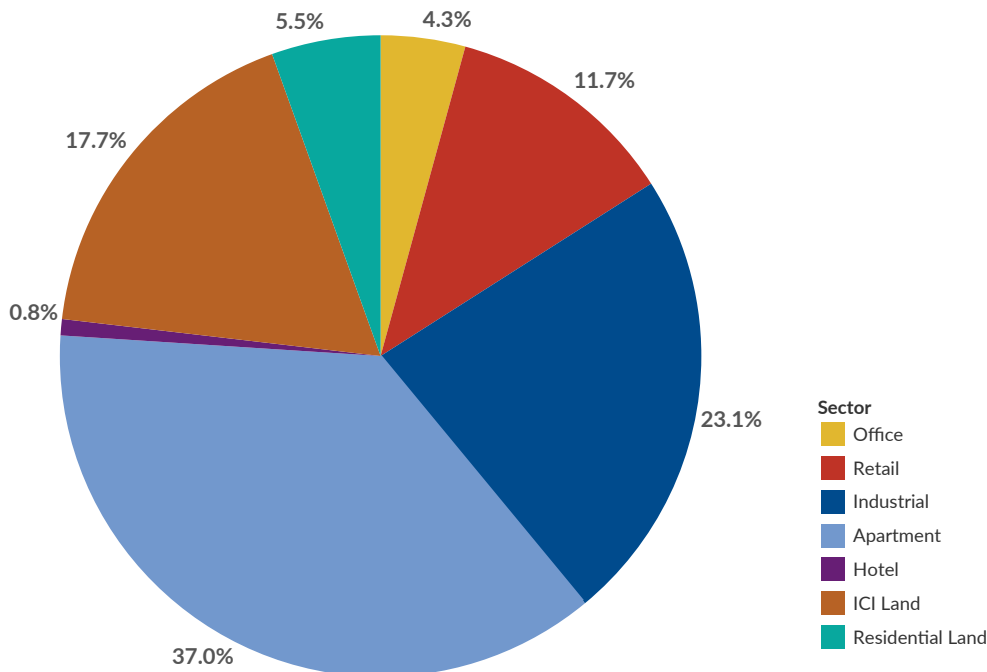

Edmonton Market Area Commercial Q4 2025 Statistics



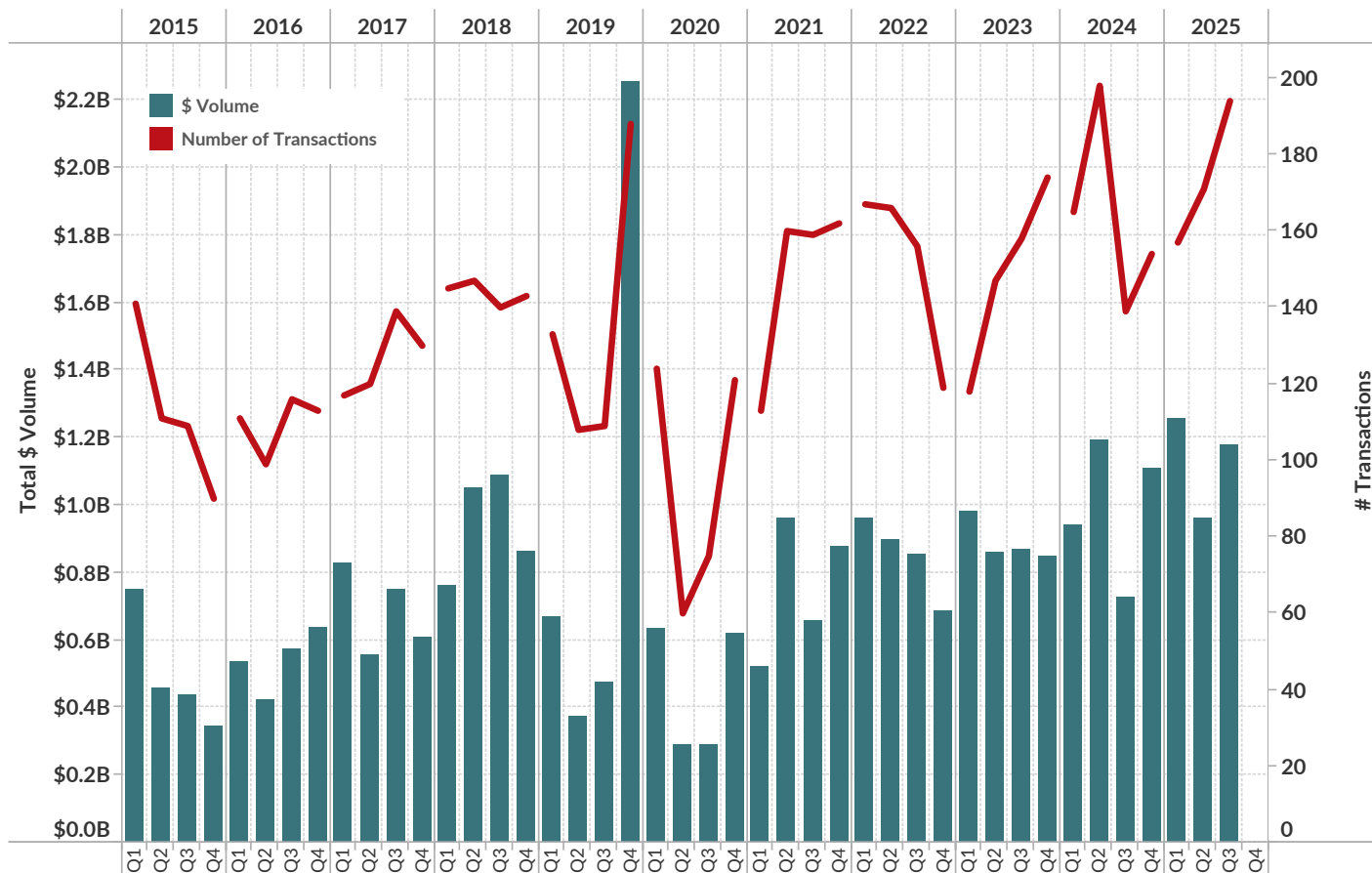
AltusGroup

Q4 2025 YTD Property Transactions - Total \$ Volume by Sector



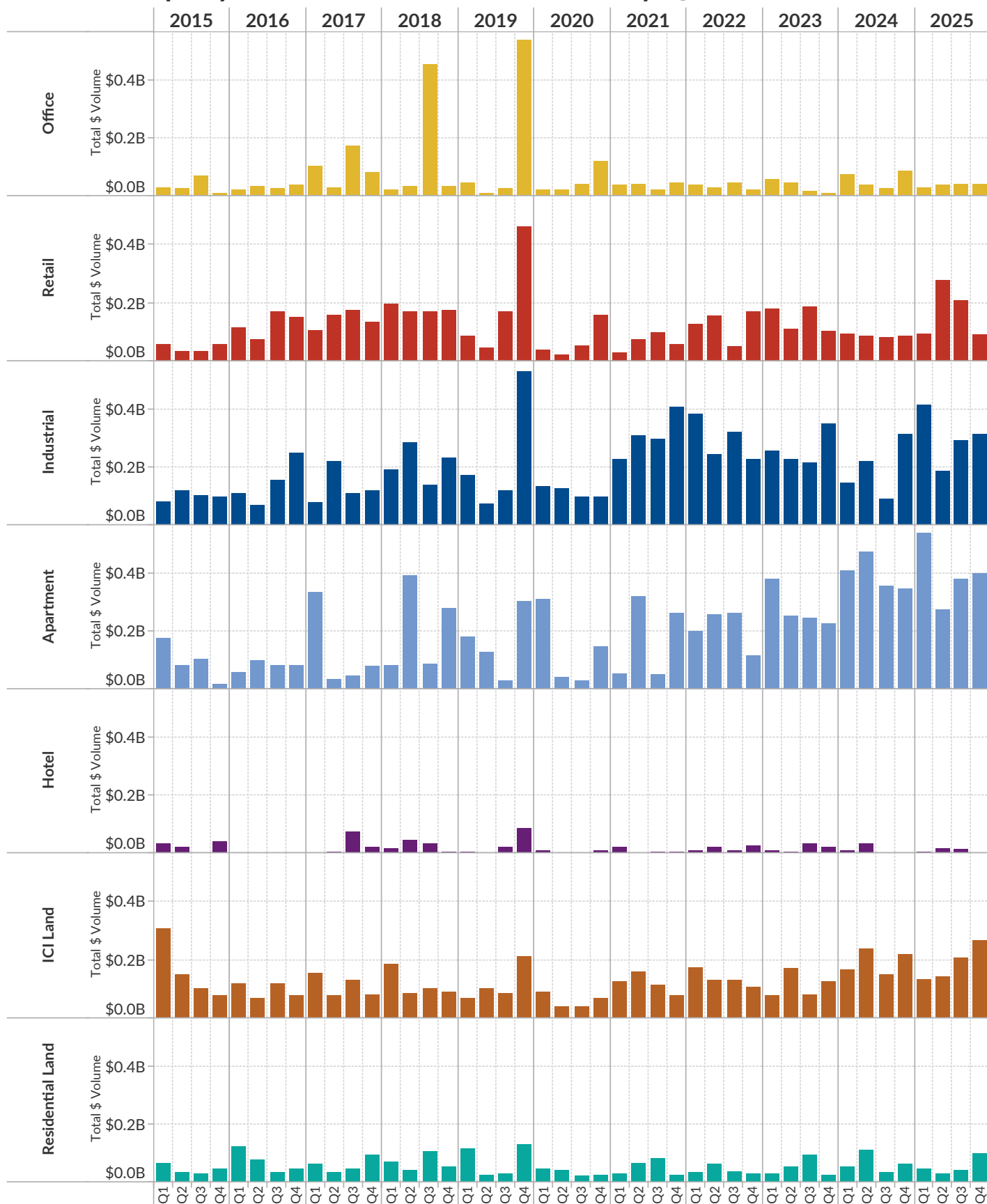
Source: Altus Group

Property Transactions - All Sectors by Quarter



Source: Altus Group

Property Transactions - Total \$ Volume by Quarter & Sector



Source: Altus Group

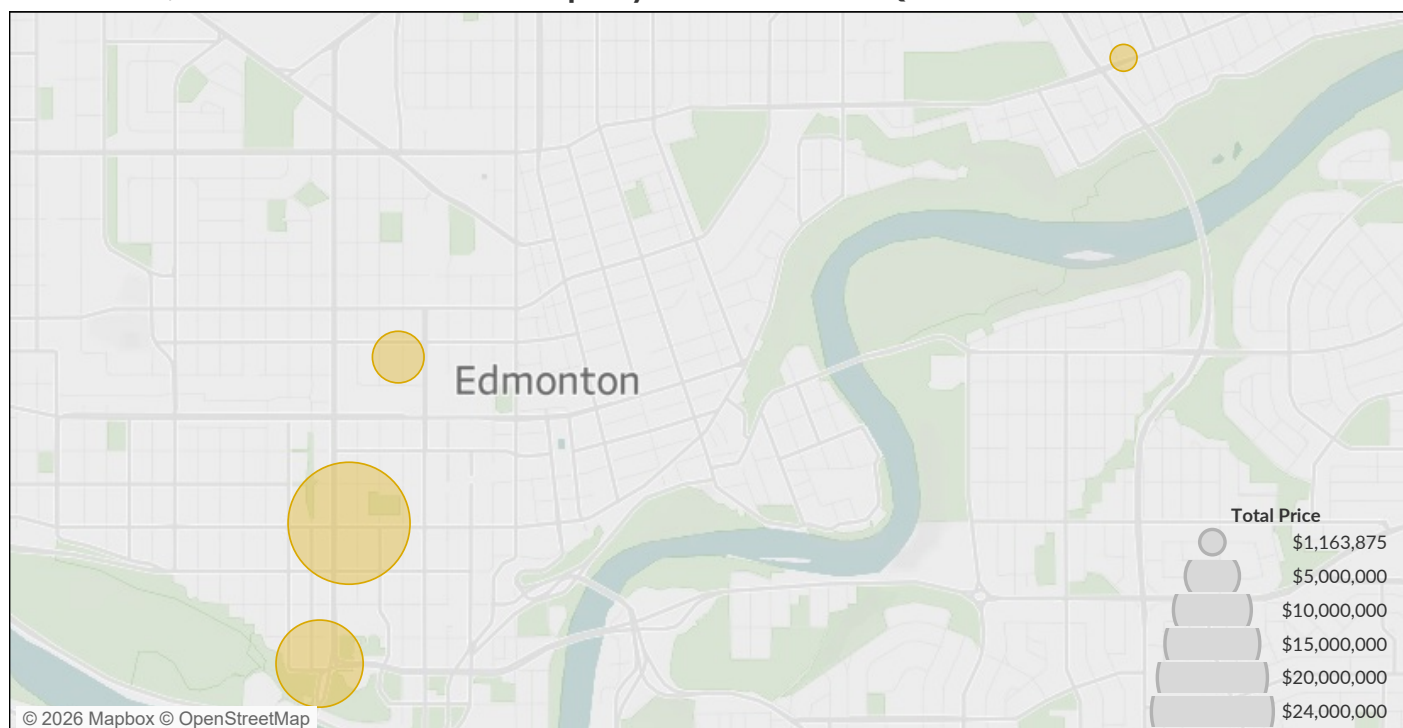
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
City of Edmonton	\$41.7M	4	\$209.7M	\$128.8M	-38.6%	\$202
Other Markets			\$7.2M	\$18.4M	154.8%	\$256
Grand Total	\$41.7M	4	\$217.0M	\$147.2M	-32.2%	\$209

Office - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10818 Jasper Avenue NW	City of Edmonton	Edmonton	\$24.0M	217,000	\$111
9707 110th Street NW	City of Edmonton	Edmonton	\$12.3M	142,000	\$86
10534 106th Street NW	City of Edmonton	Edmonton	\$4.3M	25,356	\$170
11203 70th Street NW	City of Edmonton	Edmonton	\$1.2M	9,391	\$124

Source: Altus Group

Office Property Transactions - Q4 2025



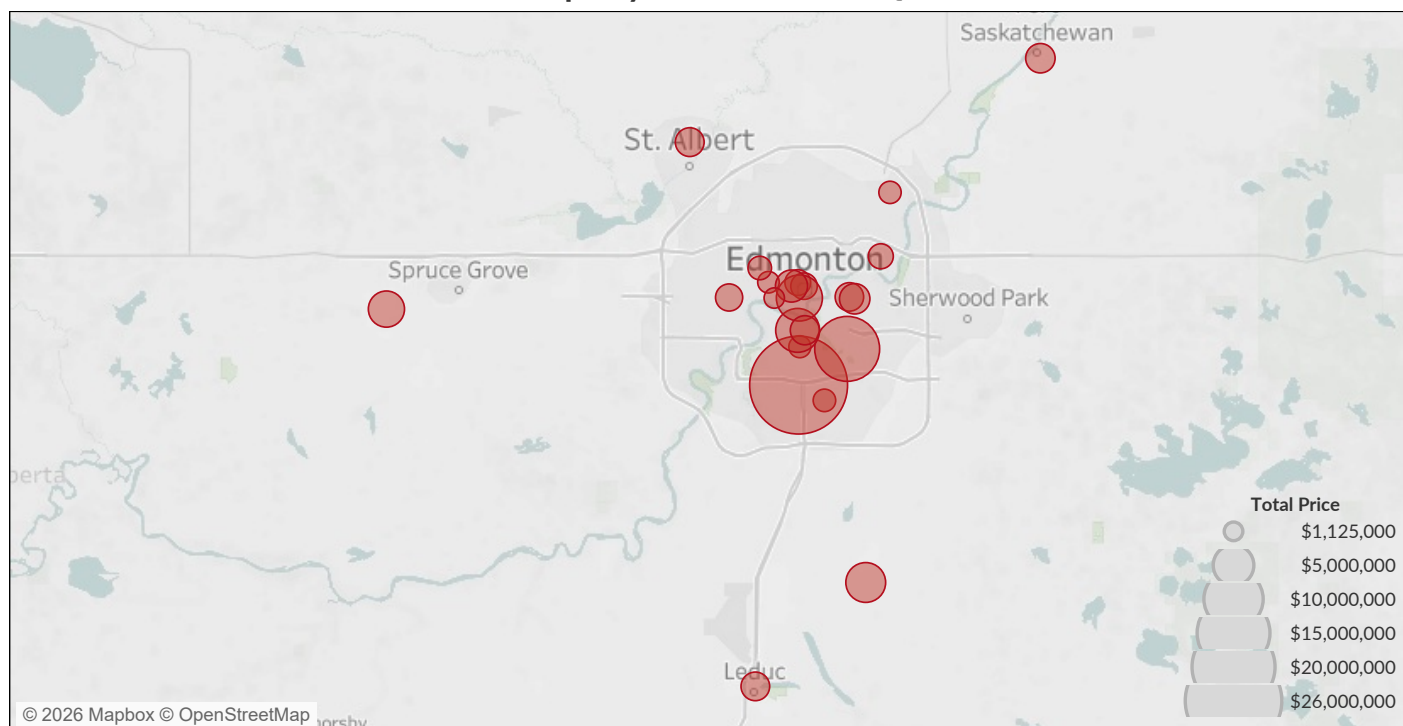
Region	Q4 2025 \$ Volume	#	YTD Volume 2024	2025	YoY - % Change	YTD - Avg \$/SF
City of Edmonton	\$73.5M	18	\$269.7M	\$590.8M	119.1%	\$326
Other Markets	\$14.7M	5	\$73.9M	\$69.3M	-6.2%	\$302
Grand Total	\$88.2M	23	\$343.6M	\$660.1M	92.1%	\$321

Retail - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
10450 42nd Avenue NW	City of Edmonton	Edmonton	\$26.0M	147,326	\$176
7430 68th Avenue NW	City of Edmonton	Edmonton	\$11.4M	18,720	\$610
10343 Jasper Avenue NW	City of Edmonton	Edmonton	\$5.8M	10,423	\$552
10505 82nd Avenue NW	City of Edmonton	Edmonton	\$5.2M	17,412	\$300
5401 Magasin Avenue	Leduc County	Beaumont	\$4.3M	21,215	\$203

Source: Altus Group

Retail Property Transactions - Q4 2025



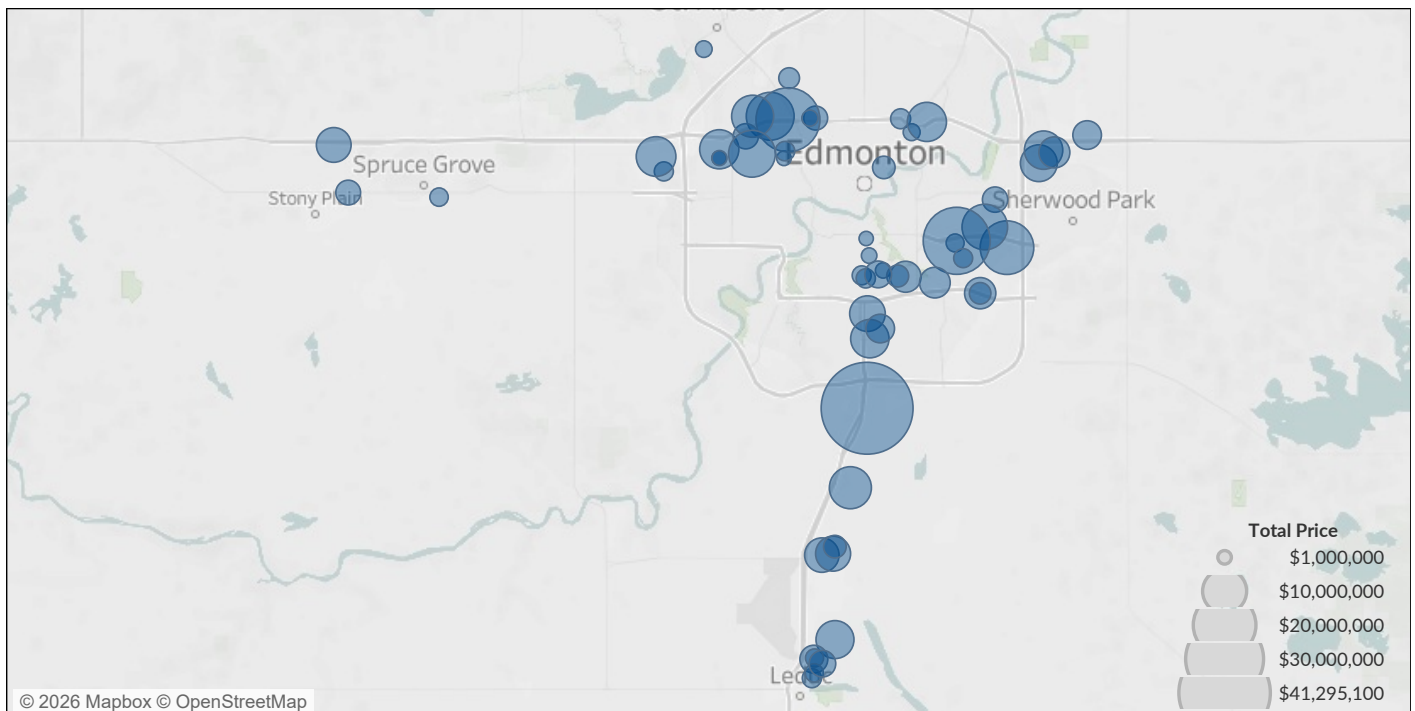
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/SF
			2024	2025		
City of Edmonton	\$222.3M	38	\$536.1M	\$791.9M	47.7%	\$198
Other Markets	\$90.0M	20	\$229.1M	\$417.8M	82.4%	\$246
Grand Total	\$312.3M	58	\$765.2M	\$1,209.8M	58.1%	\$213

Industrial - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Building Size	Price/SF
1235 101st Street SW	City of Edmonton	Edmonton	\$41.3M	54,000	\$764
4104 78th Avenue NW	City of Edmonton	Edmonton	\$22.0M	143,100	\$154
13940 Yellowhead Trail NW	City of Edmonton	Edmonton	\$20.0M	425,478	\$47
871 76th Avenue NW	City of Edmonton	Edmonton	\$14.1M	53,800	\$261
15003 128th Avenue NW	City of Edmonton	Edmonton	\$11.2M	48,500	\$230

Source: Altus Group

Industrial Property Transactions - Q4 2025



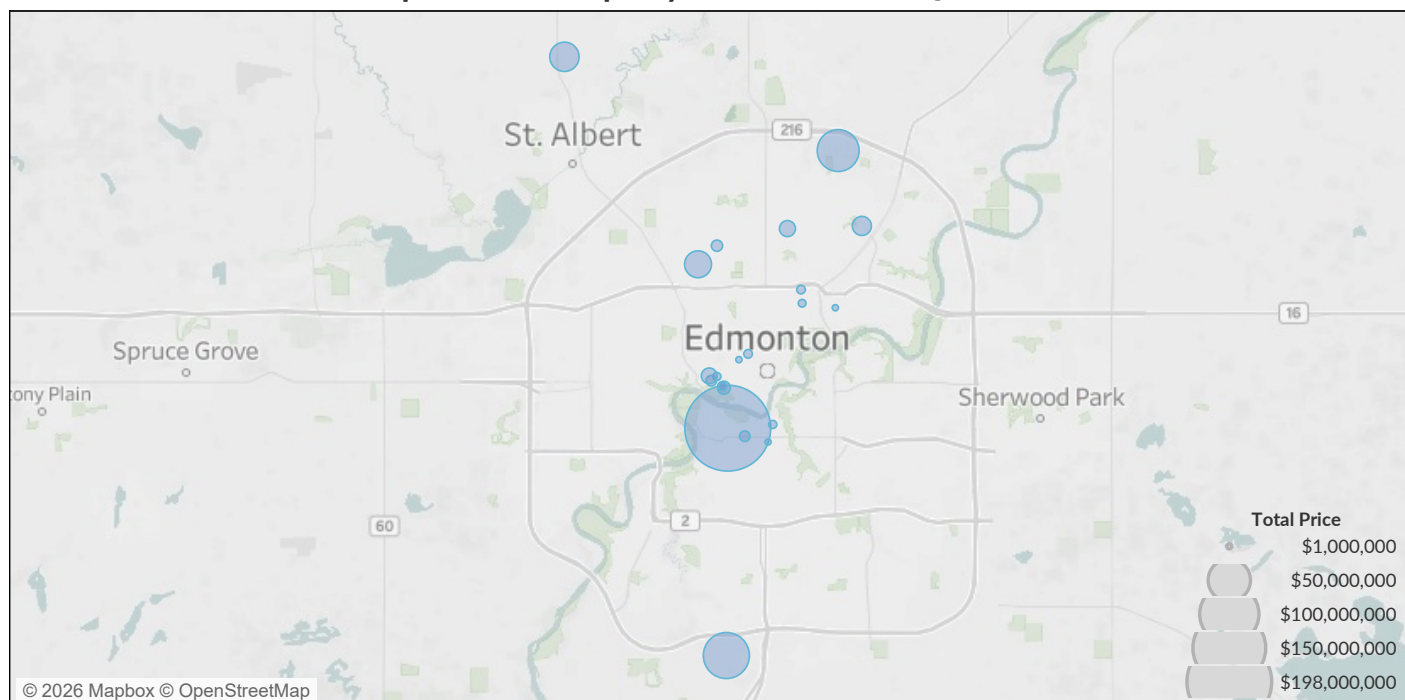
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Unit
			2024	2025		
City of Edmonton	\$374.3M	21	\$1,240.3M	\$1,448.2M	16.8%	\$175,116
Other Markets	\$23.1M	1	\$343.0M	\$139.1M	-59.4%	\$220,260
Grand Total	\$397.4M	22	\$1,583.3M	\$1,587.3M	0.3%	\$178,182

Apartment - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
11440 Ellerslie Road SW	City of Edmonton	Edmonton	\$57.0M	240	\$237,500
17620 65th Street NW	City of Edmonton	Edmonton	\$47.1M	133	\$354,450
165 Element Drive North	Sturgeon County	St. Albert	\$23.1M	57	\$405,263
13115 127th Street NW	City of Edmonton	Edmonton	\$19.5M	114	\$170,693
5425 144B Avenue NW	City of Edmonton	Edmonton	\$9.8M	49	\$200,000

Source: Altus Group

Apartment Property Transactions - Q4 2025



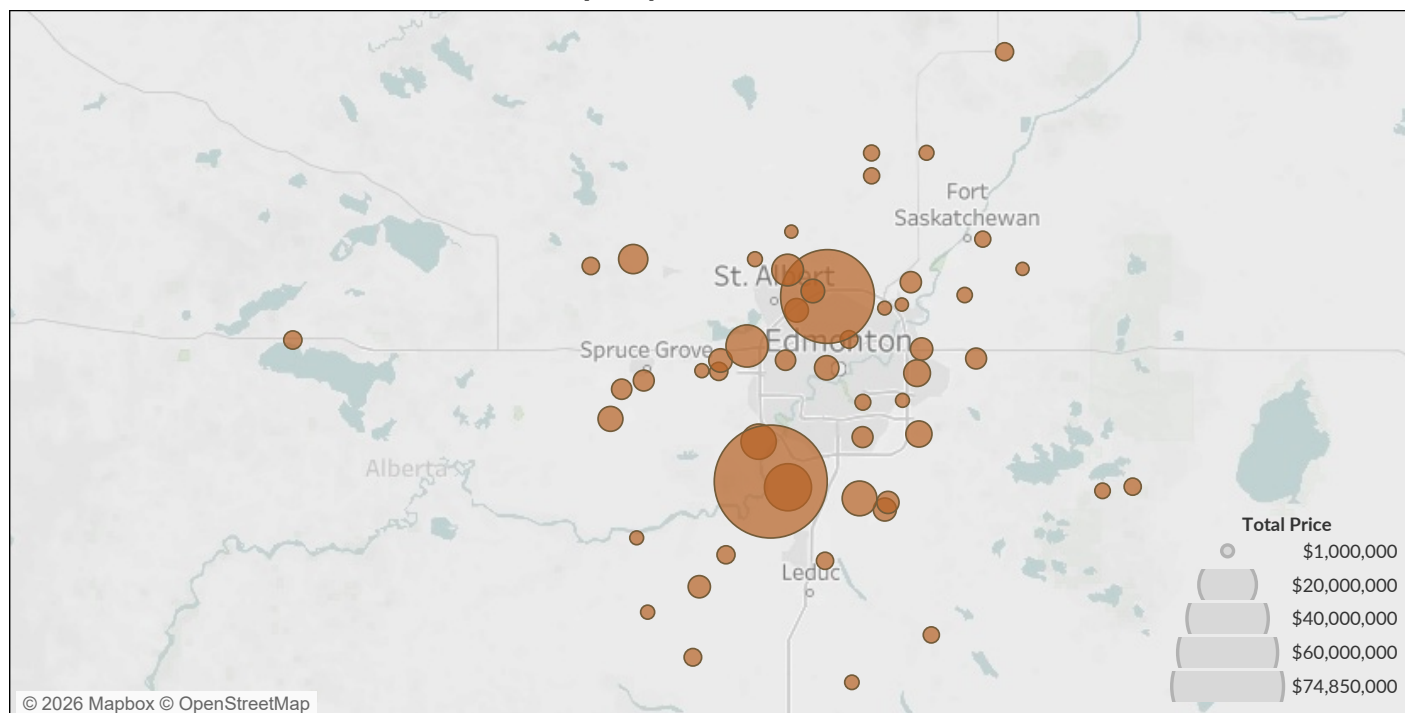
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
City of Edmonton	\$194.1M	19	\$447.3M	\$433.3M	-3.1%	\$0.6M
Other Markets	\$72.0M	33	\$319.8M	\$314.3M	-1.7%	\$0.3M
Grand Total	\$266.1M	52	\$767.2M	\$747.7M	-2.5%	\$0.4M

ICI Land - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
2550 184th Street SW	City of Edmonton	Edmonton	\$74.9M	303.8	\$246,357
17403 115th Street NW	City of Edmonton	Edmonton	\$51.6M	138.5	\$372,365
16215 41st Avenue SW	City of Edmonton	Edmonton	\$13.0M	80.4	\$161,730
12210 Winterburn Road N..	City of Edmonton	Edmonton	\$10.4M	39.2	\$266,023
19901 Maskêkosihk Trail ..	City of Edmonton	Edmonton	\$7.3M	6.6	\$1,100,499

Source: Altus Group

ICI Land Property Transactions - Q4 2025



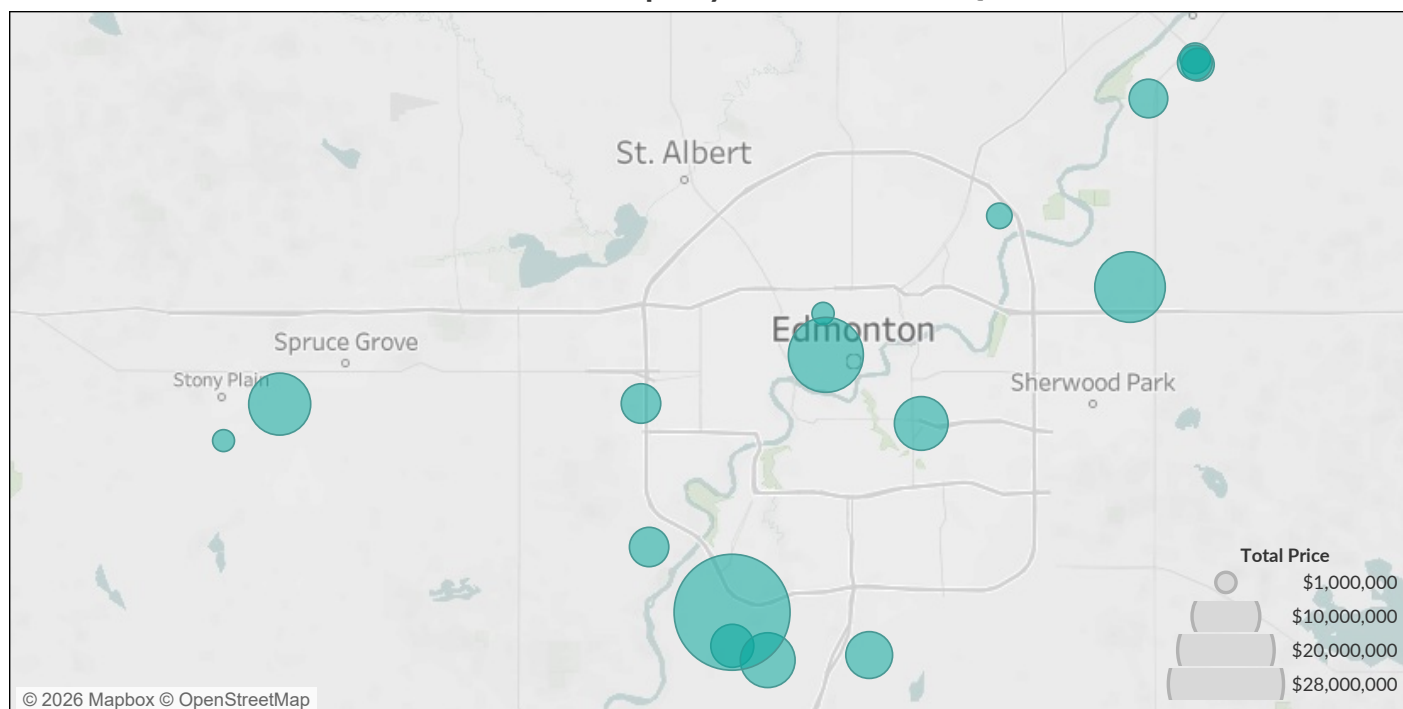
Region	Q4 2025 \$ Volume	#	YTD Volume		YoY - % Change	YTD - Avg \$/Acre
			2024	2025		
City of Edmonton	\$69.2M	10	\$140.8M	\$165.8M	17.8%	\$1.5M
Other Markets	\$29.1M	7	\$115.3M	\$47.2M	-59.1%	\$1.1M
Grand Total	\$98.3M	17	\$256.1M	\$212.9M	-16.9%	\$1.4M

Residential Land - Top 5 Transactions Q4 2025

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
15606 Ellerslie Road SW	City of Edmonton	Edmonton	\$28.0M	60.8	\$460,602
10540 112th Street NW	City of Edmonton	Edmonton	\$11.7M	3.7	\$3,187,142
400 Cambrian Boulevard	Strathcona County	Sherwood Park	\$10.4M	8.7	\$1,186,927
NW-29-52-27-4	Parkland County	Stony Plain	\$8.0M	157.0	\$50,942
3705 141st Street SW	City of Edmonton	Edmonton	\$6.2M	5.7	\$1,101,551

Source: Altus Group

Residential Land Property Transactions - Q4 2025



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