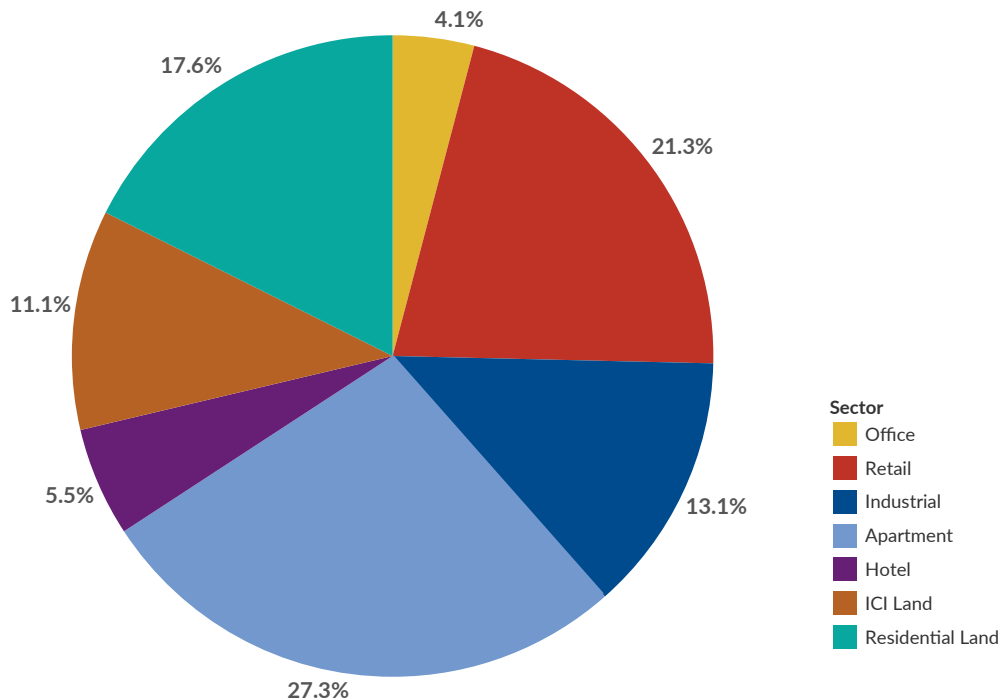

Calgary Market Area Commercial Q2 2024 Statistics



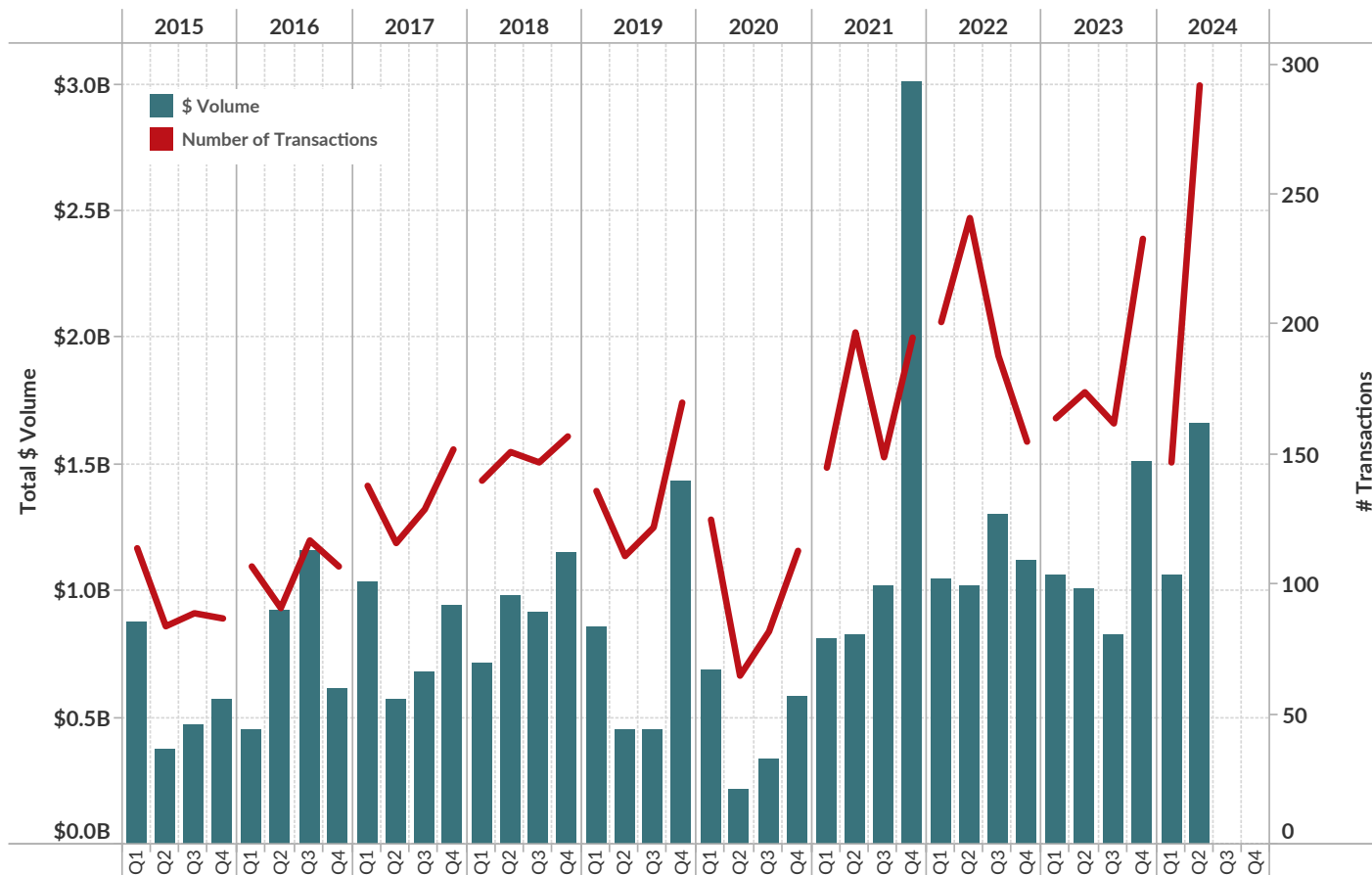
AltusGroup

Q2 2024 YTD 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

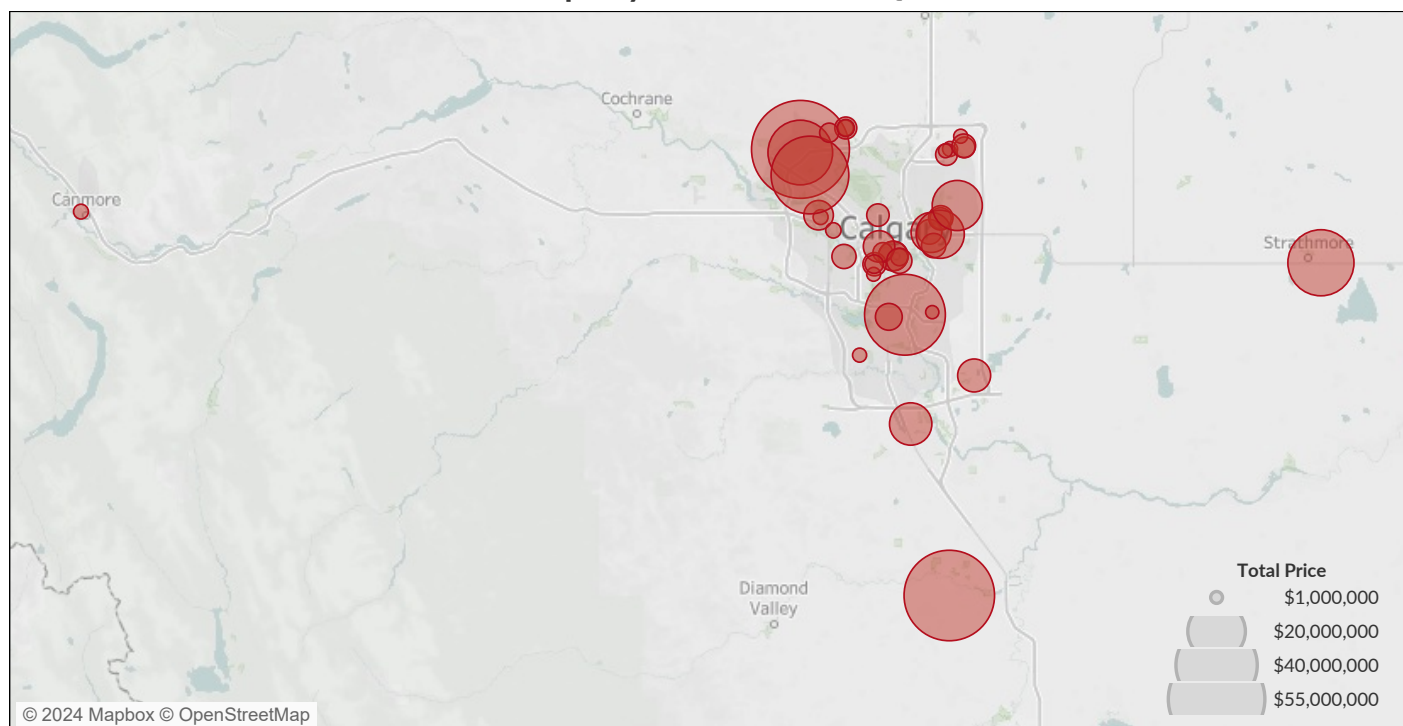
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Calgary	\$286.9M	40	\$342.3M	\$359.6M	5.1%	\$491
Other Markets	\$73.3M	3	\$54.0M	\$220.0M	307.6%	\$329
Grand Total	\$360.2M	43	\$396.2M	\$579.6M	46.3%	\$469

Retail - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
8650 112th Avenue NW	Calgary	Calgary	\$55.0M	105,959	\$519
201 Southridge Drive	Other Markets	Okotoks	\$47.0M	156,700	\$300
750 Heritage Drive SE	Calgary	Calgary	\$37.5M	133,767	\$280
140 Crowfoot Crescent NW	Calgary	Calgary	\$34.7M	51,058	\$679
100 Ranch Market	Other Markets	Strathmore	\$25.1M	97,126	\$258

Source: Altus Group

Retail Property Transactions - Q2 2024



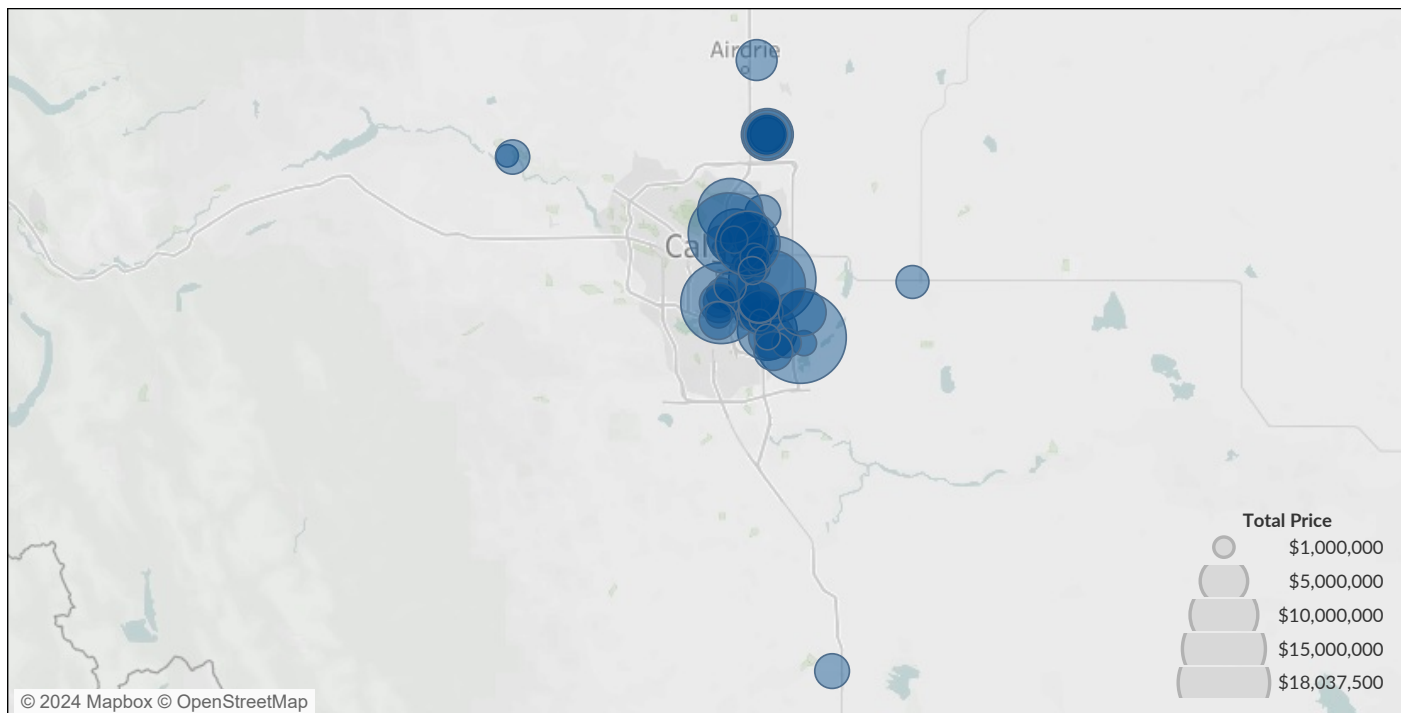
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Calgary	\$182.1M	40	\$303.2M	\$257.9M	-14.9%	\$226
Other Markets	\$32.2M	10	\$26.8M	\$99.5M	271.0%	\$295
Grand Total	\$214.3M	50	\$330.0M	\$357.4M	8.3%	\$239

Industrial - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
8616 Venture Avenue SE	Calgary	Calgary	\$18.0M	88,795	\$203
12686 48th Street SE	Calgary	Calgary	\$16.2M	107,650	\$150
824 41 Avenue NE	Calgary	Calgary	\$14.0M	120,943	\$116
315 Manitou Road SE	Calgary	Calgary	\$14.0M	78,838	\$178
2008 48th Street SE	Calgary	Calgary	\$10.0M	296,728	\$34

Source: Altus Group

Industrial Property Transactions - Q2 2024



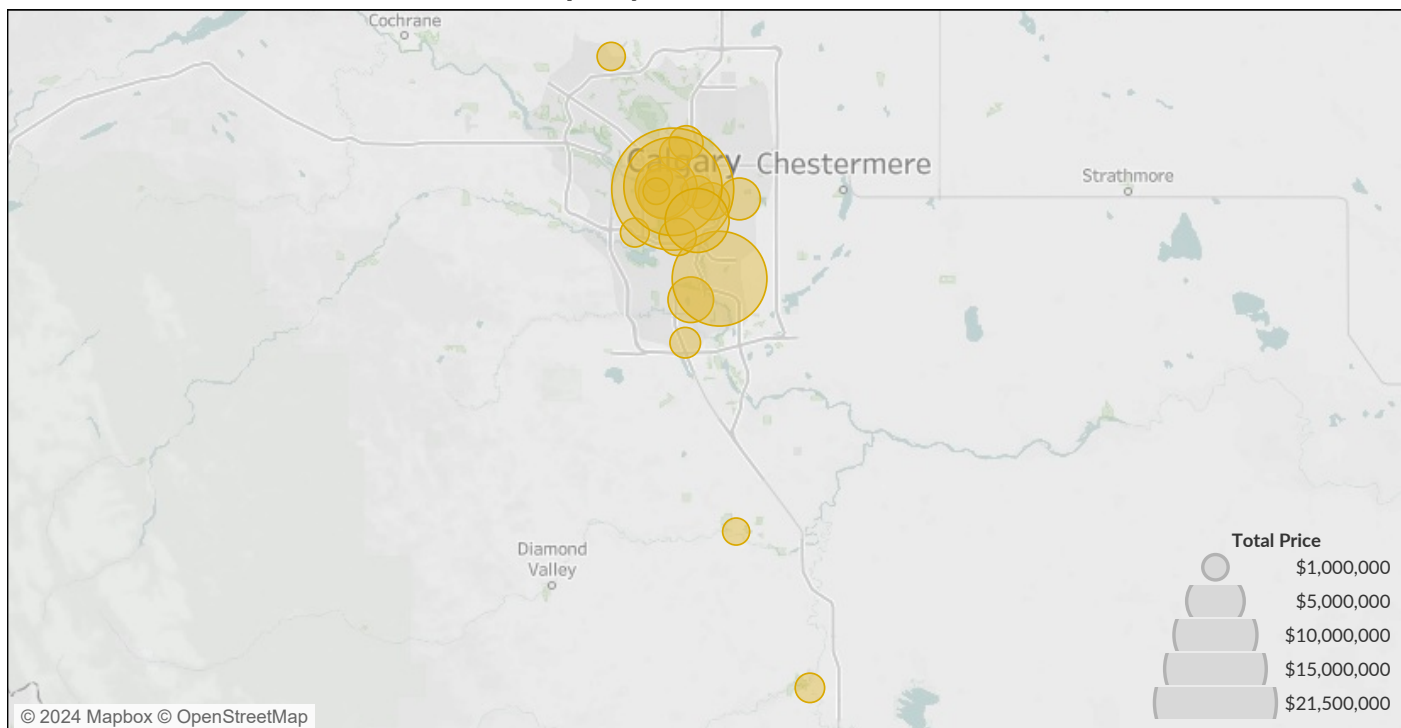
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Calgary	\$83.3M	18	\$207.9M	\$109.2M	-47.5%	\$237
Other Markets	\$2.3M	2		\$2.3M		\$195
Grand Total	\$85.6M	20	\$207.9M	\$111.5M	-46.4%	\$234

Office - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
645 7th Avenue SW	Calgary	Calgary	\$21.5M	359,131	\$60
640 5th Avenue SW	Calgary	Calgary	\$13.9M	252,978	\$55
109 Quarry Park Boulevard SE	Calgary	Calgary	\$13.0M	83,527	\$155
4124 9th Street SE	Calgary	Calgary	\$5.9M	46,976	\$126
1040 7th Avenue SW	Calgary	Calgary	\$5.5M	81,126	\$68

Source: Altus Group

Office Property Transactions - Q2 2024



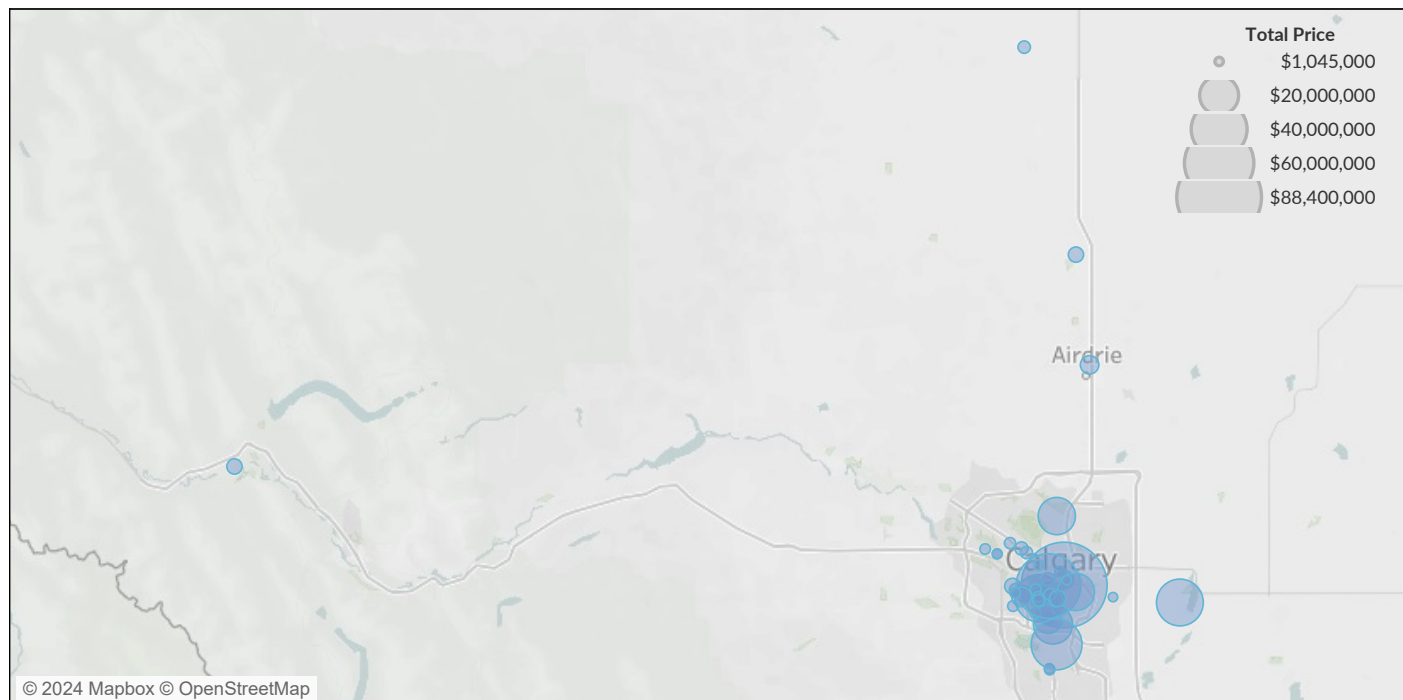
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2023	2024		
Calgary	\$337.8M	47	\$323.0M	\$704.7M	118.2%	\$298,947
Other Markets	\$37.8M	5		\$39.1M		\$306,652
Grand Total	\$375.7M	52	\$323.0M	\$743.9M	130.3%	\$299,510

Apartment - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
505 4th Street SE	Calgary	Calgary	\$88.4M	190	\$465,263
909 7th Avenue SW	Calgary	Calgary	\$50.0M	219	\$228,311
10 Frobisher Boulevard SE	Calgary	Calgary	\$31.0M	150	\$206,667
2402 16A Street SW	Calgary	Calgary	\$26.7M	119	\$224,370
40 Dawson Wharf Mount	Other Markets	Chestermere	\$26.3M	63	\$417,270

Source: Altus Group

Apartment Property Transactions - Q2 2024



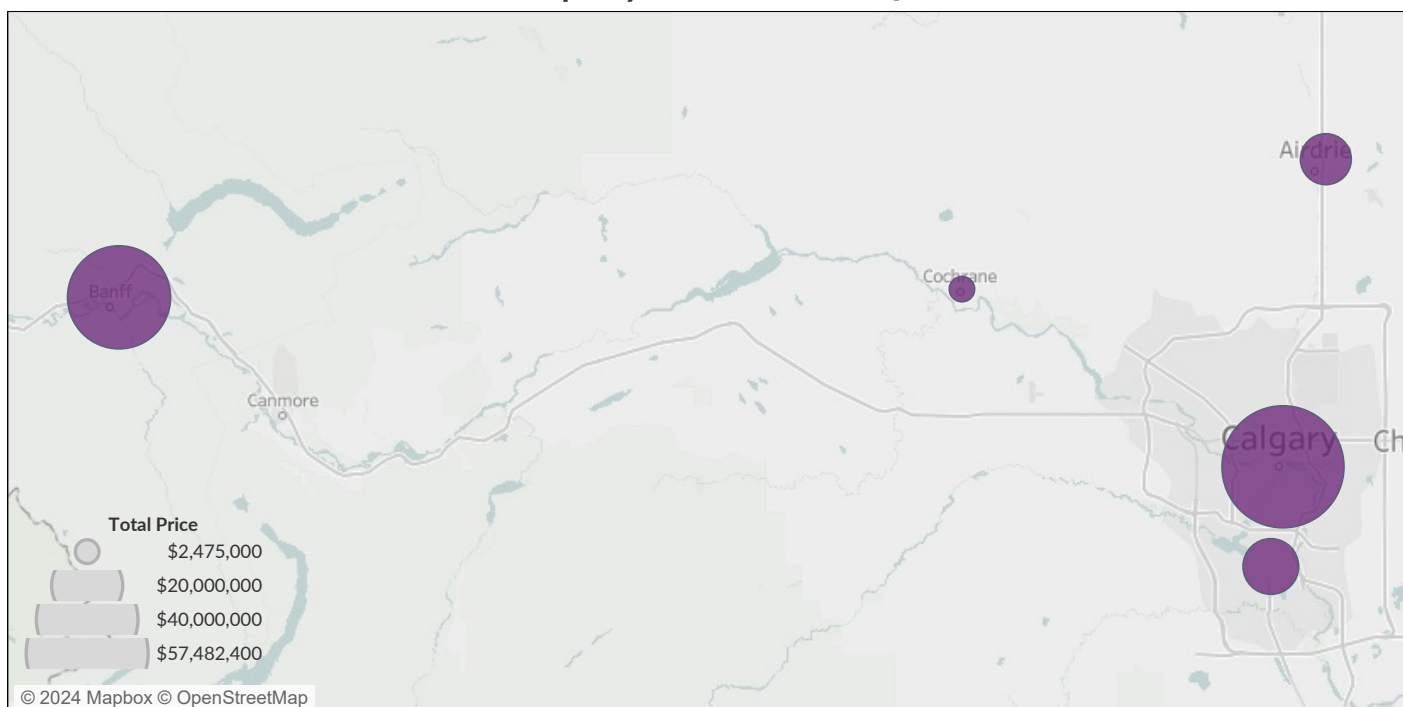
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2023	2024		
Calgary	\$69.4M	2	\$21.9M	\$95.4M	336.6%	\$95,476
Other Markets	\$53.5M	3	\$219.7M	\$54.5M	-75.2%	\$184,495
Grand Total	\$122.9M	5	\$241.5M	\$149.9M	-37.9%	\$139,986

Hotel - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
711 4th Street SE	Calgary	Calgary	\$57.5M	320	\$179,633
501 Banff Avenue	Other Markets	Banff	\$41.0M	99	\$414,141
135 Southland Drive SE	Calgary	Calgary	\$12.0M	253	\$47,223
64 East Lake Avenue NE	Other Markets	Airdrie	\$10.0M	79	\$126,582
304 First Street West	Other Markets	Cochrane	\$2.5M	15	\$165,000

Source: Altus Group

Hotel Property Transactions - Q2 2024



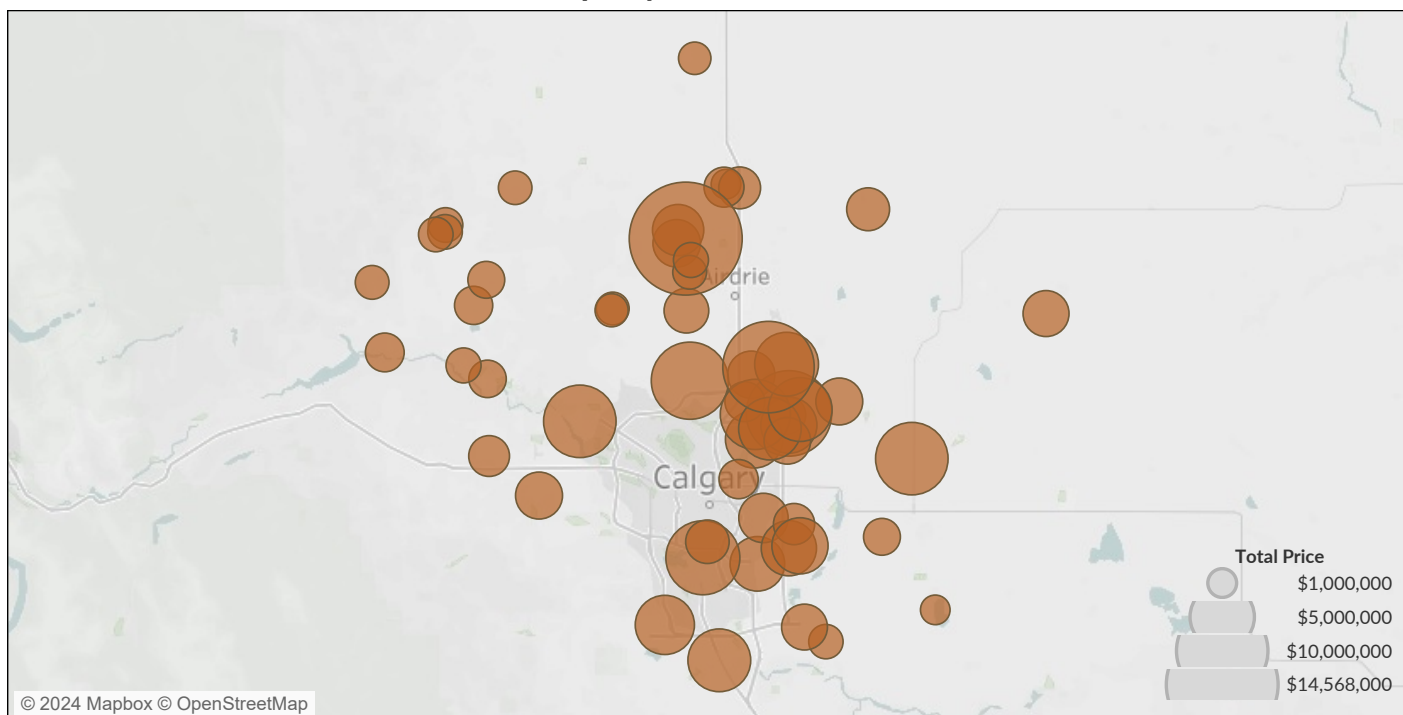
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
Calgary	\$120.7M	31	\$148.2M	\$201.7M	36.1%	\$0.7M
Other Markets	\$51.2M	25	\$160.7M	\$99.8M	-37.9%	\$0.2M
Grand Total	\$171.9M	56	\$308.9M	\$301.6M	-2.4%	\$0.5M

ICI Land - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
280003 Range Road 14	Calgary	Calgary	\$14.6M	1,435.8	\$10,146
NW-11-26-29-04	Other Markets	Balzac	\$9.6M	36.7	\$260,005
253208 84th Street NE	Calgary	Calgary	\$8.3M	136.9	\$60,947
15151 14th Street NW	Calgary	Calgary	\$6.8M	8.0	\$854,271
7810 Macleod Trail SE	Calgary	Calgary	\$6.3M	1.8	\$3,434,066

Source: Altus Group

ICI Land Property Transactions - Q2 2024



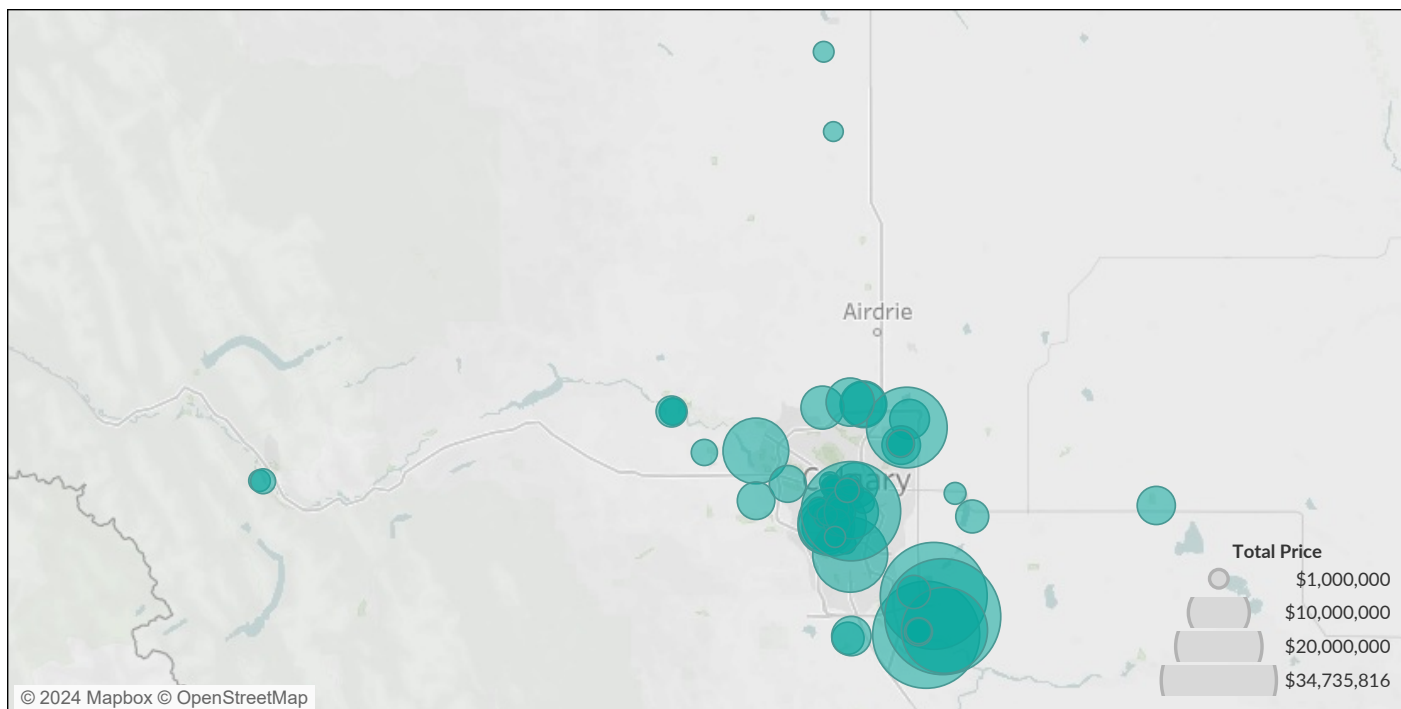
Region	Q2 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
Calgary	\$306.8M	55	\$200.2M	\$455.1M	127.3%	\$2.2M
Other Markets	\$22.5M	11	\$59.9M	\$24.4M	-59.3%	\$0.8M
Grand Total	\$329.3M	66	\$260.1M	\$479.5M	84.3%	\$1.8M

Residential Land - Top 5 Transactions Q2 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
11440 178th Avenue SE	Calgary	Calgary	\$34.7M	303.3	\$114,545
20500 88th Street SE	Calgary	Calgary	\$29.6M	159.9	\$185,023
9999 146th Avenue SE	Calgary	Calgary	\$29.5M	160.1	\$184,280
1520 4th Street SW	Calgary	Calgary	\$25.5M	1.7	\$15,262,784
11900 210th Avenue SE	Calgary	Calgary	\$19.1M	114.0	\$167,653

Source: Altus Group

Residential Land Property Transactions - Q2 2024





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