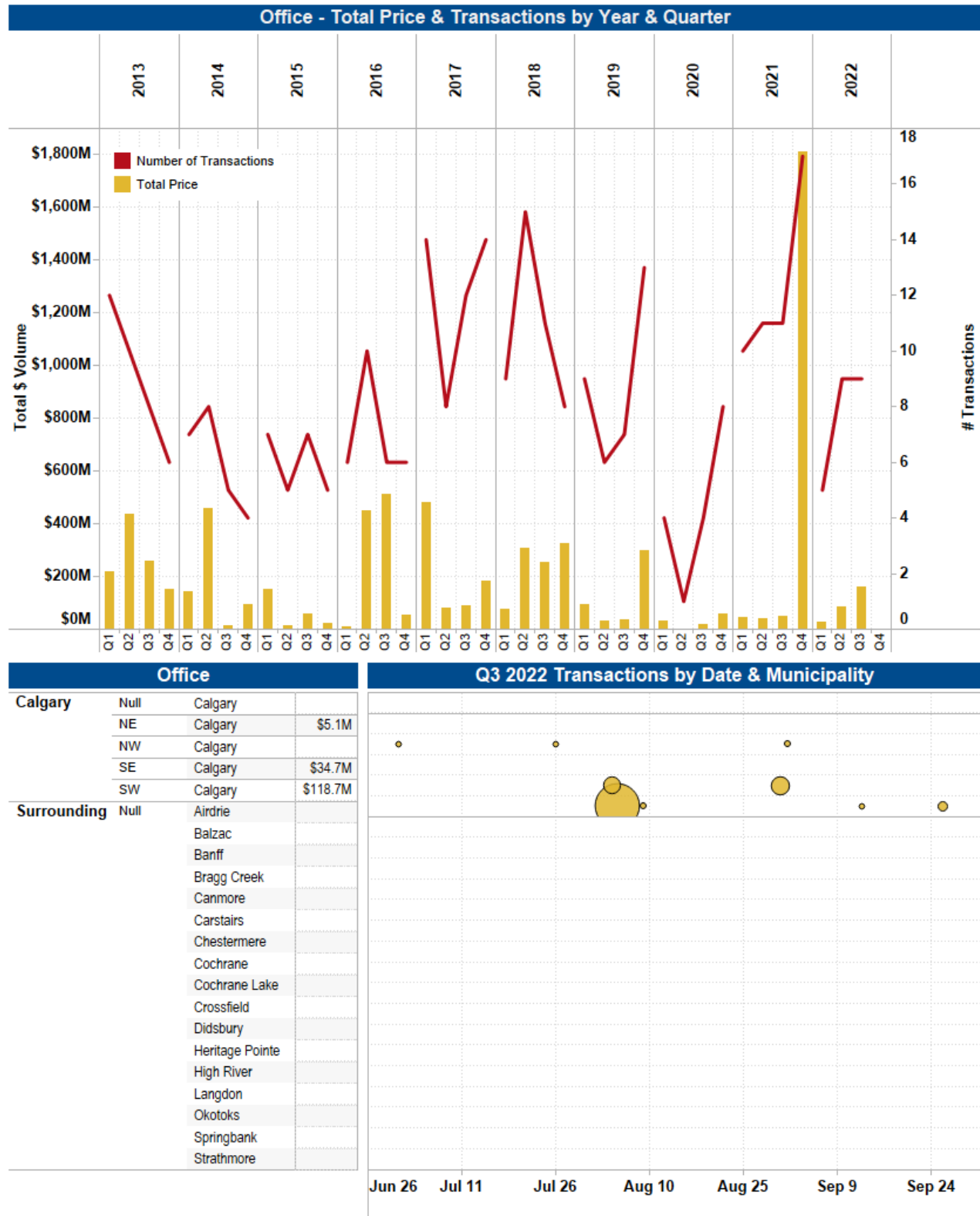


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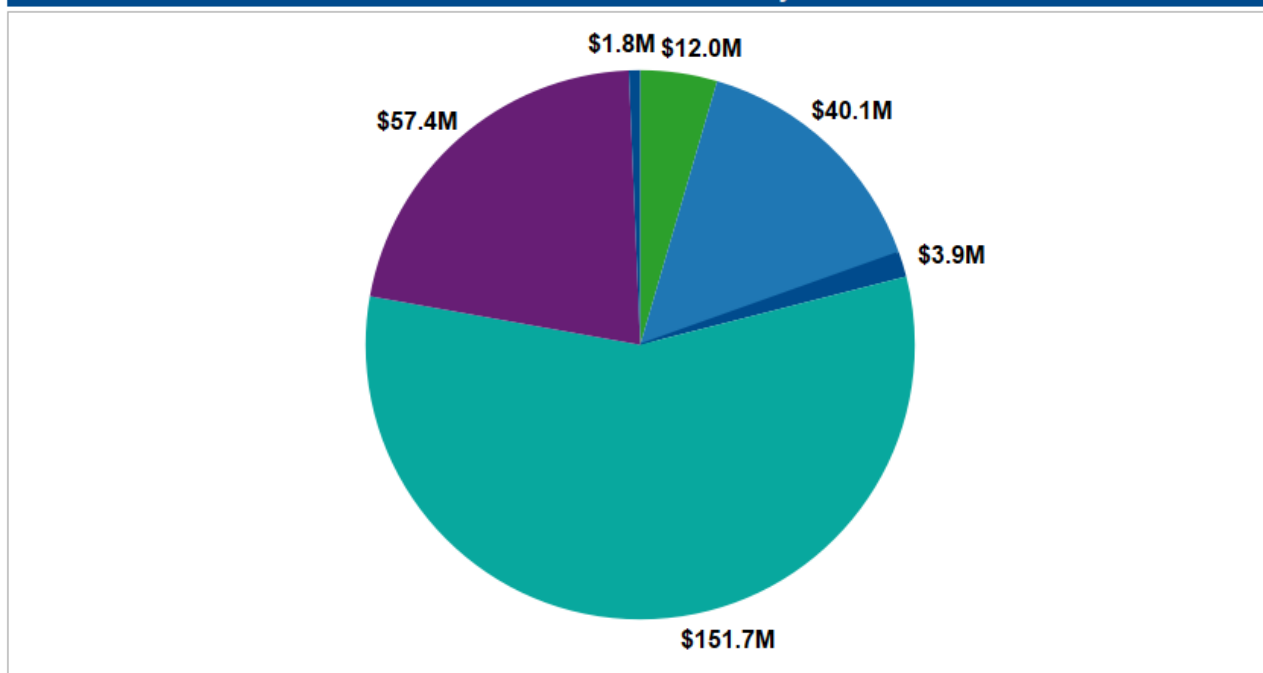
# Calgary Market Area Office

## Commercial Q3 2022 Statistics





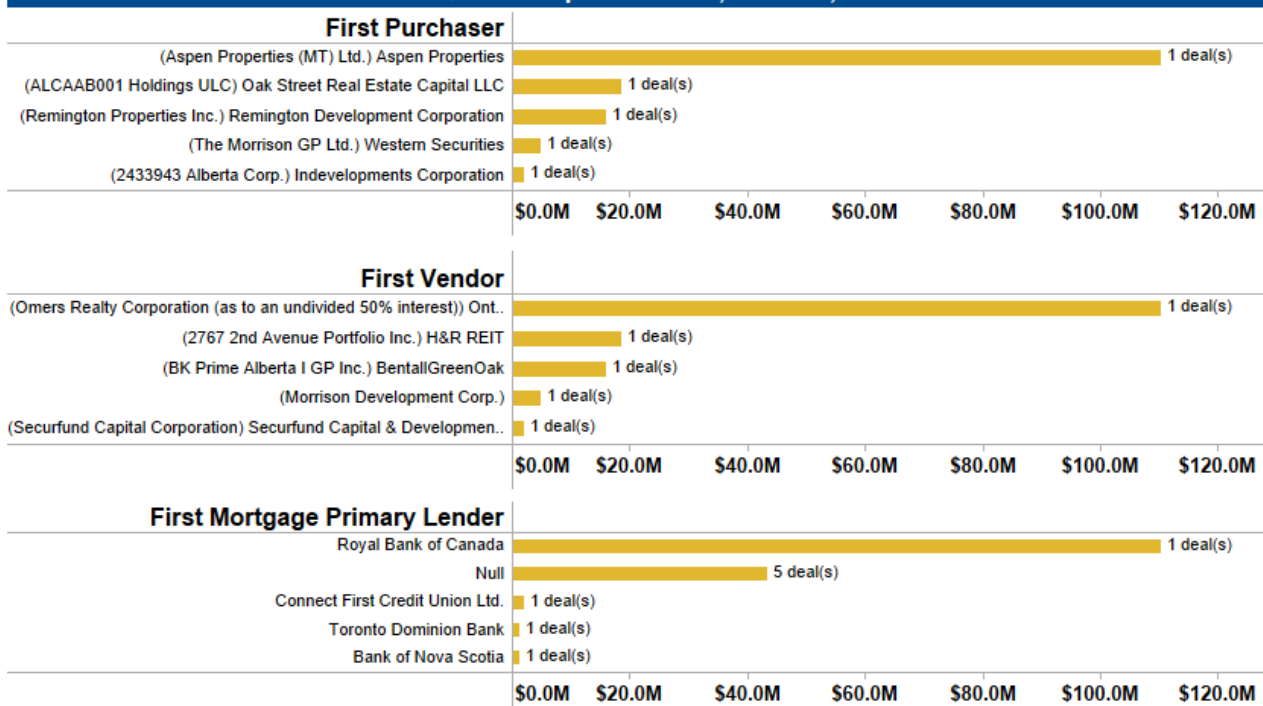
### Office - Q3 2022 YTD Purchaser Profile by Total \$ Volume



#### Purchaser Profile

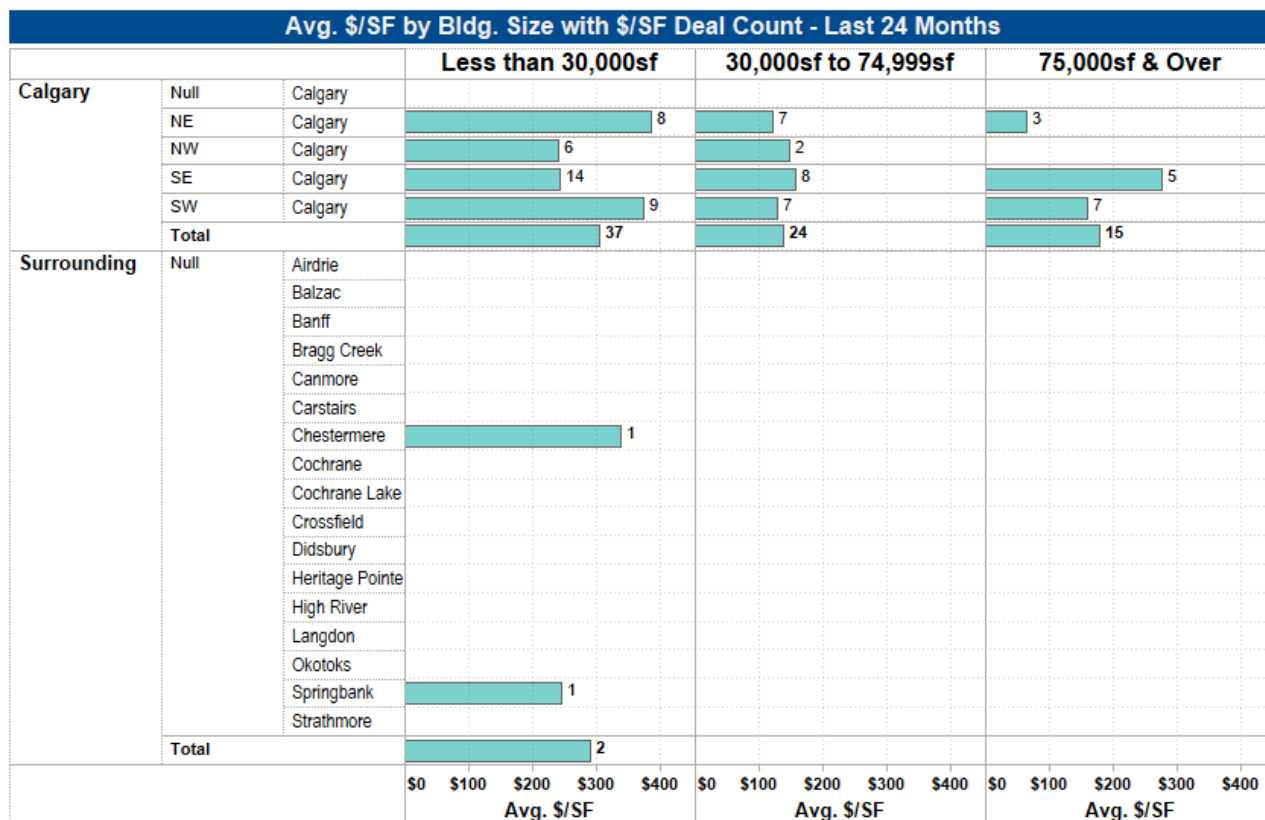
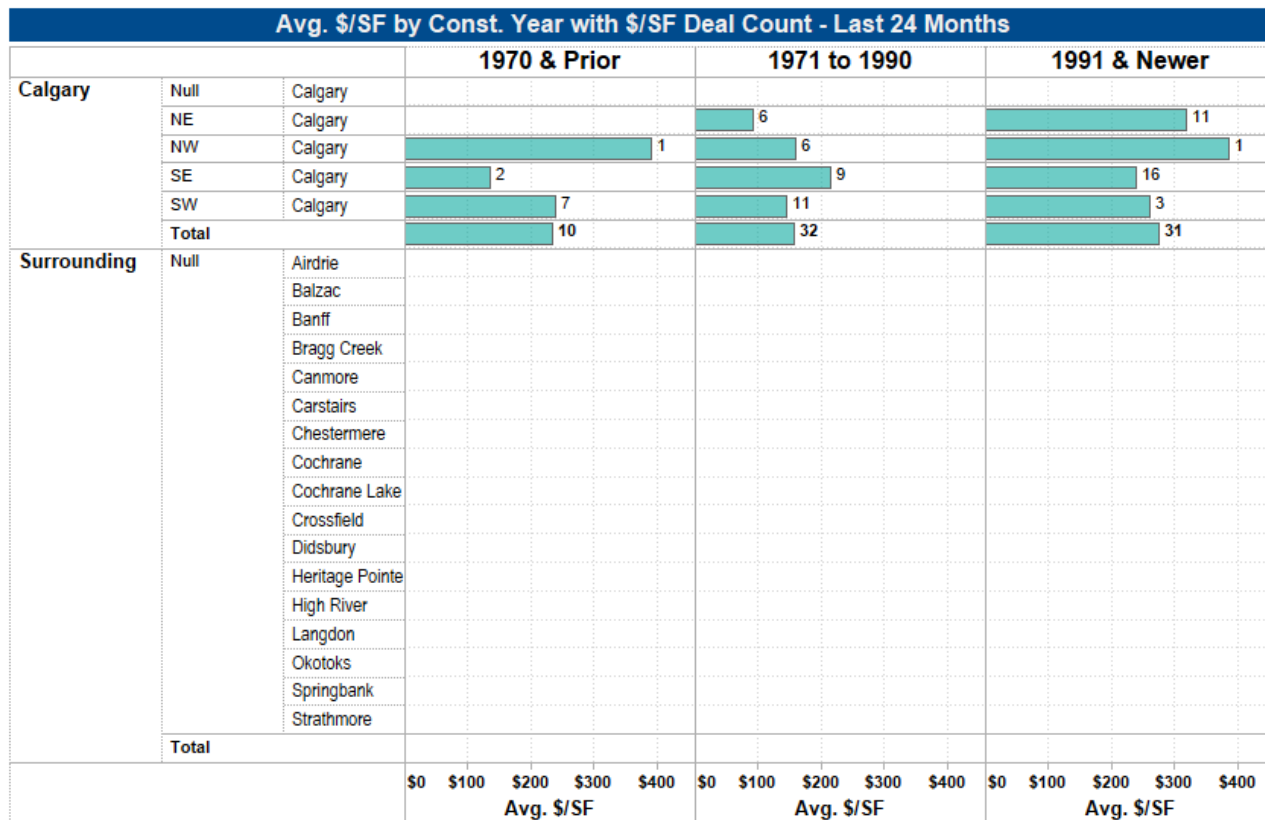


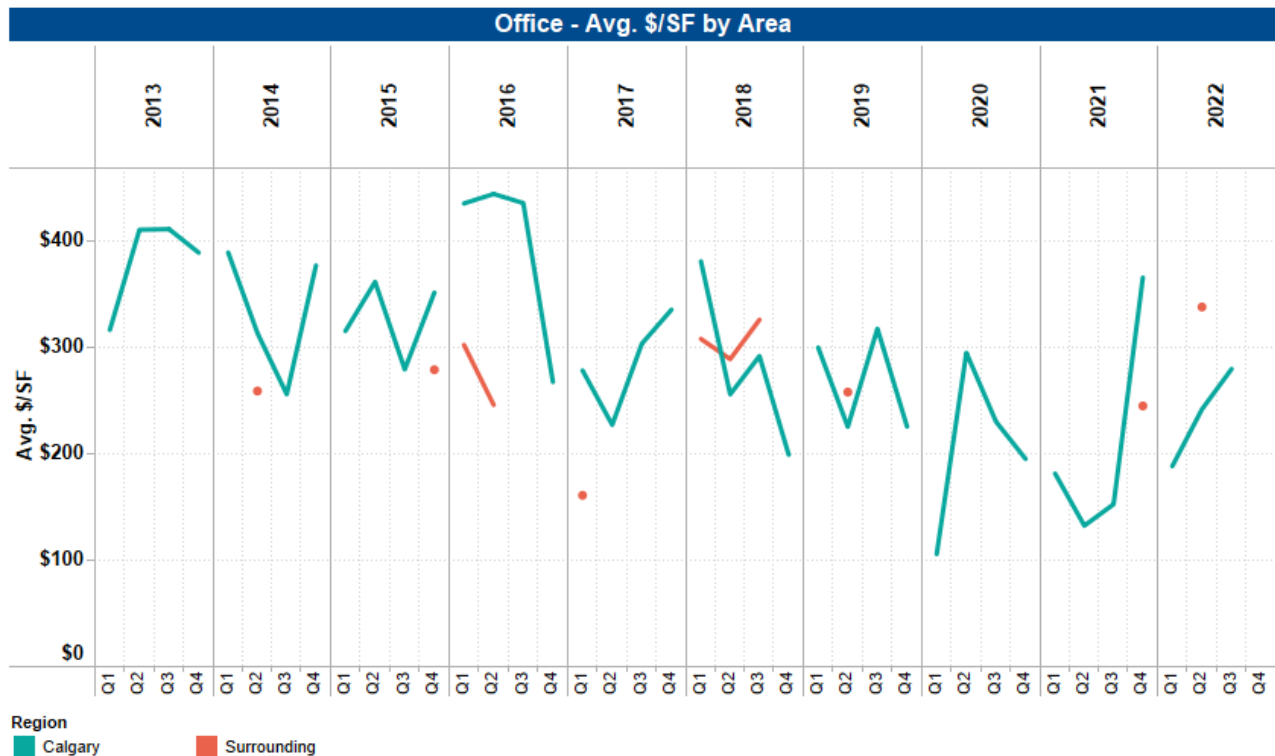
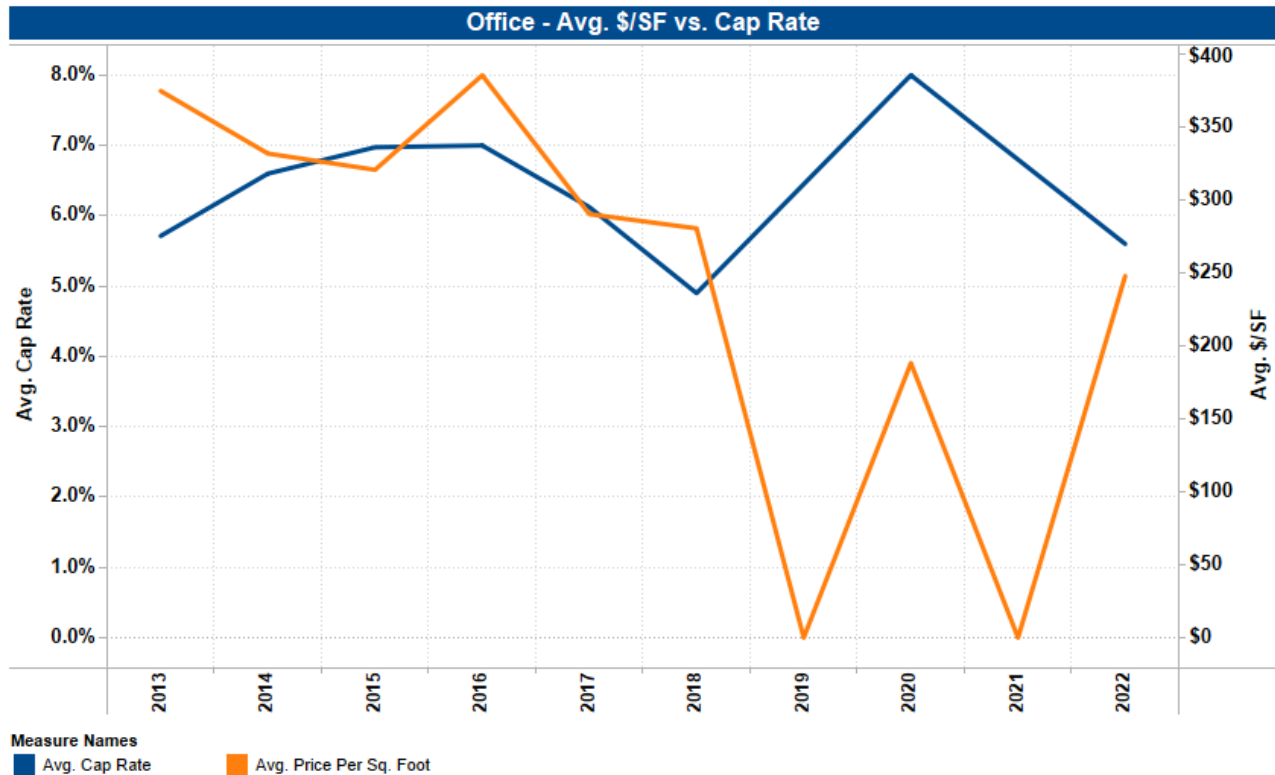
### Office - Q3 2022 Top Purchasers, Vendors, Lenders

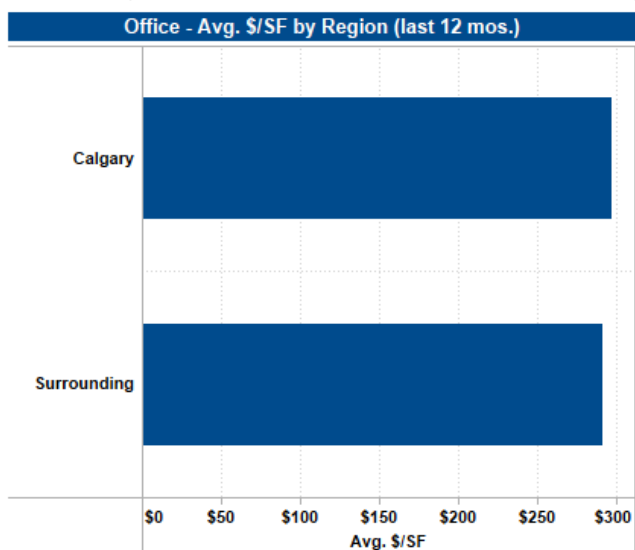
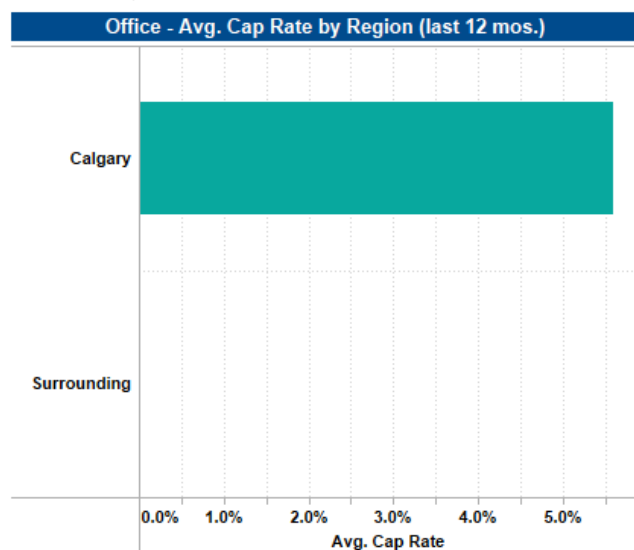
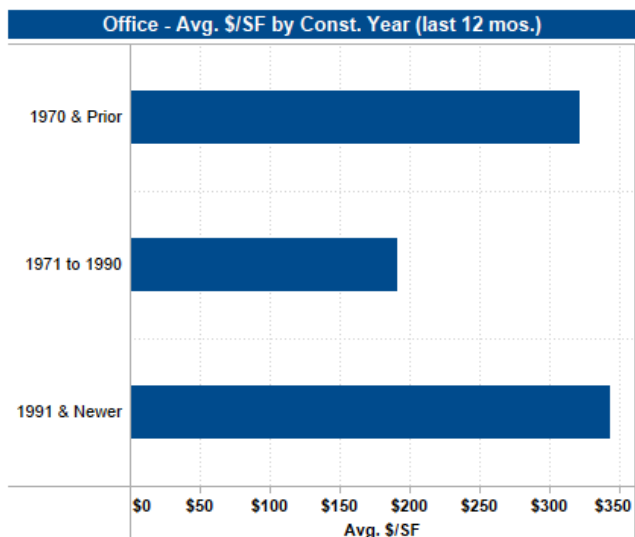
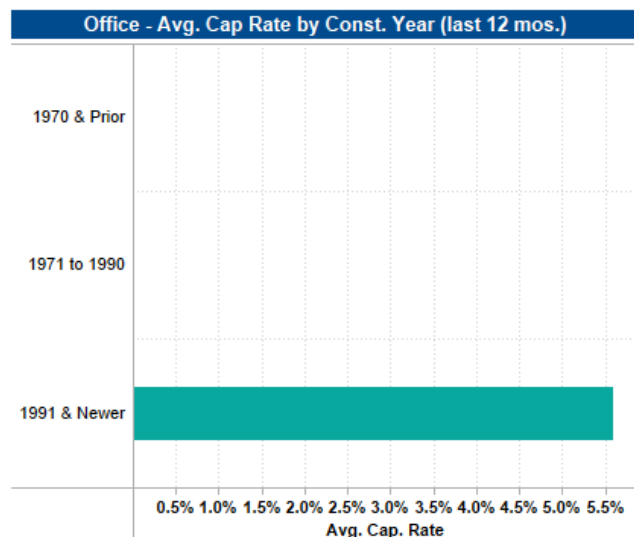
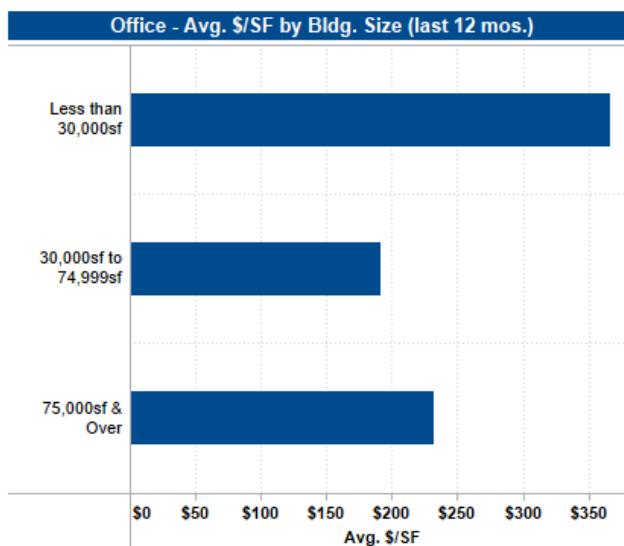
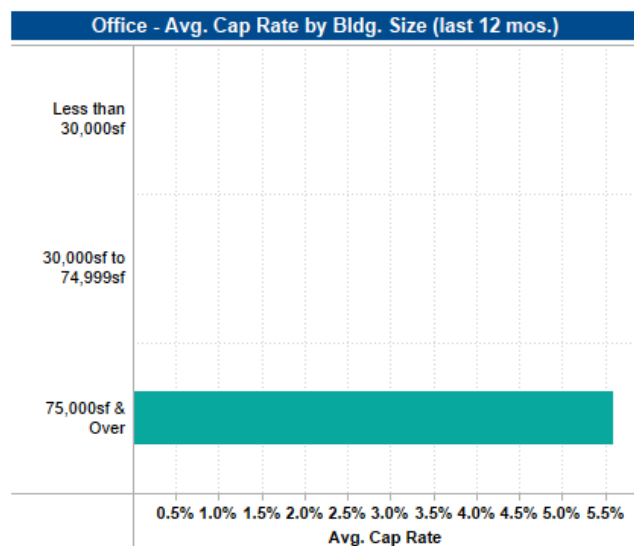


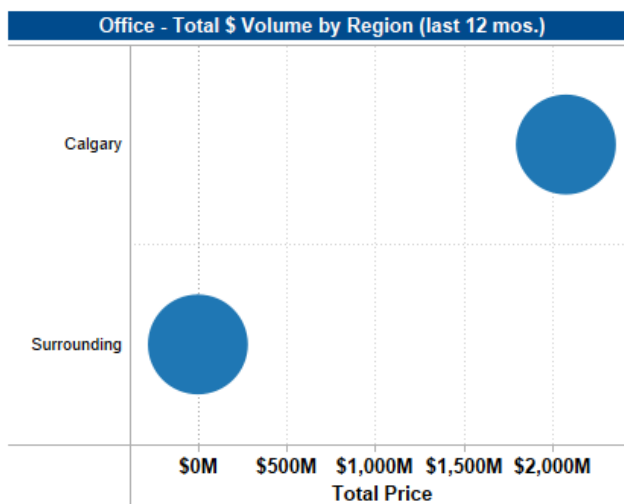
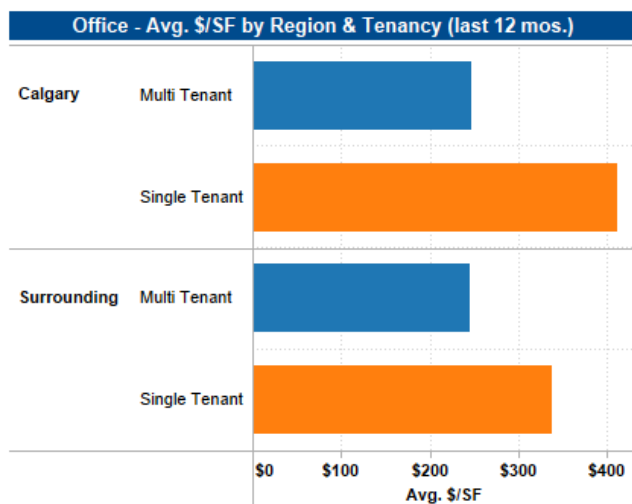
| Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
|------------------------------------------------------------------------|-------------|---------|--------------------------|---|--|--|--|--------------------------|---|--|--|--|--------------------------|---------------|--|--|--|--|
| Calgary                                                                | Null        | Calgary | 1970 & Prior             |   |  |  |  | 1971 to 1990             |   |  |  |  | 1991 & Newer             |               |  |  |  |  |
|                                                                        | NE          | Calgary |                          |   |  |  |  | 0                        |   |  |  |  | 0                        |               |  |  |  |  |
|                                                                        | NW          | Calgary | 0                        |   |  |  |  | 0                        |   |  |  |  | 0                        |               |  |  |  |  |
|                                                                        | SE          | Calgary | 0                        |   |  |  |  | 0                        |   |  |  |  | 0                        |               |  |  |  |  |
|                                                                        | SW          | Calgary | 0                        |   |  |  |  | 0                        |   |  |  |  | <div></div> 1            |               |  |  |  |  |
|                                                                        | Total       |         |                          | 0 |  |  |  |                          | 0 |  |  |  |                          | <div></div> 1 |  |  |  |  |
|                                                                        | Surrounding | Null    | Airdrie                  |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
| Balzac                                                                 |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
| Banff                                                                  |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
| Bragg Creek                                                            |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
| Canmore                                                                |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
| Carstairs                                                              |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
| Chestermere                                                            |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
| Cochrane                                                               |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
| Cochrane Lake                                                          |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
| Crossfield                                                             |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
| Didsbury                                                               |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
| Heritage Pointe                                                        |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
| High River                                                             |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
| Langdon                                                                |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
| Okotoks                                                                |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
| Springbank                                                             |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
| Strathmore                                                             |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
| Total                                                                  |             |         |                          |   |  |  |  |                          |   |  |  |  |                          |               |  |  |  |  |
|                                                                        |             |         | 1.0% 2.0% 3.0% 4.0% 5.0% |   |  |  |  | 1.0% 2.0% 3.0% 4.0% 5.0% |   |  |  |  | 1.0% 2.0% 3.0% 4.0% 5.0% |               |  |  |  |  |
|                                                                        |             |         | Avg. Cap. Rate           |   |  |  |  | Avg. Cap. Rate           |   |  |  |  | Avg. Cap. Rate           |               |  |  |  |  |

| Avg. Cap Rate by Bldg. Size with Cap Rate Deal Count - Last 24 Months |            |                 |                               |  |  |  |                               |  |  |  |                               |  |  |  |
|-----------------------------------------------------------------------|------------|-----------------|-------------------------------|--|--|--|-------------------------------|--|--|--|-------------------------------|--|--|--|
|                                                                       |            |                 | Less than 30,000sf            |  |  |  | 30,000sf to 74,999sf          |  |  |  | 75,000sf & Over               |  |  |  |
| Calgary                                                               | Null       | Calgary         |                               |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       | NE         | Calgary         | 0                             |  |  |  | 0                             |  |  |  | 0                             |  |  |  |
|                                                                       | NW         | Calgary         | 0                             |  |  |  | 0                             |  |  |  |                               |  |  |  |
|                                                                       | SE         | Calgary         | 0                             |  |  |  | 0                             |  |  |  | 0                             |  |  |  |
|                                                                       | SW         | Calgary         | 0                             |  |  |  | 0                             |  |  |  | <div></div> 1                 |  |  |  |
|                                                                       | Total      |                 | 0                             |  |  |  | 0                             |  |  |  | <div></div> 1                 |  |  |  |
| Surrounding                                                           | Null       | Airdrie         |                               |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       |            | Balzac          |                               |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       |            | Banff           |                               |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       |            | Bragg Creek     |                               |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       |            | Canmore         |                               |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       |            | Carstairs       |                               |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       |            | Chestermere     | 0                             |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       |            | Cochrane        |                               |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       |            | Cochrane Lake   |                               |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       |            | Crossfield      |                               |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       |            | Didsbury        |                               |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       |            | Heritage Pointe |                               |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       |            | High River      |                               |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       |            | Langdon         |                               |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       |            | Okotoks         |                               |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       |            | Springbank      | 0                             |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       | Strathmore |                 |                               |  |  |  |                               |  |  |  |                               |  |  |  |
| Total                                                                 |            | 0               |                               |  |  |  |                               |  |  |  |                               |  |  |  |
|                                                                       |            |                 | 1.0% 2.0% 3.0% 4.0% 5.0% 6.0% |  |  |  | 1.0% 2.0% 3.0% 4.0% 5.0% 6.0% |  |  |  | 1.0% 2.0% 3.0% 4.0% 5.0% 6.0% |  |  |  |
|                                                                       |            |                 | Avg. Cap. Rate                |  |  |  | Avg. Cap. Rate                |  |  |  | Avg. Cap. Rate                |  |  |  |

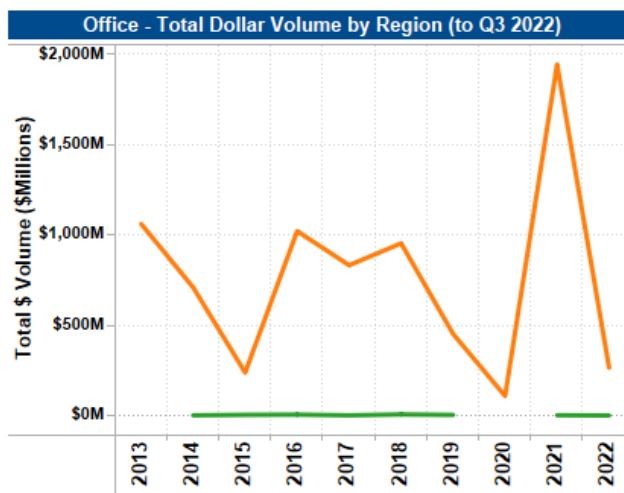
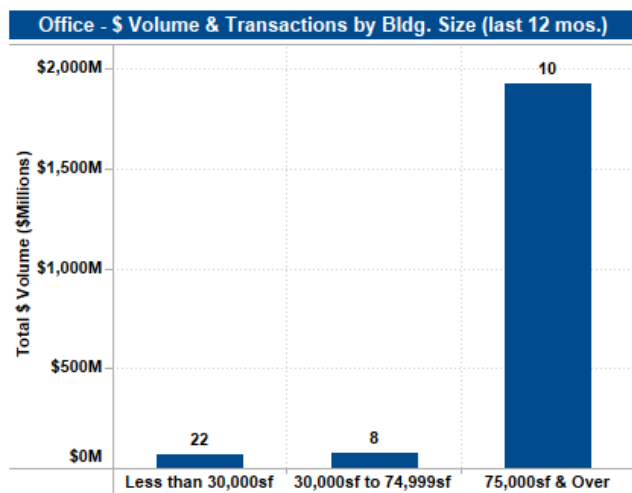








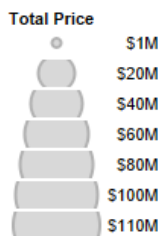
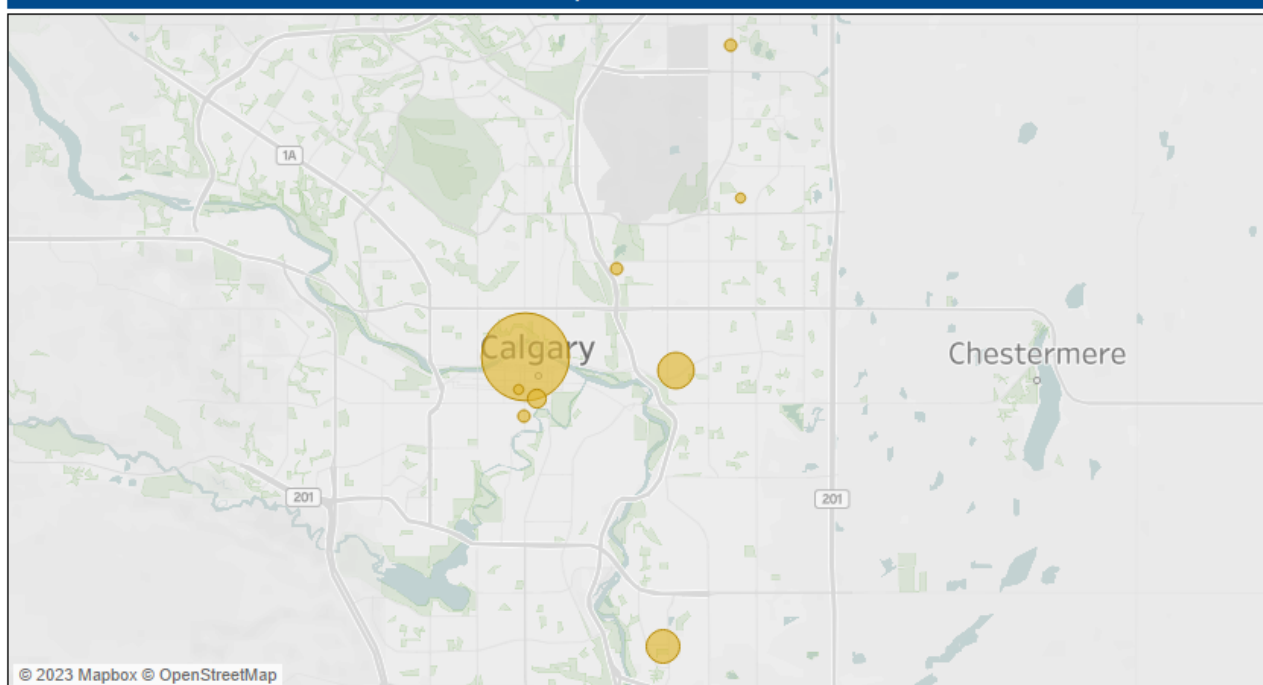
Property Type  
 Multi Tenant  
 Single Tenant



### Office - Top Transactions Q3 2022

| First Address               | Municipality | Total Price   | Building Size | Price Per Sq. Foot | Sale Type |
|-----------------------------|--------------|---------------|---------------|--------------------|-----------|
| 440 2nd Avenue SW           | Calgary      | \$110,250,000 | 436,576       | 253                | Market    |
| 2700 3rd Avenue SE          | Calgary      | \$18,724,959  | 69,794        | 268                | Market    |
| 49 Quarry Park Boulevard SE | Calgary      | \$16,000,000  | 101,437       | 158                | Market    |
| 1400 1st Street SW          | Calgary      | \$5,000,000   | 27,790        | 180                | Market    |
| 505 21st Avenue SW          | Calgary      | \$2,100,000   | 4,060         | 517                | Market    |
| 4310 104th Avenue NE        | Calgary      | \$1,965,000   | 6,018         | 327                | Market    |
| 3025 12th Street NE         | Calgary      | \$1,750,000   | 15,470        | Null               | Market    |
| 4774 Westwinds Drive NE     | Calgary      | \$1,398,300   | 3,671         | 381                | Market    |
| 602 12th Avenue SW          | Calgary      | \$1,303,677   | 8,454         | 154                | Market    |

### Office - Q3 2022 Transactions



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