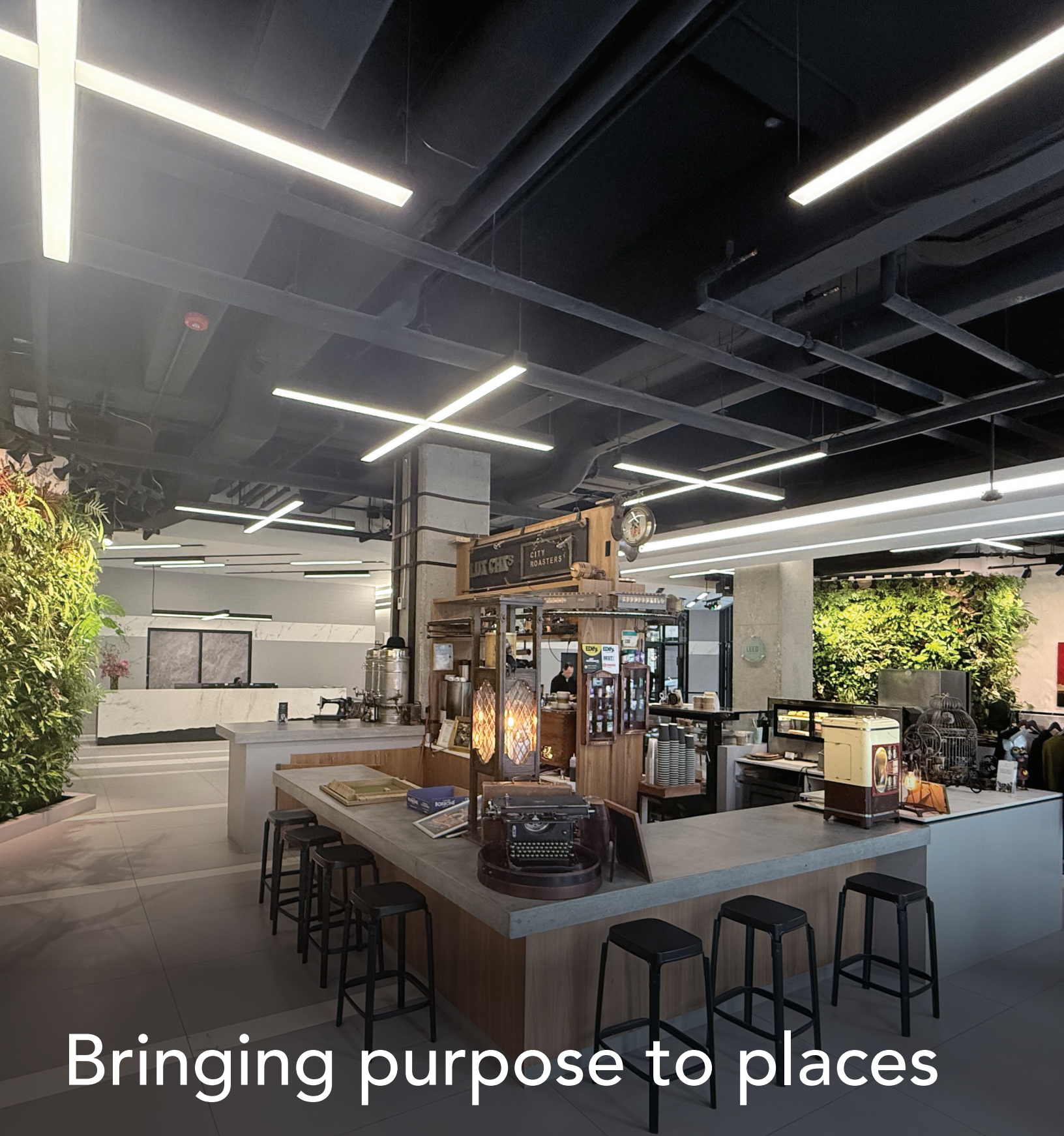




Bringing purpose to places

Josan Properties is a commercial real estate investment firm focused on the ownership, management and development of real estate across all CRE asset classes.

780-485-1933
josanproperties.com

#1800, 10020 101A Ave. N.W.
Edmonton, AB T5J 3G2

JOSAN
P R O P E R T I E S

Integrity | Excellence | Growth | Respect

Company Profile

Josan Properties is an Alberta-based commercial real estate company that acquires, develops and manages top-tier properties and communities where people live, work and play. Our mission is to provide premium living and working spaces to better people's lives.

Today, Josan Properties manages and owns more than \$250 million in commercial real estate, cementing our reputation as a premier development, investment, and management firm in Western Canada.

Our Portfolio Expertise

We manage a diverse range of real estate assets, including multi-family residential communities (apartments, condos, and active adult living), large-scale commercial retail and office spaces exceeding 200,000 square feet, industrial facilities, and hospitality properties such as hotels, motels, and restaurants.

Roles & Partnerships

Our portfolio encompasses wholly owned assets, partnerships, joint-venture investments, and third-party property management.

Our Full-Service Capabilities

We provide comprehensive real estate solutions across all asset classes, spanning expert property management, full-scale development and construction, and thorough acquisition due diligence. Additionally, our brokerage services seamlessly facilitate property purchases, sales, and leasing.



Third Party Property Management

Josan Properties combines in-house expertise, industry knowledge and shared resources to support every aspect of real estate development and management. We bring decades of experience and knowledge, along with a company-wide focus on core values, to provide third-party professional management for owners and clients across a diverse portfolio of properties. That experience translates into:

- Positive tenant experiences that support long-term reputation
- Satisfied tenants and residents in well-maintained properties
- Strategically managed properties that meet our clients' objectives
- Projects are finished on time and on budget
- Enhanced property values through increased revenues, expense management and NOI improvement

As a licensed brokerage under Josan Properties Realty Inc, our licensees and staff comply with all legislative requirements from the Real Estate Council of Alberta (RECA), the Residential Tenancy Act, Occupational Health and Safety Act, Personal Information Protection Act, and industry standard best practices.



The Synergy

Headquartered in downtown Edmonton, our team of top-tier professionals brings decades of local experience and immediate, in-person attention to every project. Built on a core value of continuous personal and organizational growth, we foster an open, collaborative environment that allows our full complement of expertise to shine.

At Josan Properties, we view property management as a long-term partnership built on trust, alignment, and shared outcomes. Rather than operating in isolation, we work as an extension of your team to align operational decisions with your strategic vision, financial objectives, and commitment to socially responsible investing. Grounded in our shared corporate values of Integrity, Excellence, Growth, and Respect, our role is to provide structured leadership, transparent communication, and mutual accountability across the entire asset lifecycle. Ultimately, our responsibilities are designed to manage the property with precision while fostering a collaborative relationship that drives long-term stability and operational excellence.



RAKA JOSAN

President & CEO



MARY JACKSON

Executive Vice President



OLYMPIA MARCHAND

Vice President,
Real Estate



MICHELE CALEY

Director of Property
Management, Multi Family



SEERATH PALAK

Associate Director,
Real Estate



OLA ADELUGBA

Director of Finance

Expertise

Local market knowledge you can trust.

Transparency

Clear financial reporting for confident decision-making.

Dedication

Responsive teams committed to long-term client success.

Strategic Advantage

- ✓ Execution across stabilized assets, new construction and developments in active lease-up
- ✓ Proven ability to onboard new builds and establish strong operational foundations from the ground up
- ✓ Experience driving lease-up performance, building reputation, and achieving stabilization targets
- ✓ Focus on operational excellence, resident experience and long-term asset performance
- ✓ Demonstrated success across commercial and residential projects, with a track record of structured leadership and strong results
- ✓ Consistent alignment with ownership objectives through transparent reporting and disciplined execution
- ✓ Alignment of asset positioning with long-term growth and reputation protection
- ✓ Proven stabilization of distressed properties through operational recovery and physical asset oversight



Retail



Multi-Family



Commercial



Industrial



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P R O P E R T I E S

Bringing purpose to places.

**We don't just maintain your property.
We manage it like it's our own.**

Integrity | Excellence | Growth | Respect

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780-425-9363

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