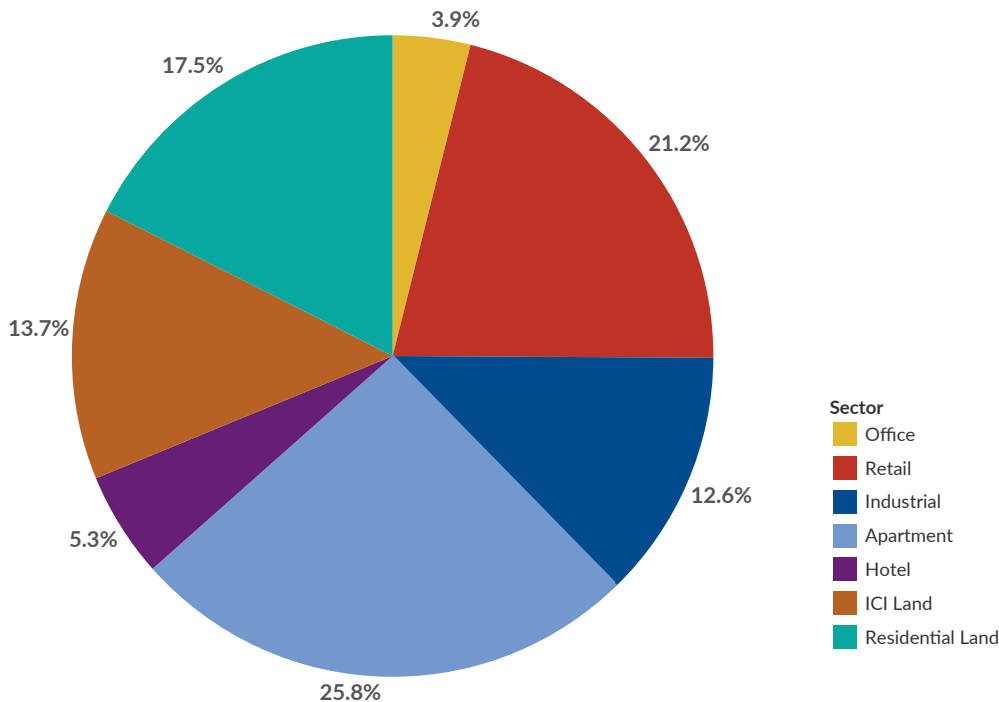

Calgary Market Area Commercial Q3 2024 Statistics



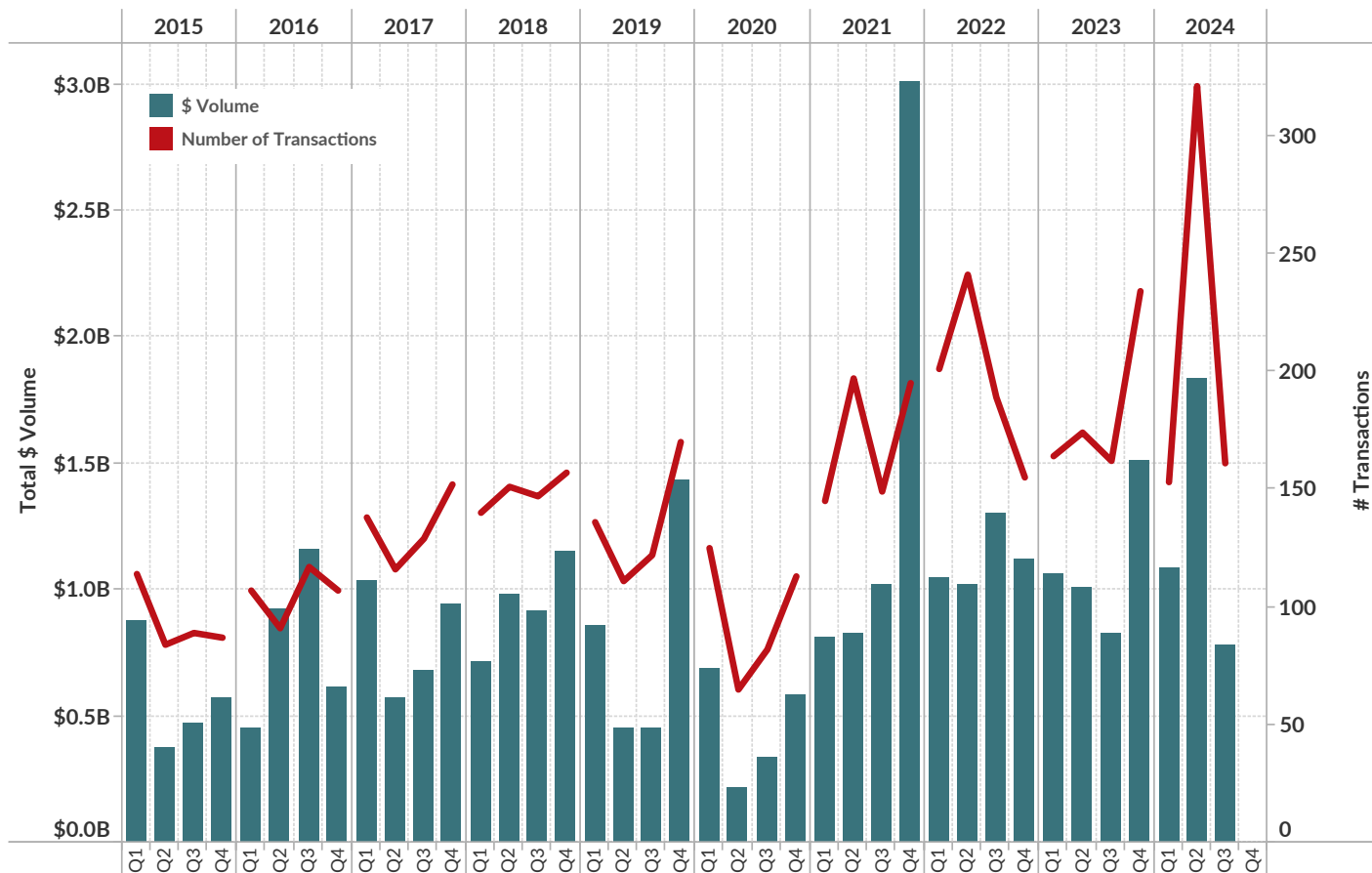
AltusGroup

Q3 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

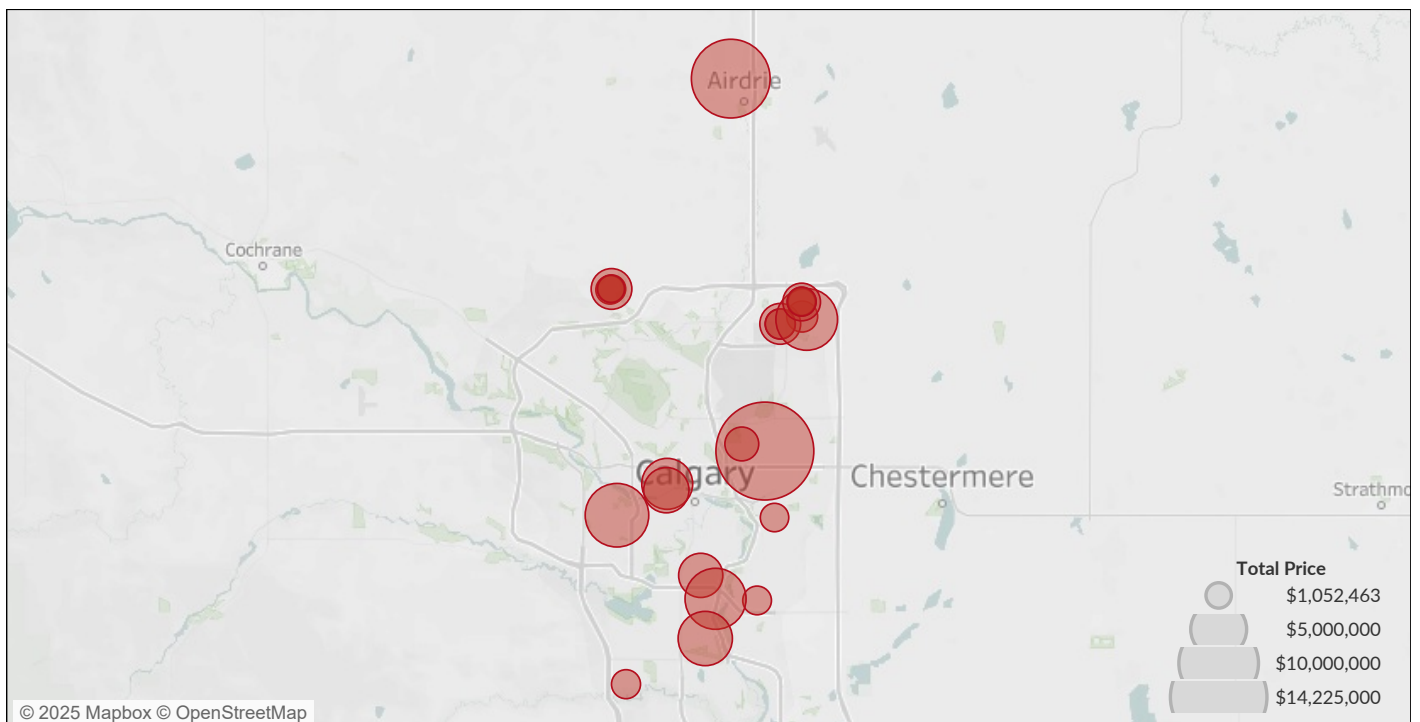
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Calgary	\$70.2M	25	\$411.8M	\$468.9M	13.9%	\$506
Other Markets	\$9.2M	1	\$100.3M	\$229.2M	128.6%	\$305
Grand Total	\$79.4M	26	\$512.1M	\$698.1M	36.3%	\$486

Retail - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
3014 Sunridge Boulevard NE	Calgary	Calgary	\$14.2M	35,252	\$404
800 Veterans Boulevard NW	Other Markets	Airdrie	\$9.2M	82,839	\$111
3208 17th Avenue SW	Calgary	Calgary	\$6.0M	14,463	\$414
6004 Country Hills Boulevard NE	Calgary	Calgary	\$5.7M	7,980	\$708
1221 73rd Avenue SE	Calgary	Calgary	\$5.5M	12,368	\$461

Source: Altus Group

Retail Property Transactions - Q3 2024



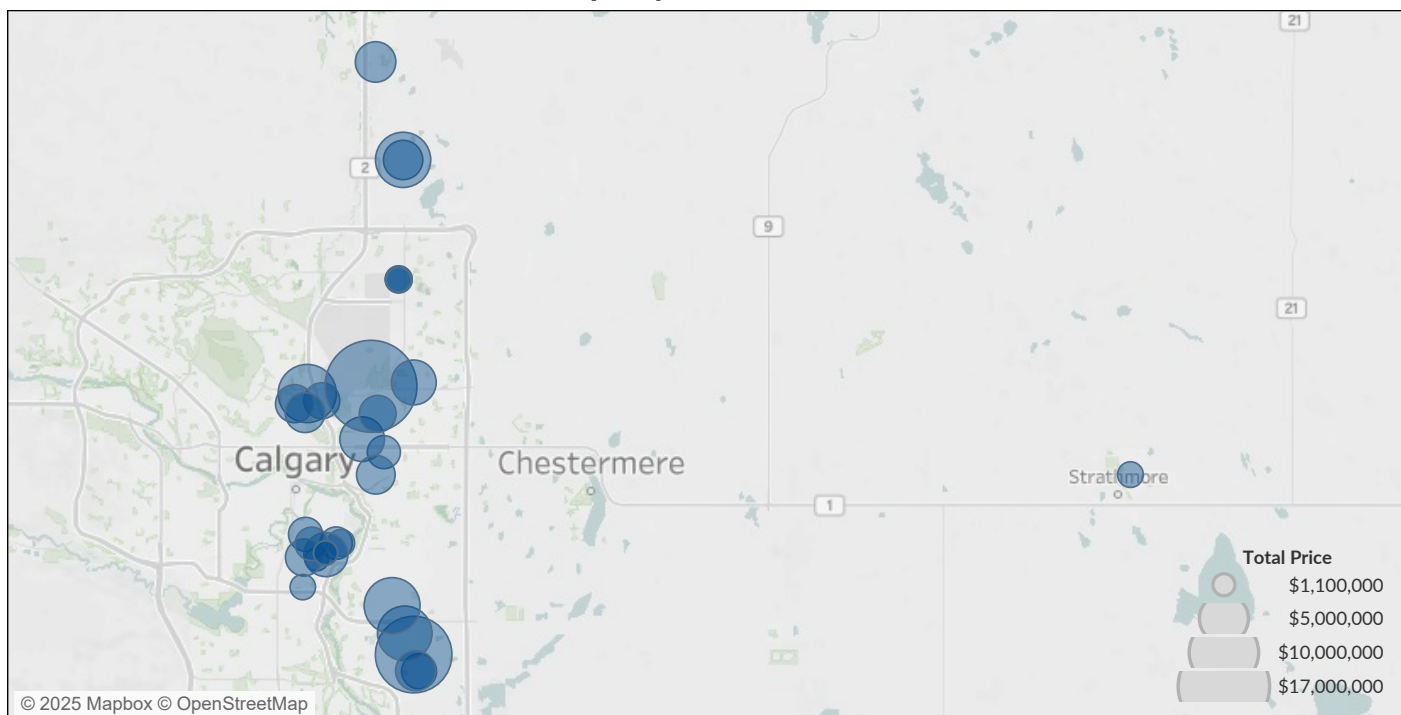
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Calgary	\$101.9M	28	\$501.7M	\$366.6M	-26.9%	\$248
Other Markets	\$13.9M	4	\$67.7M	\$116.7M	72.3%	\$279
Grand Total	\$115.8M	32	\$569.4M	\$483.3M	-15.1%	\$254

Industrial - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
2600 48th Avenue NE	Calgary	Calgary	\$17.0M	55,919	\$304
4900 102nd Avenue SE	Calgary	Calgary	\$11.8M	46,676	\$253
647 46th Avenue NE	Calgary	Calgary	\$6.8M	35,506	\$192
4041 74th Avenue SE	Calgary	Calgary	\$6.3M	38,175	\$165
292164 Wagon Wheel Boulevard	Other Markets	Balzac	\$3.1M	11,050	\$282

Source: Altus Group

Industrial Property Transactions - Q3 2024



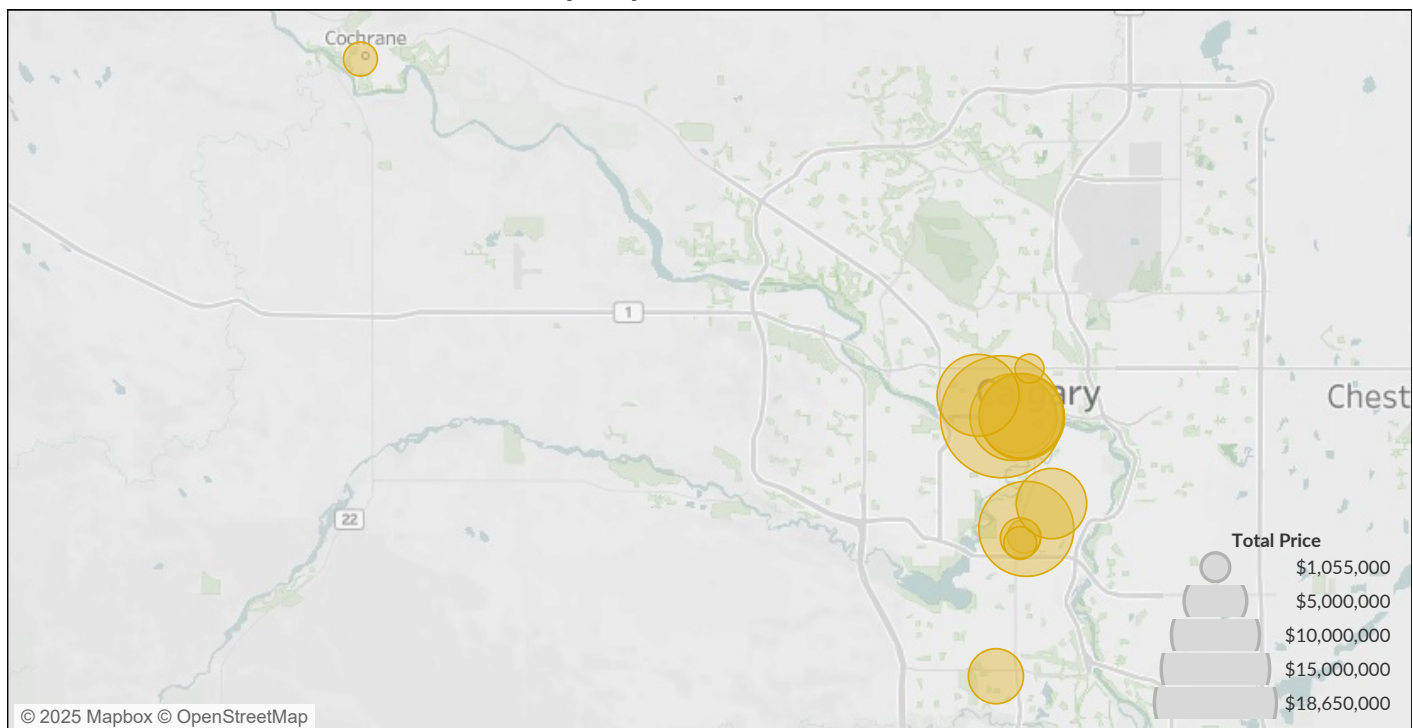
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Calgary	\$97.8M	14	\$227.7M	\$209.3M	-8.1%	\$219
Other Markets	\$1.4M	1		\$3.8M		\$235
Grand Total	\$99.2M	15	\$227.7M	\$213.1M	-6.4%	\$220

Office - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
839 5th Avenue SW	Calgary	Calgary	\$18.7M	219,461	\$85
5440 1st Street SW	Calgary	Calgary	\$11.3M	76,514	\$148
510 5th Street SW	Calgary	Calgary	\$9.4M	109,567	\$86
300 5th Avenue SW	Calgary	Calgary	\$9.0M	426,013	\$47
505 2nd Street SW	Calgary	Calgary	\$8.9M	121,419	\$73

Source: Altus Group

Office Property Transactions - Q3 2024



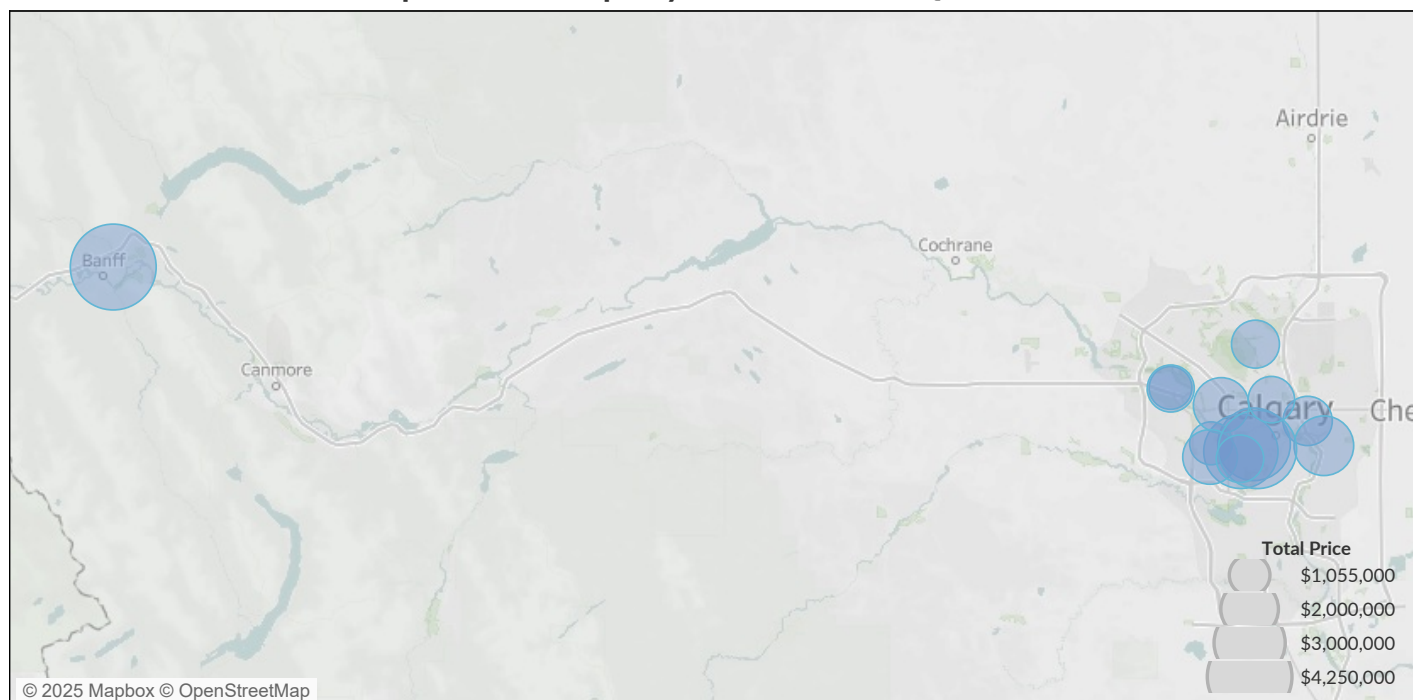
Region	Q3 2024	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
	\$ Volume		2023	2024		
Calgary	\$24.0M	13	\$434.0M	\$737.7M	70.0%	\$290,775
Other Markets	\$4.3M	1	\$42.8M	\$43.4M	1.3%	\$405,639
Grand Total	\$28.2M	14	\$476.8M	\$781.1M	63.8%	\$298,736

Apartment - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
514 Banff Avenue	Other Markets	Banff	\$4.3M	4	\$1,062,500
1916 8th Street SW	Calgary	Calgary	\$3.5M	16	\$220,625
2310 17A Street SW	Calgary	Calgary	\$3.2M	12	\$265,000
1023 15th Avenue SW	Calgary	Calgary	\$3.0M	16	\$190,000
2739 16th Avenue SE	Calgary	Calgary	\$2.1M	8	\$256,250

Source: Altus Group

Apartment Property Transactions - Q3 2024



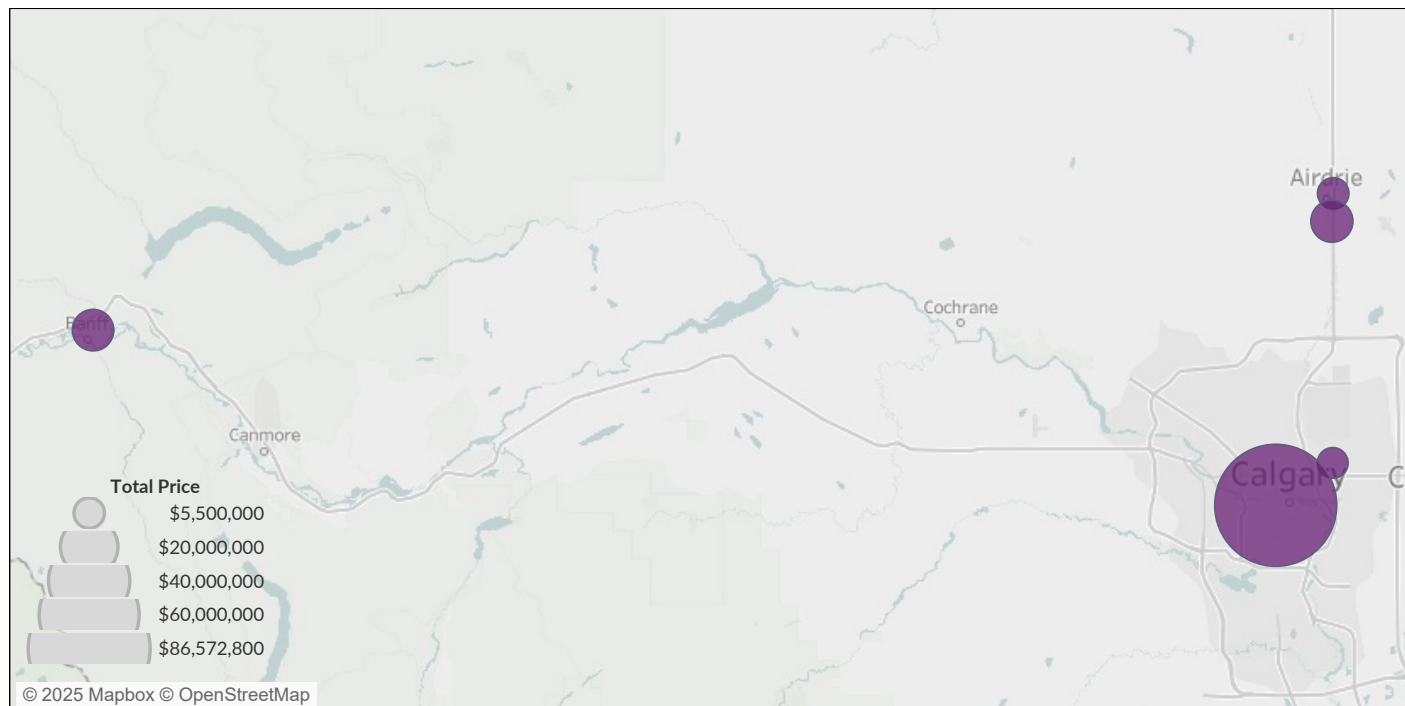
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2023	2024		
Calgary	\$92.1M	2	\$30.9M	\$193.0M	524.0%	\$94,128
Other Markets	\$26.1M	3	\$222.2M	\$80.5M	-63.8%	\$235,443
Grand Total	\$118.1M	5	\$253.1M	\$273.5M	8.1%	\$164,786

Hotel - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
610 10th Avenue SW	Calgary	Calgary	\$86.6M	390	\$221,982
133 Sierra Springs Drive S..	Other Markets	Airdrie	\$10.3M	103	\$100,000
433 Banff Avenue	Other Markets	Banff	\$10.0M	14	\$714,286
121 Edmonton Trail SE	Other Markets	Airdrie	\$5.8M	60	\$95,833
2828 23rd Street NE	Calgary	Calgary	\$5.5M	197	\$27,918

Source: Altus Group

Hotel Property Transactions - Q3 2024



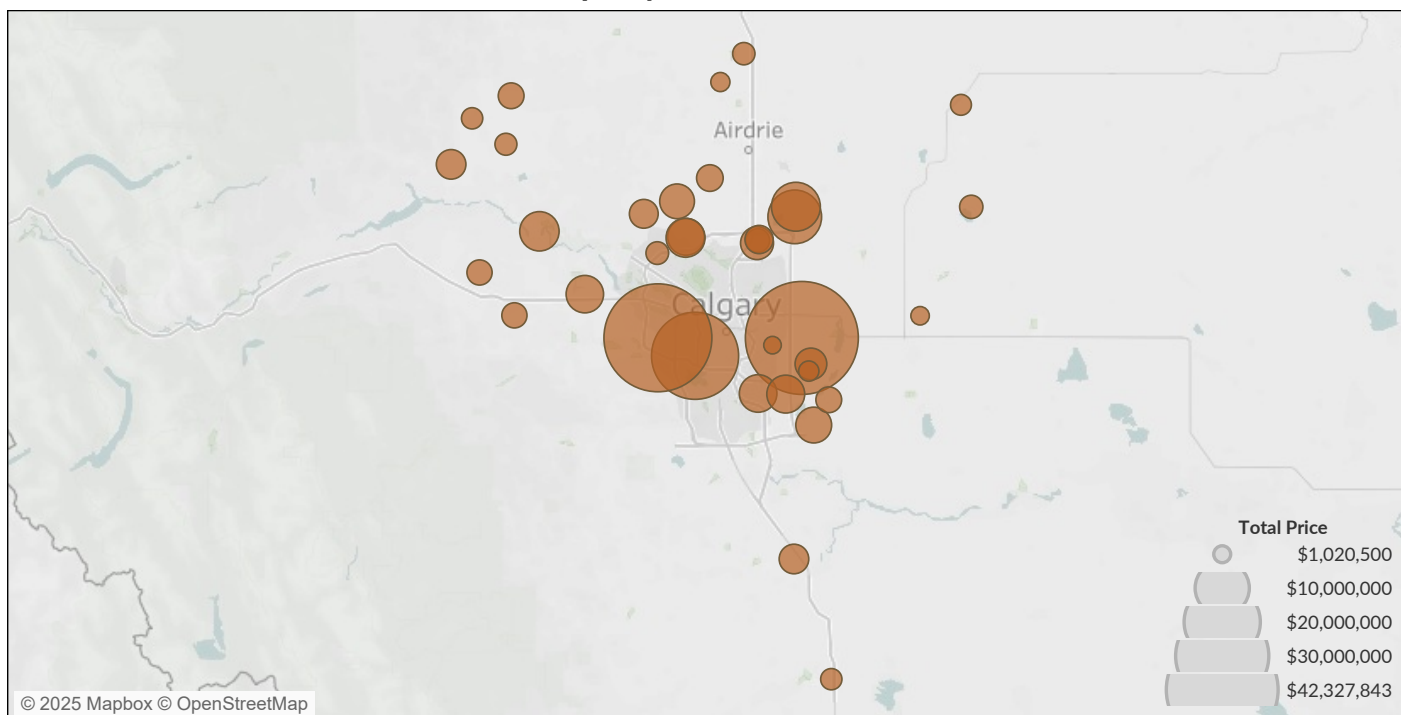
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
Calgary	\$162.0M	21	\$215.2M	\$401.1M	86.4%	\$0.8M
Other Markets	\$45.4M	15	\$229.4M	\$205.9M	-10.3%	\$0.2M
Grand Total	\$207.4M	36	\$444.6M	\$607.0M	36.5%	\$0.5M

ICI Land - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
9305 17th Avenue SE	Calgary	Calgary	\$42.3M	150.3	\$281,604
1850 80th Street SW	Calgary	Calgary	\$38.6M	13.1	\$2,950,000
2805 Richardson Way SW	Calgary	Calgary	\$25.2M	25.7	\$979,026
261006 High Plains Way	Other Markets	Balzac	\$9.6M	6.0	\$1,602,349
200 High Plains Common	Other Markets	Balzac	\$7.9M	12.7	\$625,000

Source: Altus Group

ICI Land Property Transactions - Q3 2024



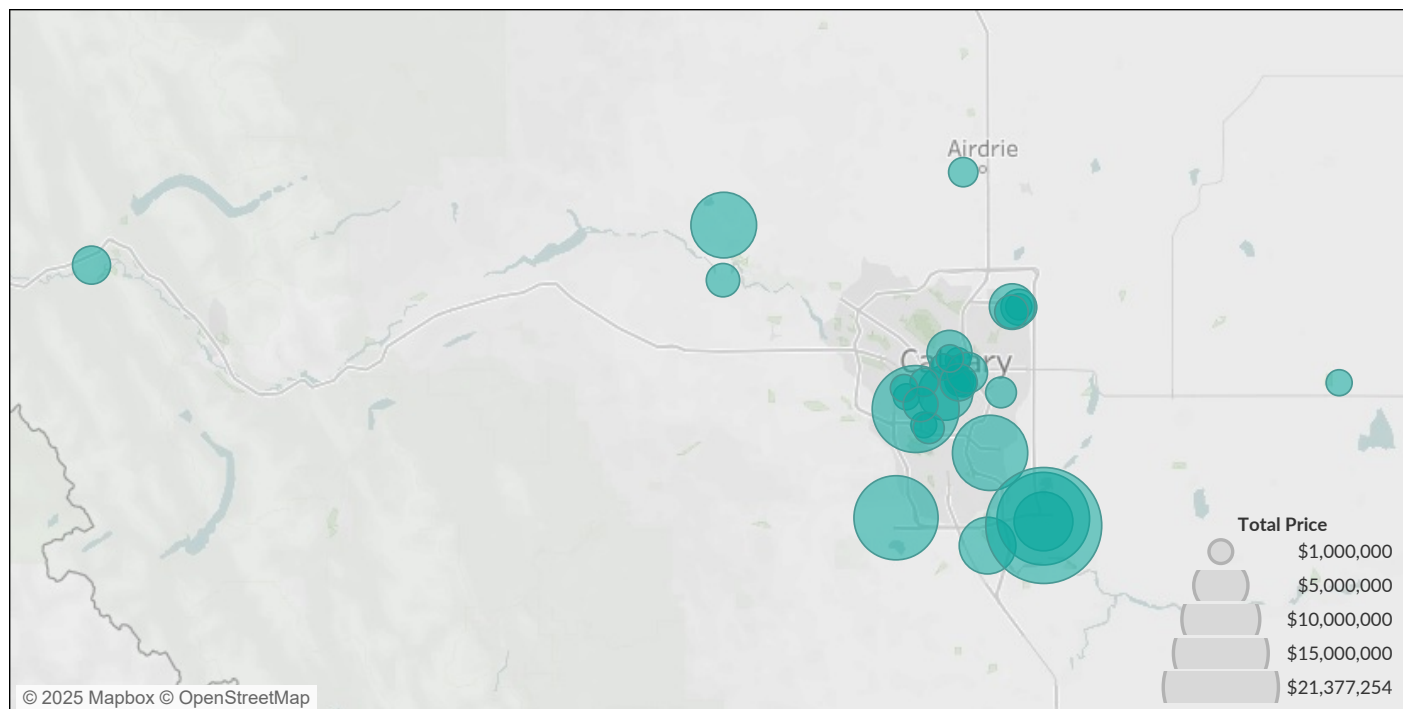
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
Calgary	\$115.1M	28	\$340.5M	\$579.5M	70.2%	\$1.9M
Other Markets	\$13.4M	5	\$68.0M	\$60.7M	-10.8%	\$0.6M
Grand Total	\$128.5M	33	\$408.5M	\$640.2M	56.7%	\$1.5M

Residential Land - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
17600 88th Street SE	Calgary	Calgary	\$21.4M	147.8	\$144,600
16550 88th Street SE	Calgary	Calgary	\$13.6M	100.1	\$136,146
3420 Sarcee Road SW	Calgary	Calgary	\$12.0M	4.8	\$2,510,460
16315 53rd Street SW	Calgary	Calgary	\$11.3M	75.1	Null
2787 86th Avenue SE	Calgary	Calgary	\$9.0M	10.3	\$878,049

Source: Altus Group

Residential Land Property Transactions - Q3 2024





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