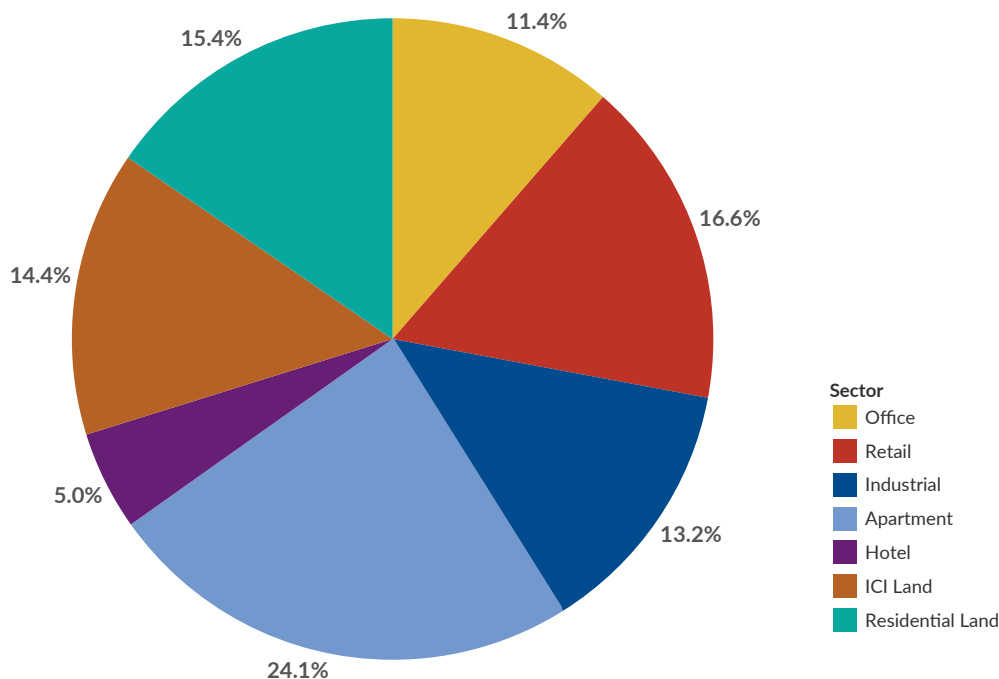

Calgary Market Area Commercial Q4 2024 Statistics



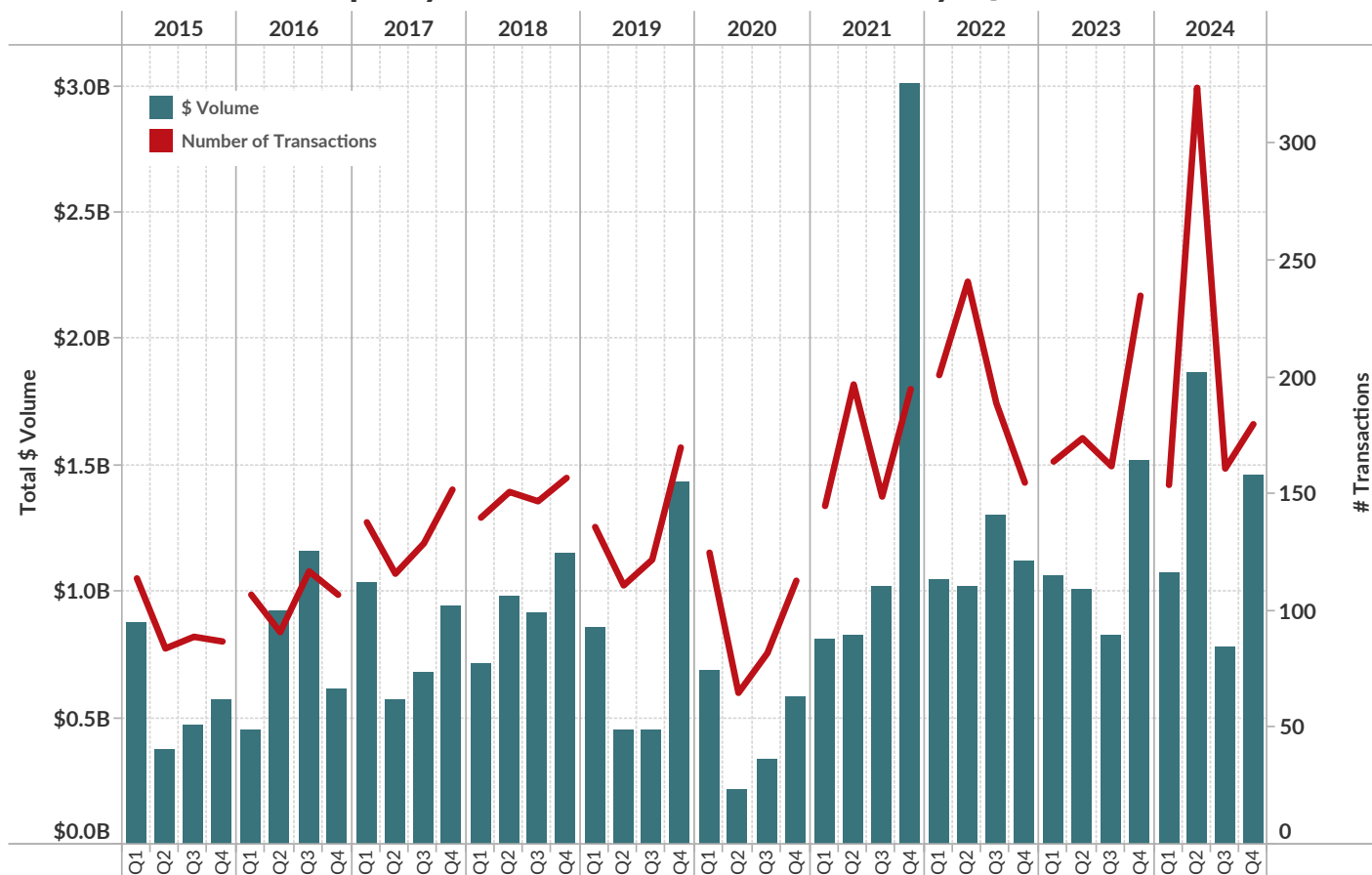
AltusGroup

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

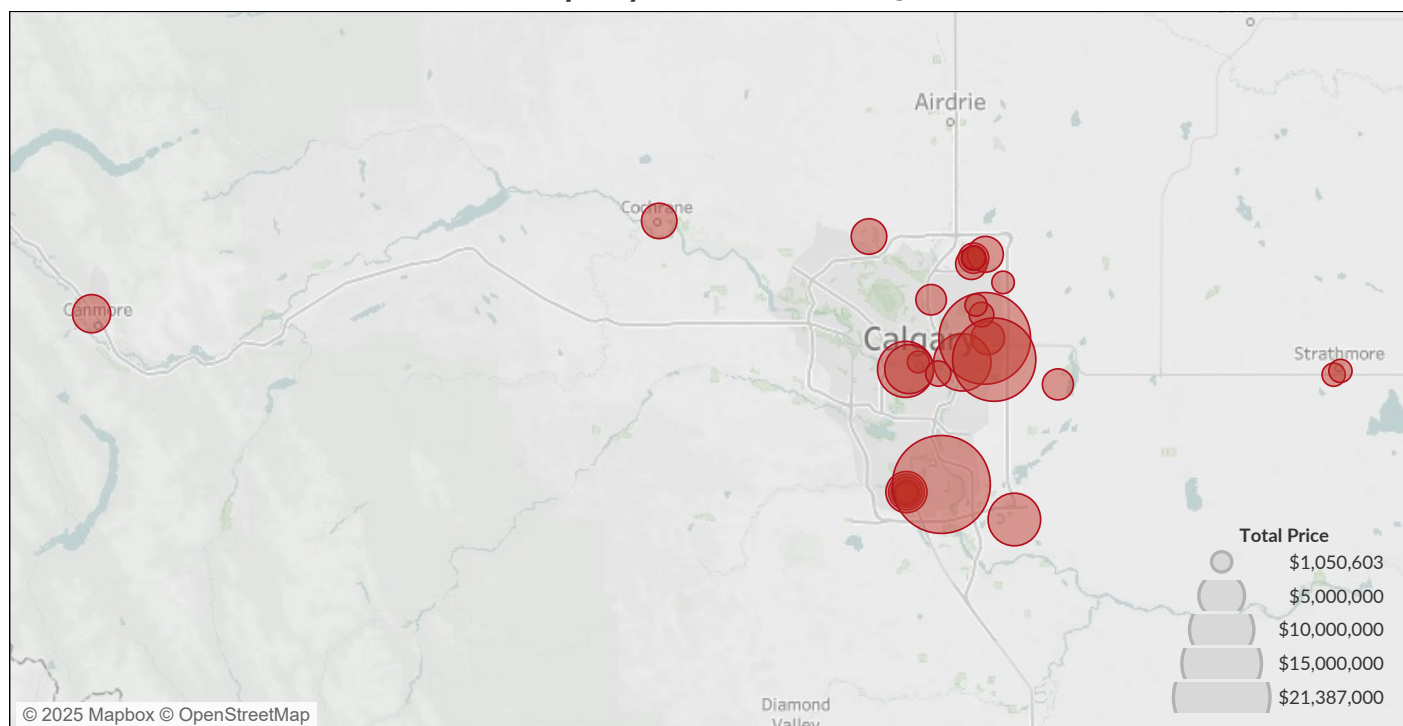
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Calgary	\$121.8M	30	\$573.5M	\$617.1M	7.6%	\$501
Other Markets	\$10.6M	5	\$109.4M	\$239.8M	119.2%	\$360
Grand Total	\$132.4M	35	\$682.9M	\$856.9M	25.5%	\$486

Retail - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
14919 Deer Ridge Drive SE	Calgary	Calgary	\$21.4M	74,076	\$289
2520 52nd Street NE	Calgary	Calgary	\$18.8M	261,232	\$72
6060 Memorial Drive NE	Calgary	Calgary	\$15.5M	123,834	\$126
188 28th Street SE	Calgary	Calgary	\$7.4M	35,641	\$206
903 10th Avenue SW	Calgary	Calgary	\$7.0M	22,689	\$309

Source: Altus Group

Retail Property Transactions - Q4 2024



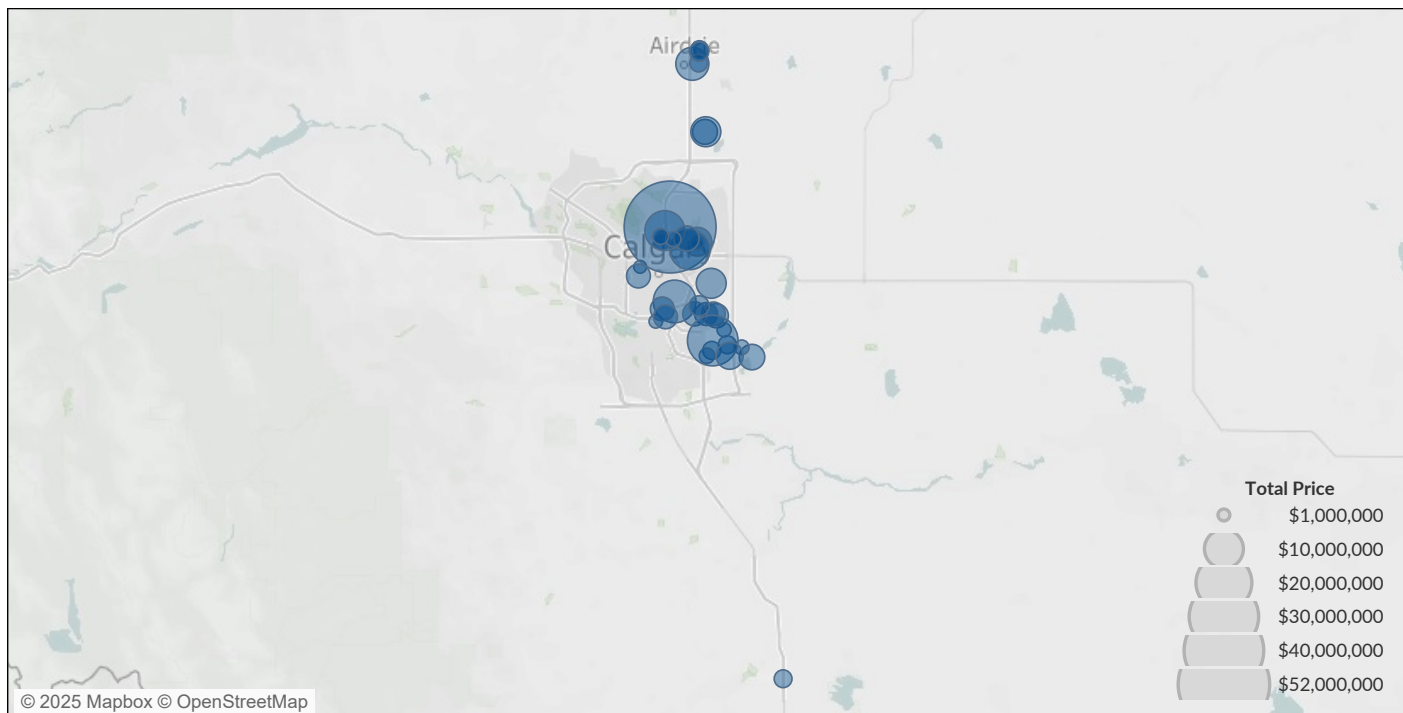
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Calgary	\$165.1M	30	\$653.4M	\$536.8M	-17.8%	\$251
Other Markets	\$25.3M	8	\$182.6M	\$144.6M	-20.8%	\$266
Grand Total	\$190.4M	38	\$836.0M	\$681.4M	-18.5%	\$254

Industrial - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1007 55th Avenue NE	Calgary	Calgary	\$52.0M	348,947	\$149
5250 94th Avenue SE	Calgary	Calgary	\$15.8M	101,200	\$156
1521 Hastings Crescent SE	Calgary	Calgary	\$11.2M	69,906	\$160
2520 23rd Street NE	Calgary	Calgary	\$9.9M	42,586	\$232
665 Goddard Avenue NE	Calgary	Calgary	\$9.8M	41,000	\$238

Source: Altus Group

Industrial Property Transactions - Q4 2024



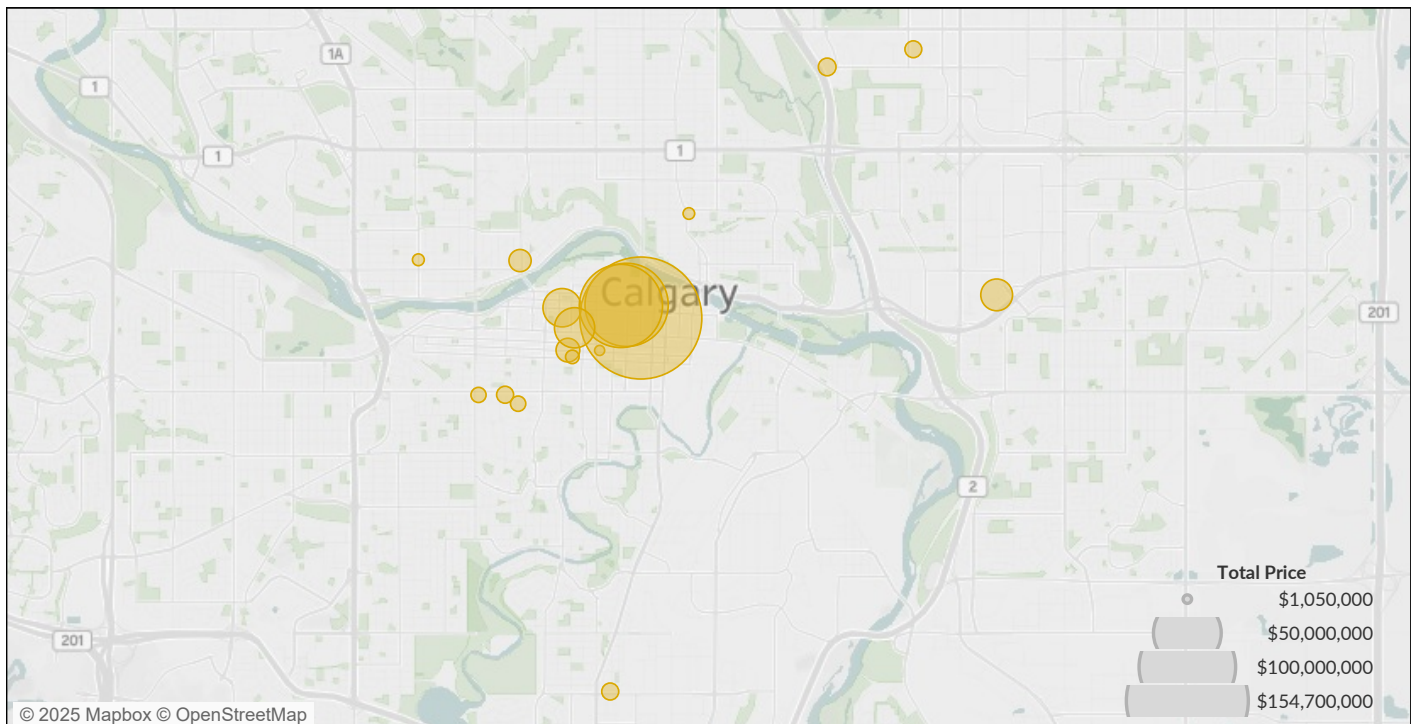
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
Calgary	\$375.1M	18	\$389.7M	\$585.0M	50.1%	\$215
Other Markets				\$3.8M		\$235
Grand Total	\$375.1M	18	\$389.7M	\$588.7M	51.0%	\$216

Office - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
635 8th Avenue SW	Calgary	Calgary	\$16.9M	271,845	\$62
736 6th Avenue SW	Calgary	Calgary	\$15.3M	191,930	\$80
2840 2nd Avenue SE	Calgary	Calgary	\$10.5M	61,847	\$170
708 11th Avenue SW	Calgary	Calgary	\$5.9M	24,523	\$238
227 10th Street NW	Calgary	Calgary	\$5.1M	12,429	\$412

Source: Altus Group

Office Property Transactions - Q4 2024



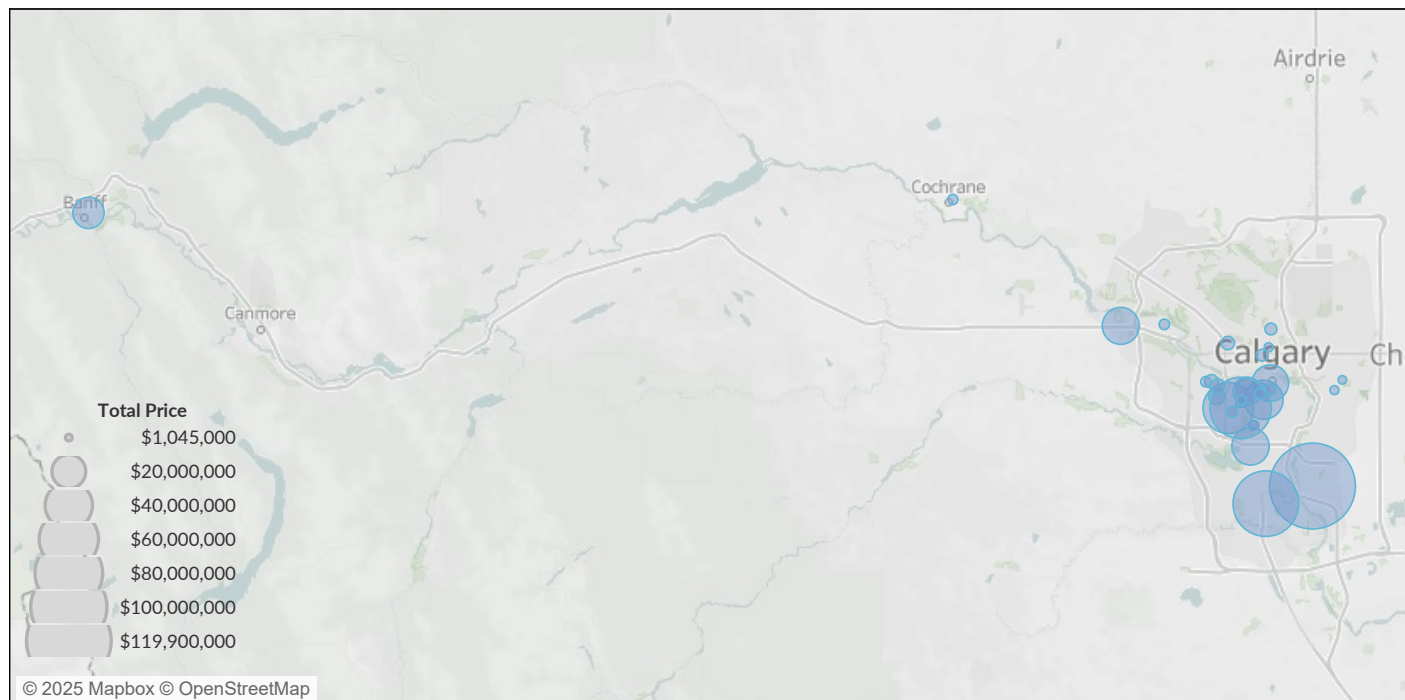
Region	Q4 2024	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
	\$ Volume		2023	2024		
Calgary	\$448.3M	30	\$854.0M	\$1,186.0M	38.9%	\$288,437
Other Markets	\$17.7M	2	\$52.7M	\$61.1M	15.9%	\$383,392
Grand Total	\$466.0M	32	\$906.7M	\$1,247.1M	37.5%	\$294,912

Apartment - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
85 Quarry Park Road SE	Calgary	Calgary	\$119.9M	333	\$360,060
11800 Lake Fraser Drive SE	Calgary	Calgary	\$70.0M	195	\$360,750
3360 16th Street SW	Calgary	Calgary	\$61.2M	123	\$497,561
2410 33rd Avenue SW	Calgary	Calgary	\$42.3M	135	\$312,963
320 25th Avenue SW	Calgary	Calgary	\$25.0M	61	\$409,836

Source: Altus Group

Apartment Property Transactions - Q4 2024



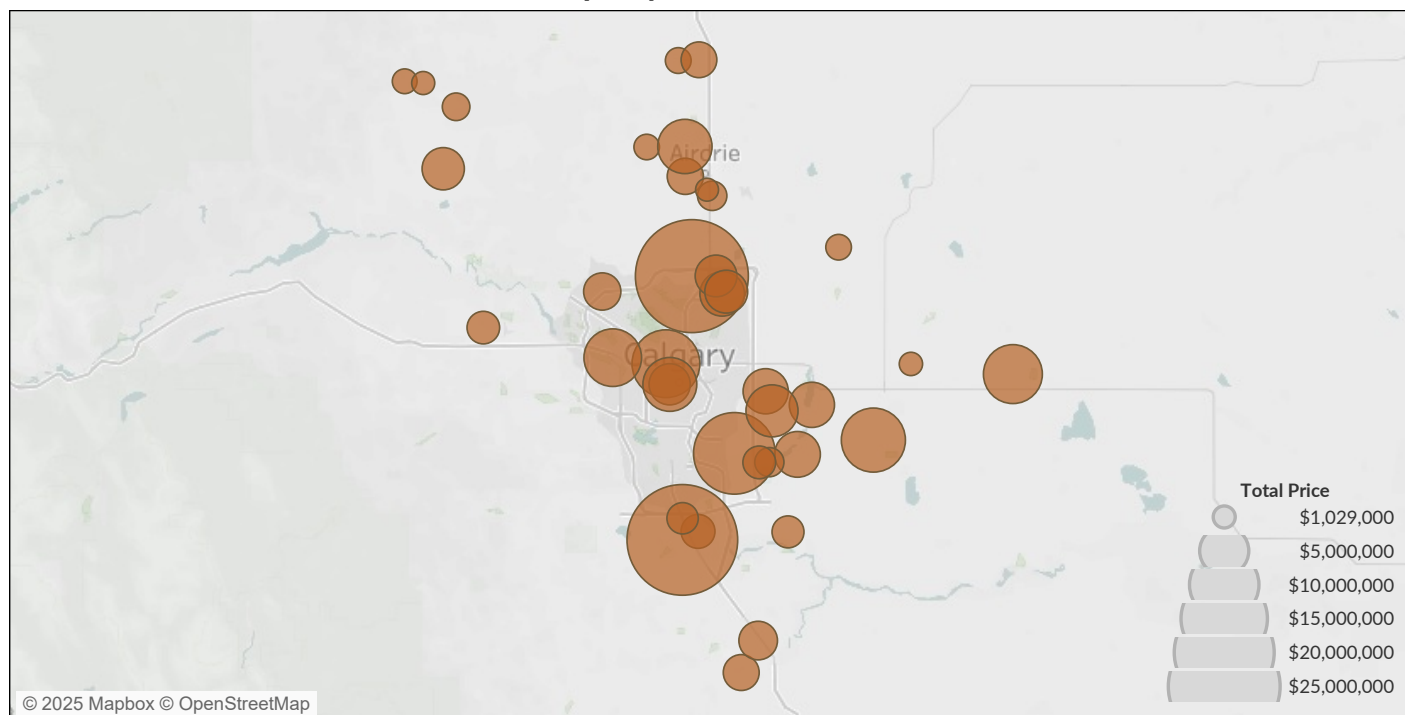
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
Calgary	\$142.2M	26	\$432.2M	\$504.7M	16.8%	\$0.7M
Other Markets	\$33.4M	12	\$282.2M	\$239.3M	-15.2%	\$0.2M
Grand Total	\$175.6M	38	\$714.5M	\$744.0M	4.1%	\$0.5M

ICI Land - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
1221A 128th Avenue NE	Calgary	Calgary	\$25.0M	154.2	\$162,116
310 210th Avenue SW	Calgary	Calgary	\$24.0M	79.1	\$303,567
9905 52nd Street SE	Calgary	Calgary	\$13.0M	19.1	\$681,296
1015 17th Avenue NW	Calgary	Calgary	\$9.0M	1.0	Null
230 Vale View Road	Calgary	Calgary	\$8.0M	12.4	\$650,000

Source: Altus Group

ICI Land Property Transactions - Q4 2024



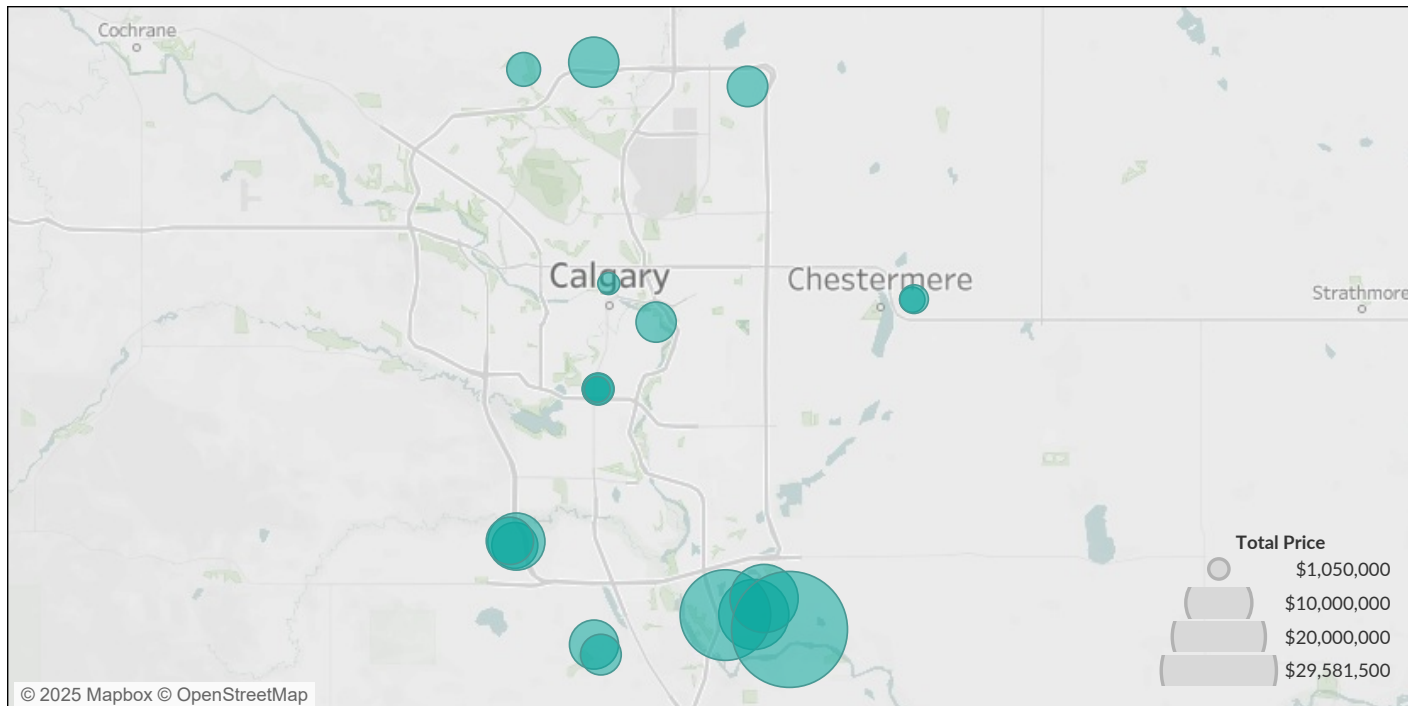
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
Calgary	\$116.3M	17	\$532.9M	\$734.5M	37.8%	\$1.8M
Other Markets	\$3.2M	2	\$90.0M	\$63.9M	-29.0%	\$0.7M
Grand Total	\$119.6M	19	\$623.0M	\$798.4M	28.2%	\$1.5M

Residential Land - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
20500 88th Street SE	Calgary	Calgary	\$29.6M	159.9	\$185,023
19644 Seton Way SE	Calgary	Calgary	\$18.0M	10.4	\$1,727,447
99 Heartwood Gardens SE	Calgary	Calgary	\$10.8M	4.7	\$2,288,135
80 Rangeview Gate SE	Calgary	Calgary	\$10.2M	6.4	\$1,602,511
15126 37th Street SW	Calgary	Calgary	\$7.2M	4.2	\$1,700,000

Source: Altus Group

Residential Land Property Transactions - Q4 2024





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