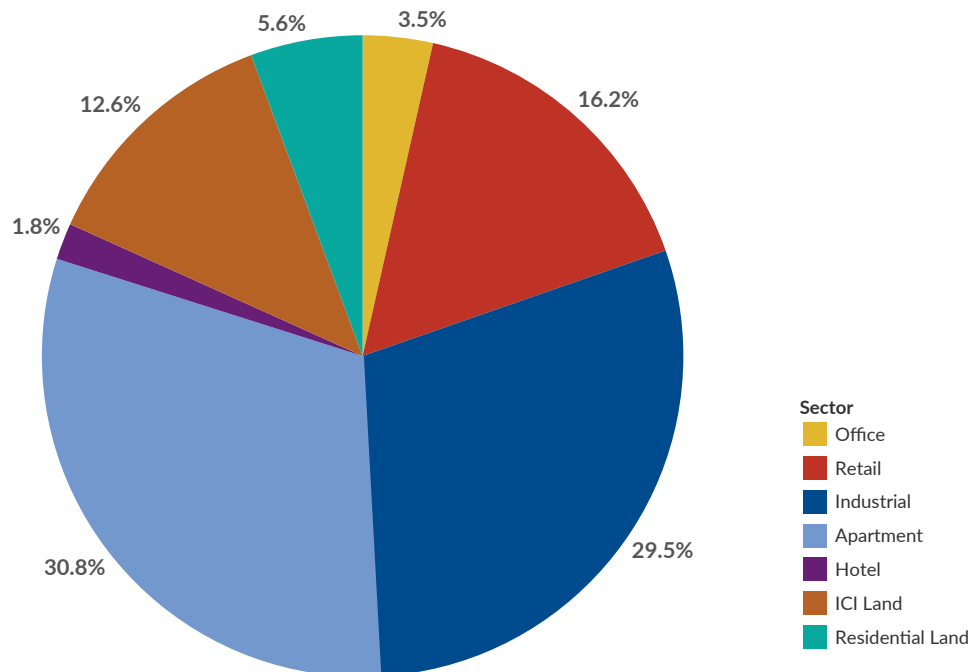

Edmonton Market Area Commercial 2023 Statistics



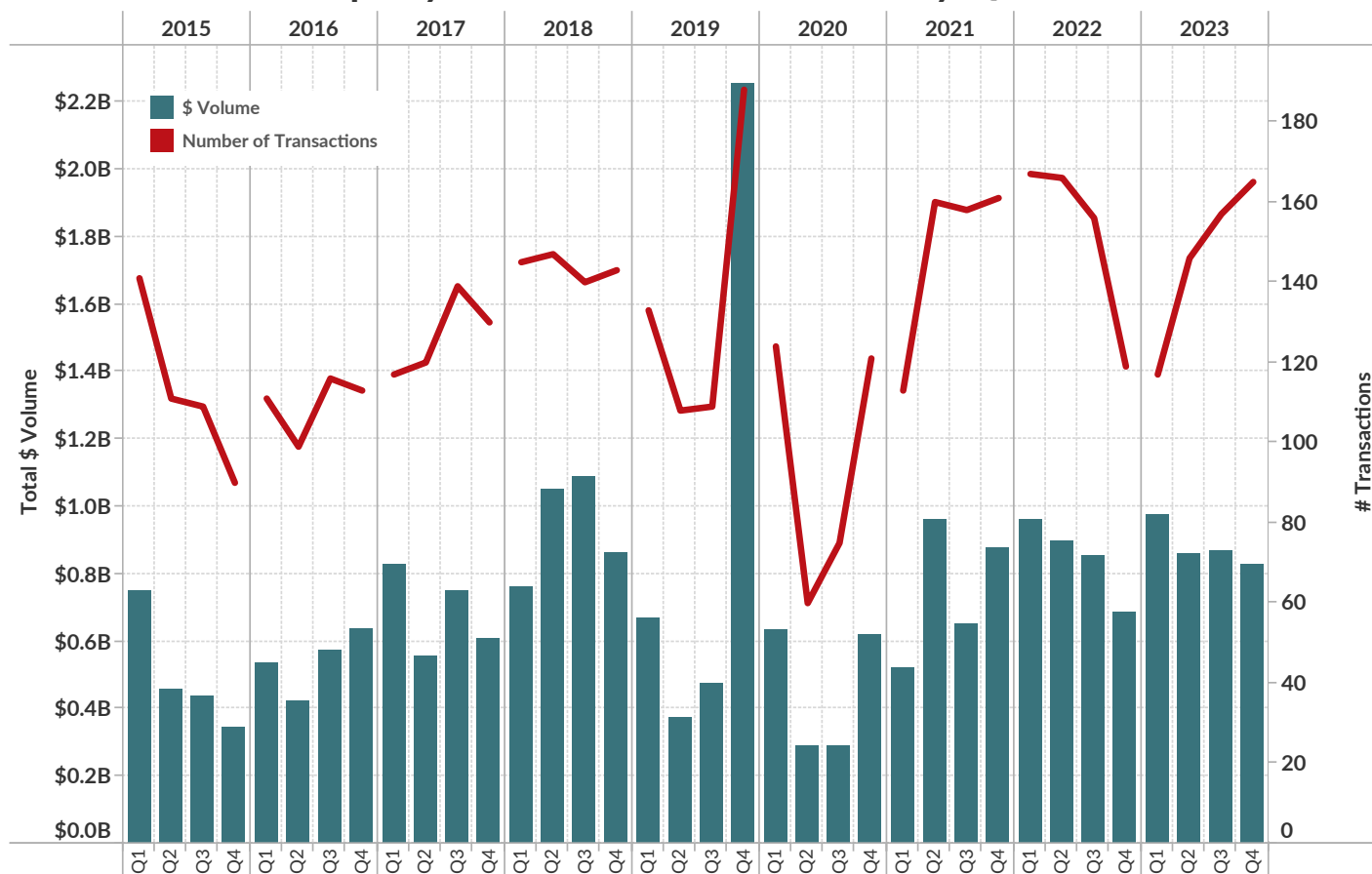
AltusGroup

2023 Property Transactions - Total \$ Volume by Sector



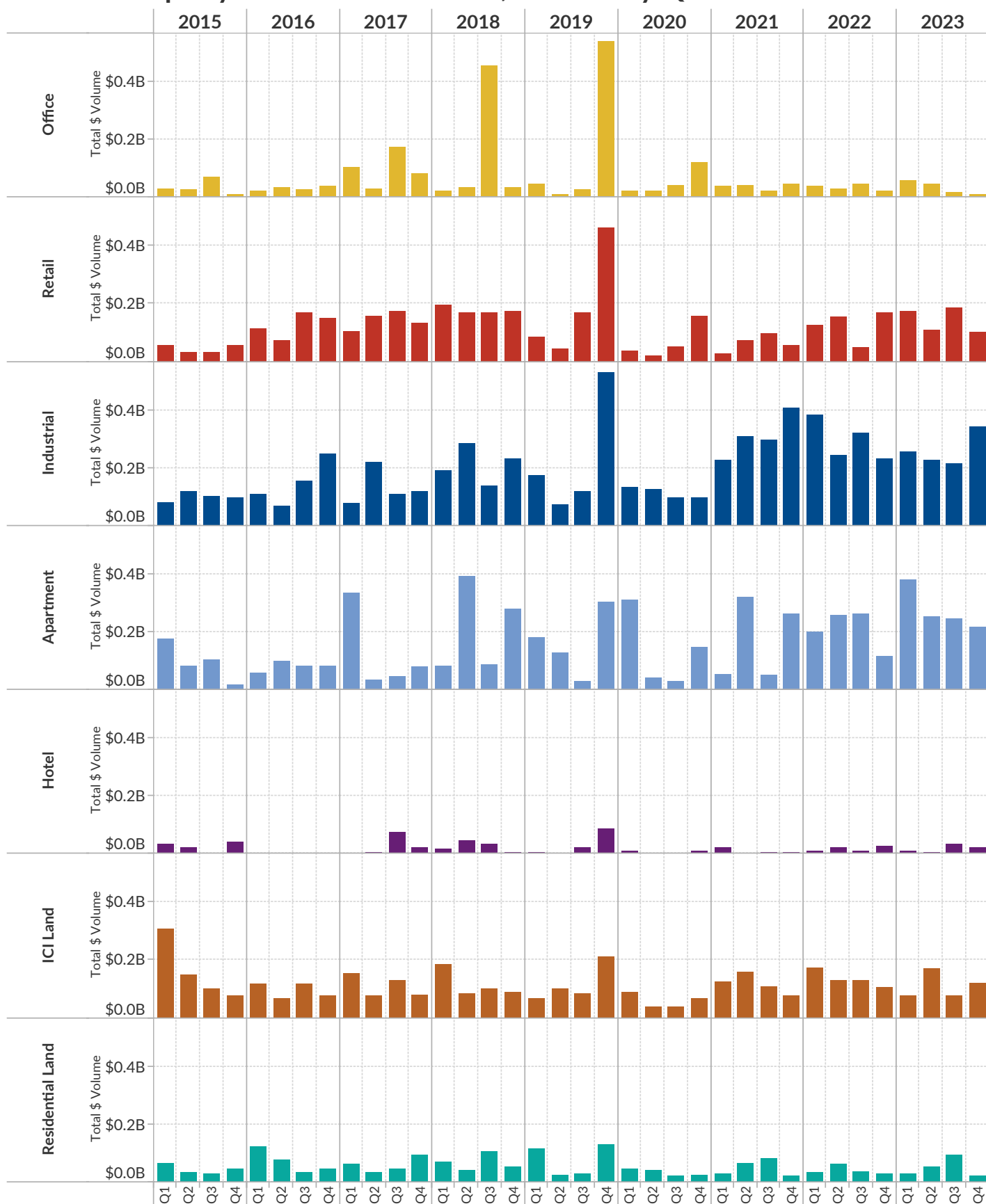
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

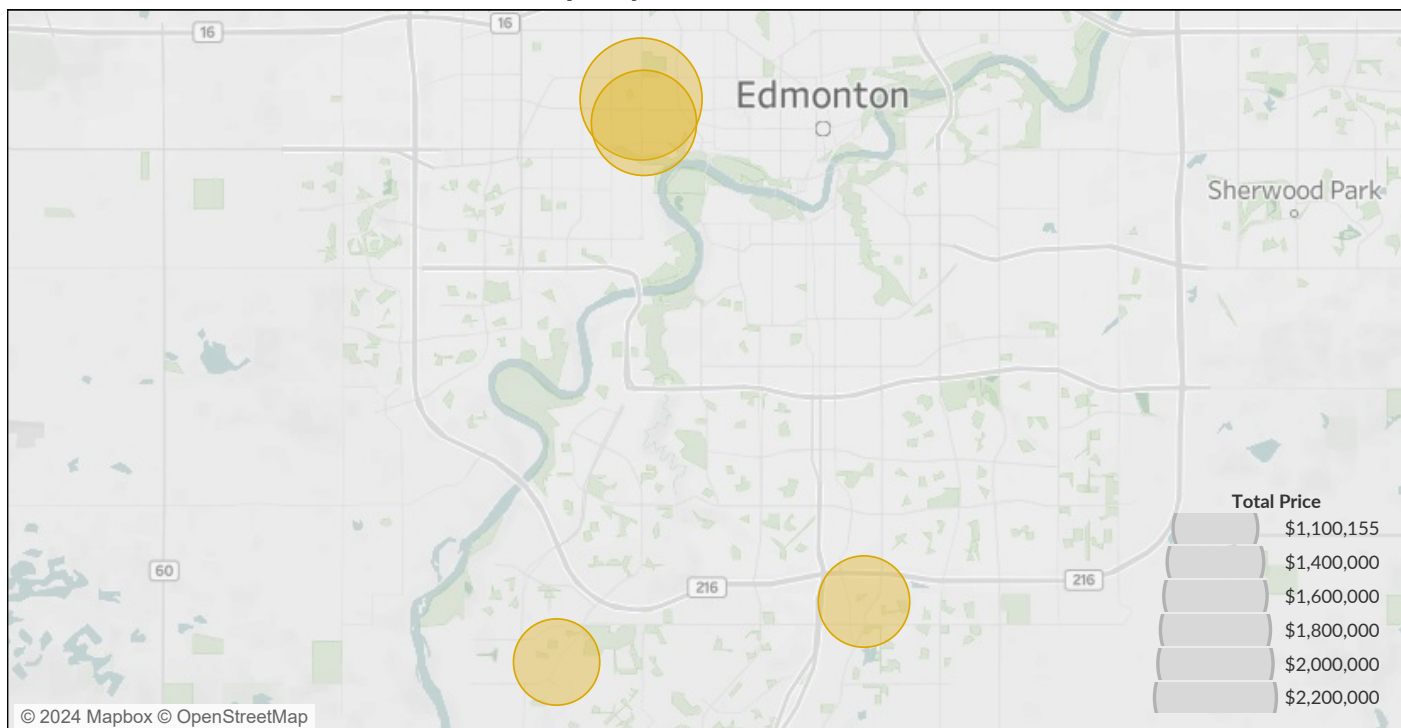
Region	Q4 2023 \$ Volume	#	YTD Volume 2022	2023	YoY - % Change	YTD - Avg \$/SF
City of Edmonton	\$6.2M	4	\$104M	\$86M	-58.6%	\$259
Other Markets			\$25M	\$38M	-100.0%	\$239
Grand Total	\$6.2M	4	\$129M	\$124M	-66.5%	\$254

Office - Top 5 Transactions Q4 2023

First Address	Region	Municipality	Total Price	Building Size	Price/SF
2049 163 Street SW	City of Edmonton	Edmonton	\$1.1M	1,798	612
10527 142nd Street NW	City of Edmonton	Edmonton	\$1.6M	6,507	251
14205 109th Avenue NW	City of Edmonton	Edmonton	\$2.2M	19,300	114
2508 Ellwood Drive SW	City of Edmonton	Edmonton	\$1.2M	5,058	244

Source: Altus Group

Office Property Transactions - Q4 2023



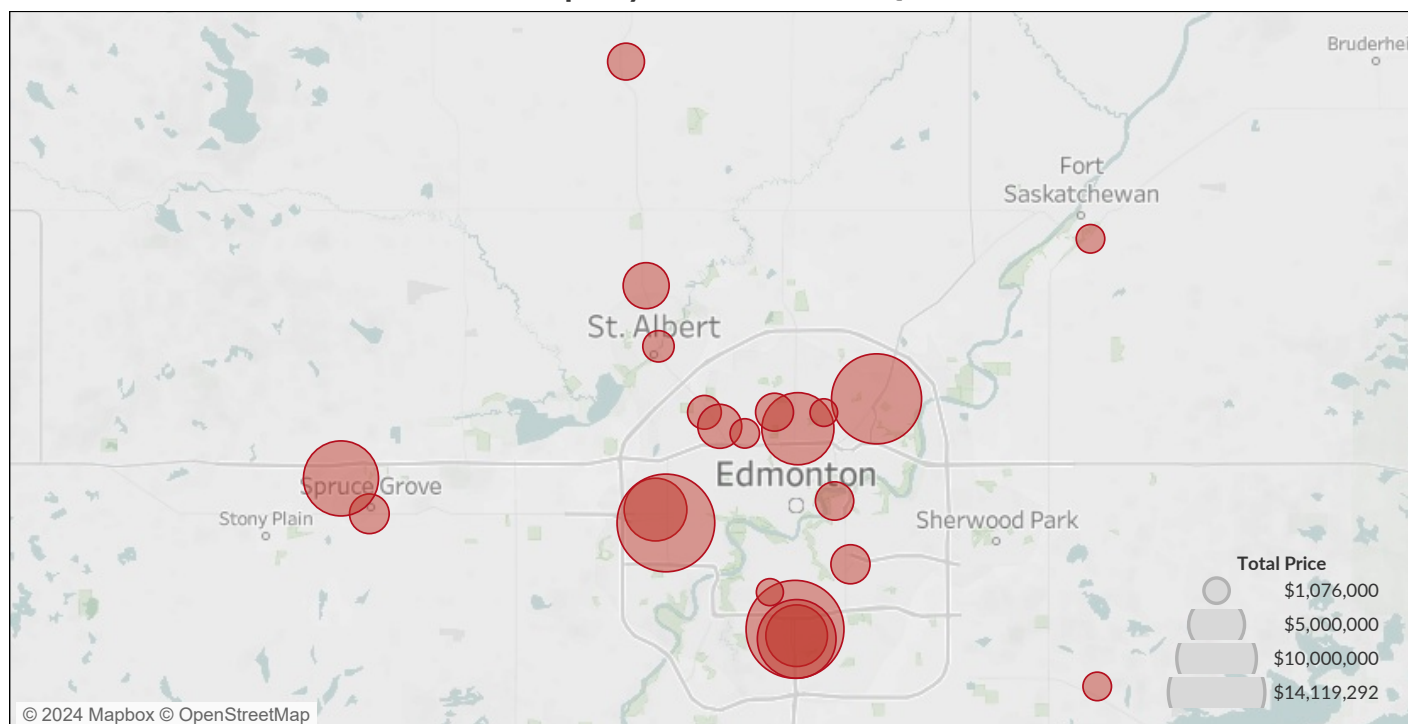
Region	Q4 2023 \$ Volume	#	YTD Volume 2022	2023	YoY - % Change	YTD - Avg \$/SF
City of Edmonton	\$82.8M	15	\$390M	\$472M	-46.1%	\$384
Other Markets	\$19.6M	7	\$108M	\$98M	23.2%	\$343
Grand Total	\$102.4M	22	\$498M	\$571M	-39.6%	\$374

Retail - Top 5 Transactions Q4 2023

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1 Dalton Link	Parkland County	Spruce Grove	\$8.3M	9,270	895
10212 178th Street NW	City of Edmonton	Edmonton	\$5.8M	25,160	231
10540 82nd Street NW	City of Edmonton	Edmonton	\$2.2M	4,000	Null
10607 100th Avenue	Sturgeon County	Morinville	\$2.0M	7,500	267
1115 St. Albert Trail	Sturgeon County	St. Albert	\$3.1M	4,747	656

Source: Altus Group

Retail Property Transactions - Q4 2023



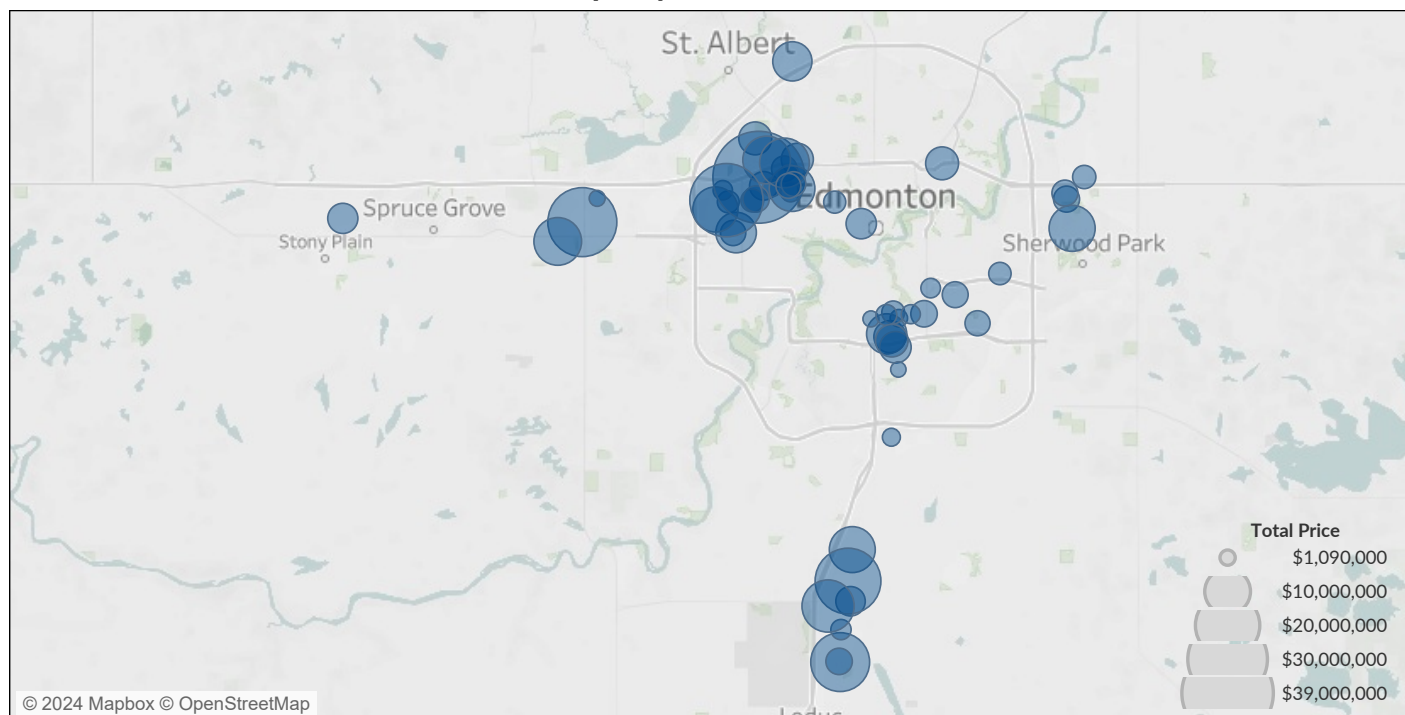
Region	Q4 2023 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2022	2023		
City of Edmonton	\$210.2M	40	\$843M	\$740M	29.5%	\$187
Other Markets	\$130.8M	16	\$336M	\$300M	93.2%	\$236
Grand Total	\$341.0M	56	\$1,178M	\$1,041M	48.3%	\$202

Industrial - Top 5 Transactions Q4 2023

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10359 59th Avenue NW	City of Edmonton	Edmonton	\$1.2M	6,030	196
10550 107th Street NW	City of Edmonton	Edmonton	\$4.3M	73,094	58
10918 184th Street NW	City of Edmonton	Edmonton	\$9.4M	66,118	142
11203 180th Street NW	City of Edmonton	Edmonton	\$2.2M	9,497	232
11210 120th Street NW	City of Edmonton	Edmonton	\$2.3M	18,760	120

Source: Altus Group

Industrial Property Transactions - Q4 2023



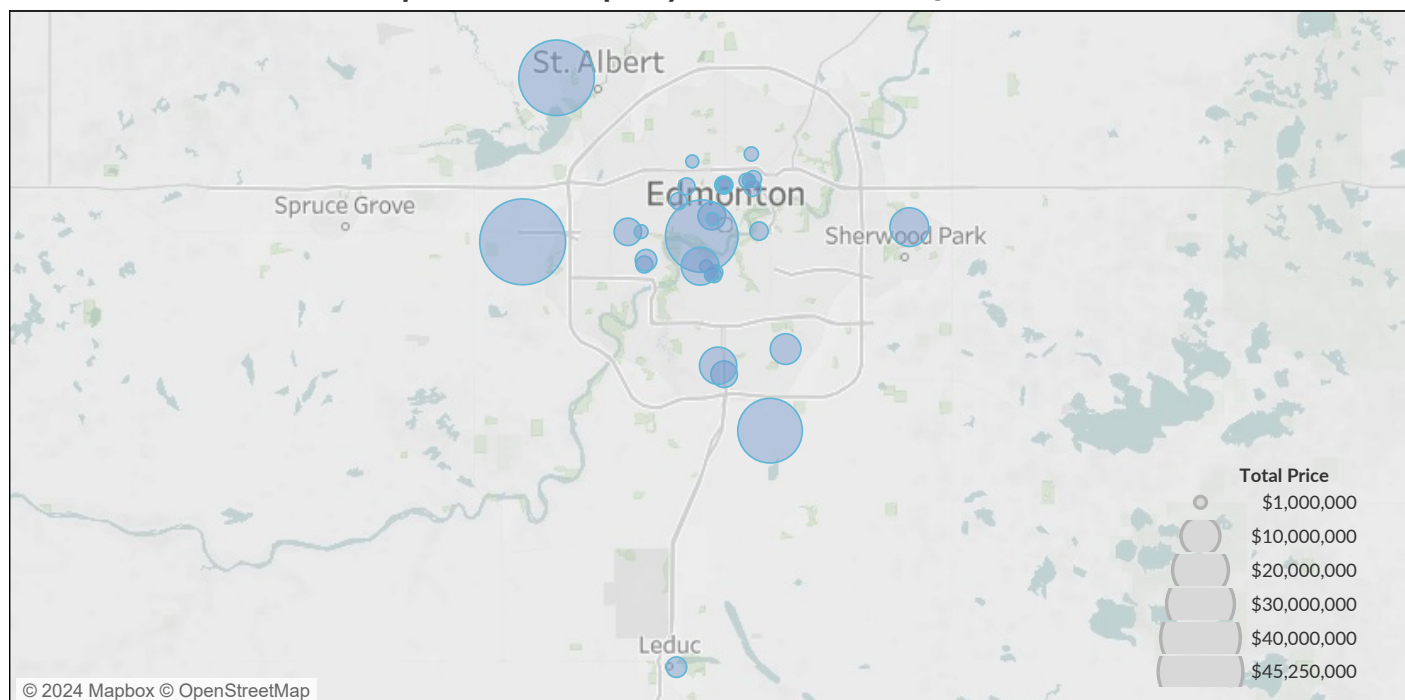
Region	Q4 2023 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2022	2023		
City of Edmonton	\$169.3M	29	\$730M	\$919M	89.0%	\$182,858
Other Markets	\$46.7M	3	\$103M	\$168M	92.7%	\$155,860
Grand Total	\$216.0M	32	\$833M	\$1,086M	89.8%	\$180,698

Apartment - Top 5 Transactions Q4 2023

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
10025 115th Street NW	City of Edmonton	Edmonton	\$32.3M	190	\$169,737
10129 160th Street NW	City of Edmonton	Edmonton	\$4.6M	41	\$111,875
10140 152nd Street NW	City of Edmonton	Edmonton	\$1.2M	9	\$127,778
10556 80th Avenue NW	City of Edmonton	Edmonton	\$1.3M	12	\$110,000
10620 78th Avenue NW	City of Edmonton	Edmonton	\$1.3M	11	\$120,000

Source: Altus Group

Apartment Property Transactions - Q4 2023



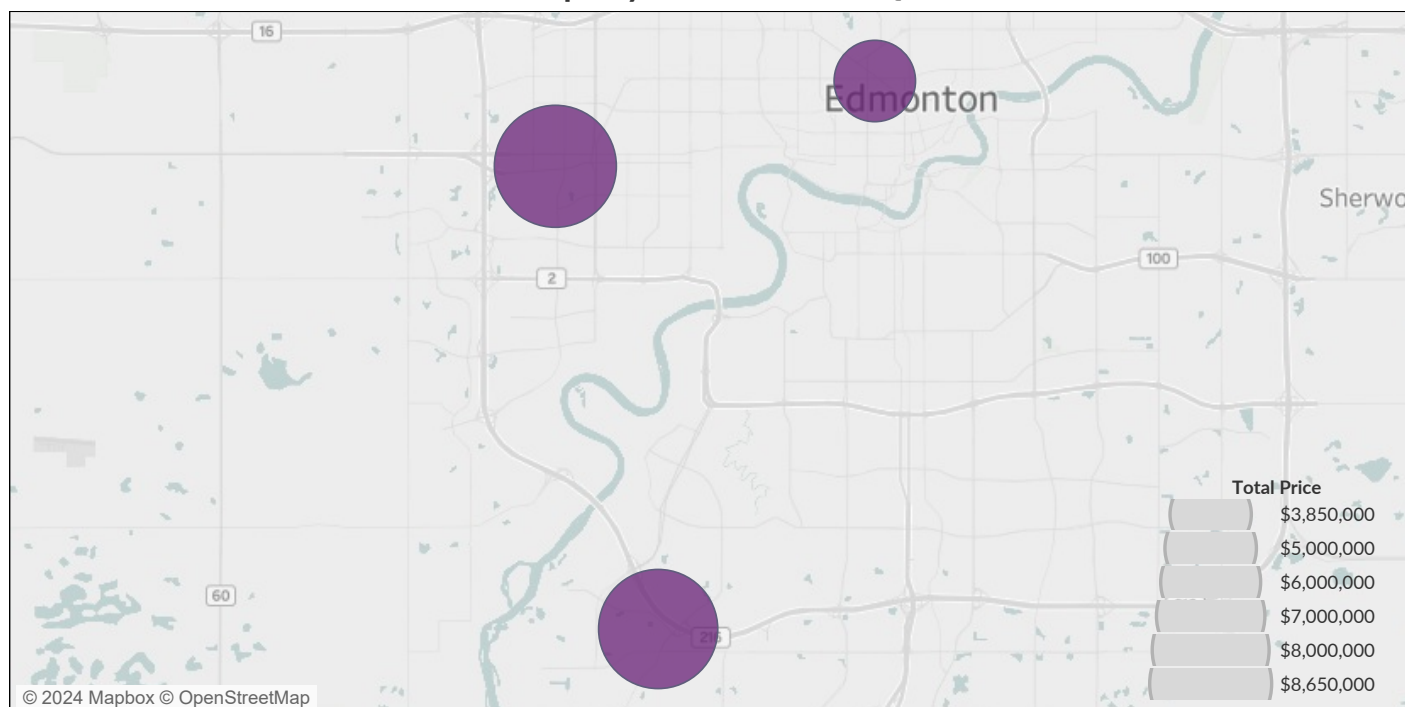
Region	Q4 2023 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2022	2023		
City of Edmonton	\$20.8M	3	\$51M	\$55M	-15.4%	\$95,545
Other Markets			\$13M	\$10M		\$88,696
Grand Total	\$20.8M	3	\$64M	\$65M	-15.4%	\$94,689

Hotel - Top 5 Transactions Q4 2023

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
10010 179A Street NW	City of Edmonton	Edmonton	\$8.7M	108	\$80,093
11065 108th Street NW	City of Edmonton	Edmonton	\$3.9M	29	\$132,759
6025 Andrews Way SW	City of Edmonton	Edmonton	\$8.3M	90	\$91,667

Source: Altus Group

Hotel Property Transactions - Q4 2023



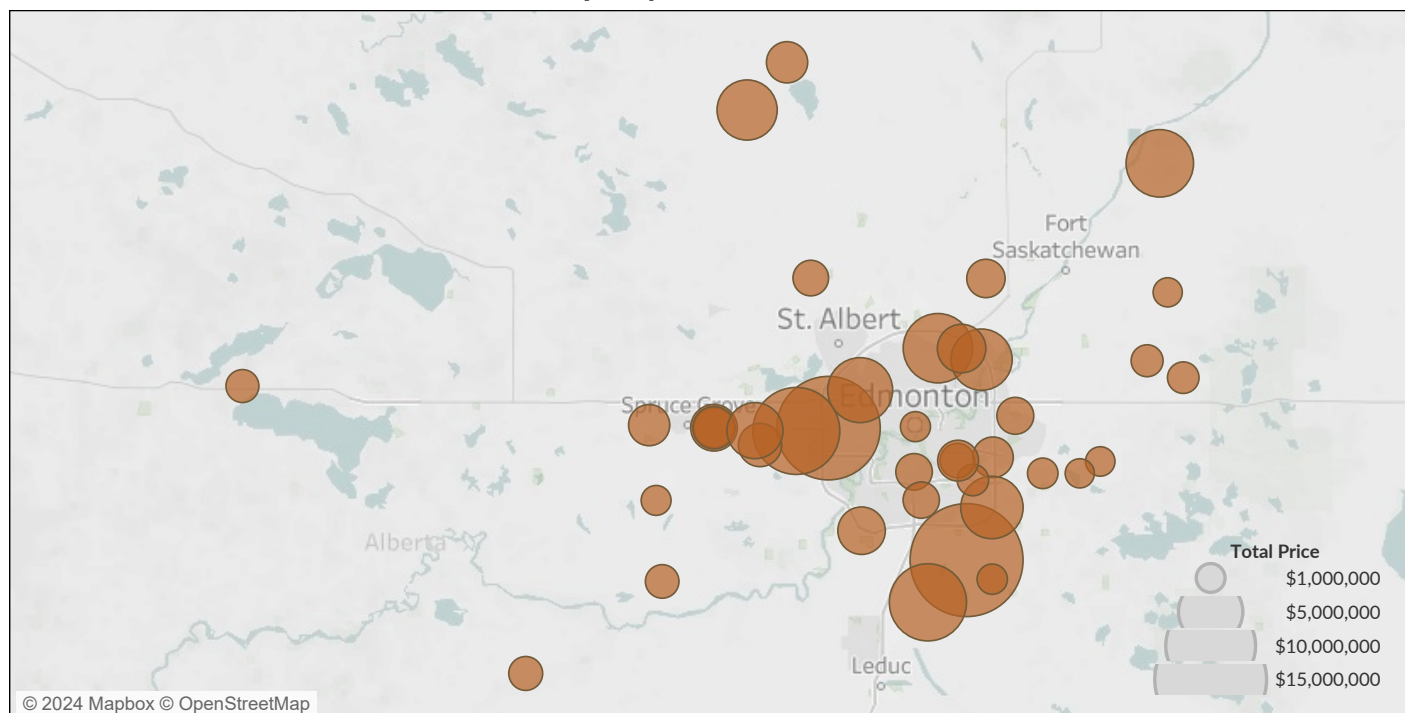
Region	Q4 2023 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2022	2023		
City of Edmonton	\$75.0M	18	\$286M	\$236M	61.0%	\$0.9M
Other Markets	\$47.7M	22	\$250M	\$210M	-15.6%	\$0.2M
Grand Total	\$122.7M	40	\$536M	\$446M	19.0%	\$0.4M

ICI Land - Top 5 Transactions Q4 2023

First Address	Region	Total Price	Lot Area	Price Per Acre
NE-5-51-27-4	Parkland County	\$1.3M	307.2	\$4,313
NE-6-52-27-4	Parkland County	\$1.1M	149.8	\$7,008
NE-10-56-21-4	Strathcona County	\$5.4M	480.0	\$11,146
NE-20-57-25-4	Strathcona County	\$2.0M	162.8	\$12,282
NE-34-49-2-5	Leduc County	\$1.4M	364.6	\$3,702

Source: Altus Group

ICI Land Property Transactions - Q4 2023



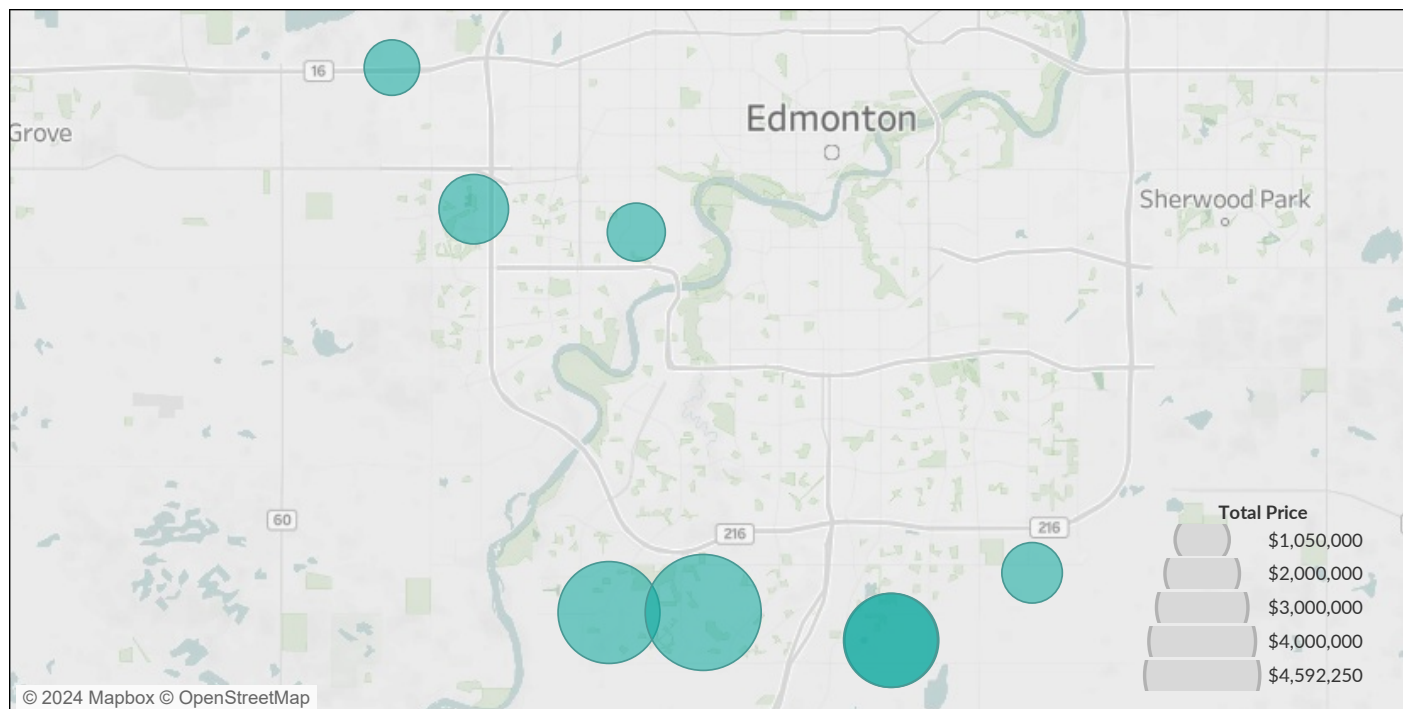
Region	Q4 2023 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2022	2023		
City of Edmonton	\$19.3M	8	\$121M	\$172M	47.2%	\$0.9M
Other Markets			\$37M	\$27M	-100.0%	\$0.2M
Grand Total	\$19.3M	8	\$158M	\$199M	-27.3%	\$0.8M

Residential Land - Top 5 Transactions Q4 2023

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
1101 Paisley Drive SW	City of Edmonton	Edmonton	\$4.6M	4.7	\$974,485
1115 34th Street SW	City of Edmonton	Edmonton	\$1.3M	6.7	\$187,406
15403 90th Avenue NW	City of Edmonton	Edmonton	\$1.2M	0.5	Null
20425 93rd Avenue NW	City of Edmonton	Edmonton	\$1.7M	1.5	Null
22810 118A Avenue NW	City of Edmonton	Edmonton	\$1.1M	9.3	\$113,269

Source: Altus Group

Residential Land Property Transactions - Q4 2023





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