INVESTMENT OPPORTUNITY

TWIN ATRIA

4999 98 AVE NW, EDMONTON, AB

Office Asset | 386,758 SF | 65.6% Occupied | 13.71 Acres

JLL

The Opportunity

On behalf of our client (the "Vendor"), Jones Lang LaSalle Real Estate Services, Inc. ("JLL" or the "Advisor") is pleased to present the opportunity to acquire a 100% freehold interest in Twin Atria, a 386,758 SF office asset located at 4999 98 Ave NW, in Edmonton, Alberta (the "Property" or the "Offering").

The Property presents a compelling opportunity to acquire a well-maintained, institutionally owned office asset at well below replacement cost, while benefiting from meaningful in-place income during the execution of a lease-up strategy. With approximately 133,000 SF of existing vacancy, large contiguous floorplates and abundant parking, Twin Atria offers substantial potential to grow NOI through absorption while remaining one of the few suburban office assets capable of accommodating larger-format tenants. Its strategic location provides additional upside from continued investment and employment growth within Alberta's Industrial Heartland and the broader energy, construction, engineering, government, and industrial sectors.

The Offering has benefited from exceptional institutional ownership and management and provides tenants with a strong amenity base with two large atriums, ample surface and underground parking as well as proximity to public transport and area amenities.

The Property is being offered to the market unpriced. Offers will be reviewed as they are received. Please contact the Advisor for further information.

ADVISORY TEAM

Adam Kilburn
Executive Vice President
Capital Markets
AdamD.Kilburn@jll.com
+1 780 328 2584

Andrew Simpson
Executive Vice President
Capital Markets
Andrew.Simpson@jll.com
+1 780 328 2579

Michael Seidel
Senior Associate
Capital Markets
Michael.Seidel@jll.com
+1 780 328 2559

Jason Hayes
Senior Analyst (unlicensed)
Capital Markets
Jason.Hayes@jll.com
+1 587 985 4125

386,758 SF
TOTAL AREA

13.71 ACRES
SITE SIZE

1982
YEAR BUILT

65.6%
OCCUPANCY

2.9
W.A.L.T. (YRS)


TWIN ATRIA
50th Street NW
49th Street NW

Investment Highlights

OPPORTUNITY TO ACQUIRE A HIGH-QUALITY INSTITUTIONALLY MANAGED ASSET ON 13.71 ACRES OF LAND

The Property presents an investor with the opportunity to acquire a well-maintained office asset significantly below today's replacement cost. The asset has also benefited from a high level of institutional management, with current ownership investing > $3m over the past 5 years. The large, irreplaceable and high exposure land position also provides an investor with the opportunity for further intensification on the site.

SIGNIFICANT VALUE-ADD OPPORTUNITY THROUGH LEASE-UP AND NOI GROWTH

With +/- $2M of current NOI paid by substantial covenant tenants, the Property's existing vacancy presents substantial upside potential, offering investors a clear path to meaningful NOI growth and value creation. Strategic lease-up of the vacant space and retention of existing tenants provides an immediate opportunity to increase the asset's W.A.L.T. and drive cash flow growth. This near-term value creation potential, combined with strong market fundamentals, positions the investment for attractive returns through active asset management.

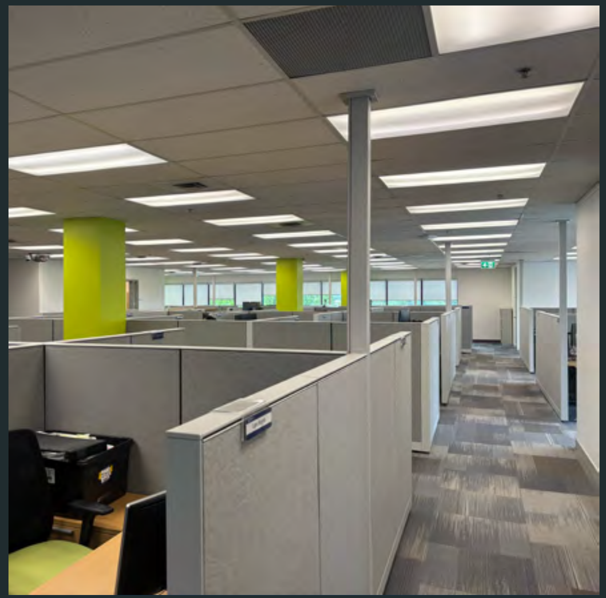
CAPITALIZE ON REEMERGENCE OF THE OFFICE MARKET

The Edmonton office market continues to face headwinds common across North America, yet signs of market stabilization are emerging. Tenant attention is increasingly directed toward suburban product that delivers competitive economics, abundant parking, and superior accessibility for employees. This market dynamic creates opportunity for well positioned suburban assets to attract tenants prioritizing operational efficiency and value over comparable downtown options.

UNIQUELY POSITIONED TO ATTRACT LARGE SCALE TENANTS

With contiguous floorplates averaging 46,107 SF and an abundance of parking, Twin Atria finds itself uniquely suited to accommodate large-scale tenants within the Edmonton office market.

With Canadian energy policy changing and the potential announcement of new natural gas and oil infrastructure projects (LNG facilities, pipelines, expansion of production infrastructure), Twin Atria is incredibly well positioned in close proximity to the Alberta Industrial Heartland to be one of the few office assets capable of accommodating large-scale energy tenants, as well as the construction and engineering firms that support these major industrial projects.



Location Overview

2 MINUTE DRIVE
101 Avenue

4 MINUTE DRIVE
Sherwood Park Freeway

7 MINUTE DRIVE
Anthony Henday Drive

The Property offers exceptional connectivity for employees, providing access throughout the city via major arterial roadways. Located along 50th Street the Property provides close proximity to both 101 Avenue, and Sherwood Park Freeway which see 31,500 and 40,700 vehicles per day (VPD) respectively. Seven minutes to the west, Anthony Henday Drive forms an 80-kilometer free-flowing ring road around Edmonton, travelled daily by more than 109,000 vehicles in its busiest sections.

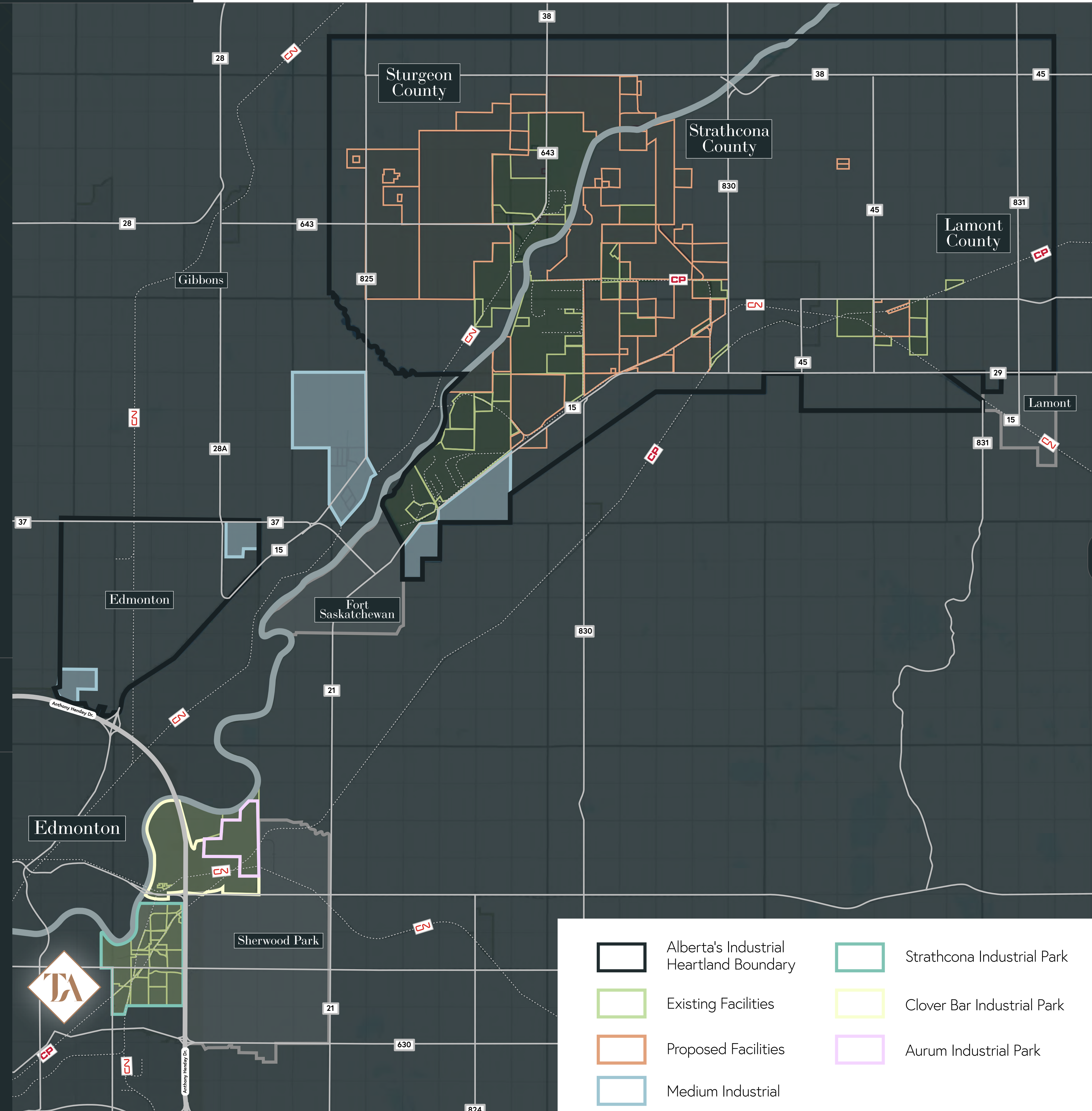
Location Overview

Twin Atria is well positioned to service Alberta's Industrial Heartland located in the northeast region of Edmonton, spanning approximately 582 square kilometers across Strathcona County, Fort Saskatchewan, Sturgeon County, and Lamont County. This strategic location provides excellent access to transportation networks, skilled labor, and proximity to raw materials, making it one of North America's largest hydrocarbon processing regions.

Alberta's Industrial Heartland region is experiencing significant economic development, driven by the announcement of several major capital investments in 2026. These major projects will generate employment opportunities across construction, operations, and supporting industries. The standout announcement is Meta's decision to build their first Canadian data centre in Alberta's Industrial Heartland —a $13.0 billion investment that marks the largest technology investment in Canadian history.

Notable Projects Announced in 2026

Project	Estimated Cost
Meta Data Centre	$13.0 B
Greenlight Electricity Centre	$4.6 B
Ace Rail Terminal Project	$240 M
Pembina Heartland Extraction & Redwater Expansion	$570 M
CSV Midstream Fractionation Plant	N/A
Total	**>$18.4 B**



Property Details

Property Address
4999 98 Ave NW, Edmonton, Alberta

Legal Description
Plan 0821569; Block 3; Lot 13A

Site Area (AC)
13.71 Acres

Rentable Area
Total Rentable Area: 386,758 SF
- Office Area - 365,639 SF
- Storage Area - 19,963 SF
- Retail Area - 1,155 SF

Site Coverage
19.1%

Zoning
BE – Business Employment

Year Built
1982

Parking Stalls
Parking Ratio: 3.13:1,000 SF
Total Parking Stalls: 1,211
- Surface Stalls- 1,143
- Underground Stalls - 68

Tenants
3

Occupancy
65.6%

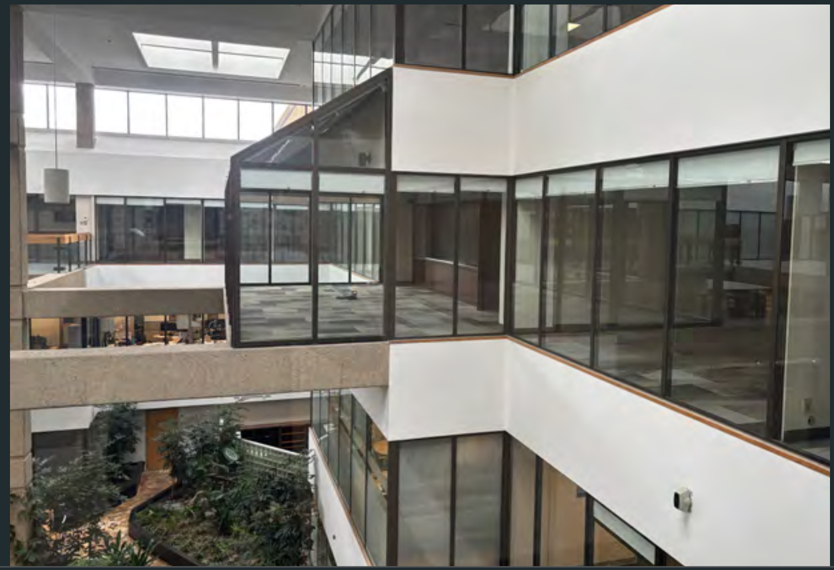
W.A.L.T.
2.9 years

Elevators
4

Constructed in 1982 and situated on 13.71-acres, the Property contains 386,758 SF of leasable area.

Functional office building with a strong parking ratio that includes both underground and surface parking.

The Site benefits from Business Employment (BE) zoning, supporting a broad spectrum of office users.



Offering Process

The Offering Process

The Property is being offered to market on an unpriced basis with offers reviewed as they are received. Interested parties are invited to submit their form of LOI addressed to the Vendor, care of:

Adam Kilburn, Andrew Simpson & Michael Seidel

JLL Capital Markets
Suite 3560 | National Bank Centre | 10180 101 Street NW
Edmonton, AB T5J 3S4
tel +1 780 328 2584
AdamD.Kilburn@jll.com

LOIs will be evaluated primarily on the consideration offered, the method of payment of the consideration, the prospective investor's ability to complete the transaction and the proposed date, and conditions of closing.

Exclusive Advisor

All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor:

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Executive Vice President
Capital Markets
AdamD.Kilburn@jll.com
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