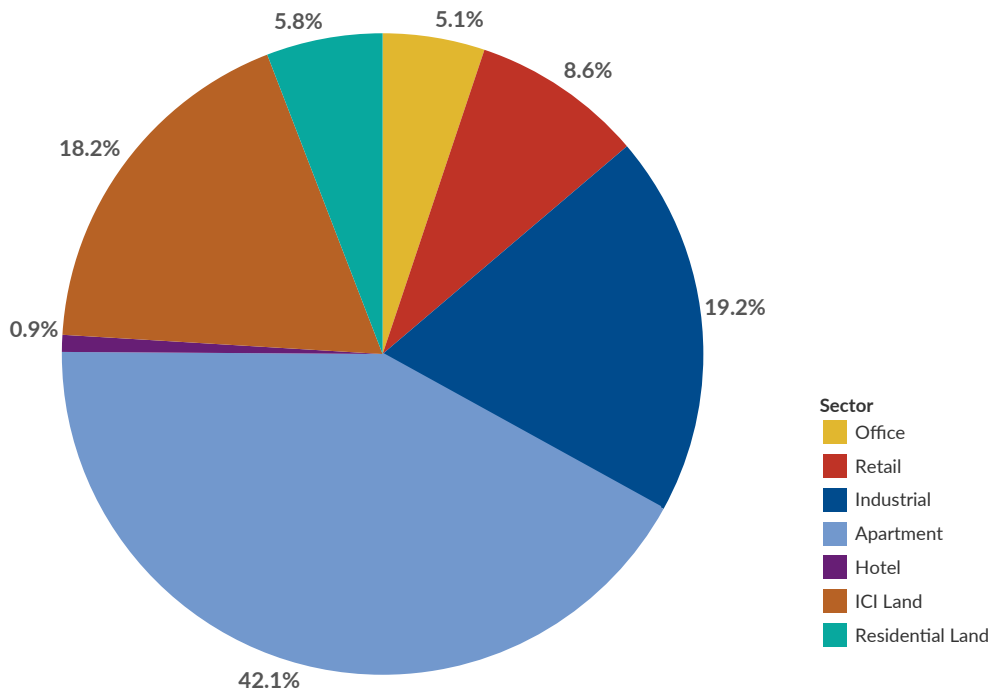

Edmonton Market Area Commercial Q1 2025 Statistics



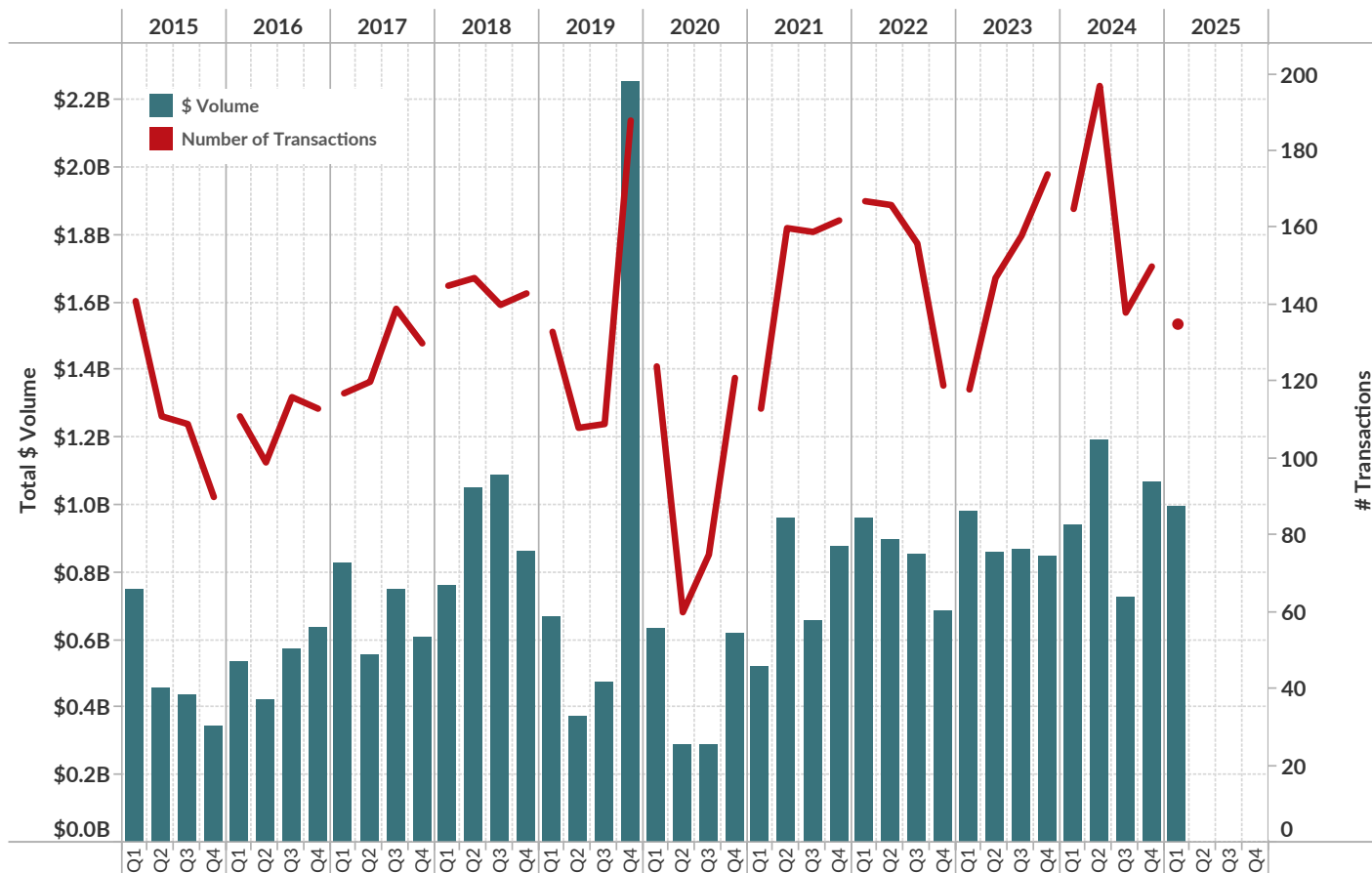
AltusGroup

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



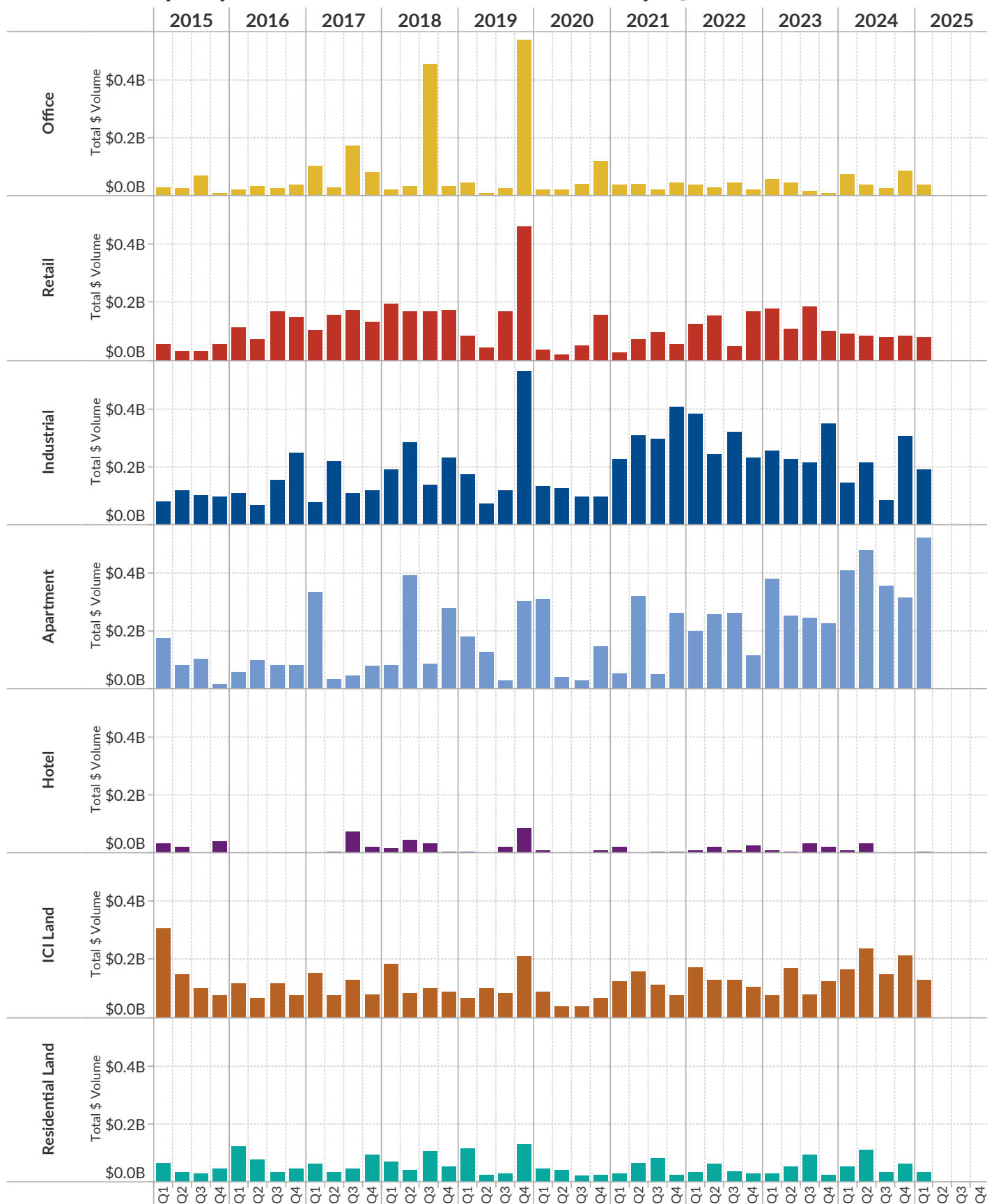
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

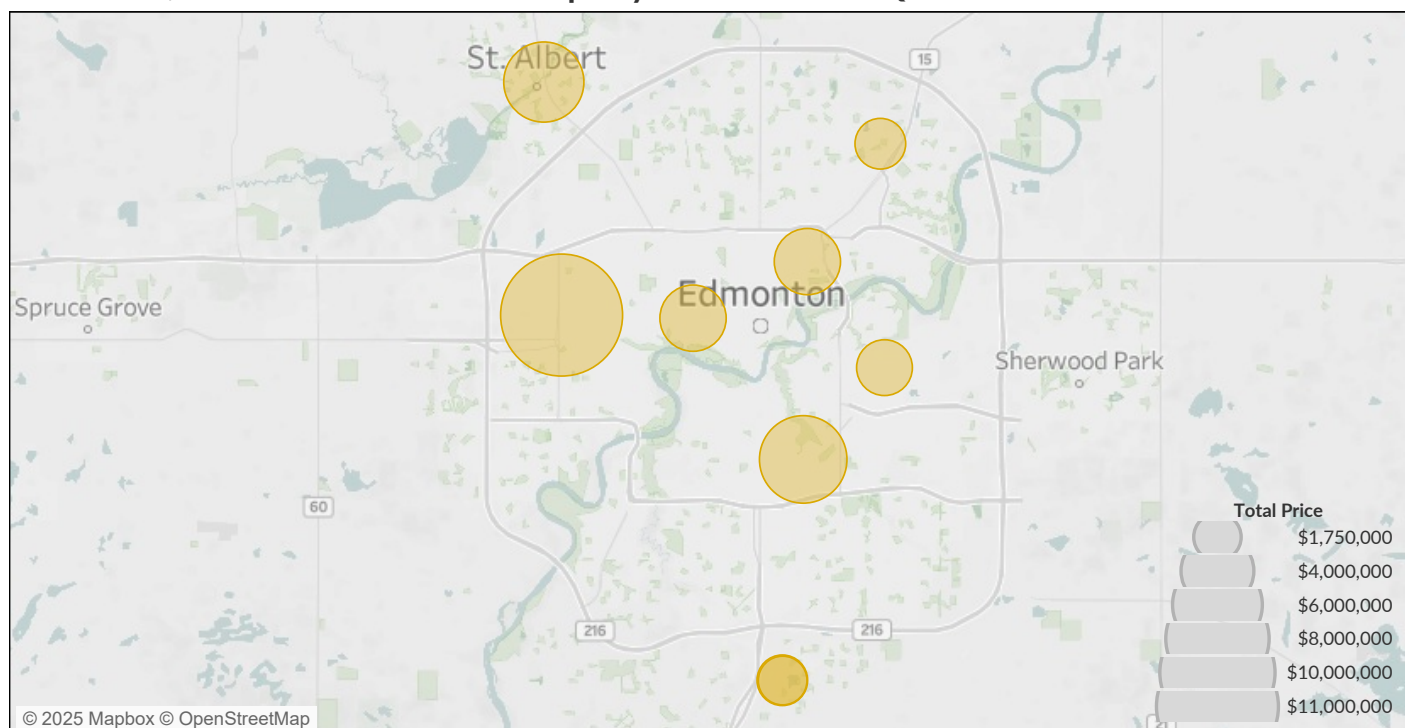
Region	Q1 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/SF
City of Edmonton	\$31.0M	8	\$69.7M	\$31.0M	-55.5%	\$180
Other Markets	\$4.8M	1	\$2.7M	\$4.8M	75.9%	\$101
Grand Total	\$35.7M	9	\$72.4M	\$35.7M	-50.6%	\$176

Office - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10503 170th Street NW	City of Edmonton	Edmonton	\$11.0M	63,546	\$173
6111 91st Street NW	City of Edmonton	Edmonton	\$5.7M	22,127	\$256
7 St Anne Street	Sturgeon County	St. Albert	\$4.8M	47,058	\$101
12230 106th Avenue NW	City of Edmonton	Edmonton	\$3.2M	21,600	\$150
7919 118th Avenue NW	City of Edmonton	Edmonton	\$3.2M	18,040	\$180

Source: Altus Group

Office Property Transactions - Q1 2025



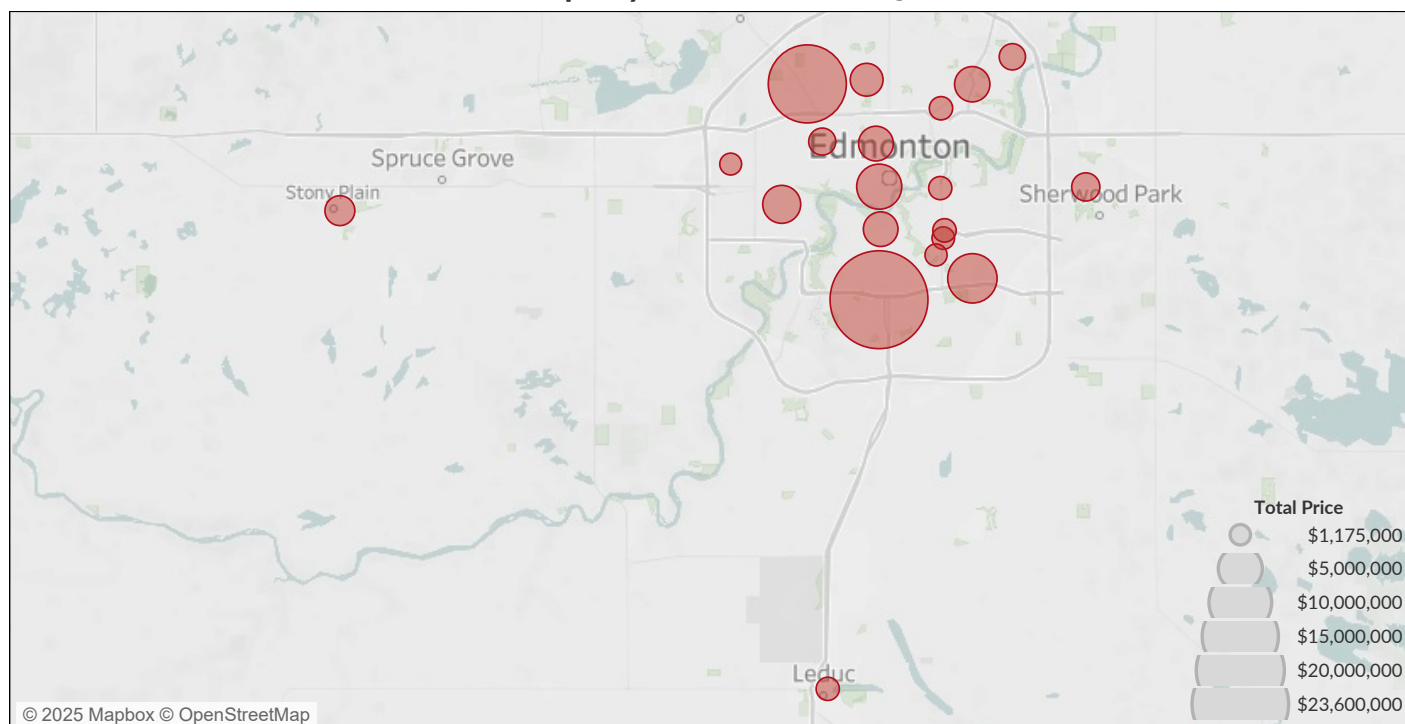
Region	Q1 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/SF
City of Edmonton	\$75.9M	17	\$54.8M	\$75.9M	38.7%	\$324
Other Markets	\$5.5M	3	\$38.7M	\$5.5M	-85.8%	\$210
Grand Total	\$81.4M	20	\$93.4M	\$81.4M	-12.8%	\$294

Retail - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
4211 106th Street NW	City of Edmonton	Edmonton	\$23.6M	93,000	\$254
14231 137th Avenue NW	City of Edmonton	Edmonton	\$15.0M	64,930	\$231
4803 55th Avenue NW	City of Edmonton	Edmonton	\$6.0M	22,854	\$263
10130 105th Street NW	City of Edmonton	Edmonton	\$5.0M	18,360	\$272
15606 95th Avenue NW	City of Edmonton	Edmonton	\$3.6M	8,600	\$413

Source: Altus Group

Retail Property Transactions - Q1 2025



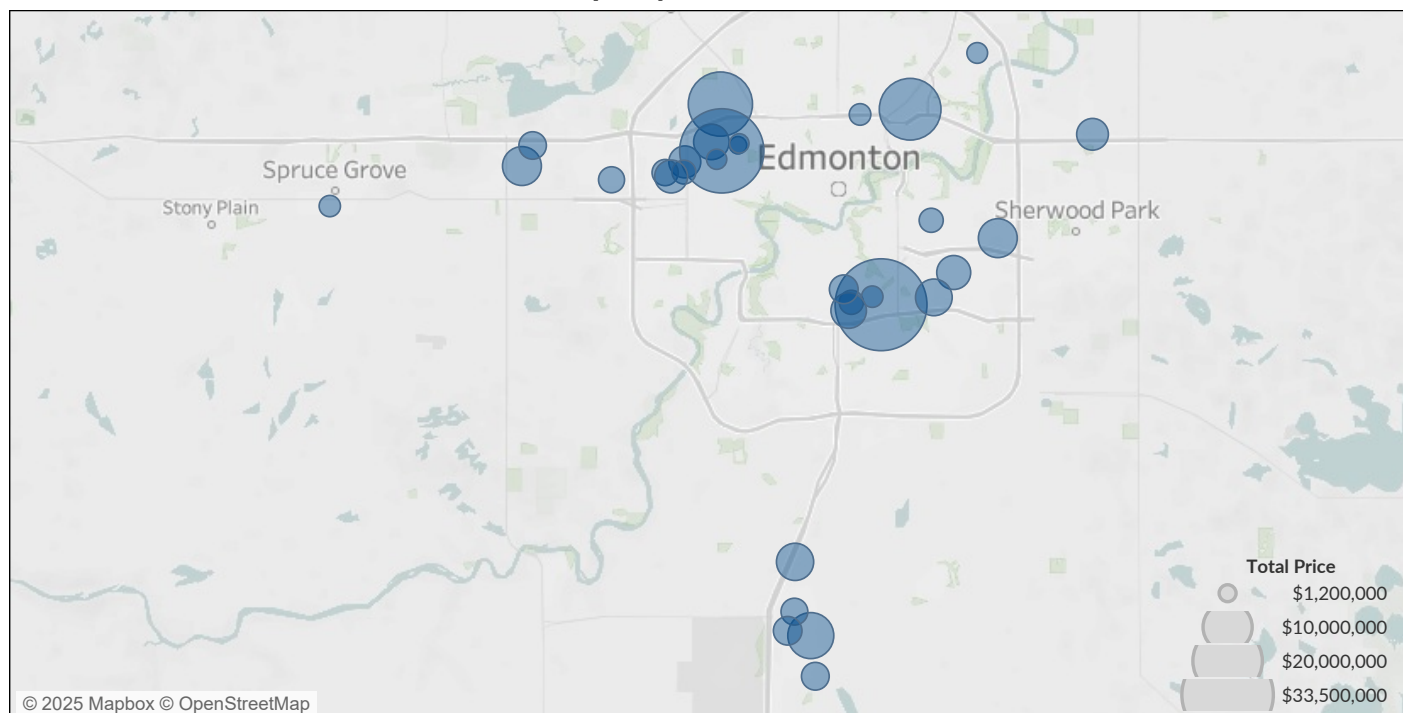
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
City of Edmonton	\$149.8M	23	\$110.1M	\$149.8M	36.0%	\$189
Other Markets	\$40.6M	9	\$34.8M	\$40.6M	16.5%	\$257
Grand Total	\$190.4M	32	\$144.9M	\$190.4M	31.4%	\$207

Industrial - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
8704 53rd Avenue NW	City of Edmonton	Edmonton	\$33.5M	232,638	\$144
15403 115A Avenue NW	City of Edmonton	Edmonton	\$28.2M	76,444	\$368
12959 156th Street NW	City of Edmonton	Edmonton	\$16.4M	99,940	\$164
12810 58th Street NW	City of Edmonton	Edmonton	\$15.1M	93,530	\$161
1609 8th Street	Leduc County	Nisku	\$8.4M	39,050	\$215

Source: Altus Group

Industrial Property Transactions - Q1 2025



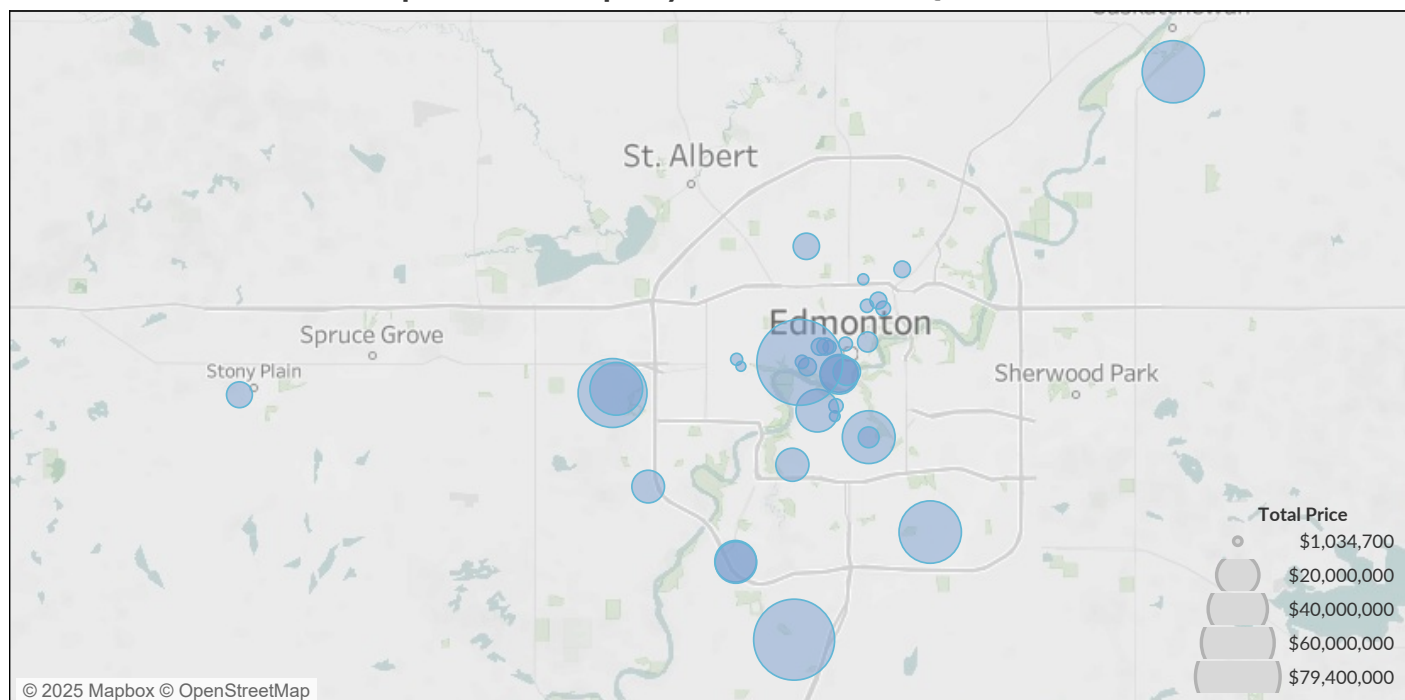
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2024	2025		
City of Edmonton	\$471.8M	32	\$349.3M	\$471.8M	35.1%	\$170,196
Other Markets	\$48.9M	2	\$57.0M	\$48.9M	-14.3%	\$306,091
Grand Total	\$520.7M	34	\$406.3M	\$520.7M	28.2%	\$176,281

Apartment - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
10141 124th Street NW	City of Edmonton	Edmonton	\$79.4M	240	\$330,833
3503 James Mowatt Trail ..	City of Edmonton	Edmonton	\$70.7M	283	\$249,682
104 Secord Drive NW	City of Edmonton	Edmonton	\$51.1M	162	\$315,607
5211 25th Avenue NW	City of Edmonton	Edmonton	\$41.9M	202	\$207,500
8540 94th Street	Strathcona County	Fort Saskatc..	\$41.7M	126	\$330,712

Source: Altus Group

Apartment Property Transactions - Q1 2025



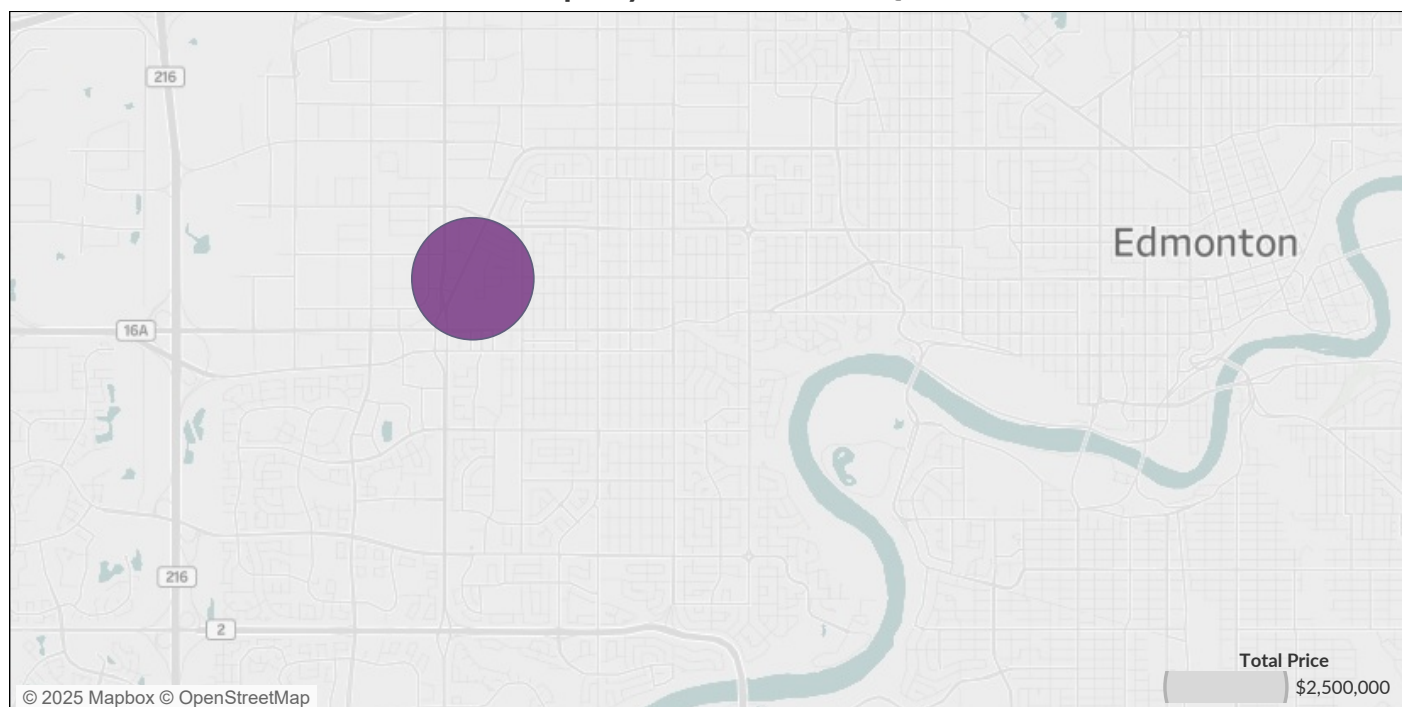
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Room
			2024	2025		
City of Edmonton	\$2.5M	1		\$2.5M		\$40,984
Other Markets			\$7.8M		-100.0%	\$78,000
Grand Total	\$2.5M	1	\$7.8M	\$2.5M	-67.9%	\$59,492

Hotel - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
10401 Mayfield Road NW	City of Edmonton	Edmonton	\$2.5M	61	\$40,984

Source: Altus Group

Hotel Property Transactions - Q1 2025



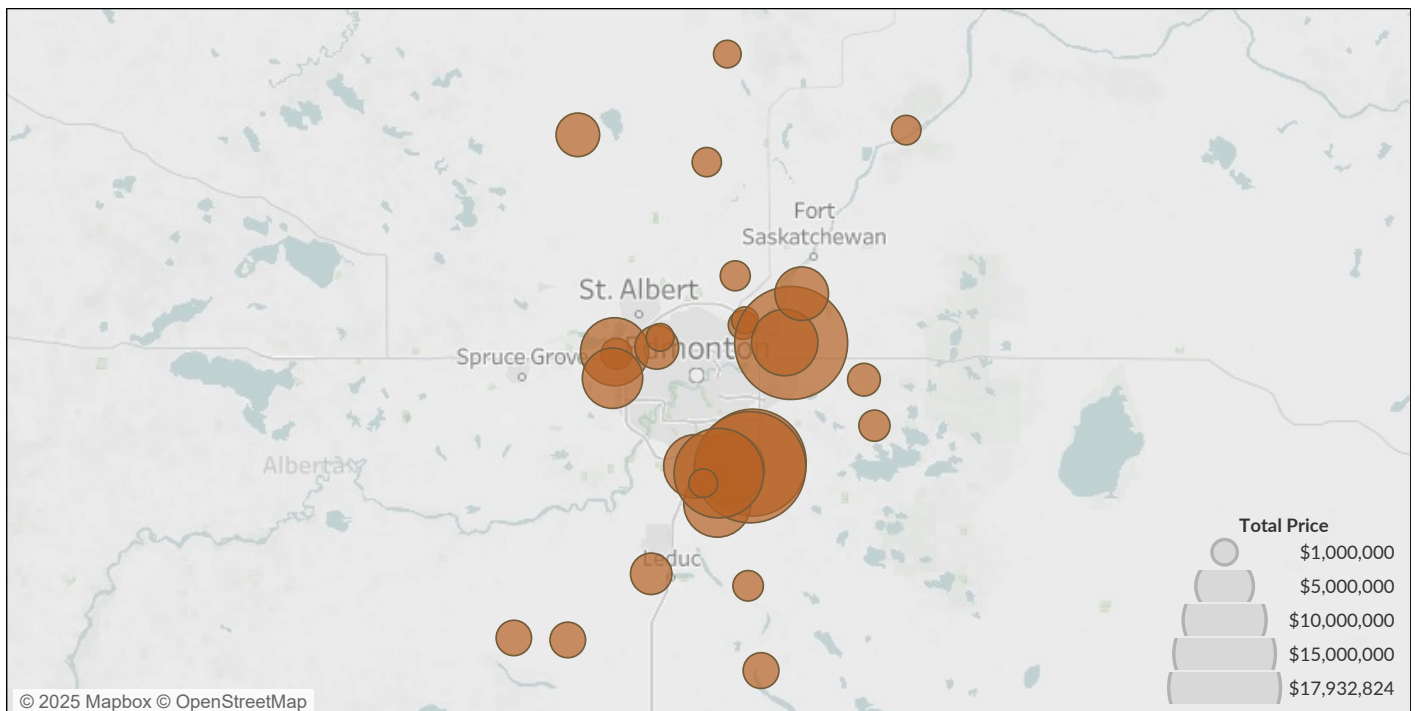
Region	Q1 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
City of Edmonton	\$78.7M	14	\$71.4M	\$78.7M	10.2%	\$0.7M
Other Markets	\$52.6M	15	\$92.8M	\$52.6M	-43.3%	\$0.1M
Grand Total	\$131.3M	29	\$164.2M	\$131.3M	-20.0%	\$0.3M

ICI Land - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
53346 Range Road 231	Strathcona County	Sherwood Park	\$17.9M	76.4	\$234,600
1207 17th Street SW	City of Edmonton	Edmonton	\$17.4M	144.5	\$120,293
511 17th Street SW	City of Edmonton	Edmonton	\$16.0M	58.3	\$275,269
6507 25th Avenue SW	City of Edmonton	Edmonton	\$11.3M	8.5	\$1,321,646
1845 50th Street SW	City of Edmonton	Edmonton	\$7.0M	38.8	\$180,571

Source: Altus Group

ICI Land Property Transactions - Q1 2025



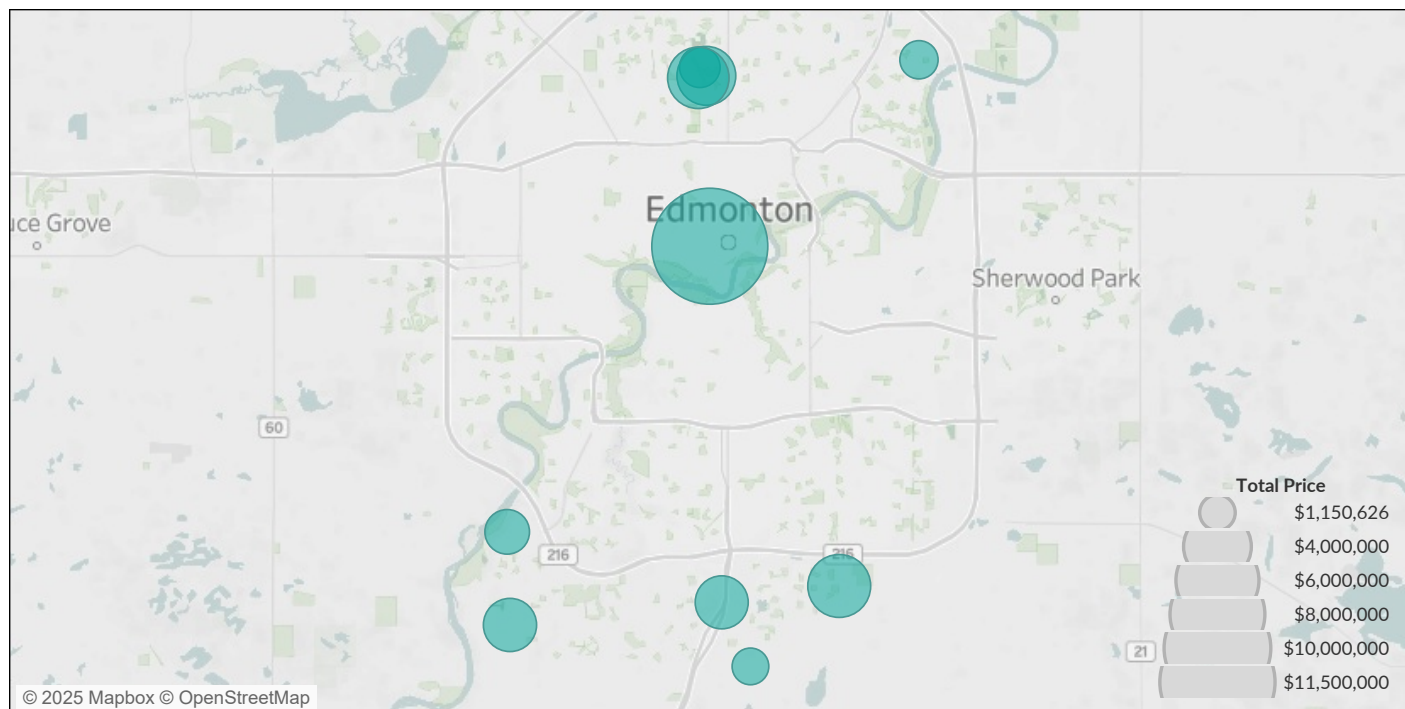
Region	Q1 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/Acre
City of Edmonton	\$31.4M	10	\$51.2M	\$31.4M	-38.7%	\$1.3M
Other Markets			\$3.2M		-100.0%	\$0.9M
Grand Total	\$31.4M	10	\$54.4M	\$31.4M	-42.3%	\$1.2M

Residential Land - Top 5 Transactions Q1 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
10609 104th Avenue NW	City of Edmonton	Edmonton	\$11.5M	1.7	Null
271 Watt Common SW	City of Edmonton	Edmonton	\$3.4M	2.1	\$1,574,721
2775 Sir Arthur Currie Way N..	City of Edmonton	Edmonton	\$3.2M	3.4	Null
3025 Milner Crescent NW	City of Edmonton	Edmonton	\$3.0M	1.3	\$2,204,173
7110 Keswick Common SW	City of Edmonton	Edmonton	\$2.4M	2.4	\$996,705

Source: Altus Group

Residential Land Property Transactions - Q1 2025





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.