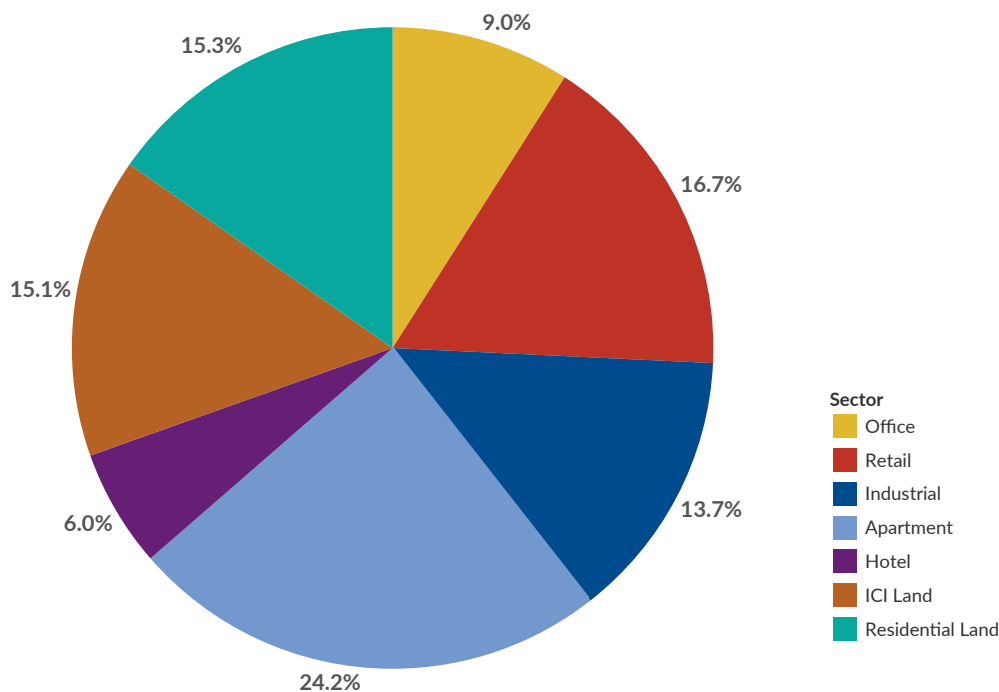

Calgary Market Area Commercial Q1 2025 Statistics



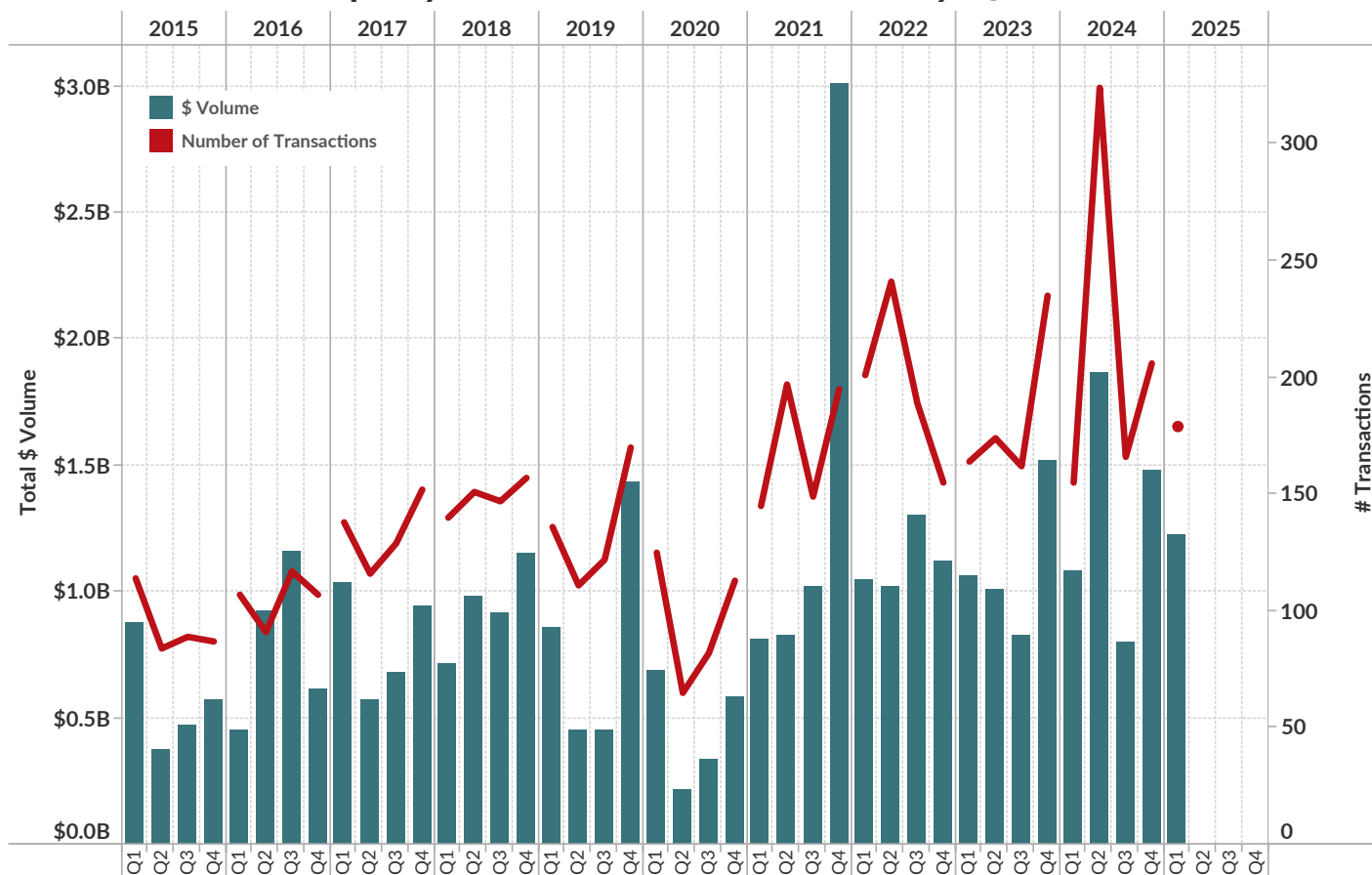
AltusGroup

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

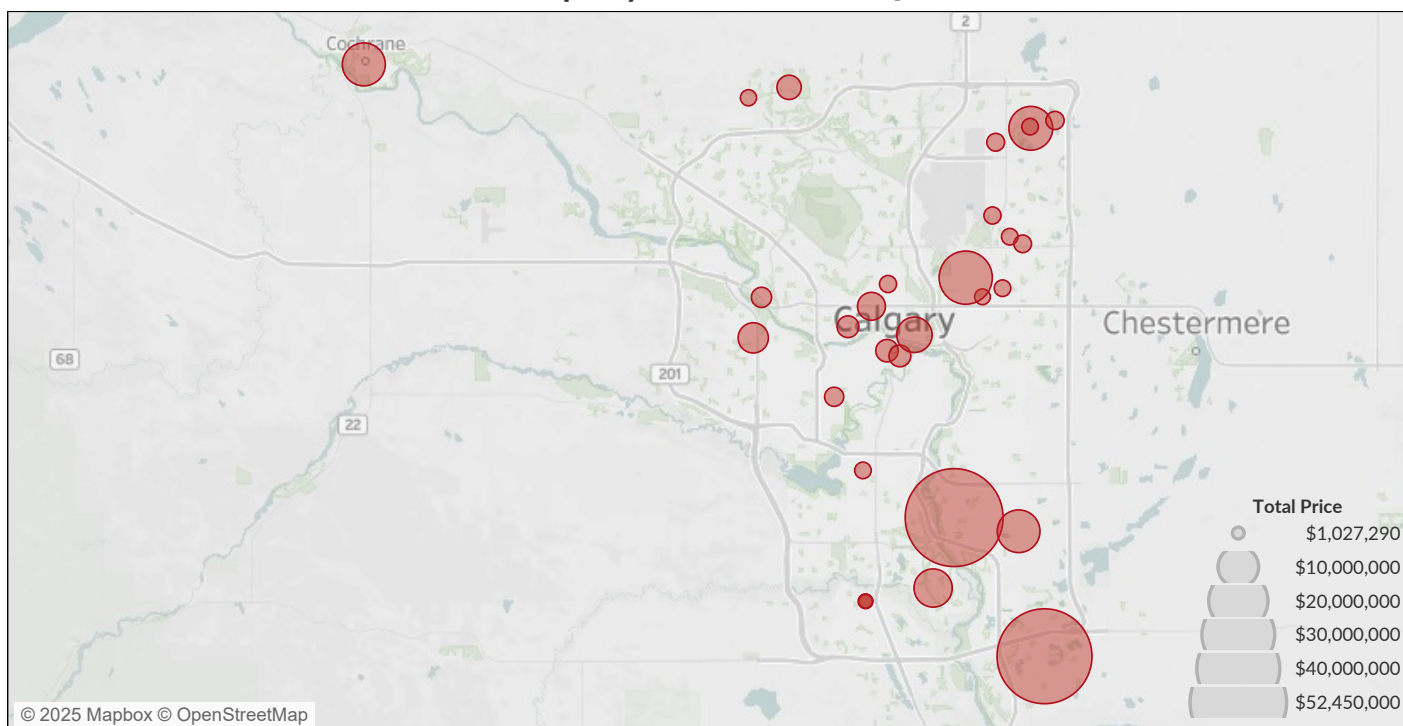
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Calgary	\$197.7M	29	\$72.7M	\$197.7M	172.0%	\$503
Other Markets	\$10.1M	1	\$146.7M	\$10.1M	-93.1%	\$524
Grand Total	\$207.8M	30	\$219.3M	\$207.8M	-5.3%	\$504

Retail - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
163 Quarry Park Boulevard SE	Calgary	Calgary	\$52.5M	153,449	\$342
80 Mahogany Road SE	Calgary	Calgary	\$49.3M	89,455	\$551
3030 23rd Street NE	Calgary	Calgary	\$15.5M	42,608	\$364
6004 Country Hills Boulevard NE	Calgary	Calgary	\$10.5M	18,934	\$555
			\$1.5M	2,004	\$749

Source: Altus Group

Retail Property Transactions - Q1 2025



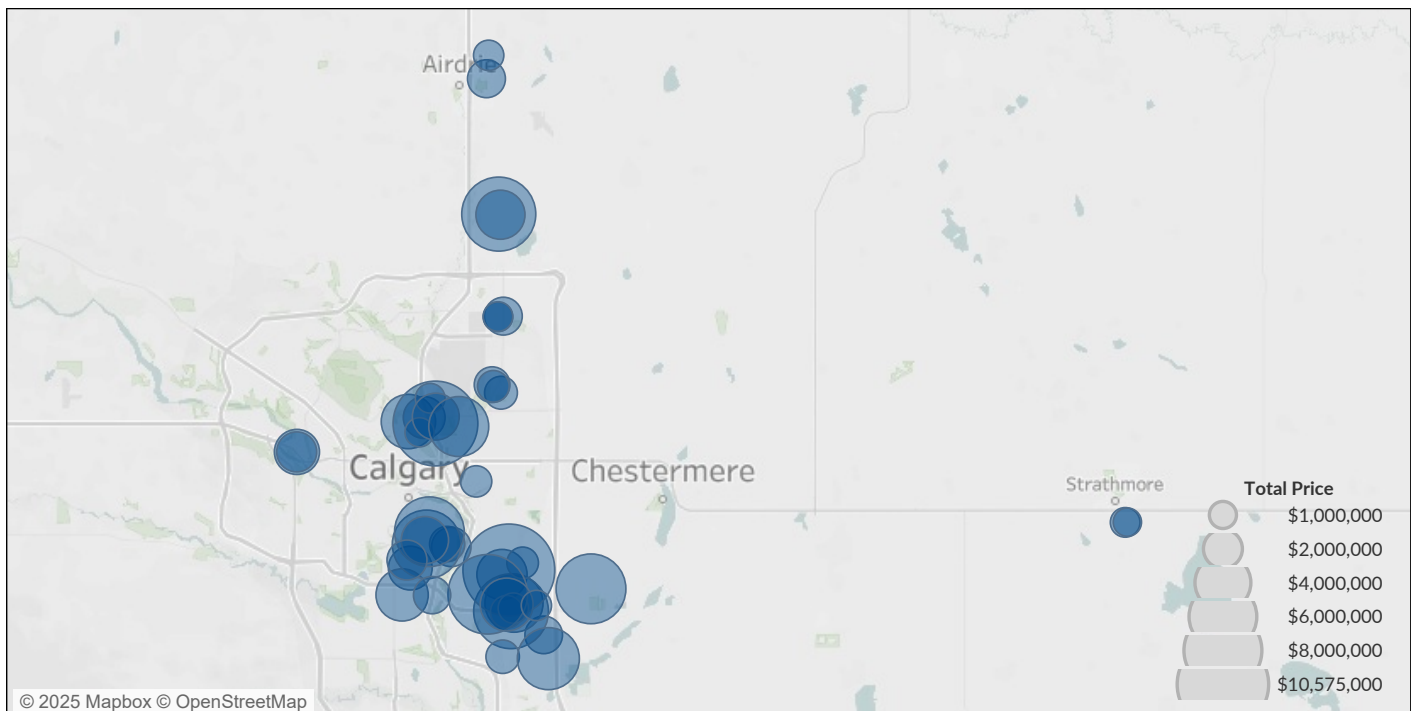
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Calgary	\$128.3M	40	\$75.8M	\$128.3M	69.2%	\$253
Other Markets	\$8.1M	5	\$71.1M	\$8.1M	-88.6%	\$267
Grand Total	\$136.4M	45	\$146.9M	\$136.4M	-7.2%	\$255

Industrial - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
4747 54th Avenue SE	Calgary	Calgary	\$10.6M	84,445	\$125
4204 11th Street NE	Calgary	Calgary	\$9.0M	56,615	\$159
7403 30th Street SE	Calgary	Calgary	\$7.9M	72,549	\$109
8330 48th Street SE	Calgary	Calgary	\$7.0M	12,000	\$583
292188 Wagon Wheel Boulevard	Calgary	Calgary	\$6.9M	25,995	\$264

Source: Altus Group

Industrial Property Transactions - Q1 2025



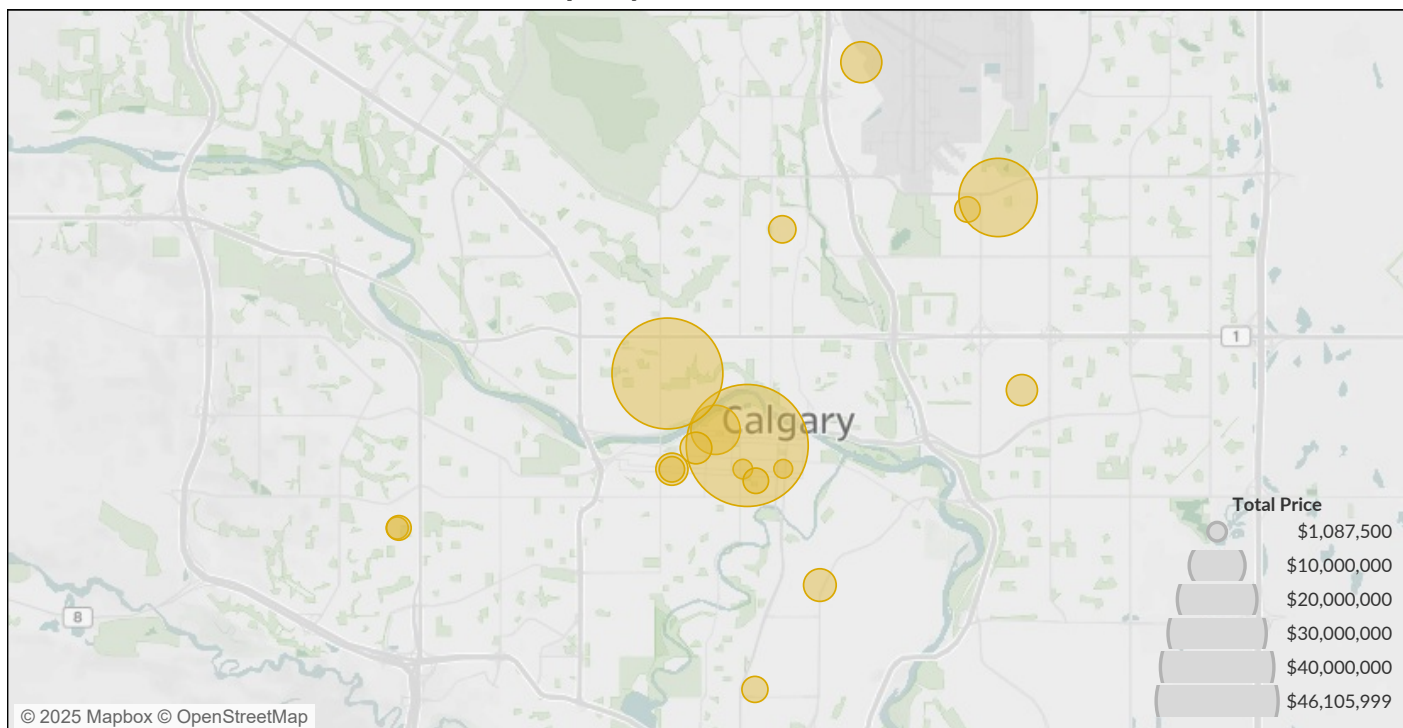
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
Calgary	\$144.5M	18	\$25.9M	\$144.5M	458.9%	\$272
Other Markets						
Grand Total	\$144.5M	18	\$25.9M	\$144.5M	458.9%	\$272

Office - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
616 3rd Street SW	Calgary	Calgary	\$46.1M	461,141	\$100
1402 8th Avenue NW	Calgary	Calgary	\$38.1M	75,000	\$508
2728 Hopewell Place NE	Calgary	Calgary	\$19.0M	126,760	\$150
808 4th Avenue SW	Calgary	Calgary	\$7.5M	42,883	\$175
7136 11th Street NE	Calgary	Calgary	\$5.2M	51,986	\$100

Source: Altus Group

Office Property Transactions - Q1 2025



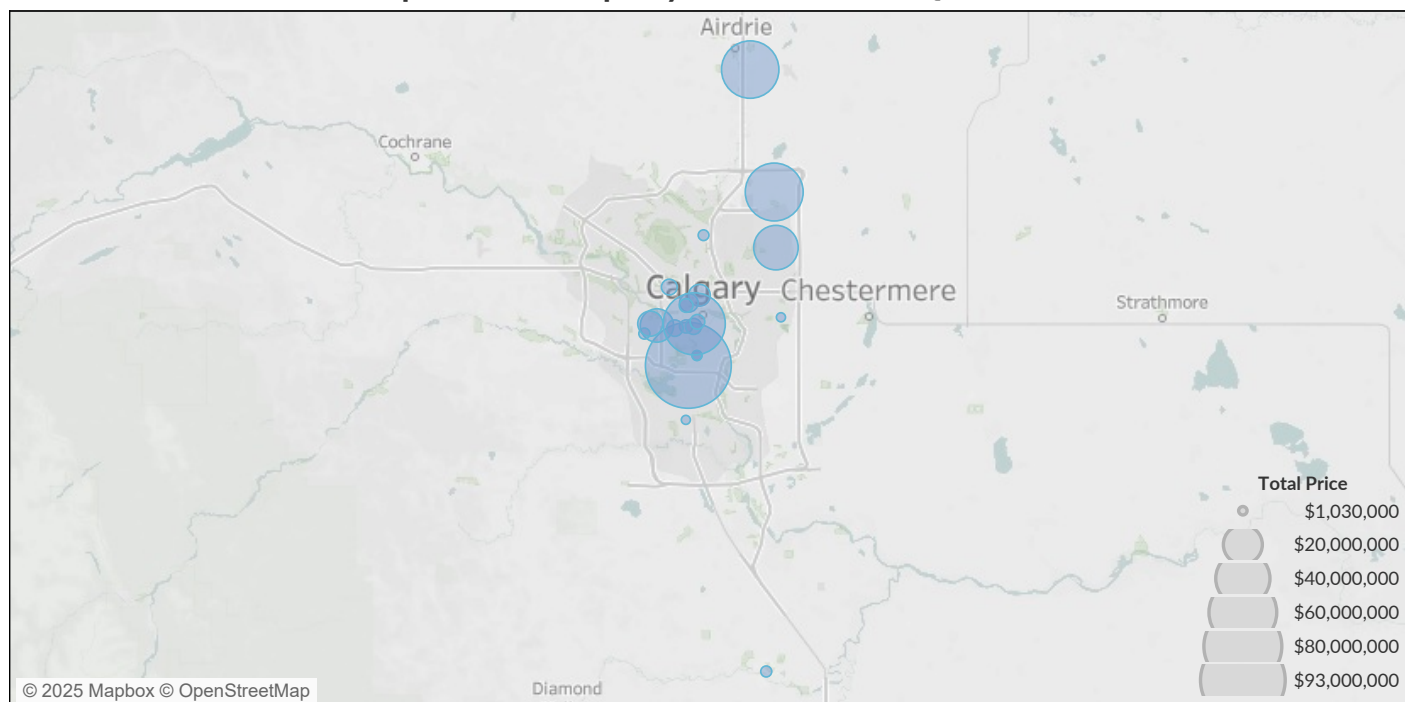
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2024	2025		
Calgary	\$265.7M	20	\$368.6M	\$265.7M	-27.9%	\$301,764
Other Markets	\$43.1M	2	\$1.3M	\$43.1M	3293.2%	\$258,769
Grand Total	\$308.8M	22	\$369.9M	\$308.8M	-16.5%	\$297,669

Apartment - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
730 58th Avenue SW	Calgary	Calgary	\$93.0M	255	\$364,706
510 15th Avenue SW	Calgary	Calgary	\$48.6M	272	\$344,203
171 Skyview Bay NE	Calgary	Calgary	\$42.3M	141	\$300,000
15 Market Boulevard SE	Other Markets	Airdrie	\$41.6M	126	\$326,912
79 Castleridge Drive NE	Calgary	Calgary	\$25.0M	120	\$208,333

Source: Altus Group

Apartment Property Transactions - Q1 2025



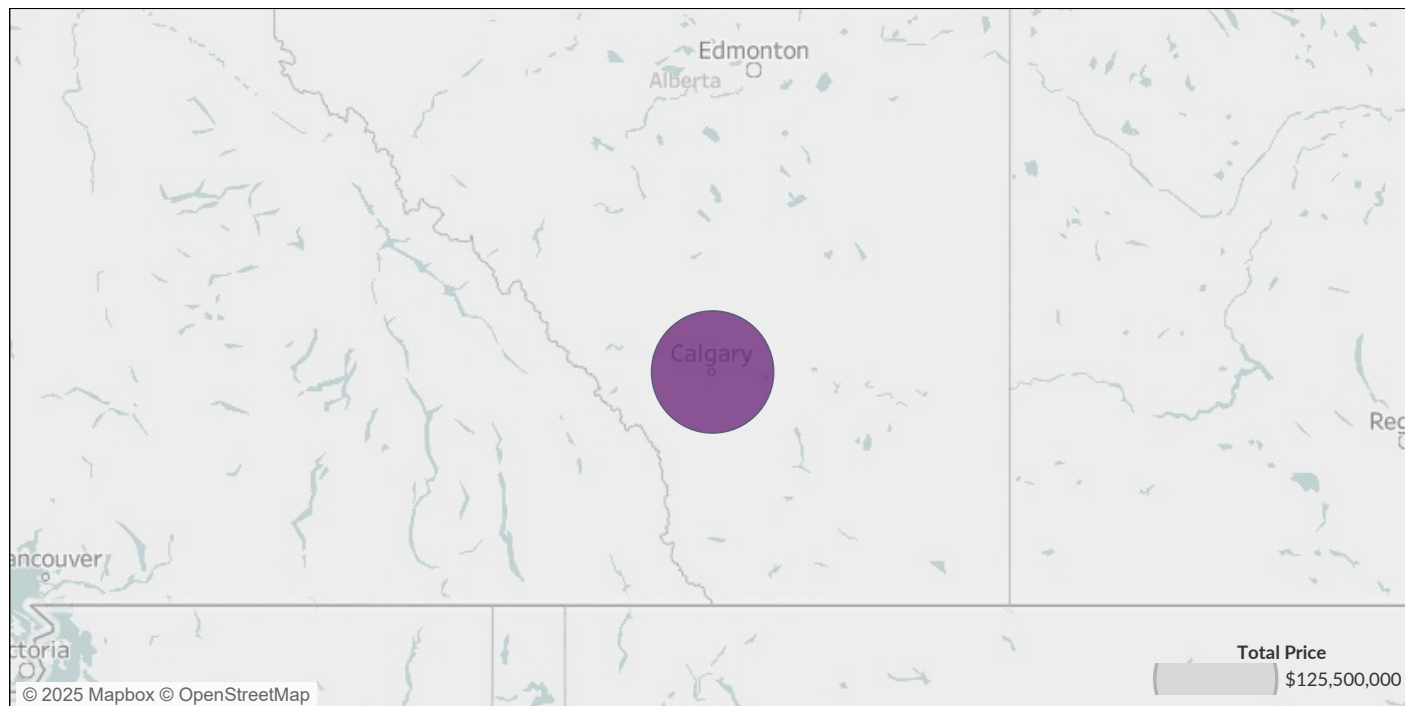
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2024	2025		
Calgary	\$125.5M	1	\$16.5M	\$125.5M	662.6%	\$353,521
Other Markets			\$1.0M		-100.0%	
Grand Total	\$125.5M	1	\$17.5M	\$125.5M	618.9%	\$353,521

Hotel - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
700 Centre Street SE	Calgary	Calgary	\$125.5M	355	\$353,521

Source: Altus Group

Hotel Property Transactions - Q1 2025



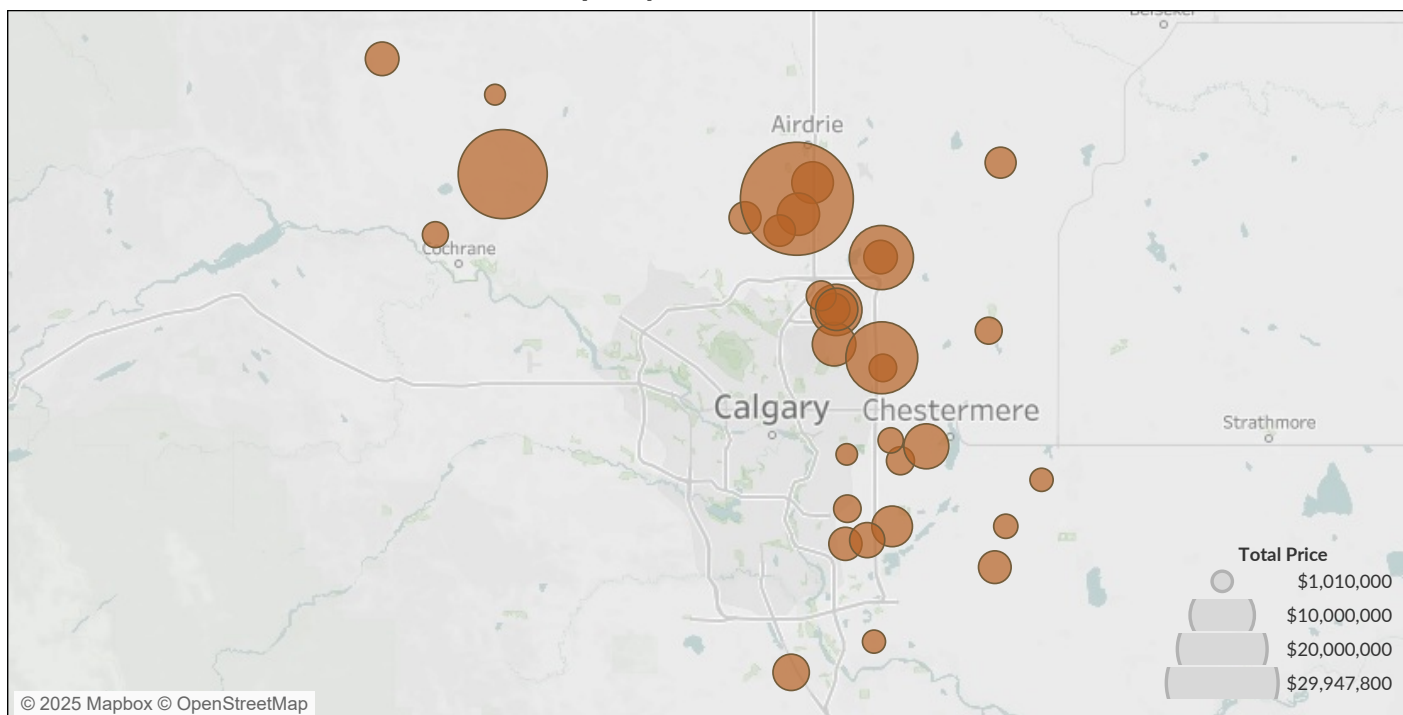
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
Calgary	\$92.9M	23	\$90.8M	\$92.9M	2.3%	\$0.6M
Other Markets	\$53.0M	10	\$48.6M	\$53.0M	9.1%	\$0.3M
Grand Total	\$146.0M	33	\$139.5M	\$146.0M	4.7%	\$0.5M

ICI Land - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
4991 8th Street SW	Other Markets	Airdrie	\$29.9M	160.0	\$187,174
265146 Range Road 40	Calgary	Calgary	\$18.6M	322.9	\$57,654
6111 84th Street NE	Calgary	Calgary	\$12.1M	67.4	\$180,000
260238 High Plains Way	Calgary	Calgary	\$9.7M	17.6	\$550,000
137 Merganser Gate	Other Markets	Chestermere	\$4.7M	3.4	\$1,400,000

Source: Altus Group

ICI Land Property Transactions - Q1 2025



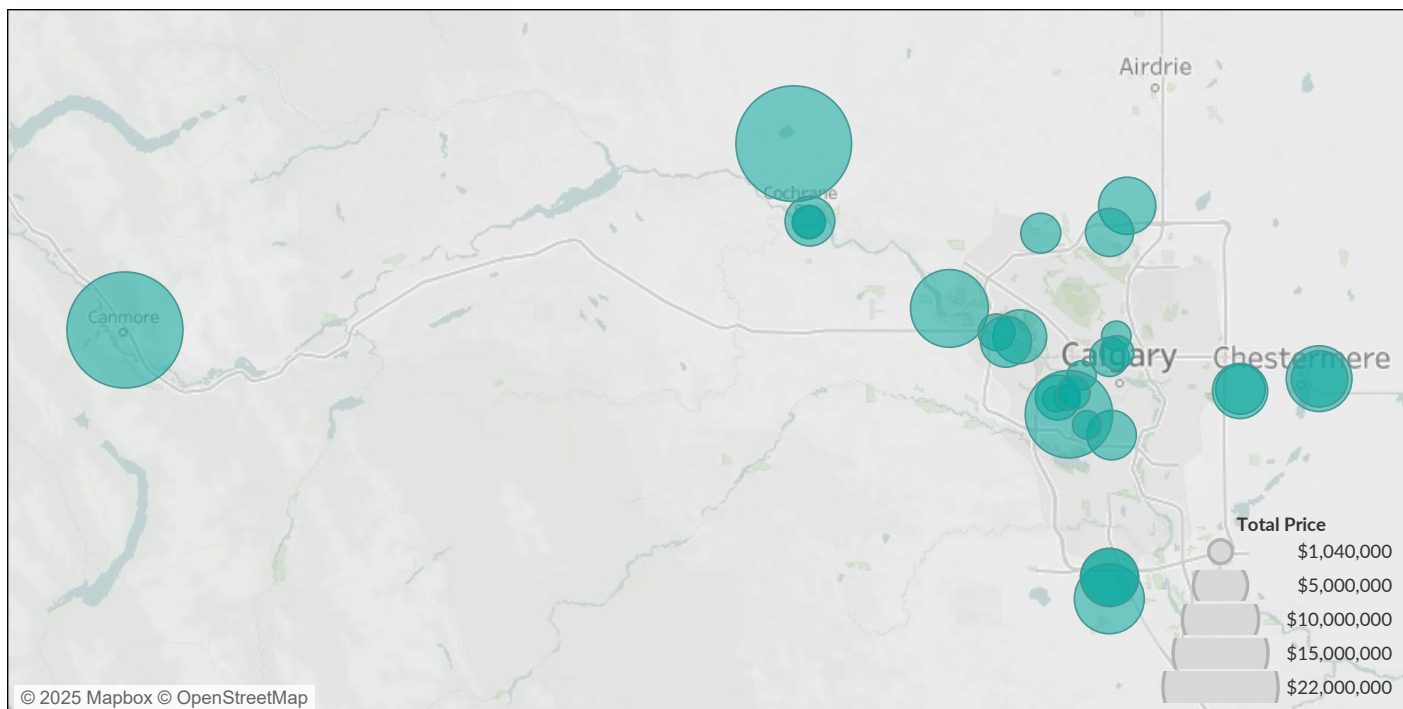
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
Calgary	\$93.0M	23	\$152.8M	\$93.0M	-39.1%	\$1.9M
Other Markets	\$63.6M	7	\$5.9M	\$63.6M	979.6%	\$3.2M
Grand Total	\$156.6M	30	\$158.7M	\$156.6M	-1.3%	\$2.2M

Residential Land - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
300 William Street	Other Markets	Canmore	\$22.0M	1.9	\$11,458,333
42157 Cochrane Lake West	Other Markets	Cochrane Lake	\$21.9M	106.7	\$204,819
3720 Quesnay Wood Drive SW	Calgary	Calgary	\$12.5M	2.3	\$5,341,880
55 Royston Grove NW	Calgary	Calgary	\$9.9M	4.2	\$2,350,000
51 Yorkville Common SW	Calgary	Calgary	\$8.0M	5.4	\$1,489,758

Source: Altus Group

Residential Land Property Transactions - Q1 2025





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