAND SUBMARKETS



Submarkets

Portland Industrial

SUBMARKET INVENTORY

| No. | Submarket | Inventory | | | | 12 Month Deliveries | | | | Under Construction | | | |
|-----|---------------------------|-----------|----------|----------|------|---------------------|----------|---------|------|--------------------|----------|---------|------|
| | | Bldgs | SF (000) | % Market | Rank | Bldgs | SF (000) | Percent | Rank | Bldgs | SF (000) | Percent | Rank |
| 1 | 217 Corridor/Beaverton | 153 | 5,449 | 2.2% | 16 | 0 | 0 | 0% | - | 0 | - | - | - |
| 2 | Airport Way | 572 | 17,389 | 7.2% | 4 | 3 | 826 | 4.7% | 1 | 0 | - | - | - |
| 3 | Barbur Blvd/Capitol Hwy | 33 | 241 | 0.1% | 38 | 0 | 0 | 0% | - | 0 | - | - | - |
| 4 | Camas/Washougal | 87 | 2,484 | 1.0% | 23 | 0 | 0 | 0% | - | 0 | - | - | - |
| 5 | Cascade Park | 18 | 1,457 | 0.6% | 28 | 0 | 0 | 0% | - | 0 | - | - | - |
| 6 | CBD | 22 | 805 | 0.3% | 33 | 0 | 0 | 0% | - | 0 | - | - | - |
| 7 | CBD/West Vancouver | 121 | 5,971 | 2.5% | 13 | 2 | 279 | 4.7% | 3 | 0 | - | - | - |
| 8 | Clackamas/Milwaukie | 735 | 25,590 | 10.6% | 2 | 0 | 0 | 0% | - | 2 | 49 | 0.2% | 6 |
| 9 | Clark County Outlying | 58 | 3,818 | 1.6% | 18 | 1 | 206 | 5.4% | 5 | 0 | - | - | - |
| 10 | Columbia County | 71 | 2,158 | 0.9% | 25 | 1 | 32 | 1.5% | 11 | 0 | - | - | - |
| 11 | East Columbia Corridor | 495 | 29,662 | 12.2% | 1 | 6 | 635 | 2.1% | 2 | 3 | 146 | 0.5% | 3 |
| 12 | Gateway | 232 | 3,009 | 1.2% | 21 | 0 | 0 | 0% | - | 0 | - | - | - |
| 13 | Gresham | 79 | 1,235 | 0.5% | 31 | 0 | 0 | 0% | - | 1 | 32 | 2.6% | 9 |
| 14 | Guilds Lake | 302 | 12,531 | 5.2% | 6 | 0 | 0 | 0% | - | 0 | - | - | - |
| 15 | Hayden Island/Swan Island | 217 | 10,076 | 4.2% | 8 | 0 | 0 | 0% | - | 0 | - | - | - |
| 16 | Hazel Dell/Salmon Creek | 115 | 1,611 | 0.7% | 27 | 0 | 0 | 0% | - | 0 | - | - | - |
| 17 | I-5 Corridor Outlying | 23 | 510 | 0.2% | 35 | 0 | 0 | 0% | - | 3 | 478 | 93.8% | 2 |
| 18 | Johns Landing | 24 | 680 | 0.3% | 34 | 0 | 0 | 0% | - | 0 | - | - | - |
| 19 | Kruse Way | 17 | 419 | 0.2% | 37 | 0 | 0 | 0% | - | 0 | - | - | - |
| 20 | Lake Oswego/West Linn | 63 | 1,327 | 0.5% | 29 | 0 | 0 | 0% | - | 0 | - | - | - |
| 21 | Lloyd District | 153 | 2,563 | 1.1% | 22 | 0 | 0 | 0% | - | 0 | - | - | - |
| 22 | Mall 205 | 63 | 444 | 0.2% | 36 | 0 | 0 | 0% | - | 0 | - | - | - |
| 23 | NE Close-In | 285 | 4,414 | 1.8% | 17 | 0 | 0 | 0% | - | 0 | - | - | - |
| 24 | NE Outlying | 11 | 71 | 0% | 42 | 0 | 0 | 0% | - | 0 | - | - | - |
| 25 | North Beaverton | 37 | 2,138 | 0.9% | 26 | 0 | 0 | 0% | - | 0 | - | - | - |
| 26 | NW Close-In | 68 | 883 | 0.4% | 32 | 0 | 0 | 0% | - | 0 | - | - | - |
| 27 | NW Outlying | 12 | 144 | 0.1% | 40 | 0 | 0 | 0% | - | 0 | - | - | - |
| 28 | Orchards | 239 | 5,560 | 2.3% | 14 | 6 | 154 | 2.8% | 9 | 1 | 11 | 0.2% | 11 |
| 29 | Oregon City | 82 | 1,300 | 0.5% | 30 | 0 | 0 | 0% | - | 0 | - | - | - |
| 30 | Rivergate | 184 | 16,340 | 6.7% | 5 | 1 | 200 | 1.2% | 6 | 1 | 41 | 0.3% | 8 |
| 31 | SE Close-In | 475 | 6,310 | 2.6% | 12 | 0 | 0 | 0% | - | 0 | - | - | - |
| 32 | SE Outlying | 199 | 3,719 | 1.5% | 19 | 1 | 158 | 4.2% | 7 | 1 | 45 | 1.2% | 7 |
| 33 | Sherwood | 71 | 2,227 | 0.9% | 24 | 3 | 236 | 10.6% | 4 | 0 | - | - | - |
| 34 | Skamania County | 5 | 96 | 0% | 41 | 0 | 0 | 0% | - | 0 | - | - | - |
| 35 | St Johns/Cntrl Vancouver | 256 | 7,105 | 2.9% | 11 | 2 | 28 | 0.4% | 13 | 3 | 145 | 2.0% | 4 |
| 36 | Sunset Corridor/Hillsboro | 515 | 24,933 | 10.3% | 3 | 7 | 157 | 0.6% | 8 | 5 | 2,270 | 9.1% | 1 |
| 37 | SW Close-In | 11 | 218 | 0.1% | 39 | 0 | 0 | 0% | - | 0 | - | - | - |
| 38 | Sylvan/Hillsdale | 4 | 25 | 0% | 43 | 0 | 0 | 0% | - | 0 | - | - | - |
| 39 | Tigard | 273 | 8,170 | 3.4% | 10 | 0 | 0 | 0% | - | 0 | - | - | - |
| 40 | Tualatin | 315 | 12,255 | 5.1% | 7 | 1 | 73 | 0.6% | 10 | 0 | - | - | - |
| 41 | Vancouver Mall | 2 | 20 | 0% | 44 | 0 | 0 | 0% | - | 1 | 32 | 163.6% | 10 |
| 42 | Westside Outlying | 132 | 3,252 | 1.3% | 20 | 0 | 0 | 0% | - | 0 | - | - | - |

SUBMARKET INVENTORY

| No. | Submarket | Inventory | | | | 12 Month Deliveries | | | | Under Construction | | | |
|-----|----------------|-----------|----------|----------|------|---------------------|----------|---------|------|--------------------|----------|---------|------|
| | | Bldgs | SF (000) | % Market | Rank | Bldgs | SF (000) | Percent | Rank | Bldgs | SF (000) | Percent | Rank |
| 43 | Wilsonville | 139 | 8,451 | 3.5% | 9 | 0 | 0 | 0% | - | 1 | 110 | 1.3% | 5 |
| 44 | Yamhill County | 238 | 5,462 | 2.3% | 15 | 1 | 30 | 0.5% | 12 | 0 | - | - | - |

SUBMARKET RENT

| No. | Submarket | Market Rent | | 12 Month Market Rent | | QTD Annualized Market Rent | |
|-----|---------------------------|-------------|------|----------------------|------|----------------------------|------|
| | | Per SF | Rank | Growth | Rank | Growth | Rank |
| 1 | 217 Corridor/Beaverton | \$10.74 | 22 | 2.4% | 41 | -2.3% | 40 |
| 2 | Airport Way | \$9.37 | 31 | 4.7% | 21 | 0.4% | 16 |
| 3 | Barbur Blvd/Capitol Hwy | \$13.23 | 4 | 2.7% | 40 | -2.6% | 42 |
| 4 | Camas/Washougal | \$10.33 | 26 | 6.6% | 4 | 0.3% | 20 |
| 5 | Cascade Park | \$16.58 | 1 | -0.1% | 44 | -7.2% | 44 |
| 6 | CBD | \$10.99 | 19 | 1.4% | 43 | -0.3% | 29 |
| 7 | CBD/West Vancouver | \$7.82 | 43 | 4.6% | 24 | 1.0% | 5 |
| 8 | Clackamas/Milwaukie | \$9.22 | 33 | 4.7% | 20 | 0.6% | 14 |
| 9 | Clark County Outlying | \$9.20 | 34 | 4.0% | 33 | 0.8% | 8 |
| 10 | Columbia County | \$8.79 | 40 | 7.1% | 1 | 1.9% | 2 |
| 11 | East Columbia Corridor | \$8.90 | 37 | 4.9% | 17 | 1.0% | 6 |
| 12 | Gateway | \$10.82 | 20 | 4.4% | 29 | -0.3% | 30 |
| 13 | Gresham | \$10.75 | 21 | 5.0% | 14 | 0.2% | 22 |
| 14 | Guilds Lake | \$9.19 | 35 | 5.0% | 15 | 0.6% | 15 |
| 15 | Hayden Island/Swan Island | \$8.65 | 42 | 5.2% | 10 | 1.3% | 4 |
| 16 | Hazel Dell/Salmon Creek | \$11.25 | 18 | 4.8% | 18 | 0.3% | 19 |
| 17 | I-5 Corridor Outlying | \$10.18 | 28 | 7.1% | 2 | 2.0% | 1 |
| 18 | Johns Landing | \$15.86 | 2 | 1.7% | 42 | -3.8% | 43 |
| 19 | Kruse Way | \$12.24 | 9 | 4.5% | 27 | -0.4% | 32 |
| 20 | Lake Oswego/West Linn | \$10.60 | 23 | 3.4% | 36 | -2.1% | 39 |
| 21 | Lloyd District | \$12.65 | 7 | 4.1% | 31 | -0.5% | 34 |
| 22 | Mall 205 | \$13.30 | 3 | 4.7% | 19 | -0.4% | 31 |
| 23 | NE Close-In | \$11.91 | 12 | 5.1% | 13 | 0.2% | 23 |
| 24 | NE Outlying | \$11.60 | 14 | 4.6% | 26 | -0.7% | 35 |
| 25 | North Beaverton | \$10.50 | 24 | 5.2% | 9 | -0.4% | 33 |
| 26 | NW Close-In | \$13.03 | 5 | 3.0% | 37 | -0.1% | 26 |
| 27 | NW Outlying | \$11.51 | 15 | 4.4% | 28 | -0.9% | 36 |
| 28 | Orchards | \$10.33 | 27 | 5.5% | 7 | 0.7% | 10 |
| 29 | Oregon City | \$11.98 | 11 | 4.9% | 16 | 0% | 25 |
| 30 | Rivergate | \$7.27 | 44 | 4.6% | 25 | 0.9% | 7 |
| 31 | SE Close-In | \$12.99 | 6 | 4.1% | 30 | -0.2% | 28 |
| 32 | SE Outlying | \$10.49 | 25 | 5.5% | 8 | 0.6% | 13 |
| 33 | Sherwood | \$8.82 | 38 | 3.9% | 34 | 0% | 24 |
| 34 | Skamania County | \$9.80 | 30 | 4.6% | 23 | 0.7% | 11 |
| 35 | St Johns/Cntrl Vancouver | \$9.23 | 32 | 5.1% | 11 | 0.7% | 12 |
| 36 | Sunset Corridor/Hillsboro | \$12.21 | 10 | 3.8% | 35 | -1.2% | 37 |
| 37 | SW Close-In | \$11.87 | 13 | 5.5% | 6 | 0.4% | 17 |
| 38 | Sylvan/Hillsdale | \$12.54 | 8 | 2.9% | 39 | -2.3% | 41 |
| 39 | Tigard | \$11.40 | 16 | 2.9% | 38 | -1.4% | 38 |
| 40 | Tualatin | \$8.82 | 39 | 4.7% | 22 | 0.2% | 21 |
| 41 | Vancouver Mall | \$11.35 | 17 | 6.9% | 3 | 1.6% | 3 |
| 42 | Westside Outlying | \$8.77 | 41 | 5.1% | 12 | 0.4% | 18 |

SUBMARKET RENT

| No. | Submarket | Market Rent | | 12 Month Market Rent | | QTD Annualized Market Rent | |
|-----|----------------|-------------|------|----------------------|------|----------------------------|------|
| | | Per SF | Rank | Growth | Rank | Growth | Rank |
| 43 | Wilsonville | \$9.83 | 29 | 4.0% | 32 | -0.2% | 27 |
| 44 | Yamhill County | \$9.18 | 36 | 6.1% | 5 | 0.8% | 9 |

SUBMARKET VACANCY & NET ABSORPTION

| No. | Submarket | Vacancy | | | 12 Month Absorption | | | |
|-----|---------------------------|-----------|---------|------|---------------------|----------|------|-----------------|
| | | SF | Percent | Rank | SF | % of Inv | Rank | Construc. Ratio |
| 1 | 217 Corridor/Beaverton | 569,942 | 10.5% | 36 | (926) | 0% | 23 | - |
| 2 | Airport Way | 1,348,638 | 7.8% | 30 | 224,086 | 1.3% | 3 | 3.7 |
| 3 | Barbur Blvd/Capitol Hwy | 17,671 | 7.3% | 28 | (164) | -0.1% | 22 | - |
| 4 | Camas/Washougal | - | - | - | 6,891 | 0.3% | 15 | - |
| 5 | Cascade Park | 18,811 | 1.3% | 5 | 35,214 | 2.4% | 11 | - |
| 6 | CBD | 112,132 | 13.9% | 38 | (11,763) | -1.5% | 28 | - |
| 7 | CBD/West Vancouver | 193,960 | 3.2% | 14 | 99,462 | 1.7% | 7 | 1.9 |
| 8 | Clackamas/Milwaukie | 1,418,491 | 5.5% | 24 | (250,665) | -1.0% | 43 | - |
| 9 | Clark County Outlying | 4,990 | 0.1% | 1 | 290,348 | 7.6% | 2 | - |
| 10 | Columbia County | 152,577 | 7.1% | 27 | (109,280) | -5.1% | 38 | - |
| 11 | East Columbia Corridor | 1,671,407 | 5.6% | 25 | 921,221 | 3.1% | 1 | 0.5 |
| 12 | Gateway | 78,533 | 2.6% | 8 | (21,492) | -0.7% | 32 | - |
| 13 | Gresham | 53,180 | 4.3% | 19 | (26,899) | -2.2% | 33 | - |
| 14 | Guilds Lake | 419,507 | 3.3% | 15 | (192,885) | -1.5% | 40 | - |
| 15 | Hayden Island/Swan Island | 963,510 | 9.6% | 34 | (369,567) | -3.7% | 44 | - |
| 16 | Hazel Dell/Salmon Creek | 25,858 | 1.6% | 7 | 19,460 | 1.2% | 12 | - |
| 17 | I-5 Corridor Outlying | 15,750 | 3.1% | 10 | (15,750) | -3.1% | 30 | - |
| 18 | Johns Landing | 20,500 | 3.0% | 9 | (93) | 0% | 21 | - |
| 19 | Kruse Way | 5,087 | 1.2% | 4 | 3,378 | 0.8% | 16 | - |
| 20 | Lake Oswego/West Linn | 114,251 | 8.6% | 31 | (91,463) | -6.9% | 36 | - |
| 21 | Lloyd District | 260,624 | 10.2% | 35 | (54,609) | -2.1% | 34 | - |
| 22 | Mall 205 | 20,025 | 4.5% | 20 | (6,744) | -1.5% | 26 | - |
| 23 | NE Close-In | 155,086 | 3.5% | 16 | (83,789) | -1.9% | 35 | - |
| 24 | NE Outlying | 8,385 | 11.8% | 37 | (8,385) | -11.8% | 27 | - |
| 25 | North Beaverton | 67,292 | 3.1% | 12 | (18,601) | -0.9% | 31 | - |
| 26 | NW Close-In | 13,250 | 1.5% | 6 | 13 | 0% | 18 | - |
| 27 | NW Outlying | 13,440 | 9.3% | 32 | (13,440) | -9.3% | 29 | - |
| 28 | Orchards | 219,500 | 3.9% | 17 | 43,639 | 0.8% | 9 | 3.5 |
| 29 | Oregon City | 2,250 | 0.2% | 2 | 1,578 | 0.1% | 17 | - |
| 30 | Rivergate | 1,261,049 | 7.7% | 29 | (194,757) | -1.2% | 41 | - |
| 31 | SE Close-In | 307,298 | 4.9% | 22 | 17,380 | 0.3% | 13 | - |
| 32 | SE Outlying | 169,243 | 4.6% | 21 | 166,827 | 4.5% | 4 | - |
| 33 | Sherwood | 209,269 | 9.4% | 33 | 117,786 | 5.3% | 5 | 2.0 |
| 34 | Skamania County | - | - | - | 0 | 0% | - | - |
| 35 | St Johns/Cntrl Vancouver | 392,743 | 5.5% | 23 | (222,641) | -3.1% | 42 | - |
| 36 | Sunset Corridor/Hillsboro | 800,824 | 3.2% | 13 | (108,500) | -0.4% | 37 | - |
| 37 | SW Close-In | 45,888 | 21.1% | 40 | (3,888) | -1.8% | 25 | - |
| 38 | Sylvan/Hillsdale | - | - | - | 0 | 0% | - | - |
| 39 | Tigard | 341,719 | 4.2% | 18 | 66,535 | 0.8% | 8 | - |
| 40 | Tualatin | 378,873 | 3.1% | 11 | 108,843 | 0.9% | 6 | 0.7 |
| 41 | Vancouver Mall | 3,627 | 18.6% | 39 | (3,627) | -18.6% | 24 | - |
| 42 | Westside Outlying | - | - | - | 17,278 | 0.5% | 14 | - |

SUBMARKET VACANCY & NET ABSORPTION

| No. | Submarket | Vacancy | | | 12 Month Absorption | | | |
|-----|----------------|---------|---------|------|---------------------|----------|------|-----------------|
| | | SF | Percent | Rank | SF | % of Inv | Rank | Construc. Ratio |
| 43 | Wilsonville | 548,814 | 6.5% | 26 | (154,694) | -1.8% | 39 | - |
| 44 | Yamhill County | 31,593 | 0.6% | 3 | 35,522 | 0.7% | 10 | 0.8 |

OVERALL SUPPLY & DEMAND

| Year | Inventory | | | Net Absorption | | |
|------|-------------|-----------|----------|----------------|----------|--------------------|
| | SF | SF Growth | % Growth | SF | % of Inv | Construction Ratio |
| 2025 | 251,598,377 | 2,102,511 | 0.8% | 2,070,797 | 0.8% | 1.0 |
| 2024 | 249,495,866 | 1,959,936 | 0.8% | 2,014,735 | 0.8% | 1.0 |
| 2023 | 247,535,930 | 1,512,616 | 0.6% | 2,203,454 | 0.9% | 0.7 |
| 2022 | 246,023,314 | 732,450 | 0.3% | 2,014,271 | 0.8% | 0.4 |
| 2021 | 245,290,864 | 4,079,543 | 1.7% | 2,045,764 | 0.8% | 2.0 |
| YTD | 242,579,444 | 1,368,123 | 0.6% | 170,399 | 0.1% | 8.0 |
| 2020 | 241,211,321 | 3,384,416 | 1.4% | 1,020,292 | 0.4% | 3.3 |
| 2019 | 237,826,905 | 2,140,410 | 0.9% | 916,888 | 0.4% | 2.3 |
| 2018 | 235,686,495 | 4,939,531 | 2.1% | 5,501,649 | 2.3% | 0.9 |
| 2017 | 230,746,964 | 2,751,266 | 1.2% | 3,399,949 | 1.5% | 0.8 |
| 2016 | 227,995,698 | 2,171,781 | 1.0% | 3,615,547 | 1.6% | 0.6 |
| 2015 | 225,823,917 | 5,160,873 | 2.3% | 6,450,826 | 2.9% | 0.8 |
| 2014 | 220,663,044 | 648,002 | 0.3% | 2,308,157 | 1.0% | 0.3 |
| 2013 | 220,015,042 | 220,569 | 0.1% | 1,461,413 | 0.7% | 0.2 |
| 2012 | 219,794,473 | 1,052,771 | 0.5% | 3,375,821 | 1.5% | 0.3 |
| 2011 | 218,741,702 | 61,875 | 0% | 2,574,599 | 1.2% | 0 |
| 2010 | 218,679,827 | (366,938) | -0.2% | (1,007,379) | -0.5% | - |
| 2009 | 219,046,765 | 1,228,401 | 0.6% | (2,890,760) | -1.3% | - |

SPECIALIZED INDUSTRIAL SUPPLY & DEMAND

| Year | Inventory | | | Net Absorption | | |
|------|------------|-----------|----------|----------------|----------|--------------------|
| | SF | SF Growth | % Growth | SF | % of Inv | Construction Ratio |
| 2025 | 56,820,849 | 623,632 | 1.1% | 614,040 | 1.1% | 1.0 |
| 2024 | 56,197,217 | 583,140 | 1.0% | 556,443 | 1.0% | 1.0 |
| 2023 | 55,614,077 | 456,512 | 0.8% | 538,543 | 1.0% | 0.8 |
| 2022 | 55,157,565 | 124,295 | 0.2% | 241,222 | 0.4% | 0.5 |
| 2021 | 55,033,270 | 2,218,843 | 4.2% | 1,868,888 | 3.4% | 1.2 |
| YTD | 52,814,427 | 0 | 0% | 54,299 | 0.1% | 0 |
| 2020 | 52,814,427 | 343,559 | 0.7% | (61,038) | -0.1% | - |
| 2019 | 52,470,868 | 515,590 | 1.0% | 303,939 | 0.6% | 1.7 |
| 2018 | 51,955,278 | 7,789 | 0% | 100,079 | 0.2% | 0.1 |
| 2017 | 51,947,489 | (58,932) | -0.1% | 1,049,010 | 2.0% | - |
| 2016 | 52,006,421 | 112,426 | 0.2% | 514,165 | 1.0% | 0.2 |
| 2015 | 51,893,995 | 292,660 | 0.6% | 407,792 | 0.8% | 0.7 |
| 2014 | 51,601,335 | 50,467 | 0.1% | (4,632) | 0% | - |
| 2013 | 51,550,868 | 133,800 | 0.3% | 572,144 | 1.1% | 0.2 |
| 2012 | 51,417,068 | (60,353) | -0.1% | (369,891) | -0.7% | - |
| 2011 | 51,477,421 | 118,177 | 0.2% | 836,547 | 1.6% | 0.1 |
| 2010 | 51,359,244 | (884,000) | -1.7% | (1,402,692) | -2.7% | - |
| 2009 | 52,243,244 | 583,996 | 1.1% | (20,806) | 0% | - |

LOGISTICS SUPPLY & DEMAND

| Year | Inventory | | | Net Absorption | | |
|------|-------------|-----------|----------|----------------|----------|--------------------|
| | SF | SF Growth | % Growth | SF | % of Inv | Construction Ratio |
| 2025 | 170,941,686 | 1,470,227 | 0.9% | 1,453,931 | 0.9% | 1.0 |
| 2024 | 169,471,459 | 1,370,753 | 0.8% | 1,444,948 | 0.9% | 0.9 |
| 2023 | 168,100,706 | 1,058,793 | 0.6% | 1,612,918 | 1.0% | 0.7 |
| 2022 | 167,041,913 | 594,997 | 0.4% | 1,695,190 | 1.0% | 0.4 |
| 2021 | 166,446,916 | 1,880,735 | 1.1% | 245,385 | 0.1% | 7.7 |
| YTD | 165,934,304 | 1,368,123 | 0.8% | 42,767 | 0% | 32.0 |
| 2020 | 164,566,181 | 2,956,436 | 1.8% | 1,254,774 | 0.8% | 2.4 |
| 2019 | 161,609,745 | 1,565,620 | 1.0% | 527,698 | 0.3% | 3.0 |
| 2018 | 160,044,125 | 4,361,197 | 2.8% | 4,833,831 | 3.0% | 0.9 |
| 2017 | 155,682,928 | 2,701,723 | 1.8% | 2,318,646 | 1.5% | 1.2 |
| 2016 | 152,981,205 | 1,999,310 | 1.3% | 2,942,090 | 1.9% | 0.7 |
| 2015 | 150,981,895 | 1,899,026 | 1.3% | 2,953,730 | 2.0% | 0.6 |
| 2014 | 149,082,869 | 620,212 | 0.4% | 2,162,764 | 1.5% | 0.3 |
| 2013 | 148,462,657 | 100,283 | 0.1% | 483,109 | 0.3% | 0.2 |
| 2012 | 148,362,374 | 979,124 | 0.7% | 3,343,761 | 2.3% | 0.3 |
| 2011 | 147,383,250 | (45,202) | 0% | 1,420,479 | 1.0% | - |
| 2010 | 147,428,452 | 462,368 | 0.3% | 609,001 | 0.4% | 0.8 |
| 2009 | 146,966,084 | 546,454 | 0.4% | (2,387,234) | -1.6% | - |

FLEX SUPPLY & DEMAND

| Year | Inventory | | | Net Absorption | | |
|------|------------|-----------|----------|----------------|----------|--------------------|
| | SF | SF Growth | % Growth | SF | % of Inv | Construction Ratio |
| 2025 | 23,835,842 | 8,652 | 0% | 2,826 | 0% | 3.1 |
| 2024 | 23,827,190 | 6,043 | 0% | 13,344 | 0.1% | 0.5 |
| 2023 | 23,821,147 | (2,689) | 0% | 51,993 | 0.2% | - |
| 2022 | 23,823,836 | 13,158 | 0.1% | 77,859 | 0.3% | 0.2 |
| 2021 | 23,810,678 | (20,035) | -0.1% | (68,509) | -0.3% | - |
| YTD | 23,830,713 | 0 | 0% | 73,333 | 0.3% | 0 |
| 2020 | 23,830,713 | 84,421 | 0.4% | (173,444) | -0.7% | - |
| 2019 | 23,746,292 | 59,200 | 0.2% | 85,251 | 0.4% | 0.7 |
| 2018 | 23,687,092 | 570,545 | 2.5% | 567,739 | 2.4% | 1.0 |
| 2017 | 23,116,547 | 108,475 | 0.5% | 32,293 | 0.1% | 3.4 |
| 2016 | 23,008,072 | 60,045 | 0.3% | 159,292 | 0.7% | 0.4 |
| 2015 | 22,948,027 | 2,969,187 | 14.9% | 3,089,304 | 13.5% | 1.0 |
| 2014 | 19,978,840 | (22,677) | -0.1% | 150,025 | 0.8% | - |
| 2013 | 20,001,517 | (13,514) | -0.1% | 406,160 | 2.0% | - |
| 2012 | 20,015,031 | 134,000 | 0.7% | 401,951 | 2.0% | 0.3 |
| 2011 | 19,881,031 | (11,100) | -0.1% | 317,573 | 1.6% | - |
| 2010 | 19,892,131 | 54,694 | 0.3% | (213,688) | -1.1% | - |
| 2009 | 19,837,437 | 97,951 | 0.5% | (482,720) | -2.4% | - |

OVERALL RENT & VACANCY

| Year | Market Rent | | | | Vacancy | | |
|------|-------------|-------|----------|--------------|------------|---------|----------|
| | Per SF | Index | % Growth | Vs Hist Peak | SF | Percent | Ppts Chg |
| 2025 | \$11.93 | 191 | 3.1% | 22.9% | 11,338,739 | 4.5% | 0% |
| 2024 | \$11.58 | 185 | 4.3% | 19.3% | 11,297,416 | 4.5% | -0.1% |
| 2023 | \$11.10 | 177 | 5.5% | 14.4% | 11,347,028 | 4.6% | -0.3% |
| 2022 | \$10.52 | 168 | 4.9% | 8.4% | 12,025,991 | 4.9% | -0.5% |
| 2021 | \$10.03 | 160 | 3.4% | 3.4% | 13,297,182 | 5.4% | 0.8% |
| YTD | \$9.85 | 157 | 1.4% | 1.4% | 12,455,587 | 5.1% | 0.5% |
| 2020 | \$9.71 | 155 | 5.1% | 0% | 11,257,863 | 4.7% | 0.9% |
| 2019 | \$9.23 | 148 | 5.7% | -4.9% | 8,894,870 | 3.7% | 0.5% |
| 2018 | \$8.73 | 140 | 4.8% | -10.0% | 7,722,503 | 3.3% | -0.4% |
| 2017 | \$8.34 | 133 | 5.1% | -14.1% | 8,409,066 | 3.6% | -0.4% |
| 2016 | \$7.93 | 127 | 6.2% | -18.3% | 9,126,348 | 4.0% | -0.7% |
| 2015 | \$7.47 | 119 | 6.1% | -23.0% | 10,587,736 | 4.7% | -0.7% |
| 2014 | \$7.04 | 113 | 5.2% | -27.5% | 11,877,689 | 5.4% | -0.8% |
| 2013 | \$6.69 | 107 | 3.5% | -31.0% | 13,539,594 | 6.2% | -0.6% |
| 2012 | \$6.47 | 103 | 3.4% | -33.4% | 14,780,438 | 6.7% | -1.1% |
| 2011 | \$6.25 | 100 | 0% | -35.6% | 17,103,488 | 7.8% | -1.2% |
| 2010 | \$6.25 | 100 | -0.7% | -35.6% | 19,616,212 | 9.0% | 0.3% |
| 2009 | \$6.29 | 101 | 0.6% | -35.1% | 18,975,771 | 8.7% | 1.8% |

SPECIALIZED INDUSTRIAL RENT & VACANCY

| Year | Market Rent | | | | Vacancy | | |
|------|-------------|-------|----------|--------------|-----------|---------|----------|
| | Per SF | Index | % Growth | Vs Hist Peak | SF | Percent | Ppts Chg |
| 2025 | \$12.25 | 193 | 3.2% | 26.4% | 1,417,256 | 2.5% | 0% |
| 2024 | \$11.87 | 187 | 4.4% | 22.5% | 1,406,070 | 2.5% | 0% |
| 2023 | \$11.38 | 180 | 5.6% | 17.4% | 1,378,089 | 2.5% | -0.2% |
| 2022 | \$10.77 | 170 | 5.0% | 11.1% | 1,458,040 | 2.6% | -0.2% |
| 2021 | \$10.26 | 162 | 5.8% | 5.8% | 1,572,980 | 2.9% | 0.5% |
| YTD | \$10.03 | 158 | 3.5% | 3.5% | 1,167,872 | 2.2% | -0.1% |
| 2020 | \$9.69 | 153 | 7.4% | 0% | 1,222,171 | 2.3% | 0.8% |
| 2019 | \$9.02 | 142 | 7.2% | -6.9% | 818,705 | 1.6% | 0.3% |
| 2018 | \$8.41 | 133 | 5.3% | -13.2% | 658,954 | 1.3% | -0.2% |
| 2017 | \$7.99 | 126 | 5.5% | -17.6% | 751,244 | 1.4% | -2.1% |
| 2016 | \$7.57 | 120 | 3.9% | -21.9% | 1,859,186 | 3.6% | -0.8% |
| 2015 | \$7.29 | 115 | 5.6% | -24.8% | 2,260,925 | 4.4% | -0.2% |
| 2014 | \$6.90 | 109 | 4.7% | -28.8% | 2,376,057 | 4.6% | 0.1% |
| 2013 | \$6.59 | 104 | 3.0% | -32.0% | 2,320,958 | 4.5% | -0.9% |
| 2012 | \$6.40 | 101 | 2.7% | -34.0% | 2,759,302 | 5.4% | 0.6% |
| 2011 | \$6.23 | 98 | 0% | -35.7% | 2,449,764 | 4.8% | -1.4% |
| 2010 | \$6.23 | 98 | -2.4% | -35.7% | 3,168,134 | 6.2% | 1.1% |
| 2009 | \$6.38 | 101 | 0.8% | -34.2% | 2,649,442 | 5.1% | 1.1% |

LOGISTICS RENT & VACANCY

| Year | Market Rent | | | | Vacancy | | |
|------|-------------|-------|----------|--------------|------------|---------|----------|
| | Per SF | Index | % Growth | Vs Hist Peak | SF | Percent | Ppts Chg |
| 2025 | \$11.06 | 194 | 3.1% | 22.8% | 8,410,020 | 4.9% | 0% |
| 2024 | \$10.73 | 188 | 4.2% | 19.1% | 8,386,624 | 4.9% | -0.1% |
| 2023 | \$10.29 | 180 | 5.5% | 14.3% | 8,455,790 | 5.0% | -0.4% |
| 2022 | \$9.75 | 171 | 4.9% | 8.3% | 9,001,951 | 5.4% | -0.7% |
| 2021 | \$9.30 | 163 | 3.3% | 3.3% | 10,095,190 | 6.1% | 0.9% |
| YTD | \$9.13 | 160 | 1.4% | 1.4% | 9,781,286 | 5.9% | 0.8% |
| 2020 | \$9 | 158 | 4.9% | 0% | 8,455,930 | 5.1% | 1.0% |
| 2019 | \$8.58 | 150 | 5.5% | -4.7% | 6,754,268 | 4.2% | 0.6% |
| 2018 | \$8.14 | 143 | 4.4% | -9.6% | 5,716,101 | 3.6% | -0.4% |
| 2017 | \$7.79 | 137 | 5.0% | -13.5% | 6,229,735 | 4.0% | 0.1% |
| 2016 | \$7.42 | 130 | 7.1% | -17.6% | 5,893,638 | 3.9% | -0.7% |
| 2015 | \$6.93 | 121 | 6.6% | -23.0% | 6,854,040 | 4.5% | -0.8% |
| 2014 | \$6.50 | 114 | 5.3% | -27.8% | 7,908,744 | 5.3% | -1.1% |
| 2013 | \$6.18 | 108 | 3.5% | -31.4% | 9,453,046 | 6.4% | -0.3% |
| 2012 | \$5.97 | 105 | 4.0% | -33.7% | 9,835,872 | 6.6% | -1.6% |
| 2011 | \$5.74 | 101 | -0.1% | -36.3% | 12,200,509 | 8.3% | -1.0% |
| 2010 | \$5.74 | 101 | -0.2% | -36.2% | 13,666,190 | 9.3% | -0.1% |
| 2009 | \$5.76 | 101 | 0.9% | -36.1% | 13,812,823 | 9.4% | 2.0% |

FLEX RENT & VACANCY

| Year | Market Rent | | | | Vacancy | | |
|------|-------------|-------|----------|--------------|-----------|---------|----------|
| | Per SF | Index | % Growth | Vs Hist Peak | SF | Percent | Ppts Chg |
| 2025 | \$17.31 | 175 | 2.9% | 18.2% | 1,511,463 | 6.3% | 0% |
| 2024 | \$16.81 | 170 | 4.1% | 14.8% | 1,504,722 | 6.3% | 0% |
| 2023 | \$16.15 | 163 | 5.4% | 10.3% | 1,513,149 | 6.4% | -0.2% |
| 2022 | \$15.33 | 155 | 4.7% | 4.7% | 1,566,000 | 6.6% | -0.3% |
| 2021 | \$14.64 | 148 | 0% | 0% | 1,629,012 | 6.8% | 0.2% |
| YTD | \$14.44 | 146 | -1.4% | -1.4% | 1,506,429 | 6.3% | -0.3% |
| 2020 | \$14.64 | 148 | 2.8% | 0% | 1,579,762 | 6.6% | 1.1% |
| 2019 | \$14.24 | 144 | 4.5% | -2.7% | 1,321,897 | 5.6% | -0.1% |
| 2018 | \$13.63 | 137 | 5.2% | -6.9% | 1,347,448 | 5.7% | -0.5% |
| 2017 | \$12.95 | 131 | 5.0% | -11.5% | 1,428,087 | 6.2% | 0.2% |
| 2016 | \$12.34 | 124 | 5.8% | -15.7% | 1,373,524 | 6.0% | -0.4% |
| 2015 | \$11.66 | 118 | 5.1% | -20.4% | 1,472,771 | 6.4% | -1.6% |
| 2014 | \$11.09 | 112 | 5.4% | -24.2% | 1,592,888 | 8.0% | -0.9% |
| 2013 | \$10.52 | 106 | 4.3% | -28.1% | 1,765,590 | 8.8% | -2.1% |
| 2012 | \$10.09 | 102 | 2.4% | -31.1% | 2,185,264 | 10.9% | -1.4% |
| 2011 | \$9.85 | 99 | 0.4% | -32.7% | 2,453,215 | 12.3% | -1.6% |
| 2010 | \$9.81 | 99 | -0.3% | -33.0% | 2,781,888 | 14.0% | 1.3% |
| 2009 | \$9.84 | 99 | -0.7% | -32.8% | 2,513,506 | 12.7% | 2.9% |

OVERALL SALES

| Year | Completed Transactions (1) | | | | | | Market Pricing Trends (2) | | |
|------|----------------------------|----------|----------|-------------|--------------|--------------|---------------------------|-------------|----------|
| | Deals | Volume | Turnover | Avg Price | Avg Price/SF | Avg Cap Rate | Price/SF | Price Index | Cap Rate |
| 2025 | - | - | - | - | - | - | \$193.16 | 271 | 5.7% |
| 2024 | - | - | - | - | - | - | \$187.45 | 263 | 5.7% |
| 2023 | - | - | - | - | - | - | \$179.50 | 252 | 5.7% |
| 2022 | - | - | - | - | - | - | \$170.02 | 239 | 5.7% |
| 2021 | - | - | - | - | - | - | \$163.68 | 230 | 5.7% |
| YTD | 112 | \$362.8M | 1.5% | \$4,592,870 | \$126.93 | 6.5% | \$158.71 | 223 | 5.7% |
| 2020 | 294 | \$1.2B | 4.9% | \$6,446,577 | \$126.29 | 6.7% | \$154.46 | 217 | 5.7% |
| 2019 | 390 | \$1.8B | 6.2% | \$6,263,746 | \$133.83 | 5.9% | \$143.47 | 201 | 5.8% |
| 2018 | 276 | \$833.5M | 4.2% | \$4,148,210 | \$104.50 | 6.1% | \$133.58 | 188 | 5.9% |
| 2017 | 308 | \$554.8M | 3.3% | \$2,888,041 | \$88.85 | 5.9% | \$122.67 | 172 | 6.0% |
| 2016 | 364 | \$1.2B | 5.2% | \$4,168,770 | \$105.23 | 5.8% | \$114.05 | 160 | 6.1% |
| 2015 | 474 | \$871.6M | 6.4% | \$2,955,233 | \$79.06 | 7.0% | \$104.37 | 147 | 6.3% |
| 2014 | 298 | \$601.3M | 3.8% | \$2,451,391 | \$74.97 | 7.7% | \$93.41 | 131 | 6.6% |
| 2013 | 257 | \$436M | 3.4% | \$2,114,315 | \$65.17 | 8.2% | \$83.90 | 118 | 7.0% |
| 2012 | 198 | \$309.9M | 2.7% | \$2,014,485 | \$64.29 | 8.0% | \$79.07 | 111 | 7.1% |
| 2011 | 163 | \$217.9M | 2.3% | \$1,862,703 | \$53.01 | 8.3% | \$73.83 | 104 | 7.4% |
| 2010 | 137 | \$203M | 1.7% | \$1,711,038 | \$60.09 | 8.2% | \$69.97 | 98 | 7.7% |

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

SPECIALIZED INDUSTRIAL SALES

| Year | Completed Transactions (1) | | | | | | Market Pricing Trends (2) | | |
|------|----------------------------|----------|----------|-------------|--------------|--------------|---------------------------|-------------|----------|
| | Deals | Volume | Turnover | Avg Price | Avg Price/SF | Avg Cap Rate | Price/SF | Price Index | Cap Rate |
| 2025 | - | - | - | - | - | - | \$172.10 | 266 | 5.8% |
| 2024 | - | - | - | - | - | - | \$166.83 | 258 | 5.8% |
| 2023 | - | - | - | - | - | - | \$159.73 | 247 | 5.8% |
| 2022 | - | - | - | - | - | - | \$151.16 | 234 | 5.8% |
| 2021 | - | - | - | - | - | - | \$145.37 | 225 | 5.7% |
| YTD | 22 | \$43.1M | 1.5% | \$3,075,000 | \$110.53 | 6.0% | \$140.49 | 217 | 5.8% |
| 2020 | 49 | \$137M | 3.5% | \$4,891,983 | \$131.15 | 5.7% | \$136.14 | 210 | 5.8% |
| 2019 | 61 | \$220.2M | 4.6% | \$6,462,429 | \$101.95 | 6.0% | \$127.22 | 197 | 5.8% |
| 2018 | 37 | \$80.6M | 1.8% | \$3,312,484 | \$105.07 | 6.7% | \$119.07 | 184 | 5.9% |
| 2017 | 72 | \$169.7M | 5.3% | \$3,688,648 | \$71 | 6.0% | \$108.34 | 167 | 6.1% |
| 2016 | 55 | \$220.6M | 3.1% | \$4,989,909 | \$146.40 | 6.5% | \$100.23 | 155 | 6.2% |
| 2015 | 57 | \$117.1M | 4.1% | \$2,850,628 | \$61.62 | 9.3% | \$93.82 | 145 | 6.3% |
| 2014 | 39 | \$95.2M | 3.0% | \$3,509,765 | \$64.40 | 10.3% | \$83.94 | 130 | 6.7% |
| 2013 | 21 | \$29M | 1.3% | \$1,595,369 | \$50.64 | 8.6% | \$75.08 | 116 | 7.0% |
| 2012 | 34 | \$65.7M | 2.9% | \$2,689,337 | \$66.09 | 9.2% | \$71.44 | 110 | 7.2% |
| 2011 | 31 | \$66.9M | 2.6% | \$2,477,623 | \$57.53 | 8.8% | \$66.82 | 103 | 7.5% |
| 2010 | 24 | \$26.2M | 1.0% | \$1,455,790 | \$52.53 | - | \$63.59 | 98 | 7.7% |

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

LOGISTICS SALES

| Year | Completed Transactions (1) | | | | | | Market Pricing Trends (2) | | |
|------|----------------------------|----------|----------|-------------|--------------|--------------|---------------------------|-------------|----------|
| | Deals | Volume | Turnover | Avg Price | Avg Price/SF | Avg Cap Rate | Price/SF | Price Index | Cap Rate |
| 2025 | - | - | - | - | - | - | \$188.22 | 275 | 5.7% |
| 2024 | - | - | - | - | - | - | \$182.68 | 267 | 5.7% |
| 2023 | - | - | - | - | - | - | \$174.91 | 255 | 5.7% |
| 2022 | - | - | - | - | - | - | \$165.68 | 242 | 5.7% |
| 2021 | - | - | - | - | - | - | \$159.49 | 233 | 5.6% |
| YTD | 74 | \$263.9M | 1.5% | \$4,798,903 | \$120.11 | 6.8% | \$154.62 | 226 | 5.7% |
| 2020 | 185 | \$894.1M | 5.0% | \$7,050,469 | \$125.45 | 7.4% | \$150.41 | 220 | 5.7% |
| 2019 | 269 | \$1.4B | 6.9% | \$6,849,275 | \$137.27 | 5.5% | \$139.07 | 203 | 5.8% |
| 2018 | 188 | \$644.1M | 4.8% | \$4,647,752 | \$99.75 | 6.1% | \$129.17 | 189 | 5.9% |
| 2017 | 192 | \$315.4M | 2.8% | \$2,639,781 | \$93.73 | 6.0% | \$118.85 | 174 | 6.0% |
| 2016 | 234 | \$800M | 5.8% | \$4,451,868 | \$96.03 | 5.7% | \$110.75 | 162 | 6.1% |
| 2015 | 321 | \$586M | 6.7% | \$3,104,733 | \$78.95 | 6.0% | \$100.58 | 147 | 6.3% |
| 2014 | 206 | \$407.9M | 4.0% | \$2,316,100 | \$71.21 | 7.0% | \$90.01 | 131 | 6.7% |
| 2013 | 168 | \$311.9M | 3.7% | \$2,144,956 | \$61.56 | 8.4% | \$80.78 | 118 | 7.0% |
| 2012 | 129 | \$215.7M | 2.6% | \$2,007,224 | \$61.98 | 8.2% | \$76.06 | 111 | 7.2% |
| 2011 | 103 | \$123.5M | 2.2% | \$1,674,987 | \$49.28 | 8.2% | \$71.07 | 104 | 7.5% |
| 2010 | 96 | \$165M | 2.0% | \$1,884,945 | \$60.54 | 8.2% | \$67.31 | 98 | 7.7% |

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

FLEX SALES

| Year | Completed Transactions (1) | | | | | | Market Pricing Trends (2) | | |
|------|----------------------------|----------|----------|-------------|--------------|--------------|---------------------------|-------------|----------|
| | Deals | Volume | Turnover | Avg Price | Avg Price/SF | Avg Cap Rate | Price/SF | Price Index | Cap Rate |
| 2025 | - | - | - | - | - | - | \$276.63 | 262 | 5.6% |
| 2024 | - | - | - | - | - | - | \$268.79 | 254 | 5.6% |
| 2023 | - | - | - | - | - | - | \$257.64 | 244 | 5.6% |
| 2022 | - | - | - | - | - | - | \$244.32 | 231 | 5.6% |
| 2021 | - | - | - | - | - | - | \$235.62 | 223 | 5.5% |
| YTD | 16 | \$55.8M | 1.4% | \$5,584,710 | \$205.64 | - | \$229.67 | 217 | 5.6% |
| 2020 | 60 | \$213.9M | 7.8% | \$5,589,687 | \$126.83 | 6.1% | \$225.42 | 213 | 5.6% |
| 2019 | 60 | \$174M | 4.6% | \$3,610,114 | \$165.78 | 6.7% | \$212.09 | 201 | 5.6% |
| 2018 | 51 | \$108.8M | 5.3% | \$2,861,908 | \$144.71 | 6.2% | \$198.23 | 188 | 5.7% |
| 2017 | 44 | \$69.8M | 2.4% | \$2,607,850 | \$142.49 | 5.1% | \$182.72 | 173 | 5.8% |
| 2016 | 75 | \$152.6M | 6.2% | \$2,645,881 | \$116.39 | - | \$169.29 | 160 | 5.9% |
| 2015 | 96 | \$168.6M | 9.1% | \$2,583,092 | \$99.02 | 7.3% | \$155.55 | 147 | 6.1% |
| 2014 | 53 | \$98.2M | 4.8% | \$2,337,944 | \$120.65 | 6.5% | \$139.23 | 132 | 6.4% |
| 2013 | 68 | \$95.1M | 6.2% | \$2,235,276 | \$90.51 | 5.0% | \$126.25 | 119 | 6.7% |
| 2012 | 35 | \$28.4M | 2.6% | \$1,280,221 | \$82.48 | 7.6% | \$117.94 | 112 | 6.9% |
| 2011 | 29 | \$27.5M | 2.6% | \$1,669,745 | \$62.27 | - | \$109.56 | 104 | 7.2% |
| 2010 | 17 | \$11.8M | 0.8% | \$900,613 | \$76.72 | - | \$103.42 | 98 | 7.5% |

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.