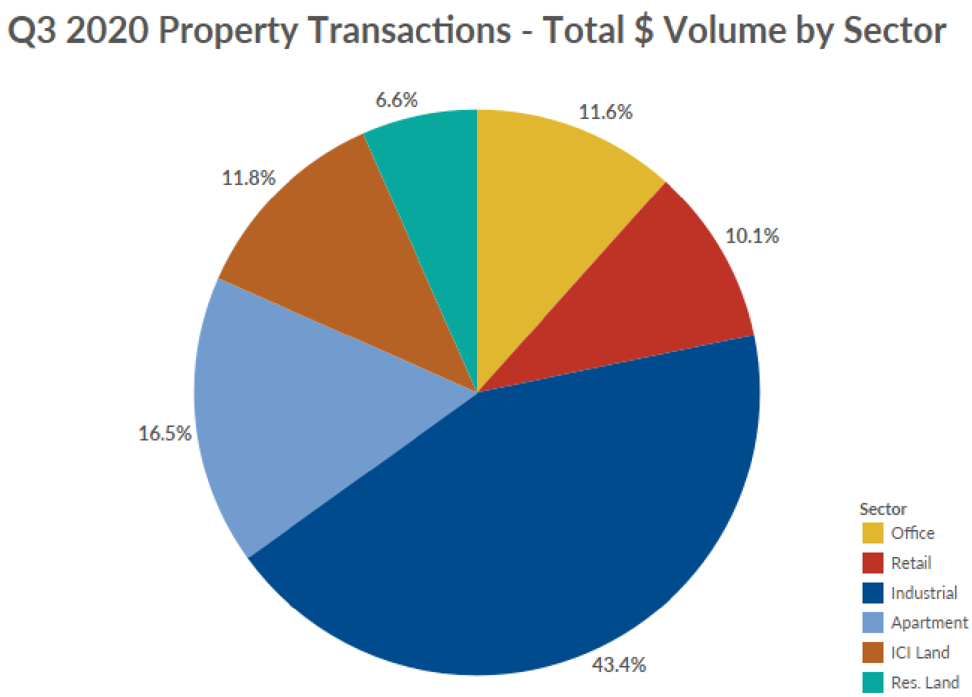
Edmonton Market Area Commercial Q3 2020 Statistics

Data as of September 30, 2020

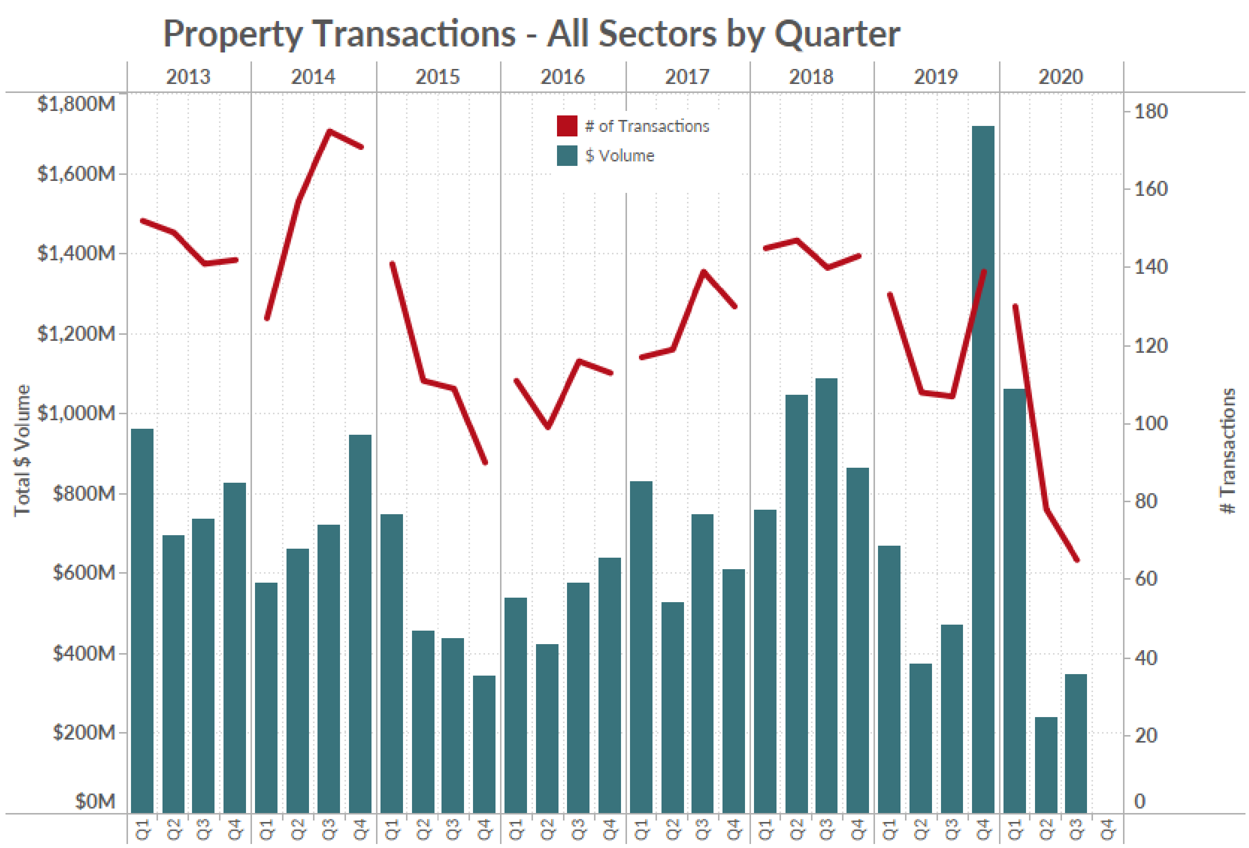
Altus Group

GEA Property Transactions

Investment in the Edmonton market in Q3 2020 bounced back from the record low of the previous quarter, however, was still down 26% form Q3 2019 as the pandemic and economic challenges continue to affect the market.



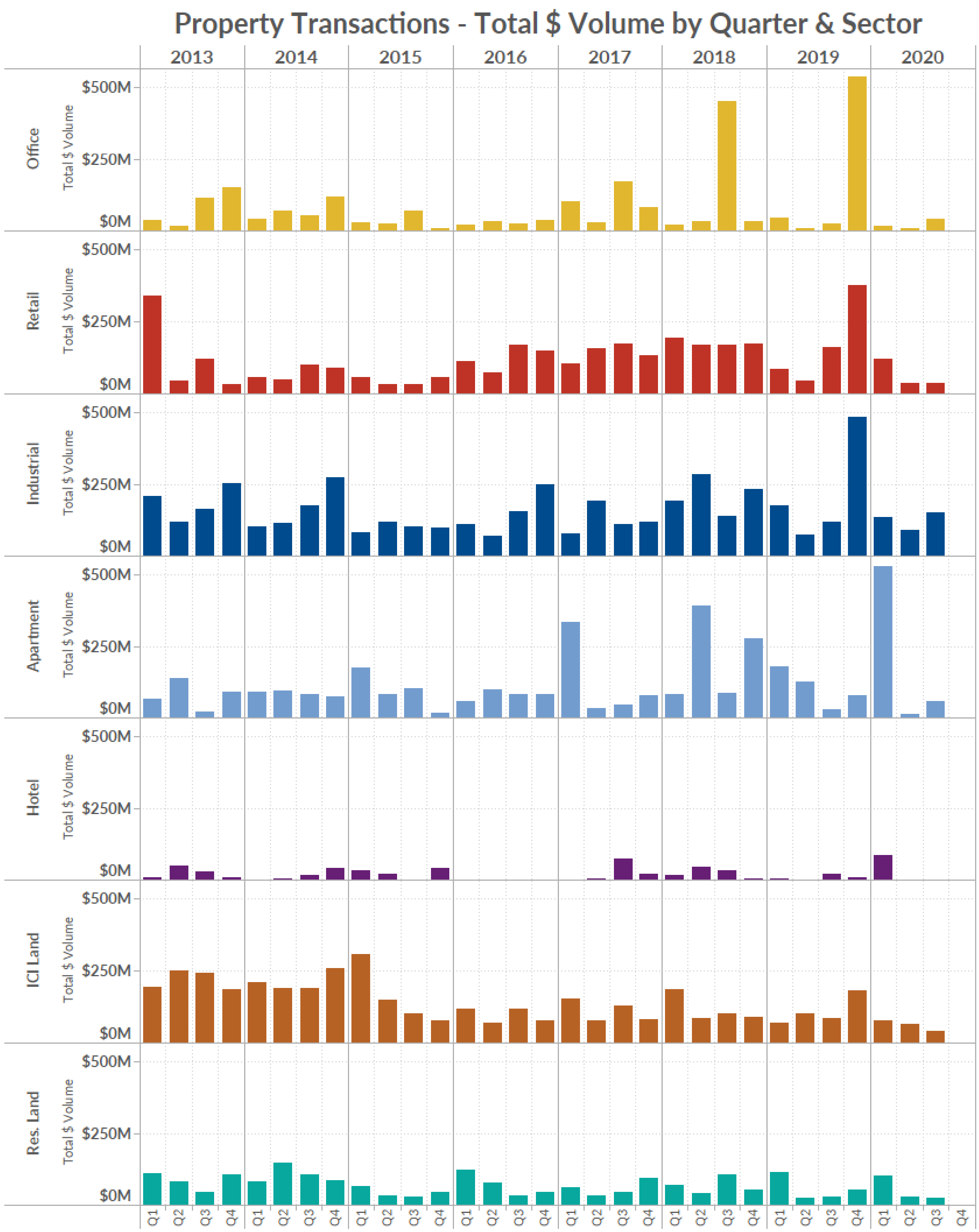
Source: Altus Group



Source: Altus Group

Property Transactions by Quarter and Sector

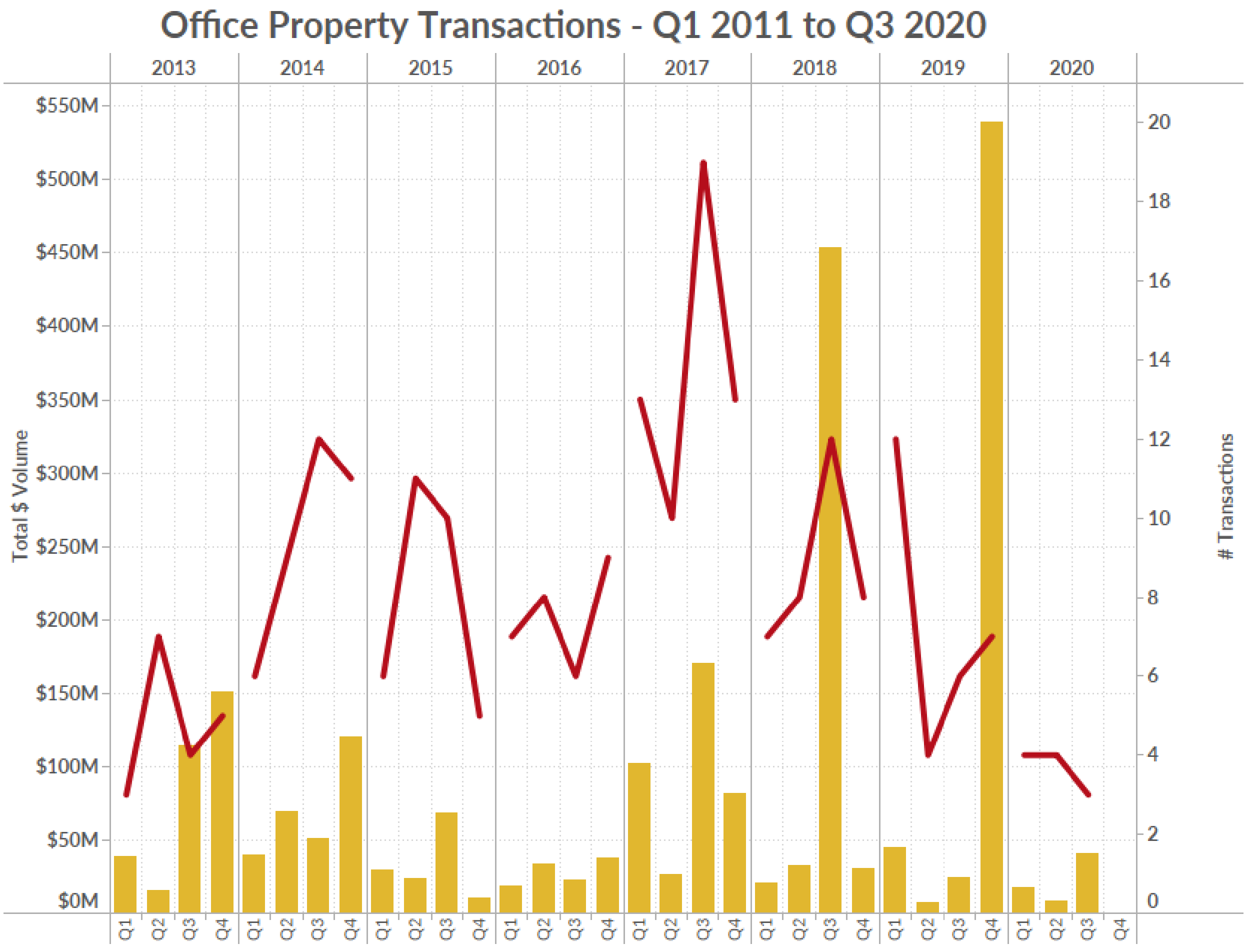
The Office, Industrial, and Apartment sectors all saw increases from the previous quarter as market activity began to pick up following the loosening of COVID-19 related restrictions.



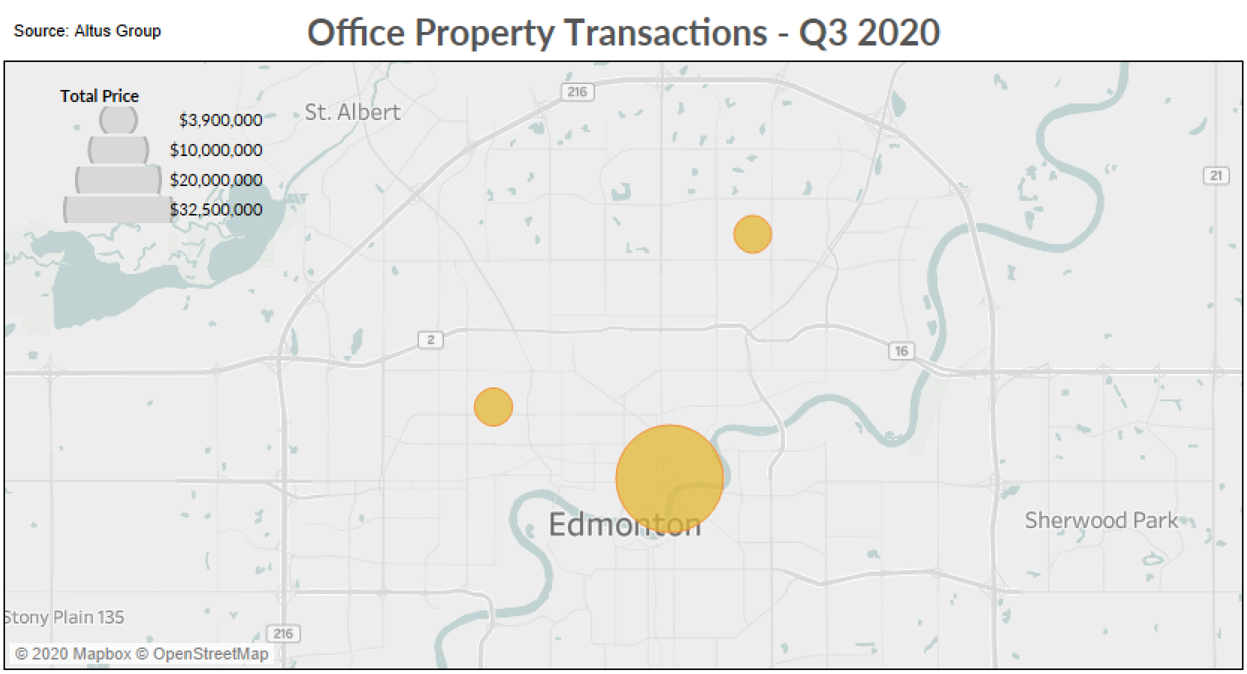
Source: Altus Group

Office Transactions

While transaction volumes in the office sector rebounded from a sluggish Q2 2020 and were above Q3 2019, there were only four transactions recorded for a total of $40M.

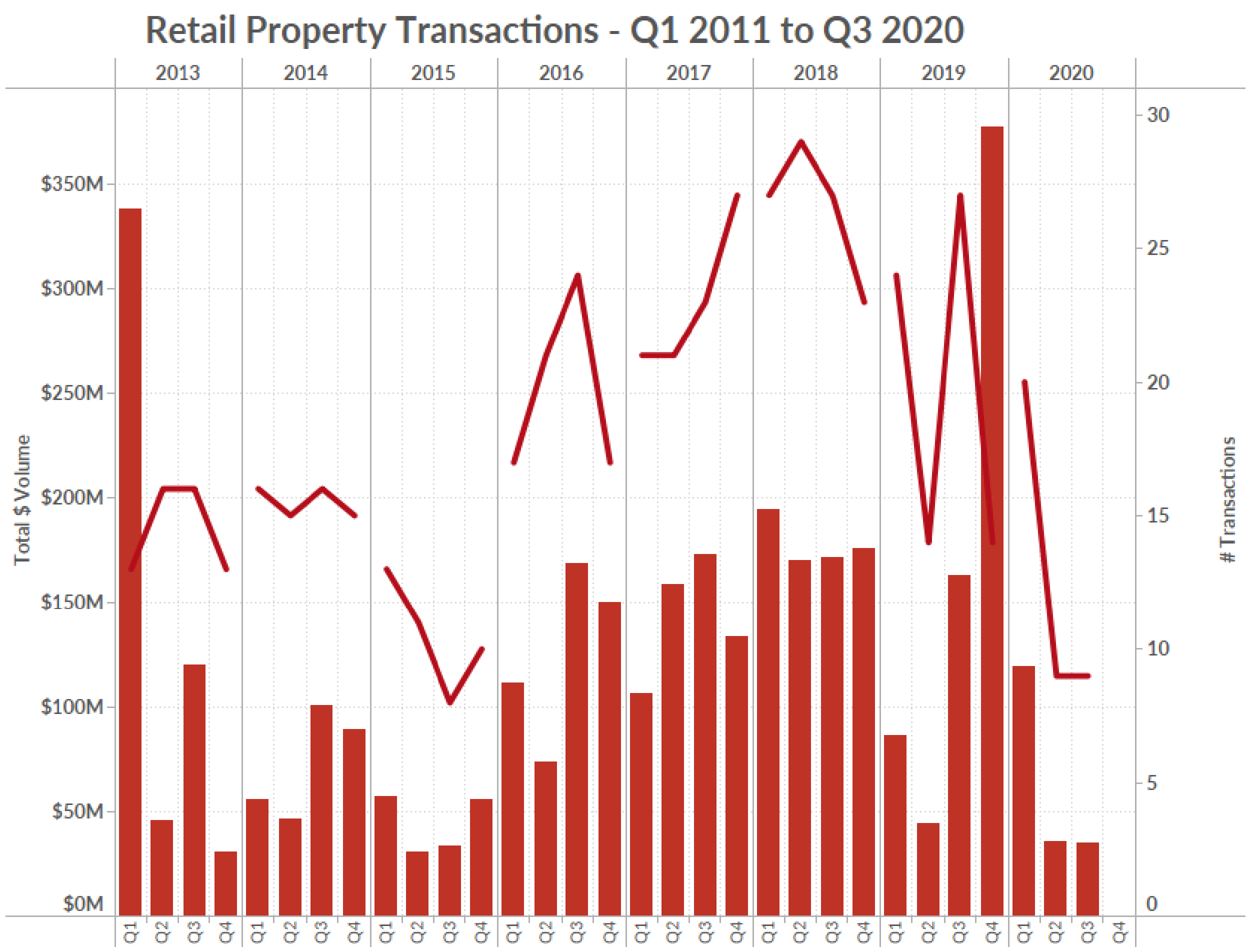


Source: Altus Group

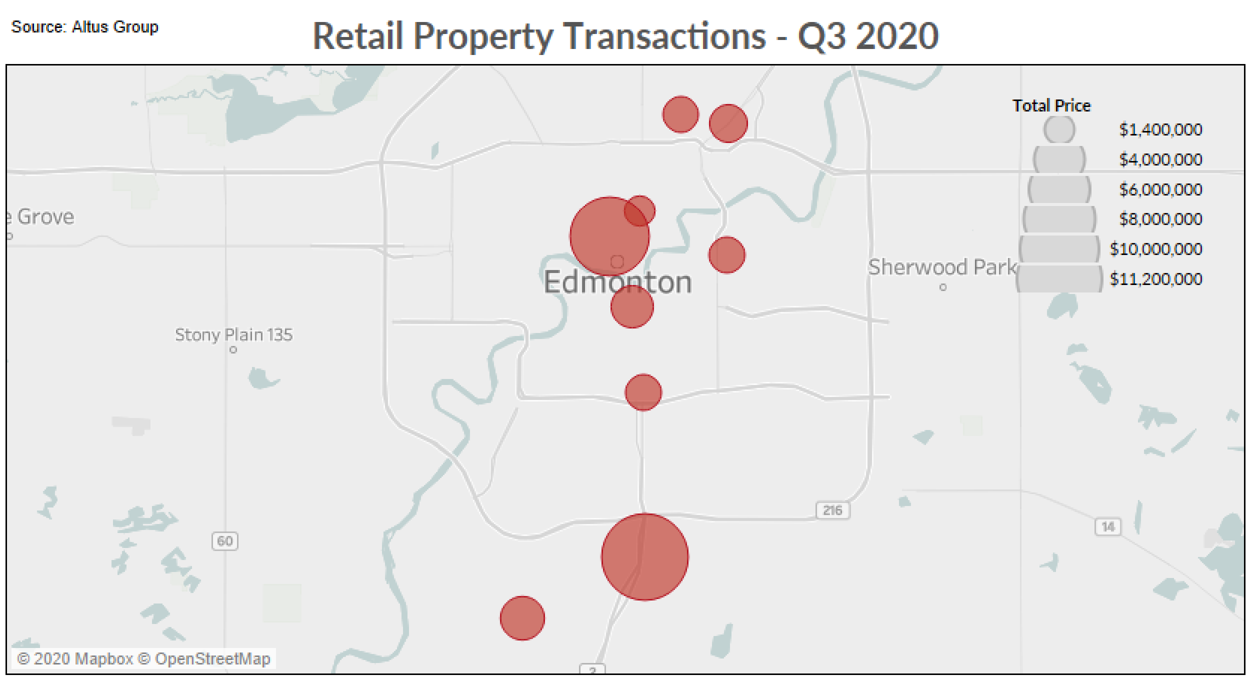


Retail Transactions

Retail investments in the Edmonton market were relatively flat compared with the previous quarter, however, were down -78% from Q3 2019 as the retail sector faces challenges in 2020.



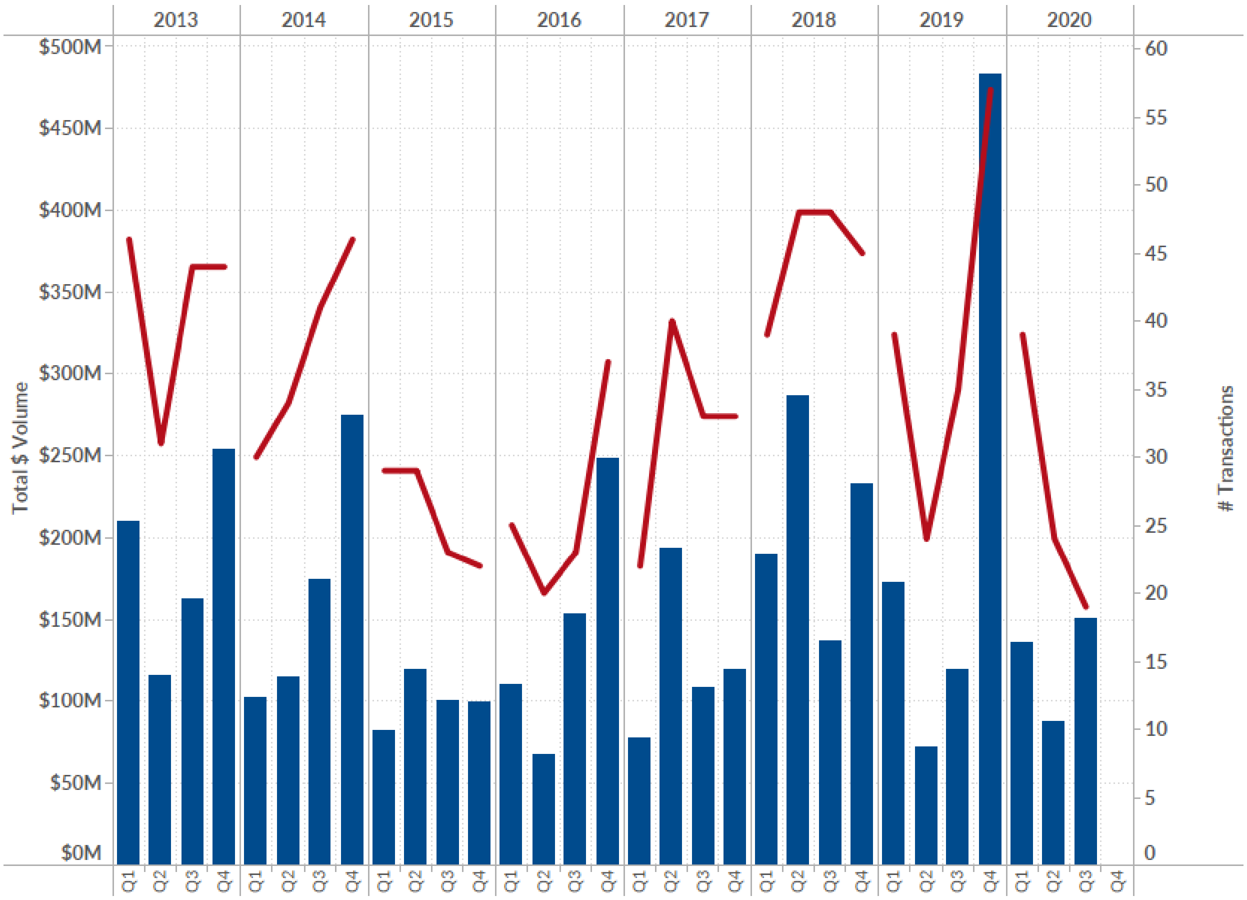
Source: Altus Group



Industrial Transactions

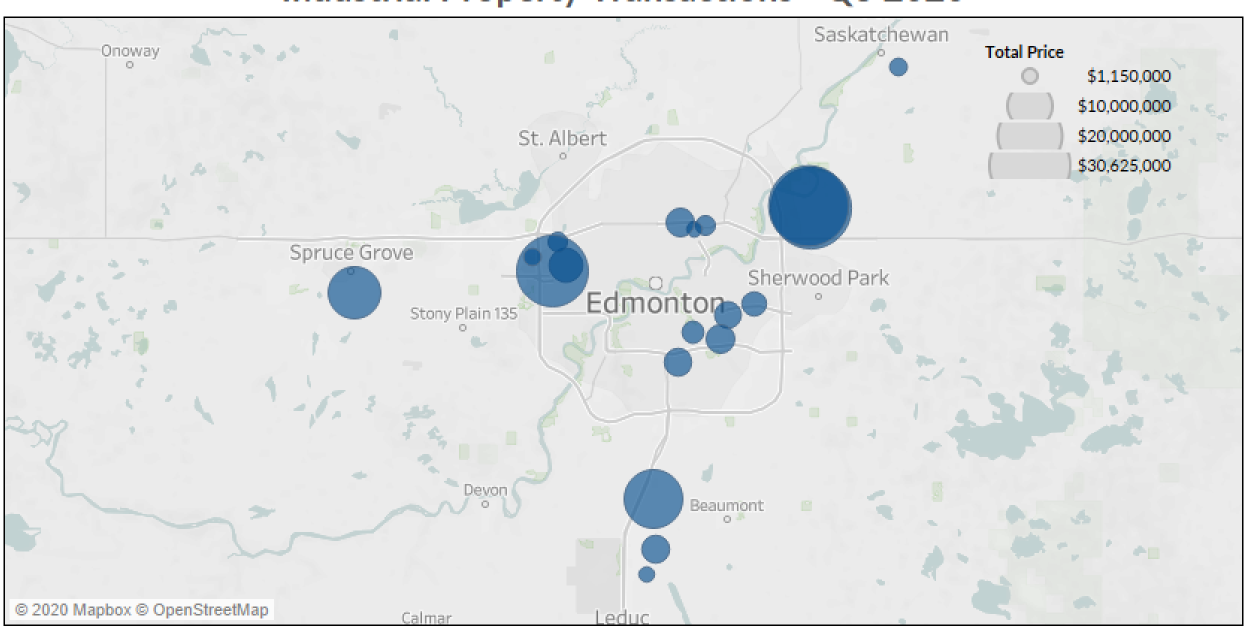
Demand for industrial space continues to be resilient, and industrial transaction volumes in Edmonton were up +71% from Q2 2020 and +26% from Q3 2019.

Industrial Property Transactions - Q1 2011 to Q3 2020



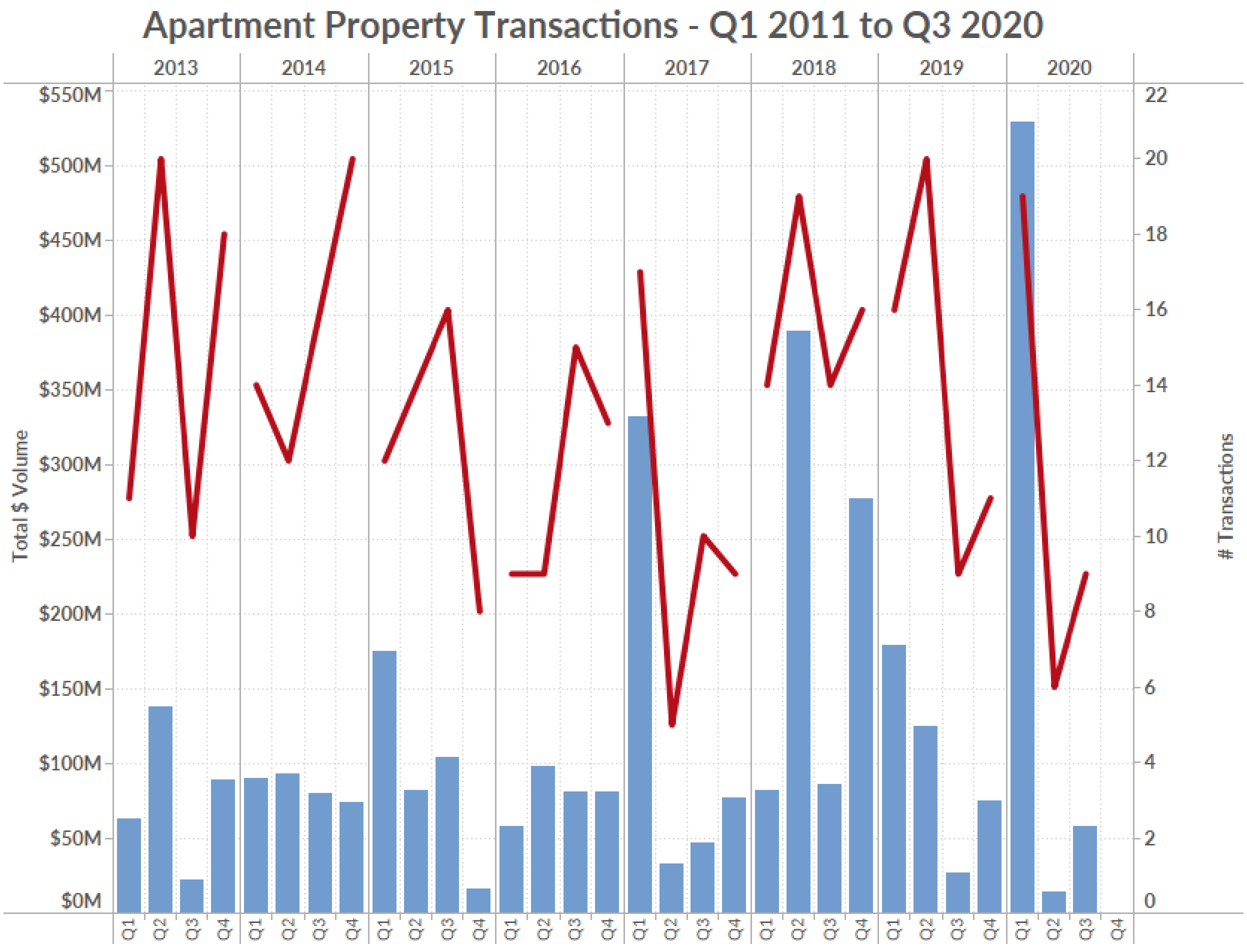
Source: Altus Group

Industrial Property Transactions - Q3 2020

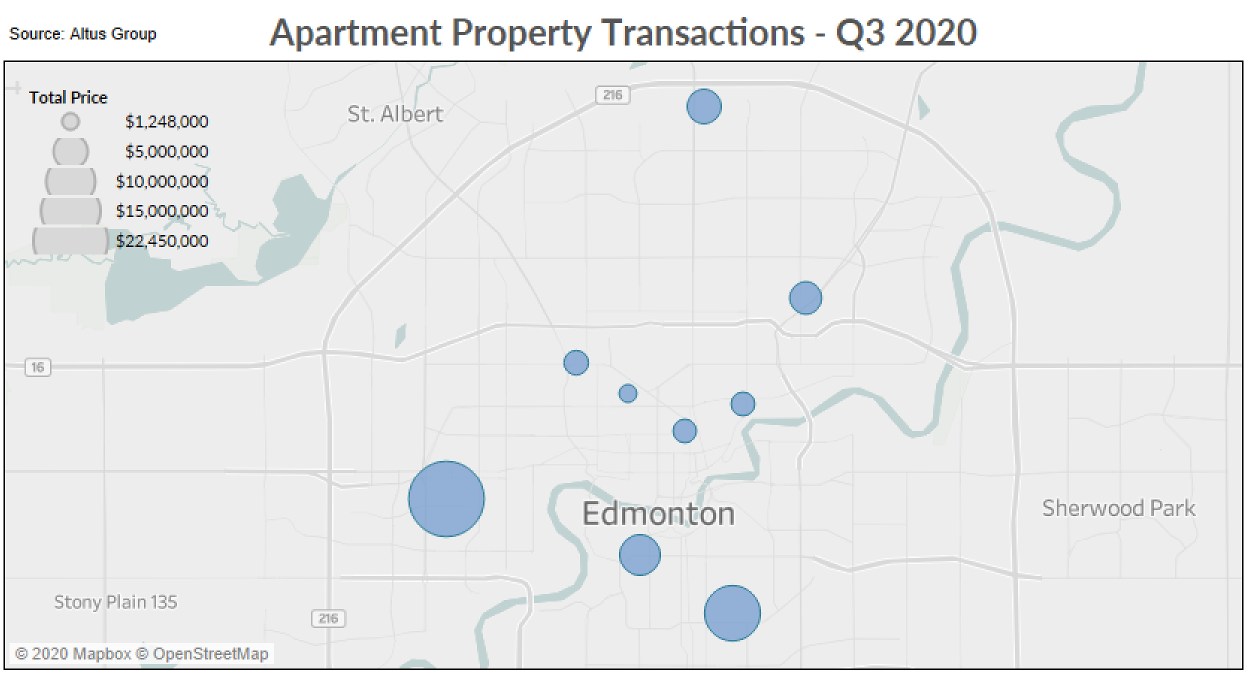


Apartment Transactions

Multi-family investment volumes rebounded from Q2 2020, though were still well below the record setting quarter that started the year. Overall investment volumes year-to-date continue to outpace 2019.

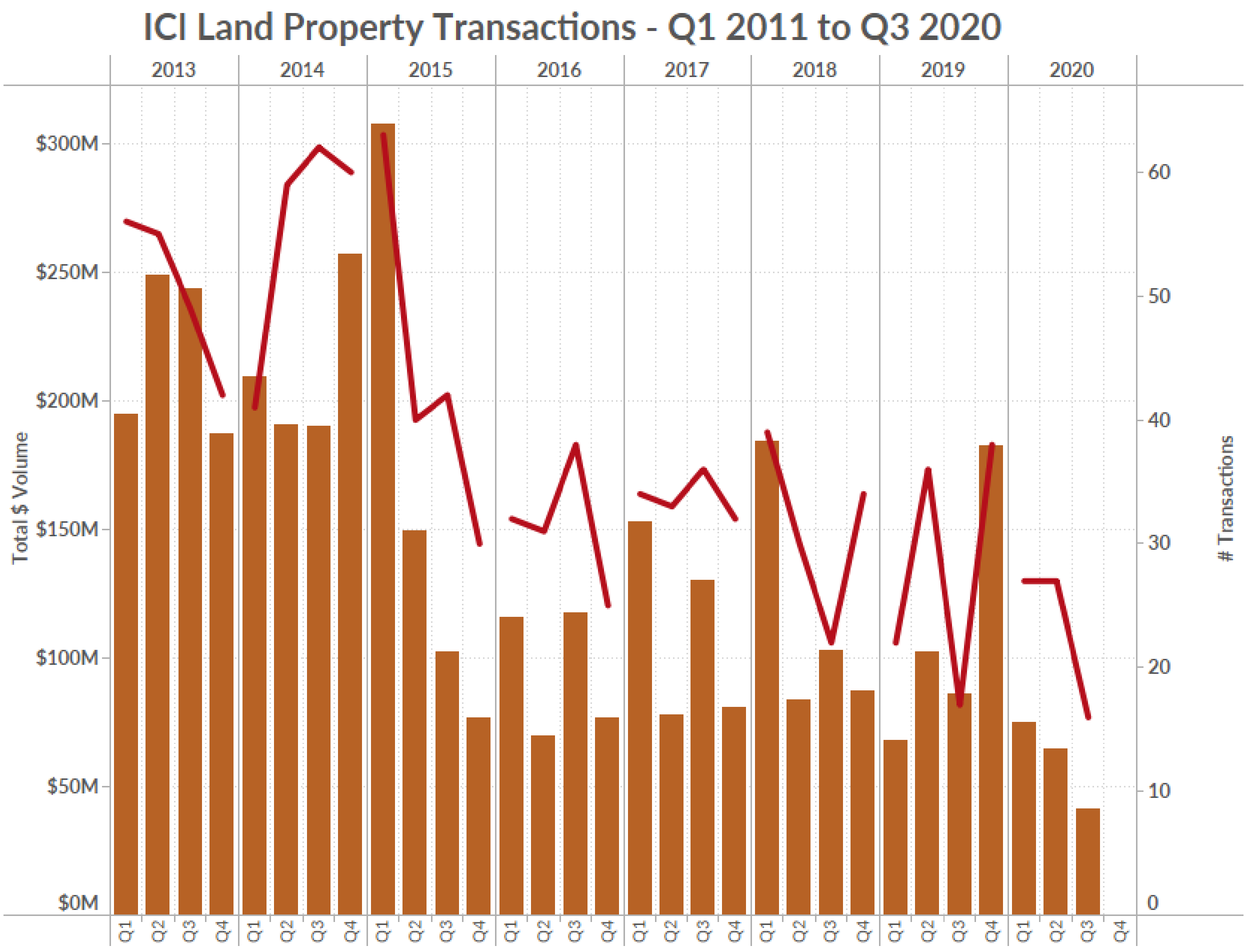


Source: Altus Group

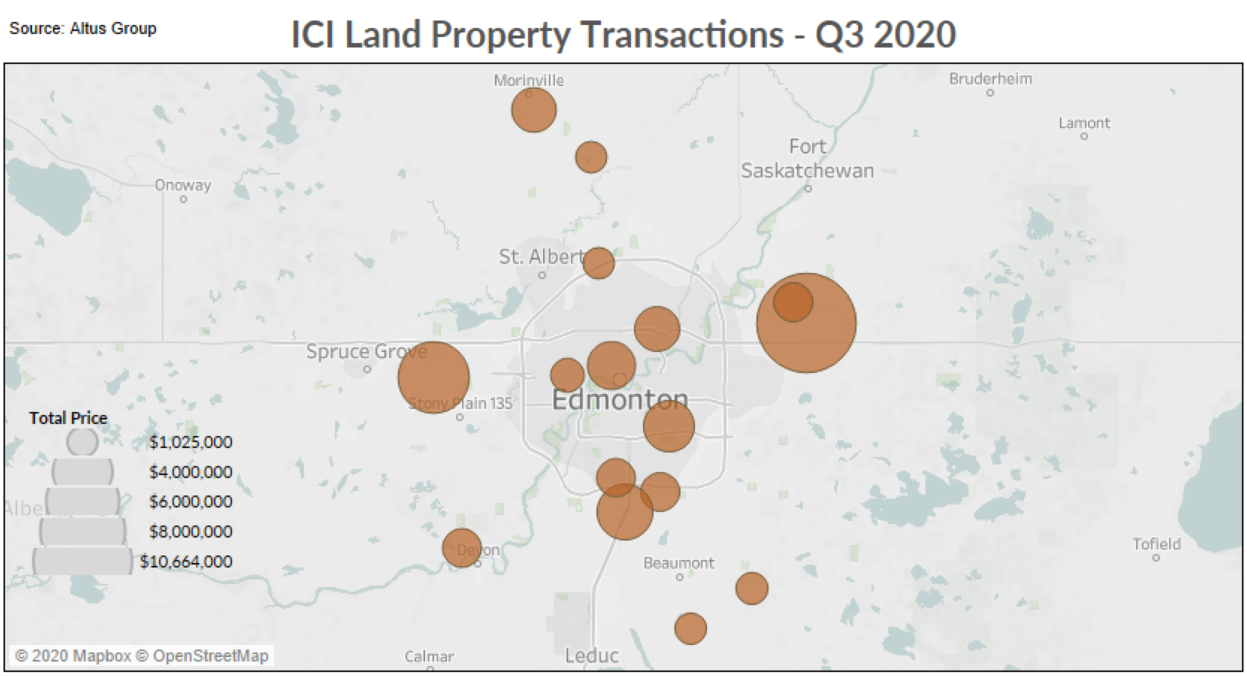


ICI Land Transactions

Activity in the ICI Land sector decreased for the third consecutive quarter in Q3 2020 to the lowest level recorded since Altus began tracking in 2013.



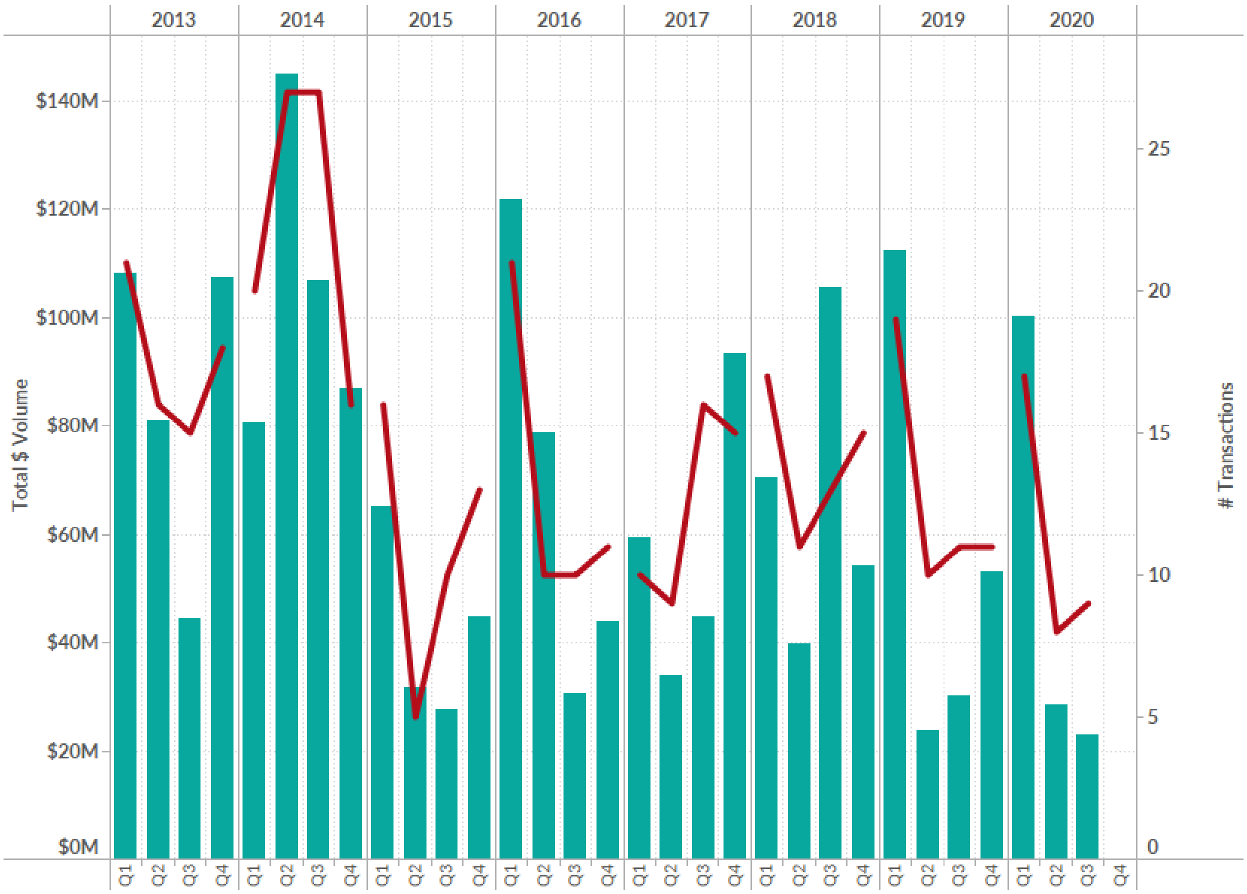
Source: Altus Group



Residential Land Transactions

The slowdown in residential land activity continued into Q3 2020; setting another record low since Altus began tracking in Q3 2020 as residential development market continues to face uncertainty.

Residential Land Property Transactions - Q1 2011 to Q3 2020



Source: Altus Group

Residential Land Property Transactions - Q3 2020