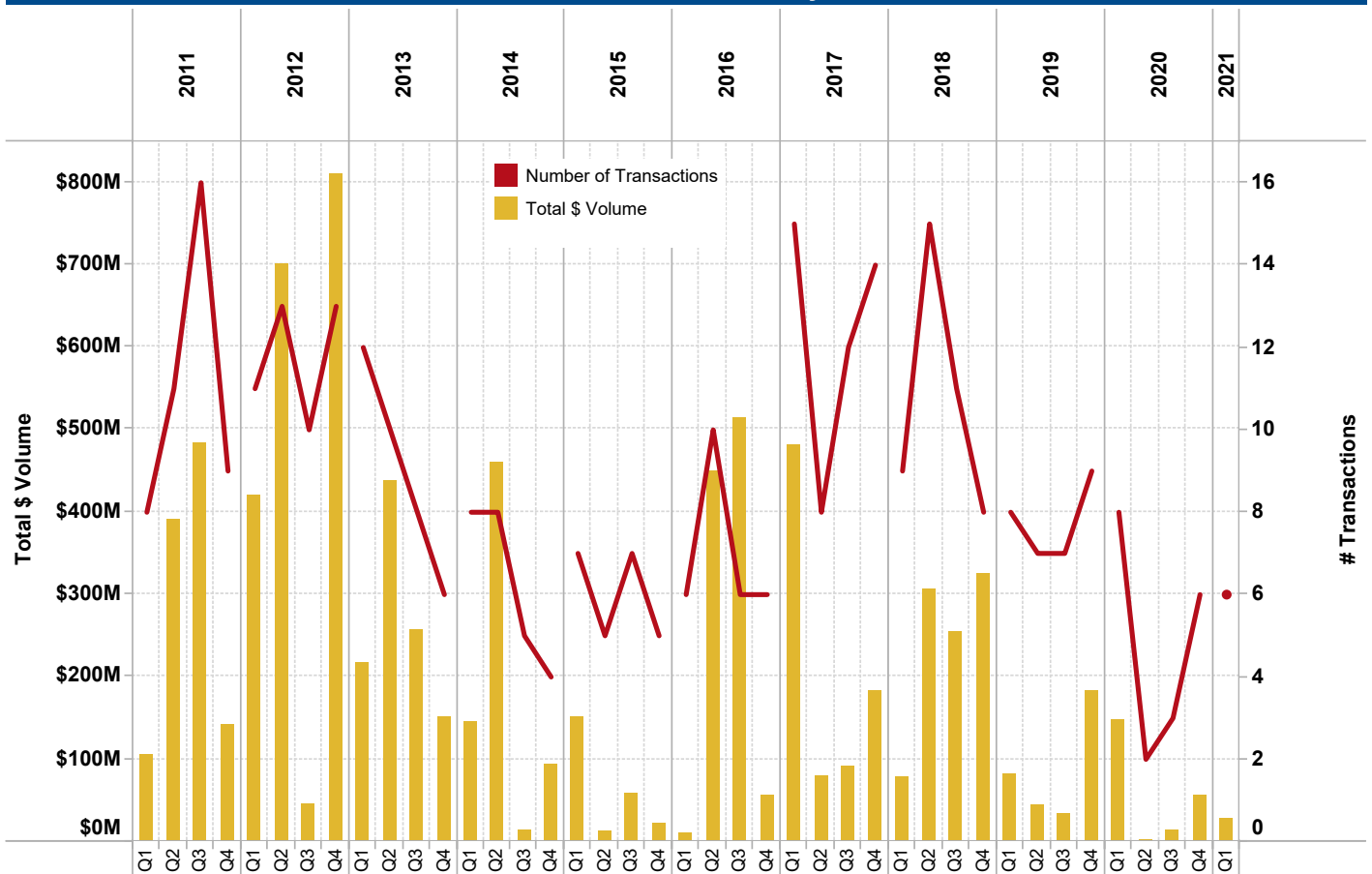

Greater Calgary Area Office

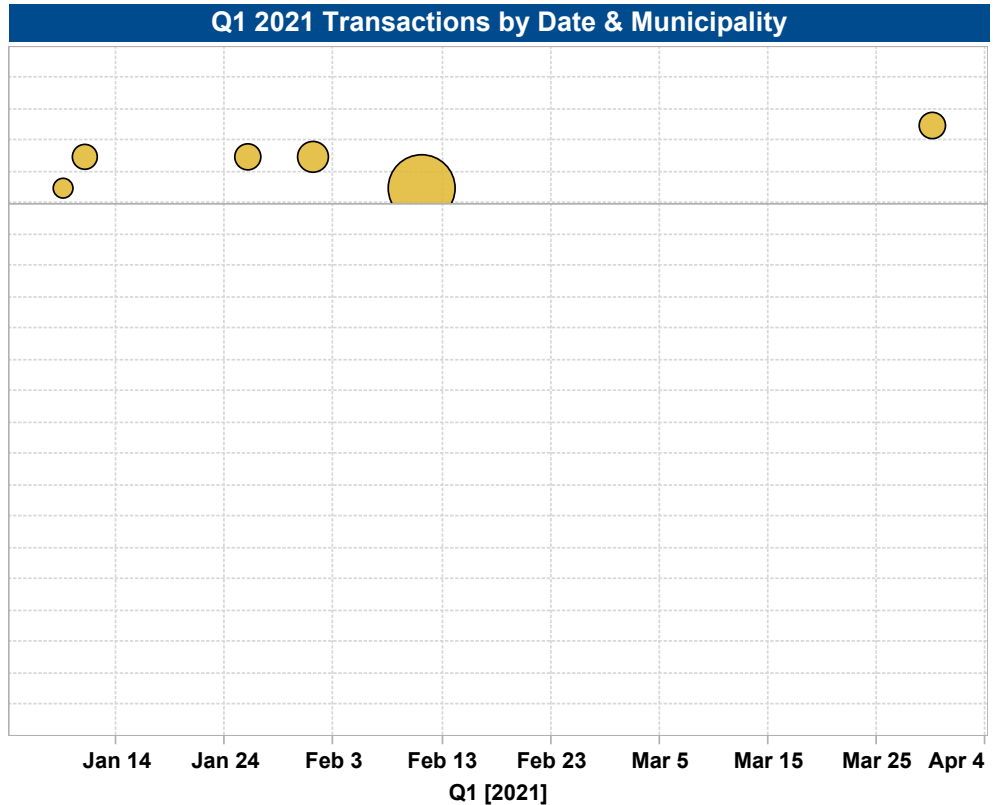
Commercial Q1 2021 Statistics



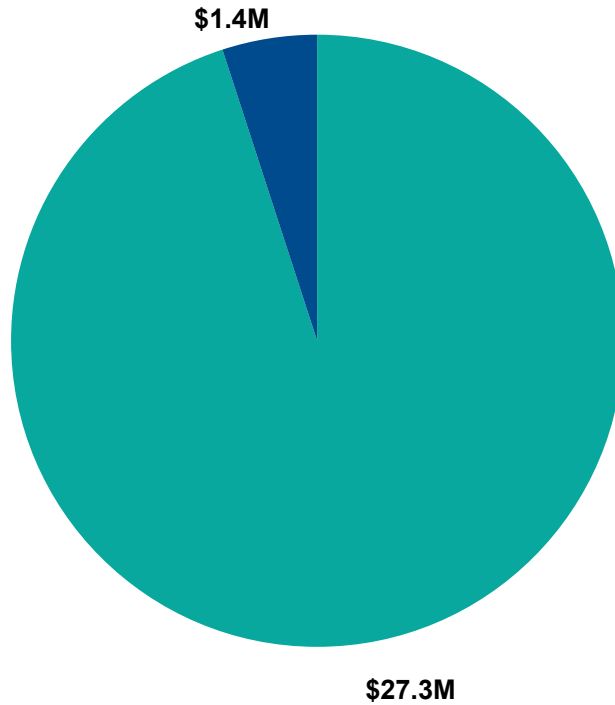
Office - Total Price & Transactions by Year & Quarter



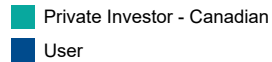
Office			
Calgary	Calgary	Null	
		NE	
		NW	\$2.6M
		SE	\$8.3M
		SW	\$17.9M
Surrou..	Airdrie	Null	
	Balzac	Null	
	Banff	Null	
	Bragg Creek	Null	
	Canmore	Null	
	Carstairs	Null	
	Chestermere	Null	
	Cochrane	Null	
	Cochrane L..	Null	
	Crossfield	Null	
	Didsbury	Null	
	Heritage Po..	Null	
	High River	Null	
	Langdon	Null	
	Okotoks	Null	
	Springbank	Null	
	Strathmore	Null	



Office - Q1 2021 Purchaser Profile by Total \$ Volume

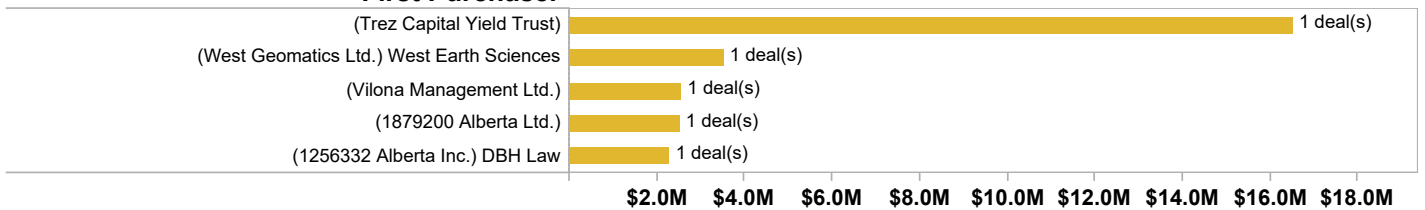


Purchaser Profile

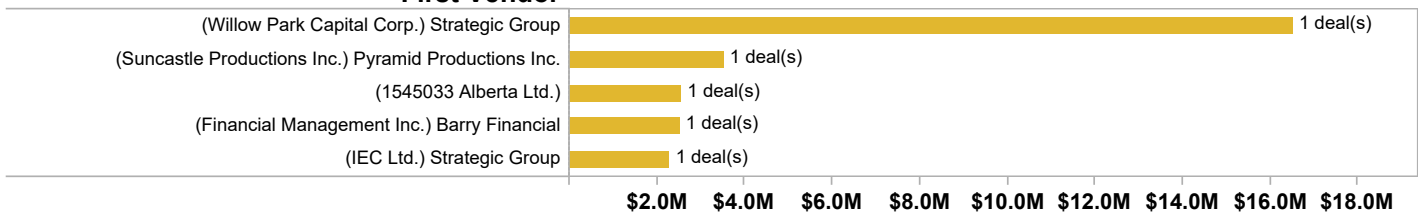


Office - Q1 2021 Top Purchasers, Vendors, Lenders

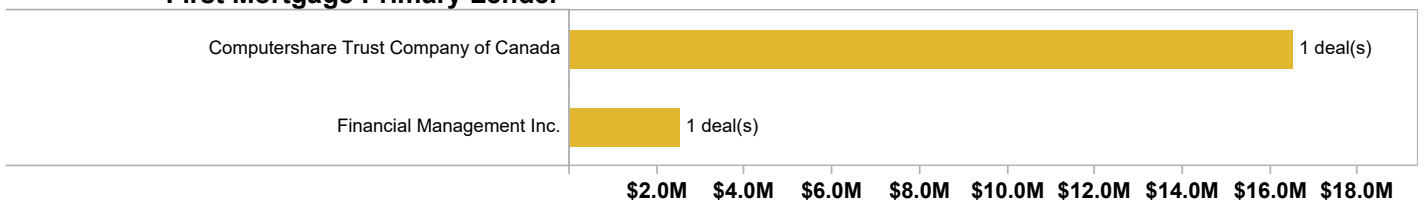
First Purchaser



First Vendor



First Mortgage Primary Lender



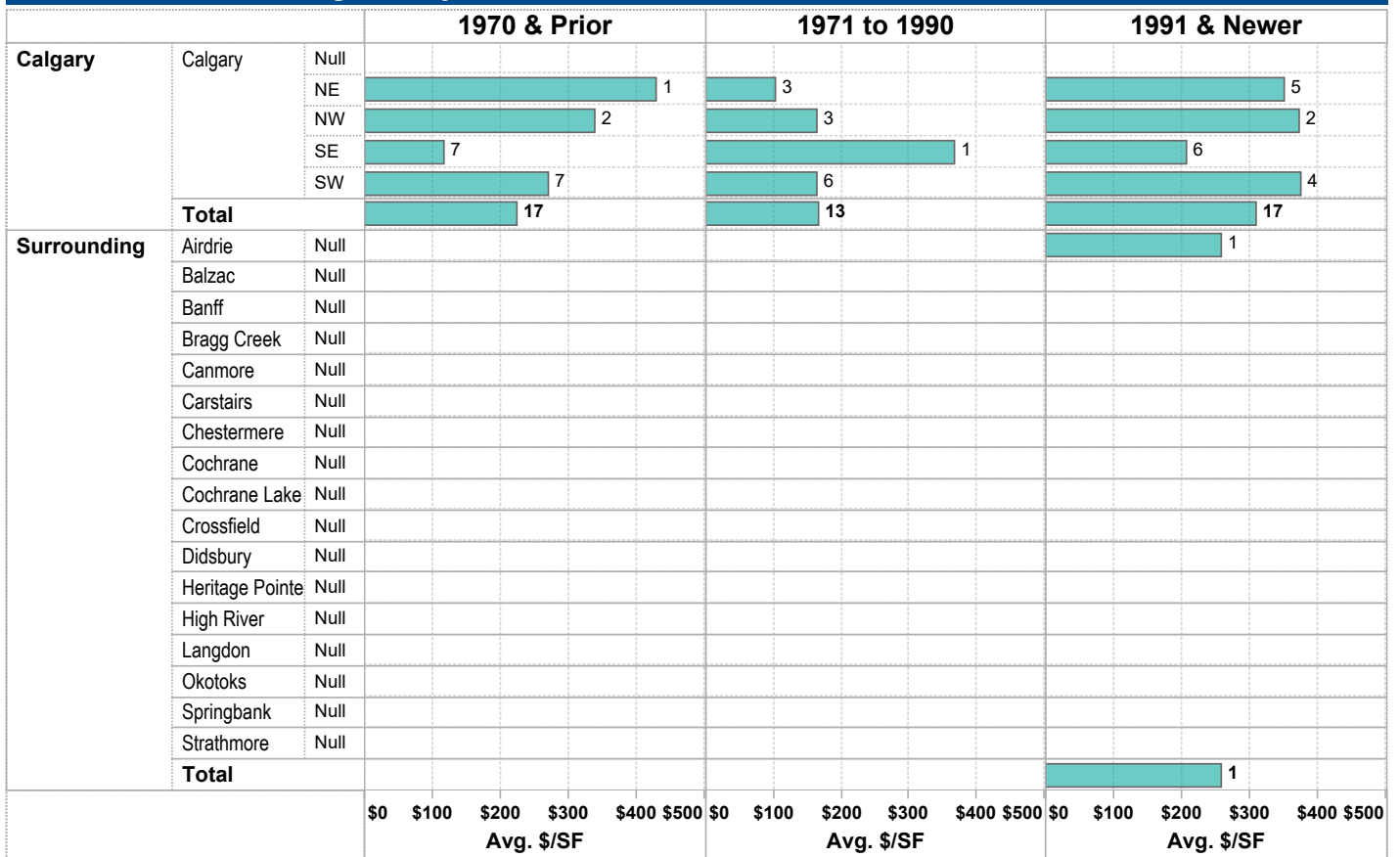
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months

			1970 & Prior	1971 to 1990	1991 & Newer
Calgary	Calgary	Null			
		NE	0	0	0
		NW	0	0	0
		SE	0	0	0
		SW	0	1	0
	Total		0	1	0
Surrounding	Airdrie	Null			0
	Balzac	Null			
	Banff	Null			
	Bragg Creek	Null			
	Canmore	Null			
	Carstairs	Null			
	Chestermere	Null			
	Cochrane	Null			
	Cochrane Lake	Null			
	Crossfield	Null			
	Didsbury	Null			
	Heritage Pointe	Null			
	High River	Null			
	Langdon	Null			
	Okotoks	Null			
	Springbank	Null			
	Strathmore	Null			
	Total				0
			0.0% 2.0% 4.0% 6.0% 8.0% Avg. Cap. Rate	0.0% 2.0% 4.0% 6.0% 8.0% Avg. Cap. Rate	0.0% 2.0% 4.0% 6.0% 8.0% Avg. Cap. Rate

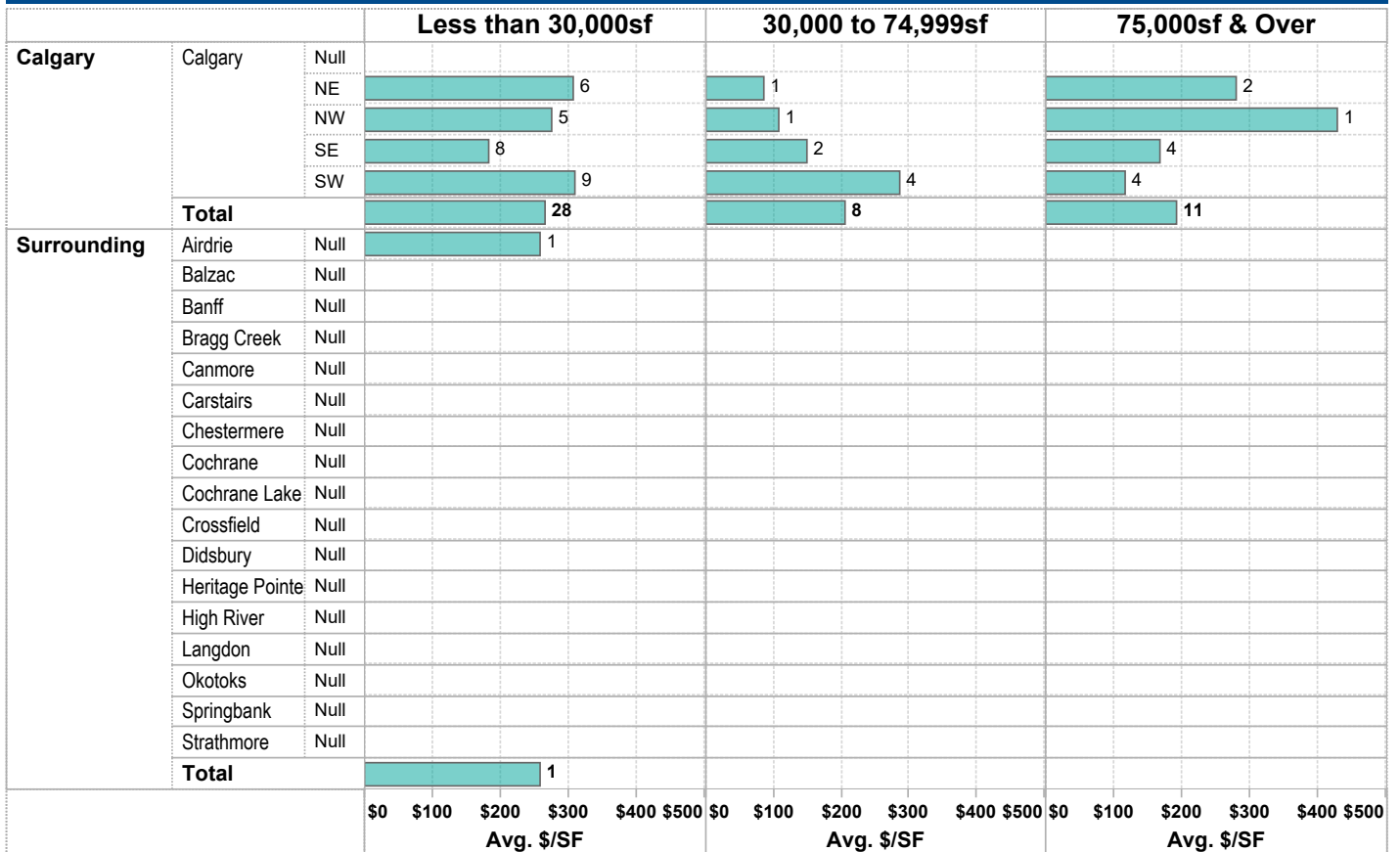
Avg. Cap Rate by Bldg. Size with Cap Rate Deal Count - Last 24 Months

			Less than 30,000sf	30,000 to 74,999sf	75,000sf & Over
Calgary	Calgary	Null			
		NE	0	0	0
		NW	0	0	0
		SE	0	0	0
		SW	0	0	1
	Total		0	0	1
Surrounding	Airdrie	Null	0		
	Balzac	Null			
	Banff	Null			
	Bragg Creek	Null			
	Canmore	Null			
	Carstairs	Null			
	Chestermere	Null			
	Cochrane	Null			
	Cochrane Lake	Null			
	Crossfield	Null			
	Didsbury	Null			
	Heritage Pointe	Null			
	High River	Null			
	Langdon	Null			
	Okotoks	Null			
	Springbank	Null			
	Strathmore	Null			
	Total		0		
			0.0% 2.0% 4.0% 6.0% 8.0% Avg. Cap. Rate	0.0% 2.0% 4.0% 6.0% 8.0% Avg. Cap. Rate	0.0% 2.0% 4.0% 6.0% 8.0% Avg. Cap. Rate

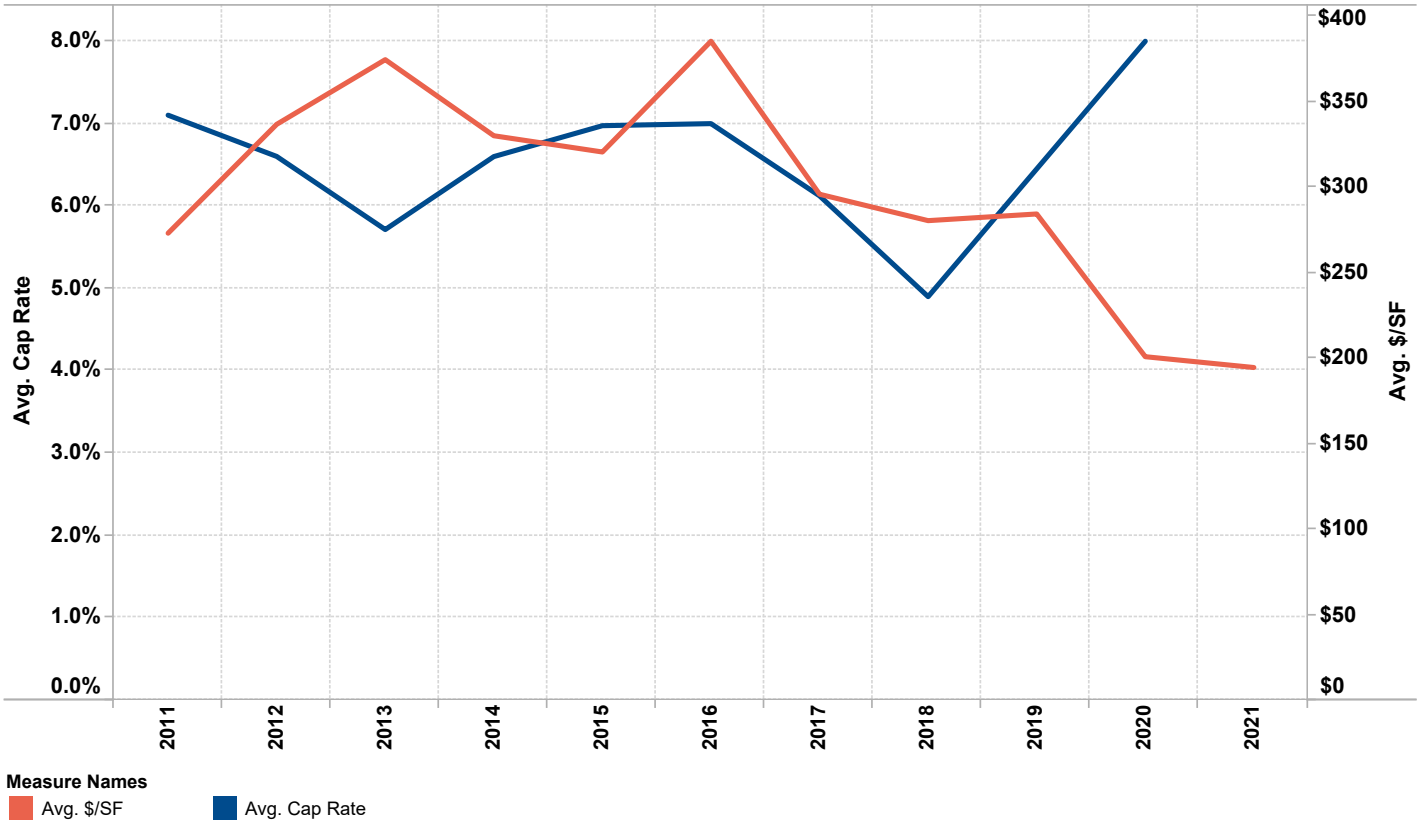
Avg. \$/SF by Const. Year with \$/SF Deal Count - Last 24 Months



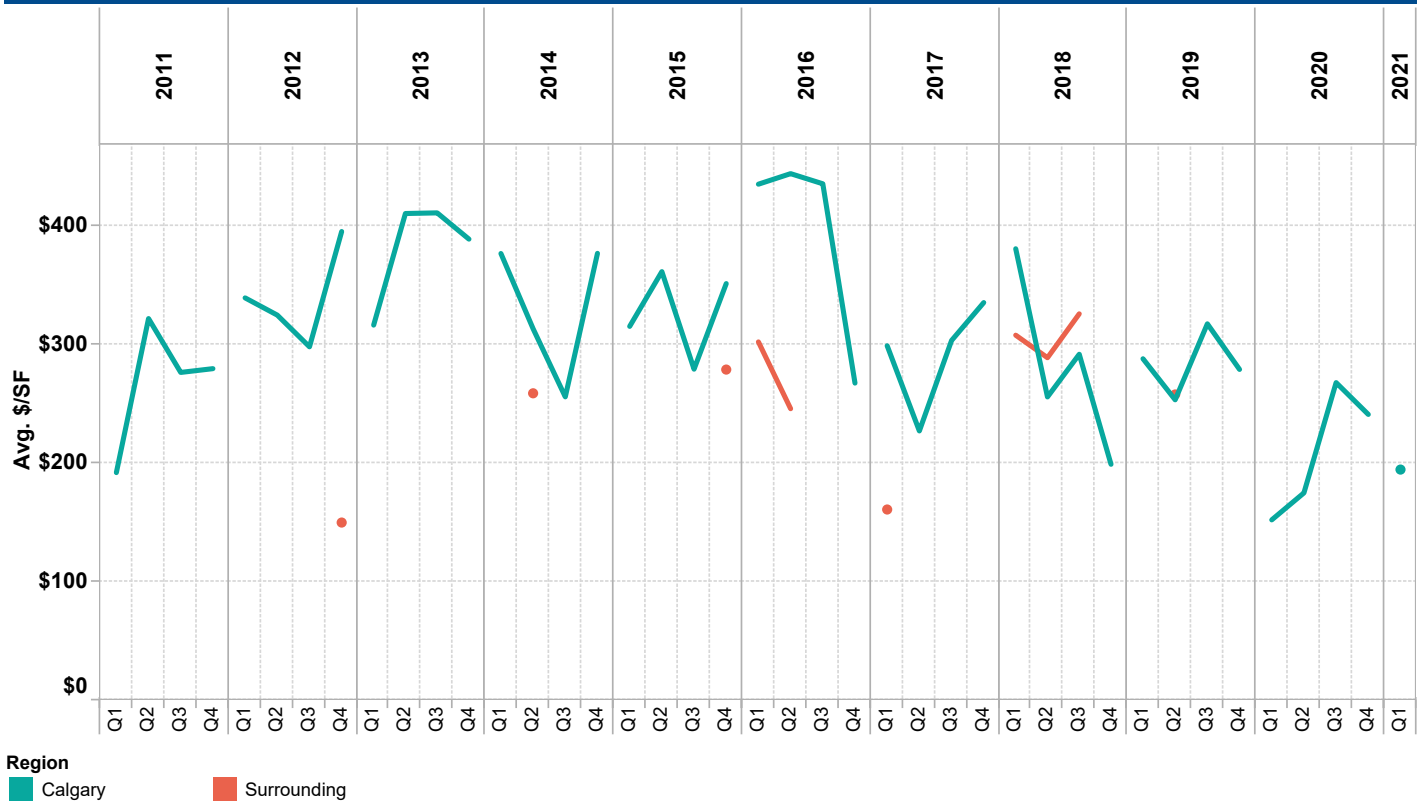
Avg. \$/SF by Bldg. Size with \$/SF Deal Count - Last 24 Months



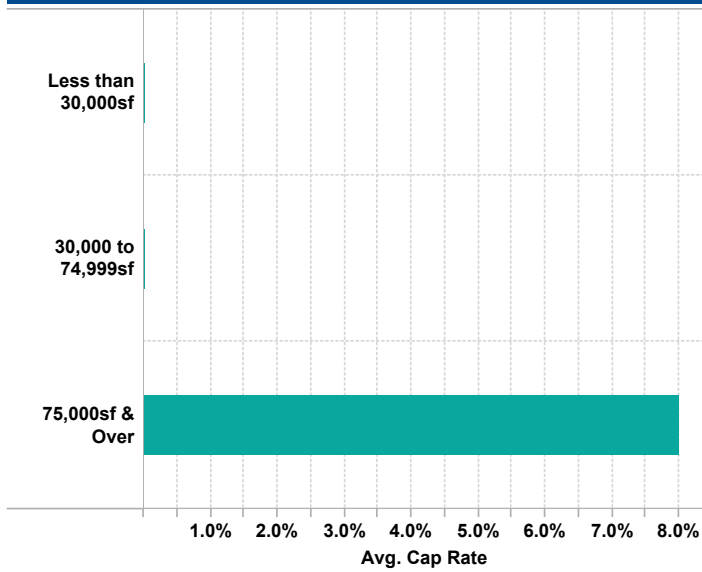
Office - Avg. \$/SF vs. Cap Rate



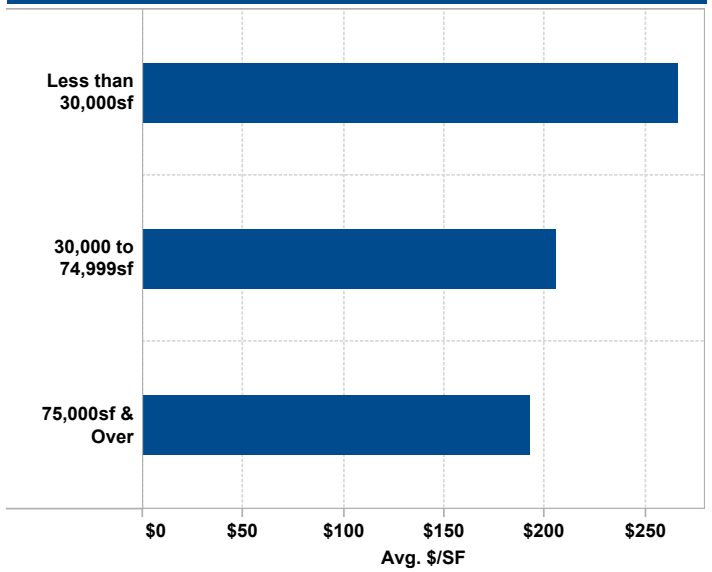
Office - Avg. \$/SF by Area



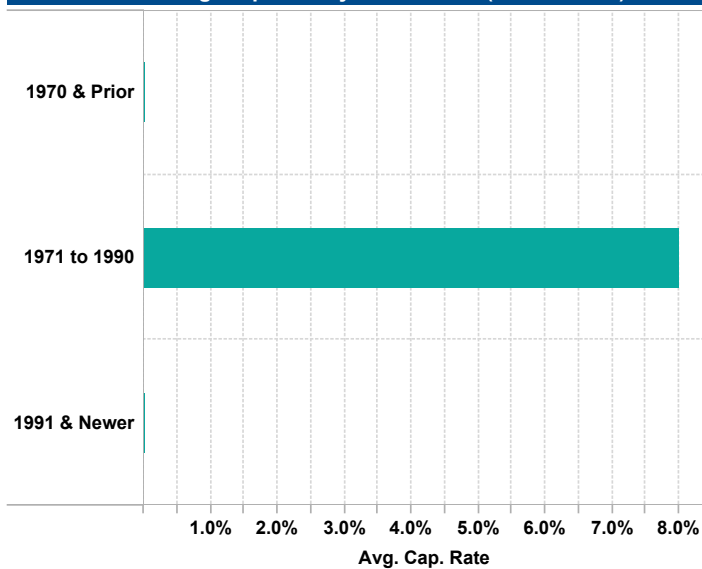
Office - Avg. Cap Rate by Bldg. Size (last 12 mos.)



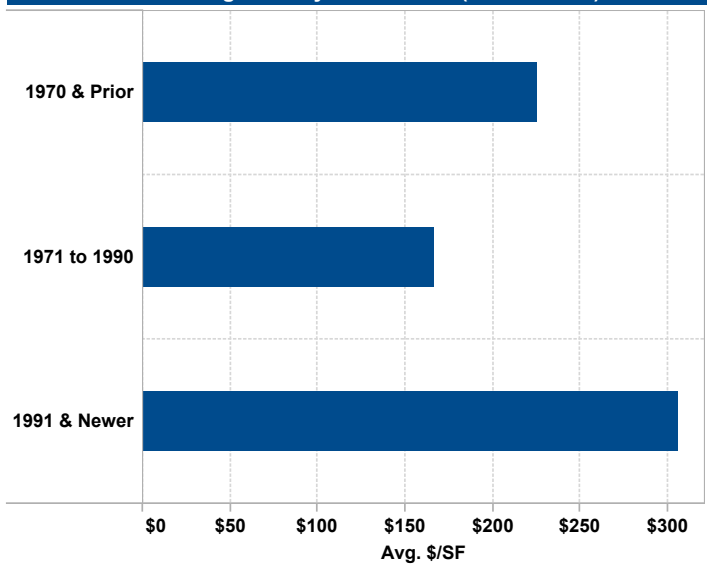
Office - Avg. \$/SF by Bldg. Size (last 12 mos.)



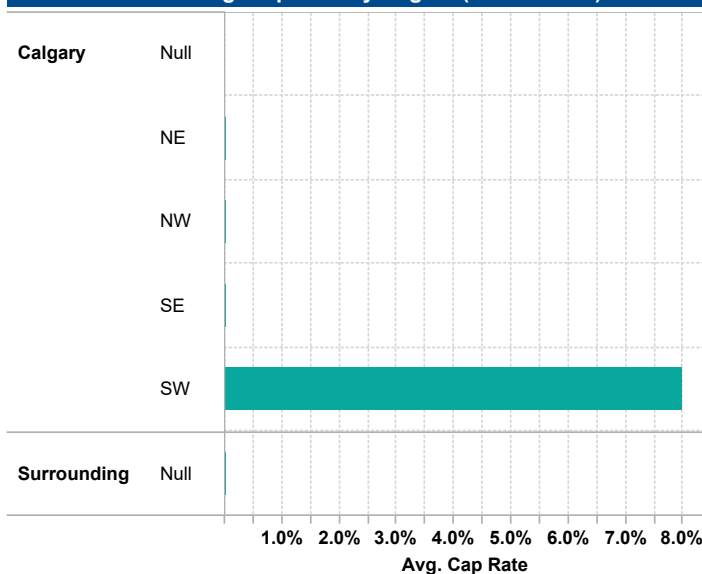
Office - Avg. Cap Rate by Const. Year (last 12 mos.)



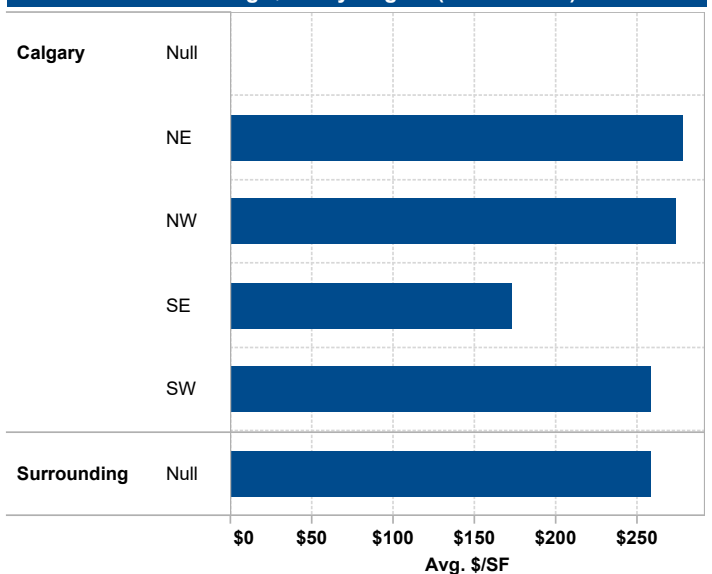
Office - Avg. \$/SF by Const. Year (last 12 mos.)



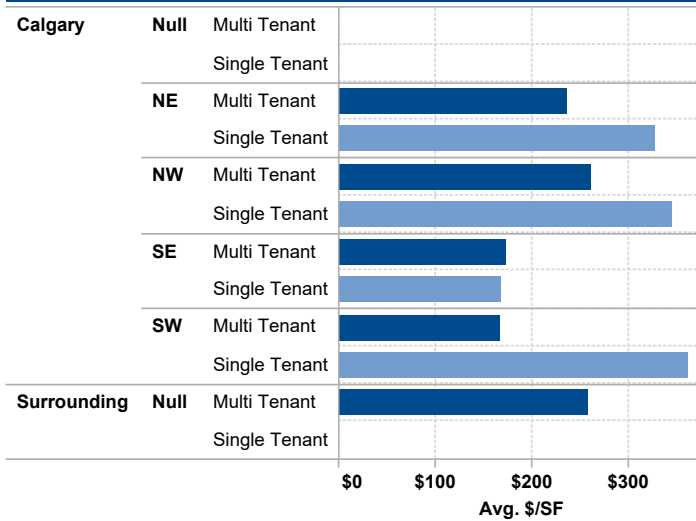
Office - Avg. Cap Rate by Region (last 12 mos.)



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



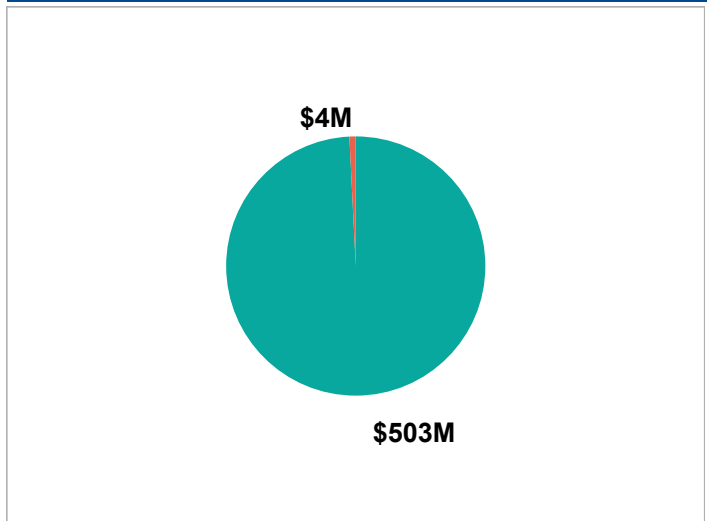
Office - Avg. \$/SF by Region & Tenancy (last 12 mos.)



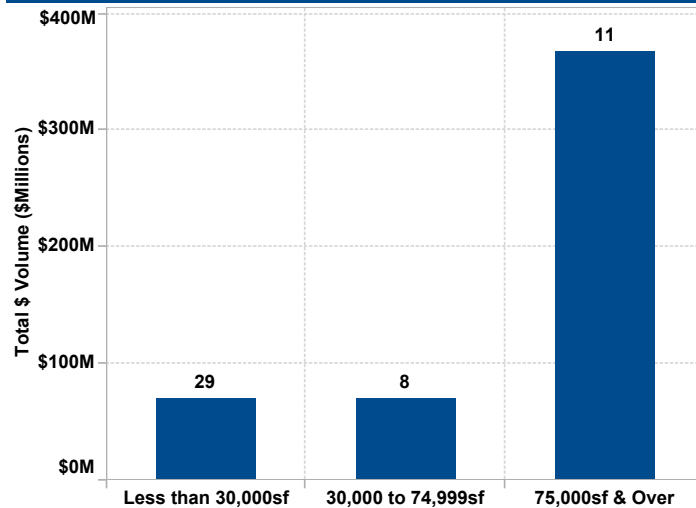
Property Type

- Multi Tenant
- Single Tenant

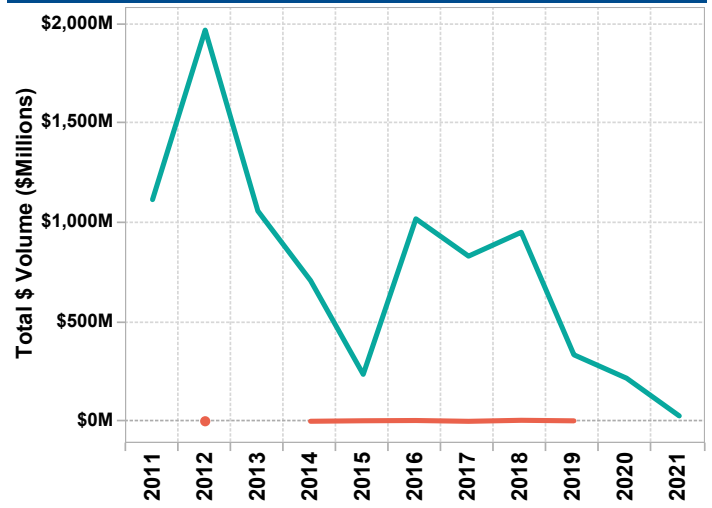
Office - Total \$ Volume by Region (last 12 mos.)



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



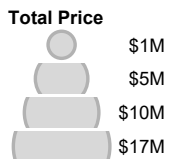
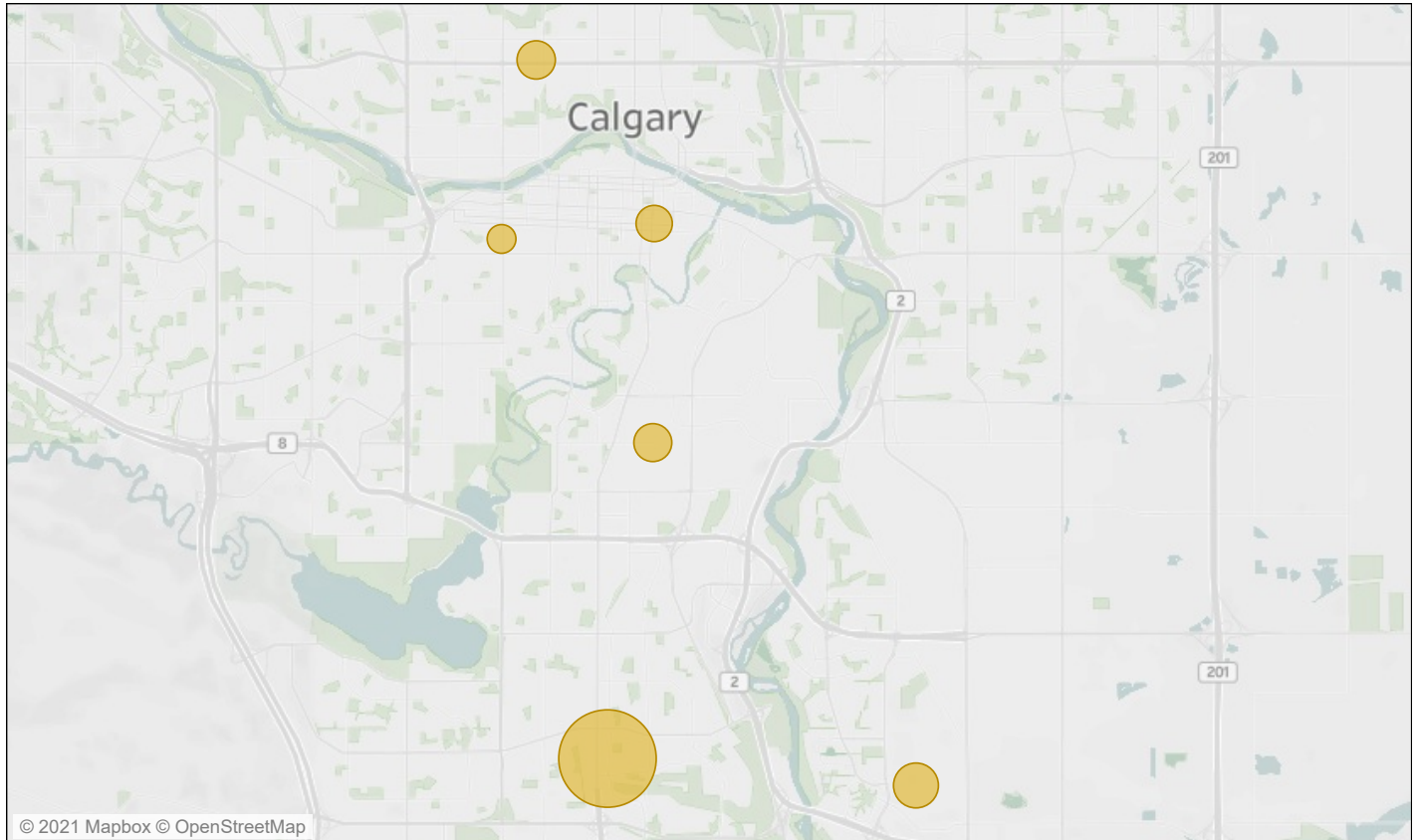
Office - Total Dollar Volume by Region (to Q1 2021)



Office - Top Transactions Q1 2021

First Address	Municipality	Total Price	Building Size	Price Per Sq# Foot	Sale Type1
10325 Bonaventure Drive SE	Calgary	\$16,500,000	70,000	\$235	Distress
2875 107th Avenue SE	Calgary	\$3,503,000	20,683	\$169	Market
1133 17th Avenue NW	Calgary	\$2,550,000	12,368	\$206	Market
340 50th Avenue SE	Calgary	\$2,500,000	14,500	\$172	Market
1018 MacLeod Trail SE	Calgary	\$2,285,714	23,259	\$98	Distress

Office - Q1 2021 Transactions



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