

Market Report

Calgary

Year End 2009



Commercial Real Estate Finance Made Simple

CALGARY MARKET REPORT

Calgary is Canada's energy capital, with Calgary based companies driving more than \$75 billion of the \$108 billion of major energy related projects in Alberta. Calgary has seen rapid growth in recent years with the population growing 12.4% between 2001 and 2006. The City of Calgary had a population of 988,193 as of the 2006 census (Calgary CMA: 1,079,310). In April, 2009 the City of Calgary had a population of 1,065,455.

In Canada, Calgary is second only to Toronto for the highest number of head offices. Of Canada's top 500 corporations, 79 (15.8%) are headquartered in Calgary (Fraser Forum 10/2009). The top ten largest companies with head offices in Calgary are all in the energy industry, including Imperial Oil, Petro-Canada, and EnCana, but other large companies include NOVA Chemicals, Canada Safeway Limited (grocery stores), and Canadian Pacific Railway.

Calgary's finance and business industry saw 16,100 jobs created over the past ten years (1999-2008) an increase of 47.5%. Another important industry is the information and communication technology sector. Calgary is home to the largest number of technology start-ups per capita in Canada.

Energy Sector 2008

Indicator	Number	Share of Total Industries
GDP*	\$10.14 billion	14.5%
Employment*	55,600	7.3%
Business Establishments	1,792	3.3%

Source: Calgary Economic Development

Calgary at a Glance 2009

	City of Calgary
Population April 2009	1,065,455
Unemployment Rate May 09	6.6%
Non Residential Building Permits Q1 09 (\$ million)	\$328.1
Housing Starts Dec. 08	9,600
Total Building Permits 2008 (\$ billion)	\$4.2
2008 Real GDP (2002 \$ bil.)	\$69.37
2008 Real GDP Growth Rate	6.0%

Source: City of Calgary, Calgary's Economic Outlook: 2009-2019 – Second Quarter 2009

Commercial Real Estate

Industrial Q3 09	
Inventory (SF)	114,237,876
Availability Rate Q3 09	7.4%
Availability Rate Q2 09	5.9%
Vacancy Rate Q3 09	4.7%
Vacancy Rate Q2 09	4.4%
Industrial Vacancy Trend	
2004	3.9%
2005	2.3%
2006	0.8%
2007	0.9%
2008	3.1%
Downtown Office Q3 09	
Inventory (SF)	34,358,608
Currently Under Construction (SF)	3,974,350
Vacancy Rate Q3 09	12.6%
Vacancy Rate Q2 09	8.9%
Net Absorption Q3 09 (SF)	-472,884
Net Absorption YTD (SF)	-1,366,864
Downtown Office Vacancy Q2	
2008	2.9%
2007	0.7%
2006	0.6%
2005	5.1%
2004	8.6%
Suburban Office Q3 09	
Inventory (SF)	19,582,944
Currently Under Construction (SF)	1,362,580
Vacancy Rate Q3 09	14.0%
Vacancy Rate Q2 09	12.4%
Net Absorption Q3 09 (SF)	77,563
Net Absorption YTD (SF)	-149,434

Source: CBRE and Avison Young