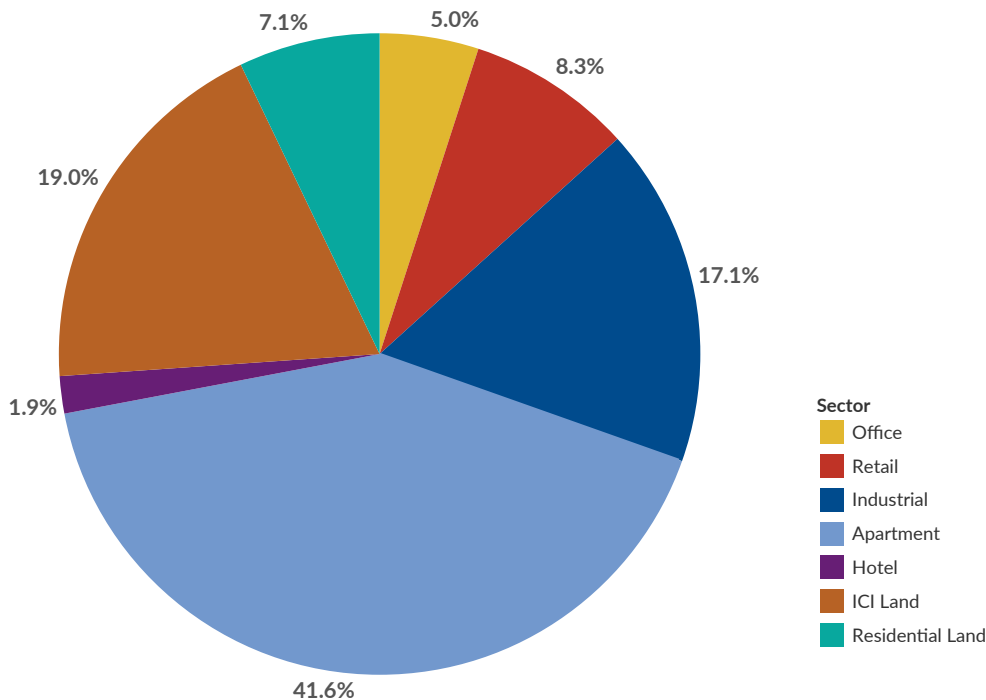

Edmonton Market Area Commercial Q3 2024 Statistics



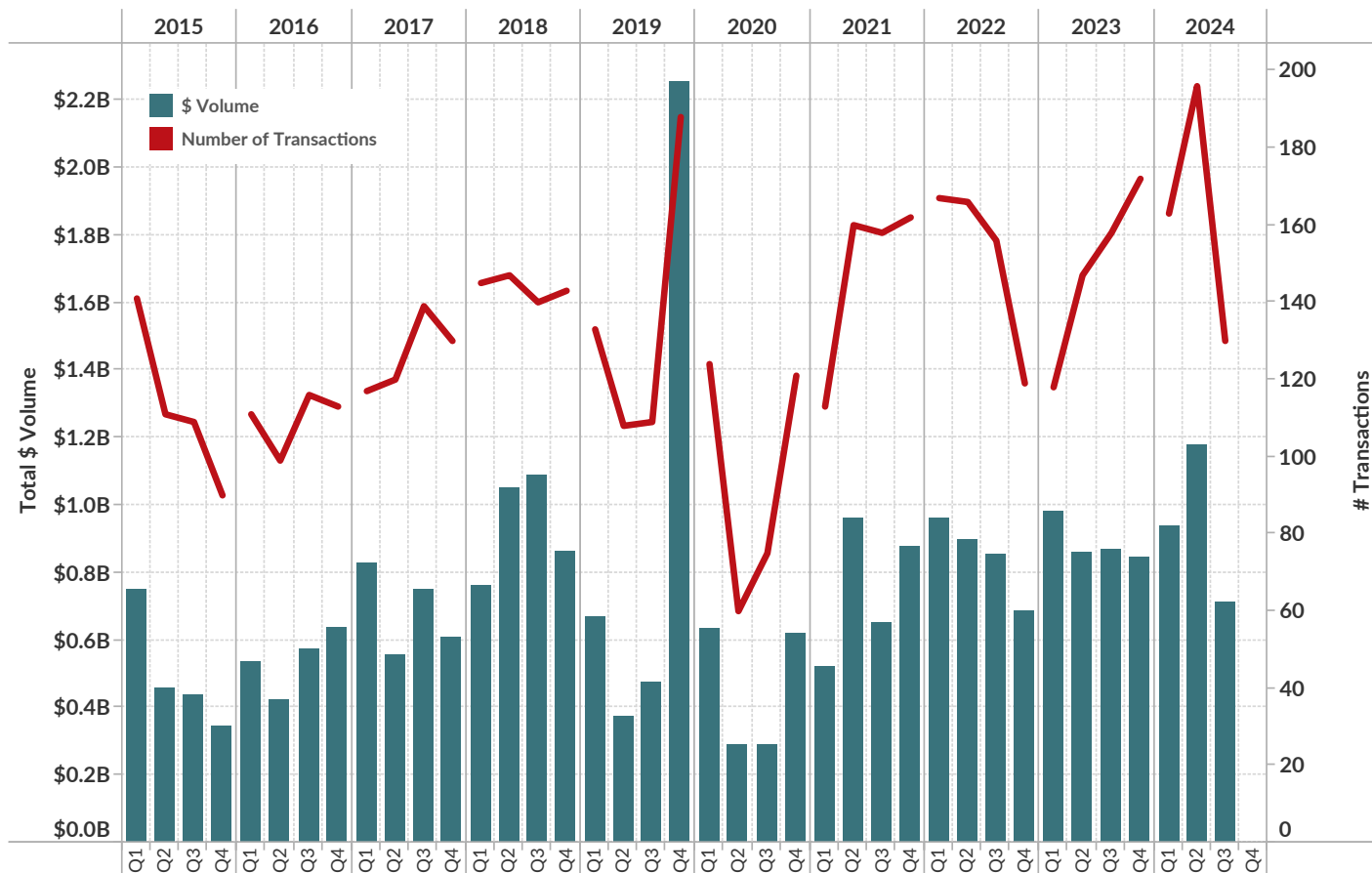
AltusGroup

Q3 2024 YTD Property Transactions - Total \$ Volume by Sector



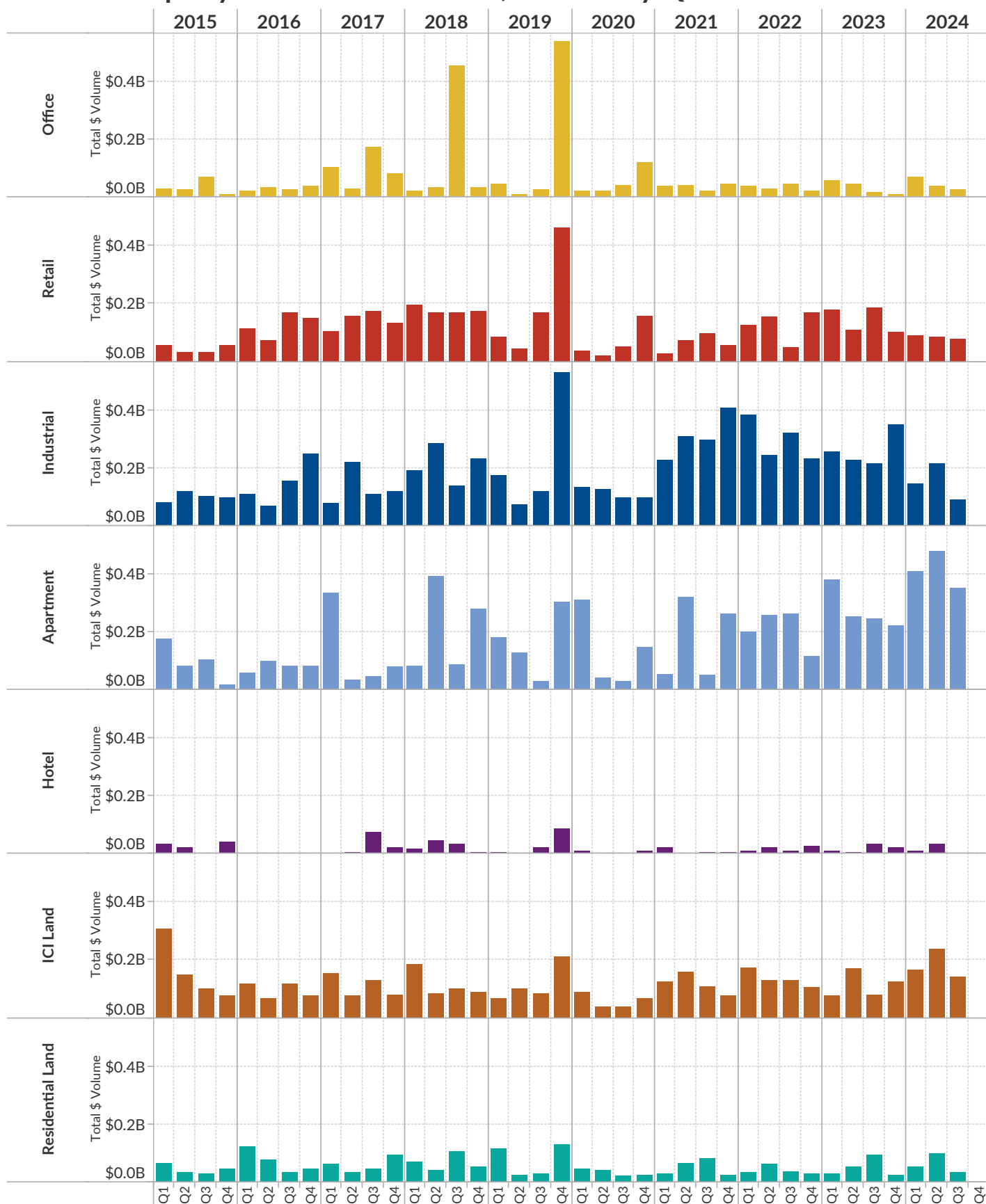
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

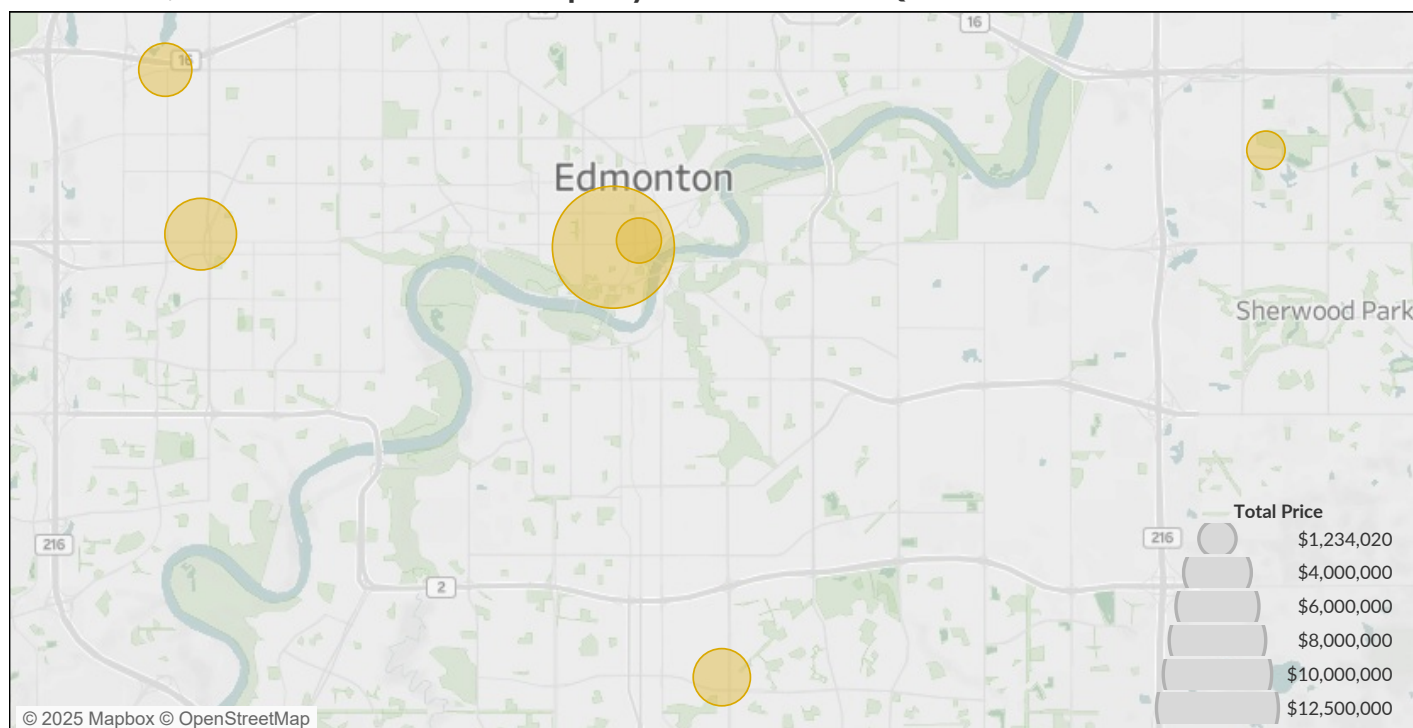
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
City of Edmonton	\$23.6M	5	\$80.2M	\$127.8M	59.4%	\$173
Other Markets	\$1.2M	1	\$37.6M	\$2.3M	-93.8%	\$230
Grand Total	\$24.9M	6	\$117.8M	\$130.1M	10.5%	\$177

Office - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10405 Jasper Avenue NW	City of Edmonton	Edmonton	\$12.5M	44,000	\$284
17220 Stony Plain Road NW	City of Edmonton	Edmonton	\$4.3M	40,981	\$105
9114 34A Avenue NW	City of Edmonton	Edmonton	\$2.8M	12,412	\$222
17816 118th Avenue NW	City of Edmonton	Edmonton	\$2.4M	8,998	\$263
10060 Jasper Avenue NW	City of Edmonton	Edmonton	\$1.7M	Null	Null

Source: Altus Group

Office Property Transactions - Q3 2024



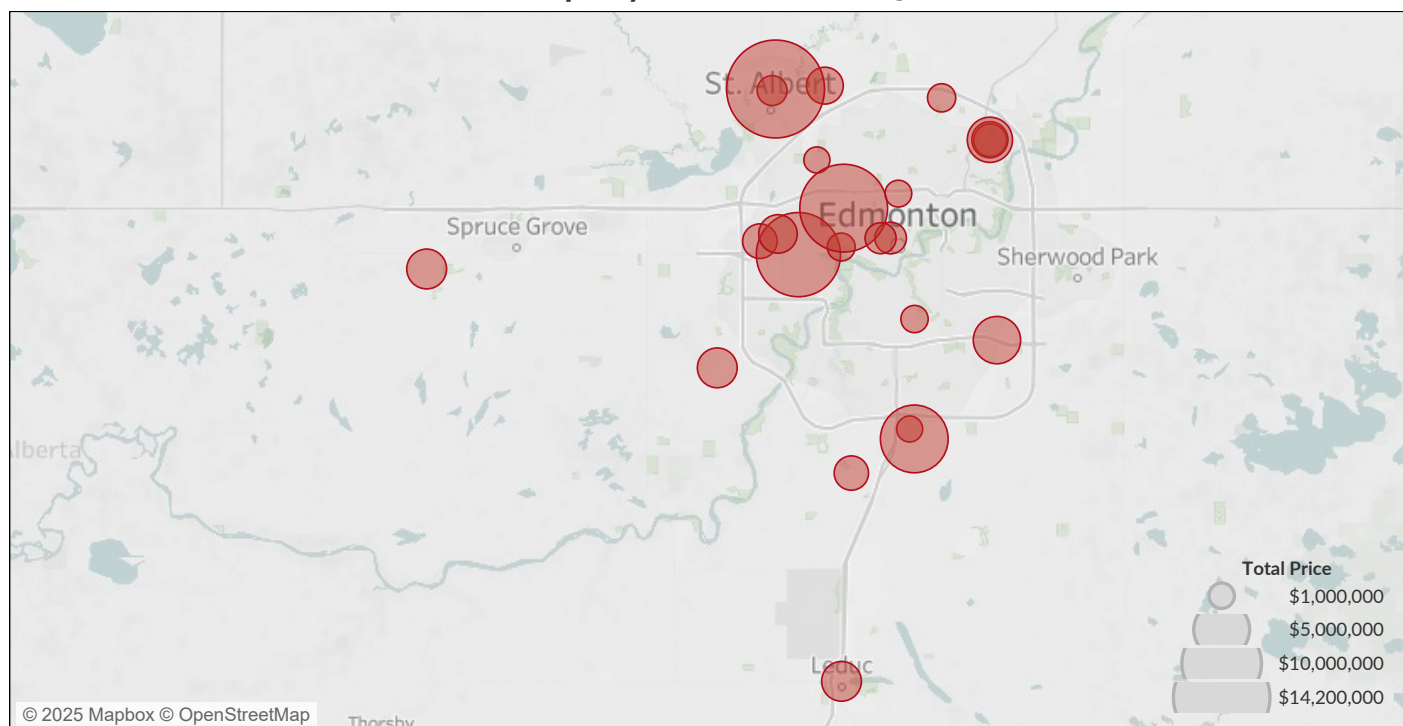
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
City of Edmonton	\$56.0M	19	\$391.8M	\$188.1M	-52.0%	\$335
Other Markets	\$22.2M	5	\$78.7M	\$66.3M	-15.8%	\$266
Grand Total	\$78.3M	24	\$470.5M	\$254.4M	-45.9%	\$320

Retail - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
8 Inglewood Drive	Sturgeon County	St. Albert	\$14.2M	49,500	\$287
13202 118th Avenue NW	City of Edmonton	Edmonton	\$11.4M	51,394	\$222
16012 100A Avenue NW	City of Edmonton	Edmonton	\$10.5M	52,400	\$200
1221 91st Street SW	City of Edmonton	Edmonton	\$6.8M	15,266	\$223
2815 50th Avenue NW	City of Edmonton	Edmonton	\$3.3M	6,949	\$478

Source: Altus Group

Retail Property Transactions - Q3 2024



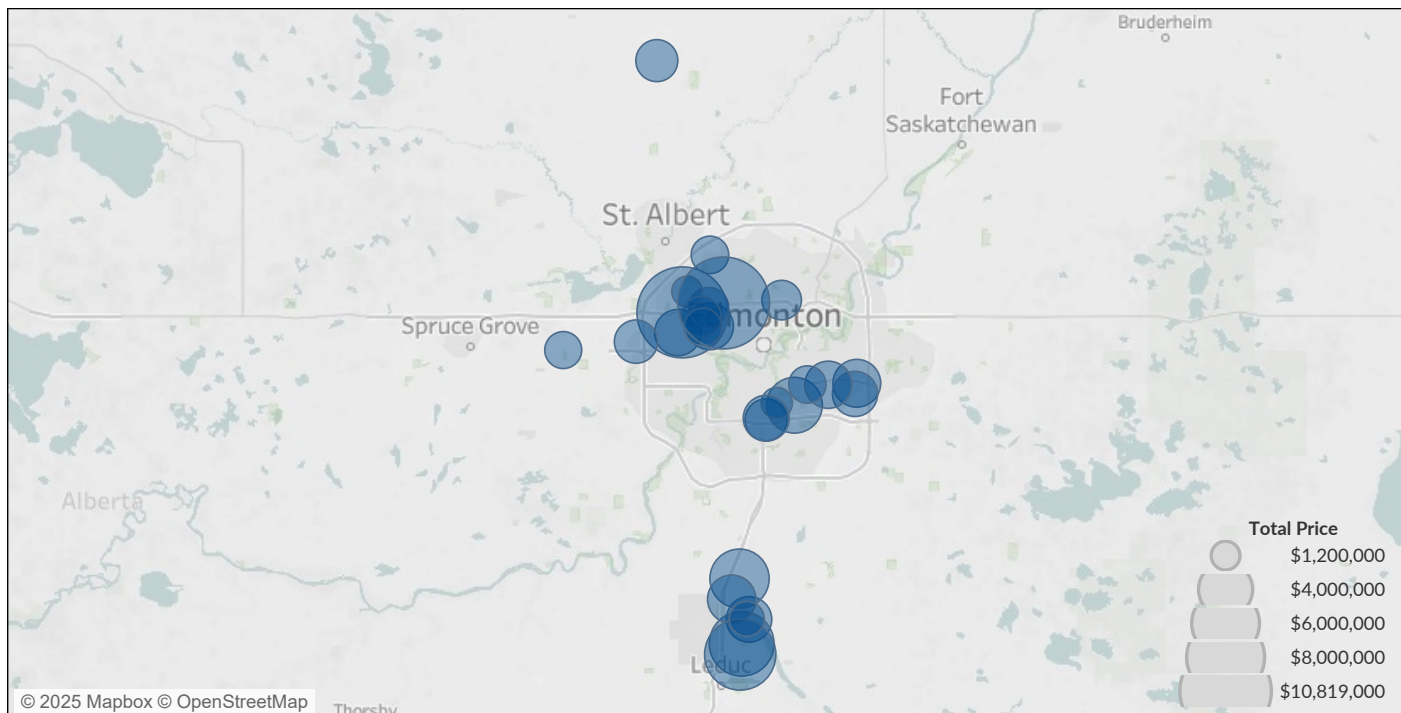
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
City of Edmonton	\$60.6M	19	\$530.2M	\$293.7M	-44.6%	\$191
Other Markets	\$27.6M	8	\$169.6M	\$156.8M	-7.6%	\$273
Grand Total	\$88.2M	27	\$699.8M	\$450.4M	-35.6%	\$215

Industrial - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
12912 Yellowhead Trail NW	City of Edmonton	Edmonton	\$10.8M	111,713	\$97
16504 121A Avenue NW	City of Edmonton	Edmonton	\$10.6M	79,567	\$133
7001 39th Street	Leduc County	Nisku	\$6.5M	19,300	\$336
7502 36th Street	Leduc County	Leduc	\$5.4M	25,257	\$213
2315 5A Street	Leduc County	Nisku	\$4.5M	26,031	\$173

Source: Altus Group

Industrial Property Transactions - Q3 2024



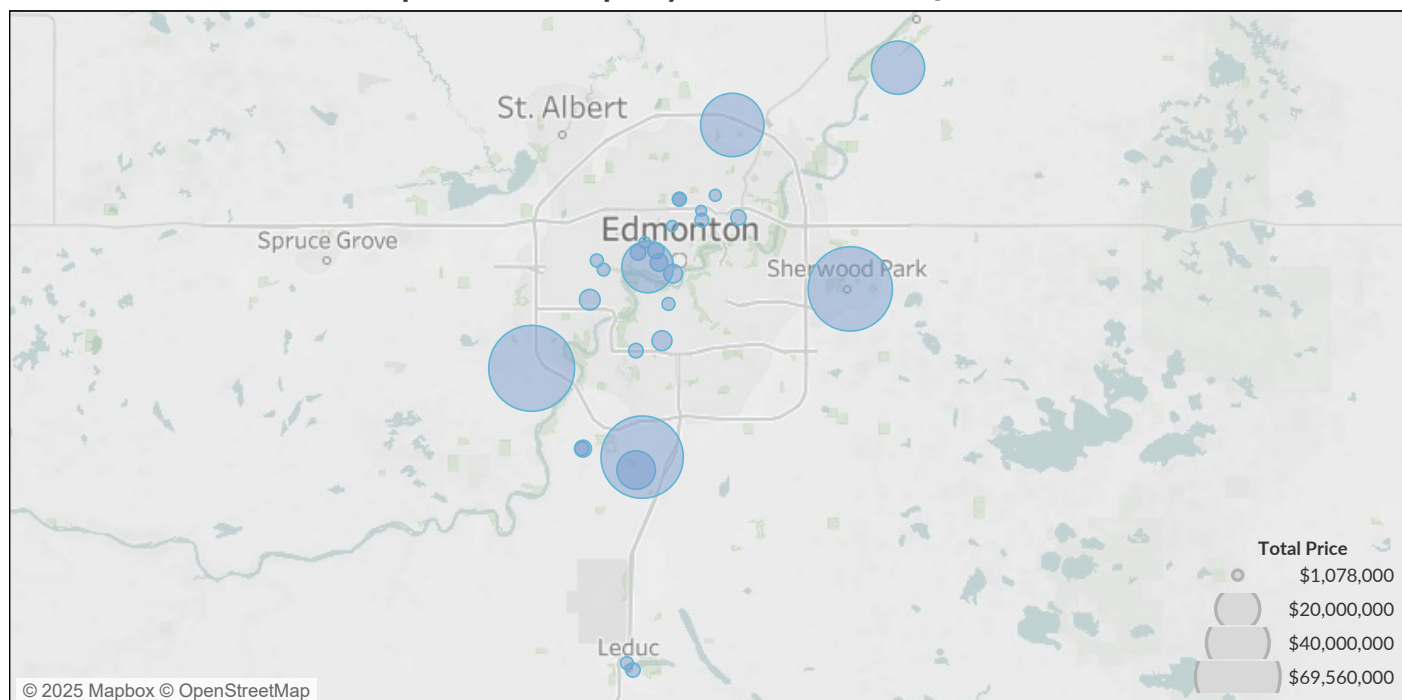
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2023	2024		
City of Edmonton	\$252.7M	25	\$749.3M	\$1,012.8M	35.2%	\$167,855
Other Markets	\$97.2M	4	\$121.2M	\$217.5M	79.5%	\$196,655
Grand Total	\$349.9M	29	\$870.5M	\$1,230.3M	41.3%	\$170,583

Apartment - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
6303 Elston Gate NW	City of Edmonton	Edmonton	\$69.6M	144	\$483,056
2014 Sherwood Drive	Strathcona County	Sherwood P..	\$67.1M	177	\$378,955
11960 26th Avenue SW	City of Edmonton	Edmonton	\$63.9M	150	\$426,133
1265 McConachie Bouleva..	City of Edmonton	Edmonton	\$37.9M	80	\$474,063
8401 Southfort Blouvard	Strathcona County	Fort Saskatc..	\$26.7M	106	\$251,887

Source: Altus Group

Apartment Property Transactions - Q3 2024



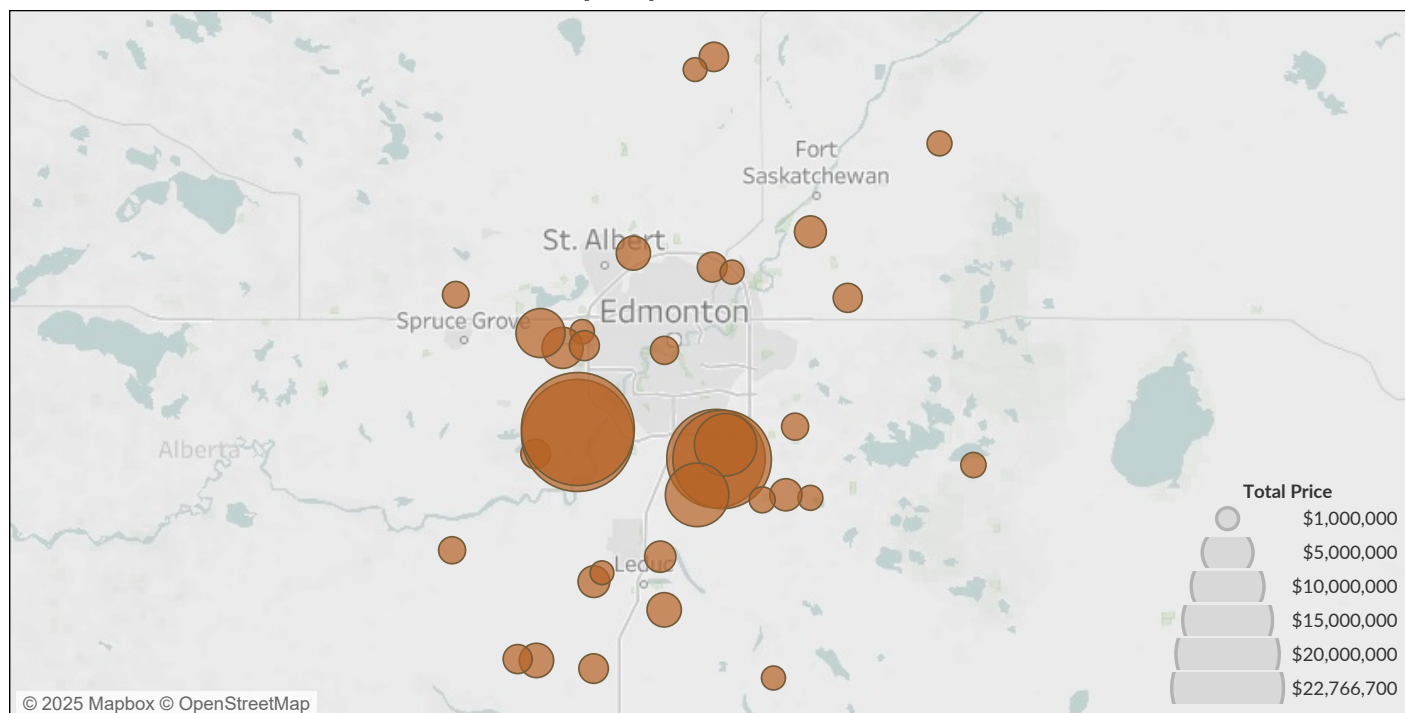
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
City of Edmonton	\$96.4M	11	\$161.2M	\$284.4M	76.4%	\$0.7M
Other Markets	\$43.9M	24	\$164.4M	\$257.4M	56.6%	\$0.1M
Grand Total	\$140.3M	35	\$325.6M	\$541.8M	66.4%	\$0.3M

ICI Land - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
903 Winterburn Road N..	City of Edmonton	Edmonton	\$22.8M	139.7	\$163,015
603 Winterburn Road N..	City of Edmonton	Edmonton	\$22.4M	158.0	\$141,790
2604 34th Street SW	City of Edmonton	Edmonton	\$17.3M	103.6	\$167,137
2621 50th Street SW	City of Edmonton	Edmonton	\$17.3M	103.8	\$166,537
NE-33-50-24-4	Leduc County	Beaumont	\$7.2M	77.6	\$92,795

Source: Altus Group

ICI Land Property Transactions - Q3 2024



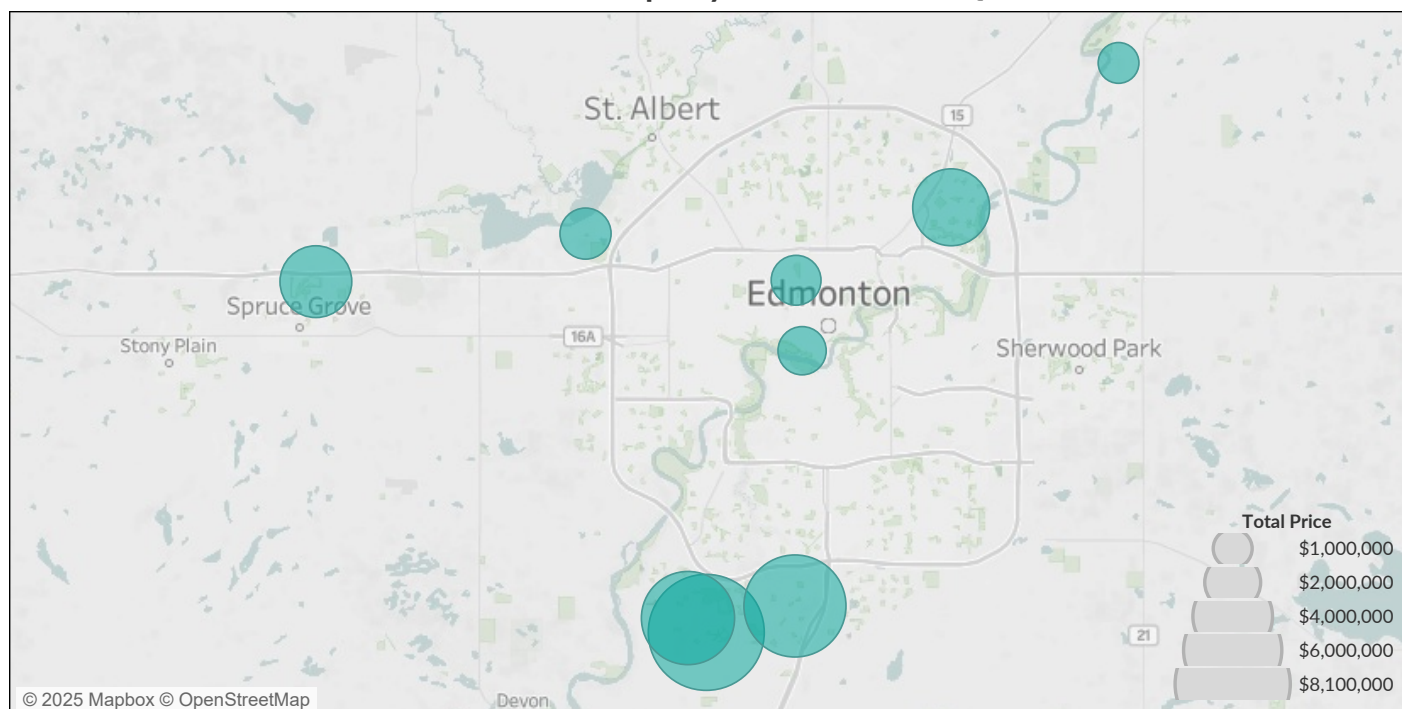
Region	Q3 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
City of Edmonton	\$27.6M	7	\$152.3M	\$103.3M	-32.2%	\$1.1M
Other Markets	\$4.1M	2	\$27.2M	\$78.9M	190.2%	\$0.6M
Grand Total	\$31.7M	9	\$179.5M	\$182.3M	1.5%	\$1.0M

Residential Land - Top 5 Transactions Q3 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
4710 Cawsey Terrace SW	City of Edmonton	Edmonton	\$8.1M	0.8	Null
1505 James Mowatt Trail SW	City of Edmonton	Edmonton	\$6.3M	5.0	\$1,244,792
2610 159th Street SW	City of Edmonton	Edmonton	\$5.2M	3.7	\$1,400,695
13832 36th Street NW	City of Edmonton	Edmonton	\$3.6M	3.7	\$960,000
88 Longview Drive	Parkland County	Spruce Grove	\$3.1M	4.2	\$731,722

Source: Altus Group

Residential Land Property Transactions - Q3 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.