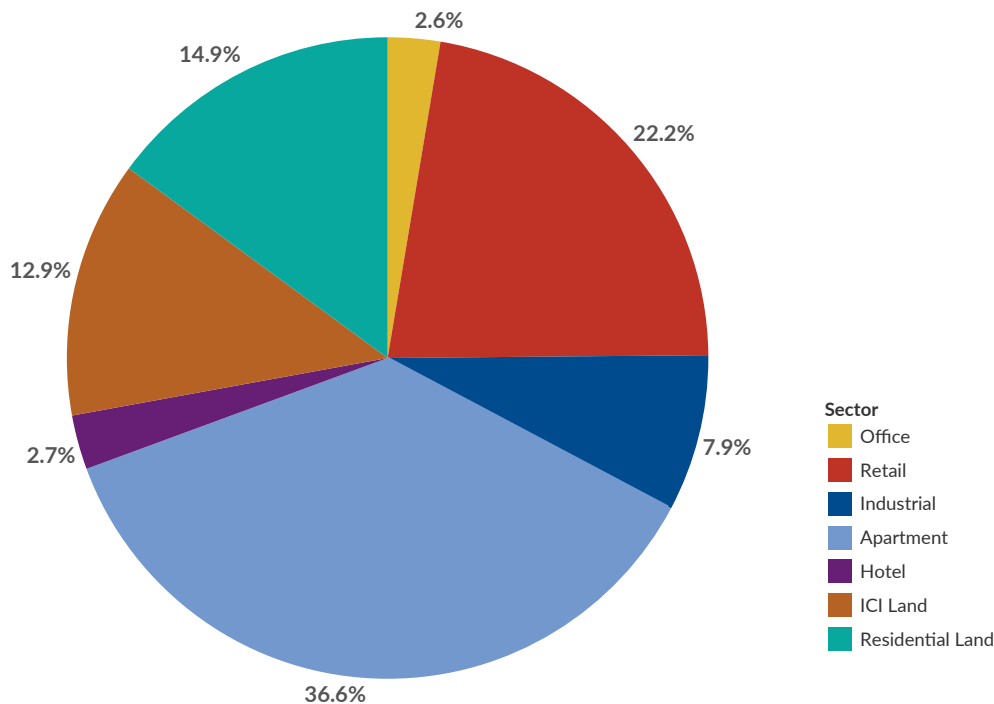

Calgary Market Area Commercial Q1 2024 Statistics



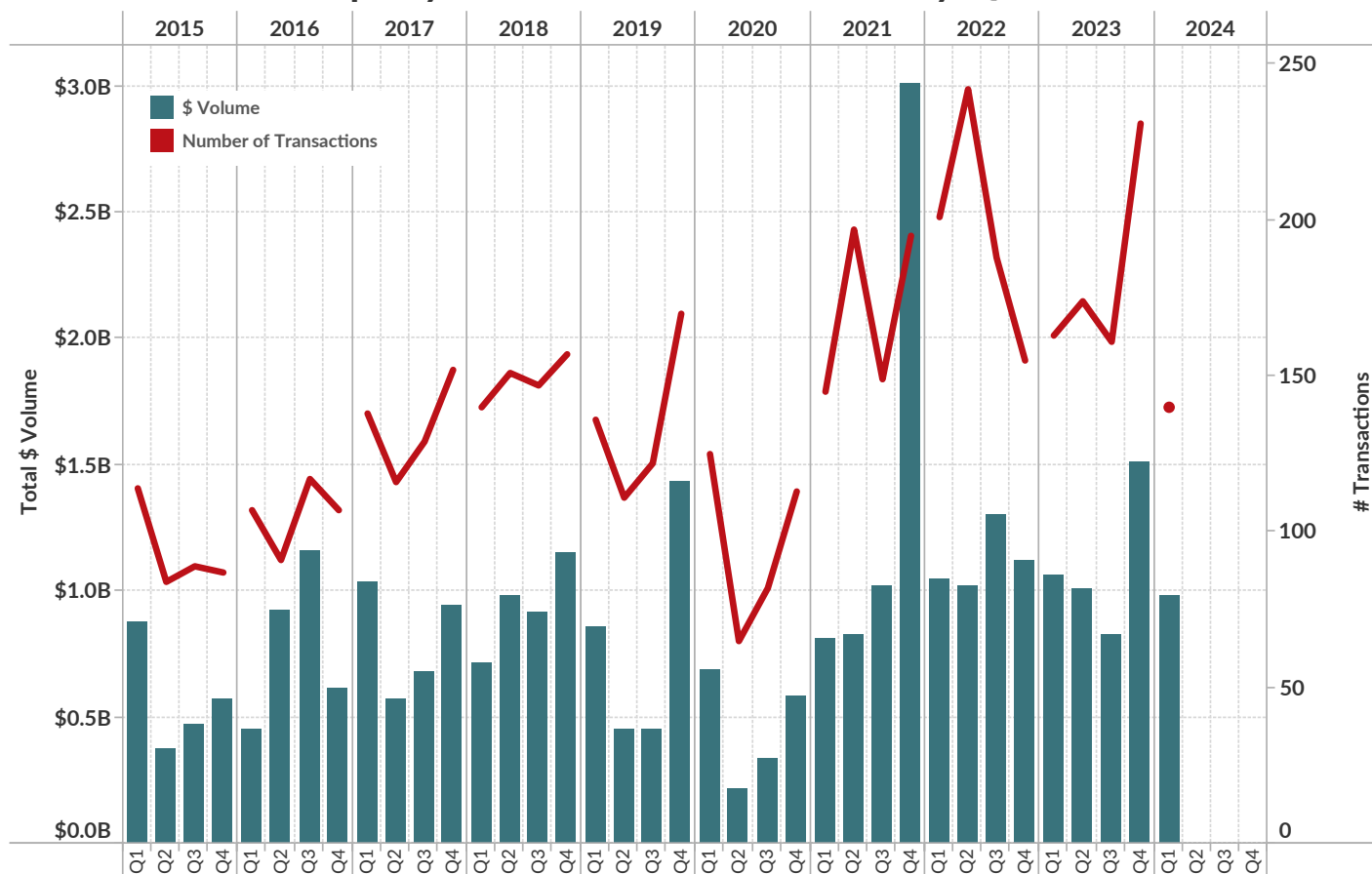
AltusGroup

Q1 2024 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

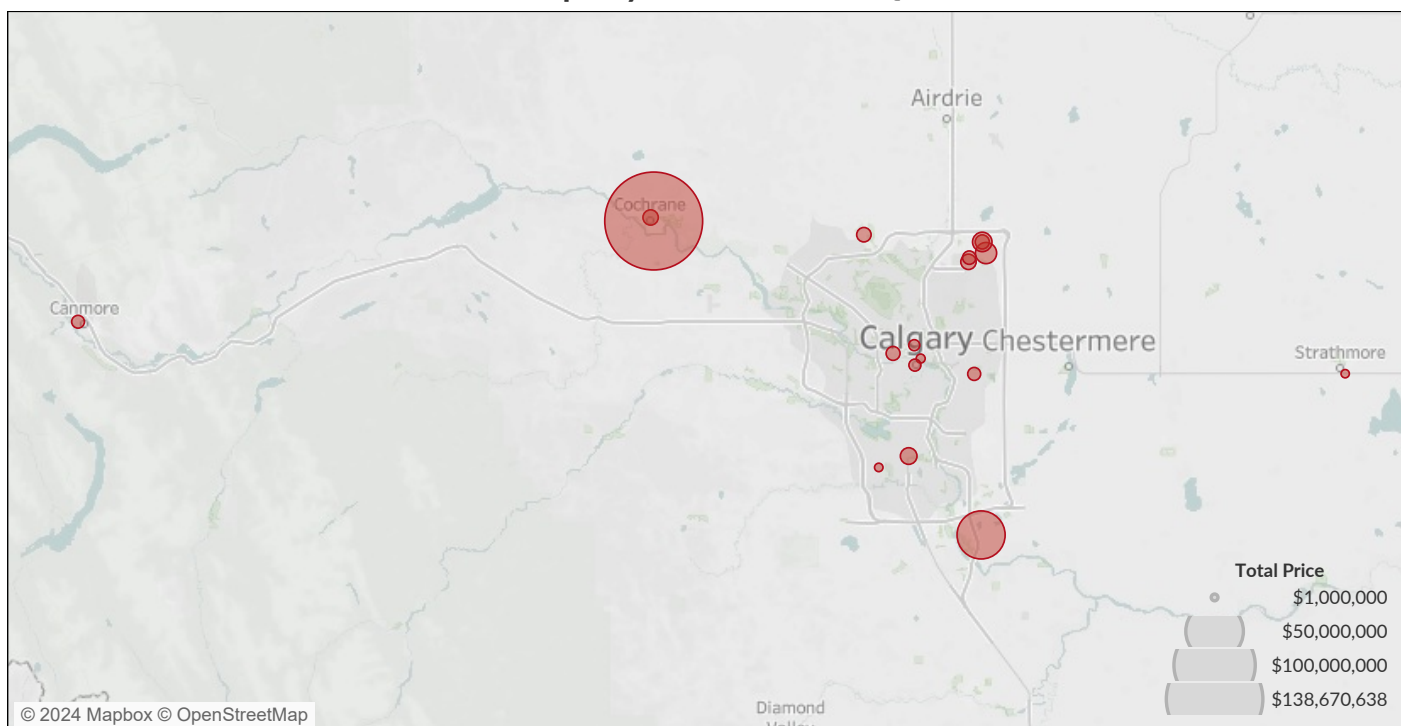
Region	Q1 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Calgary	\$72.7M	14	\$273.6M	\$72.7M	-73.4%	\$559
Other Markets	\$145.4M	4	\$6.2M	\$145.4M	2257.4%	\$425
Grand Total	\$218.1M	18	\$279.7M	\$218.1M	-22.0%	\$529

Retail - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
721 Main Street	Other Markets	Canmore	\$2.4M	8,190	\$578
10640 Macleod Trail SE	Calgary	Calgary	\$4.0M	7,619	\$525
10980 38th Street NE	Calgary	Calgary	\$2.6M	3,727	\$698
11808 24th Street SW	Calgary	Calgary	\$1.0M	1,659	\$628
128 7th Avenue SE	Calgary	Calgary	\$2.1M	16,322	\$128

Source: Altus Group

Retail Property Transactions - Q1 2024



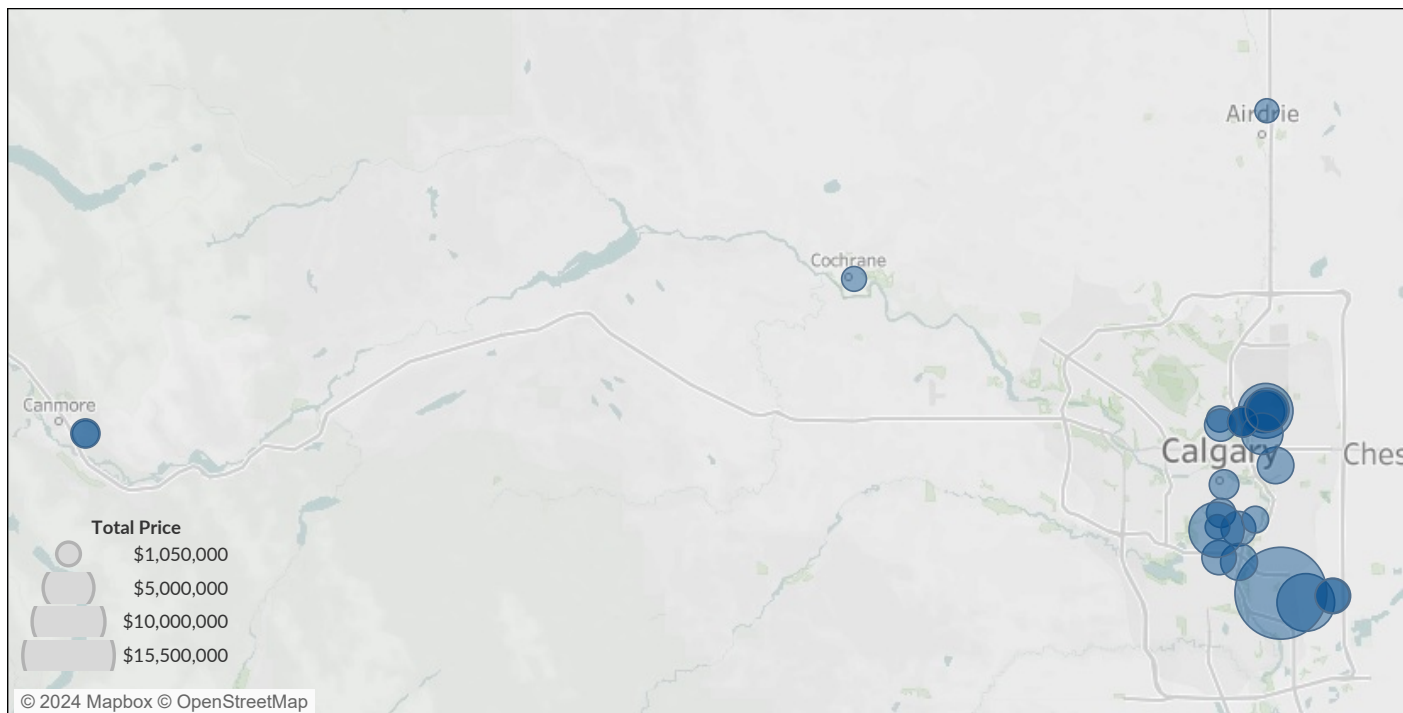
Region	Q1 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Calgary	\$72.6M	23	\$182.6M	\$72.6M	-60.3%	\$217
Other Markets	\$5.0M	4	\$26.8M	\$5.0M	-81.3%	\$339
Grand Total	\$77.6M	27	\$209.4M	\$77.6M	-63.0%	\$235

Industrial - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
100 Alpine Meadows	Other Markets	Canmore	\$1.3M	3,444	\$377
			\$1.6M	4,306	\$360
124 Charlesworth Avenue	Other Markets	Cochrane	\$1.1M	4,000	\$281
209 40th Avenue NE	Calgary	Calgary	\$1.2M	4,800	\$258
232 35th Avenue NE	Calgary	Calgary	\$1.9M	15,430	\$123

Source: Altus Group

Industrial Property Transactions - Q1 2024



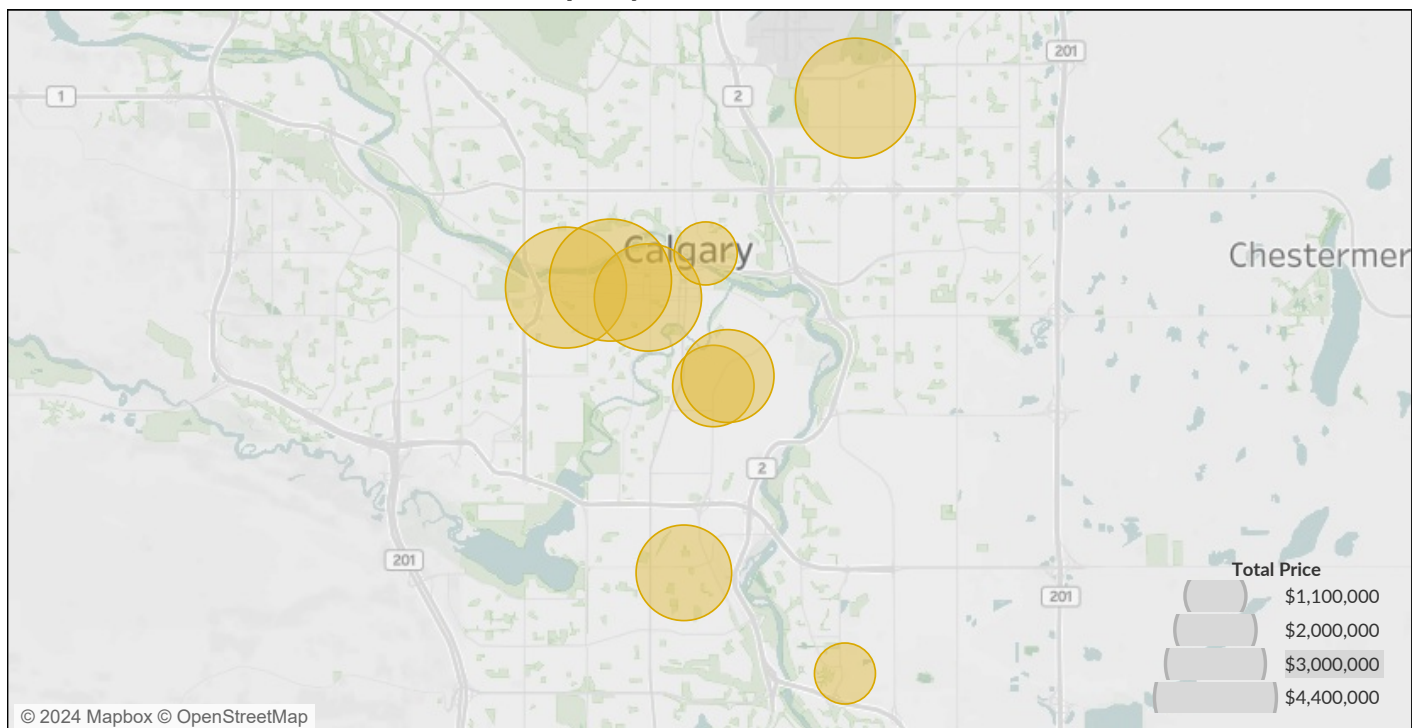
Region	Q1 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Calgary	\$25.9M	9	\$93.5M	\$25.9M	-72.3%	\$238
Other Markets						
Grand Total	\$25.9M	9	\$93.5M	\$25.9M	-72.3%	\$238

Office - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1000 8th Avenue SW	Calgary	Calgary	\$4.4M	41,930	\$105
10836 24th Street SE	Calgary	Calgary	\$1.1M	5,130	\$214
1822 10th Avenue SW	Calgary	Calgary	\$4.3M	13,486	\$321
2735 39th Avenue NE	Calgary	Calgary	\$4.3M	58,999	\$72
3402 8th Street SE	Calgary	Calgary	\$2.6M	9,845	\$259

Source: Altus Group

Office Property Transactions - Q1 2024



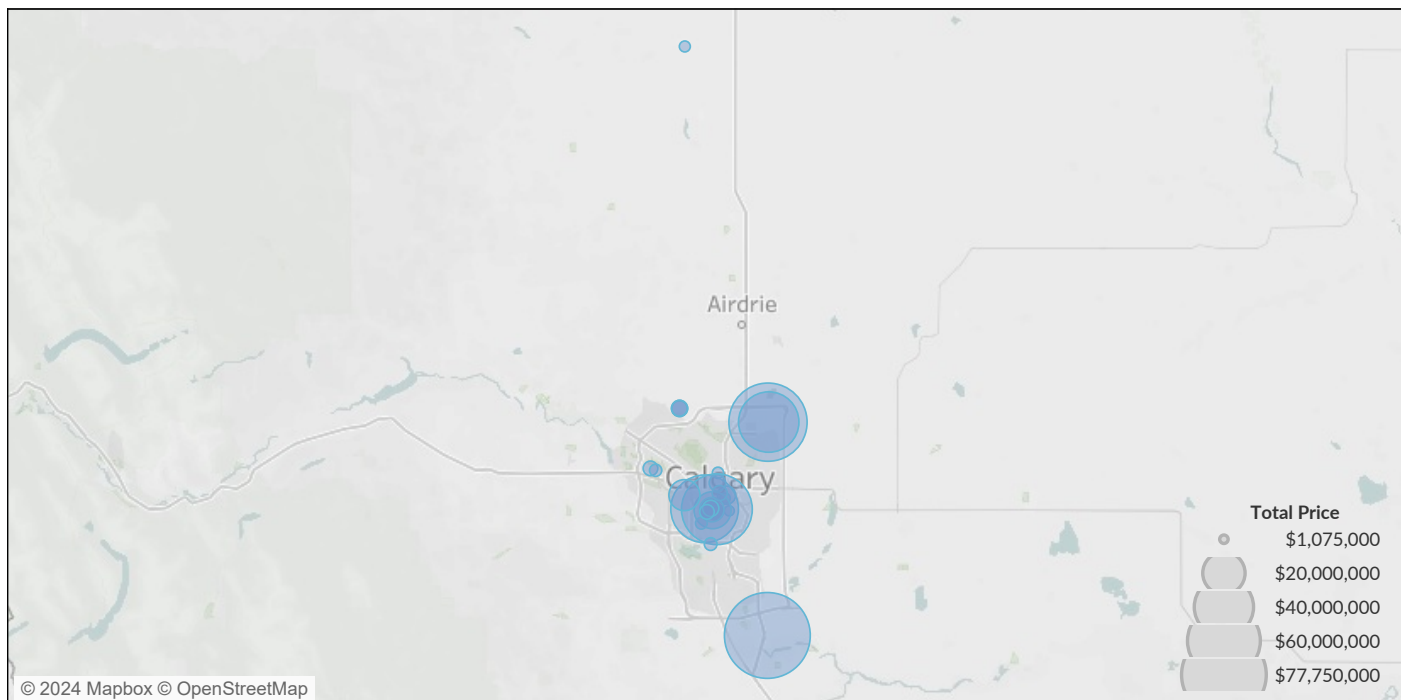
Region	Q1 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2023	2024		
Calgary	\$358.3M	29	\$169.7M	\$358.3M	111.1%	\$317,847
Other Markets	\$1.3M	1		\$1.3M		\$127,000
Grand Total	\$359.6M	30	\$169.7M	\$359.6M	111.9%	\$311,266

Apartment - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
1070 Seton Circle SE	Calgary	Calgary	\$77.8M	295	\$263,559
1105 1 Street NE	Calgary	Calgary	\$2.4M	15	\$160,000
1124 Cameron Avenue SW	Calgary	Calgary	\$2.3M	12	\$187,500
1211 7th Street SW	Calgary	Calgary	\$2.8M	17	\$163,529
128 40th Avenue NW	Calgary	Calgary	\$1.3M	4	\$333,750

Source: Altus Group

Apartment Property Transactions - Q1 2024



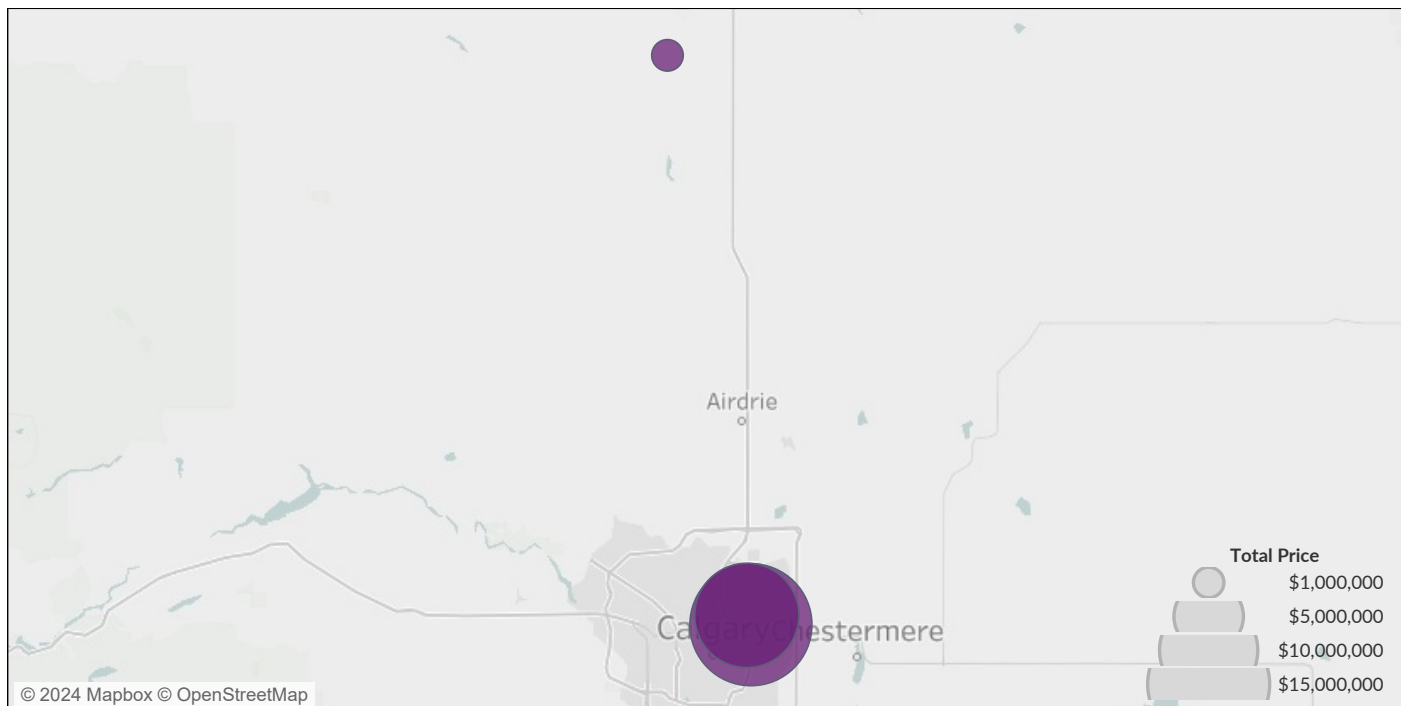
Region	Q1 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2023	2024		
Calgary	\$26.0M	2	\$7.4M	\$26.0M	253.1%	\$77,525
Other Markets	\$1.0M	1	\$33.1M	\$1.0M	-97.0%	\$32,258
Grand Total	\$27.0M	3	\$40.5M	\$27.0M	-33.4%	\$62,436

Hotel - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
2420 37th Avenue Ne	Calgary	Calgary	\$11.0M	135	\$81,157
2750 Sunridge Boulevard NE	Calgary	Calgary	\$15.0M	203	\$73,892

Source: Altus Group

Hotel Property Transactions - Q1 2024



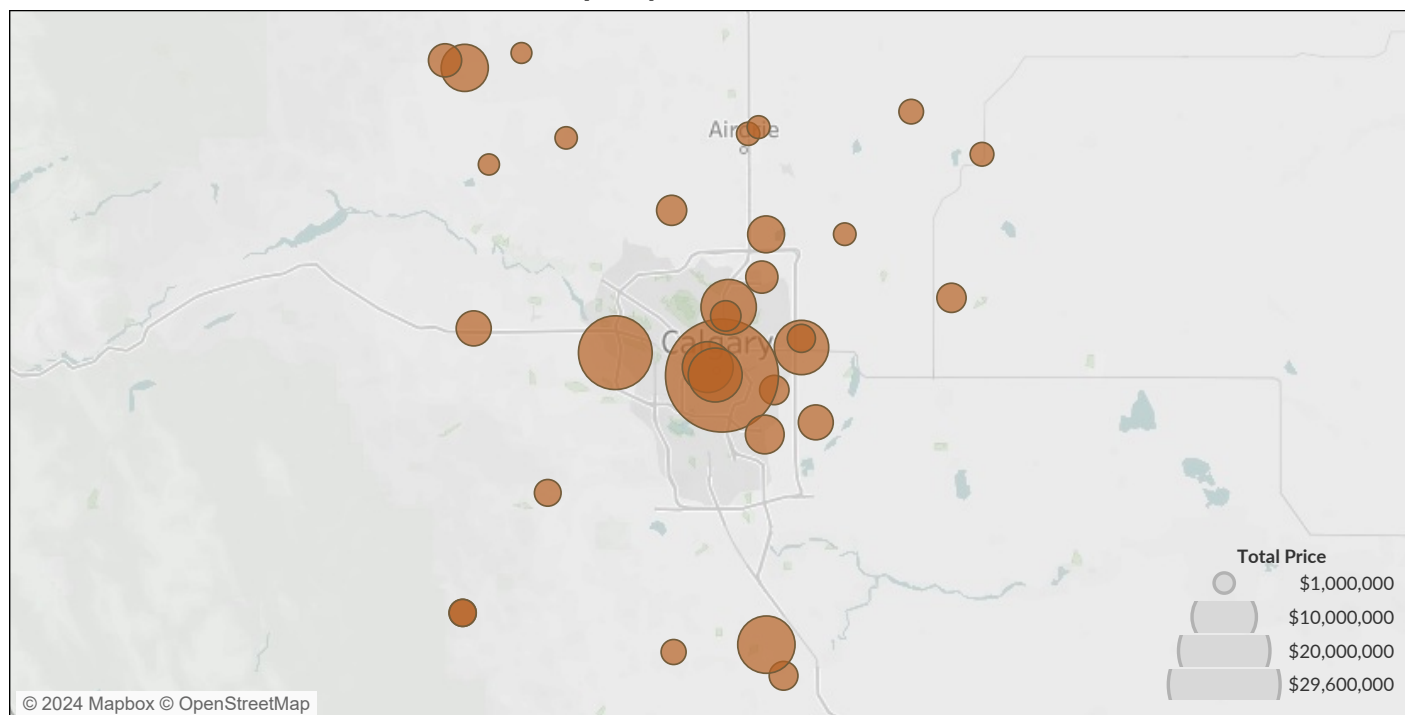
Region	Q1 2024 \$ Volume	#	YTD Volume 2023	2024	YoY - % Change	YTD - Avg \$/Acre
Calgary	\$81.0M	15	\$71.7M	\$81.0M	13.0%	\$1.1M
Other Markets	\$45.9M	17	\$96.7M	\$45.9M	-52.6%	\$0.2M
Grand Total	\$126.9M	32	\$168.4M	\$126.9M	-24.7%	\$0.6M

ICI Land - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Bluerock Common & Northridge Drive	Other Markets	Okotoks	\$7.6M	7.3	\$1,051,448
Dwight McLellan Trail	Other Markets	Balzac	\$3.2M	11.5	\$275,000
NE-4-27-26-4	Other Markets	Airdrie	\$1.3M	157.0	\$8,283
NW-3-26-28-4	Calgary	Calgary	\$1.2M	156.7	\$7,500
NW-11-27-3-5	Other Markets	Cochrane	\$1.2M	136.3	\$8,435

Source: Altus Group

ICI Land Property Transactions - Q1 2024



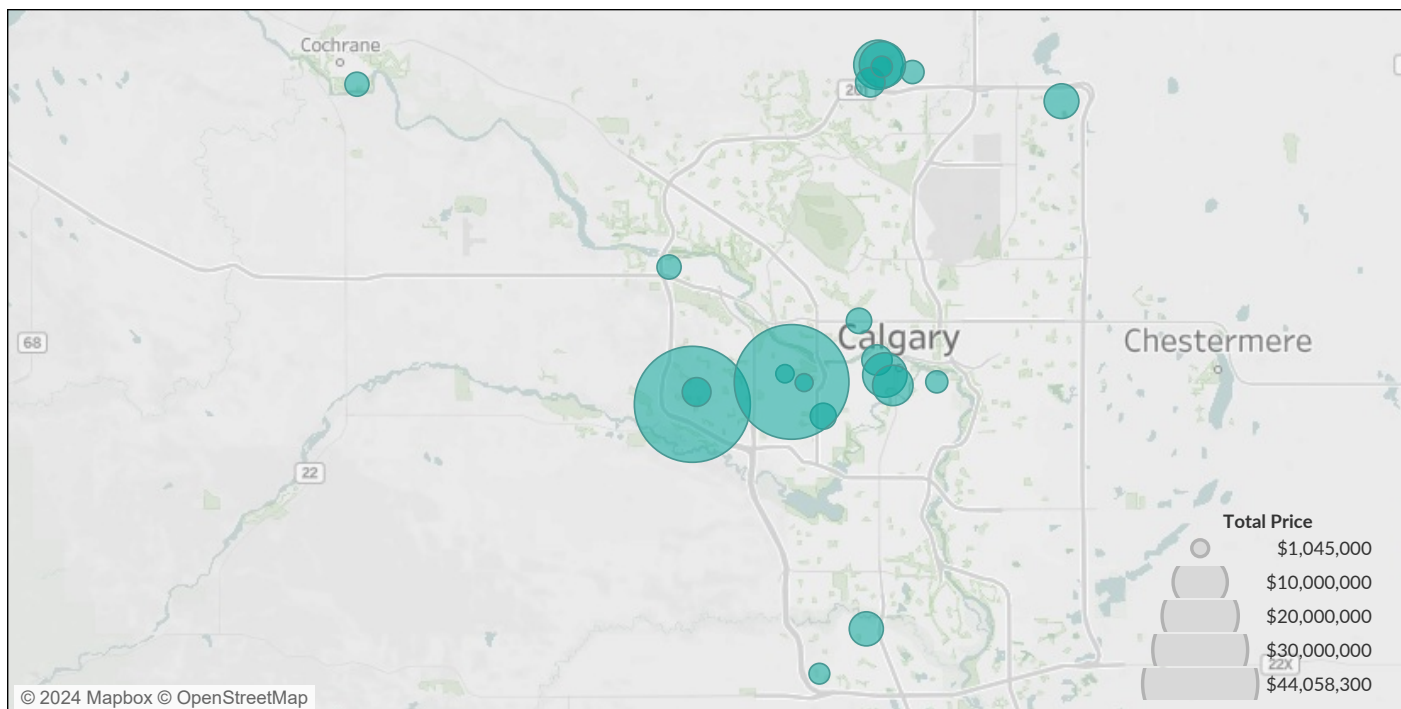
Region	Q1 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
Calgary	\$144.6M	20	\$90.8M	\$144.6M	59.2%	\$1.4M
Other Markets	\$1.9M	1	\$5.1M	\$1.9M	-63.0%	\$1.0M
Grand Total	\$146.5M	21	\$95.9M	\$146.5M	52.7%	\$1.4M

Residential Land - Top 5 Transactions Q1 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
100 148th Avenue NW	Calgary	Calgary	\$7.9M	4.6	\$1,725,000
1121 2nd Street SW	Calgary	Calgary	\$6.4M	0.6	Null
117 17th Avenue SE	Calgary	Calgary	\$5.4M	0.6	Null
1201 17th Avenue NW	Calgary	Calgary	\$2.1M	0.3	Null
1429 9th Avenue SE	Calgary	Calgary	\$1.6M	0.2	Null

Source: Altus Group

Residential Land Property Transactions - Q1 2024





Altus Group (TSX: AIF) is a leading provider of asset and fund intelligence for commercial real estate. We deliver our intelligence as a service to our global client base through a connected platform of industry-leading technology, advanced analytics and advisory services.

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

Altus Group is a global company headquartered in Toronto with approximately 2,700 employees across North America, EMEA and Asia Pacific.

altusgroup.com

DISCLAIMER

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.