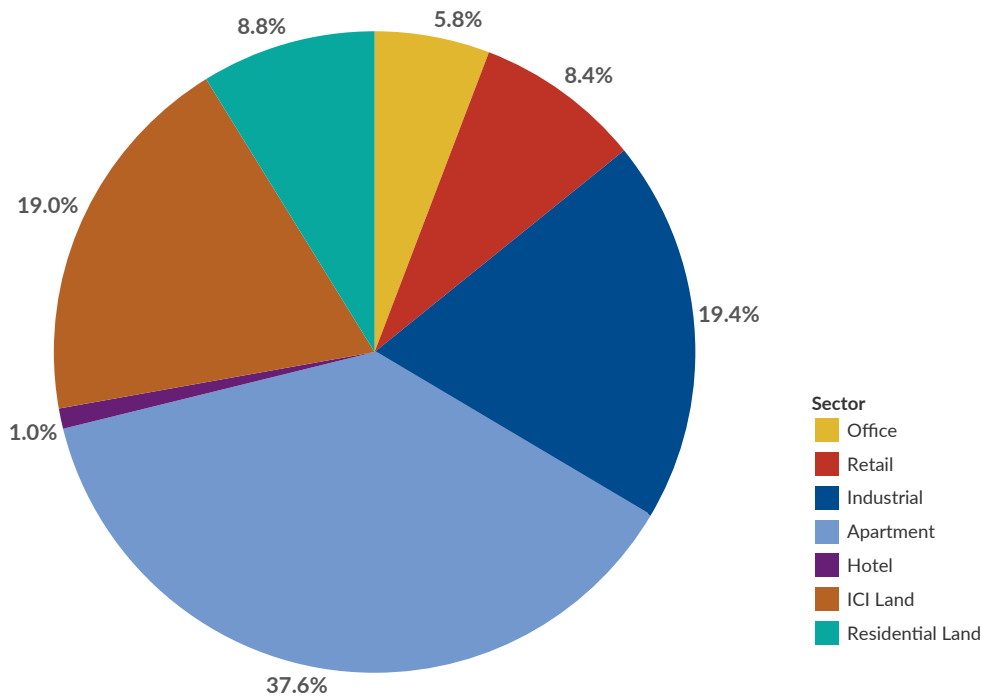

Edmonton Market Area Commercial Q4 2024 Statistics



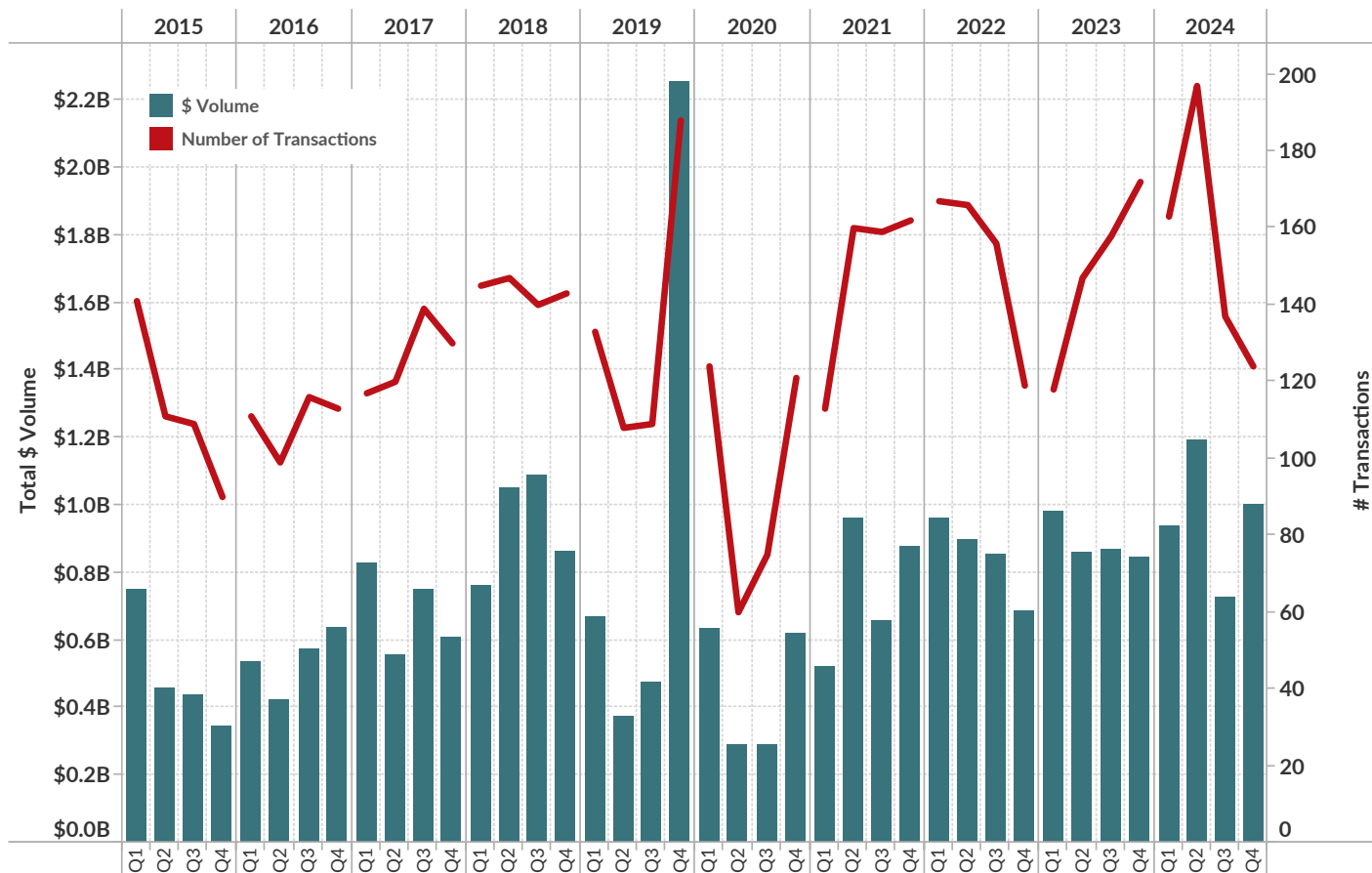
AltusGroup

Q4 2024 YTD Property Transactions - Total \$ Volume by Sector



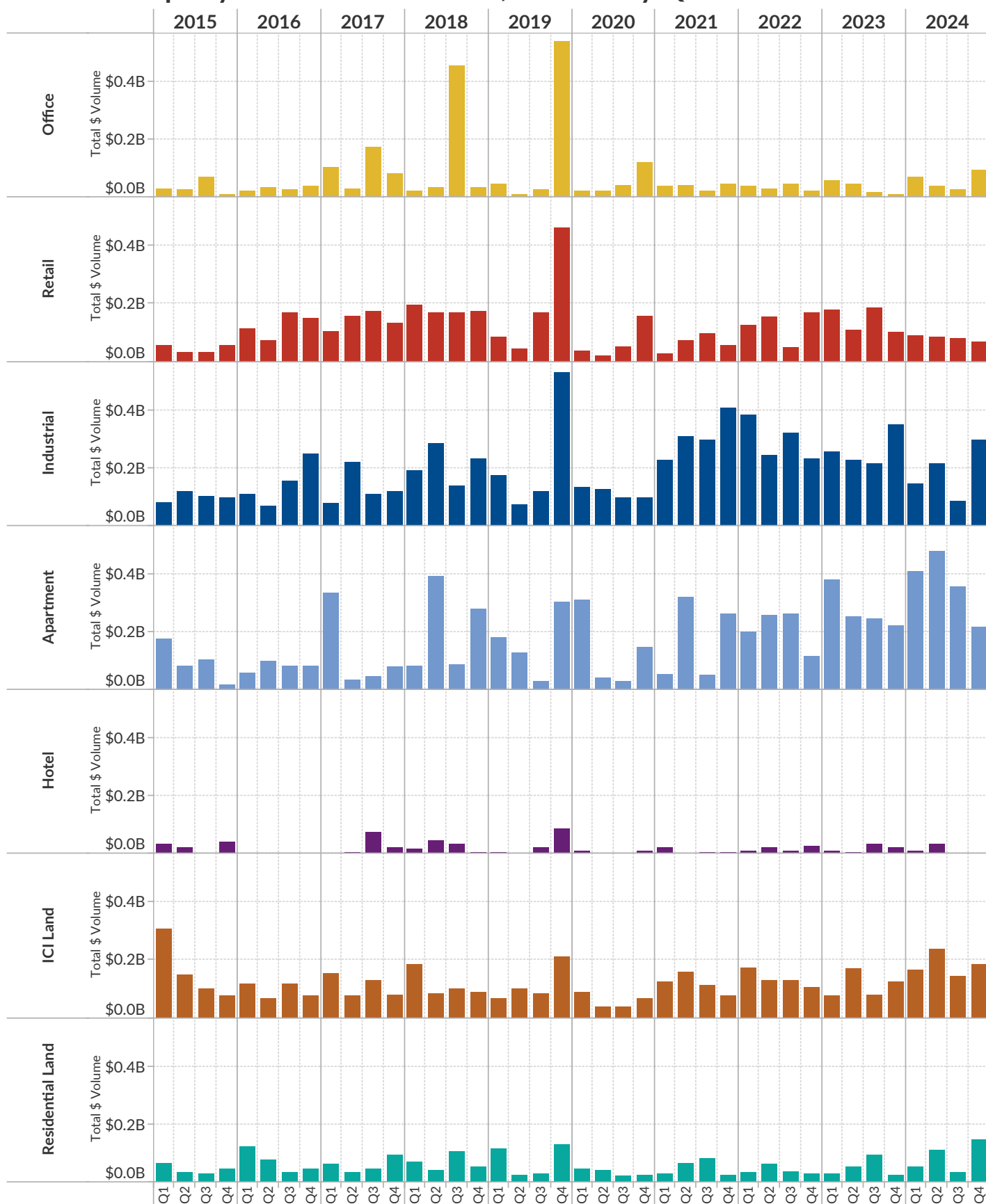
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

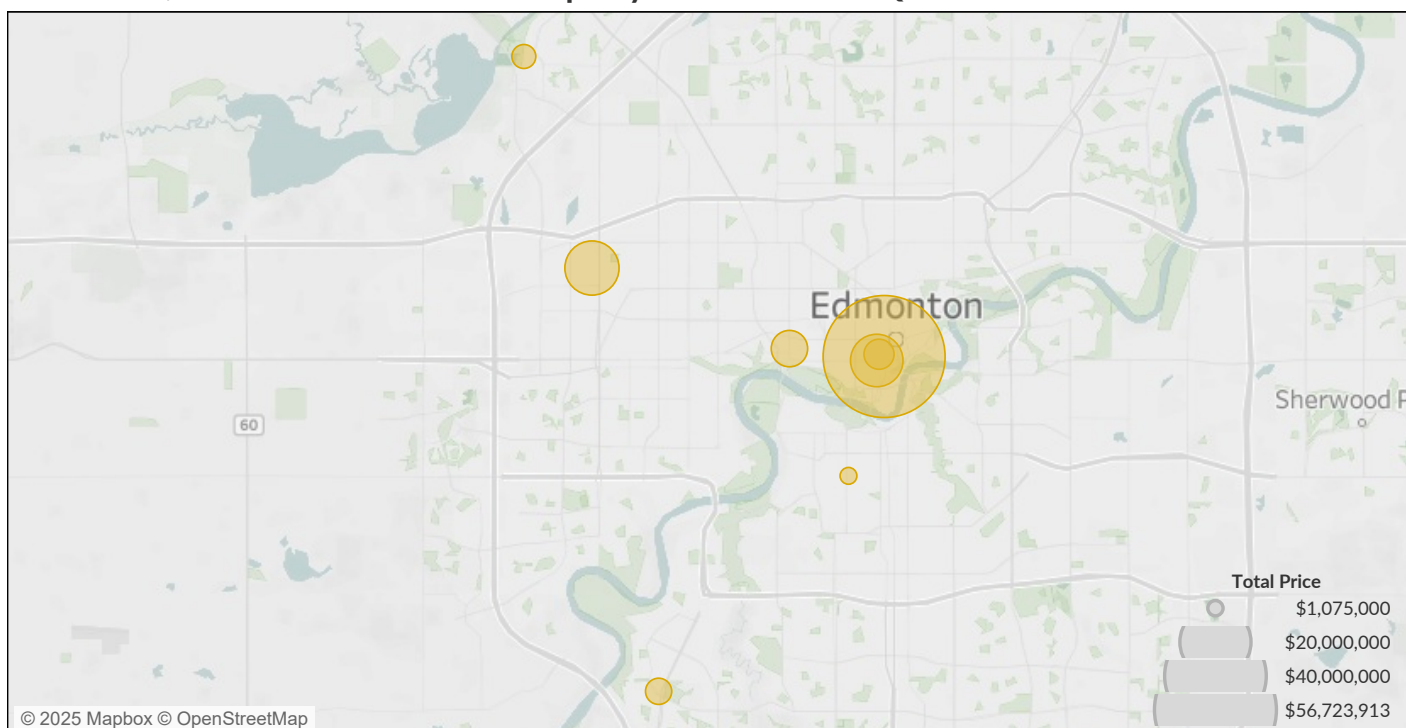
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
City of Edmonton	\$90.6M	7	\$80.2M	\$127.8M	59.4%	\$173
Other Markets	\$2.2M	1	\$37.6M	\$2.3M	-93.8%	\$230
Grand Total	\$92.8M	8	\$117.8M	\$130.1M	10.5%	\$177

Office - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10150 102nd Street NW	City of Edmonton	Edmonton	\$56.7M	134,144	\$423
17204 114th Avenue NW	City of Edmonton	Edmonton	\$11.2M	104,085	\$108
10404 Jasper Avenue NW	City of Edmonton	Edmonton	\$10.5M	43,964	\$238
10238 124th Street NW	City of Edmonton	Edmonton	\$5.1M	21,138	\$238
10187 104th Street NW	City of Edmonton	Edmonton	\$3.5M	24,000	\$144

Source: Altus Group

Office Property Transactions - Q4 2024



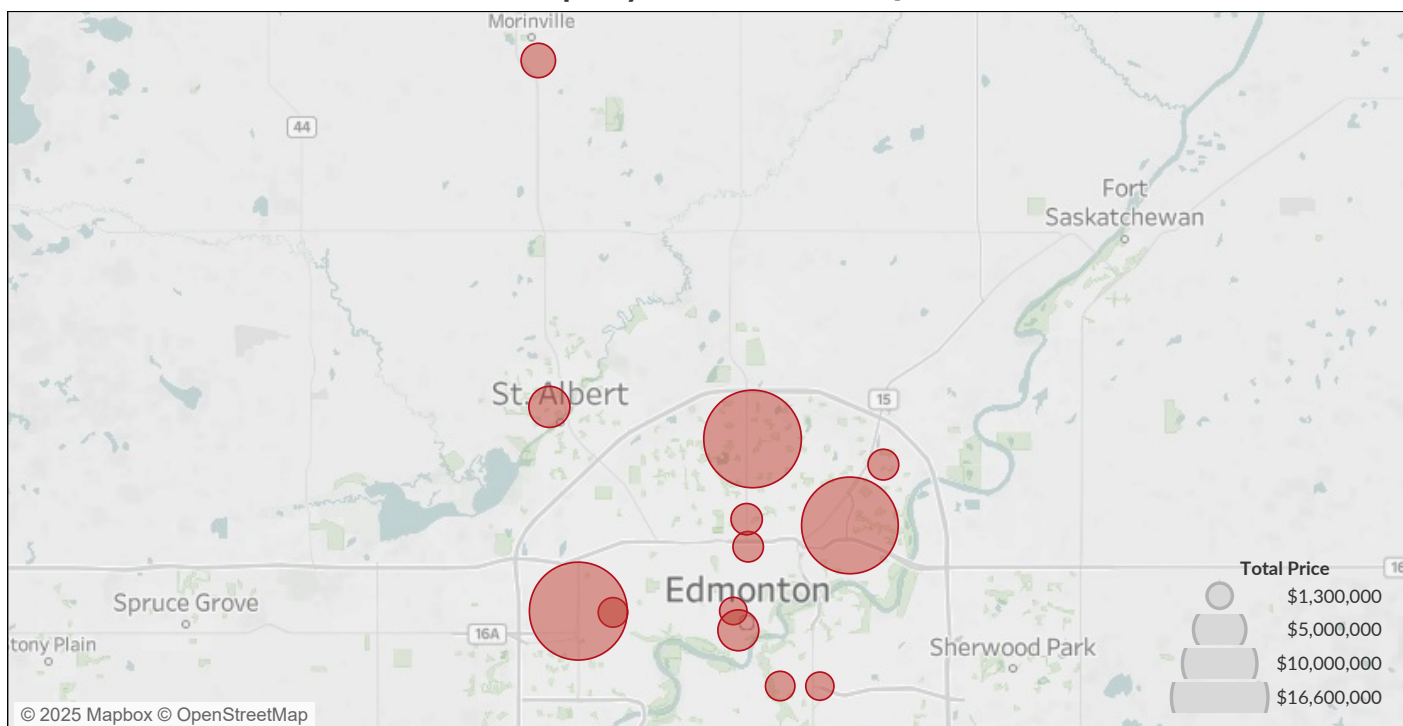
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
City of Edmonton	\$62.8M	11	\$391.8M	\$189.3M	-51.7%	\$340
Other Markets	\$5.0M	2	\$78.7M	\$66.3M	-15.8%	\$266
Grand Total	\$67.8M	13	\$470.5M	\$255.5M	-45.7%	\$324

Retail - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10604 170th Street NW	City of Edmonton	Edmonton	\$16.6M	130,000	\$127
9616 162nd Avenue NW	City of Edmonton	Edmonton	\$16.5M	117,000	\$141
12847 50th Street NW	City of Edmonton	Edmonton	\$16.2M	107,600	\$150
80 Mckenney Avenue	Sturgeon County	\N	\$2.9M	10,750	\$271
10177 104th Street NW	City of Edmonton	Edmonton	\$2.9M	12,335	\$235

Source: Altus Group

Retail Property Transactions - Q4 2024



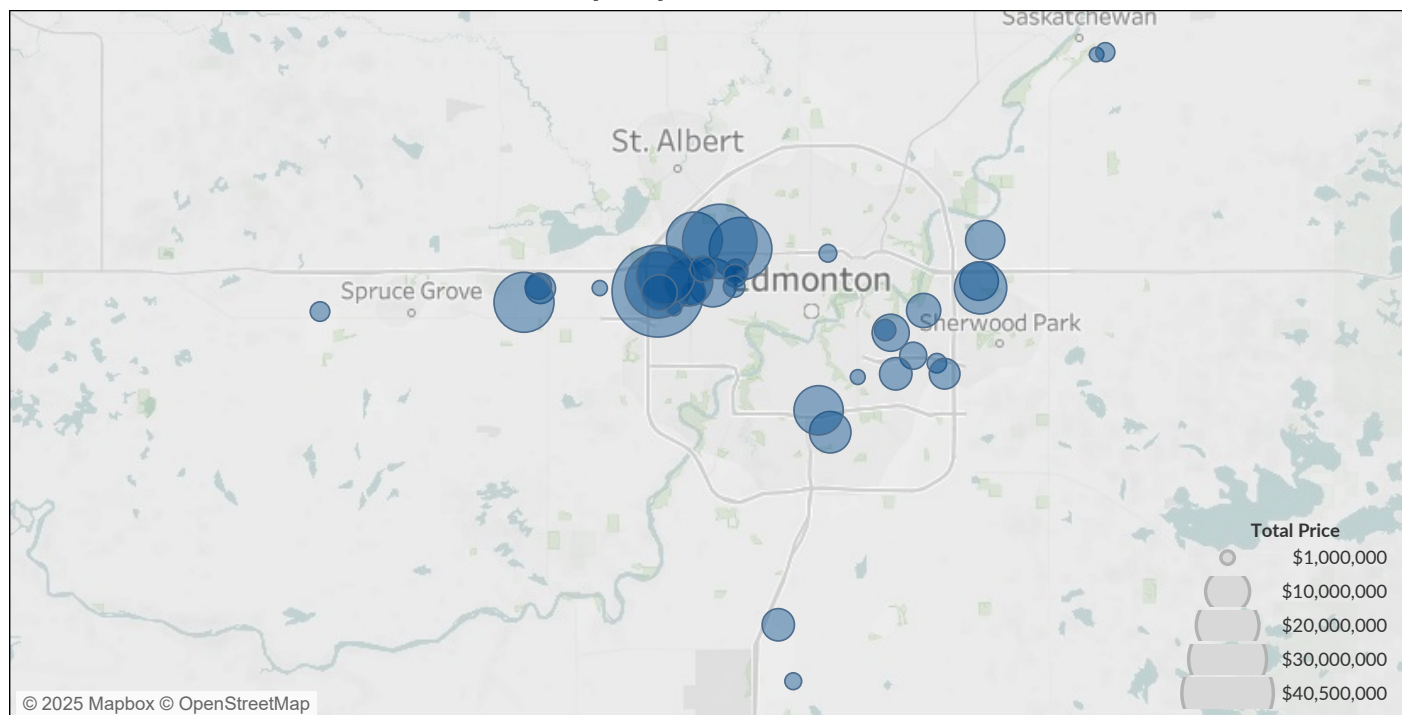
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2023	2024		
City of Edmonton	\$231.8M	26	\$530.2M	\$295.2M	-44.3%	\$192
Other Markets	\$65.0M	12	\$169.6M	\$154.1M	-9.1%	\$273
Grand Total	\$296.8M	38	\$699.8M	\$449.3M	-35.8%	\$216

Industrial - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Building Size	Price/SF
18910 111th Avenue NW	City of Edmonton	Edmonton	\$40.5M	392,000	\$103
15423 131st Avenue NW	City of Edmonton	Edmonton	\$26.5M	153,094	\$173
11334 189th Street NW	City of Edmonton	Edmonton	\$20.8M	194,949	\$106
14135 128th Avenue NW	City of Edmonton	Edmonton	\$18.8M	61,211	\$306
28029 108th Avenue NW	Parkland County	\N	\$17.3M	54,882	\$314

Source: Altus Group

Industrial Property Transactions - Q4 2024



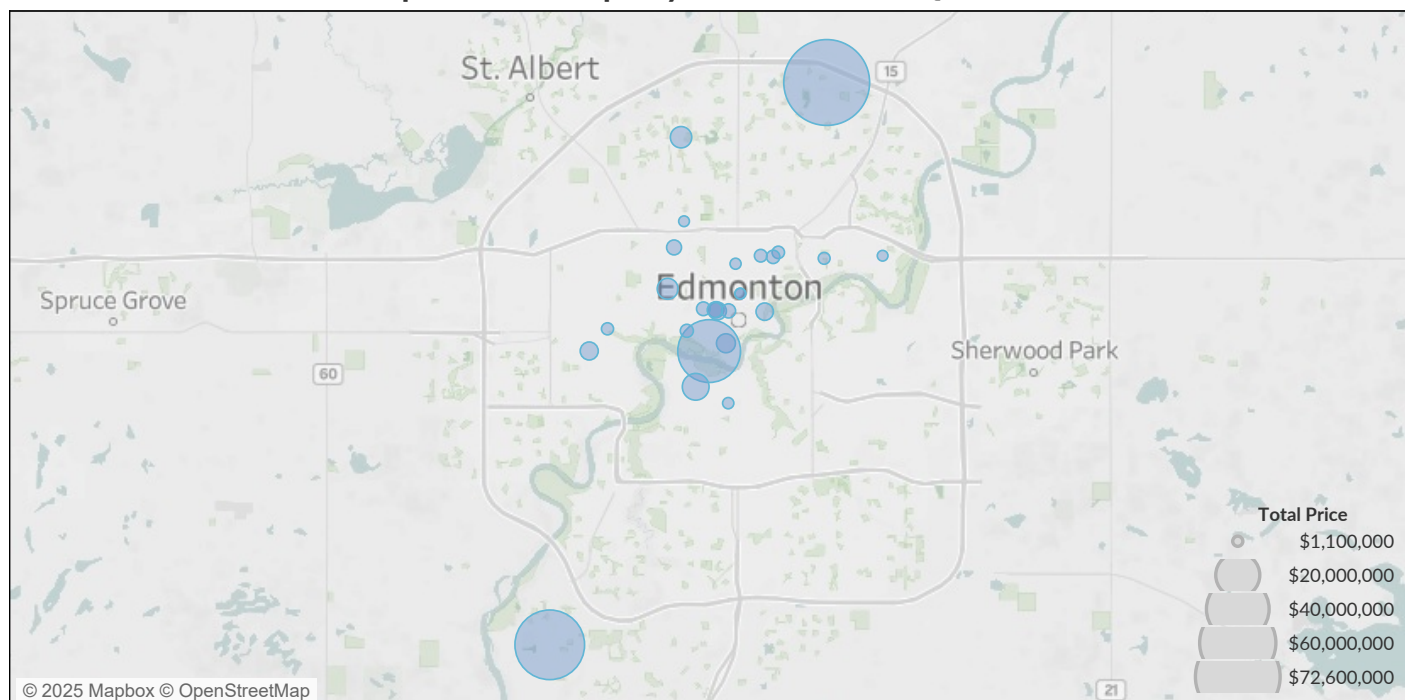
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2023	2024		
City of Edmonton	\$215.0M	27	\$749.3M	\$1,017.8M	35.8%	\$165,968
Other Markets			\$121.2M	\$217.5M	79.5%	\$196,655
Grand Total	\$215.0M	27	\$870.5M	\$1,235.4M	41.9%	\$168,786

Apartment - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
17627 63rd Street NW	City of Edmonton	Edmonton	\$72.6M	277	\$262,094
1790 Keene Crescent SW	City of Edmonton	Edmonton	\$47.8M	190	\$251,447
9717 111th Street NW	City of Edmonton	Edmonton	\$38.9M	138	\$281,522
8409 112th Street NW	City of Edmonton	Edmonton	\$7.0M	63	\$111,746
15603 121st Street NW	City of Edmonton	Edmonton	\$4.5M	18	Null

Source: Altus Group

Apartment Property Transactions - Q4 2024



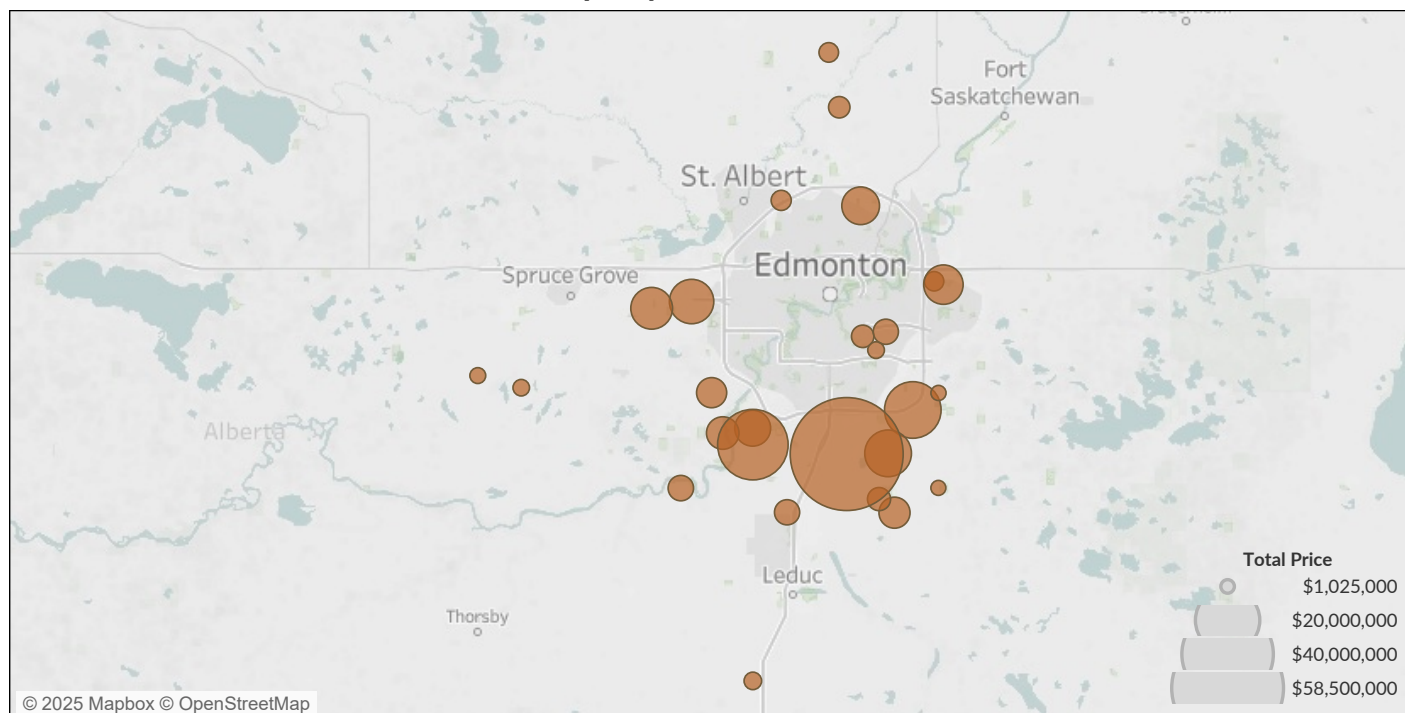
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
City of Edmonton	\$145.8M	13	\$161.2M	\$285.5M	77.1%	\$0.6M
Other Markets	\$38.2M	14	\$164.4M	\$263.0M	60.0%	\$0.1M
Grand Total	\$184.0M	27	\$325.6M	\$548.5M	68.5%	\$0.3M

ICI Land - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
3861 91st Street SW	City of Edmonton	Edmonton	\$58.5M	Null	\$280,696
2504 170th Street SW	City of Edmonton	Edmonton	\$22.8M	80.0	\$285,000
103 17th Street NW	City of Edmonton	Edmonton	\$14.7M	109.5	\$134,012
3804 41st Avenue SW	City of Edmonton	Edmonton	\$10.0M	36.0	\$277,777
9850 229th Street NW	City of Edmonton	Edmonton	\$9.0M	7.7	\$1,167,657

Source: Altus Group

ICI Land Property Transactions - Q4 2024



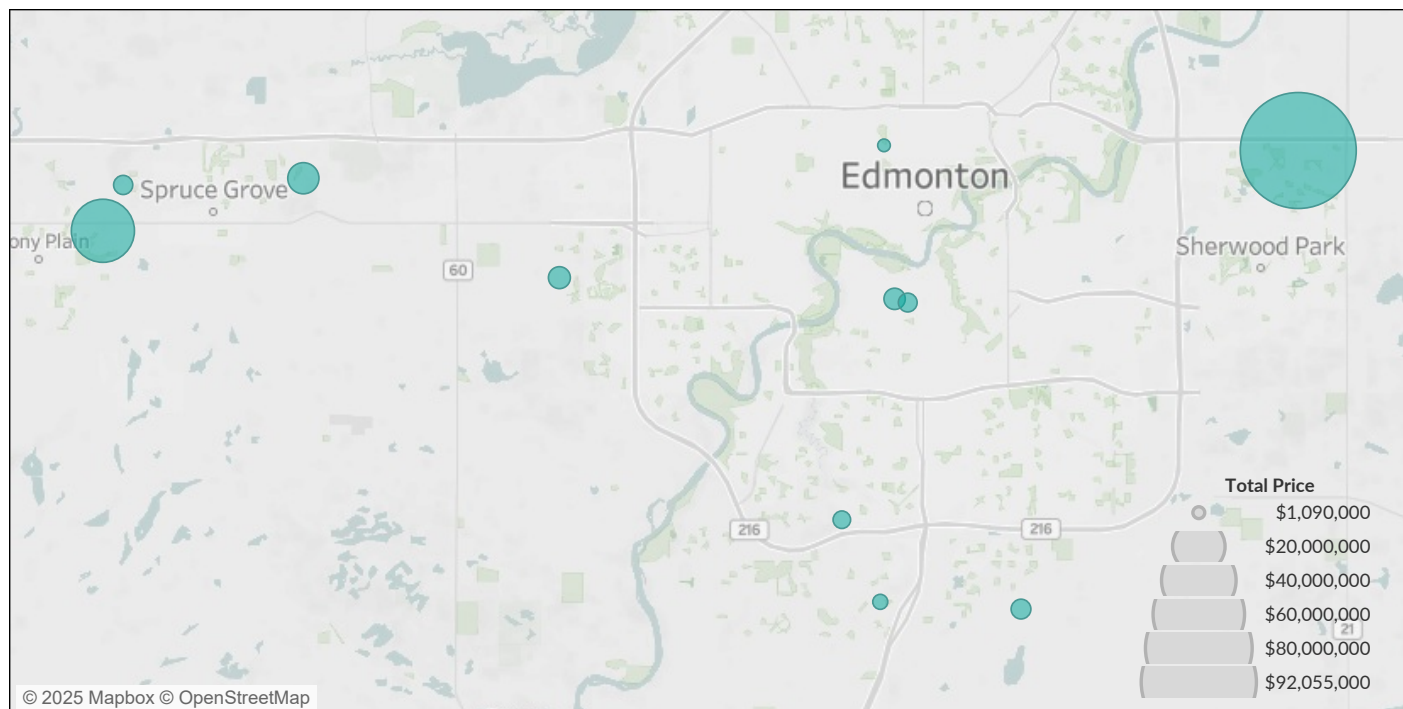
Region	Q4 2024 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2023	2024		
City of Edmonton	\$16.2M	7	\$152.3M	\$115.3M	-24.3%	\$1.1M
Other Markets	\$128.5M	4	\$27.2M	\$78.9M	190.2%	\$0.6M
Grand Total	\$144.7M	11	\$179.5M	\$194.3M	8.2%	\$1.0M

Residential Land - Top 5 Transactions Q4 2024

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
NE-11-53-23-4	Strathcona County	Sherwood Park	\$92.1M	3.3	\$27,980,243
2801 43rd Avenue	Parkland County	Stony Plain	\$27.3M	2.4	\$11,213,991
SW-12-53-27-4	Parkland County	Spruce Grove	\$6.7M	62.5	\$106,443
22315 88th Avenue NW	City of Edmonton	Edmonton	\$3.3M	3.6	\$923,703
10740 79th Avenue NW	City of Edmonton	Edmonton	\$3.1M	Null	\$392,057

Source: Altus Group

Residential Land Property Transactions - Q4 2024





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