

MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
\$694.1M Total Volume (CAD)	▼	▲
90 Total Properties Sold	▼	▲
708.7K Total SF (Excluding MF)	▼	▲
Closed Transactions Over \$1 million, Q2 2026 (All Property Classes) MF = Multifamily		

ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
887K Edmonton Employment	▲	▼
7.1% Edmonton Unemployment Rate	▼	▲
6.6% Canada Unemployment Rate	▼	▲
Source: Statistics Canada, The City of Edmonton		

ECONOMY:

In Q2 2026, the Bank of Canada held its overnight rate at 2.25% for a sixth consecutive decision, maintaining a cautious stance amid heightened global uncertainty. This decision comes as inflation rose to 3.2% in May before easing to 2.8% in June, remaining within the Bank's 1-3% target range but reflecting renewed upward pressure from Middle East-driven oil prices. Foreign direct investment into Canada totalled \$22.0 billion in Q1 2026, a pullback from the \$25.1 billion recorded in Q4 2025. Investment activity was primarily driven by mergers and acquisitions originating from the United States, with the energy and mining sector leading sector gains, while continued investor interest in Canada's tech sector is expected to support inflows through the remainder of the year.

Source: Bank of Canada, Statistics Canada, TD Economics

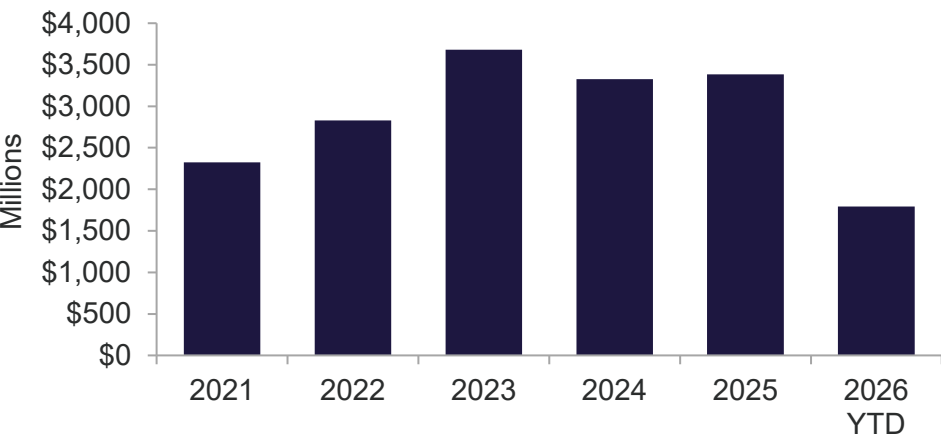
INVESTMENT OVERVIEW:

Edmonton's commercial real estate investment market recorded approximately \$694 million in transaction volume during Q2 2026, down 47.1% year over year from the \$1.31 billion recorded in Q2 2025—a decline of roughly \$617 million. Despite the slowdown, retail remained the strongest-performing asset class, generating approximately \$212 million in sales volume. Four major retail transactions accounted for a combined \$132 million in investment activity, representing more than 220,000 square feet of traded space.

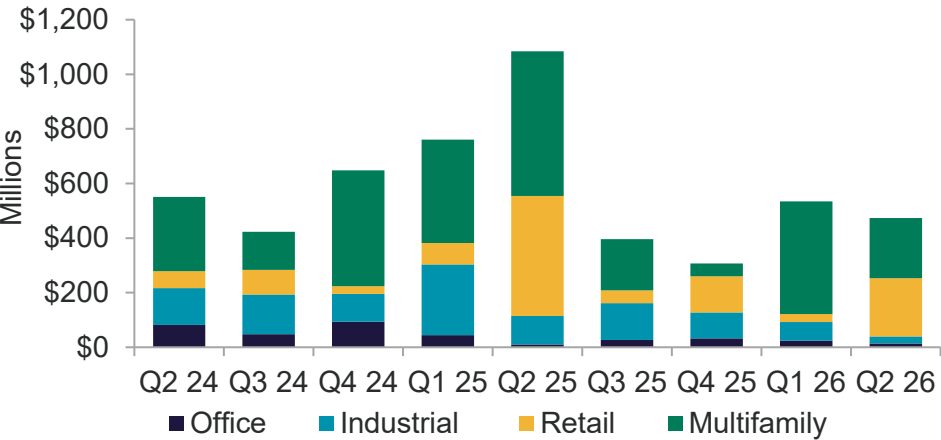
Multifamily investment activity totalled approximately \$221 million during Q2 2026, supported by several institutional-quality transactions. The largest was the sale of Inglewood Lofts, a 213-unit apartment property that traded for approximately \$60.5 million at a reported 5.93% cap rate. This was followed by the sale of Crystallina Nera Apartments, a 184-unit property that sold for approximately \$46 million at a reported 4.99% cap rate.

The largest land transaction of Q2 2026 was the sale of 12516 184 Street, a 57.5-acre industrial development site that traded for approximately \$36.5 million, or \$634,783 per acre. In total, the land market recorded 48 transactions valued at approximately \$220 million, encompassing more than 2,109 acres.

INVESTMENT SALES VOLUME



INVESTMENT SALES VOLUME BY SECTOR



Closed Transactions Over \$1 Million, Excluding Land Sales Volume
Source: The Gittel Network

INVESTMENT ACTIVITY

PROPERTY TYPE	PROPERTIES SOLD	SALES VOLUME (CAD)	TOTAL SOLD
Office	5	\$13,844,500	88,741 SF
Industrial	5	\$26,385,000	171,127 SF
Retail	15	\$212,421,011	448,881 SF
Multifamily	17	\$221,096,100	1,031 Units
Land	48	\$220,363,726	2,109 Acres
TOTAL	90	\$694,110,337	708,749 SF / 1,031 Units / 2,109 Acres*

*Includes Land Sold for Properties

SIGNIFICANT SALES

PROPERTY NAME	TYPE	MARKET	TOTAL SOLD	PURCHASE PRICE	PRICE / UNIT	CAP RATE
Connect Centre	Retail	Edmonton	113,776 SF	\$65,250,000	\$573.50 (PSF)	5.50%
Inglewood Lofts	Multifamily	Edmonton	213 Units	\$60,500,000	\$284,038 (Unit)	5.93%
Crystallina Nera Apartments	Multifamily	Edmonton	184 Units	\$46,000,000	\$250,000 (Unit)	4.99%
Slate Residences	Multifamily	Edmonton	104 Units	\$30,700,000	\$293,269 (Unit)	5.04%
Norwood Village	Multifamily	Edmonton	154 Units	\$29,500,000	\$191,558 (Unit)	4.75%
15606 Ellerslie Rd SW	Land	Edmonton	60.79 Acres	\$28,000,000	\$460,602 (Acre)	N/A

Sources: The Network, Cushman & Wakefield Edmonton Research

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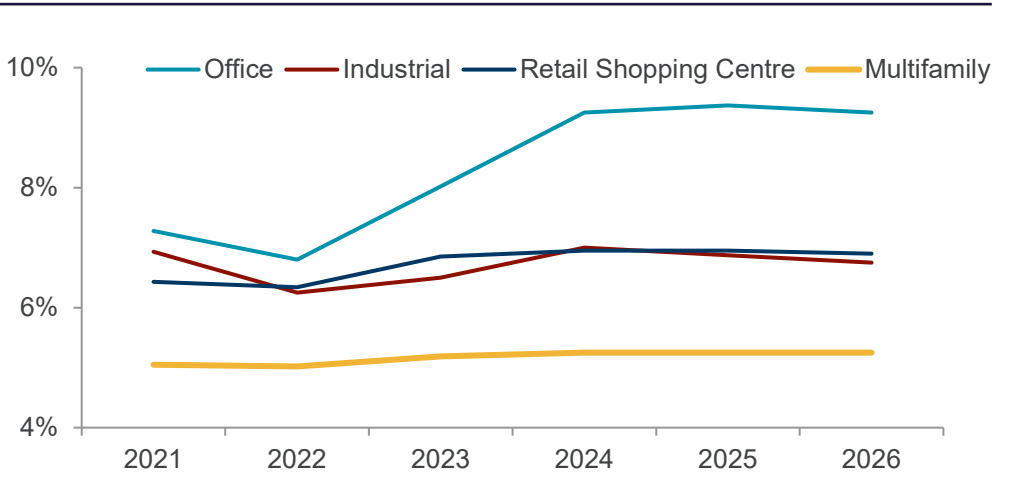
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CAP RATE TREND



LAND SALES VOLUME BY SECTOR

