Leasing fundamentals continue to strengthen at mid-year as availability dips below 7%

▼ 6.7% Availability Rate

▲ 593K SF Net Absorption (000s)

▼ 39K SF Completed (000s)

▲ $7.64 Avg. Asking Rent (NNN)

Note: Arrows indicate change from previous quarter.

Source: CBRE Econometric Advisors, Q2 2026.

MARKET HIGHLIGHTS

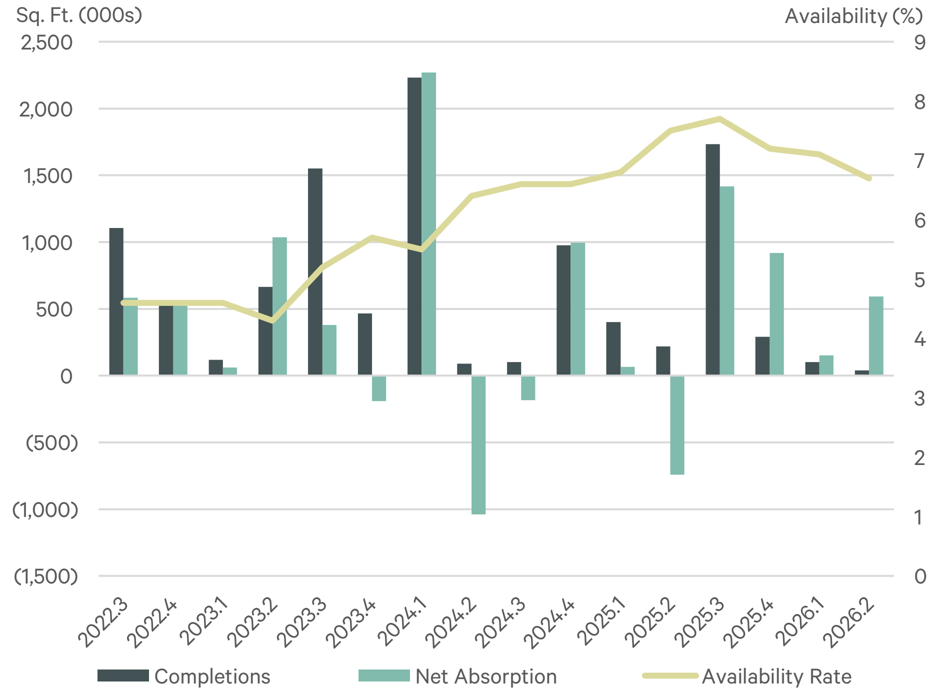
— The Oklahoma City industrial market closed Q2 2026 with an availability rate of 6.7%. This represented a -.4% decrease from Q1 2026.

— The total industrial sq. ft. absorbed in Q2 2026 was positive 593,000 sq. ft., compared to positive 151,000 sq. ft. in Q1 2026.

— There was 39,000 sq. ft. delivered in Q2 2026, compared to 102,000 sq. ft. in Q1 2026.

— The overall average net asking rent for industrial in Oklahoma City ended Q2 2026 at $7.64, which was up $0.08 from Q1 2026.

FIGURE 1: Completions, Net Absorption, and Availability Rate



Source: CBRE Econometric Advisors, Q2 2026.

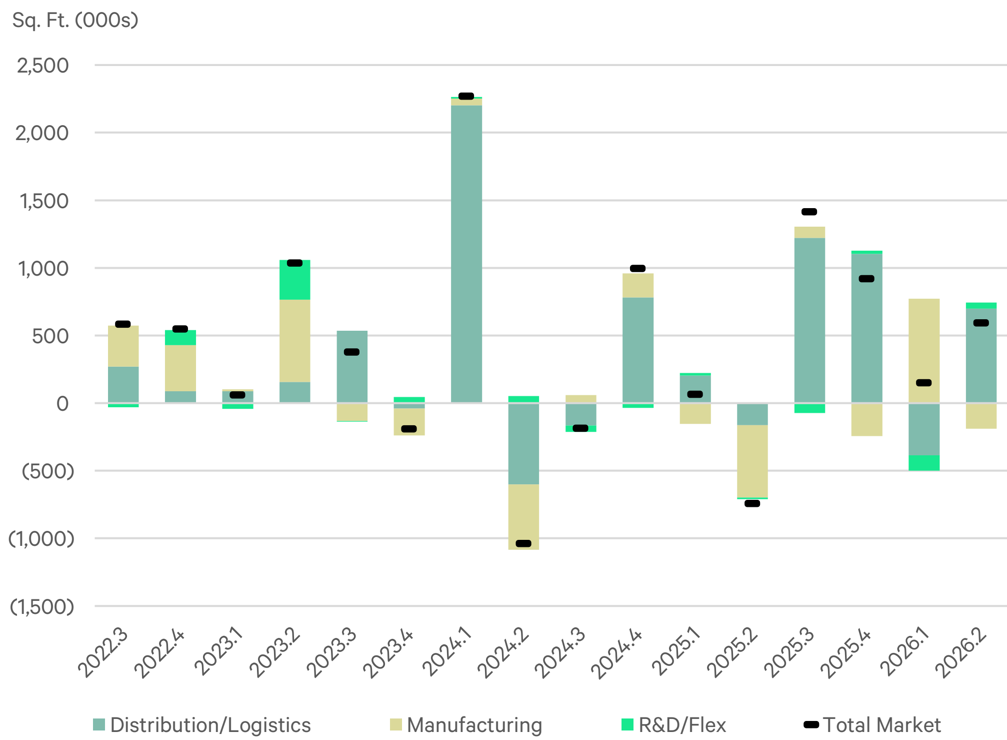
Market Overview

FIGURE 2: Market Statistics by Product Type

Market	Inventory (SF, 000s)	Availablity Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)	Net Rent
Manufacturing	34,552	4.6	(188)	-	$6.13
R&D/Flex	8,363	9.5	44	12	$11.37
Distribution/Logistics	85,622	7.5	699	16	$7.63
Total Market	132,437	6.7	593	39	$7.64

Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 3: Net Absorption by Product Type



Source: CBRE Econometric Advisors, Q2 2026.

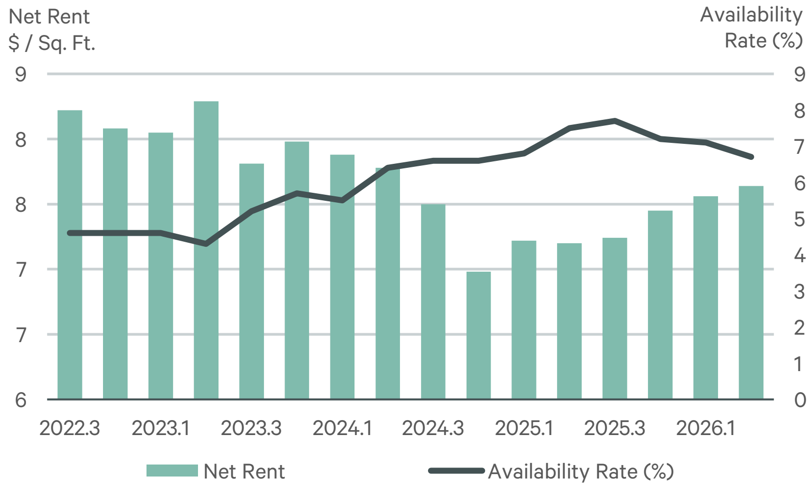
FIGURE 4: Market Statistics by Submarket

Market	Inventory (SF, 000s)	Availablity Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)	Net Rent
Total Market	132,437	7	593	39	$7.64
Northeast	4,803	7	10	0	$9.61
Northwest	13,274	7	30	23	$9.24
Southeast	28,265	7	164	0	$7.31
Southwest	64,270	7	261	16	$7.29
Central	14,860	7	47	0	$6.56
Outlying Oklahoma	6,965	5	81	0	$13.20

Source: CBRE Econometric Advisors, Q2 2026.

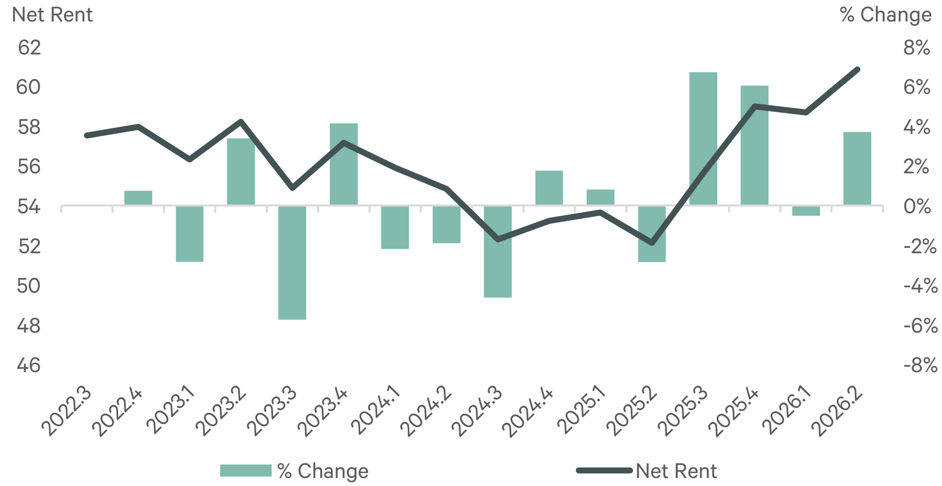
Asking Rents & Availablity

FIGURE 5: Net Asking Rent and Availability Rate



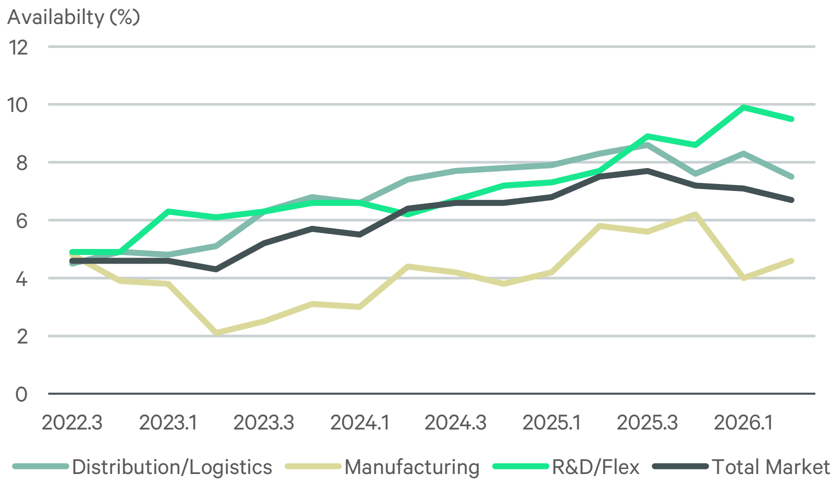
Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 6: Net Rent and % Change



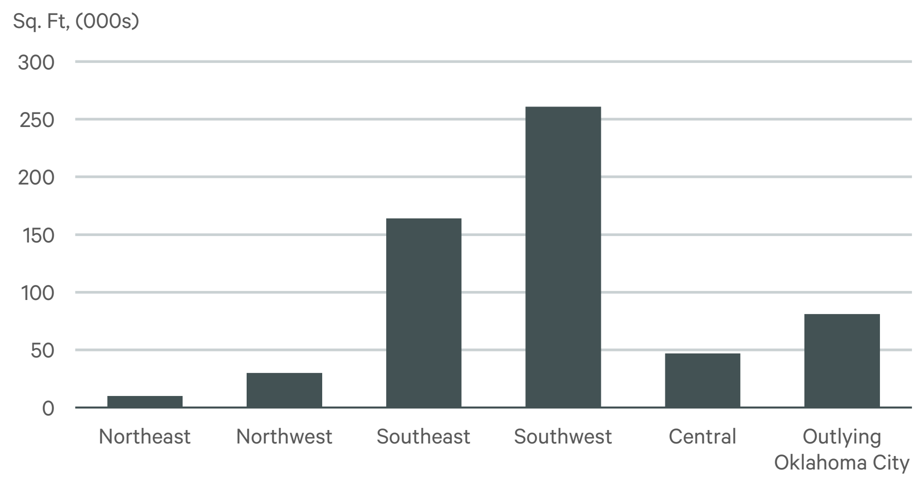
Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 7: Availablity by Product Type



Source: CBRE Econometric Advisors, Q2 2026.

FIGURE 8: Top 5 Submarket by Net Rent



Source: CBRE Econometric Advisors, Q2 2026.

Contacts

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Industrial Definitions

Manufacturing Buildings where goods are produced and assembled. This category typically has less than 25% office space and includes both capital-intensive heavy manufacturing properties and smaller light-assembly properties.

Warehouse Buildings that are used in the storage and distribution of goods. Building sizes can vary significantly in this category depending on use, but warehouse properties typically have less than 25% office space and less than 10% of manufacturing space.

R&D Flex R&D buildings combine office, manufacturing and laboratory space for the purpose of developing new products and improving existing ones. Building characteristics can vary considerably, but R&D buildings typically have 25-75% of dedicated lab space, less than 20% of warehousing space, and are rarely larger than 100,000 sq. ft. Flex space refers to properties that are designed for multiple kinds of use. They are a combination of office, warehousing and manufacturing space. Like R&D, the building characteristics for flex space vary based on use but are usually smaller than 100,000 sq. ft. with ceiling heights less than 17 feet. Showrooms are also included in this sub-property type. Showrooms are buildings designed to display finished products and typically have less than 40% of office space.

Market Definition

The Oklahoma City market consists of Canadian County, Cleveland County, Grady County, Lincoln County, Logan County, McClain County, Oklahoma County.