

End of 1st Period (Final Score)

Calgary Market Summary • Jan.-Apr. 2025

| Office | | Industrial | | Commercial Investment | |
|------------------------------|---------|-----------------------------|---------|-------------------------------------|------------|
| Downtown | | Greater Calgary Area | | Office | |
| Vacancy rate * | ↑ 20.7% | Vacancy * | ↑ 4.0% | Total Dollar Volume | \$104.6M |
| Availability rate ** | ↔ 24.7% | Availability rate ** | ↑ 5.6% | Year-Over-Year Change (\$ vol.) | \$22.8M |
| AA Class availability | ↓ 13.6% | Northeast availability | ↑ 5.1% | Avg. Price per Square Foot | \$245.7 |
| A Class availability | ↑ 27.3% | Southeast availability | ↑ 6.2% | Retail | |
| B Class availability | ↓ 33.7% | Central availability | ↓ 2.9% | Total Dollar Volume | \$177.7M |
| C Class availability | ↓ 22.8% | Balzac availability | ↑ 14.9% | Year-Over-Year Change (\$ vol.) | (\$20.4M) |
| | | Outlying availability | ↑ 7.3% | Avg. Price per Square Foot | \$364.8 |
| Beltline | | Retail | | Industrial | |
| Vacancy rate * | ↓ 15.4% | Overall | | Total Dollar Volume | \$179.9M |
| Availability rate ** | ↓ 19.8% | Availability ** | ↓ 4.2% | Year-Over-Year Change (\$ vol.) | \$39.1M |
| A Class availability | ↑ 15.3% | Downtown | | Avg. Price per Square Foot | \$223.9 |
| B Class availability | ↓ 23.7% | Availability | ↑ 11.7% | Multi-Residential | |
| C Class availability | ↓ 13.2% | Beltline | | Total Dollar Volume | \$289.4M |
| Character Space availability | ↓ 53.7% | Availability | ↓ 10.6% | Year-Over-Year Change (\$ vol.) | (\$61.6M) |
| Suburban Markets | | Suburban Northeast | | Avg. Price per Suite | \$267,600 |
| Vacancy rate * | ↓ 13.9% | Availability | ↓ 3.2% | Land (ICI & Residential) | |
| Availability rate ** | ↓ 14.4% | Suburban Southeast | | Total Dollar Volume | \$179.1M |
| A Class availability | ↓ 12.4% | Availability | ↑ 3.6% | Year-Over-Year Change (\$ vol.) | (\$110.6M) |
| B Class availability | ↓ 20.9% | Suburban Northwest | | Avg. Price per Acre | \$418,000 |
| C Class availability | ↓ 11.0% | Availability | ↓ 2.6% | Commercial Condominiums | |
| | | Suburban Southwest | | Total Dollar Volume | \$90.3M |
| | | Availability | ↑ 5.2% | Year-Over-Year Change (\$ vol.) | \$7.6M |
| | | | | Avg. Price per Square Foot | \$387.6 |

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