

Retail Market Snapshot

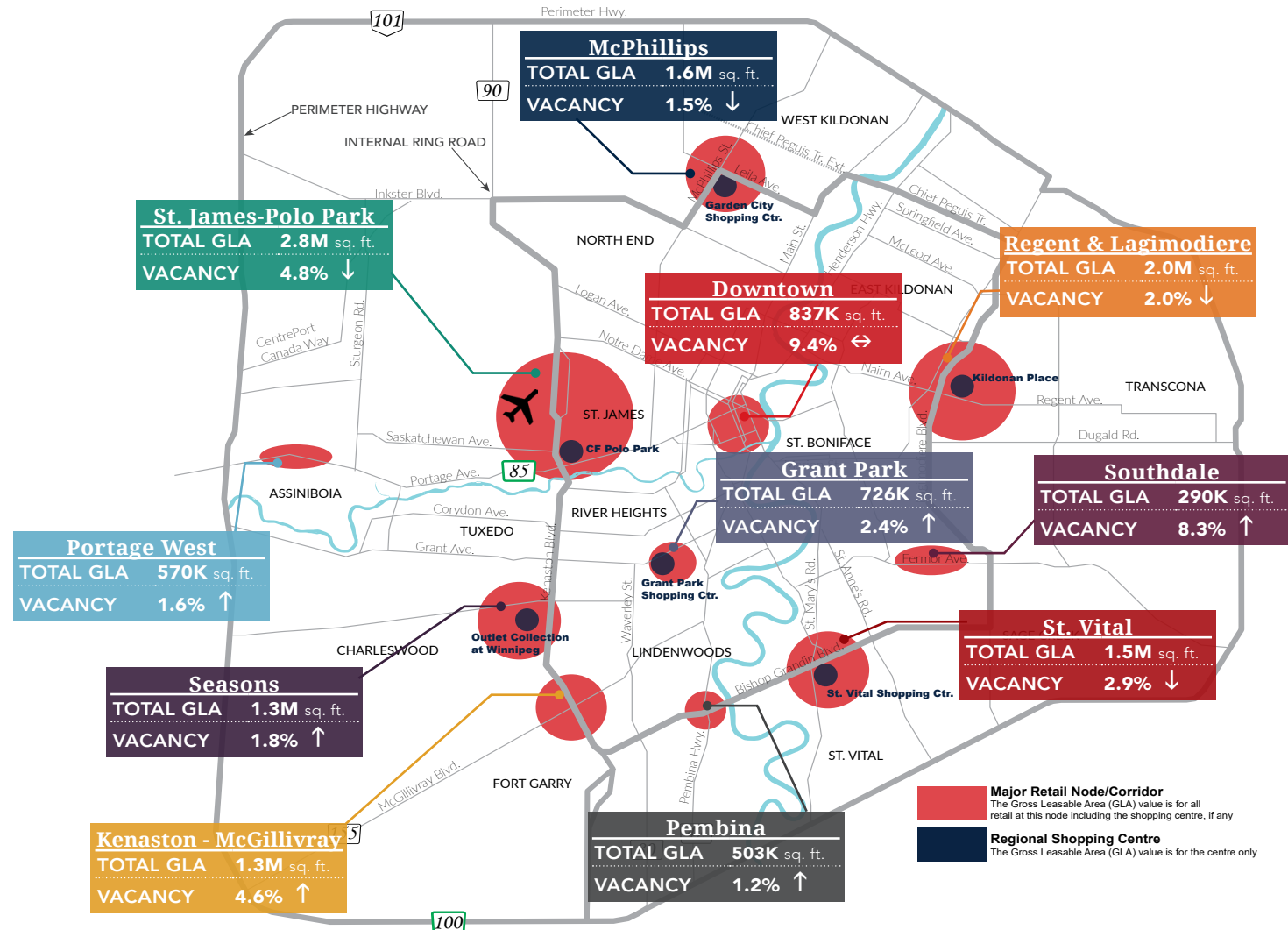
WINNIPEG, MANITOBA

KEY MARKET INDICATORS

- TOTAL MARKET INVENTORY** 16.2M (sq. ft.)
- ENCLOSED MALL INVENTORY** 4.4M (sq. ft.)
- MARKET VACANCY** 3.4% (down from 3.6%)
- AVERAGE NET RENTAL RATE** \$22.46 (per sq. ft.)
- AVERAGE ADDITIONAL RENT** \$12.00 (per sq. ft.)

KEY INDICATORS BY CENTRE TYPE

- ENCLOSED MALL**
 - VACANCY RATE 4.2% ↓
 - AVG. ASKING NET RENT \$30.11 ↑
- POWER CENTRE**
 - VACANCY RATE 3.0% ↔
 - AVG. ASKING NET RENT \$26.88 ↑
- OTHER**
 - VACANCY RATE 3.2% ↓
 - AVG. ASKING NET RENT \$20.85 ↓

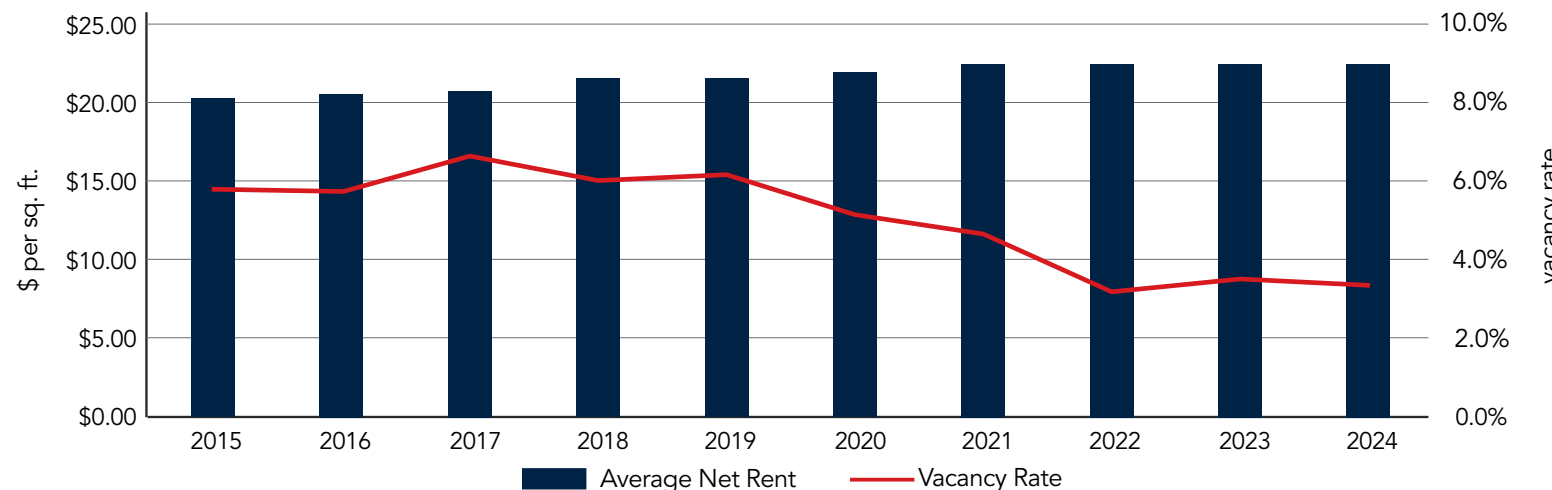


ENCLOSED MALL KEY INDICATORS

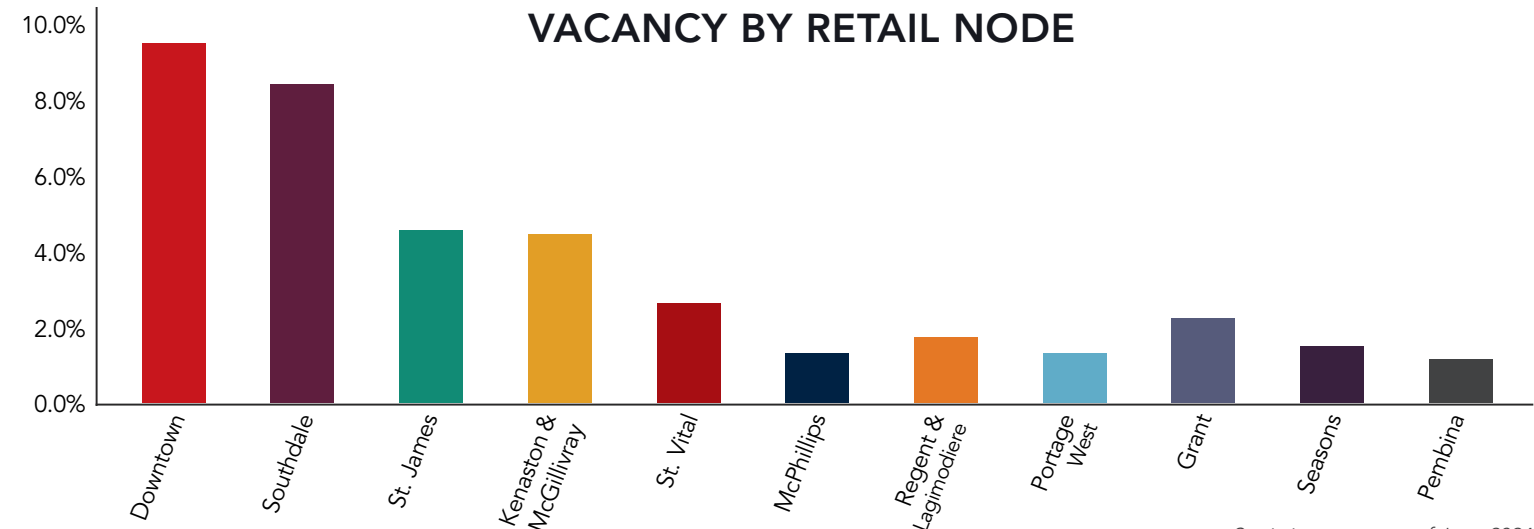
ENCLOSED MALL	CF POLO PARK	ST. VITAL SC	KILDONAN PLACE	GARDEN CITY SC	GRANT PARK SC	OUTLET COLLECTION
GLA (+/-) (sq. ft.)	1,202,000	905,617	403,248	379,681	405,782	570,000
ANNUAL SALES* (\$ per sq. ft.)	\$1,030	\$646	\$573	N/A	\$482	\$582

*Source: ICSC Canadian Mall Property Performance 2023 Data

MARKET VACANCY RATE VS AVERAGE NET RENT



VACANCY BY RETAIL NODE



Statistics current as of June 2024
*Capital's retail database tracks competitive retail centres larger than 20,000 sq. ft.