



Dallas – Fort Worth

Industrial 21Q3

Key Takeaways

- DFW's year-to-date absorption has surpassed a record 33.9 million square feet.
- Construction is at an all-time high with over 47 million square feet currently in development. This is the 17th quarter in a row of construction levels surpassing 25 million square feet.
- Vacancy levels are at 5.7%, marking only the 5th time in the past 20 years being under 6%.



Record Breaking Streak Continues

Never in the history of the Metroplex has there been more activity than what is occurring right now. Absorption for the year may potentially surpass 40 million square feet while construction levels are presently at 47 million square feet. Based on the construction pipeline today, big-box inventory alone will have added over 189 buildings and 71 million square feet since the start of the pandemic. Despite the construction activity, vacancy rates have decreased across most product types while rental rates have increased.

Market Indicators



Historic Comparison

	20Q3	21Q2	21Q3
Total Inventory (in Millions of SF)	908.3	931.6	935.9
New Supply (in Millions of SF)	6.5	7.6	4.4
Net Absorption (in Millions of SF)	4.8	12.6	10.6
Overall Vacancy	7.0%	6.4%	5.7%
Under Construction (in Millions of SF)	29.1	36.2	47.6
Overall Asking Lease Rates (NNN)	\$ 5.04	\$ 5.27	\$ 5.74

DFW Industrial Trends



The 3rd quarter added 4.4 million square feet of supply, bringing the year-to-date total close to 20 million square feet. While deliveries are off pace from last year's 33 million square-foot record-breaking year, expectations are for 2022 to break records again with 47.6 million square feet currently under construction.

Recent Transactions



Lease

11900 South Freeway
S Fort Worth | 861.8k SF



Lease

11501 North Freeway
S Fort Worth | 707k SF



Lease

1901 Danieldale Rd
S Dallas | 653.6k SF



Lease

280 S Intermodal Pkwy
Alliance | 335.5k SF



Sale

1398 Industrial Blvd
NE Dallas | \$379/SF

Warehouse/Industrial Market - Big-Box¹

21Q3

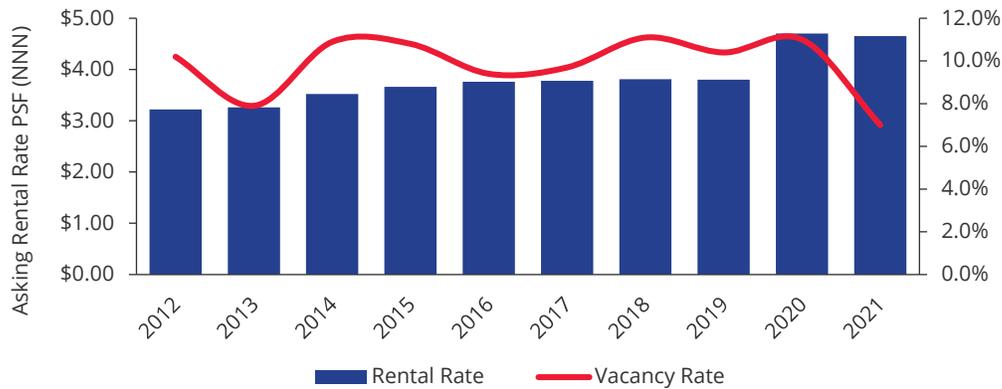
Market Overview

Number of Buildings	647
Overall Market Size	300,126,972
Asking Rental Rate PSF (NNN)	\$4.65
Vacancy Rate	7.0%
Net Absorption YTD	23,973,760
New Supply YTD #	28
New Supply YTD SF	13,434,672
Under Construction #	70
Under Construction SF	38,199,242

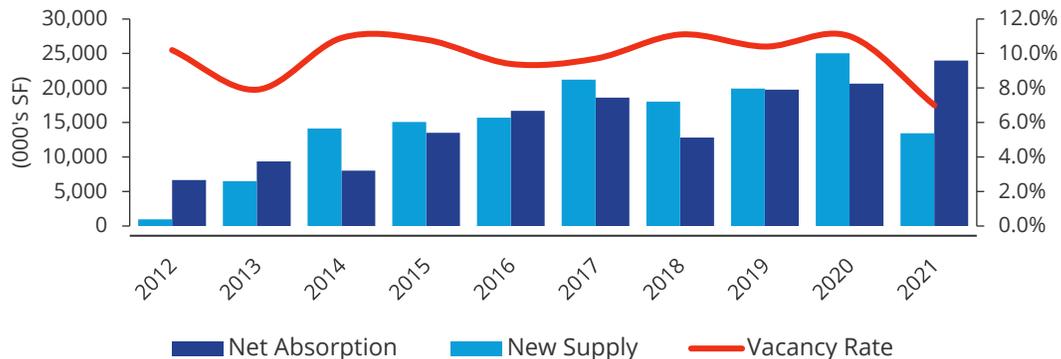
Summary

At the end of the third quarter 2021, inventory of big-box warehouse product in the Warehouse/Industrial Market - Big-Box¹ consisted of 300,126,972 square feet in 647 properties. Net absorption year-to-date through the third quarter 2021 was 23,973,760 square feet. The vacancy rate stood at 7.0%, a decrease from the rate of 10.2% reported at this time last year. Quoted rental rates averaged \$4.65 NNN per square foot, which is down 3.9% compared to the rate of \$4.84 NNN from the same quarter last year. As of the end of Q3 2021, 28 properties were delivered year-to-date, totaling 13,434,672 square feet, and 38,199,242 square feet in 70 properties were under construction.

Vacancy and Rental Rate Trend



New Supply, Net Absorption, and Vacancy Trend



¹ Big-Box is defined as Warehouse/Distribution buildings over 200,000 square feet and minimum clear height of 28 feet.

Warehouse/Industrial Market - Non Big-Box

21Q3

Market Overview

Number of Buildings	8,451
Overall Market Size	417,802,087
Asking Rental Rate PSF (NNN)	\$6.49
Vacancy Rate	5.2%
Net Absorption YTD	8,355,444
New Supply YTD #	60
New Supply YTD SF	5,027,235
Under Construction #	92
Under Construction SF	8,574,763

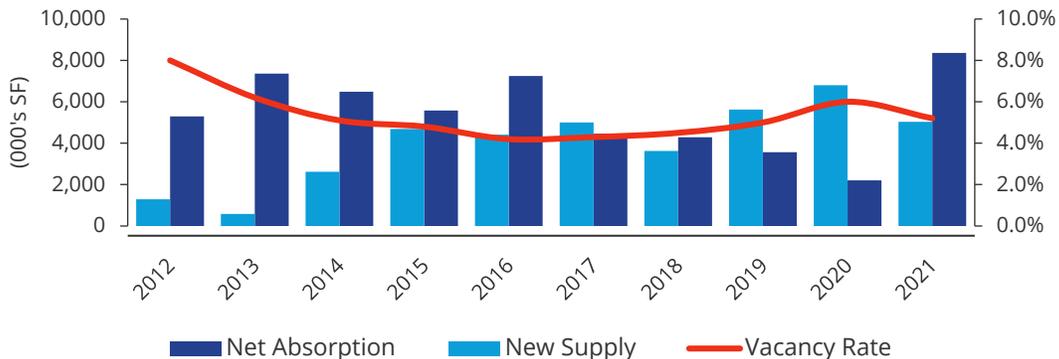
Summary

At the end of the third quarter 2021, inventory of warehouse/distribution product in the Warehouse/Industrial Market - Non Big-Box consisted of 417,802,087 square feet in 8,451 properties. Net absorption year-to-date through the third quarter 2021 was 8,355,444 square feet. The vacancy rate stood at 5.2%, a decrease from the rate of 6.0% reported at this time last year. Quoted rental rates averaged \$6.49 NNN per square foot, which is up 5.2% compared to the rate of \$6.17 NNN from the same quarter last year. As of the end of Q3 2021, 60 properties were delivered year-to-date, totaling 5,027,235 square feet, and 8,574,763 square feet in 92 properties were under construction.

Vacancy and Rental Rate Trend



New Supply, Net Absorption, and Vacancy Trend



Warehouse/Industrial Market - Big-Box and Non Big Box

21Q3

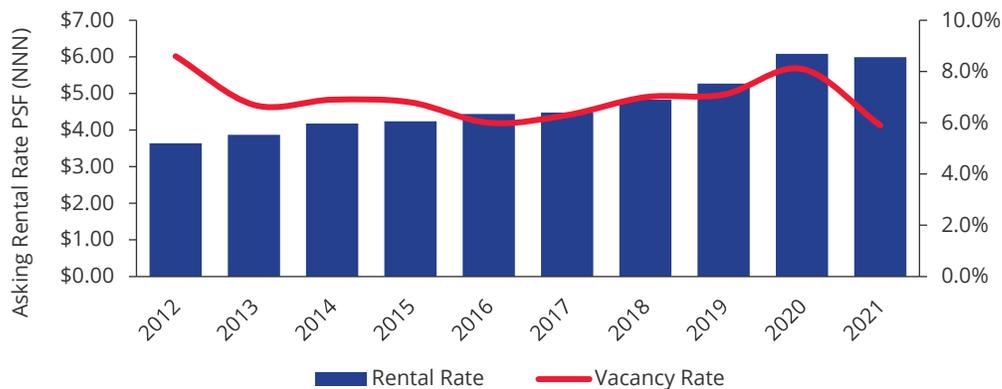
Market Overview

Number of Buildings	9,098
Overall Market Size	717,929,059
Asking Rental Rate PSF (NNN)	\$5.99
Vacancy Rate	5.9%
Net Absorption YTD	32,329,204
New Supply YTD #	88
New Supply YTD SF	18,461,907
Under Construction #	162
Under Construction SF	46,774,005

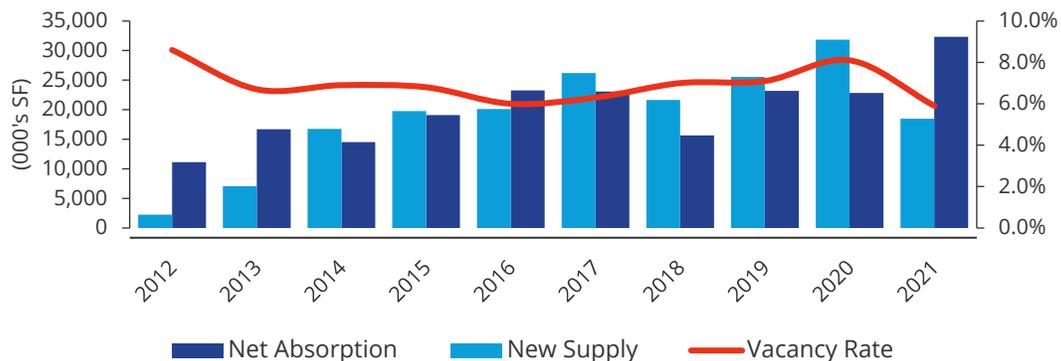
Summary

At the end of the third quarter 2021, inventory of warehouse/distribution product in the Warehouse/Industrial Market - Big-Box and Non Big Box consisted of 717,929,059 square feet in 9,098 properties. Net absorption year-to-date through the third quarter 2021 was 32,329,204 square feet. The vacancy rate stood at 5.9%, a decrease from the rate of 7.7% reported at this time last year. Quoted rental rates averaged \$5.99 NNN per square foot, which is down 0.7% compared to the rate of \$6.03 NNN from the same quarter last year. As of the end of Q3 2021, 88 properties were delivered year-to-date, totaling 18,461,907 square feet, and 46,774,005 square feet in 162 properties were under construction.

Vacancy and Rental Rate Trend



New Supply, Net Absorption, and Vacancy Trend



Market Overview

Number of Buildings	3,522
Overall Market Size	106,729,821
Asking Rental Rate PSF (NNN)	\$10.64
Vacancy Rate	5.8%
Net Absorption YTD	1,443,925
New Supply YTD #	9
New Supply YTD SF	362,422
Under Construction #	10
Under Construction SF	285,899

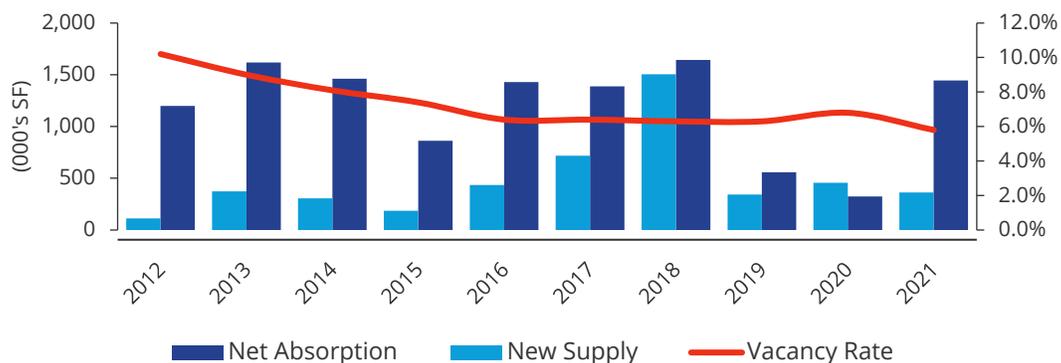
Summary

At the end of the third quarter 2021, inventory of warehouse/distribution product in the Flex Market consisted of 106,729,821 square feet in 3,522 properties. Net absorption year-to-date through the third quarter 2021 was 1,443,925 square feet. The vacancy rate stood at 5.8%, a decrease from the rate of 6.7% reported at this time last year. Quoted rental rates averaged \$10.64 NNN per square foot, which is up 6.3% compared to the rate of \$10.01 NNN from the same quarter last year. As of the end of Q3 2021, 9 properties were delivered year-to-date, totaling 362,422 square feet, and 285,899 square feet in 10 properties were under construction.

Vacancy and Rental Rate Trend



New Supply, Net Absorption, and Vacancy Trend



Manufacturing Market

21Q3

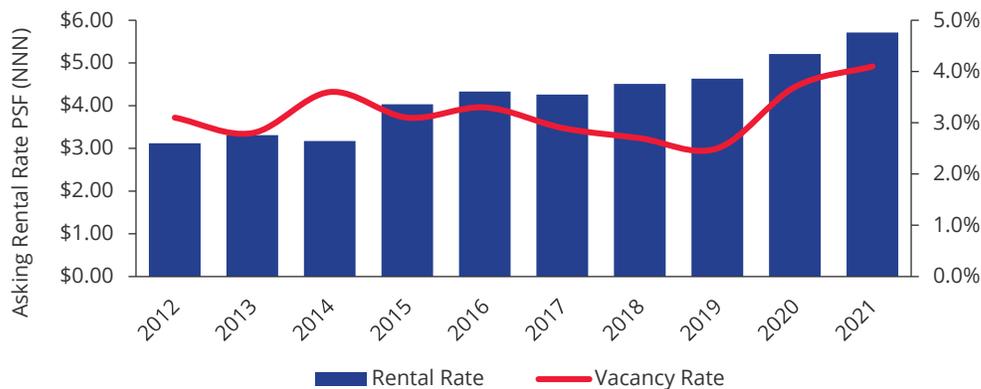
Market Overview

Number of Buildings	954
Overall Market Size	111,276,783
Asking Rental Rate PSF (NNN)	\$5.71
Vacancy Rate	4.1%
Net Absorption YTD	1,572,304
New Supply YTD #	5
New Supply YTD SF	599,986
Under Construction #	2
Under Construction SF	537,542

Summary

At the end of the third quarter 2021, inventory of warehouse/distribution product in the Manufacturing Market consisted of 111,276,783 square feet in 954 properties. Net absorption year-to-date through the third quarter 2021 was 1,572,304 square feet. The vacancy rate stood at 4.1%, an increase from the rate of 3.1% reported at this time last year. Quoted rental rates averaged \$5.71 NNN per square foot, which is up 9.6% compared to the rate of \$5.21 NNN from the same quarter last year. As of the end of Q3 2021, 5 properties were delivered year-to-date, totaling 599,986 square feet, and 537,542 square feet in 2 properties were under construction.

Vacancy and Rental Rate Trend



New Supply, Net Absorption, and Vacancy Trend



Market Summary

21Q3

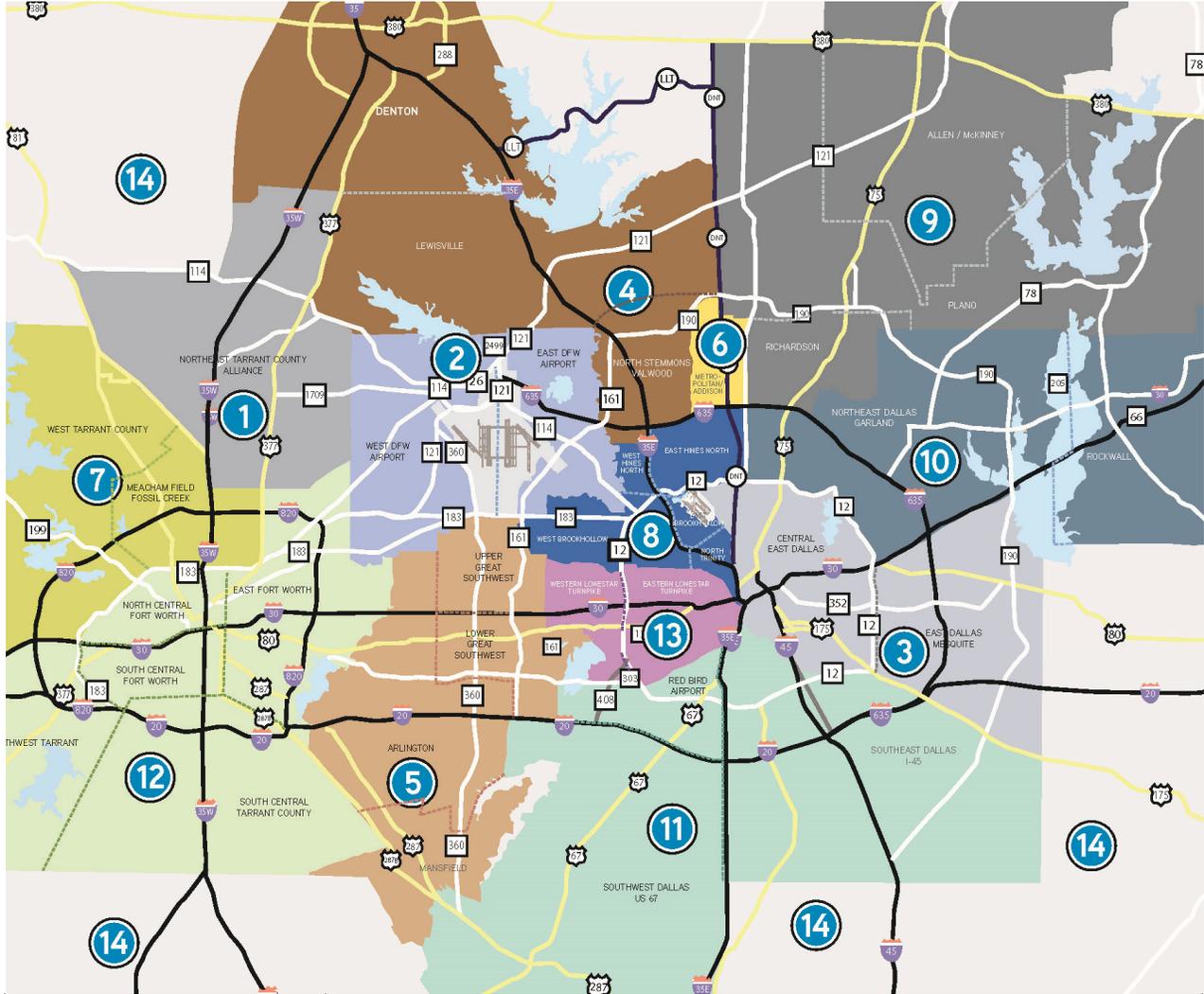
EXISTING PROPERTIES			VACANCY					NET ABSORPTION		CONSTRUCTION		RENT
Colliers Market	Bldgs	Total Inventory SF	Direct Vacancy Rate	Sublease Vacancy Rate	Total Vacant SF	Vacancy Rate Current	Vacancy Rate Prior Qtr	Net Abs Current Qtr SF	Net Abs YTD SF	New Supply YTD SF	Under Construction SF	Average Rate (NNN)
Warehouse/Distribution: Big-Box ONLY												
Alliance	91	50,328,355	15.3%	1.3%	8,346,828	16.6%	19.8%	2,746,821	4,766,362	4,315,715	5,137,254	\$4.35
DFW Airport	101	44,665,703	4.0%	0.9%	2,225,409	5.0%	6.5%	677,369	3,843,661	1,325,775	1,474,918	\$6.35
East Dallas	23	9,708,786	3.8%	0.0%	371,770	3.8%	3.0%	(81,750)	1,341,158	407,195	2,023,420	\$4.26
Far North I-35E Corridor	72	28,268,452	2.0%	0.3%	647,451	2.3%	2.5%	56,568	2,003,594	1,047,168	2,569,413	\$7.45
Great Southwest	99	40,162,488	2.0%	0.0%	815,195	2.0%	2.9%	365,217	2,585,803	0	1,092,798	\$4.28
Metropolitan / Addison	2	866,029	0.0%	0.0%	0	0.0%	0.0%	0	0	0	0	N/A
North Fort Worth	34	14,826,726	7.9%	2.4%	1,531,496	10.3%	7.9%	(358,800)	163,908	655,764	1,490,535	N/A
North I-35E Corridor	4	1,330,480	45.7%	0.0%	607,376	45.7%	7.4%	0	0	549,770	0	N/A
North US 75 Corridor	13	5,452,089	3.7%	0.0%	202,270	3.7%	9.6%	318,655	690,377	503,269	1,426,000	N/A
Northeast Dallas	28	9,580,593	1.9%	0.0%	177,661	1.9%	5.3%	331,755	852,947	380,513	0	\$4.68
South Dallas	103	57,070,751	6.2%	0.6%	3,899,978	6.8%	8.8%	1,669,413	4,658,908	1,642,738	14,021,152	\$4.14
South Fort Worth	24	7,885,203	26.2%	0.0%	2,068,305	26.2%	24.2%	0	513,688	1,291,600	5,897,560	\$4.50
West I-30 Corridor	42	20,381,276	0.4%	0.0%	79,912	0.4%	2.3%	392,220	1,238,189	0	391,470	N/A
Outlying Metroplex	11	9,600,041	0.0%	0.0%	0	0.0%	0.0%	0	1,315,165	1,315,165	2,674,722	N/A
Total DFW Market	647	300,126,972	6.4%	0.6%	20,973,651	7.0%	8.2%	6,117,468	23,973,760	13,434,672	38,199,242	\$4.65
Warehouse/Distribution: NON Big-Box												
Alliance	153	8,460,228	3.6%	0.0%	305,054	3.6%	7.0%	314,036	370,895	462,972	391,040	\$7.26
DFW Airport	427	32,822,207	4.4%	0.0%	1,455,369	4.4%	5.7%	408,976	1,304,286	369,832	682,233	\$6.98
East Dallas	453	19,367,075	9.7%	0.1%	1,902,564	9.8%	9.5%	(62,684)	(273,025)	138,402	40,000	\$5.67
Far North I-35E Corridor	754	50,597,927	4.5%	0.6%	2,587,537	5.1%	6.0%	492,471	334,681	319,296	2,418,304	\$6.50
Great Southwest	1,057	64,297,562	4.4%	0.7%	3,263,702	5.1%	4.9%	300,146	994,212	437,483	1,444,982	\$5.46
Metropolitan / Addison	208	11,127,024	2.1%	0.0%	234,634	2.1%	3.3%	135,837	426,779	124,450	0	\$7.05
North Fort Worth	367	21,876,842	6.2%	0.0%	1,357,776	6.2%	5.7%	292,175	720,412	845,223	363,788	\$5.49
North I-35E Corridor	1,546	56,295,472	4.5%	0.4%	2,722,811	4.8%	5.3%	248,794	678,160	14,400	303,704	\$8.44
North US 75 Corridor	415	22,127,029	6.5%	1.1%	1,670,617	7.6%	8.5%	618,912	1,233,919	1,124,795	680,885	\$10.81
Northeast Dallas	543	28,767,592	4.5%	0.0%	1,297,182	4.5%	6.6%	587,540	953,133	596,500	19,350	\$5.77
South Dallas	413	24,027,315	3.3%	0.0%	782,315	3.3%	4.3%	243,904	657,480	244,680	145,744	\$5.69
South Fort Worth	1,174	42,519,037	5.2%	0.4%	2,408,895	5.7%	5.8%	59,784	273,737	155,627	1,438,117	\$6.44
West I-30 Corridor	255	12,661,690	4.8%	0.0%	605,733	4.8%	5.0%	25,080	300,980	0	398,743	\$4.62
Outlying Metroplex	686	22,855,087	4.2%	0.0%	957,080	4.2%	4.1%	(5,542)	379,795	193,575	247,873	\$6.51
Total DFW Market	8,451	417,802,087	4.8%	0.3%	21,551,269	5.2%	5.7%	3,659,429	8,355,444	5,027,235	8,574,763	\$6.49
Warehouse/Distribution: Big-Box & NON Big-Box												
Alliance	244	58,788,583	13.6%	1.1%	8,651,882	14.7%	17.9%	3,060,857	5,137,257	4,778,687	5,528,294	\$4.73
DFW Airport	528	77,487,910	4.2%	0.6%	3,680,778	4.8%	6.2%	1,086,345	5,147,947	1,695,607	2,157,151	\$6.89
East Dallas	476	29,075,861	7.7%	0.1%	2,274,334	7.8%	7.3%	(144,434)	1,068,133	545,597	2,063,420	\$5.64
Far North I-35E Corridor	826	78,866,379	3.6%	0.5%	3,234,988	4.1%	4.7%	549,039	2,338,275	1,366,464	4,987,717	\$6.76
Great Southwest	1,156	104,460,050	3.5%	0.4%	4,078,897	3.9%	4.1%	665,363	3,580,015	437,483	2,537,780	\$5.33
Metropolitan / Addison	210	11,993,053	2.0%	0.0%	234,634	2.0%	3.1%	135,837	426,779	124,450	0	\$7.05
North Fort Worth	401	36,703,568	6.9%	1.0%	2,889,272	7.9%	6.6%	(66,625)	884,320	1,500,987	1,854,323	\$5.49
North I-35E Corridor	1,550	57,625,952	5.4%	0.4%	3,330,187	5.8%	5.3%	248,794	678,160	564,170	303,704	\$8.44
North US 75 Corridor	428	27,579,118	5.9%	0.9%	1,872,887	6.8%	8.7%	937,567	1,924,296	1,628,064	2,106,885	\$10.81
Northeast Dallas	571	38,348,185	3.8%	0.0%	1,474,843	3.8%	6.2%	919,295	1,806,080	977,013	19,350	\$5.58
South Dallas	516	81,098,066	5.4%	0.4%	4,682,293	5.8%	7.4%	1,913,317	5,316,388	1,887,418	14,166,896	\$4.25
South Fort Worth	1,198	50,404,240	8.5%	0.4%	4,477,200	8.9%	8.6%	59,784	787,425	1,447,227	7,335,677	\$5.92
West I-30 Corridor	297	33,042,966	2.1%	0.0%	685,645	2.1%	3.3%	417,300	1,539,169	0	790,213	\$4.62
Outlying Metroplex	697	32,455,128	2.9%	0.0%	957,080	2.9%	2.9%	(5,542)	1,694,960	1,508,740	2,922,595	\$6.51
Total DFW Market	9,098	717,929,059	5.5%	0.5%	42,524,920	5.9%	6.7%	9,776,897	32,329,204	18,461,907	46,774,005	\$5.99

Market Summary

21Q3

EXISTING PROPERTIES			VACANCY					NET ABSORPTION		CONSTRUCTION		RENT
Colliers Market	Bldgs	Total Inventory SF	Direct Vacancy Rate	Sublease Vacancy Rate	Total Vacant SF	Vacancy Rate Current	Vacancy Rate Prior Qtr	Net Abs Current Qtr SF	Net Abs YTD SF	New Supply YTD SF	Under Construction SF	Average Rate (NNN)
Manufacturing												
Alliance	8	1,404,472	10.9%	0.0%	153,526	10.9%	10.9%	0	0	0	0	\$5.25
DFW Airport	20	2,977,367	6.9%	0.0%	205,140	6.9%	0.4%	(191,800)	45,942	140,056	191,000	\$5.49
East Dallas	59	4,068,832	3.3%	0.0%	134,208	3.3%	4.0%	28,792	(15,822)	0	0	\$28.00
Far North I-35E Corridor	68	5,915,641	2.3%	0.0%	135,174	2.3%	1.2%	(66,500)	168,549	0	0	\$5.75
Great Southwest	72	12,722,131	1.2%	0.0%	154,100	1.2%	1.2%	0	0	0	0	\$4.38
Metropolitan / Addison	21	1,396,848	2.4%	0.0%	34,200	2.4%	2.4%	0	42,000	0	0	\$5.50
North Fort Worth	55	11,816,078	2.6%	0.0%	310,596	2.6%	3.7%	122,089	145,118	0	0	\$4.68
North I-35E Corridor	110	7,649,602	8.9%	0.0%	680,315	8.9%	9.4%	34,947	(107,860)	0	0	\$7.00
North US 75 Corridor	56	10,654,672	2.8%	0.0%	307,419	2.9%	1.8%	(112,741)	251,624	347,930	0	\$9.67
Northeast Dallas	79	7,790,615	2.1%	0.0%	161,805	2.1%	2.3%	18,462	416,040	0	0	\$6.72
South Dallas	93	12,964,372	0.7%	0.4%	136,240	1.1%	1.5%	60,797	13,457	0	0	N/A
South Fort Worth	106	10,296,678	3.8%	0.0%	392,503	3.8%	4.2%	37,995	(126,607)	0	0	\$3.93
West I-30 Corridor	31	2,130,611	2.2%	0.0%	46,344	2.2%	2.2%	0	112,000	112,000	0	N/A
Outlying Metroplex	176	19,488,864	8.5%	0.0%	1,665,788	8.5%	9.6%	207,088	(795,247)	0	346,542	\$4.89
Total DFW Market	954	111,276,783	4.0%	0.0%	4,517,358	4.1%	4.2%	139,129	149,194	599,986	537,542	\$5.71
Flex												
Alliance	62	2,196,155	8.5%	0.0%	186,867	8.5%	5.2%	(18,100)	156,628	58,000	0	\$8.39
DFW Airport	214	7,509,356	9.3%	0.5%	730,018	9.7%	9.3%	(28,586)	96,846	83,028	0	\$10.94
East Dallas	197	4,486,776	1.3%	0.0%	58,455	1.3%	1.5%	7,330	6,929	0	0	\$19.05
Far North I-35E Corridor	312	11,149,444	5.1%	0.6%	639,193	5.7%	6.5%	119,440	100,176	40,500	63,000	\$9.57
Great Southwest	309	9,119,590	5.1%	1.2%	573,273	6.3%	7.8%	136,864	75,524	0	54,268	\$9.42
Metropolitan / Addison	234	8,151,807	8.2%	0.1%	673,206	8.3%	8.9%	54,103	70,220	0	0	\$10.62
North Fort Worth	72	2,710,220	3.3%	0.0%	89,471	3.3%	1.1%	(29,335)	6,677	30,000	20,200	\$11.22
North I-35E Corridor	706	19,548,351	4.8%	0.3%	995,339	5.1%	5.1%	120	(95,868)	0	0	\$13.24
North US 75 Corridor	437	16,288,541	6.8%	0.2%	1,149,727	7.1%	7.8%	121,310	345,550	70,000	64,431	\$10.45
Northeast Dallas	315	8,836,190	3.0%	0.1%	276,135	3.1%	3.1%	(6,226)	168,782	0	0	\$6.71
South Dallas	143	3,137,094	1.8%	0.0%	57,564	1.8%	2.0%	6,626	49,843	0	0	N/A
South Fort Worth	330	9,042,548	2.9%	0.1%	266,715	2.9%	5.3%	215,948	359,519	0	0	\$8.69
West I-30 Corridor	74	1,994,021	4.1%	0.0%	80,958	4.1%	4.9%	16,786	(8,882)	0	0	N/A
Outlying Metroplex	117	2,559,728	12.9%	2.9%	403,730	15.8%	16.8%	39,845	111,981	80,894	84,000	\$11.71
Total DFW Market	3,522	106,729,821	5.4%	0.4%	6,180,651	5.8%	6.3%	636,125	1,443,925	362,422	285,899	\$10.64
All Industrial: Warehouse/Distribution (Big-Box and NON Big-Box), Manufacturing and Flex												
Alliance	314	62,389,210	13.3%	1.1%	8,992,275	14.4%	17.3%	3,042,757	5,293,885	4,836,687	5,528,294	
DFW Airport	762	87,974,633	4.7%	0.5%	4,615,936	5.2%	6.2%	865,959	5,290,735	1,918,691	2,348,151	
East Dallas	732	37,631,469	6.5%	0.1%	2,466,997	6.6%	6.3%	(108,312)	1,059,240	545,597	2,063,420	
Far North I-35E Corridor	1,206	95,931,464	3.7%	0.5%	4,009,355	4.2%	4.7%	601,979	2,607,000	1,406,964	5,050,717	
Great Southwest	1,537	126,301,771	3.4%	0.4%	4,806,270	3.8%	4.1%	802,227	3,655,539	437,483	2,592,048	
Metropolitan / Addison	465	21,541,708	4.3%	0.0%	942,040	4.4%	5.3%	189,940	538,999	124,450	0	
North Fort Worth	528	51,229,866	5.7%	0.7%	3,289,339	6.4%	5.6%	26,129	1,036,115	1,530,987	1,874,523	
North I-35E Corridor	2,366	84,823,905	5.6%	0.3%	5,005,841	5.9%	5.6%	283,861	474,432	564,170	303,704	
North US 75 Corridor	921	54,522,331	5.6%	0.5%	3,330,033	6.1%	7.1%	946,136	2,521,470	2,045,994	2,171,316	
Northeast Dallas	965	54,974,990	3.5%	0.0%	1,912,783	3.5%	5.2%	931,531	2,390,902	977,013	19,350	
South Dallas	752	97,199,532	4.6%	0.4%	4,876,097	5.0%	6.5%	1,980,740	5,379,688	1,887,418	14,166,896	
South Fort Worth	1,634	69,743,466	7.1%	0.3%	5,136,418	7.4%	7.5%	313,727	1,020,337	1,447,227	7,335,677	
West I-30 Corridor	402	37,167,598	2.2%	0.0%	812,947	2.2%	3.4%	434,086	1,642,287	112,000	790,213	
Outlying Metroplex	990	54,503,720	5.4%	0.1%	3,026,598	5.6%	5.9%	241,391	1,011,694	1,589,634	3,353,137	
Total DFW Market	13,574	935,935,663	5.3%	0.4%	53,222,929	5.7%	6.4%	10,552,151	33,922,323	19,424,315	47,597,446	

Industrial Submarket Map



Submarket	All Industrial: WH/DIST (Big-Box & Non Big-Box), MFG & Flex					
	BLDGS #	RBA (SF)	Vacancy Rate	Absorption (YTD)	New Supply (YTD)	Under Construction
1 Alliance	314	62,389,210	14.4%	5,293,885	4,836,687	5,528,294
2 DFW Airport	762	87,974,633	5.2%	5,290,735	1,918,691	2,348,151
3 East Dallas	732	37,631,469	6.6%	1,059,240	545,597	2,063,420
4 Far North I-35E Corridor	1,206	95,931,464	4.2%	2,607,000	1,406,964	5,050,717
5 Great Southwest	1,537	126,301,771	3.8%	3,655,539	437,483	2,592,048
6 Metropolitan-Addison	465	21,541,708	4.4%	538,999	124,450	0
7 North Fort Worth	528	51,229,866	6.4%	1,036,115	1,530,987	1,874,523
8 North I-35E Corridor	2,366	84,823,905	5.9%	474,432	564,170	303,704
9 North US 75 Corridor	921	54,522,331	6.1%	2,521,470	2,045,994	2,171,316
10 Northeast Dallas	965	54,974,990	3.5%	2,390,902	977,013	19,350
11 South Dallas	752	97,199,532	5.0%	5,379,688	1,887,418	14,166,896
12 South Fort Worth	1,634	69,743,466	7.4%	1,020,337	1,447,227	7,335,677
13 West I-30 Corridor	402	37,167,598	2.2%	1,642,287	112,000	790,213
14 Outlying Market	990	54,503,720	5.6%	1,011,694	1,589,634	3,353,137
Total DFW Market	13,574	935,935,663	5.7%	33,922,323	19,424,315	47,597,446

351 offices in 65 countries on 6 continents

United States: 115
Canada: 41
Latin America: 12
Asia Pacific: 33
EMEA: 78



\$4.0B
in revenue



2B
square feet under management



18,000 +
professionals and staff

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