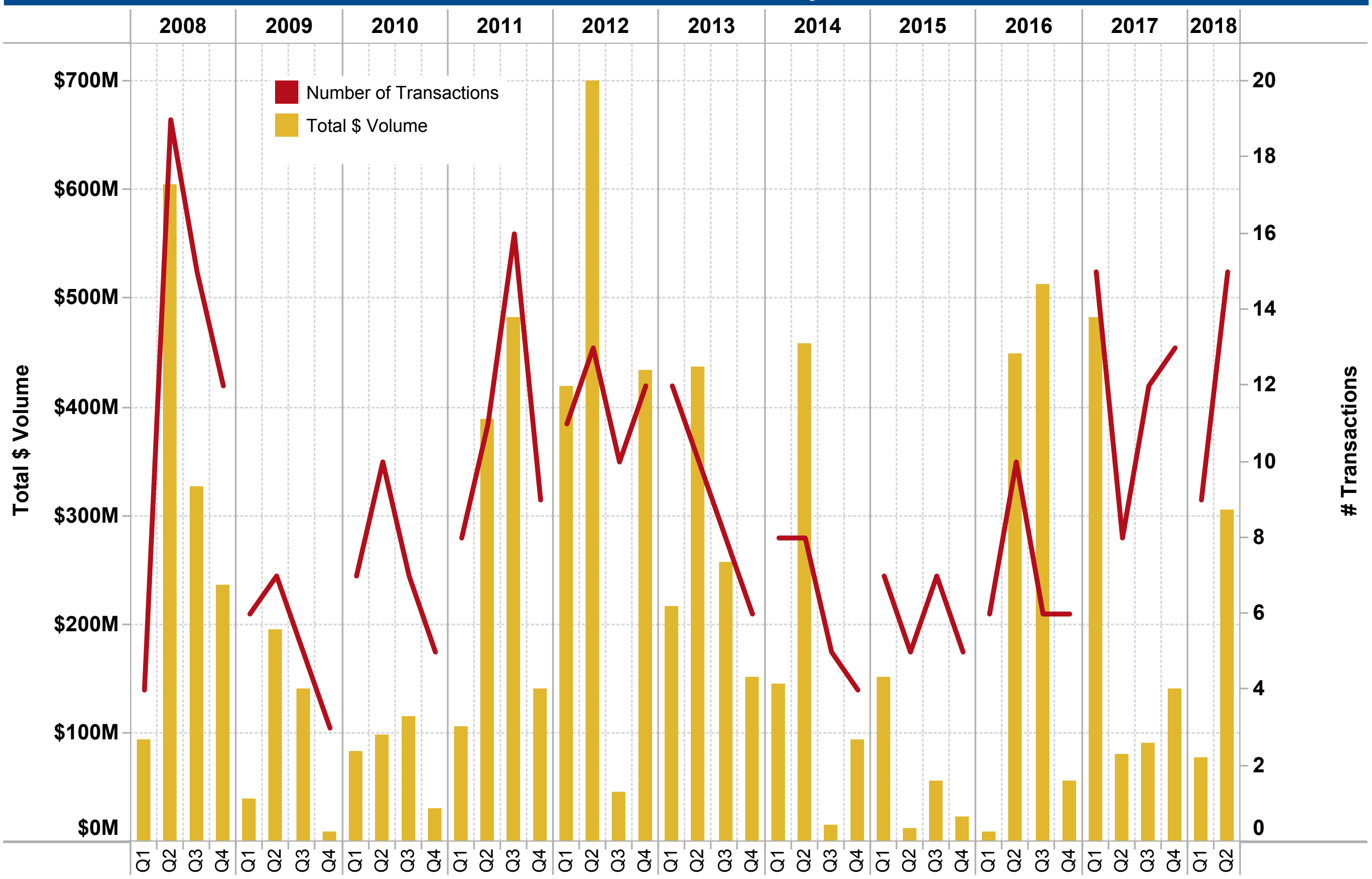
Greater Calgary Area
Office
Commercial Q2 2018 Statistics

Data as of June 30, 2018

Altus Group

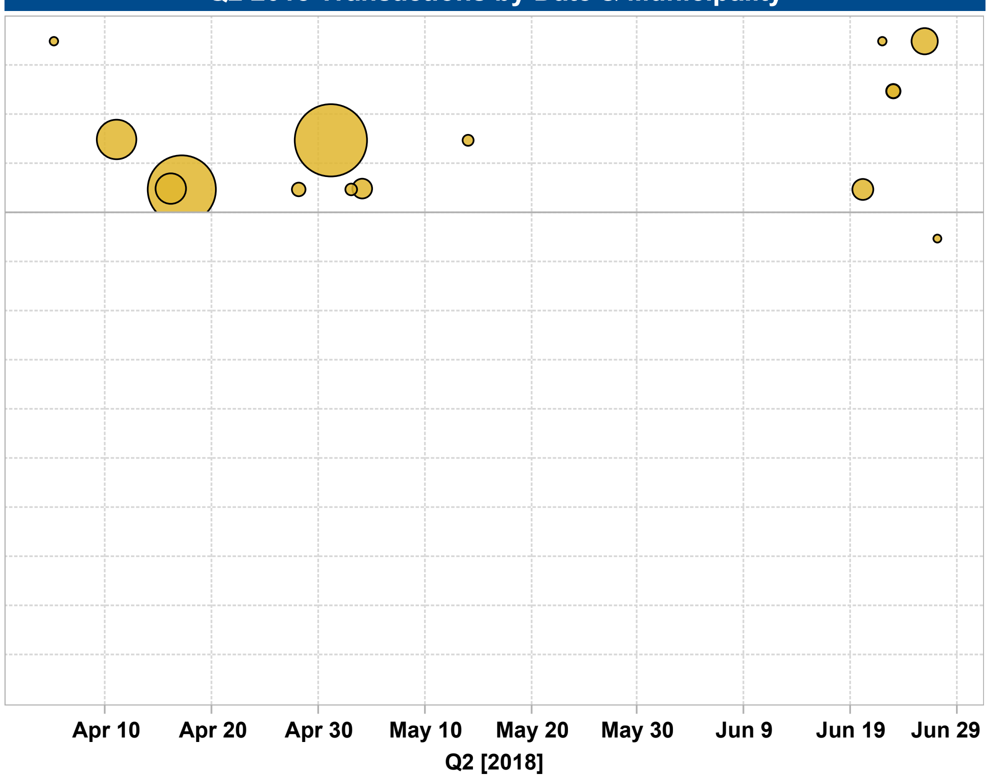
Office - Total Price & Transactions by Year & Quarter



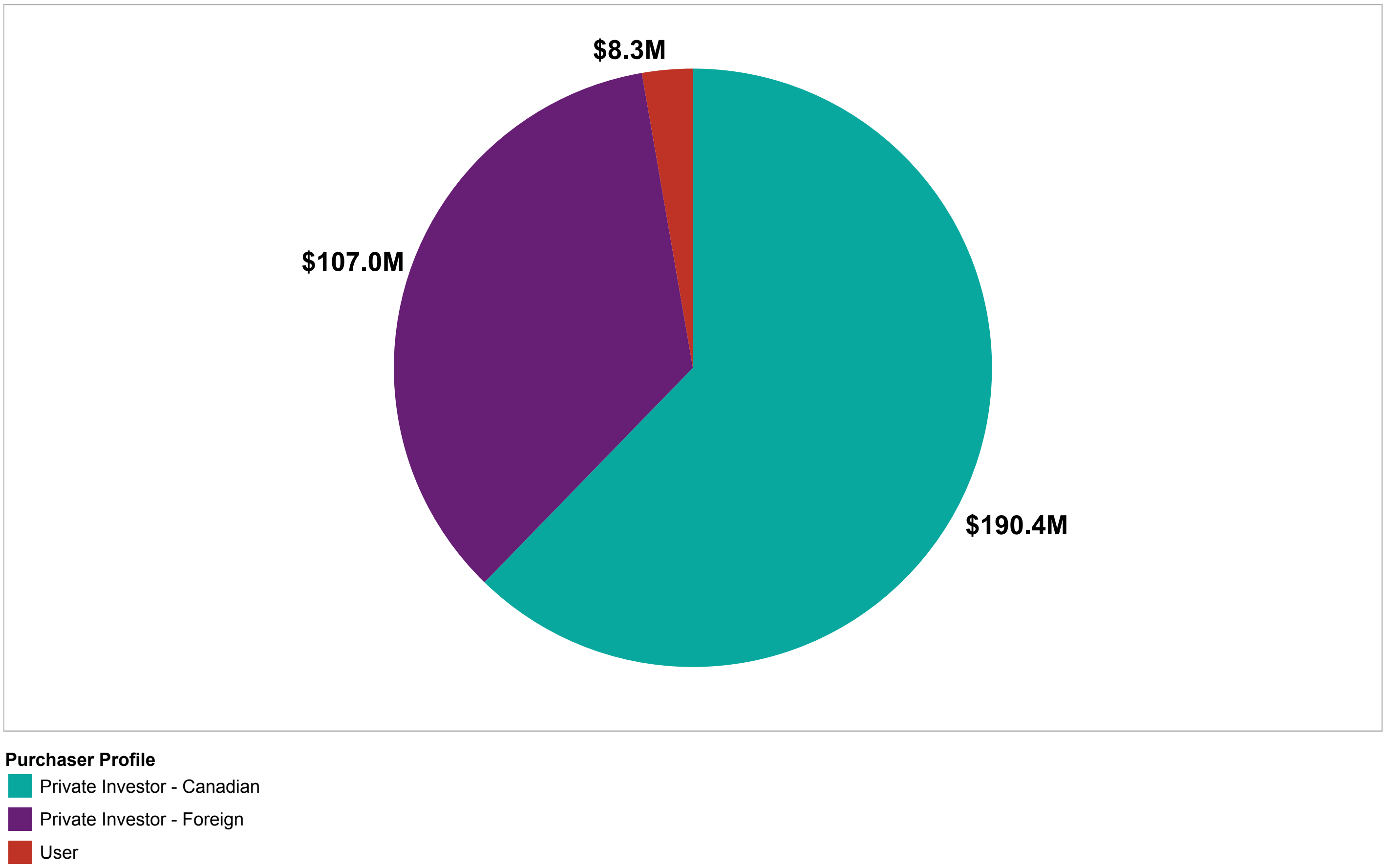
Office

Calgary	Calgary	NE	$17.1M
		NW	$8.2M
		SE	$141.5M
		SW	$137.7M
Surrou..	Airdrie	Null	$1.3M
	Banff	Null	
	Canmore	Null	
	Carstairs	Null	
	Cochrane	Null	
	Crossfield	Null	
	Didsbury	Null	
	High River	Null	
	Okotoks	Null	
	Strathmore	Null	

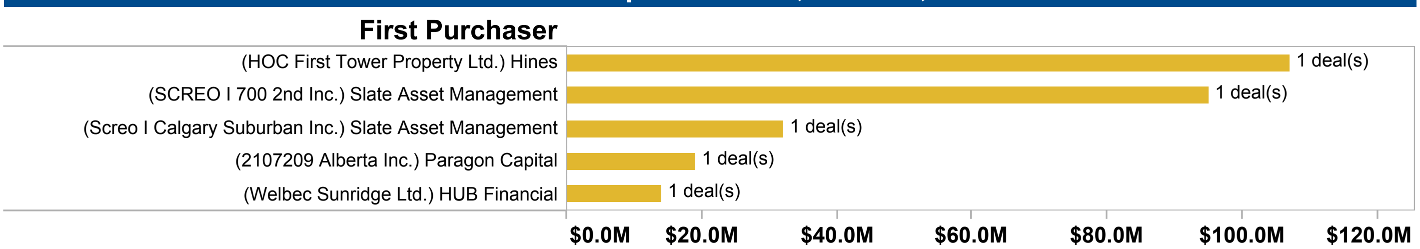
Q2 2018 Transactions by Date & Municipality

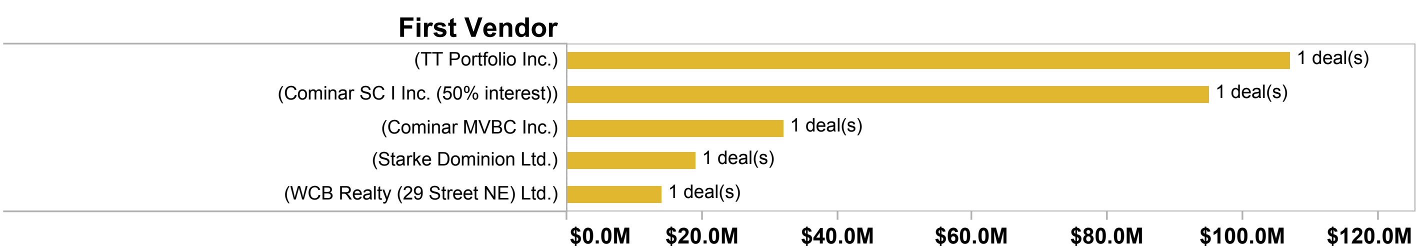


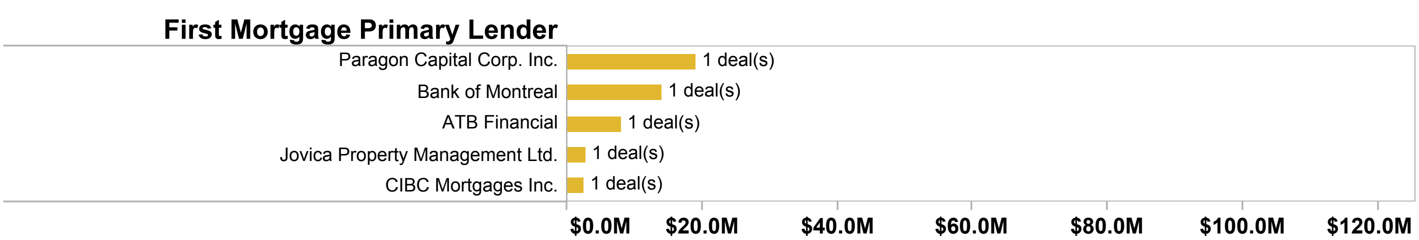
Office - Q2 2018 Purchaser Profile by Total $ Volume



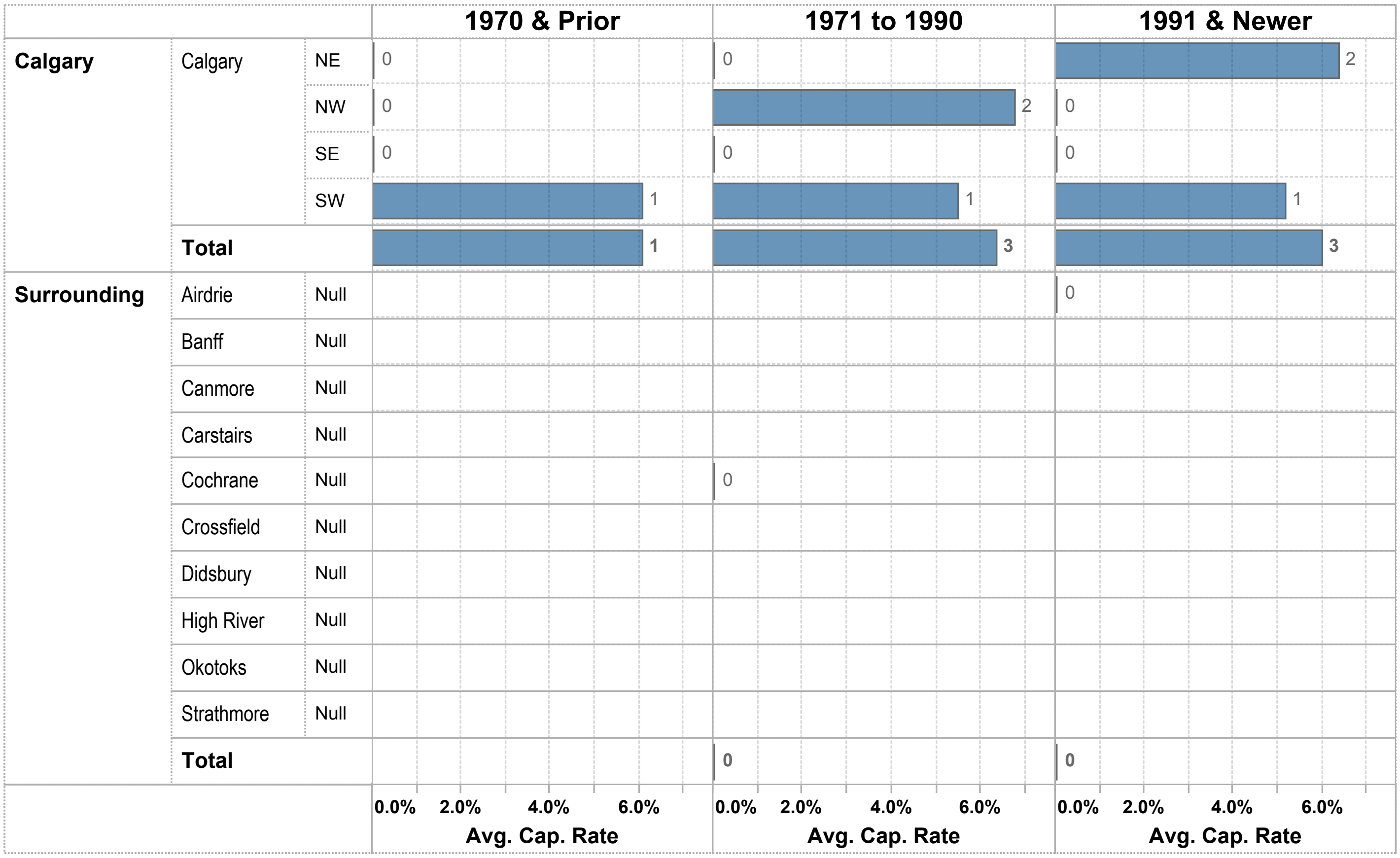
Office - Q2 2018 Top Purchasers, Vendors, Lenders



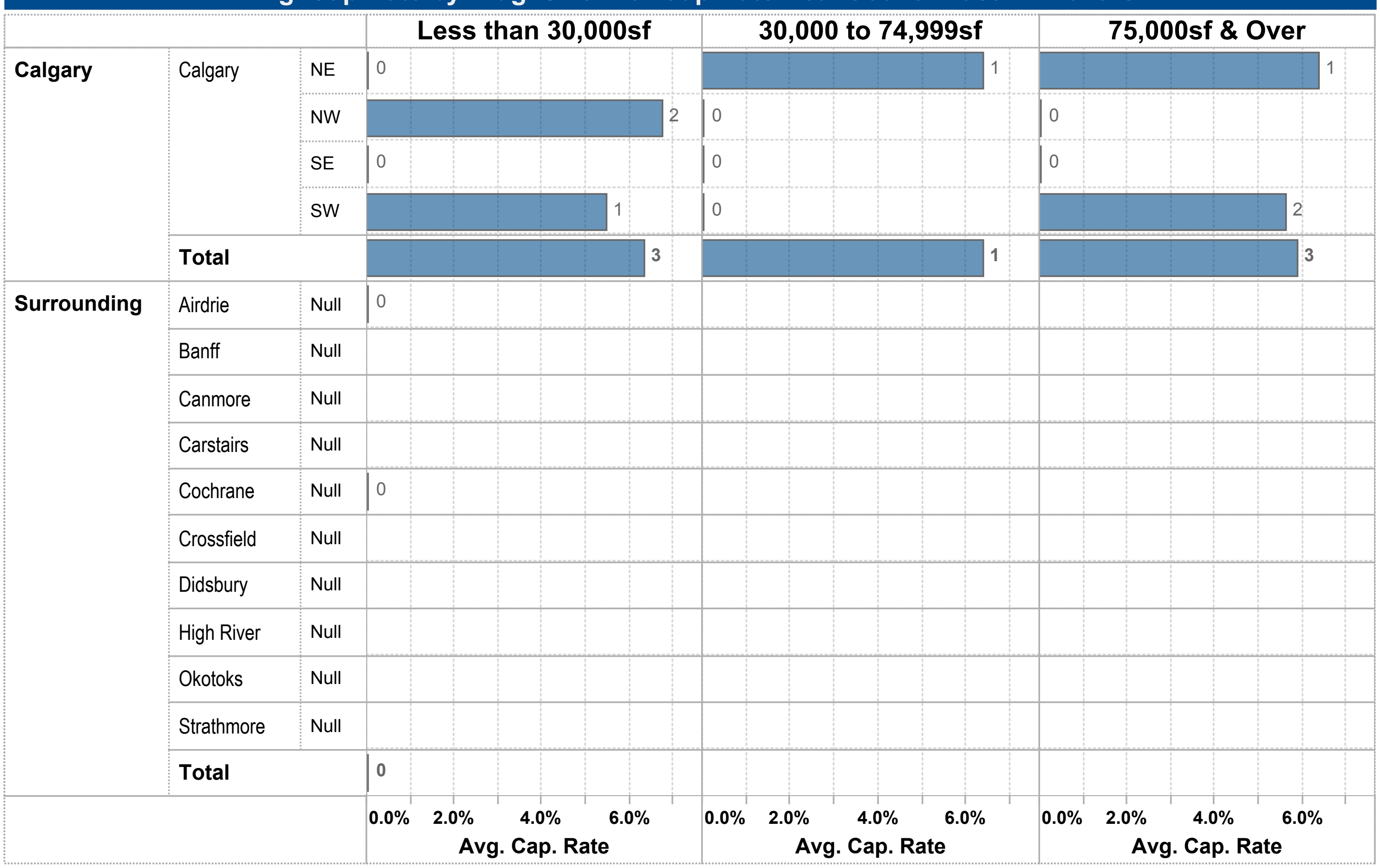




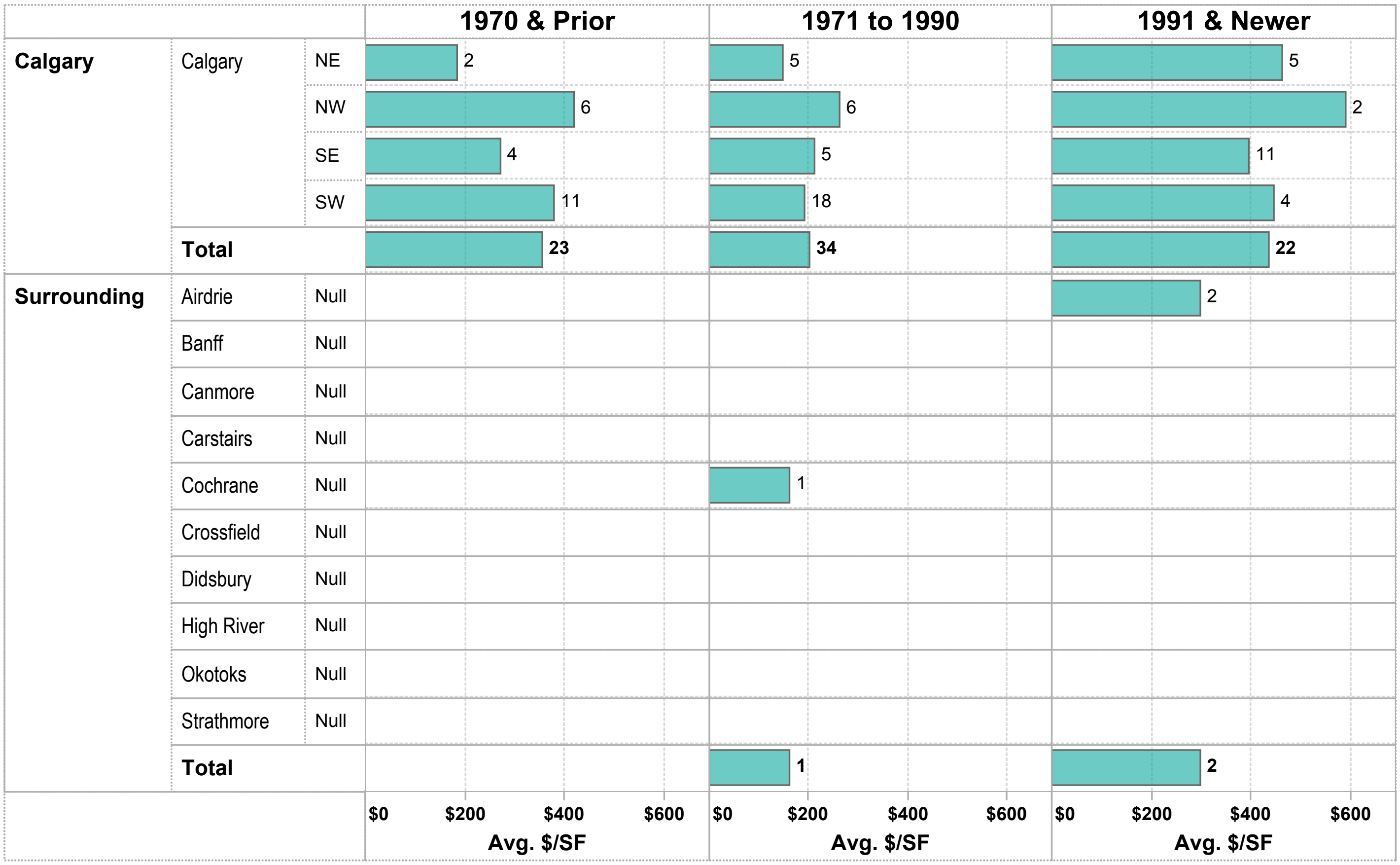
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months



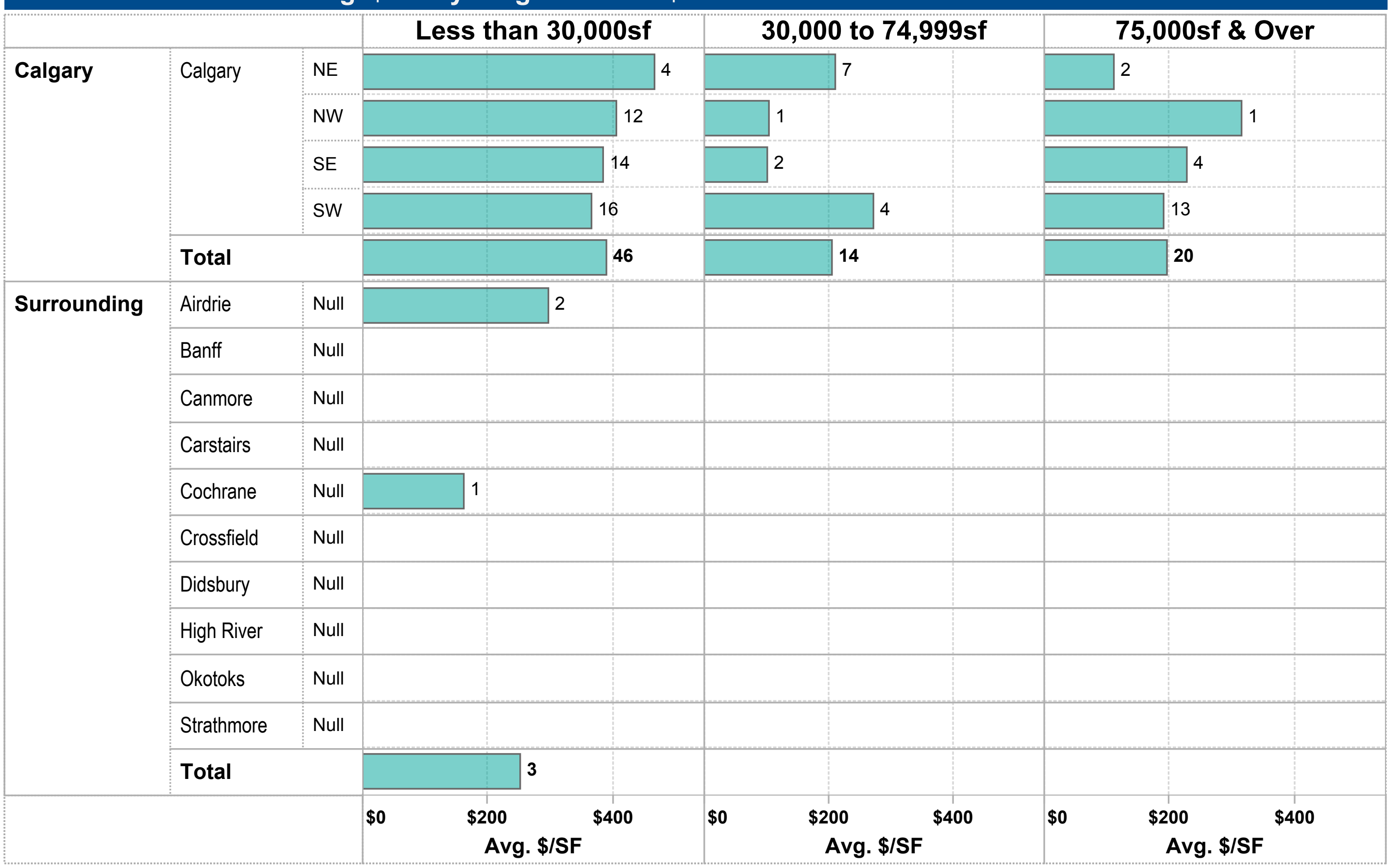
Avg. Cap Rate by Bldg. Size with Cap Rate Deal Count - Last 24 Months

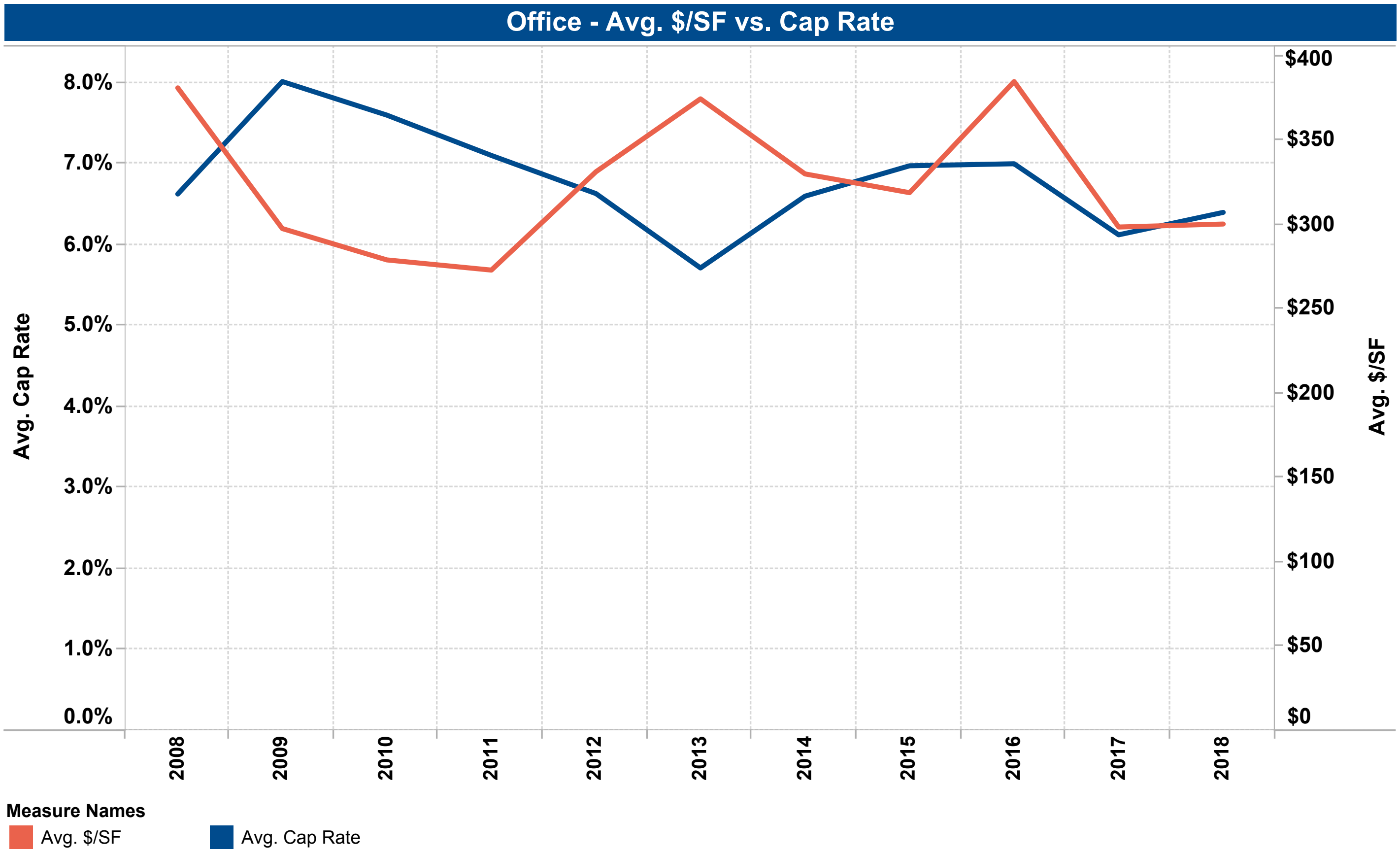


Avg. $/SF by Const. Year with $/SF Deal Count - Last 24 Months

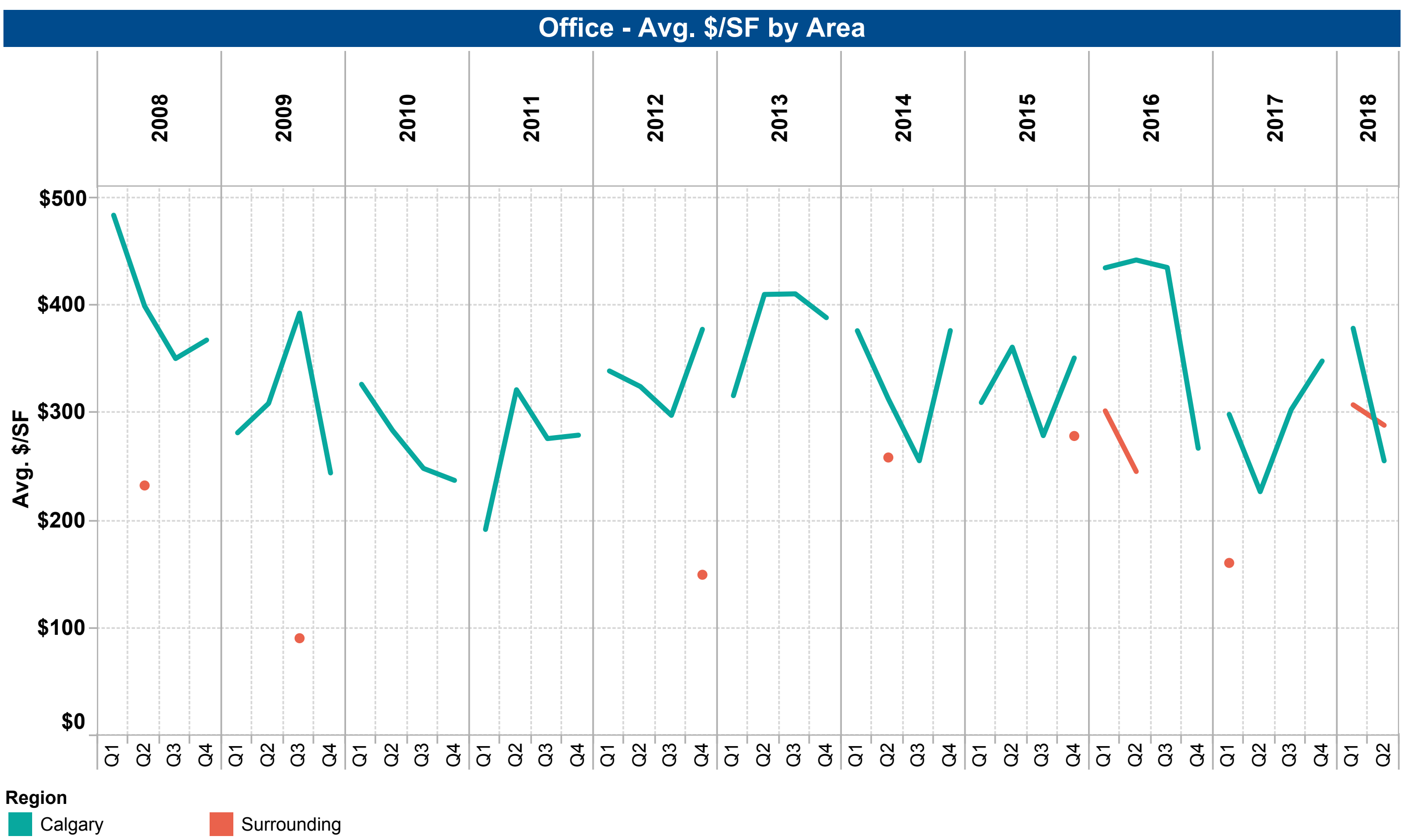


Avg. $/SF by Bldg. Size with $/SF Deal Count - Last 24 Months



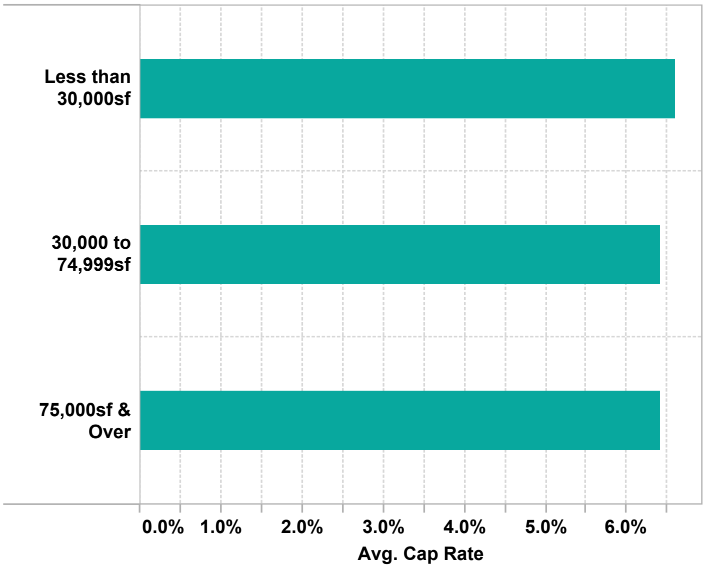


Office - Avg. $/SF vs. Cap Rate
Avg. Cap Rate
Avg. $/SF
8.0%
7.0%
6.0%
5.0%
4.0%
3.0%
2.0%
1.0%
0.0%
$400
$350
$300
$250
$200
$150
$100
$50
$0
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
Measure Names
Avg. $/SF
Avg. Cap Rate

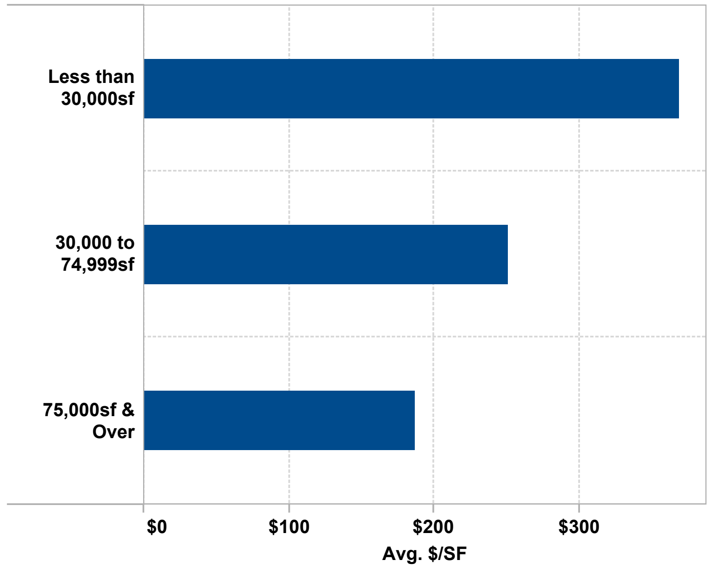


Office - Avg. $/SF by Area
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
Avg. $/SF
$500
$400
$300
$200
$100
$0
Q1
Q2
Q3
Q4
Region
Calgary
Surrounding

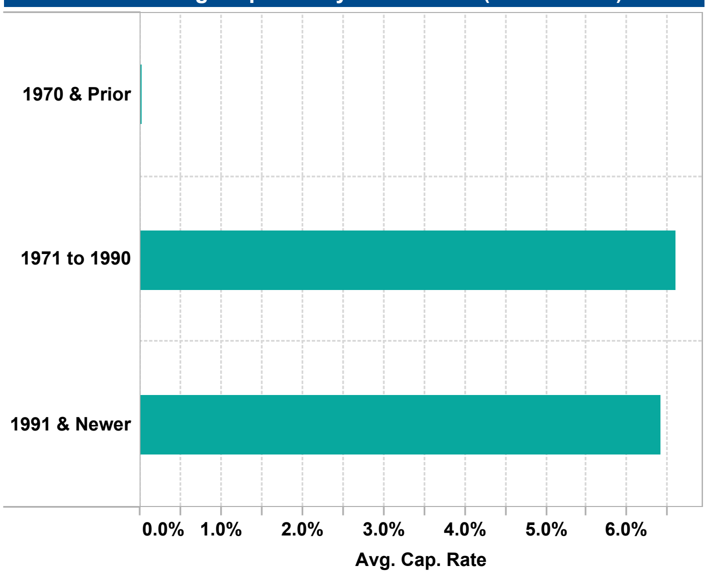
Office - Avg. Cap Rate by Bldg. Size (last 12 mos.)



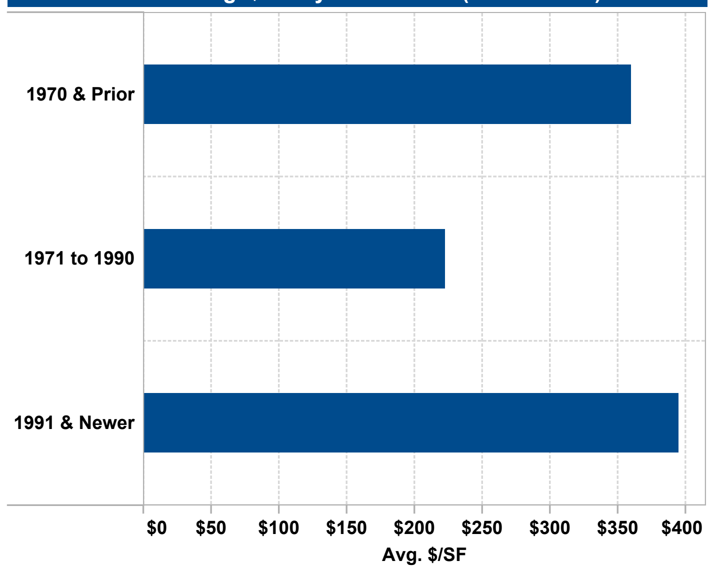
Office - Avg. $/SF by Bldg. Size (last 12 mos.)



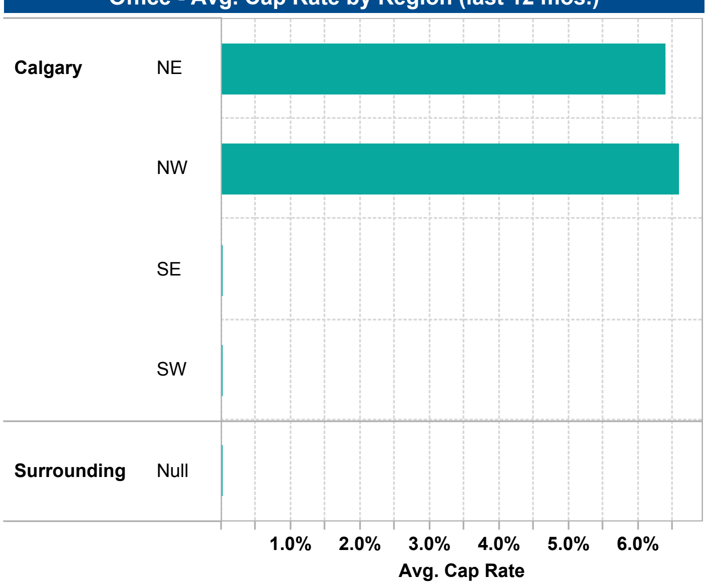
Office - Avg. Cap Rate by Const. Year (last 12 mos.)



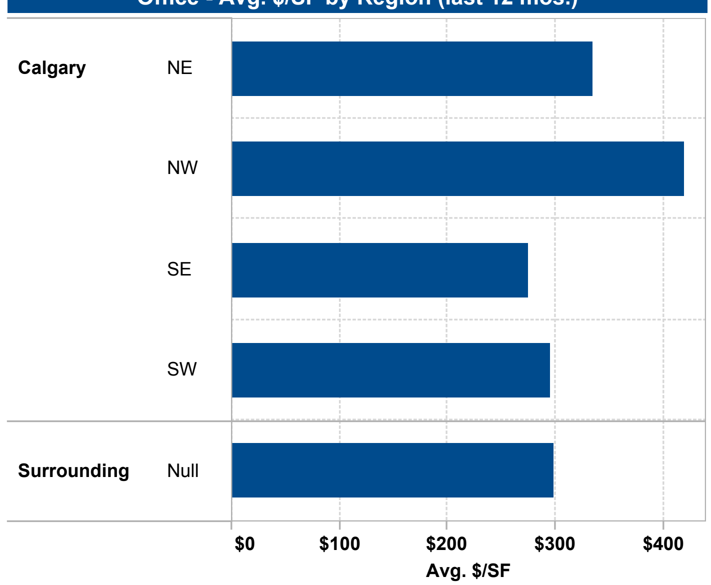
Office - Avg. $/SF by Const. Year (last 12 mos.)



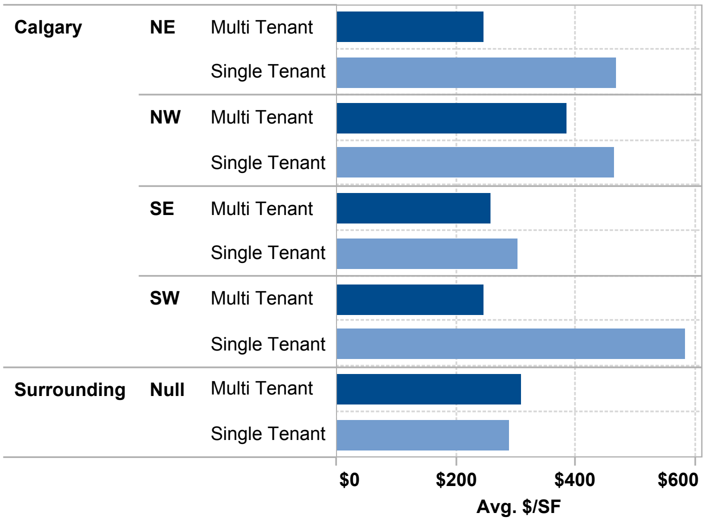
Office - Avg. Cap Rate by Region (last 12 mos.)



Office - Avg. $/SF by Region (last 12 mos.)



Office - Avg. $/SF by Region & Tenancy (last 12 mos.)

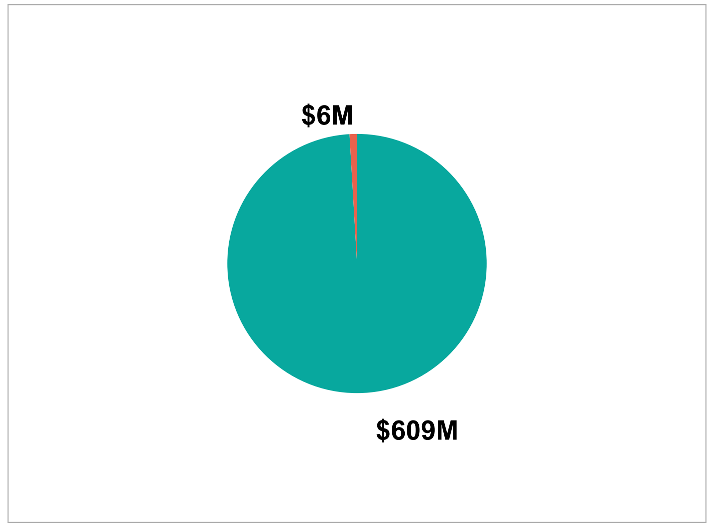


Property Type

Multi Tenant

Single Tenant

Office - Total $ Volume by Region (last 12 mos.)

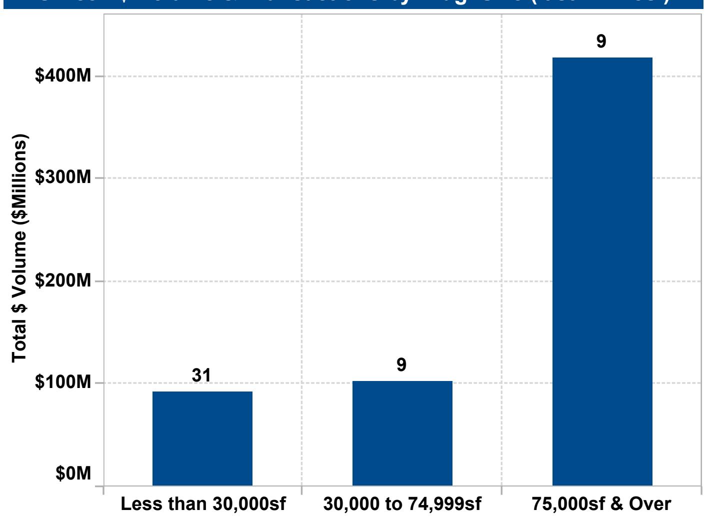


Region

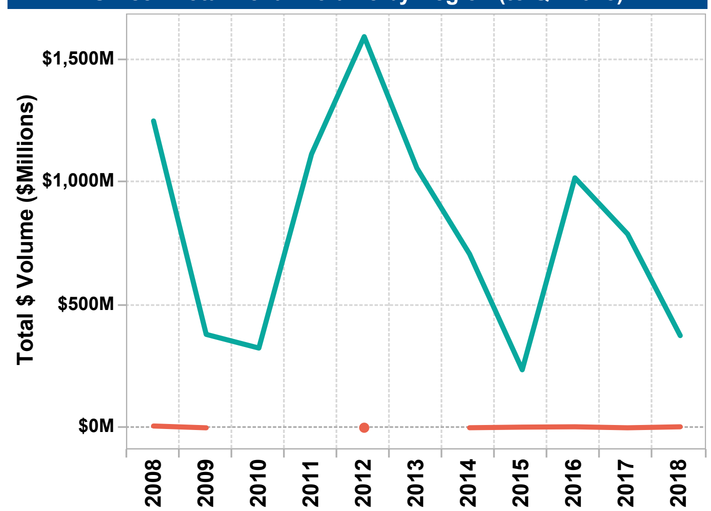
Calgary

Surrounding

Office - $ Volume & Transactions by Bldg. Size (last 12 mos.)



Office - Total Dollar Volume by Region (to Q2 2018)



Office - Top Transactions Q2 2018

First Address	Municipality	Total Price	Building Size	Price Per Sq# Foot	Sale Type
411 1st Street S.E.	Calgary	$107,000,000	726,529	$147	Market
225 7th Avenue S.W.	Calgary	$95,121,000	627,398	$152	Market
3600 4th Street S.E.	Calgary	$32,005,000	126,533	$253	Market
906 12th Avenue S.W.	Calgary	$19,000,000	139,177	$137	Distress
2571 29th Street N.E.	Calgary	$14,100,000	50,436	$280	Market

Office - Q2 2018 Transactions