

MARKET FUNDAMENTALS

	YOY Chg	Outlook
6.0% Vacancy Rate	▲	▼
-16K YTD Net Absorption, SF	▼	▲
\$7.40 Asking Rent, PSF <small>(Overall, Net Asking Rent)</small>	▲	▲

ECONOMIC INDICATORS

	YOY Chg	Outlook
401.6K New Brunswick Employment	▲	▲
7.0% New Brunswick Unemployment Rate	▼	▼
6.7% Canada Unemployment Rate <small>Source: Statistics Canada</small>	▲	▲

ECONOMY

New Brunswick’s economy remained strong in Q1 2025, with a budget surplus rising to \$247.4 million (mn), driven by higher-than-expected tax revenues and federal transfers. Total revenue is projected to reach \$12.7 billion (bn), up \$510.5 mn, while spending will increase by \$303.5 mn, mainly on healthcare and social services. The province’s net debt is estimated at \$12.4 bn. Capital spending is also increasing, with \$1.2 bn allocated for infrastructure projects, particularly in transportation. Population growth, which surged to 2.7% in 2024, is expected to slow significantly to 0.9% in 2025. This demographic shift could influence labour availability and consumer demand, which are key factors in sustaining economic momentum.

(Sources: Statistics Canada, RBC, TD Economics)

SUPPLY AND DEMAND

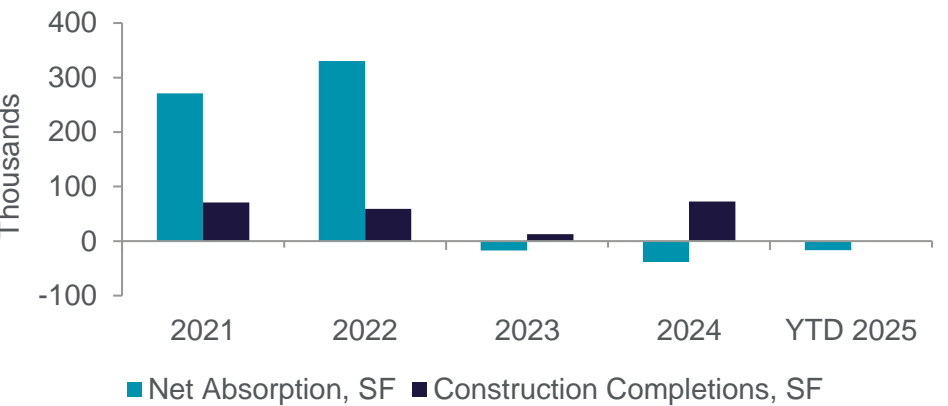
Industrial vacancy in New Brunswick slightly increased to 6.0% in the first quarter of 2025, up 30 basis points (bps) from 5.7% in the previous quarter. Moncton had an increase in vacancy of 10 bps quarter-over-quarter (QOQ) to reach 6.6%. The Saint John market had the most significant increase in overall vacancy of about 250 bps QOQ from 3.9% last quarter to 6.4%. The Fredericton market had a slight increase in vacancy of about 20 bps QOQ to 0.4%. In the Moncton Industrial Park submarket, an undisclosed tenant occupied 653 St George Blvd, resulting in positive absorption of 18k sf and Dizolve moved out of 300 Baig Boulevard, leaving 15k sf vacant. In the Greater Saint John market Coast Tire and Battlefield Equipment Rentals moved out of 455 McAllister Dr, resulting in negative absorption of around 13k sf.

Overall absorption in New Brunswick slipped further into negative territory this quarter to negative 16k sf. Saint John was the driving force behind the overall negative absorption, with close to negative 13k sf. Both Fredericton and Moncton only posted negative 2k sf of absorption in each market.

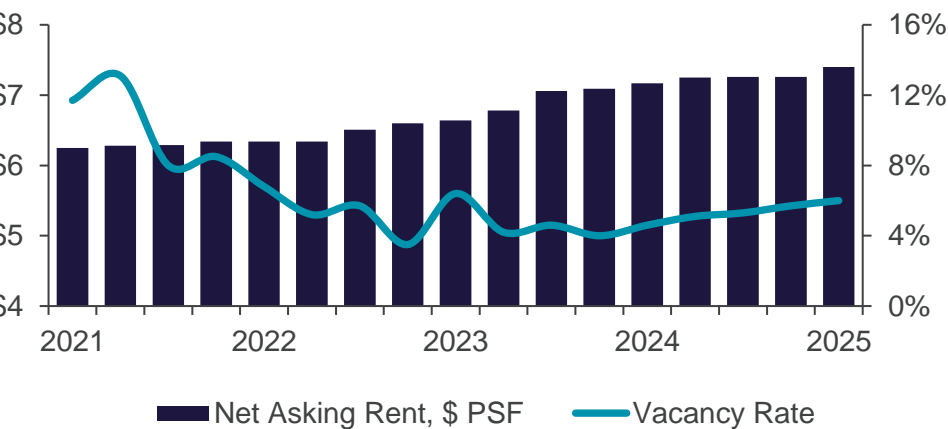
PRICING

The overall net asking rental rate in New Brunswick increased from last quarter by \$0.14 to \$7.40 per square foot (psf). Moncton drove the increase, with a \$0.19 psf QOQ increase to \$7.19 psf, while Fredericton and Saint John rates remained unchanged from last quarter.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



SUBMARKET	INVENTORY (SF)	OVERALL VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CNSTR (SF)	CNSTR COMPLETIONS (SF)	OVERALL WEIGHTED AVG NET RENT *	OVERALL WEIGHTED AVG ADD. RENT	OVERALL WEIGHTED AVG GROSS RENT
Greater Moncton	504,958	2,000	0.4%	0	0	14,080	0	\$6.48	\$3.43	\$9.92
Moncton Industrial Park	2,365,280	154,353	6.5%	-2,190	-2,190	122,000	0	\$7.25	\$3.37	\$10.63
Dieppe Industrial Park	665,576	29,085	4.4%	0	0	122,544	0	\$7.84	\$3.93	\$11.78
Caledonia Industrial Park	1,239,871	128,807	10.4%	0	0	147,000	0	\$6.87	\$4.32	\$11.19
MONCTON TOTALS	4,775,685	312,055	6.5%	-2,190	-2,190	405,624	0	\$7.19	\$3.61	\$10.81
Greater Fredericton	179,440	0	0.0%	0	0	0	0	\$8.21	\$4.35	\$12.56
Fredericton Industrial Park	343,575	1,982	0.6%	-1,000	-1,000	11,250	0	\$8.27	\$5.41	\$13.68
FREDERICTON TOTALS	523,015	1,982	0.2%	-1,000	-1,000	11,250	0	\$8.10	\$4.95	\$13.05
SAINT JOHN TOTALS	522,603	33,539	6.4%	-13,319	-13,319	0	0	\$8.53	\$4.27	\$12.79
NEW BRUNSWICK TOTALS	5,821,303	349,766	6.0%	-16,509	-16,509	416,874	0	\$7.40	\$3.80	\$11.20

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

KEY LEASE TRANSACTIONS Q1 2025

PROPERTY	SUBMARKET	TENANT	SF	TYPE
653 St George Blvd	Moncton	Undisclosed	18,000	Direct
158-172 Toombs St	Moncton	Undisclosed	14,000	Direct

KEY SALES TRANSACTIONS Q1 2025

PROPERTY	SUBMARKET	SELLER/BUYER	SF	PRICE / \$ PSF
275 Baig	Moncton Industrial Park	Undisclosed	6,000	Undisclosed
39 Hatheway	Greater Saint John	Undisclosed	9,726	Undisclosed
135 Pepin Road	Fredericton Industrial Park	Undisclosed	8,400	Undisclosed
500 Caledonia	Caledonia Industrial Park	Undisclosed	12,254	Undisclosed

BILL MACAVOY

Managing Director

Tel: +1 902 425 1872

bmacavoy@cwatlantic.com

JAKE MACMILLAN

Market Analyst

Tel: +1 902 334 2169

jmacmillan@cwatlantic.com

About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of \$9.4 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that Better never settles, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.

©2025 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources believed to be reliable, including reports commissioned by Cushman & Wakefield (“CWK”). This report is for informational purposes only and may contain errors or omissions; the report is presented without any warranty or representations as to its accuracy.

Nothing in this report should be construed as an indicator of the future performance of CWK’s securities. You should not purchase or sell securities—of CWK or any other company—based on the views herein. CWK disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CWK as well as against CWK’s affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.