

LightBox Major CRE Transaction Tracker Report

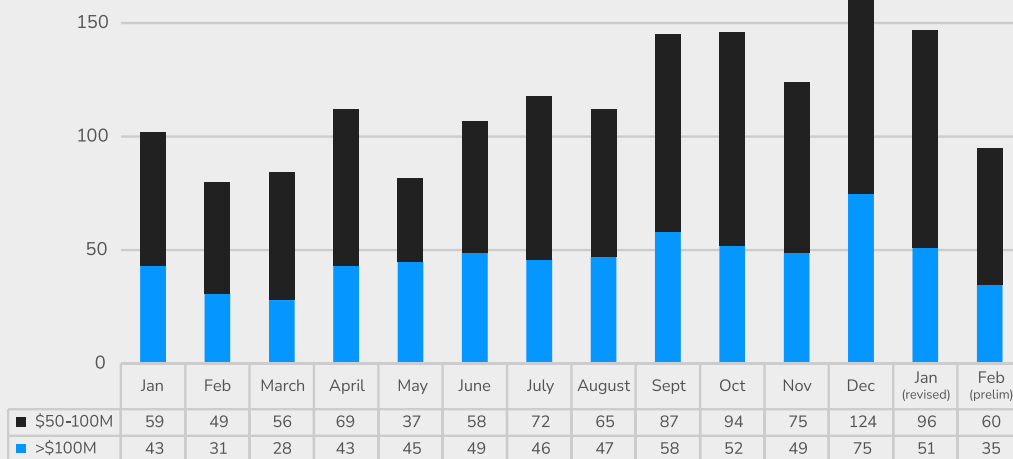
Inside February's CRE Deal Dynamics



February Transaction Activity: Broad-Based Strength Continues

Despite being a shorter month, February maintained the strong deal velocity established in January. LightBox Transaction Tracker recorded 1,168 deals totaling \$20.6 billion, essentially matching January's 1,163 deals at \$24.1 billion. The consistency in deal count underscores continued market momentum and active pipelines across asset classes. At the top end, 35 deals exceeded \$100 million, down from the elevated levels seen during December's year-end surge and below January totals. Similarly, \$50–100 million transactions totaled 60, reflecting a pullback from year-end highs. However, this shift should be viewed in context. These figures are preliminary and may rise as additional pricing data becomes available.

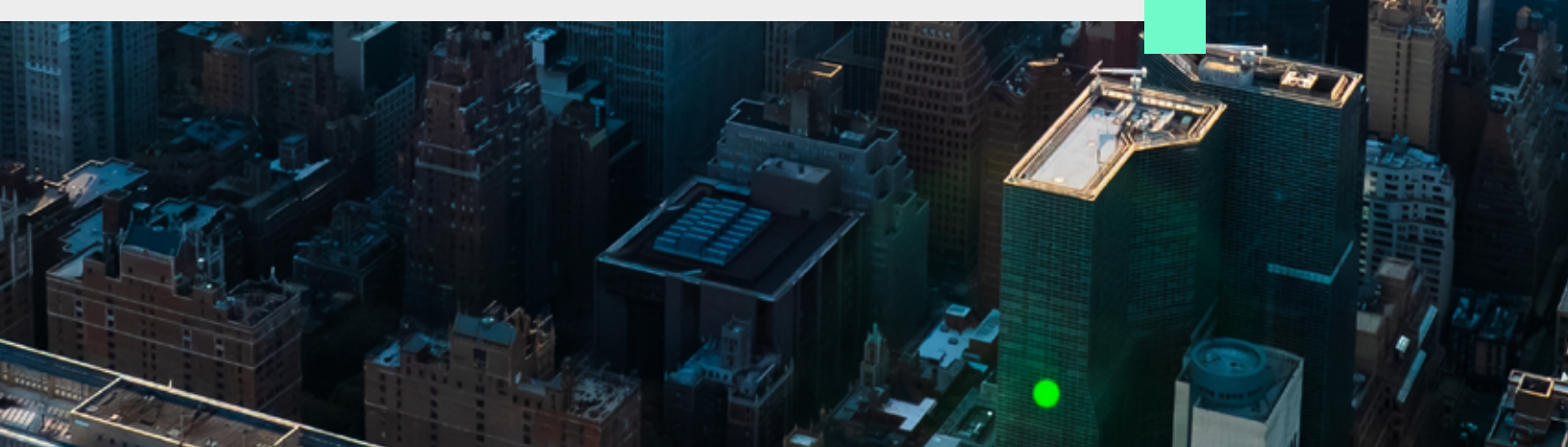
Major CRE Deals through February 2026

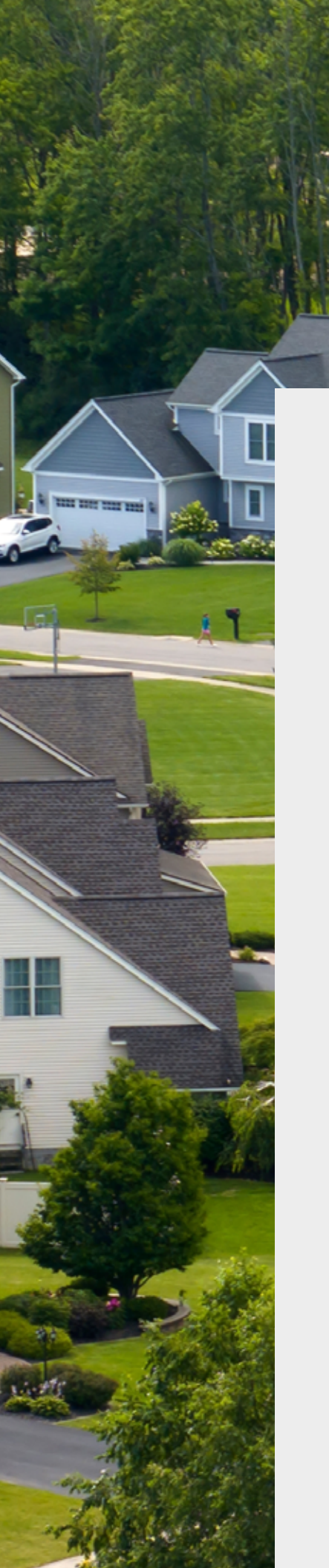


NOTE: Feb's prelim data will be updated upwards as more data becomes available on sale price w/ the March Transactions report.

Source: LightBox Transaction Tracker

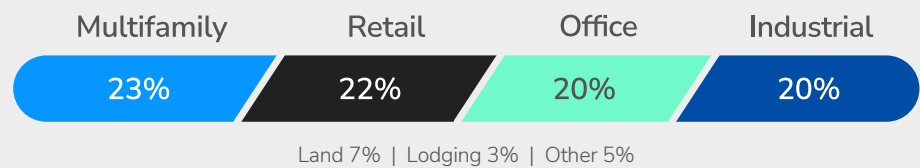
More importantly, the steady overall deal volume suggests activity has broadened across smaller transactions below \$50 million following the concentration of large deals at year-end. Taken together, February's data points to continued market liquidity and participation, with capital actively deploying across a wider range of deal sizes rather than signaling any deterioration in underlying conditions.





Four Major Food Groups Account for 85% of Deals

February deals were almost evenly split across the four biggest asset classes of multifamily, retail, office, and industrial. Collectively, these four property types accounted for 85% of all monthly transactions.



February Volume by Property Type

Multifamily remained the most active sector, with investor demand holding despite elevated supply and rising financing costs. The sector is still working through record deliveries, particularly in Sun Belt markets where rent growth remains soft or flat, though concessions are beginning to stabilize as absorption improves. Midwest and select coastal markets continue to show firmer rent trends. A newer dynamic is the impact of higher rates on refinancing, which is putting pressure on leveraged owners and shaping deal flow. Still, strong renter demand and a lack of affordable homeownership options continue to support long-term fundamentals.

Retail continues to benefit from strong fundamentals and steady capital interest, particularly in grocery-anchored and necessity-based centers. A key recent development is growing sensitivity to consumer sentiment, which has softened amid rising energy prices and market volatility. While rents are still trending modestly upward due to tight supply, investors are watching closely for any pullback in discretionary spending. Even so, retail remains one of the most stable sectors, supported by limited new construction, strong occupancy, and durable tenant demand in high-income suburban markets.

Office saw continued re-engagement in February, with activity driven by repricing and a clearer understanding of risk. The bifurcation remains pronounced, with distressed assets trading at steep discounts while top-tier properties attract capital. A notable recent trend is the acceleration of office-to-residential conversions, particularly in markets like New York and Washington, D.C., as developers look to reposition obsolete space. While leasing remains uneven and rent growth muted overall, investors are increasingly focused on selective opportunities tied to location, quality, and adaptive reuse potential.

Industrial remains highly active with strong deal flow across regions, even as the sector transitions into a more normalized phase. Recent weeks have reinforced continued investor appetite, with multiple large portfolio transactions signaling confidence in long-term fundamentals. Rent growth is moderating and vacancy rising in large logistics markets following the development surge, but infill and smaller-bay assets continue to outperform. Trade policy uncertainty and supply chain shifts are influencing tenant demand, while rising borrowing costs are beginning to test pricing, but industrial remains a preferred asset class with resilient demand drivers.

February Deals: Price Discovery Continues

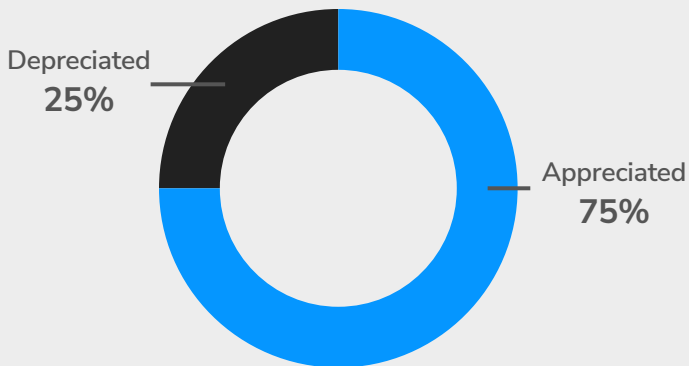
The 1,168 U.S. transactions that closed in February spanned the full pricing spectrum, from a \$155,000 retail sale in Winston-Salem, NC to a \$1.1 billion portfolio acquisition of two Four Seasons resorts. Excluding that outlier, the average deal size was \$23.6 million.

As the broader price reset continues to play out, outcomes remain mixed but are showing signs of stabilization. Among the 13% of deals with prior pricing available, 75% traded at higher values, while 25% closed at a discount, a shift from January, when discounted trades were more prevalent. The average markdown in February was \$35.4 million, with the largest losses concentrated in office assets still undergoing significant repricing.

At the same time, gains were not limited to a single sector. Industrial continued to show strength, with one Queens asset trading significantly above its prior sale. Even office saw selective upside. The Transamerica Pyramid Center in San Francisco, an iconic 48-story tower and adjacent buildings, traded for nearly \$50 million above its prior sale, marking one of the most high-profile office transactions post-pandemic and signaling continued investor interest in trophy assets, even in challenged markets.

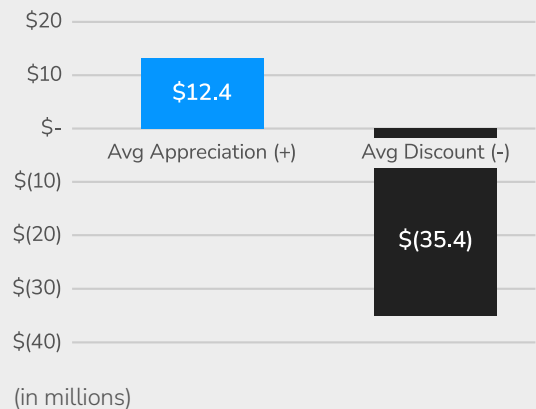
February Deals vs. Prior Sale Price

(based on the 13% of deals where prior purchase price was available)



Source: LightBox Transaction Tracker

Average Price Discount/Appreciation (February 2026)



Source: LightBox Transaction Tracker

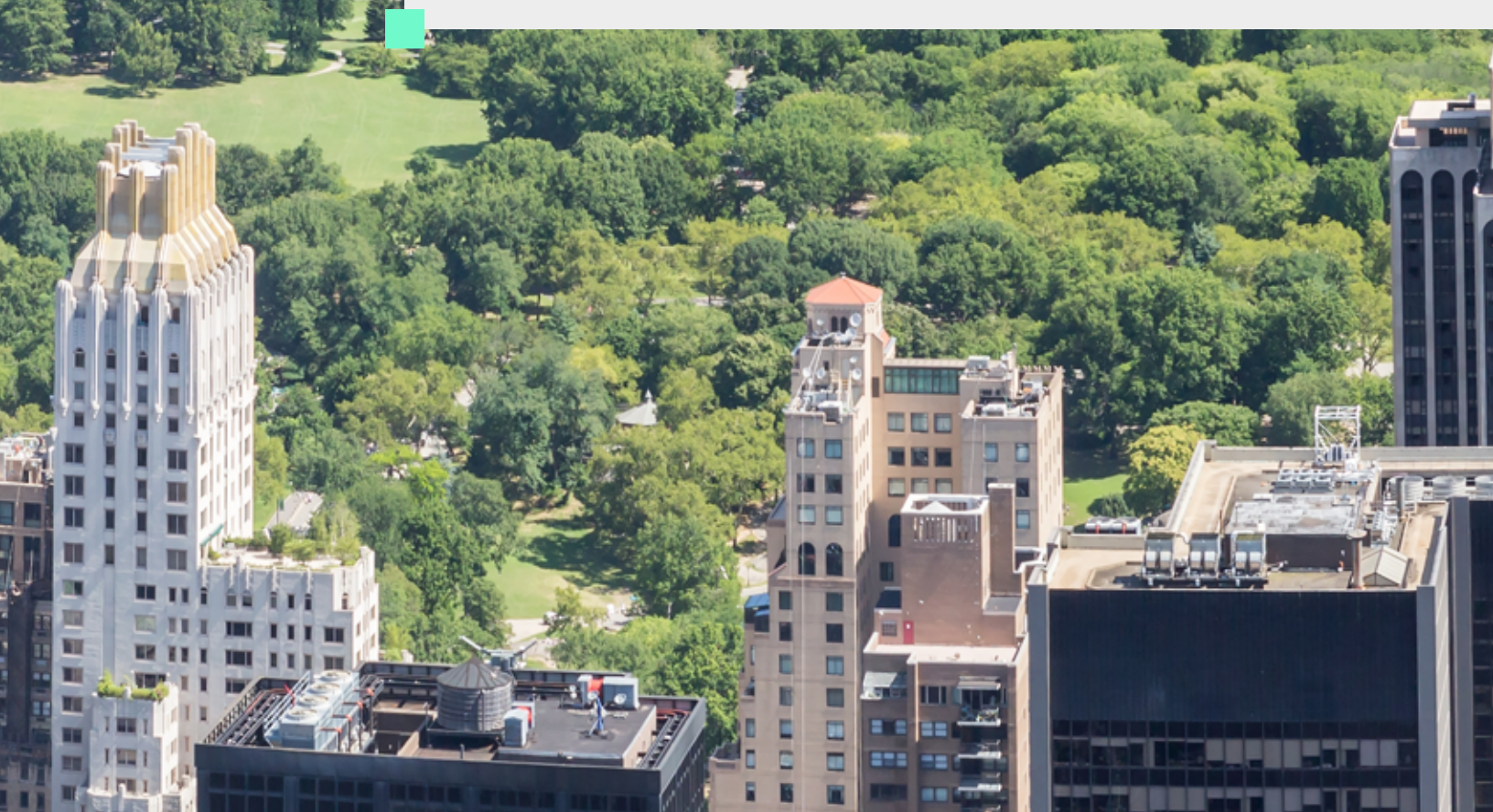


From Trophy Hotels to Industrial Portfolios: A Month of Wide-Ranging CRE Deals

A review of February's largest CRE deals points to a market that is still very much in motion, supported by a deep and diverse buyer pool, but also highly selective in where capital is being deployed.

What stands out in the analysis is the wide breadth of investors across major asset classes. The top buyers of the largest deals last month included institutional investors like GI Partners and Morgan Stanley, REITs such as GO Residential, private equity, and joint ventures like a Lennar-backed acquisition in Irvine. That mix suggests capital is not only present, but coming from multiple channels, an encouraging sign of broad liquidity across the capital stack.

The deals themselves also span both portfolio and single-asset trades. Portfolio activity remained robust, from a \$296 million senior housing portfolio to a \$650 million industrial portfolio spanning 13 states. But what really stands out is the mix of trophy and scaled transactions. High-profile assets like the Transamerica Pyramid in San Francisco and the Ritz-Carlton in New York traded alongside a notable hospitality outlier: the Four Seasons Resort Orlando at Walt Disney World, which was part of a \$1.1 billion multi-property transaction. That deal is a sign of strong investor appetite for high-end experiential and hospitality assets, even in a higher-rate environment, and shows that capital is still willing to chase large, complex transactions tied to long-term demand drivers like tourism and destination markets. Geographically, the deals were highly diversified, spanning gateway markets like New York and San Francisco, growth markets such as Orlando and Northern Virginia, and logistics hubs including New Jersey and Baltimore.

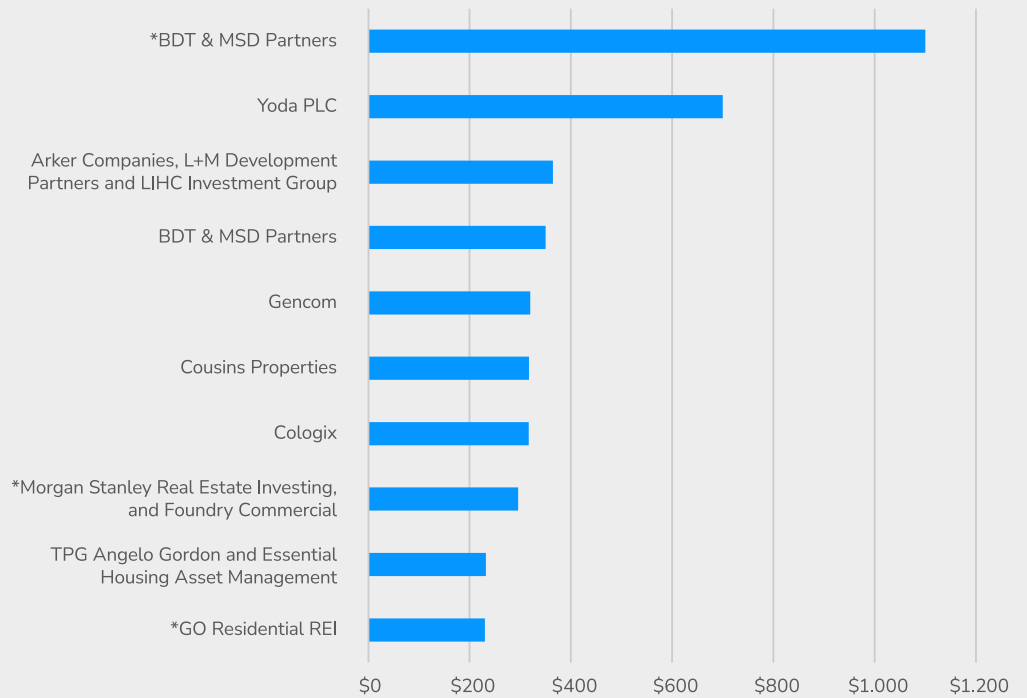




The distribution of top deals across property types was equally varied. Industrial and logistics assets remained a clear favorite, but there was also strong activity in multifamily, senior housing, hospitality, data centers, and even office, particularly when tied to repositioning or high-quality locations. This suggests investors are not avoiding risk, but rather, pricing it carefully and leaning into conviction plays.

Taken together, these deals point to a market where capital is available, the buyer pool is deep, and conviction remains, but deployment is cautious. Importantly, many of these transactions were likely underwritten before the recent spike in rates and geopolitical volatility. The fact that they closed is a strong signal of momentum. The bigger question is whether that momentum continues, or begins to shift, as macro conditions evolve.

Top 10 Investors February (in millions)



NOTE: Portfolios are denoted with an *

Source: LightBox Transaction Tracker



2026 Near-Term Outlook: Momentum Meets a New Macro Test

February's transaction activity was encouraging, with deal volume running at essentially the same pace as a strong January despite the shorter month. That consistency reinforces the view that CRE entered 2026 with solid underlying momentum, supported by functioning capital markets, available debt, and active equity—albeit with disciplined underwriting and selectivity.

However, the backdrop shifted at month-end. Air strikes in Iran began on February 28, and the ripple effects, most notably a sharp and sudden spike in oil prices, are now feeding into broader inflationary pressures and higher borrowing costs. As a result, the March Transaction Tracker will be a critical indicator of whether early-year momentum can hold in a more volatile environment.

The good news is that the fundamentals themselves have not changed. Capital remains available, refinancing activity continues, and performance is still highly asset- and market-specific. But the path forward is less certain. If higher rates and macro volatility persist, the emphasis in 2026 will increasingly shift toward underwriting discipline, tenant durability, and active asset management as key drivers of performance.

Report Contributors:

Manus Clancy

Head of Data Strategy
mclancy@lightboxre.com

Dianne Crocker

Research Director
dcrocker@lightboxre.com

The logo for LightBox, featuring the word "LIGHTBOX" in a bold, sans-serif font. The letter "O" is replaced by a stylized 3D cube icon. The background of the entire page is a dark blue grid of small squares, with several vertical lines of light blue dots and a few bright blue vertical streaks.

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ABOUT LIGHTBOX

LightBox is the leading data and workflow platform for commercial real estate (CRE) and location intelligence. The Company provides authoritative property, ownership, zoning, environmental, and transaction data powered by a proprietary nationwide parcel fabric and the LightBox ID — a standardized identifier that brings clarity and consistency to complex real estate assets. Through its LightBox Live platform and suite of capital markets, lending, and due diligence solutions, LightBox supports critical workflows across investors, lenders, brokers, environmental professionals, government agencies, and infrastructure operators. By transforming fragmented public and private records into structured, connected intelligence, LightBox enables customers to reduce risk, accelerate transactions, improve underwriting accuracy, and make more informed decisions about physical assets and portfolio exposure.

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