

Site Selection Profile

EDMONTON

GROW YOUR BUSINESS, GROW YOUR PROFITS

As the service and support hub for Alberta's energy sector and the home of several globally competitive research institutions, Edmonton is a great place for your business to become part of the action and part of the community.



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EXCHANGE RATE

Unless otherwise stated all dollar amounts are expressed in Canadian funds.

CONTACT INFORMATION

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HIGHWAY NETWORK



YELLOWHEAD AND TRANS-CANADA HIGHWAYS AND THE ASIA-PACIFIC CORRIDOR



PORTS TO PLAINS CORRIDOR



CANAMEX HIGHWAY



NASCO CORRIDOR

RAIL AND INTERMODAL NETWORK



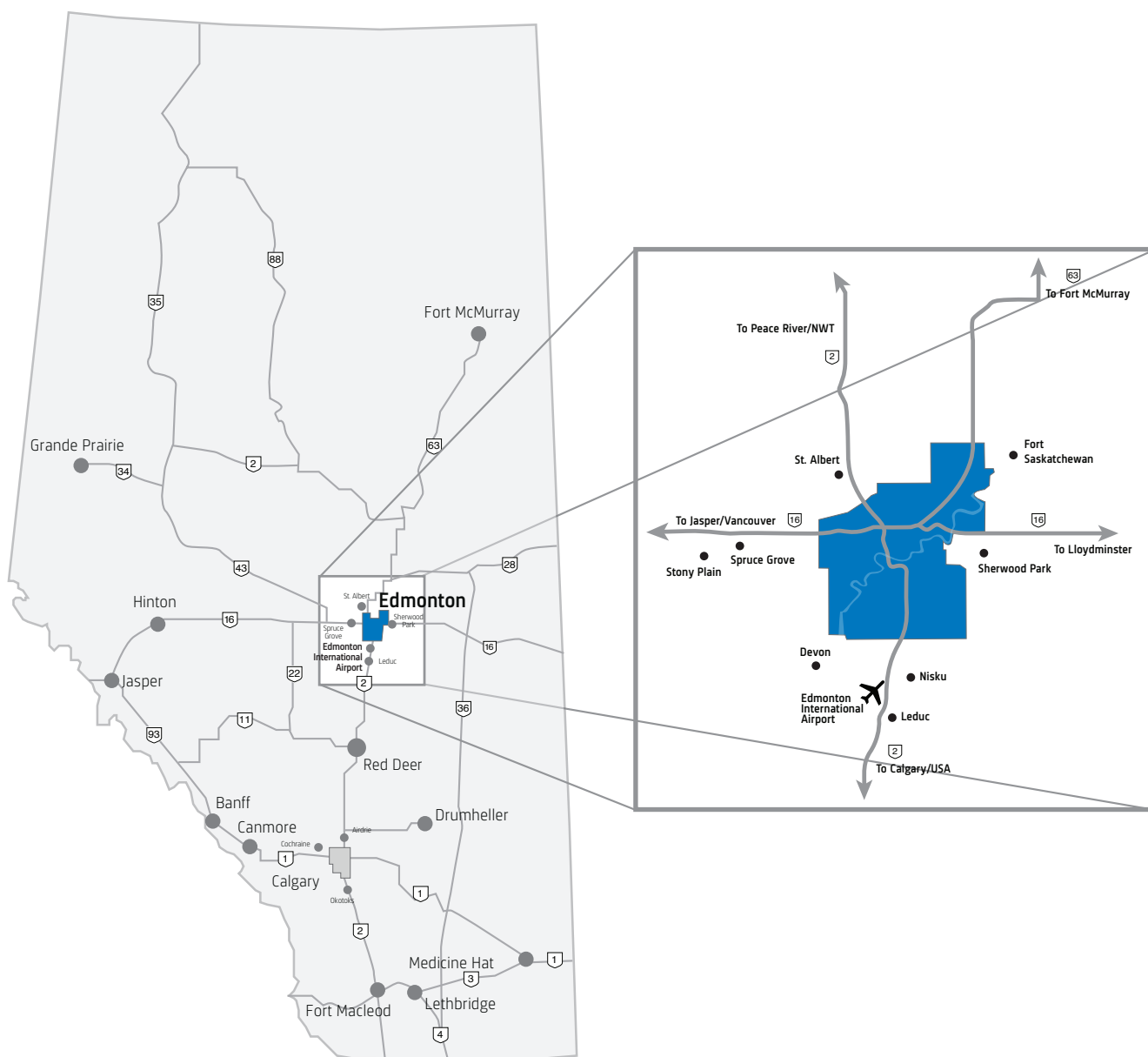
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PROPOSED LNG TERMINAL



KEY ECONOMIC INDICATORS

ECONOMIC INDICATORS

KEY ECONOMIC INDICATORS METRO EDMONTON - Q4 2014

Indicator	As of:	2014	2013	Change
GDP (millions)	Q3	\$84,552	\$79,523	6.3%
Labour Force	September	782,900	764,800	2.4%
Employment	September	739,100	724,700	2.0%
Unemployment Rate	September	5.6%	5.2%	0.4%
Inflation (year over year)	September	2.2%	1.2%	1.0%
Housing Starts (SAAR)	September	14,866	12,090	23.0%
Average Residential Selling Price	September	\$372,673	\$350,346	6.4%
Total Value of Building Permits (YTD)	September	\$3,325,522,400	\$3,039,905,445	9.4%
Major Projects (\$ Millions) - Northern Alberta	September	\$186,333	--	--

Sources: Conference Board of Canada September 2014, Statistics Canada September 2014, Canada Mortgage and Housing Corporation September 2014, Edmonton Real Estate Board September 2014.

RETAIL SALES

Year	2013	2014f	2015f	2016f	2017f	2018f
Retail Sales (\$ billion)	\$23.7	\$25.2	\$26.1	\$27.3	\$28.5	\$29.8
Annual Growth Rate	5.2%	6.4%	3.7%	4.5%	4.5%	4.5%

Source: Conference Board of Canada September 2014.

HOUSING STARTS

Year	2013	2014f	2015f	2016f	2017f	2018f
Starts	14,689	13,177	12,642	12,110	12,022	11,902
Annual Growth Rate	14.4%	-10.3%	-4.1%	-4.2%	-0.7%	-1.0%

Source: Conference Board of Canada September 2014.

BUILDING PERMITS

SEPTEMBER 2014 (YTD)

Total	\$3,325,522,400
Commercial	\$779,866,200
Industrial	\$99,542,000
Institutional	\$172,513,100
Residential	\$2,256,076,000
Miscellaneous	\$17,525,100

Source: City of Edmonton, Monthly Building Permits Summary, September 2014.

Edmonton's economic growth rate remains among the highest in Canada.

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DEMOGRAPHICS

AGE CHARACTERISTICS

	Edmonton CMA	Male	Female
Total Population	1,159,875	578,975	580,895
0-14 years	204,915	105,060	99,855
15-19 years	74,250	37,730	36,520
20-34 years	275,365	140,205	135,155
35-64 years	473,095	237,250	235,845
65+ years	132,250	58,735	73,510
Median age of Population	36.5	35.8	37.3
% of Population 15 and over	82.3%	81.9%	82.8%

Source: Statistics Canada, Census 2011.

EDMONTON NET MIGRATION

	Intercity	International	Interprovincial	Total
2013	4,195	18,673	15,643	38,511
2014f	3,663	9,057	4,469	17,190
2015f	3,779	7,877	3,532	15,187
2016f	3,894	8,210	3,947	16,050
2017f	4,010	8,942	3,708	16,660
2018f	4,125	9,666	3,953	17,744

Source: Conference Board of Canada, September 2014.

PERSONAL DISPOSABLE INCOME PER CAPITA

City	2013	2014f	2015f	2016f
Edmonton	\$37,119	\$38,417	\$39,598	\$40,751
Vancouver	\$31,770	\$32,823	\$33,685	\$34,869
Toronto	\$32,645	\$33,459	\$34,287	\$35,243
Canada	\$30,681	\$31,483	\$32,465	\$33,449

Source: Conference Board of Canada, September 2014.

PERSONAL INCOME PER CAPITA

Region	2013	2014f	2015f	2016f
Edmonton	\$48,112	\$49,777	\$51,415	\$52,989
Alberta	\$52,274	\$54,054	\$55,962	\$57,915
Canada	\$40,386	\$41,481	\$42,832	\$44,193

Sources: Conference Board of Canada September 2014.

Edmonton continues to get younger and more diverse and people from Canada and the rest of the world continue to migrate to Edmonton.

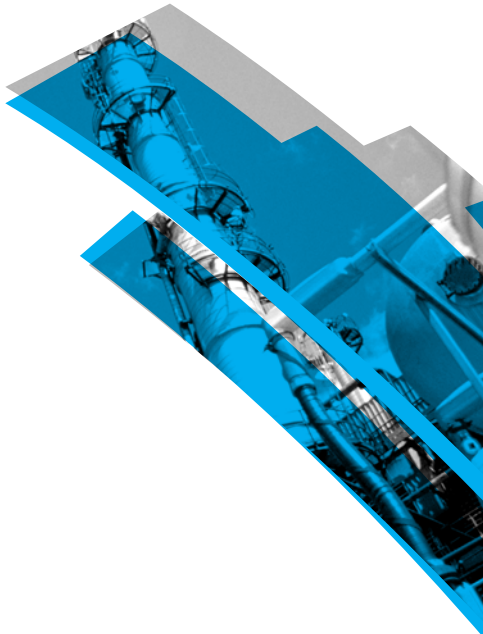
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MAJOR PROJECTS

NORTHERN ALBERTA MAJOR PROJECTS

Agriculture and Related	\$184.0	0.10%
Biofuels	\$300.0	0.16%
Chemicals and Petrochemicals	\$800.0	0.43%
Commercial / Retail	\$2,257.4	1.21%
Commercial / Retail and Residential	\$3,227.4	1.73%
Forestry and Related	\$15.0	0.01%
Infrastructure	\$9,402.8	5.05%
Institutional	\$2,424.7	1.30%
Manufacturing	\$47.0	0.03%
Mining	\$470.0	0.25%
Oil Sands	\$112,214.6	60.22%
Oil and Gas	\$18,355.0	9.85%
Other Industrial	\$34.9	0.02%
Pipelines	\$23,152.3	12.43%
Power	\$10,030.9	5.38%
Residential	\$1,360.0	0.73%
Tourism / Recreation	\$2,057.3	1.10%
Total	\$186,333.3	100.00%

Source: Government of Alberta, Alberta Finance and Enterprise, Inventory of Major Alberta Projects, September 2014.



Edmonton acts as the primary logistical service centre for Northern Alberta with \$186 billion of major new investments over the next decade.

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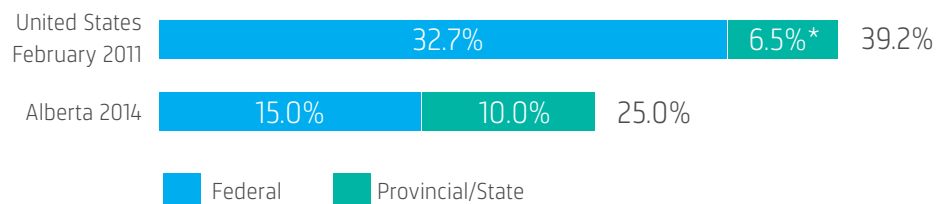
TAX ADVANTAGE

CORPORATE TAX RATES FOR ACTIVE BUSINESS INCOME - 2014

	Small business income (%)	M&P income (%)	General income (%)
Federal rate	11.00	15.00	15.00
Combined federal and provincial rates			
Newfoundland and Labrador	15.00	20.00	29.00
Prince Edward Island	14.64	31.00	31.00
Nova Scotia	14.50	31.00	31.00
New Brunswick	15.50	26.01	26.01
Quebec	19.00	26.90	26.90
Ontario	15.50	25.00	26.50
Manitoba	11.00	27.00	27.00
Saskatchewan	13.00	25.00	25.00
Alberta	14.00	25.00	25.00
British Columbia	13.50	25.75	25.75
Northwest Territories	15.00	26.50	26.50
Nunavut	15.00	27.00	27.00
Yukon	15.00	17.50	30.00

Source: KPMG

COMPARISON OF CORPORATE INCOME TAXES



*6.5% represents the average effective top general state corporate income tax rate. U.S. rates known as of February 2011.

ADDITIONAL TAX INFORMATION

Municipal tax information - City of Edmonton

[www.edmonton.ca > business > Assessment & Taxes](http://www.edmonton.ca/business/Assessment%20&20Taxes)

Federal, Provincial and Municipal Corporate Tax information

www.alberta-canada.com/investLocate/costAdvantages/taxation.cfm

For a more detailed view of Alberta's business cost competitiveness, please view 'Competitive Alternatives' -KPMG's guide to international business costs

www.competitivealternatives.com

Personal Tax Information

www.finance.gov.ab.ca/business/tax_rebates/bill18_personal/index.html



COST OF BUSINESS

OCCUPANCY COSTS

AVERAGE INDUSTRIAL OCCUPANCY COSTS

District	Net Rent (\$ per sq. ft.)					Serviced Land Cost (\$ per acre)
	0 - 5,000 sq. ft.	5,0001 - 10,000 sq. ft.	10,001 - 20,000 sq. ft.	20,001 - 50,000 sq. ft.	50,000 + sq. ft.	
Northwest	\$12.00	\$11.50	\$10.00	\$8.00	\$8.00	\$750,000
Southeast	\$13.00	\$12.00	\$11.50	\$10.50	\$10.50	\$800,000
Northeast	\$10.00	\$10.00	\$9.00	\$8.00	\$7.50	\$575,000
Central	-	-	-	-	-	-
Leduc/Nisku	\$16.00	\$15.00	\$13.00	\$13.00	\$13.00	\$525,000
Sherwood Park	\$14.00	\$13.00	\$13.00	\$10.00	-	\$575,000
Acheson	-	\$12.00	\$12.00	\$12.00	\$10.00	\$450,000
St. Albert	\$13.00	-	-	\$9.00	\$9.50	-

Source: Avison Young Research, Edmonton Industrial Market Report (Q2 2014)

OFFICE MARKET VACANCY AND LEASE RATES

	Vacancy Rate	Average Lease Rate (\$ per sq. ft.)
Downtown Financial		
Class AA	9.3%	\$27.50
Class A	8.5%	\$20.50
Class B	7.2%	\$18.50
Class C	6.2%	\$15.50
Suburban	9.2%	\$18.00

Source: Avison Young Research, Edmonton Office Market Report (Q3 2014)

LABOUR COSTS

AVERAGE HOURLY WAGES BY OCCUPATION (ALBERTA - SEPTEMBER 2014)

Management occupations	\$45.96
Business, finance and administrative occupations	\$26.30
Natural and applied sciences and related occupations	\$40.65
Health Occupations	\$31.94
Occupations in social science, government service and religion	\$34.10
Occupations in art, culture, recreation and sport	\$26.77
Sales and service occupations	\$18.37
Trades, transport and equipment operators and related occupations	\$29.44
Occupations unique to primary industry	\$29.05
Occupations unique to processing, manufacturing and utilities	\$25.44

Source: Statistics Canada, Average hourly wages of employees by selected characteristics and profession, unadjusted data, by province (Alberta, September 2014).

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COST OF BUSINESS - UTILITIES

ELECTRICITY

RRO ENERGY RATE FOR RESIDENTIAL, FARM, IRRIGATION, AND SMALL COMMERCIAL CUSTOMERS CONSUMING LESS THAN 250,000 KWH/YR

10/2014 City of Edmonton Customers Residential and Commercial	\$0.08737/Kwh
10/2014 City of Edmonton Security Lights	\$0.05583/KWh
10/2014 FortisAlberta Residential	\$0.08493/KWh
10/2014 FortisAlberta Small Commercial	\$0.08614/KWh
10/2014 FortisAlberta Lighting	\$0.05288/KWh
10/2014 FortisAlberta Farm	\$0.08556/KWh
10/2014 FortisAlberta Irrigation	\$0.08178/KWh
10/2014 FortisAlberta Oil and Gas	\$0.08144/KWh

DEFAULT SUPPLY RATE: RATE FOR COMMERCIAL AND INDUSTRIAL CUSTOMERS WHO CONSUME MORE THAN 250,000 KWH/YR

09/2014 Edmonton < 150 KW NSLS	\$0.0437/KWh
09/2014 FortisAlberta < 75 KW NSLS (Small General Service)	\$0.0436/KWh
09/2014 FortisAlberta < 75 KW Pumping 2000 (Oil and Gas Service)	\$0.0425/KWh
09/2014 FortisAlberta < 2000 KW NSLS (General Service)	\$0.0439/KWh
09/2014 FortisAlberta > 150KW NSLS (Secondary)	\$0.0416/KWh

EPCOR, Actual Default Supply Rates, September 2014

WATER

WATER CONSUMPTION RATES FOR COMMERCIAL CUSTOMERS PER m³

0-100 m3	\$1.3693
100.1 - 1000 m3	\$1.2629
1000.1 - 5000 m3	\$0.9995
Over 5000 m3	\$0.8046

There is also a fixed monthly charge that ranges from \$5.73 to \$802.70 depending on meter size.

Source: EPCOR, 2012 Metered Water Rates for Edmonton Multi-Residential and Commercial Customers, Commercial Rates Effective - April 1, 2014.

NATURAL GAS

CURRENT REGULATED NATURAL GAS RATES FOR COMMERCIAL CUSTOMERS

10/2014 Alta Gas	\$3.999/GJ
10/2014 ATCO Gas	\$4.149/GJ
10/2014 Direct Energ	\$4.149/GJ

Source: Alta Gas, Gas Cost Recovery Rate History, ATCO Gas North, Deemed Value of High Use Delivery Service, Direct Energy, Natural Gas, Historic Rates for North Customers

TELECOMMUNICATIONS SERVICES

Businesses may choose one of the following leading providers to meet their telecommunications needs:

Telus – www.telus.com
Bell – www.bell.ca

Shaw – www.shaw.ca
Rogers – www.rogers.com



LABOUR FORCE

EMPLOYMENT BY MAJOR INDUSTRY

Major Industry	2013	Job Growth Forecast 2014-2018
Business Services	73,307	14,859
Construction	81,030	20,990
Finance, Insurance and Real Estate	38,540	-3,288
Information and Cultural Industries	8,132	1,343
Manufacturing	57,121	1,800
Non-Commercial Services	125,777	15,339
Personal Services	98,246	6,321
Primary and Utilities	39,791	6,791
Public Administration and Defence	38,279	3,122
Transportation and Warehousing	38,270	2,998
Wholesale and Retail Trade	119,282	19,589

Source: Conference Board of Canada, September 2014.

AVAILABILITY OF SKILLED LABOUR

Net Migration (2013)	38,511
Population (Edmonton CMA, 2011)	1,159,875
Employment (Mar. 2014)	739,100
Yearly Employment Growth (Mar. 2014)	14,400
Yearly Employment Growth Rate (Mar. 2014)	2.0%
Unemployment Rate (Mar. 2014)	5.6%
Unionization Rate (Alberta 2012)	24%

Sources: Conference Board of Canada September 2014, Statistics Canada September 2014, Statistics Canada 2011 Census, HRSDC.

MAJOR PRIVATE EMPLOYERS

Rank	Name	Employees
1	Stantec Inc.	12,700
2	Katz Group Canada Ltd.	8,000
3	Bee-Clean Building Maintenance Incorporated	7,000
4	The Brick Ltd.	6,100
5	Alberta Treasury Branches	5,250
6	Jacobs Industrial Services	5,000
7	PCL Construction Group Inc	4,400
8	ColasCanada Inc	2,711
9	PCL Industrial Constructors Inc	2,700
10	Lilydale Inc	2,700
11	EPCOR Utilities Inc.	2,500
12	Canadian Western Bank	2,218
13	North American Construction Group Inc	2,200
14	Servus Credit Union Ltd	2,150
15	Lockerbie & Hole Inc	2,010
16	Nabors Drilling Limited	2,000
17	Liquor Stores Limited Partnership	2,000
18	Gingras, B Enterprises Ltd	2,000
19	The Cash Store Financial Services Inc.	1,856
20	Fountain Tire Holdings Ltd	1,804

Source: Dunn & Bradstreet Hoover's.



LABOUR FORCE CONTINUED

EDUCATIONAL ACHIEVEMENT LEVELS EDMONTON (CENSUS METROPOLITAN AREA)

Characteristics	Total	Share of Total	Male	Share of Total	Female	Share of Total
Total population 15 years and over	935,285	100.0%	465,310	100.0%	469,975	100.0%
No certificate; diploma or degree	163,090	17.4%	80,550	17.3%	82,540	17.6%
High school certificate or equivalent	249,785	26.7%	118,580	25.5%	131,205	27.9%
Apprenticeship or trades certificate or diploma	102,030	10.9%	76,270	16.4%	25,760	5.5%
College; CEGEP or other non-university certificate or diploma	172,575	18.5%	75,010	16.1%	97,570	20.8%
University certificate or diploma below the bachelor level	43,155	4.6%	18,460	4.0%	24,695	5.3%
University certificate; diploma or degree	204,645	21.9%	96,445	20.7%	108,205	23.0%

Source: Statistics Canada, 2011 National Household Survey Data.

POST SECONDARY INSTITUTIONS IN EDMONTON

Institution	Type	Enrolment (approx.)
University of Alberta	Comprehensive Academic and Research Institution	35,000
Grant MacEwan University	Baccalaureate and Applied Studies Institution	12,000
Northern Alberta Institute of Technology (NAIT)	Polytechnical Institution	13,000
NorQuest College	Comprehensive Community Institution	4,000

Institutional Annual Reports Full Load Equivalent Enrolment.



LIVING IN EDMONTON

RESIDENTIAL SELLING PRICES

Residential average price	\$372,673
SFD average selling price	\$435,584
SFD median selling price	\$405,000
Condo average selling price	\$254,494

Source: Edmonton Real Estate Board, September 2014.

PRIVATE APARTMENT AVERAGE RENTS EDMONTON CMA

Bachelor	\$798
1 Bedroom	\$976
2 Bedroom	\$1,184
3 Bedroom+	\$1,337

Source: Canada Mortgage and Housing Corporation,
Rental Market Statistics, April 2014

AVERAGE TEMPERATURE IN EDMONTON

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Avg.
Daily Max	°C	-7.3	-3.6	2.1	11.3	17.6	21.0	22.8	22.1	16.8	10.9	0.0	-5.4	9.0
	°F	18.9	25.5	35.8	52.3	63.7	69.8	73	71.7	62.2	51.6	32	22.3	48.2
Daily Min	°C	-16.0	-13.1	-7.3	-0.3	5.7	10	12.1	11.1	5.8	0.3	-8.2	-13.9	-1.2
	°F	3.2	8.4	18.9	31.5	42.3	50	53.8	51.9	42.4	32.5	17.2	6.9	29.8
Relative	6am	74.3	75.1	76.3	72.5	69.9	76.1	81.0	84.2	82.4	75	77.6	74.5	76.6
Humidity %	3pm	66.6	62.5	57.7	43.4	40.8	48	52.3	52.8	51.9	49.6	64.5	67.2	54.8

AVERAGE PRECIPITATION IN EDMONTON

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Avg.
Rainfall	(mm)	1.3	0.9	2.1	13.1	45.1	87.1	91.7	68.9	42.3	10.5	1.9	0.8	365.7
	(in)	0.05	0.04	0.08	0.52	1.78	3.43	3.61	2.71	1.67	0.41	0.07	0.03	14.40
Snowfall	(cm)	24.5	15.8	16.8	13.4	3.5	0.0	0.0	0.0	1.5	7.8	17.9	22.3	123.5
	(in)	9.65	6.22	6.61	5.28	1.38	0.0	0.0	0.0	0.59	3.07	7.05	17.9	48.62
Relative	(mm)	22.5	14.6	16.6	26.0	49.0	87.1	91.7	69.0	43.7	17.9	17.9	20.9	476.9
Humidity %	(in)	0.89	0.57	0.65	1.02	1.93	3.43	3.61	2.72	1.72	0.70	0.70	0.82	18.78

Sources: The Climate of Edmonton, Environment Canada and Places Related Almanac

*Edmonton benefits from a low
single tax rate system with no
general sales tax, the lowest gas
tax, and no health care premiums.*