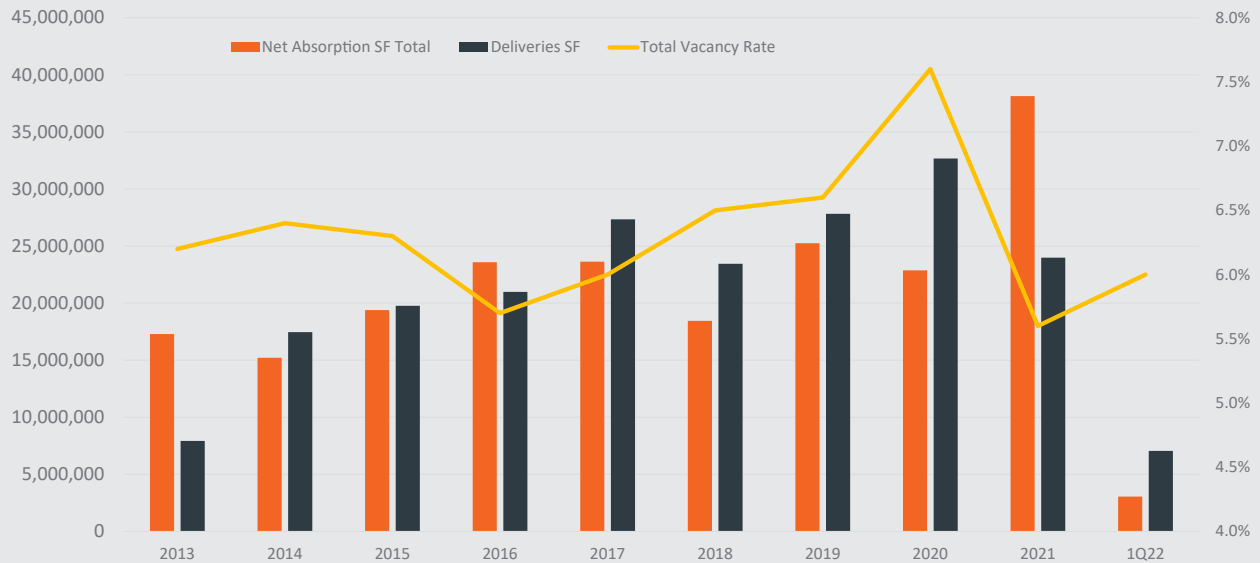


Dallas-Fort Worth Industrial Market

FUNDAMENTALS 1Q 2022



Industrial Market Conditions

	TOTAL VACANCY	SUBLEASE SPACE	NET ABSORPTION	COMPLETIONS	UNDER CONSTRUCTION	AVERAGE ASKING RATES
1Q21	7.1%	4,874,353	10,801,790	7,246,393	29,011,926	\$5.68
2Q21	6.7%	4,881,108	8,338,423	6,024,574	36,449,172	\$5.68
3Q21	6.2%	4,291,871	11,613,258	4,593,316	48,530,839	\$5.81
4Q21	5.6%	2,856,530	7,381,502	6,117,732	60,742,262	\$5.97
2021 YEAR-END	5.6%	2,856,530	38,134,973	23,982,015	60,742,262	\$5.97
1Q22	6.0%	3,505,327	3,054,522	7,059,817	55,482,816	\$6.04

The Dallas-Fort Worth industrial market continues to be one of the top-performing markets in the US from a demand standpoint. Top population growth, along with a surge in online shopping, has created record demand for warehouse and distribution properties. Over recent years, both new supply and demand have topped over 20 million square feet per year, with the most recent quarters roughly double that average with over 38 million square feet absorbed in 2021. The construction pipeline, however, has increased dramatically with about 55 million square feet currently underway. High construction and demand levels have contributed to solid rental rate growth, with average industrial rates up about 6% over the past year.

SUBMARKET	INVENTORY		VACANCY		NET ABSORPTION SF		COMPLETIONS		UNDER CONSTRUCTION	ASKING RENT
	# OF BLDGS	TOTAL SF	TOTAL SF	RATE	CURRENT QTR	YTD	CURRENT QTR	YTD	AT END OF CURRENT QTR	WTD. AVG. (FS/G)
DFW AIRPORT	477	81,136,591	2,274,084	2.8%	-167,576	-167,576	0	0	4,431,801	\$8.29
EAST DALLAS	424	46,111,635	5,224,489	11.3%	98,193	98,193	494,743	494,743	3,522,736	\$7.53
GREAT SW/ ARLINGTON	860	111,460,351	4,033,835	3.6%	-144,654	-144,654	820,086	820,086	2,071,840	\$5.92
NORTH FORT WORTH	607	115,967,273	11,376,410	9.8%	2,046,419	2,046,419	990,211	990,211	10,663,704	\$5.00
NORTHEAST DALLAS	860	91,472,940	4,993,508	5.5%	118,029	118,029	579,028	579,028	1,314,552	\$8.64
NORTHWEST DALLAS	911	96,212,340	3,264,701	3.4%	171,466	171,466	579,126	579,126	6,320,218	\$6.57
NW DALLAS OUTLYING	30	2,662,005	59,350	2.2%	34,750	34,750	0	0	0	\$14.38
SOUTH DALLAS	567	108,192,181	6,318,293	5.8%	-9,874	-9,874	800,737	800,737	20,856,653	\$4.07
SOUTH FT WORTH	1,019	79,019,973	7,835,719	9.9%	1,615,641	1,615,641	2,695,886	2,695,886	3,613,774	\$5.53
SOUTH STEMMONS	1,281	93,716,039	4,042,312	4.3%	-707,872	-707,872	100,000	100,000	2,687,538	\$8.32
TOTAL	7,036	825,951,328	49,422,701	6.0%	3,054,522	3,054,522	7,059,817	7,059,817	55,482,816	\$6.04
IND	7,036	825,951,328	49,422,701	6.0%	3,054,522	3,054,522	7,059,817	7,059,817	55,482,816	\$6.04
FLEX	1,873	91,336,252	5,356,616	5.9%	90,088	90,088	28,072	28,072	386,068	\$12.09
TOTAL DFW	8,909	917,287,580	54,779,317	6.0%	3,144,610	3,144,610	7,087,889	7,087,889	55,868,884	\$6.99