

MARKET FUNDAMENTALS

	YOY Chg	Outlook
\$82,650 NCR Median HH Income	▲	▲
-0.5% NCR Population Growth	▼	▲
7.3% Ottawa Unemployment Rate	▲	▲

Source: Statistics Canada/Moody's Analytics
 NCR: Ottawa-Gatineau

ECONOMIC INDICATORS

	YOY Chg	Outlook
0.3% NCR GDP Growth	▼	▼
2.2% NCR Consumer Price Index	▼	▲
12.6% NCR Retail Sales Growth*	▲	▼

Source: Statistics Canada/Moody's Analytics
 NCR: Ottawa-Gatineau
 *Seasonally adjusted Retail Sales

ECONOMY

In November 2025, Canada's unemployment rate declined to 6.5%, down 60 basis points (bps) from August. National employment increased for the third consecutive month, reaching 21.1 million in November 2025, with a net gain of 54,000 jobs. The largest employment increase was recorded in the health care and social assistance sector, which added 46,000 jobs during the month. Despite positive national momentum, Ontario lost 20,000 jobs in November, the largest decline among all provinces. Ottawa's unemployment rate rose to 7.3%, matching Ontario's rate and standing 80 bps above the national average.

DEMAND

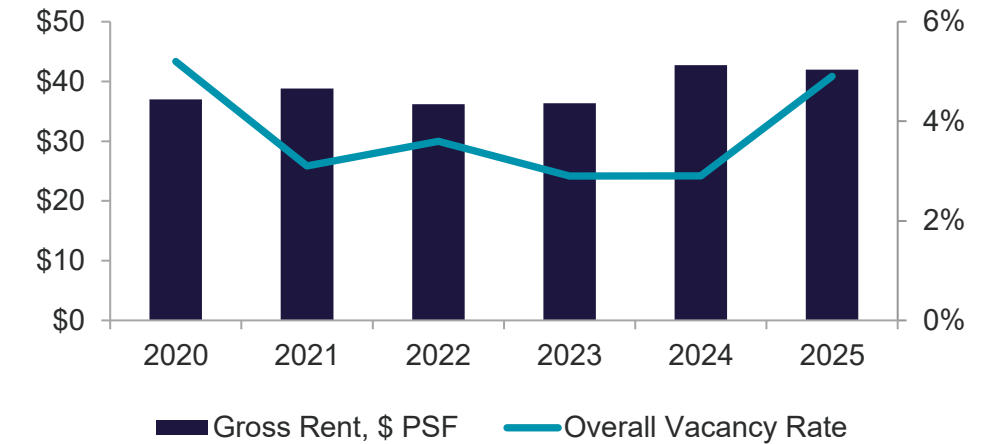
In the second half of 2025 (H2), Ottawa's overall retail vacancy rate increased by 140 bps to 4.9%. Vacancy continued to trend upward among regional malls, rising from 5.9% in H1 2025 to 10.3%. The closure of Hudson's Bay added approximately 180k square feet (sf) of vacant space at Bayshore Shopping Centre and 158k sf at St. Laurent Centre, while its 330k sf former flagship store on Rideau Street has been listed for sale.

Community malls recorded 50k sf of positive absorption by the end of 2025, reducing the vacancy rate by 60 bps to 1.4% since June 2025. Improvements were also observed in the downtown core and neighbourhood malls. Retail spaces in downtown office towers posted 14k sf of positive absorption, lowering vacancy by 140 bps to 6.2%. Neighbourhood malls recorded a 1.4% vacancy rate, with leasing activity concentrated in Ottawa South, Bell's Corners, and Orléans.

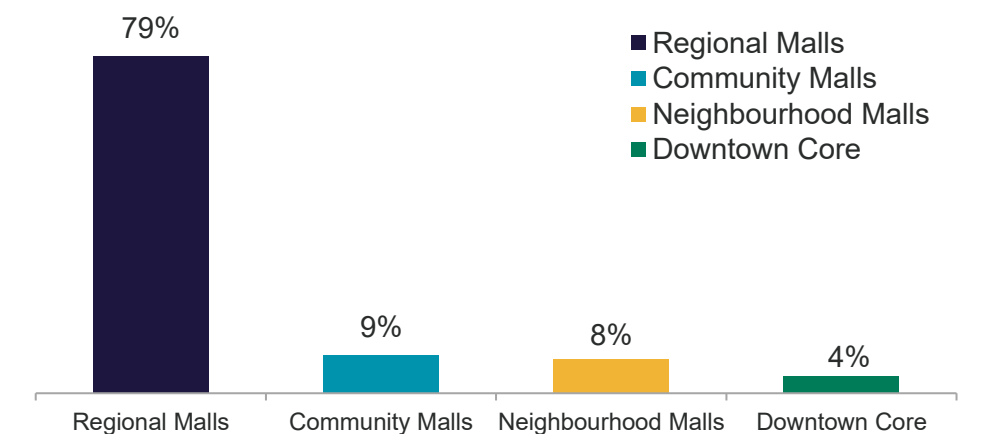
PRICING

In H2 2025, Ottawa's overall retail asking gross rent increased slightly by \$0.12 per square foot (psf) from the first half of the year to \$41.99 psf. Downtown core rents rose to \$53.22 psf, supported by increases in both net asking rent and additional rent. Meanwhile, neighbourhood malls experienced a \$6.45 decline in gross asking rent, settling at \$30.67 psf in H2 2025.

GROSS ASKING RENT / VACANCY RATE



AVAILABILITY BY PRODUCT TYPE



MARKET STATISTICS

MARKET SEGMENTS	INVENTORY (SF)	TOTAL BUILDINGS	H2 2025 VACANCY RATE	H1 2025 VACANCY RATE	CURRENT NET OVERALL ABSORPTION (SF)	OVERALL GROSS ASKING RENT*
REGIONAL MALLS & LARGER POWER CENTRES	9,814,907	15	10.3%	5.9%	-457,938	\$49.37
COMMUNITY MALLS & SMALLER POWER CENTRES	8,022,176	38	1.4%	2.0%	50,219	\$38.42
DOWNTOWN CORE	735,572	20	6.2%	7.6%	13,848	\$53.22
Ottawa East	662,042	23	2.3%	2.9%	3,559	\$41.79
Gloucester	490,086	15	11.8%	11.5%	-1,666	\$27.28
Orleans	1,247,596	35	0.1%	0.9%	9,400	\$41.63
Ottawa South	938,124	27	0.6%	2.0%	12,674	\$28.00
Kanata / Stittsville	1,697,471	33	0.2%	0.2%	1,046	\$29.41
Bell's Corners	338,383	10	2.8%	5.4%	8,691	\$41.92
Nepean (Merivale Road Area)	668,204	20	0.4%	0.8%	2,650	\$45.50
Nepean / Other / Barrhaven	753,246	20	1.1%	0.1%	-7,535	N/A
Ottawa West / Westboro	755,709	29	0.4%	0.4%	-608	N/A
NEIGHBOURHOOD MALLS TOTAL	7,550,861	212	1.4%	1.8%	28,211	\$30.67
OTTAWA TOTALS	26,123,516	285	4.9%	3.5%	-365,660	\$41.99

*Weighted Average Asking Gross Rents

KEY SALES TRANSACTIONS H1 2025 – H2 2025

PROPERTY	SUBMARKET	SELLER / BUYER	SF	PRICE / \$ PSF
1595 Merivale Road	Ottawa West Dispersed	Admns Meadowlands Investment Corp / SRF5 Meadowlands Mall Inc	666,904*	\$44,350,000 / NA
3098 Carling Avenue	Ottawa West Dispersed	RioCan Holdings Inc / 9555-3749 Quebec Inc	645,995*	\$33,000,000 / NA
33 & 34 Roydon Place	Ottawa West Dispersed	Ferrari Holdings Ltd / 33-43 Roydon Inc	64,904*	\$5,430,000 / NA
329 March Road	Kanata North	329 March Road Inc / March Road Properties Inc	46,402	\$11,535,000 / \$249
1151 Ogilvie Road	Gloucester	Azzi Realty Inc / 1151 Ogilvie Development GP Inc	29,621*	\$5,000,000 / NA

* Land Area

NATHAN SMITH, BROKER

Executive Vice President
Managing Director
Tel: +1 613 236 7777
info@cwottawa.com

YICHEN SHI

Research Analyst
Tel: +1 613 236 7777
yshi@cwottawa.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2026 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.