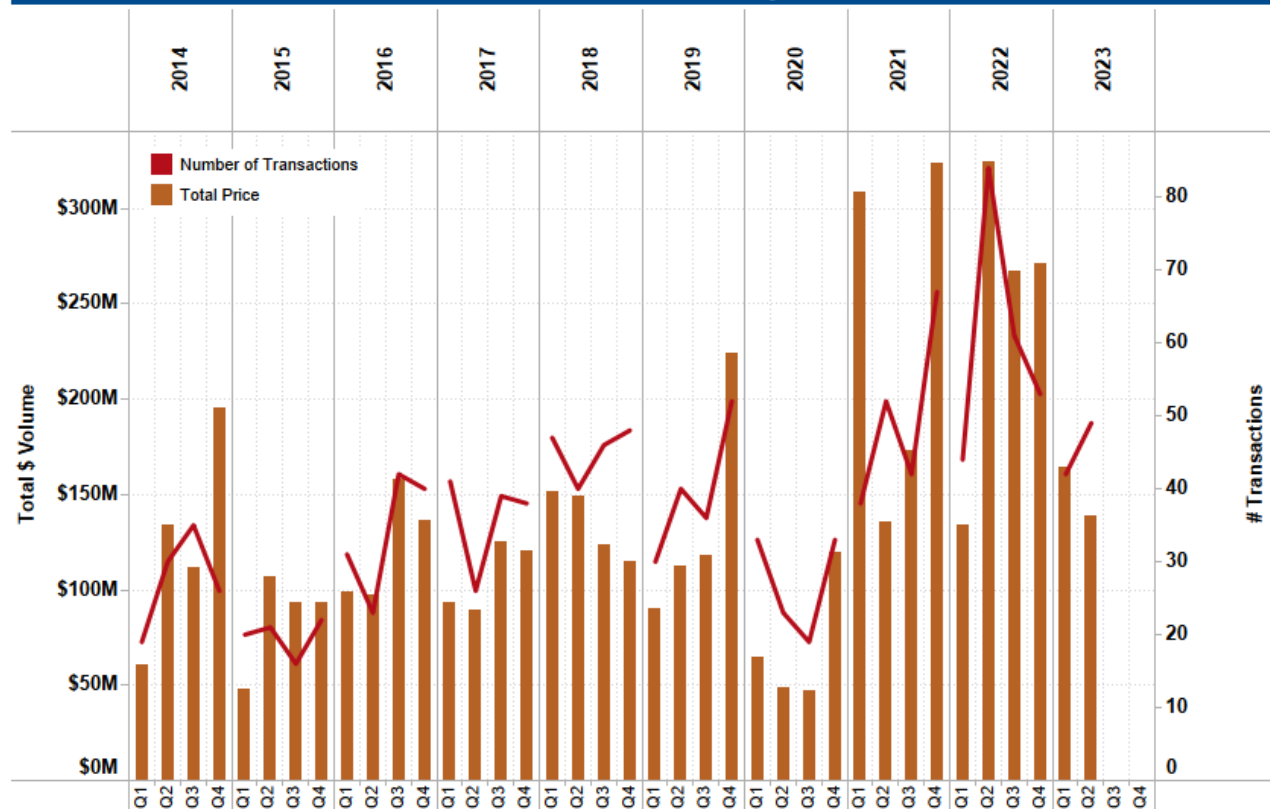

Calgary Market Area

ICI Land

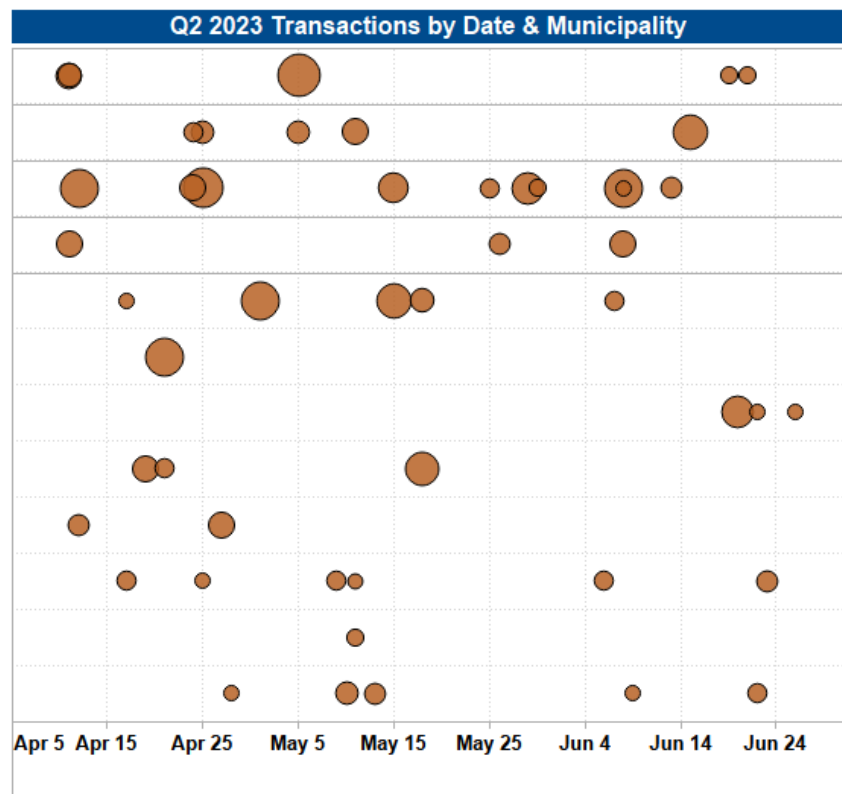
Commercial Q2 2023 Statistics



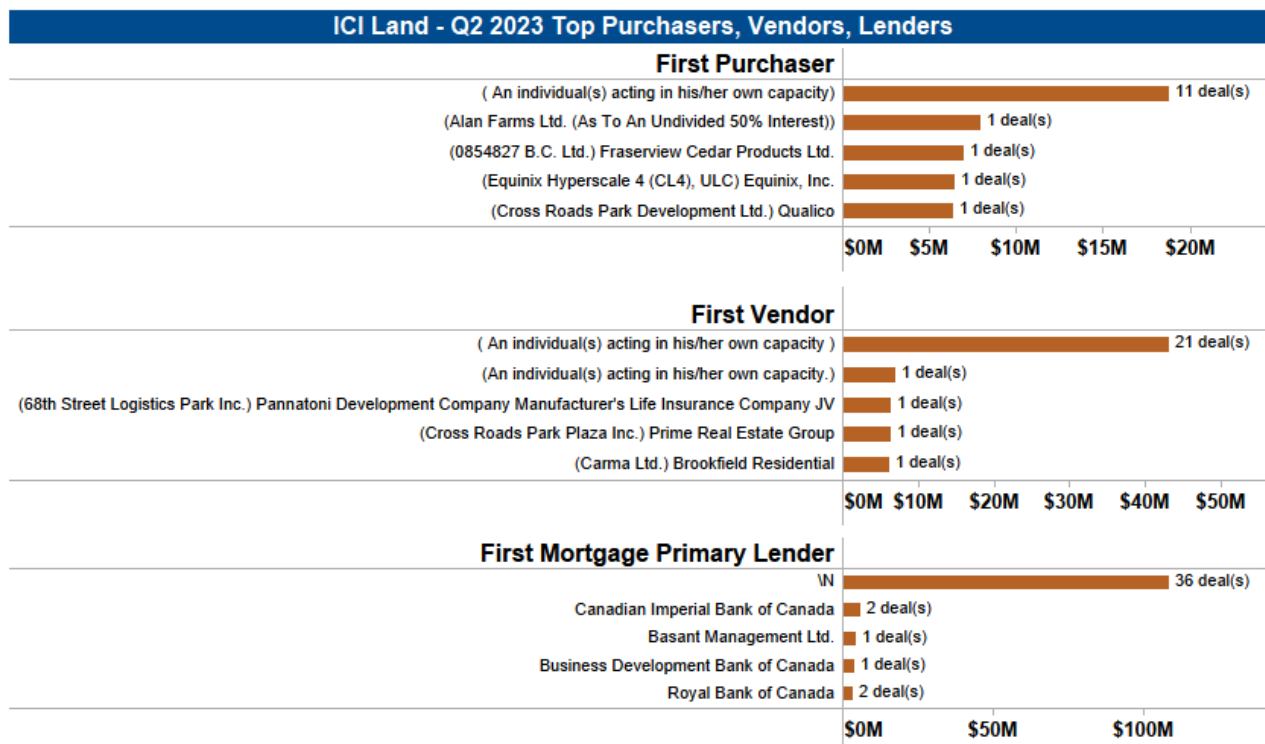
ICI Land - Total Price & Transactions by Year & Quarter

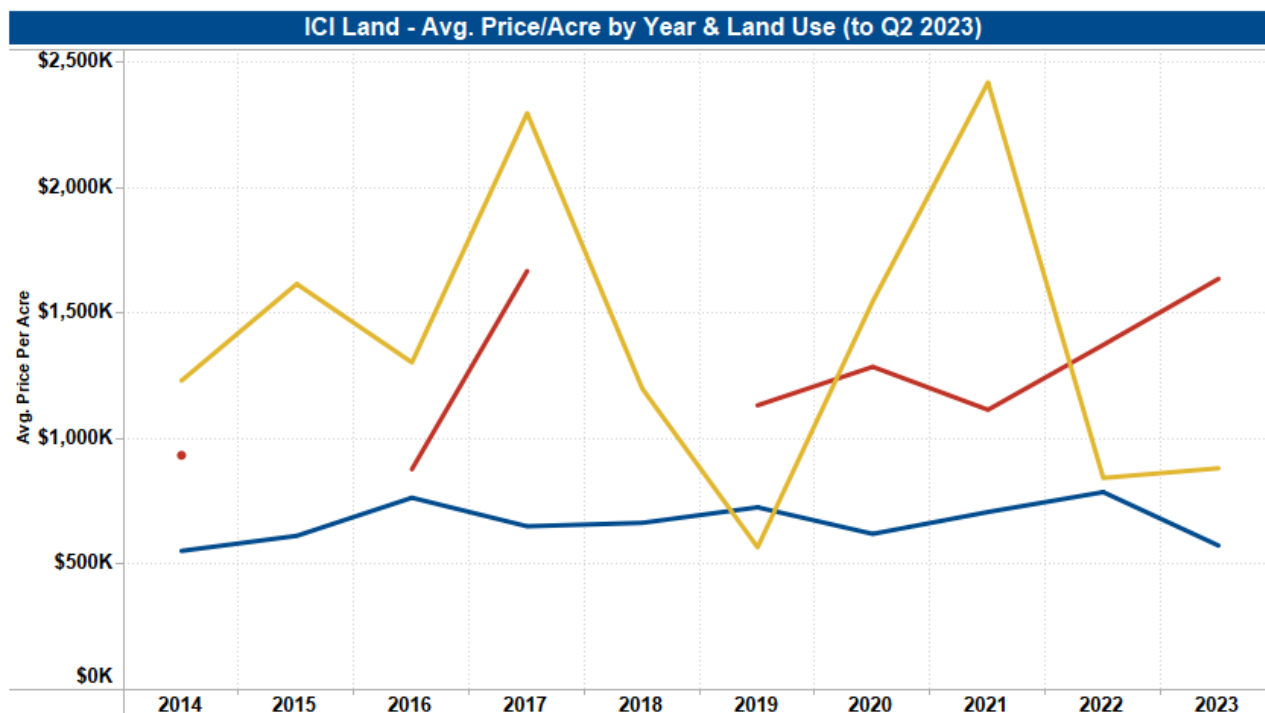
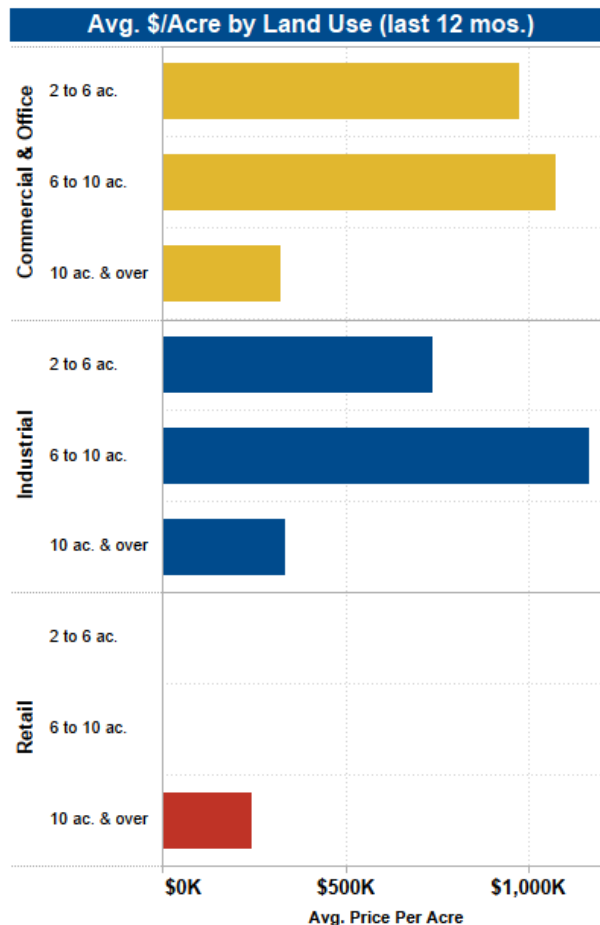
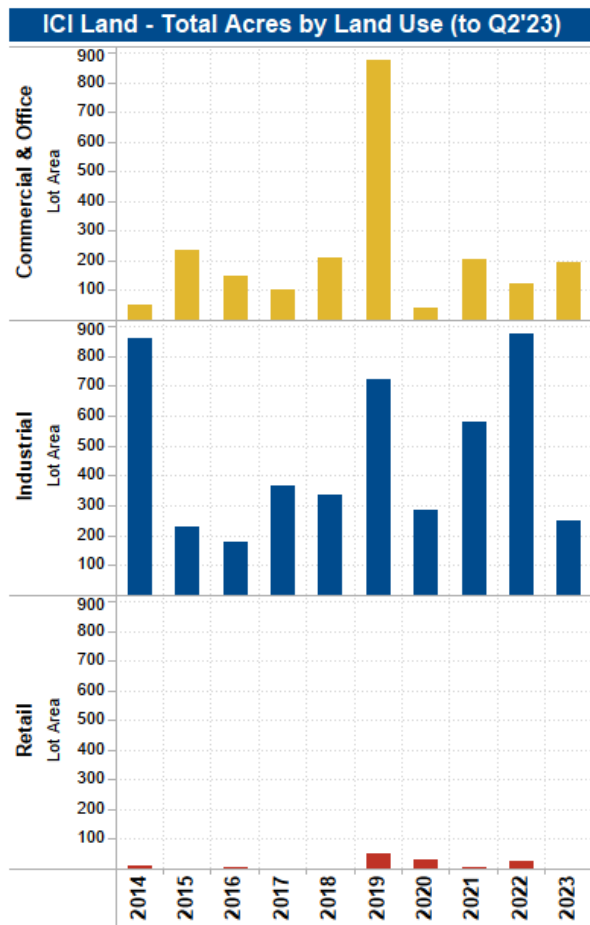


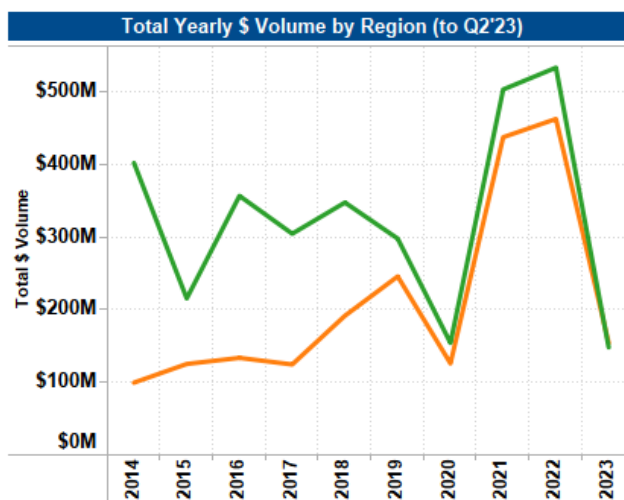
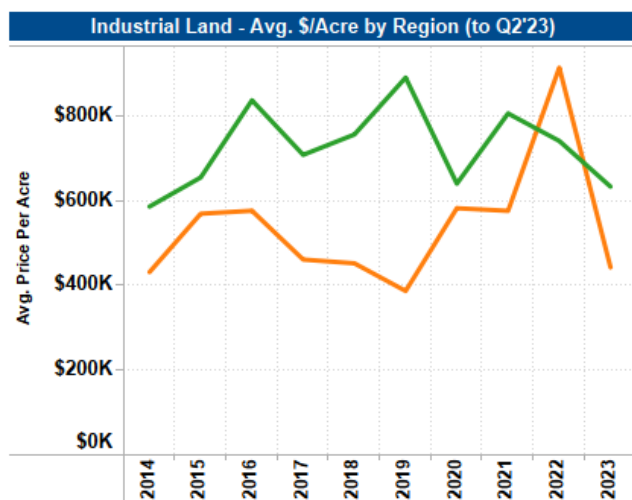
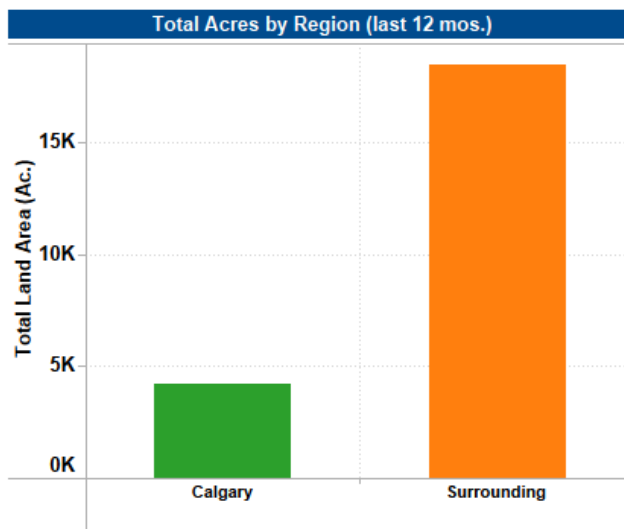
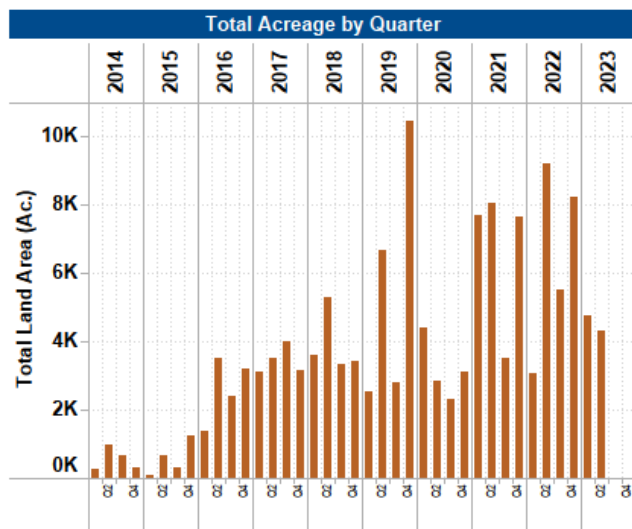
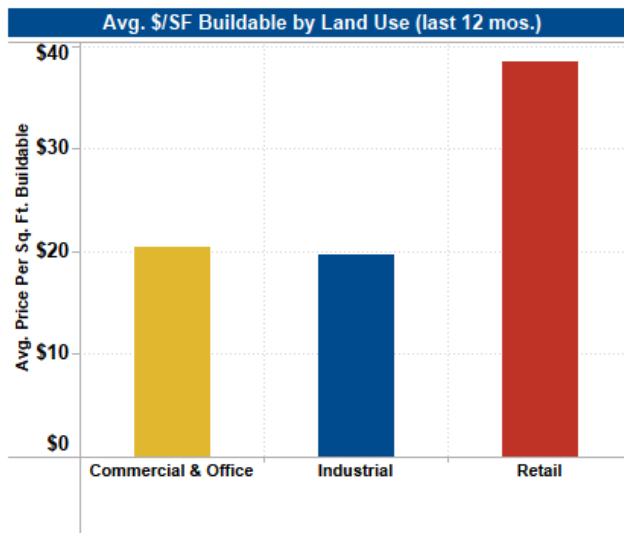
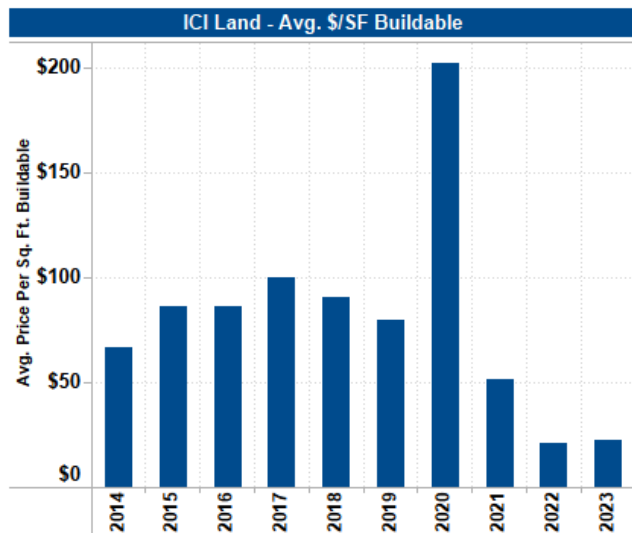
ICI Land			
Calgary	WN	Calgary	\$16.1M
	NE	Calgary	\$14.5M
	NW	Calgary	
	SE	Calgary	\$37.8M
	SW	Calgary	\$8.2M
Surrounding	Null	Airdrie	\$16.3M
		Balzac	\$6.4M
		Banff	
		Bragg Creek	
		Canmore	
		Carstairs	
		Chestermere	\$6.5M
		Cochrane	\$9.7M
		Cochrane Lake	
		Crossfield	\$4.8M
		Didsbury	
		Heritage Pointe	
		High River	\$8.8M
		Langdon	\$1.4M
		Okotoks	\$8.0M
		Springbank	
		Strathmore	



ICI Land - Avg. Price/Acre by Land Use and Property Size (last 12 mos.)										
Municipality	Quadrant	2 to 6 ac.			6 to 10 ac.			10 ac. & over		
		Commercial & Office	Industrial	Retail	Commercial & Office	Industrial	Retail	Commercial & Office	Industrial	Retail
Airdrie	Null		\$887,652		\$565,000			\$506,532		
Balzac	Null	\$529,767				\$3,765,816			\$343,480	
Banff	Null									
Bragg Creek	Null									
Calgary	WN		\$497,944						\$273,081	
	NE	\$758,257	\$745,676			\$1,037,843			\$267,895	
	NW	\$1,299,607								
	SE	\$1,835,000	\$658,597			\$710,017			\$432,679	\$243,056
	SW				\$1,324,125					
Canmore	Null		\$2,500,000							
Carstairs	Null									
Chestermere	Null	\$1,050,733						\$444,960		
Cochrane	Null		\$1,057,082			\$950,000				
Cochrane Lake	Null									
Crossfield	Null					\$259,917				
Didsbury	Null									
Heritage Pointe	Null									
High River	Null									
Langdon	Null							\$16,949		
Okotoks	Null	\$740,070								
Springbank	Null									
Strathmore	Null									
Null	Null									





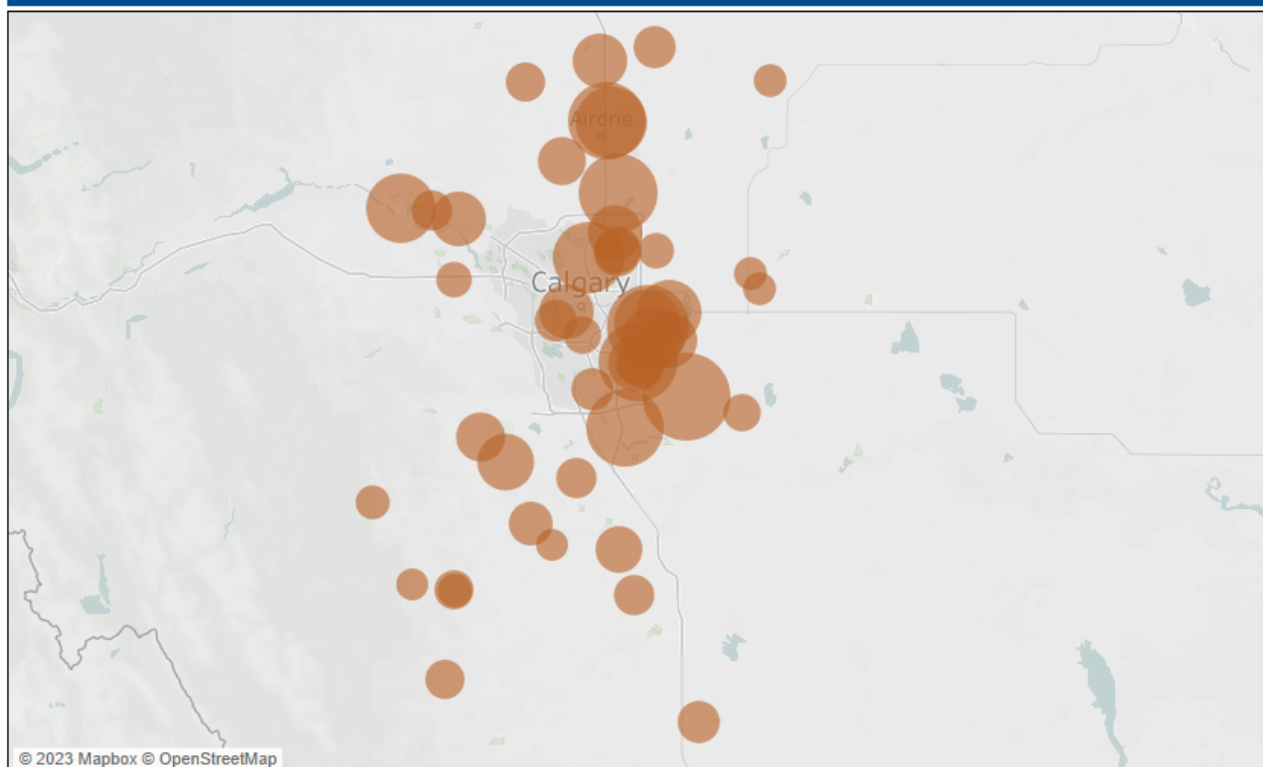


Region
■ Calgary
■ Surrounding

ICI Land - Top Transactions Q2 2023

First Address	Municipality	Total Price	Price Per Acre	% Transferred	ICI Land Use
Township Road 230 & Range Road 283	Calgary	\$8,000,000	\$13,116 /ac.	100%	Agricultural
3838 84th Street SE	Calgary	\$7,000,000	\$71,450 /ac.	100%	Agricultural
7335 100th Avenue SE	Calgary	\$6,440,000	\$800,000 /ac.	100%	Industrial
Prime Gate & Prime Avenue	Balzac	\$6,403,050	\$255,000 /ac.	100%	Industrial
115 Water Street SE	Calgary	\$6,220,650	\$1,835,000 /ac.	100%	Commercial
272166 Range Road 293 NE	Airdrie	\$6,159,426	\$506,532 /ac.	100%	Commercial
1115 68th Avenue NE	Calgary	\$5,292,999	\$1,037,843 /ac.	100%	Industrial
11 Highland Park Green NE	Airdrie	\$5,085,000	\$565,000 /ac.	100%	Commercial
240 2nd Avenue East	Cochrane	\$5,000,000	\$1,057,082 /ac.	100%	Industrial
3400 84th Street SE	Calgary	\$4,500,000	\$86,422 /ac.	100%	Long Term

ICI Land - Q2 2023 Transactions



Total Price





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Our capabilities help commercial real estate investors, developers, proprietors, lenders and advisors manage risks and improve returns throughout the asset and fund lifecycle.

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