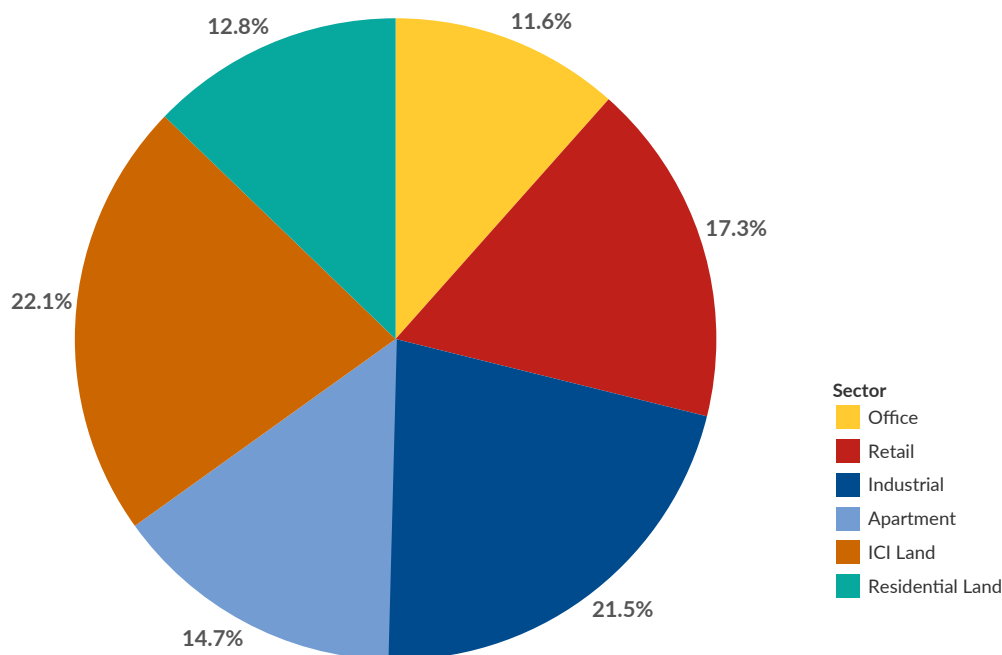

Vancouver Market Area Commercial Q1 2025 Statistics



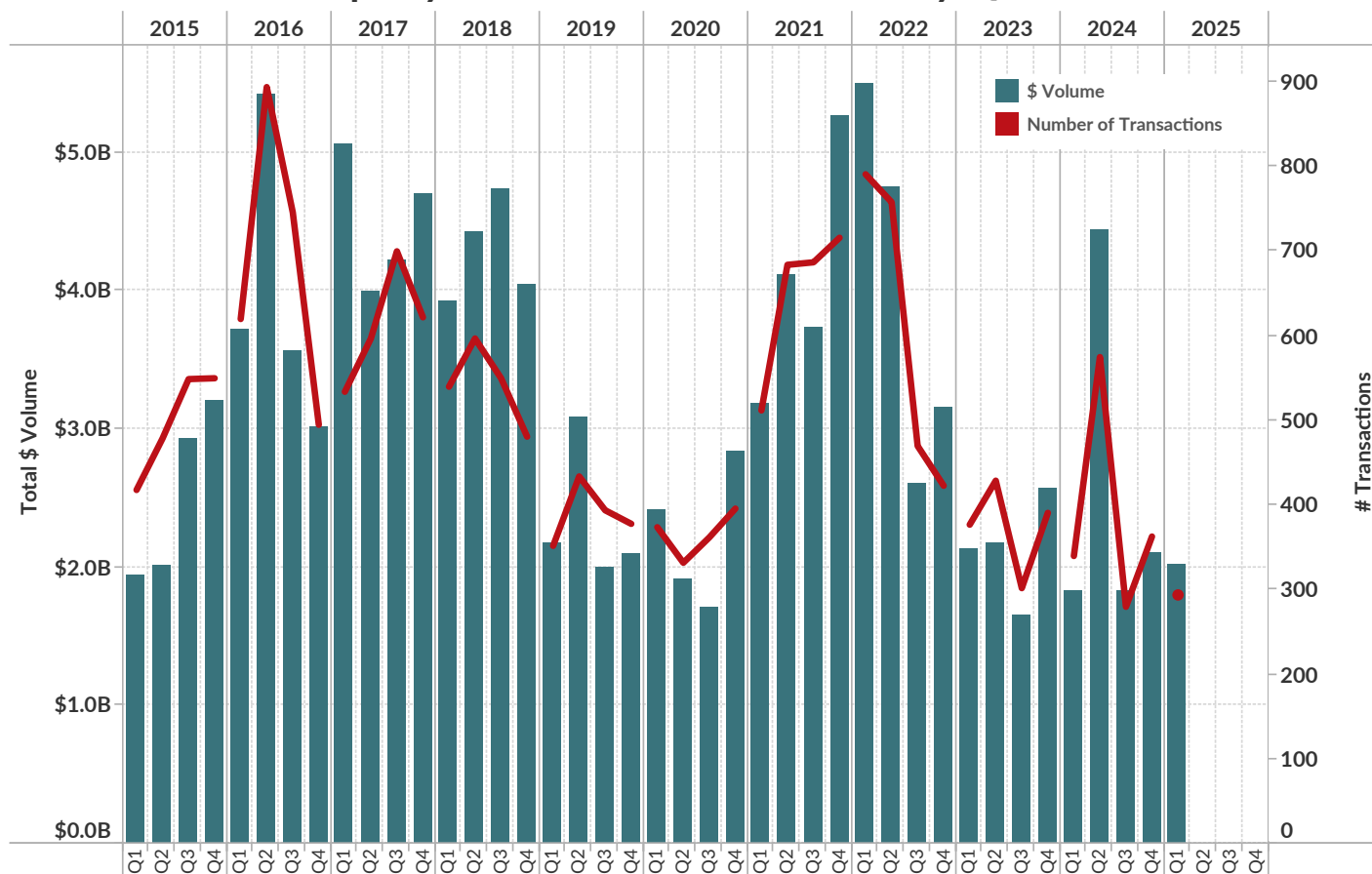
AltusGroup

Q1 2025 YTD Property Transactions - Total \$ Volume by Sector



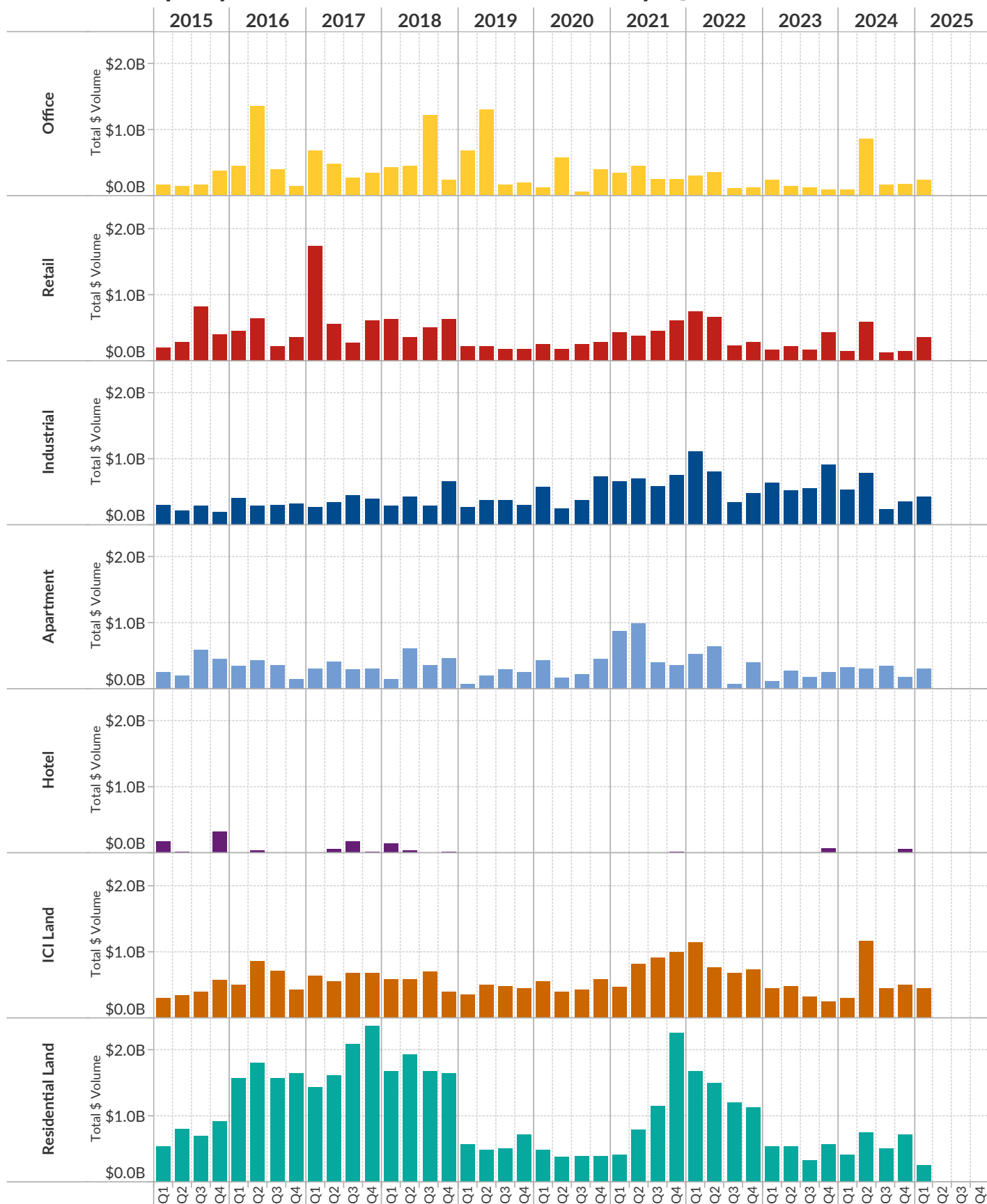
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

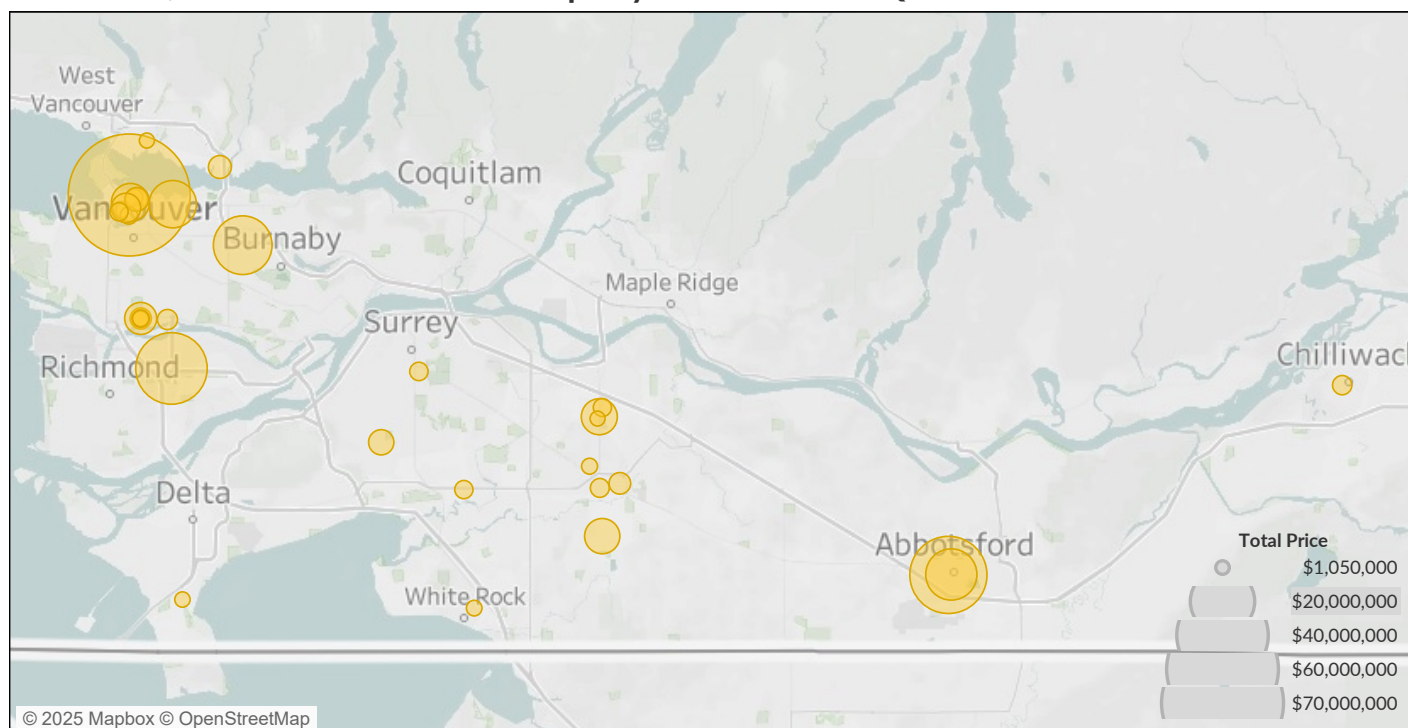
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Fraser Valley	\$61.7M	10	\$4.1M	\$61.7M	1395.1%	\$748
North East			\$2.1M		-100.0%	
North Shore	\$3.5M	2		\$3.5M		\$744
South Fraser	\$32.5M	6	\$15.8M	\$32.5M	105.1%	\$851
Vancouver	\$135.8M	20	\$75.3M	\$135.8M	80.4%	\$864
Grand Total	\$233.5M	38	\$97.4M	\$233.5M	139.8%	\$826

Office - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
1111 West Hastings Street	Vancouver	Vancouver	\$70.0M	95,814	731
32071 South Fraser Way	Fraser Valley	Abbotsford	\$28.0M	52,270	536
4600 Jacombs Road	South Fraser	Richmond	\$24.1M	85,966	280
3030 Gilmore Diversion	Vancouver	Burnaby	\$16.2M	37,500	432
32160 South Fraser Way	Fraser Valley	Abbotsford	\$12.4M	36,808	336

Source: Altus Group

Office Property Transactions - Q1 2025



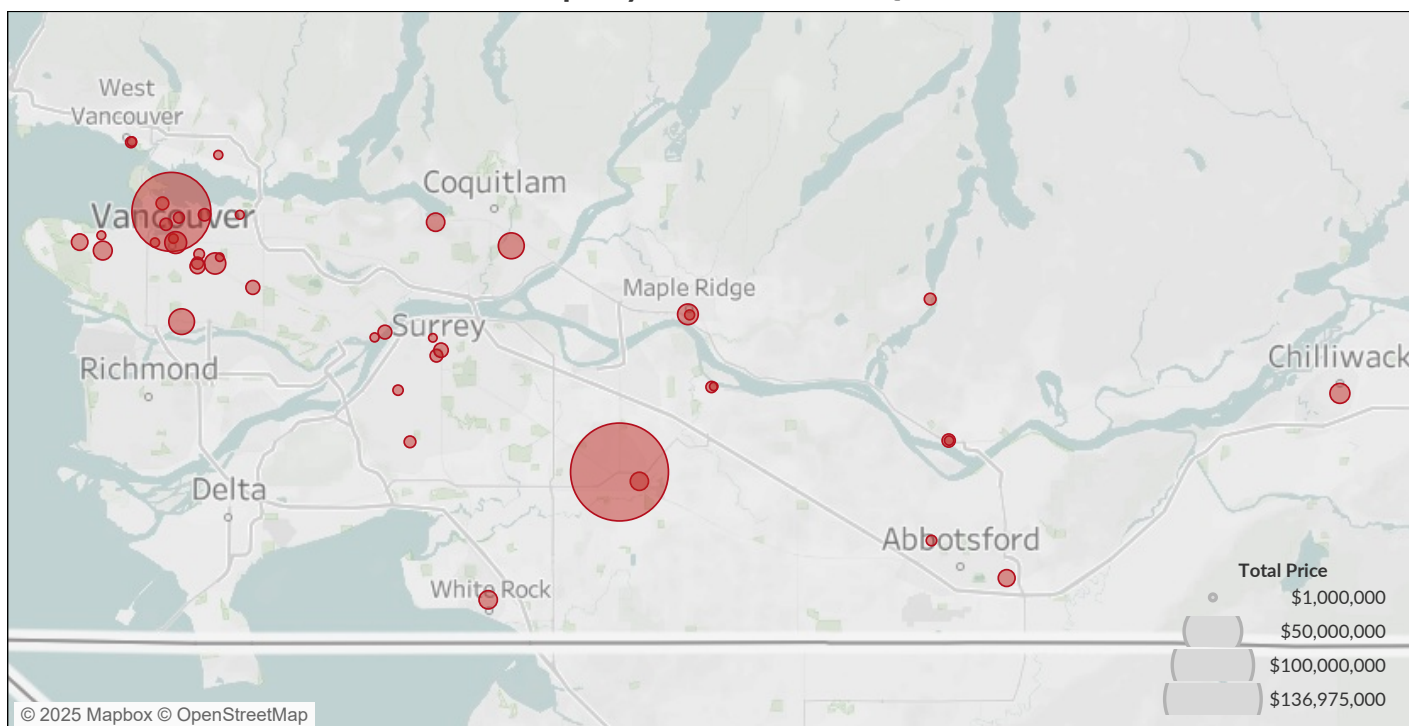
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Fraser Valley	\$161.5M	10	\$10.4M	\$161.5M	1452.5%	\$795
North East	\$21.8M	4	\$19.9M	\$21.8M	9.9%	\$743
North Shore	\$4.1M	3	\$4.0M	\$4.1M	3.0%	\$1,559
South Fraser	\$14.5M	6	\$45.0M	\$14.5M	-67.8%	\$1,008
Vancouver	\$147.9M	21	\$66.4M	\$147.9M	122.8%	\$1,250
Grand Total	\$349.8M	44	\$145.6M	\$349.8M	140.2%	\$1,097

Retail - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
610 Granville Street	Vancouver	Vancouver	\$89.1M	82,450	1,081
2540 Mary Hill Road	North East	Port Coquitlam	\$9.6M	8,390	1,138
10 SE Marine Drive	Vancouver	Vancouver	\$9.4M	2,827	3,318
365-379 West Broadway	Vancouver	Vancouver	\$6.8M	2,500	2,720
1529 Kingsway	Vancouver	Vancouver	\$6.4M	12,437	515

Source: Altus Group

Retail Property Transactions - Q1 2025



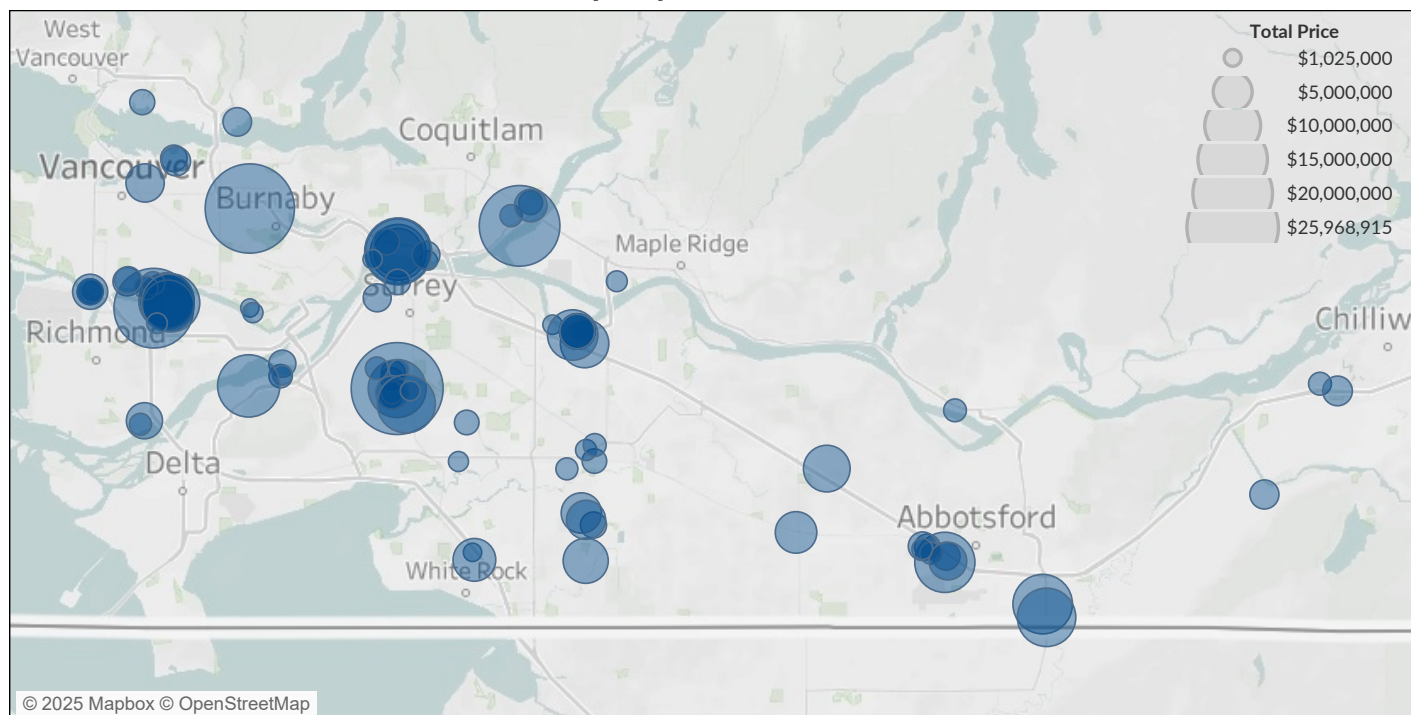
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Fraser Valley	\$67.1M	15	\$40.5M	\$67.1M	65.7%	\$520
North East	\$77.0M	12	\$55.1M	\$77.0M	39.8%	\$655
North Shore	\$4.4M	2	\$3.5M	\$4.4M	26.9%	\$779
South Fraser	\$230.5M	47	\$271.9M	\$230.5M	-15.3%	\$658
Vancouver	\$56.1M	16	\$163.0M	\$56.1M	-65.6%	\$720
Grand Total	\$435.1M	92	\$534.0M	\$435.1M	-18.5%	\$650

Industrial - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Ft
4590 Canada Way	Vancouver	Burnaby	\$24.5M	33,000	742
1407 Kebet Way	North East	Port Coquitlam	\$20.0M	40,321	496
12511 Vulcan Way	South Fraser	Richmond	\$19.5M	59,611	327
1150 Lumber Alley	North East	Coquitlam	\$13.8M	15,062	917
			\$13.1M	14,473	908

Source: Altus Group

Industrial Property Transactions - Q1 2025



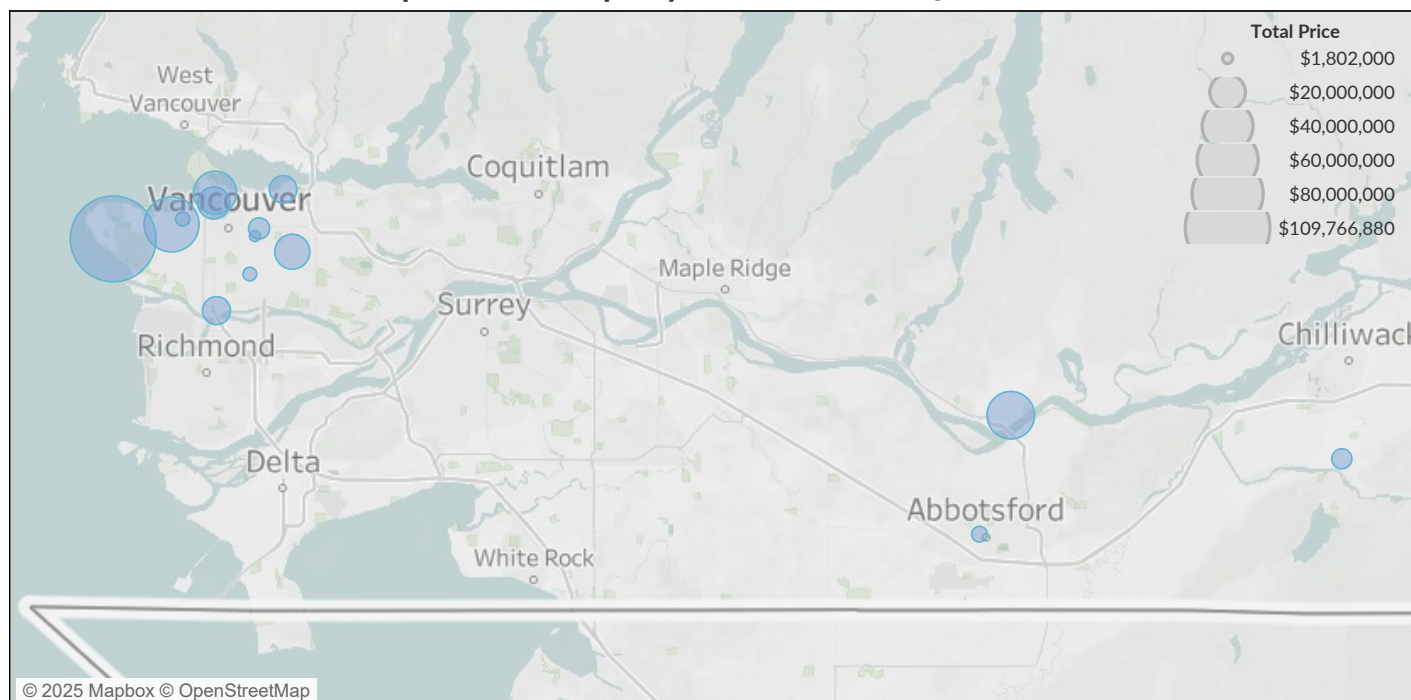
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2024	2025		
Fraser Valley	\$43.4M	3	\$49.1M	\$43.4M	-11.5%	\$330,755
North East			\$87.0M		-100.0%	
North Shore			\$24.0M		-100.0%	
South Fraser			\$30.0M		-100.0%	
Vancouver	\$253.2M	11	\$138.8M	\$253.2M	82.4%	\$441,765
Grand Total	\$296.6M	14	\$328.9M	\$296.6M	-9.8%	\$416,147

Apartment - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
3308-3382 Wesbrook Mall	Vancouver	Vancouver	\$109.8M	148	\$741,668
3123 West Broadway	Vancouver	Vancouver	\$45.1M	40	Null
33230 2nd Avenue	Fraser Valley	Mission	\$33.8M	92	\$366,848
1280 Haro Street	Vancouver	Vancouver	\$27.7M	66	\$419,697
4320 Slocan Street	Vancouver	Vancouver	\$18.2M	41	\$444,546

Source: Altus Group

Apartment Property Transactions - Q1 2025



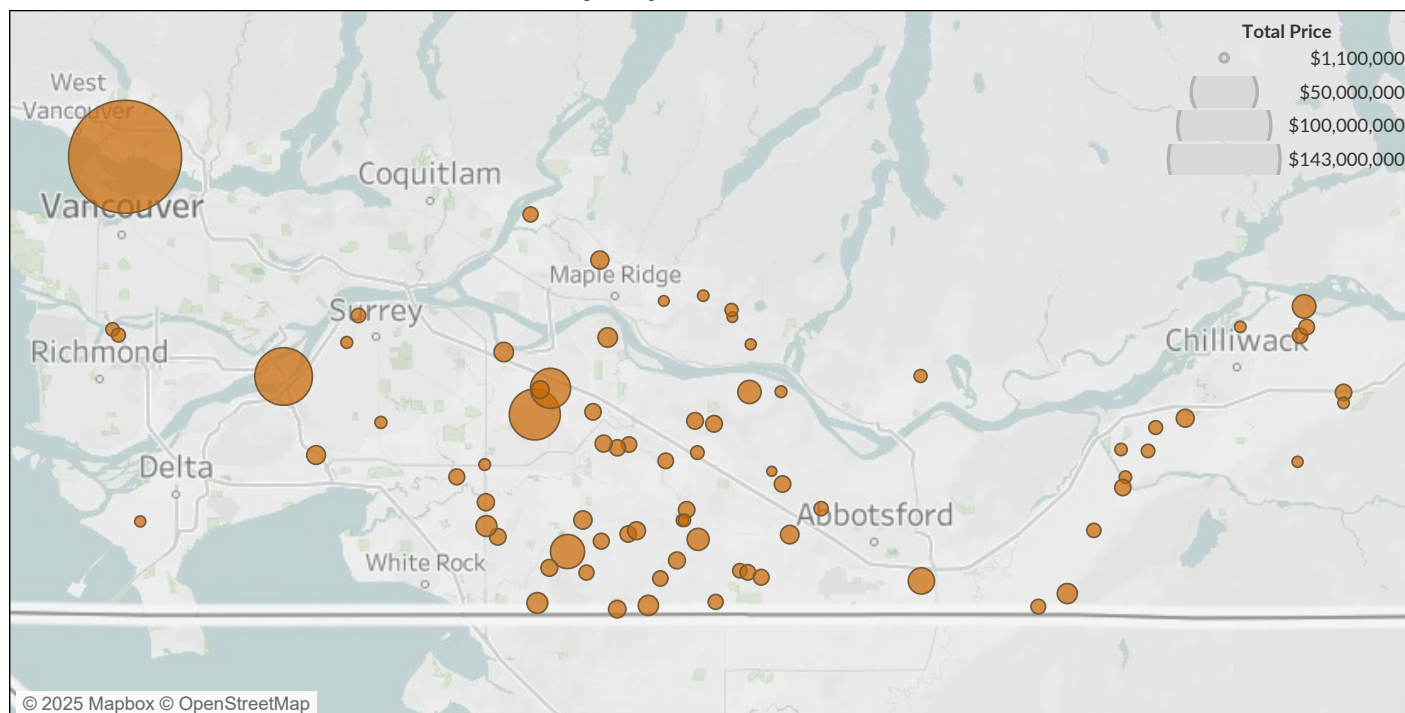
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
Fraser Valley	\$184.8M	54	\$136.1M	\$184.8M	35.8%	\$0.6M
North East	\$13.3M	7	\$29.9M	\$13.3M	-55.4%	\$0.3M
North Shore	\$143.0M	1		\$143.0M		\$5.2M
South Fraser	\$105.5M	16	\$63.3M	\$105.5M	66.8%	\$1.6M
Vancouver			\$76.6M		-100.0%	
Grand Total	\$446.6M	78	\$305.9M	\$446.6M	46.0%	\$0.8M

ICI Land - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
1223 Derwent Way	South Fraser	Delta	\$37.2M	4.8	\$7,771,967
7468 194th Street	South Fraser	Surrey	\$29.1M	13.3	\$2,183,046
Lot 7 85th Avenue	Fraser Valley	Langley	\$18.0M	3.0	\$5,976,096
20661 24th Avenue	Fraser Valley	Langley	\$13.0M	7.6	\$1,714,783
1240 McKenzie Road	Fraser Valley	Abbotsford	\$7.7M	27.2	\$283,088

Source: Altus Group

ICI Land Property Transactions - Q1 2025



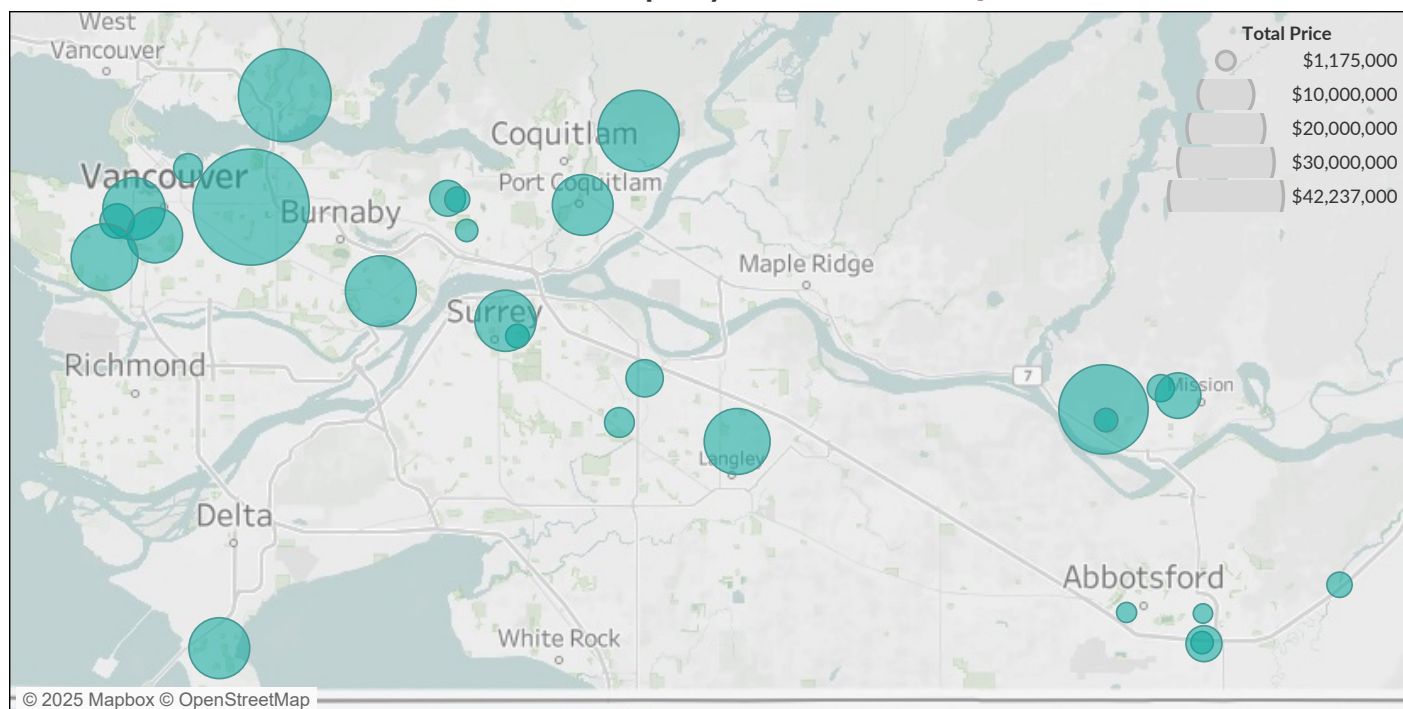
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
Fraser Valley	\$59.2M	10	\$88.8M	\$59.2M	-33.3%	\$3.4M
North East	\$39.7M	5	\$16.2M	\$39.7M	145.5%	\$11.1M
North Shore	\$27.0M	1	\$8.8M	\$27.0M	207.2%	
South Fraser	\$32.2M	5	\$124.7M	\$32.2M	-74.2%	\$7.3M
Vancouver	\$100.0M	7	\$178.6M	\$100.0M	-44.0%	\$11.3M
Grand Total	\$258.2M	28	\$417.1M	\$258.2M	-38.1%	\$6.4M

Residential Land - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
2870 East Broadway	Vancouver	Vancouver	\$42.2M	1.2	Null
1310 Monashee Drive	North Shore	North Vancouver	\$27.0M	2.9	Null
31151 Gunn Avenue	Fraser Valley	Mission	\$25.0M	19.1	\$1,306,165
3595 Harper Road	North East	Coquitlam	\$20.6M	3.9	\$5,339,027
7448 14th Avenue	Vancouver	Burnaby	\$15.8M	1.4	\$11,347,262

Source: Altus Group

Residential Land Property Transactions - Q1 2025





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