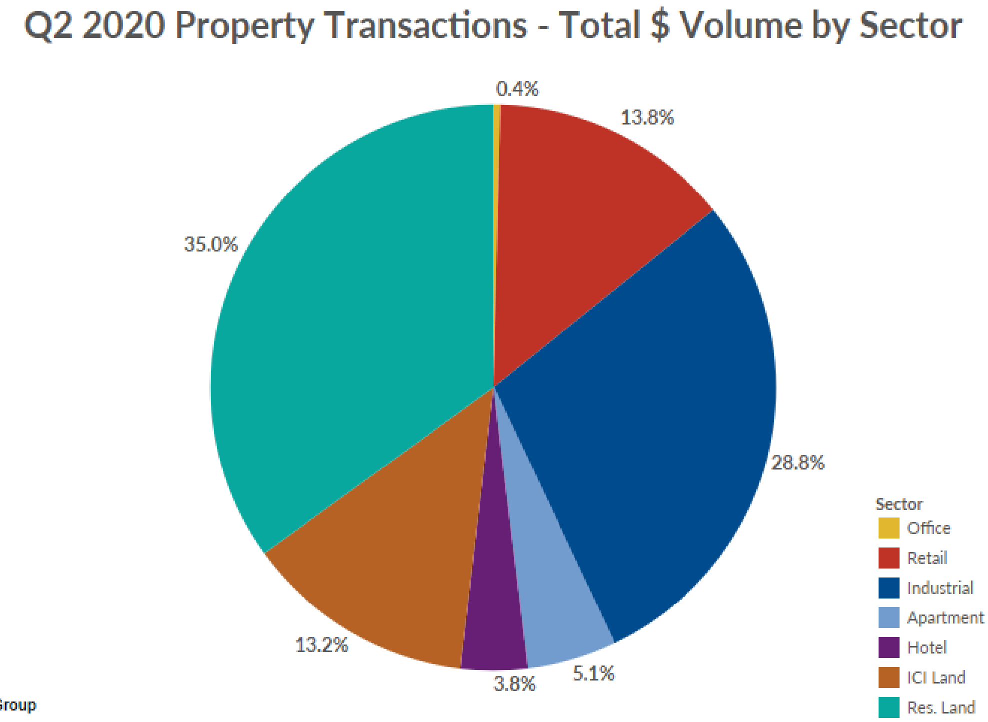
Calgary Market Area Commercial Q2 2020 Statistics

Data as of June 30, 2020

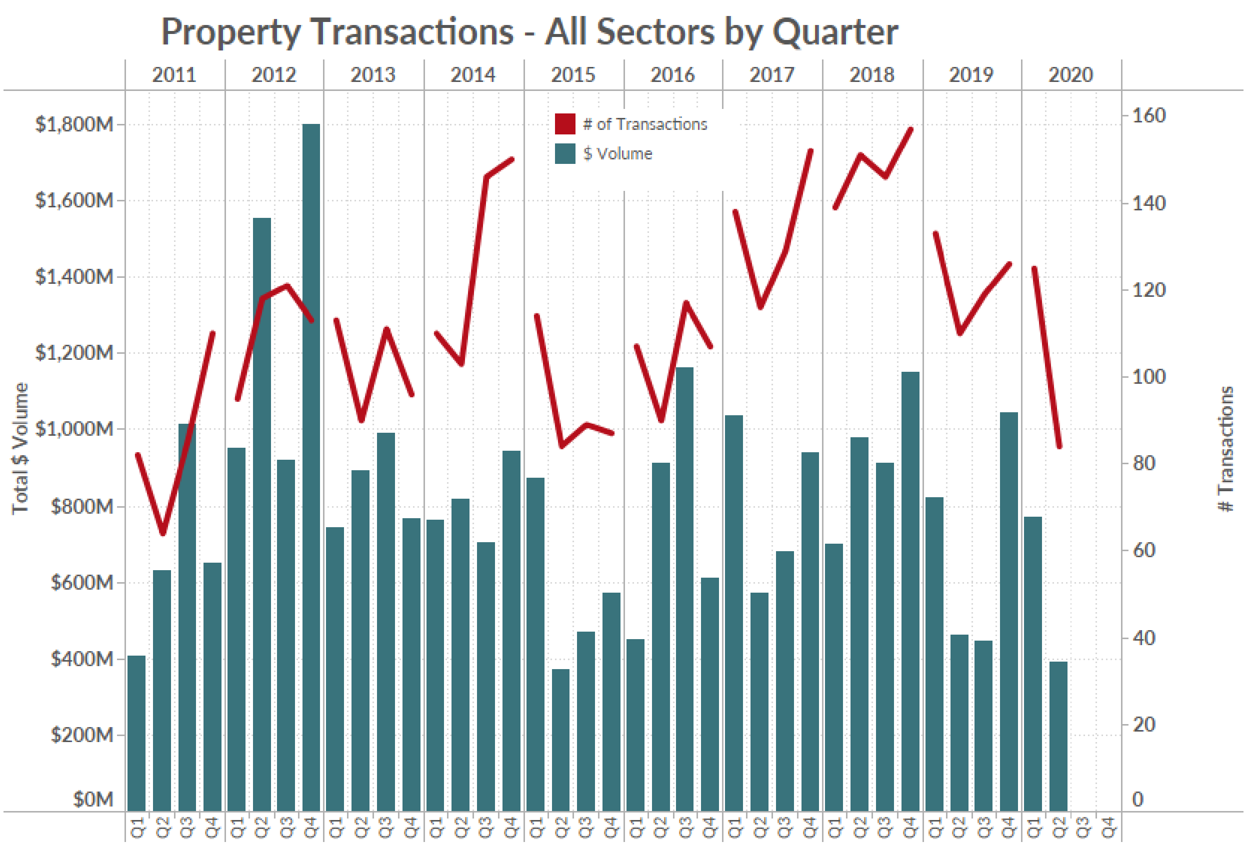
Altus Group

GCA Property Transactions

Transaction volumes were down -15% in Q2 2020 compared to an also sluggish Q2 2019, as the COVID-19 pandemic and government imposed measures took their toll on the Calgary investment market.



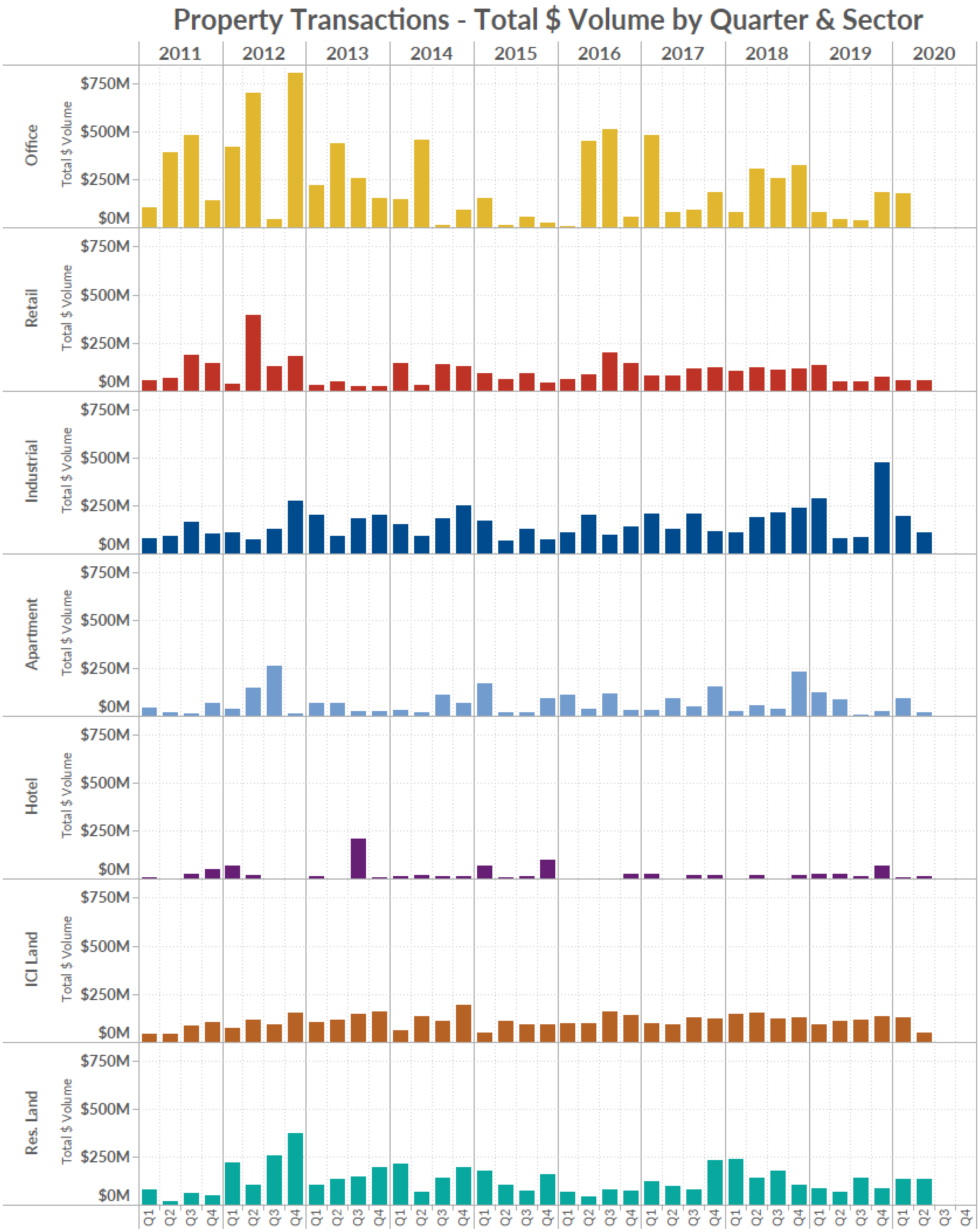
Source: Altus Group



Source: Altus Group

Property Transactions by Quarter and Sector

While most of the sectors saw decreased activity due to economic uncertainty, Retail, Hotel and Residential Land all saw a slight increase in Q2 2020 from the previous quarter.

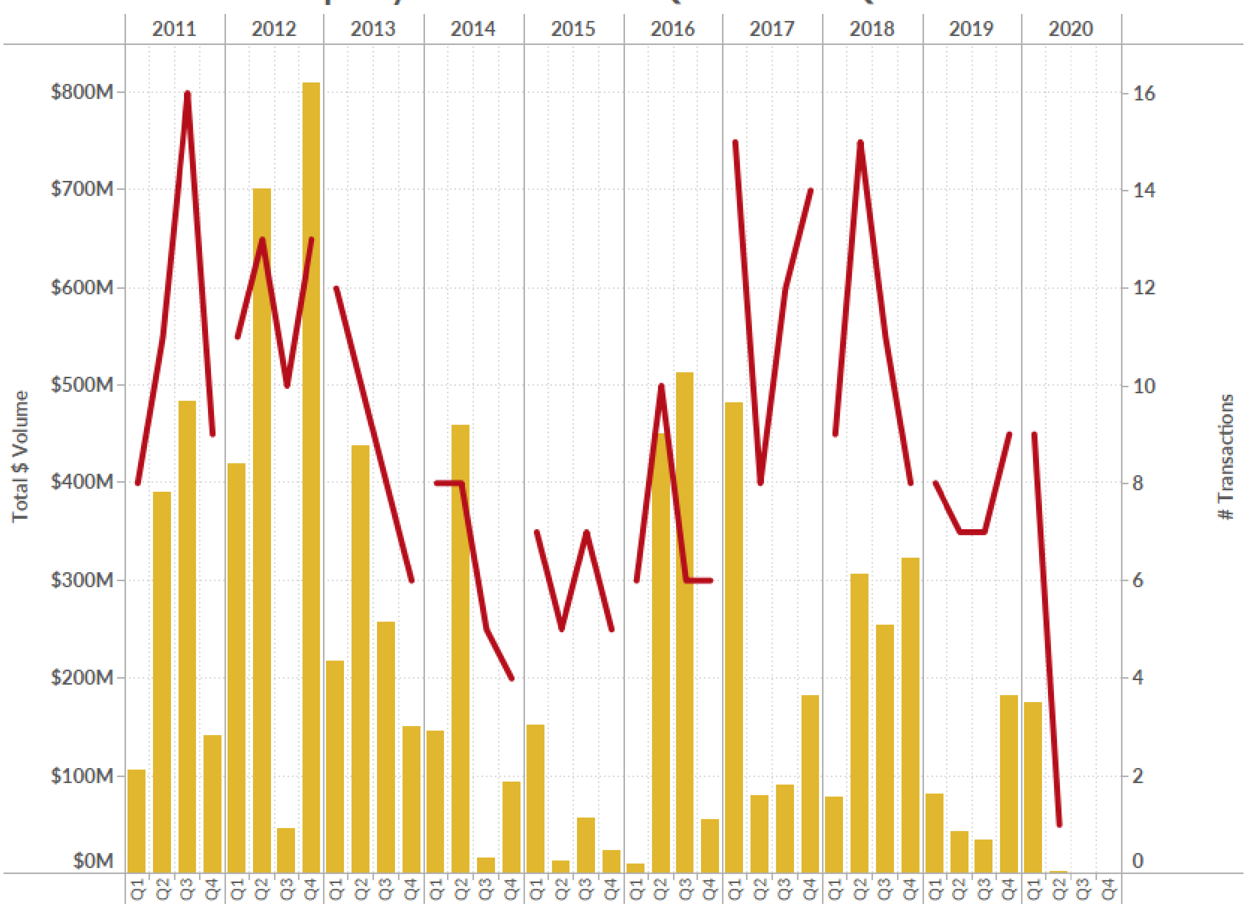


Source: Altus Group

Office Transactions

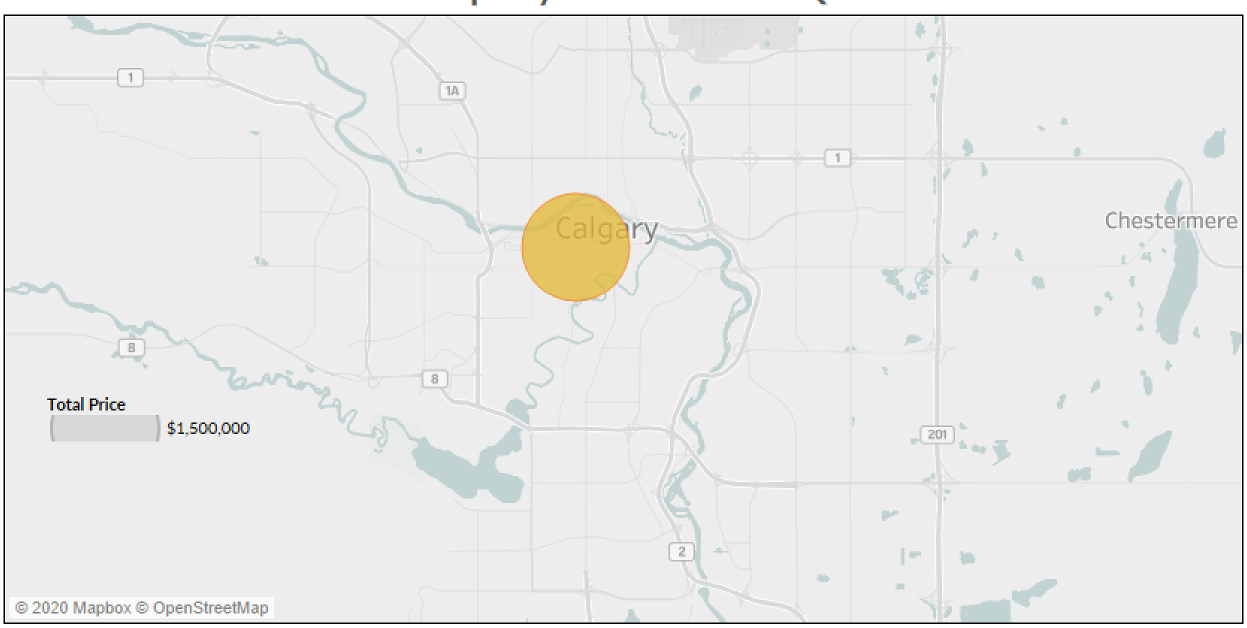
Q2 2020 registered only one office transaction worth less than $2M as the immense challenges surrounding the Calgary office market continue.

Office Property Transactions - Q1 2011 to Q2 2020



Source: Altus Group

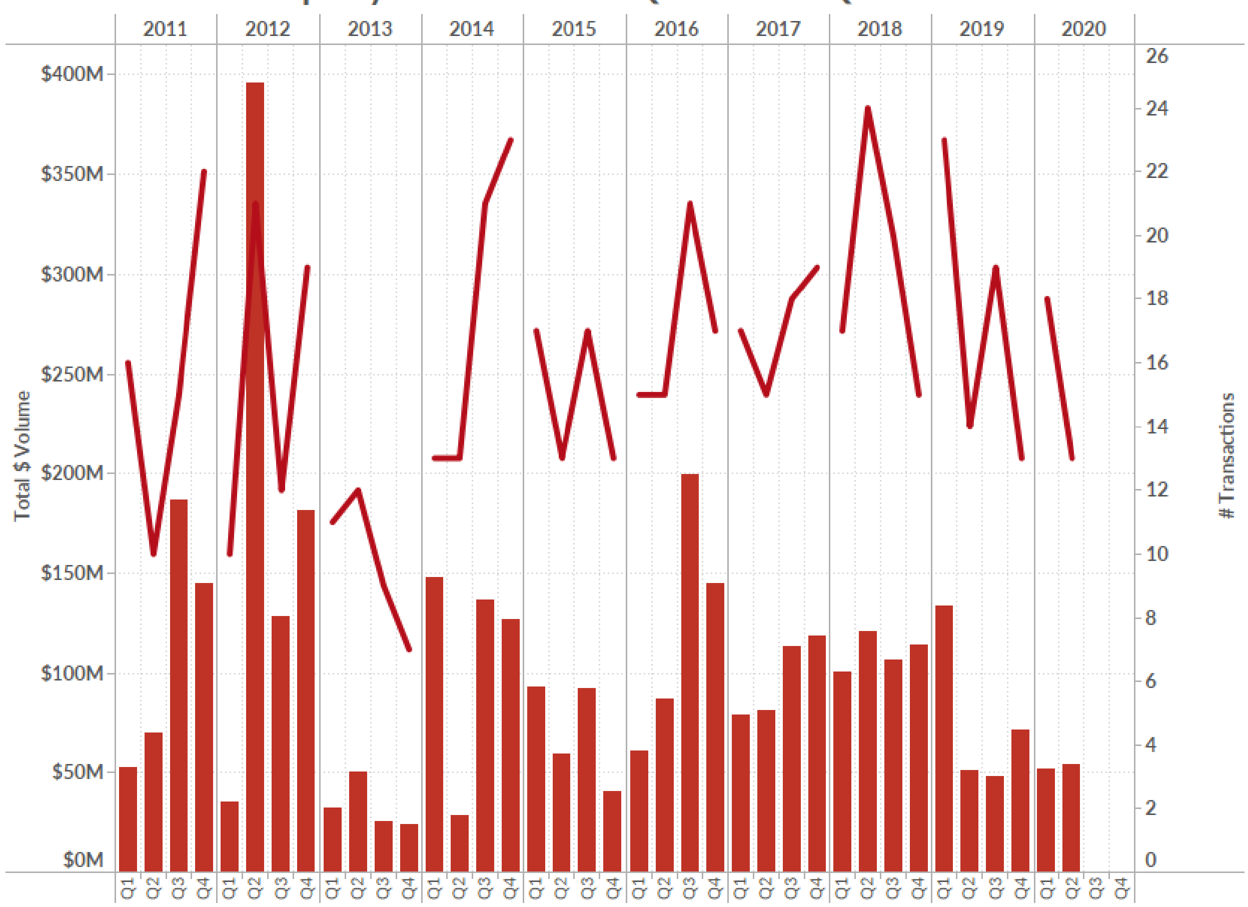
Office Property Transactions - Q2 2020



Retail Transactions

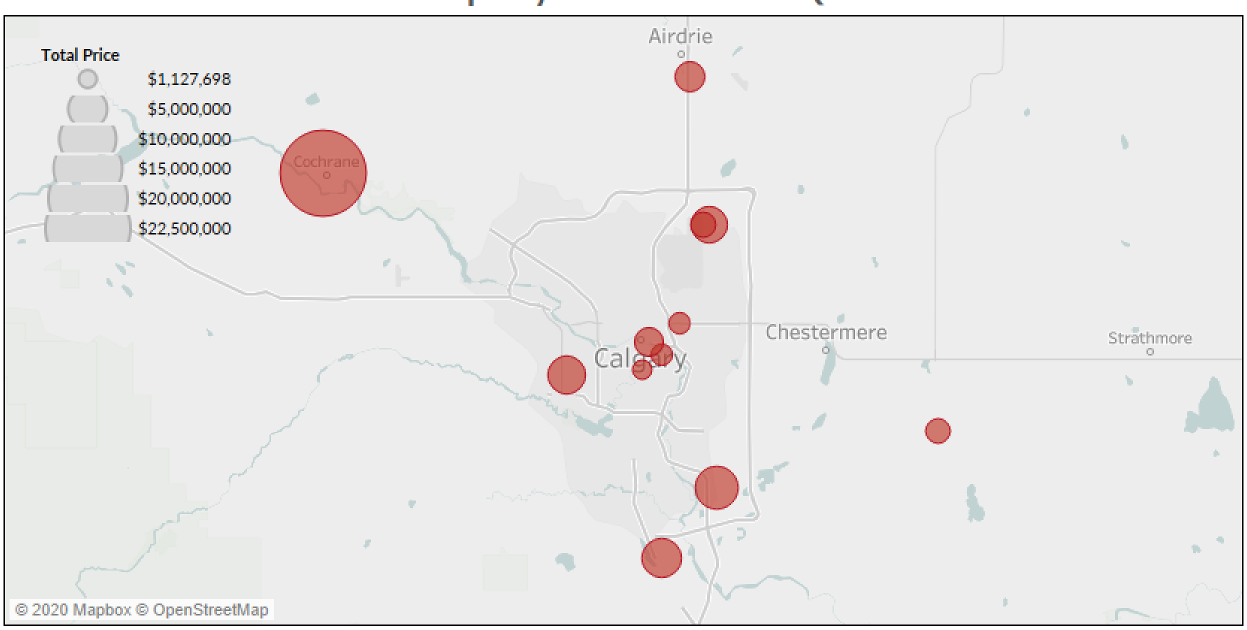
Investment activity in Calgary retail has been relatively steady over the last five quarters, even in the face of the current economic uncertainty.

Retail Property Transactions - Q1 2011 to Q2 2020



Source: Altus Group

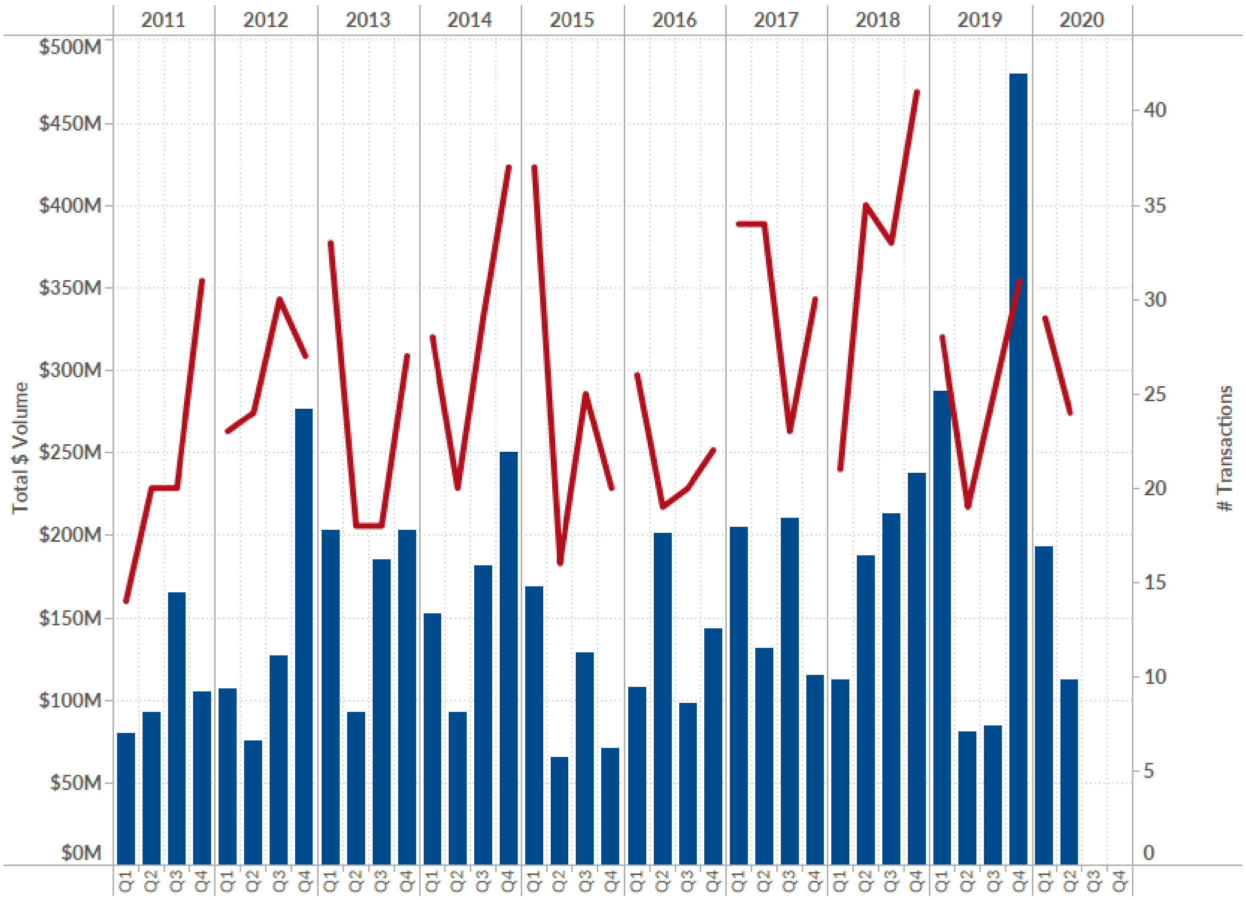
Retail Property Transactions - Q2 2020



Industrial Transactions

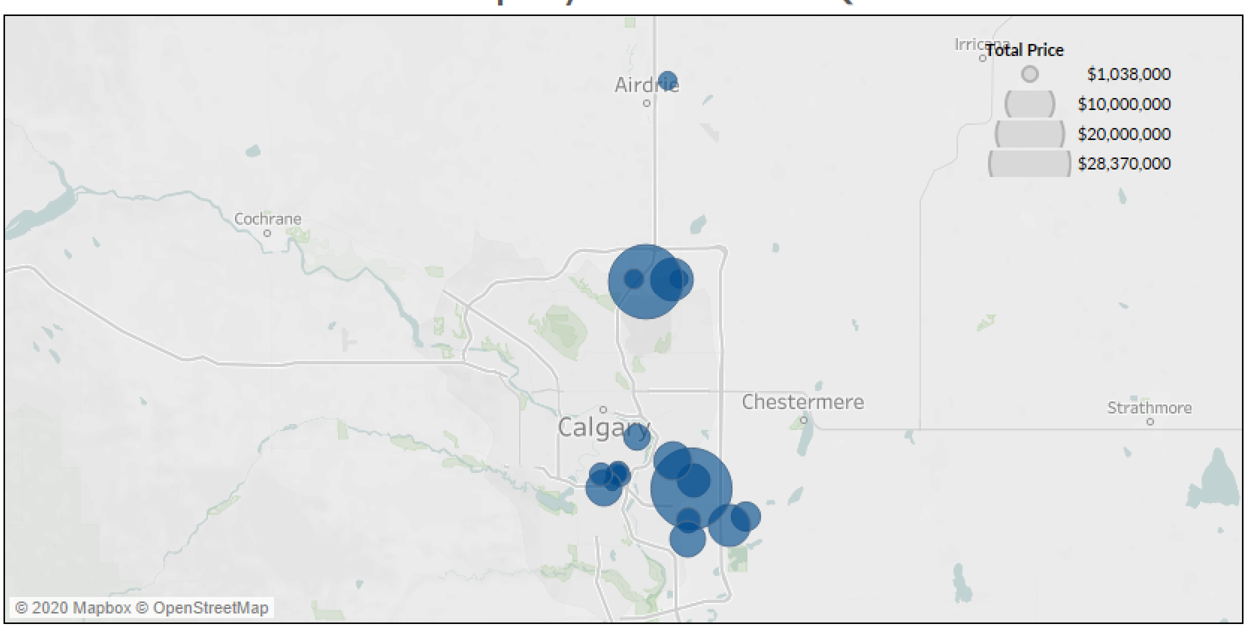
While industrial investment has fallen for two consecutive quarters from the record high in Q4 2019, transaction volumes were still up +40% from the same quarter last year.

Industrial Property Transactions - Q1 2011 to Q2 2020



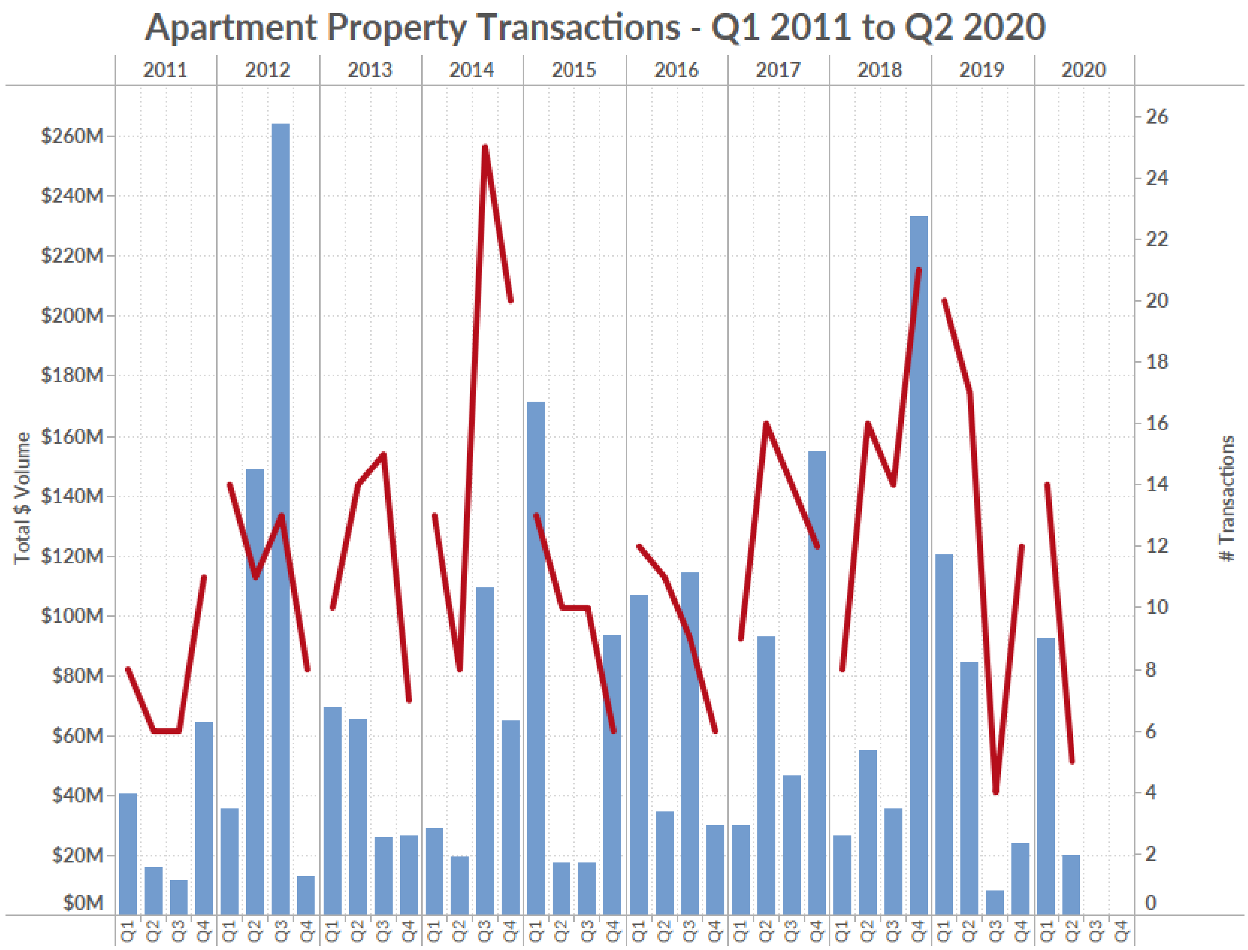
Source: Altus Group

Industrial Property Transactions - Q2 2020

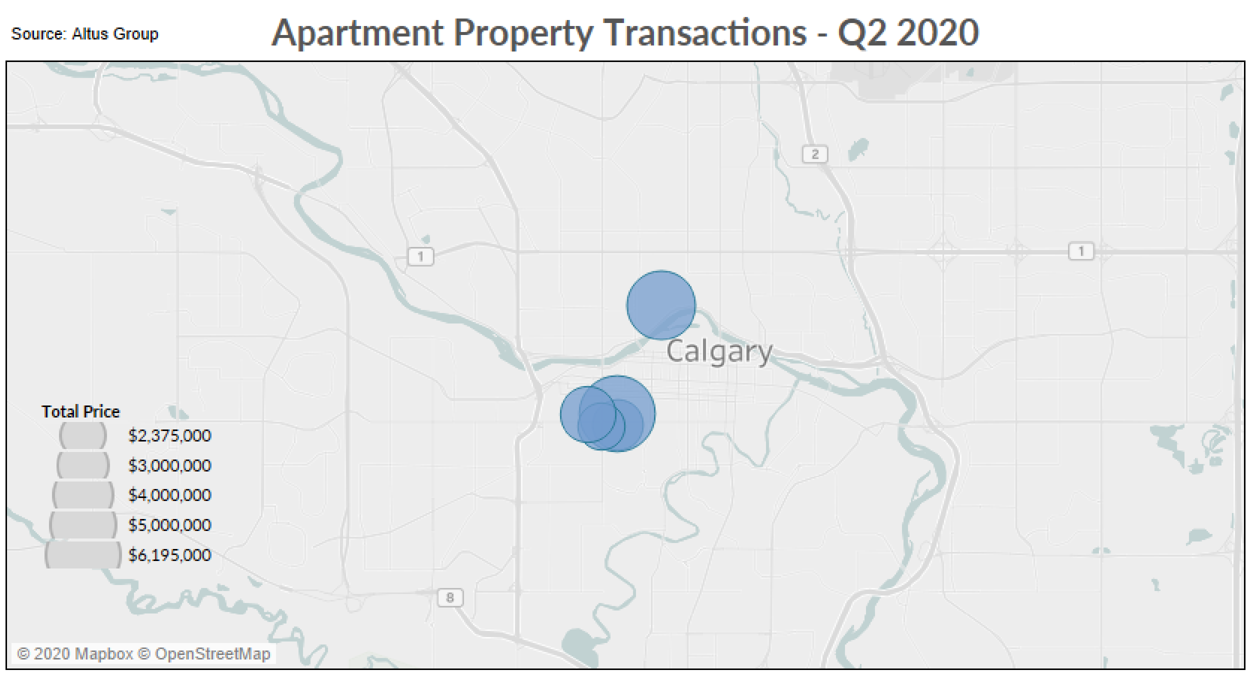


Apartment Transactions

Q2 2020 saw little investment in apartment properties as transaction volumes were down -79% from the previous quarter and -77% from the same quarter last year.

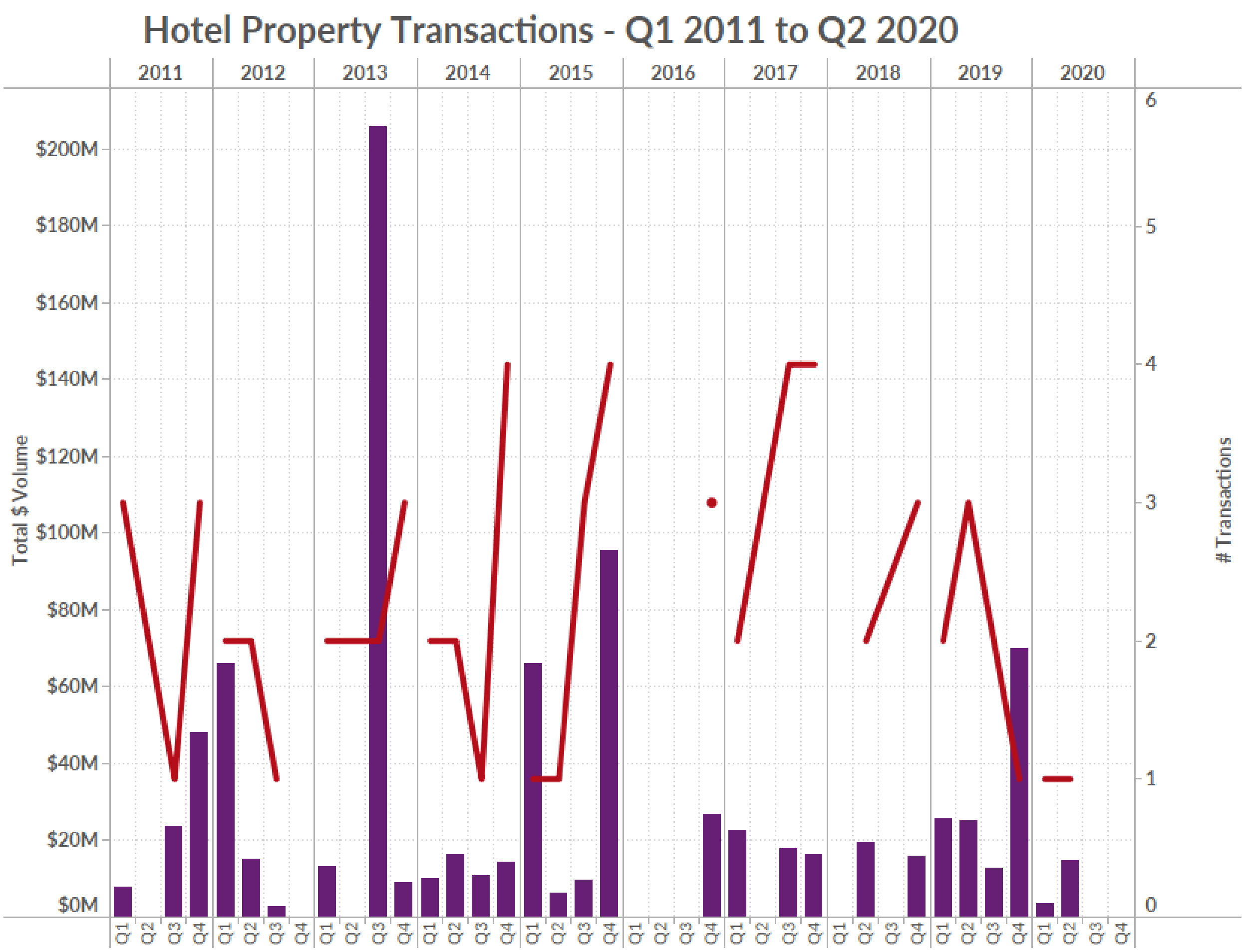


Source: Altus Group

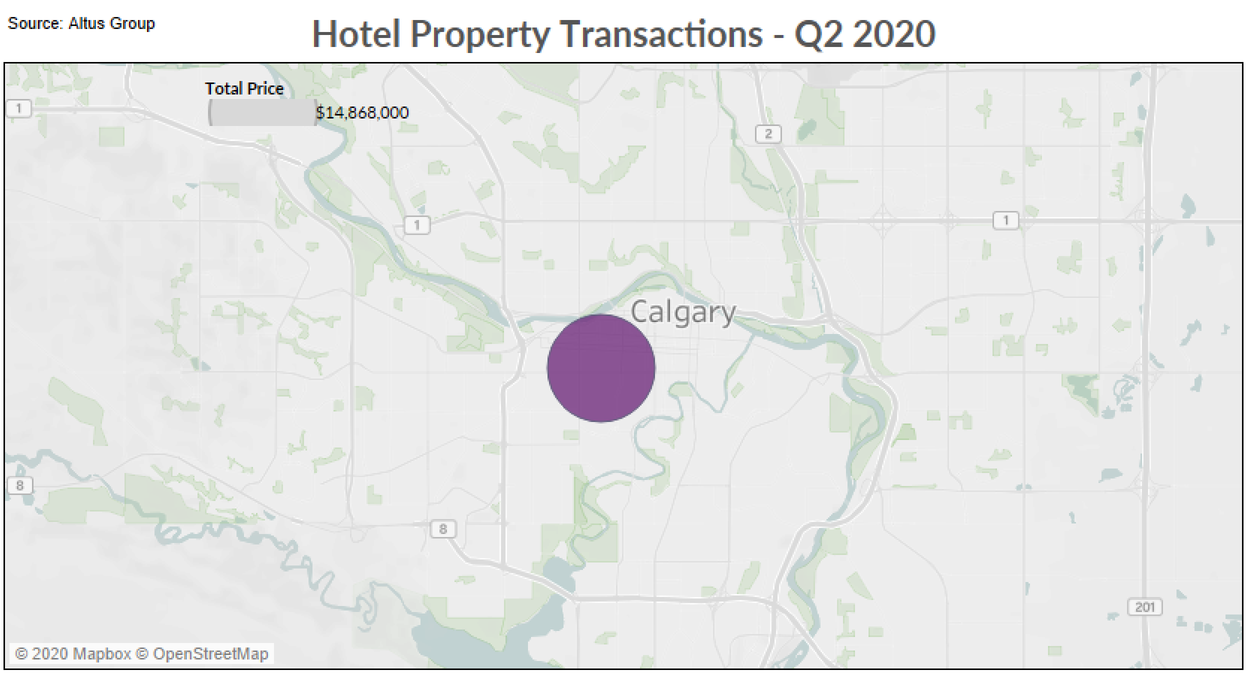


Hotel Transactions

Hotel investment in the Calgary market continues to be inconsistent, though Q2 2020 did record one sale worth $15M.

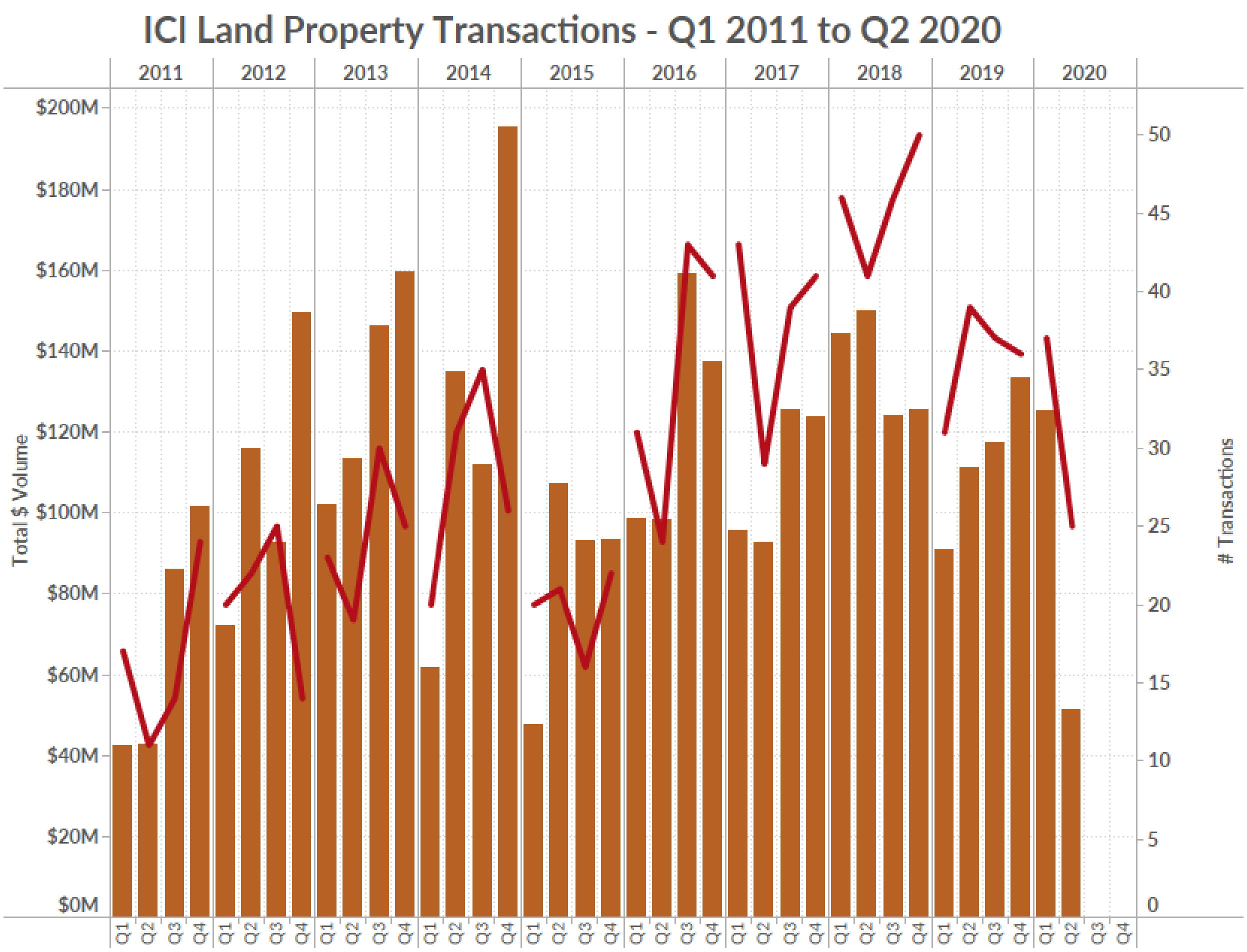


Source: Altus Group

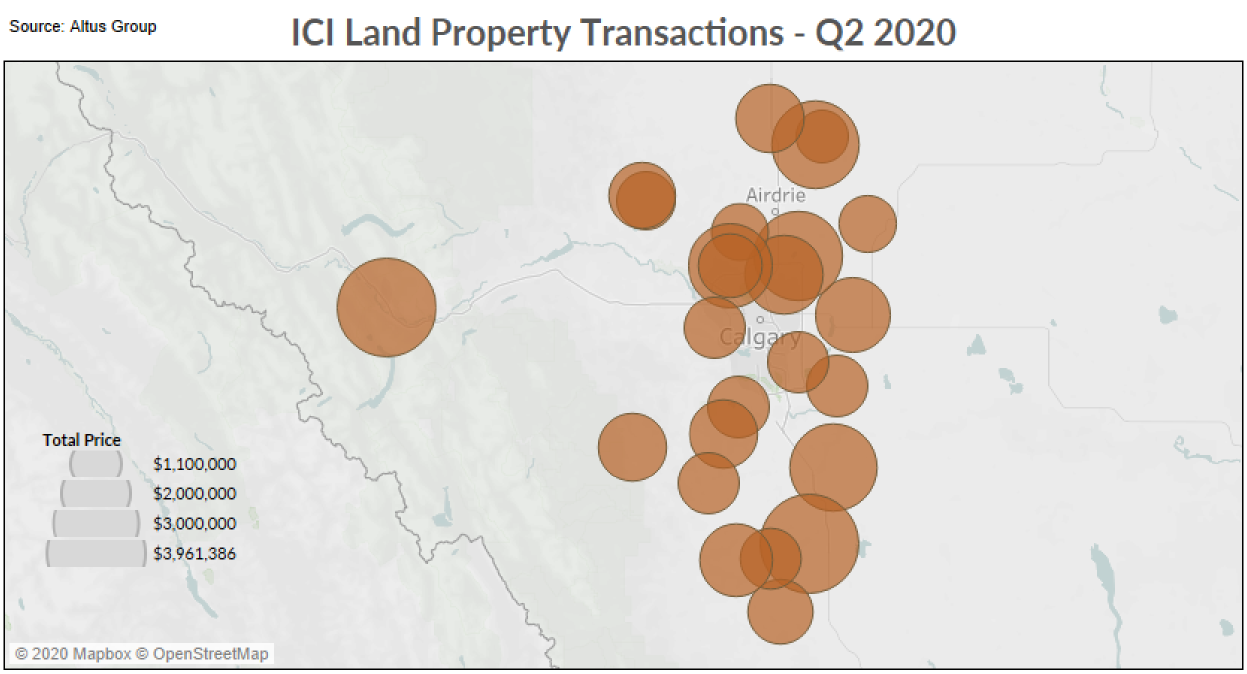


ICI Land Transactions

Investment in ICI Land dipped to its lowest level since Q1 2015 in Calgary as the level of uncertainty in the marketplace has grown.

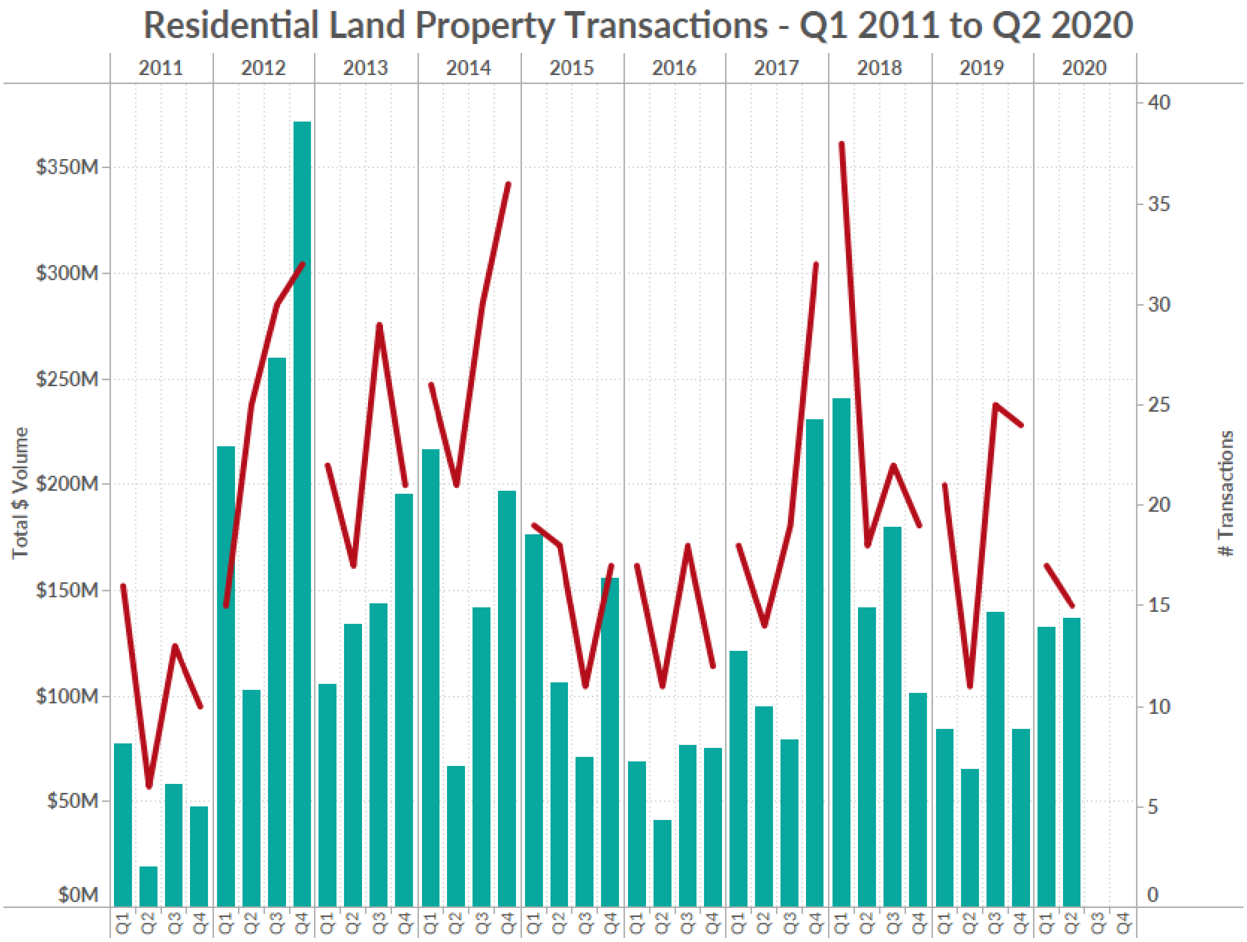


Source: Altus Group



Residential Land Transactions

The modest increase in residential land investment in Calgary in Q2 2020 was due primarily to the sale of a single, long term development site for $84M.



Source: Altus Group