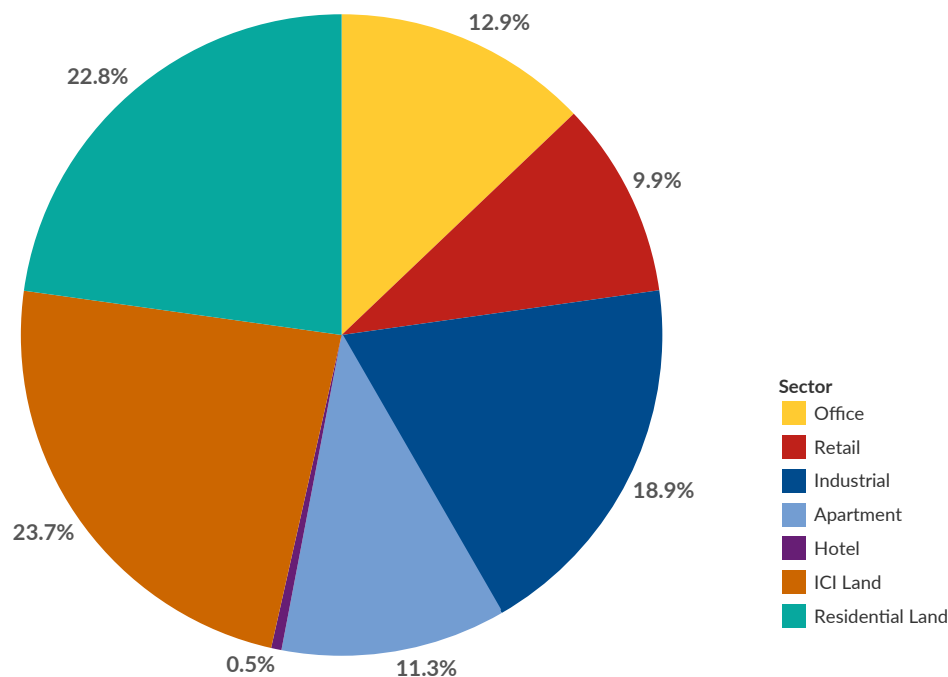

Vancouver Market Area Commercial Q4 2024 Statistics



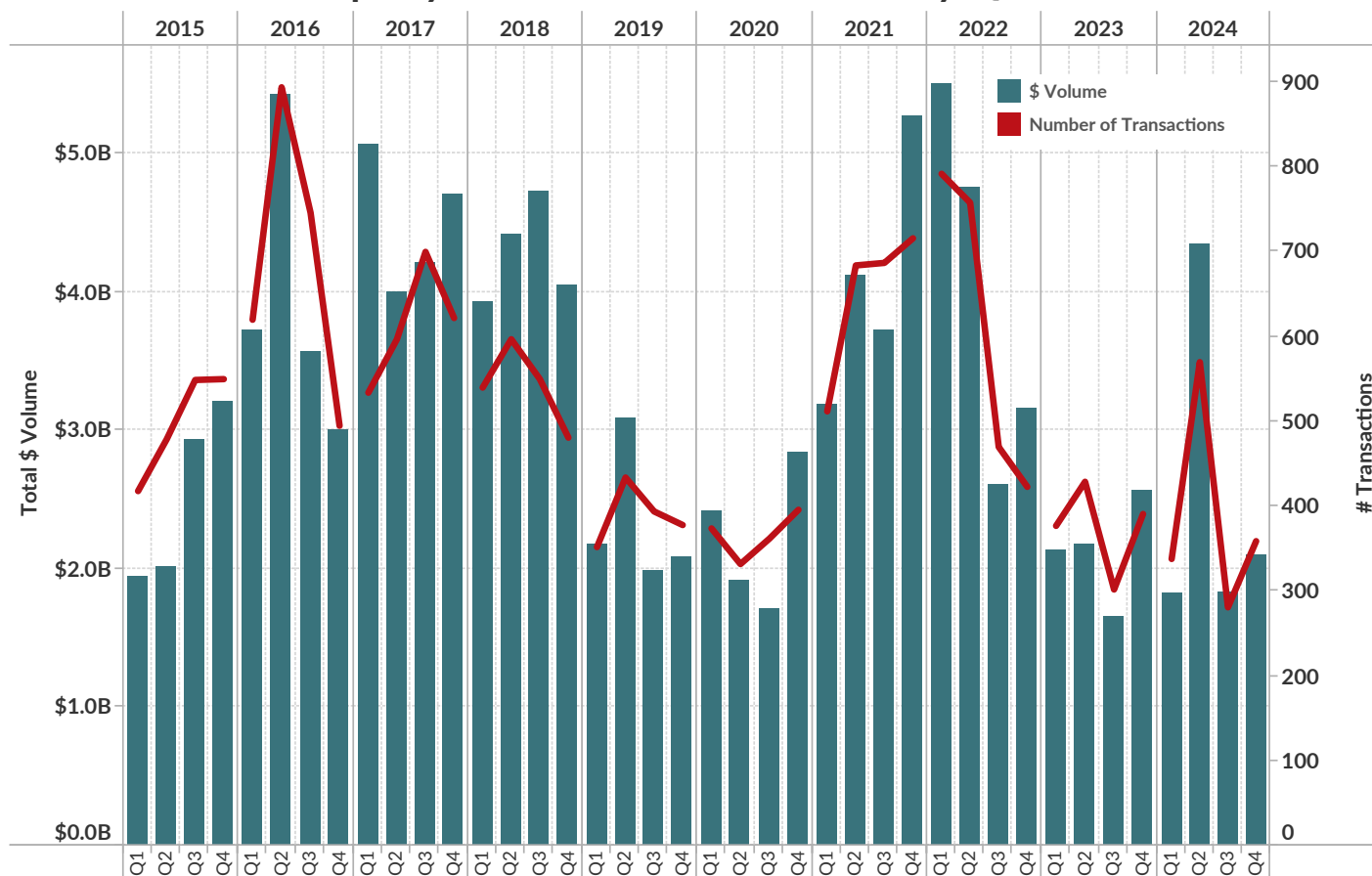
AltusGroup

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

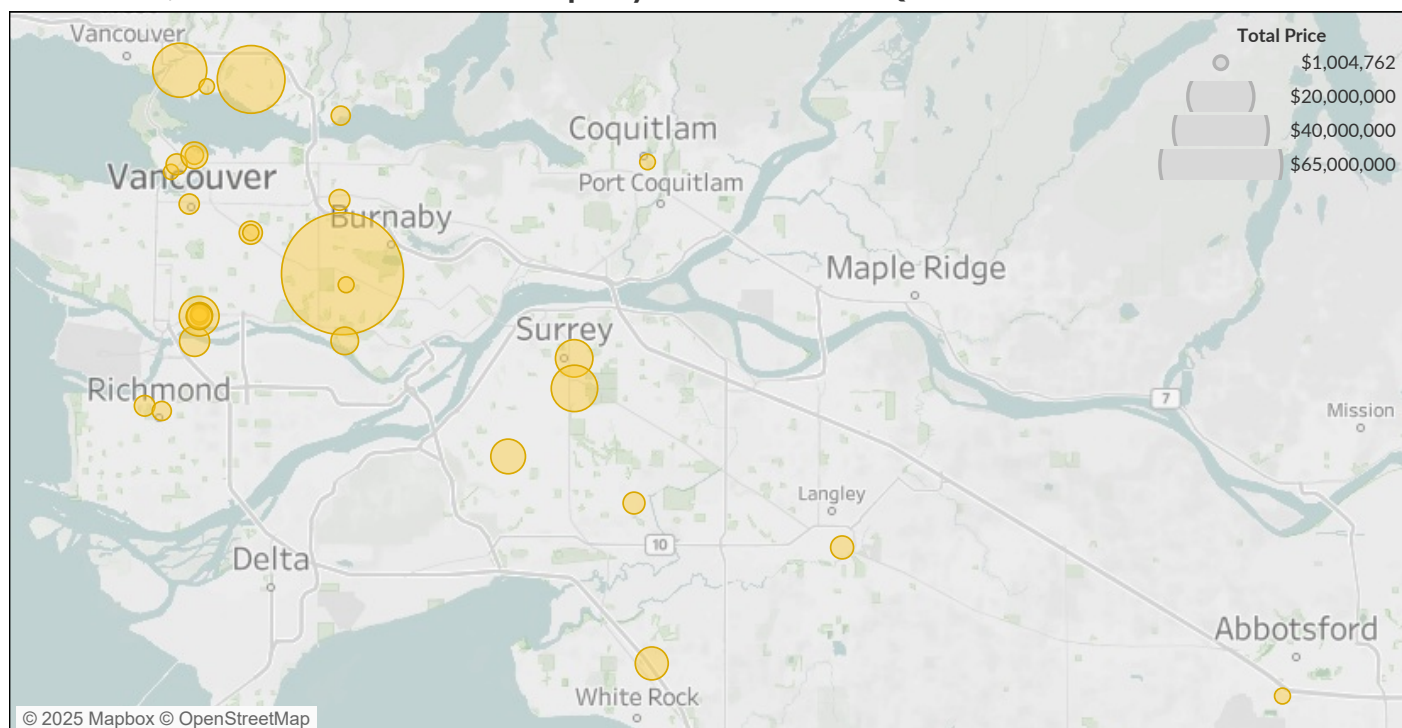
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Fraser Valley	\$3.4M	2	\$78.3M	\$28.3M	-63.8%	\$747
North East	\$1.1M	1	\$7.3M	\$7.6M	5.0%	\$701
North Shore	\$35.4M	4	\$11.5M	\$47.8M	315.6%	\$916
South Fraser	\$35.0M	8	\$89.2M	\$114.9M	28.7%	\$893
Vancouver	\$104.1M	20	\$394.3M	\$1,098.9M	178.7%	\$1,108
Grand Total	\$178.9M	35	\$580.6M	\$1,297.5M	123.5%	\$982

Office - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
4330 Kingsway	Vancouver	Burnaby	\$65.0M	250,865	259
1343 Lonsdale Avenue	North Shore	North Vancouver	\$20.0M	23,016	869
2030 Marine Drive	North Shore	North Vancouver	\$12.8M	26,259	486
13737 96th Avenue	South Fraser	Surrey	\$9.4M	9,043	1,039
10366 136A Street	South Fraser	Surrey	\$6.1M	15,186	403

Source: Altus Group

Office Property Transactions - Q4 2024



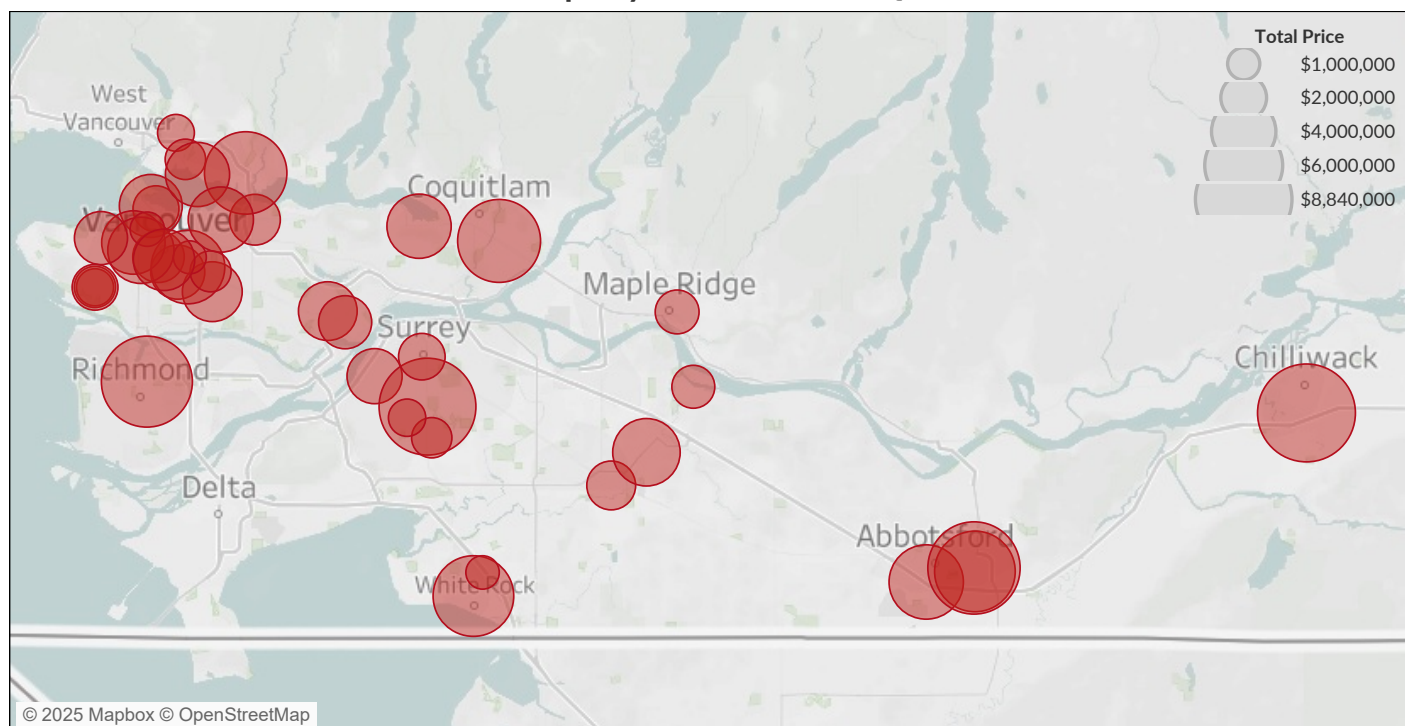
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Fraser Valley	\$35.9M	7	\$107.1M	\$242.0M	126.0%	\$694
North East	\$11.9M	3	\$83.3M	\$64.4M	-22.7%	\$735
North Shore	\$12.8M	4	\$45.3M	\$44.5M	-1.6%	\$1,354
South Fraser	\$30.9M	8	\$416.4M	\$290.9M	-30.1%	\$989
Vancouver	\$53.4M	20	\$315.4M	\$354.4M	12.4%	\$1,214
Grand Total	\$144.9M	42	\$967.4M	\$996.3M	3.0%	\$1,034

Retail - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
8287 Young Road	Fraser Valley	Chilliwack	\$8.8M	13,000	680
8395 King George Boulevard	South Fraser	Surrey	\$8.7M	9,000	961
33735 Essendene Avenue	Fraser Valley	Abbotsford	\$7.9M	18,262	430
8280 Lansdowne Road	South Fraser	Richmond	\$7.6M	13,980	546
2099 Lougheed Highway	North East	Port Coquitlam	\$6.3M	10,271	618

Source: Altus Group

Retail Property Transactions - Q4 2024



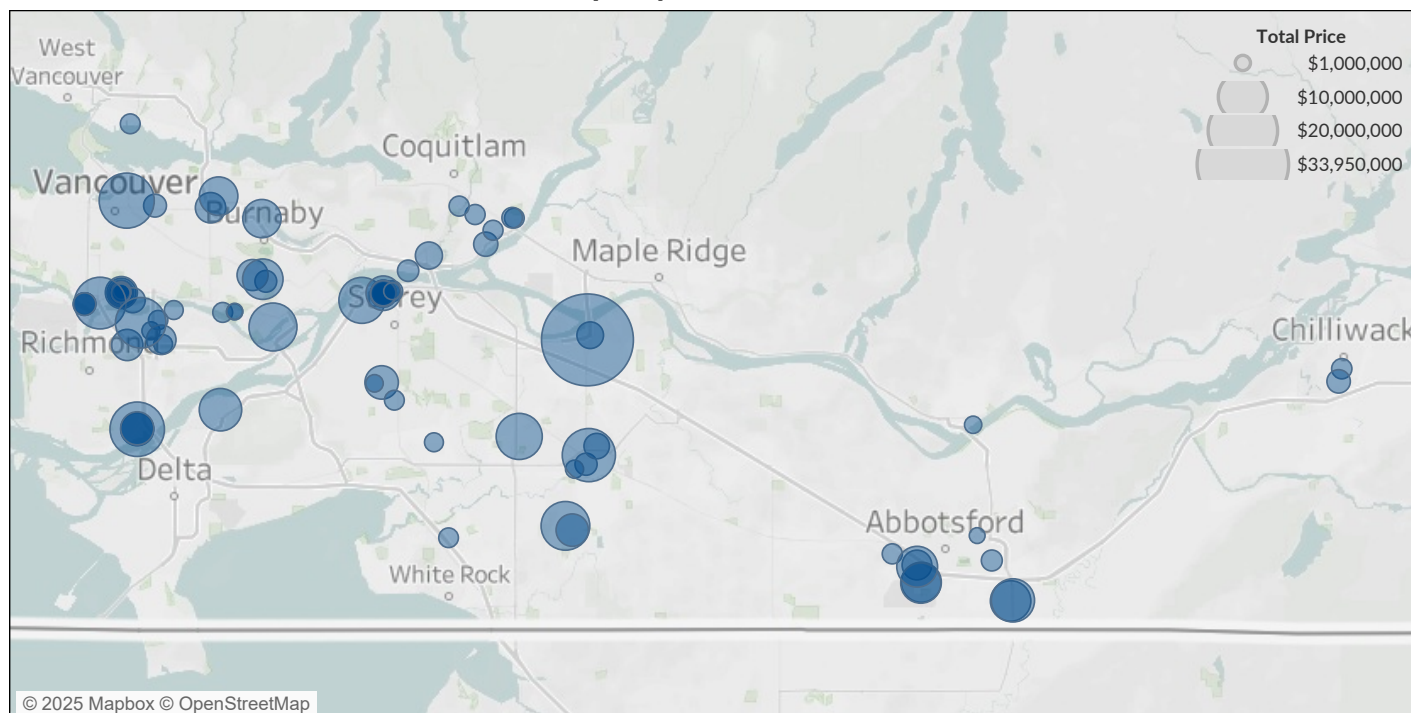
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Fraser Valley	\$99.5M	17	\$445.9M	\$395.7M	-11.3%	\$595
North East	\$15.2M	8	\$207.2M	\$140.4M	-32.2%	\$598
North Shore	\$1.6M	1	\$65.4M	\$46.8M	-28.4%	\$784
South Fraser	\$125.9M	33	\$964.0M	\$917.1M	-4.9%	\$684
Vancouver	\$103.8M	31	\$954.1M	\$406.4M	-57.4%	\$752
Grand Total	\$345.9M	90	\$2,636.5M	\$1,906.4M	-27.7%	\$679

Industrial - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
9844 199A Street	Fraser Valley	Langley	\$34.0M	45,674	743
24 East 3rd Avenue	Vancouver	Vancouver	\$12.2M	4,700	2,596
11920 Forge Place	South Fraser	Richmond	\$11.9M	19,547	610
			\$4.4M	6,051	725
			\$4.4M	7,022	624

Source: Altus Group

Industrial Property Transactions - Q4 2024



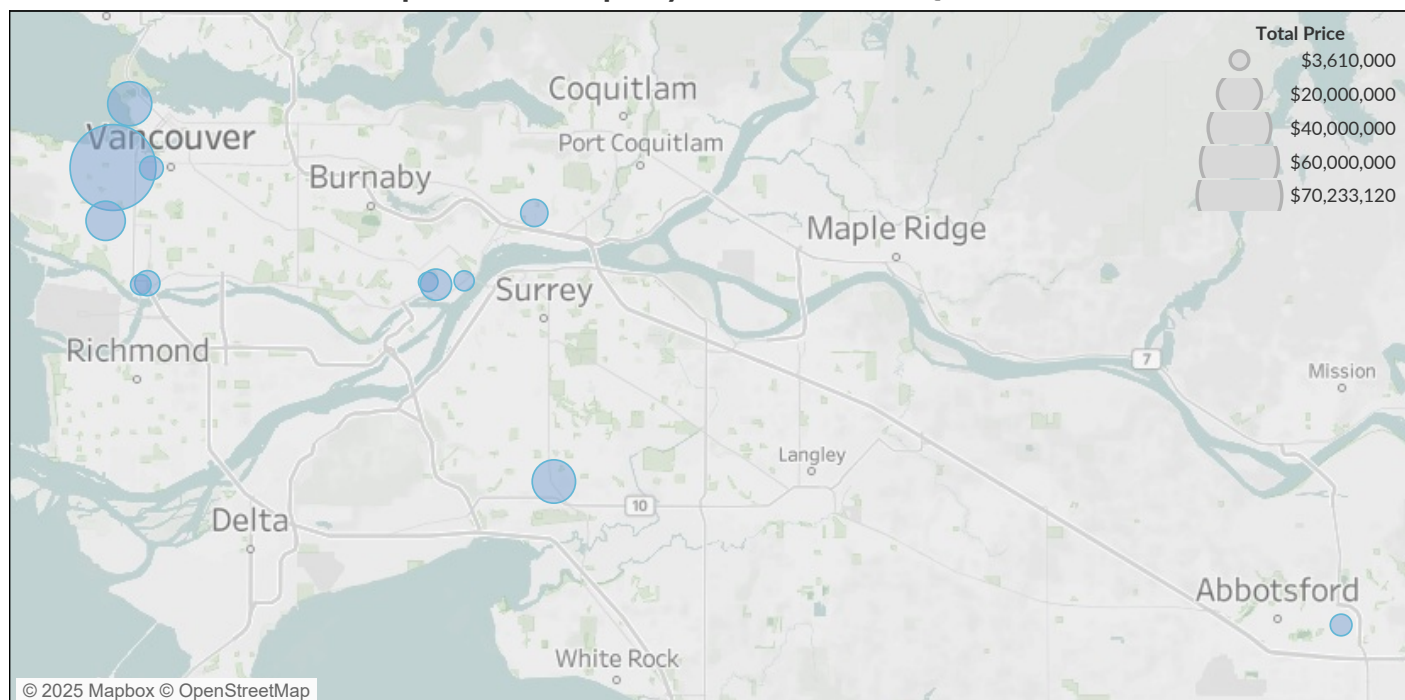
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2023	2024		
Fraser Valley	\$4.5M	1	\$155.8M	\$113.9M	-26.9%	\$257,049
North East	\$7.1M	1	\$97.0M	\$116.3M	19.9%	\$296,460
North Shore			\$73.4M	\$70.4M	-4.0%	\$471,480
South Fraser	\$17.9M	1	\$31.9M	\$47.9M	50.0%	\$295,122
Vancouver	\$135.5M	9	\$441.2M	\$791.2M	79.3%	\$386,170
Grand Total	\$164.9M	12	\$799.3M	\$1,139.7M	42.6%	\$354,505

Apartment - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
2799 Yew Street	Vancouver	Vancouver	\$70.2M	147	\$477,776
2060 Comox Street	Vancouver	Vancouver	\$18.5M	41	\$451,220
13687 62nd Avenue	South Fraser	Surrey	\$17.9M	120	\$149,067
5454 Balsam Street	Vancouver	Vancouver	\$14.7M	33	\$445,152
1030 5th Avenue	Vancouver	New Westminster	\$9.3M	42	\$221,262

Source: Altus Group

Apartment Property Transactions - Q4 2024



Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2023	2024		
Fraser Valley						
North East						
North Shore						
South Fraser						
Vancouver	\$47.2M	1	\$70M	\$53M		\$3,203,983
Grand Total	\$47.2M	1	\$70M	\$53M		\$3,203,983

Hotel - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
6505 Sussex Avenue	\N	Burnaby	\$47.2M	159	\$296,855

Source: Altus Group

Hotel Property Transactions - Q4 2024



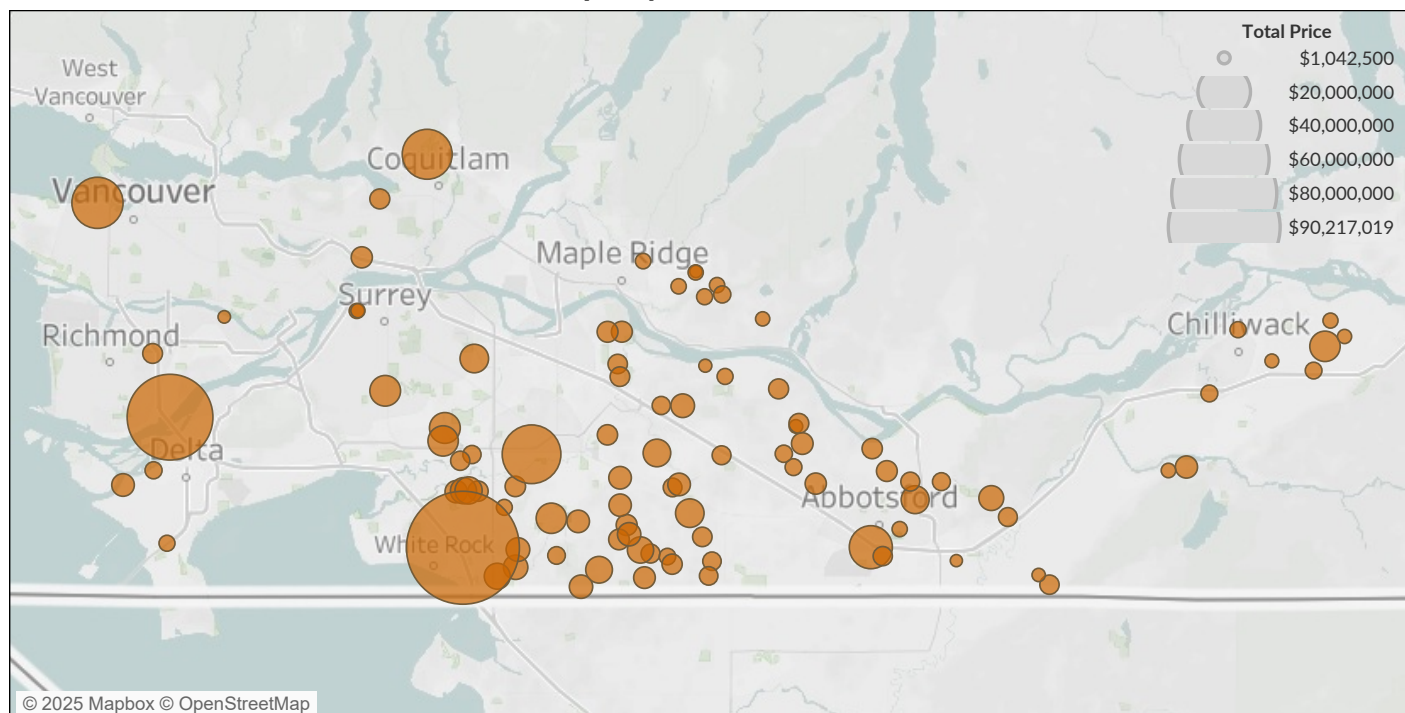
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
Fraser Valley	\$189.0M	61	\$734.0M	\$879.7M	19.8%	\$0.7M
North East	\$36.5M	11	\$161.5M	\$166.6M	3.2%	\$1.2M
North Shore				\$145.0M		\$6.8M
South Fraser	\$245.5M	25	\$451.3M	\$906.4M	100.8%	\$2.4M
Vancouver	\$18.5M	1	\$166.4M	\$287.7M	72.9%	\$5.4M
Grand Total	\$489.5M	98	\$1,513.3M	\$2,385.4M	57.6%	\$1.2M

ICI Land - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
1891 164th Street	South Fraser	Surrey	\$90.2M	32.6	\$2,771,304
13200 Rice Mill Road	South Fraser	Richmond	\$52.0M	10.4	\$5,000,000
18998 54th Avenue	South Fraser	Surrey	\$24.4M	4.3	\$5,742,925
Portion of Lot A 2305 Cornwall Avenue	Vancouver	Vancouver	\$18.5M	2.1	\$8,817,922
1630 Parkway Boulevard	North East	Coquitlam	\$17.6M	266.6	\$66,052

Source: Altus Group

ICI Land Property Transactions - Q4 2024



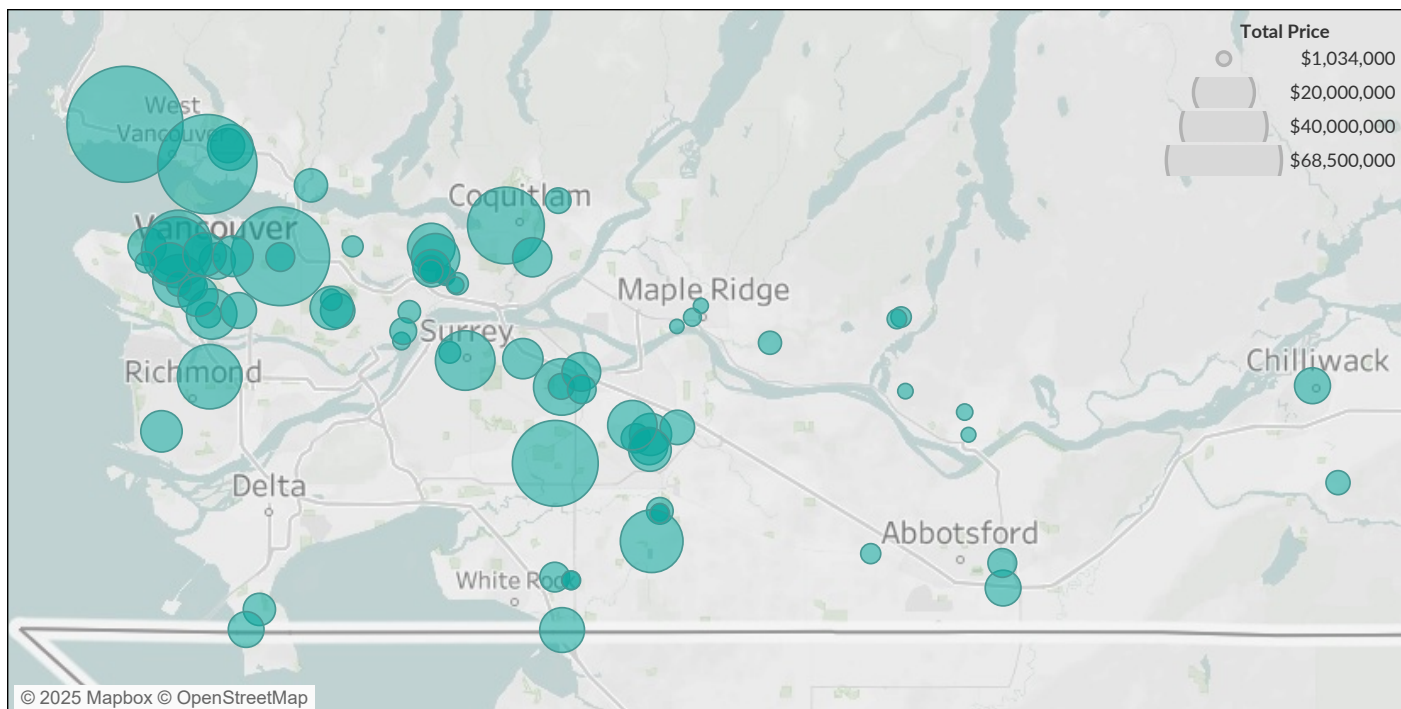
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
Fraser Valley	\$104.9M	20	\$204.8M	\$368.9M	80.1%	\$2.9M
North East	\$91.4M	16	\$324.7M	\$295.8M	-8.9%	\$5.5M
North Shore	\$140.8M	5	\$22.0M	\$199.0M	805.4%	\$10.5M
South Fraser	\$157.4M	16	\$558.4M	\$388.6M	-30.4%	\$4.0M
Vancouver	\$224.1M	24	\$854.4M	\$1,042.3M	22.0%	\$14.9M
Grand Total	\$718.7M	81	\$1,964.4M	\$2,294.6M	16.8%	\$4.6M

Residential Land - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
3181 Chippendale Road	North Shore	West Vancouver	\$68.5M	5.4	\$12,694,588
2050 Marine Drive	North Shore	North Vancouv..	\$50.2M	2.6	Null
2823 10th Avenue East	Vancouver	Vancouver	\$49.5M	1.4	Null
6435 168th Street	South Fraser	Surrey	\$37.5M	6.5	\$5,807,651
1180 Lansdowne Drive	North East	Coquitlam	\$30.0M	4.5	Null

Source: Altus Group

Residential Land Property Transactions - Q4 2024





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