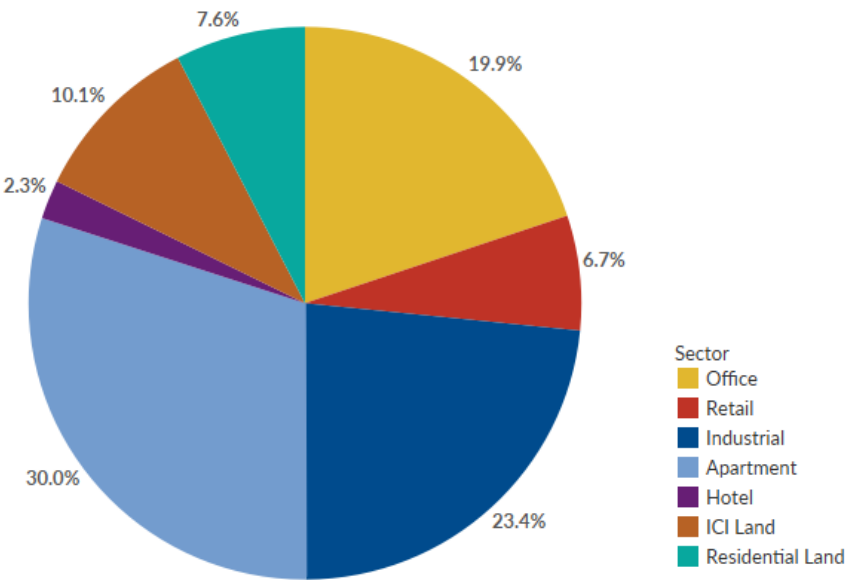

Montreal Market Area Commercial Q4 2021 Statistics

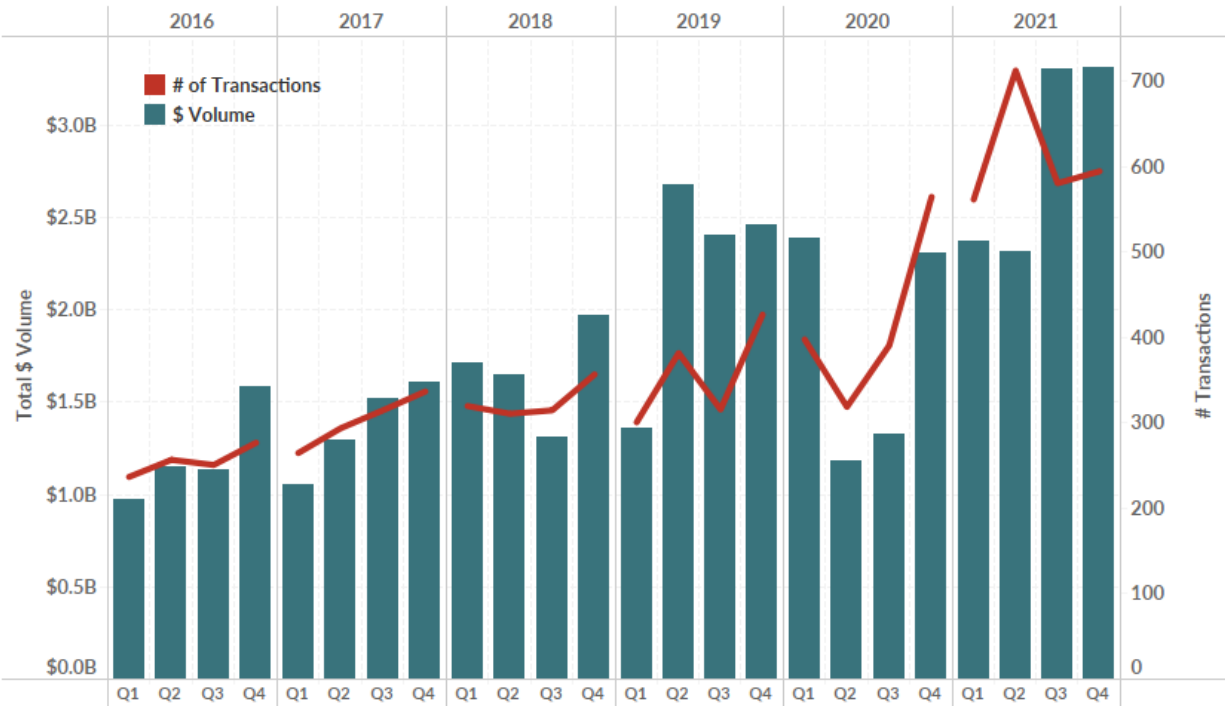


Q4 2021 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



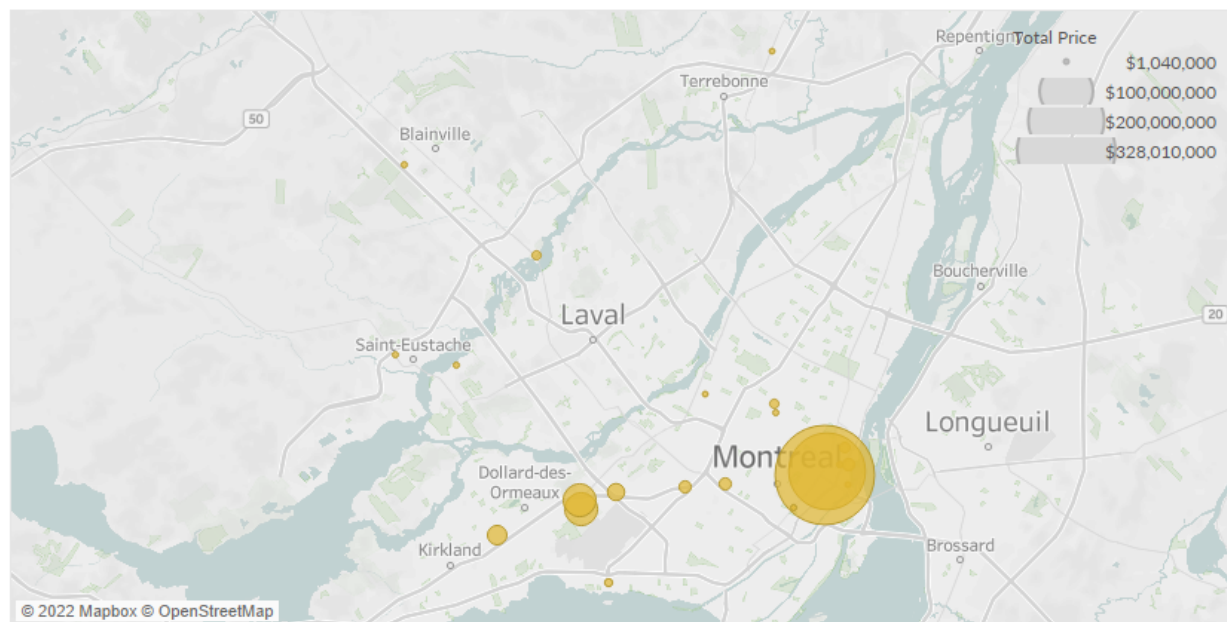
Source: Altus Group

	Q4 2021		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montreal	\$649.64M	17	\$1,346.88M	58	\$316
Laval	\$1.25M	1	\$20.65M	9	\$171
Longueuil			\$10.99M	4	\$392
North Shore	\$7.67M	4	\$39.98M	15	\$277
South Shore			\$23.58M	10	\$223
Grand Total	\$658.56M	22	\$1,442.08M	96	\$289

Office - Significant Transactions Q4 2021

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
900 de Maisonneuve Boulevard ..	Island of Montreal	Ville-Marie	\$328,010,000	484,505	\$677
600 de Maisonneuve Boulevard ..	Island of Montreal	Ville-Marie	\$195,500,000	643,026	\$300
2600 Alfred-Nobel Boulevard	Island of Montreal	Saint-Laurent	\$37,807,000	129,254	\$293
2344 Alfred-Nobel Boulevard	Island of Montreal	Saint-Laurent	\$35,818,000	108,724	\$329
1 Frontenac Avenue	Island of Montreal	Pointe-Claire	\$12,550,000	66,418	\$378

Office Property Transactions - Q4 2021

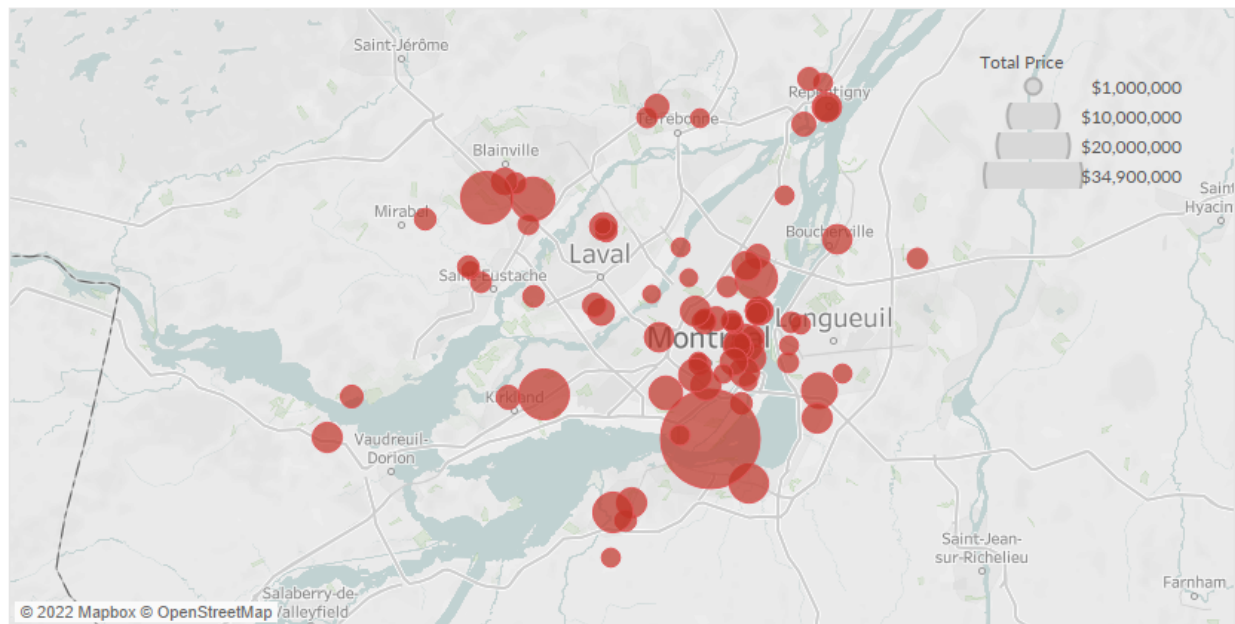


	Q4 2021		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montreal	\$127.08M	39	\$500.10M	167	\$302
Laval	\$13.59M	8	\$67.64M	24	\$236
Longueuil	\$5.16M	4	\$66.72M	21	\$200
North Shore	\$43.09M	17	\$130.30M	55	\$237
South Shore	\$33.97M	11	\$254.67M	65	\$316
Grand Total	\$222.89M	79	\$1,019.43M	332	\$283

Retail - Significant Transactions Q4 2021

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
7800 Champlain Boulevard	Island of Montreal	LaSalle	\$34,900,000	206,830	\$169
9720 MontÃ©e Sainte-Marianne	North Shore	Mirabel	\$9,650,000	40,000	\$241
230 Brunswick Boulevard	Island of Montreal	Pointe-Claire	\$9,000,000	44,077	\$204
313 CurÃ©-Labelle Boulevard	North Shore	Sainte-ThÃ©rÃ©se	\$6,750,000	22,500	\$300
5755 Sherbrooke Street East	Island of Montreal	Mercier-Hochelaga-Maisonn..	\$6,200,000	11,000	\$564

Retail Property Transactions - Q4 2021

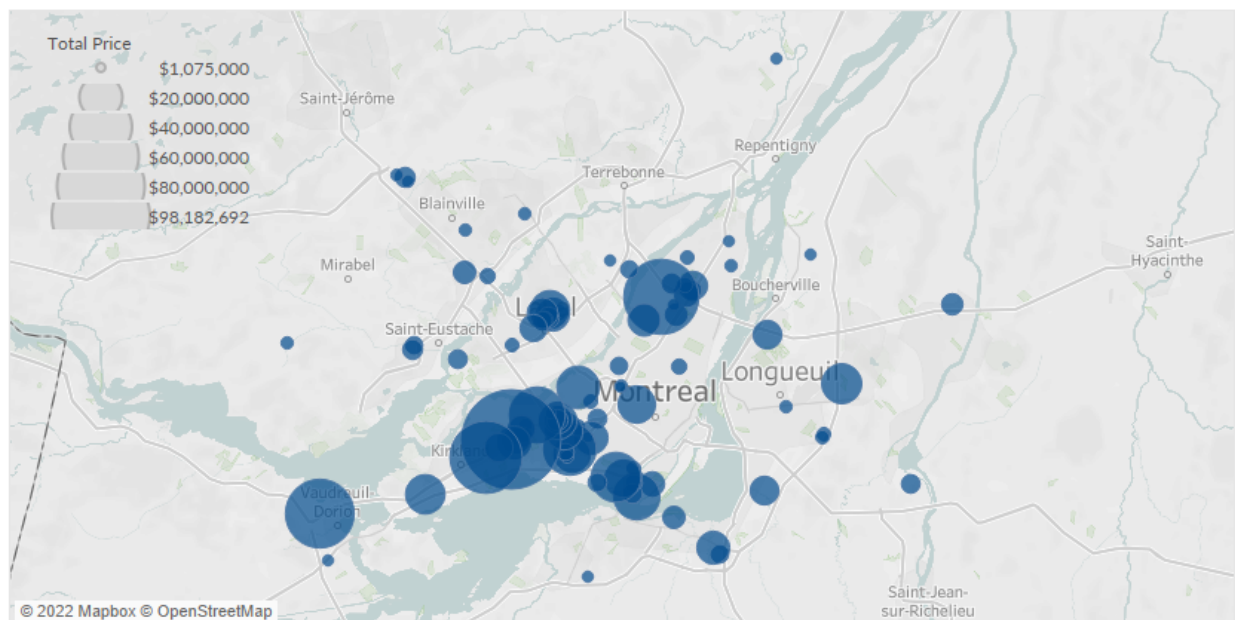


	Q4 2021		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montreal	\$567.42M	51	\$1,834.61M	179	\$159
Laval	\$67.76M	13	\$256.79M	38	\$197
Longueuil	\$12.19M	3	\$43.86M	16	\$157
North Shore	\$27.31M	11	\$267.17M	50	\$202
South Shore	\$100.46M	11	\$356.10M	39	\$164
Grand Total	\$775.14M	89	\$2,758.53M	322	\$171

Industrial - Significant Transactions Q4 2021

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
2400 Transcanada Highway	Island of Montreal	Pointe-Claire	\$98,182,692	309,000	\$635
6790 des Grandes-Prairies Boulevard	Island of Montreal	Saint-Laurent	\$56,000,000	129,973	\$431
7300 Trans-Canada Highway	Island of Montreal	Pointe-Claire	\$52,000,000	98,296	\$529
270 Joseph-Carrier Street	South Shore	Vaudreuil-Dorion	\$47,000,000	90,270	\$521
3499 Douglas-B.-Floreni Street	Island of Montreal	Saint-Laurent	\$31,000,000	139,302	\$223

Industrial Property Transactions - Q4 2021

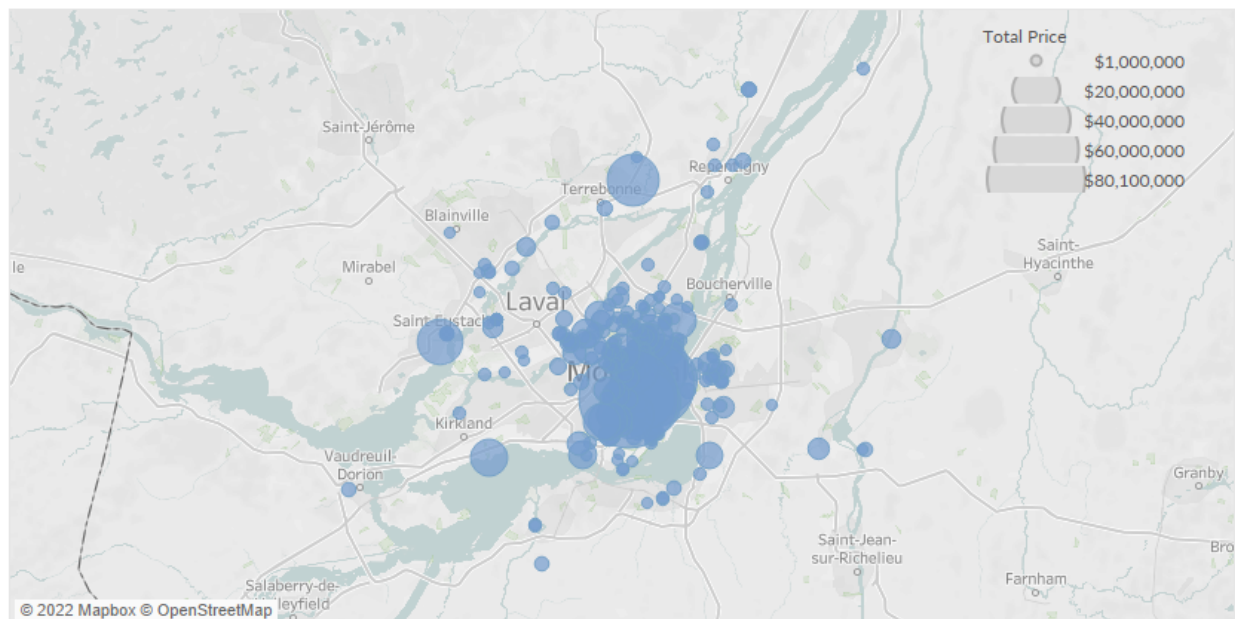


	Q4 2021		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Island of Montreal	\$815.43M	226	\$2,893.16M	1,001	\$227,688
Laval	\$40.17M	24	\$172.02M	78	\$186,864
Longueuil	\$32.39M	20	\$300.67M	86	\$162,005
North Shore	\$69.71M	23	\$407.54M	81	\$172,505
South Shore	\$37.68M	20	\$194.53M	69	\$158,283
Grand Total	\$995.38M	313	\$3,967.92M	1,315	\$213,919

Apartment - Significant Transactions Q4 2021

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
4530 C��te-des-Neiges Road	Island of Montreal	C��te-des-Neiges-Notre-Dame..	\$80,100,000	261	\$306,897
173 Sherbrooke Street West	Island of Montreal	Le Plateau-Mont-Royal	\$58,000,000	225	\$257,778
933 Ren��e-L��vesque Boulevard East	Island of Montreal	Ville-Marie	\$40,000,000	229	\$174,672
2121 Tupper Street	Island of Montreal	Ville-Marie	\$37,970,000	134	\$283,358
3655 Papineau Avenue	Island of Montreal	Le Plateau-Mont-Royal	\$34,000,000	121	\$280,992

Apartment Property Transactions - Q4 2021

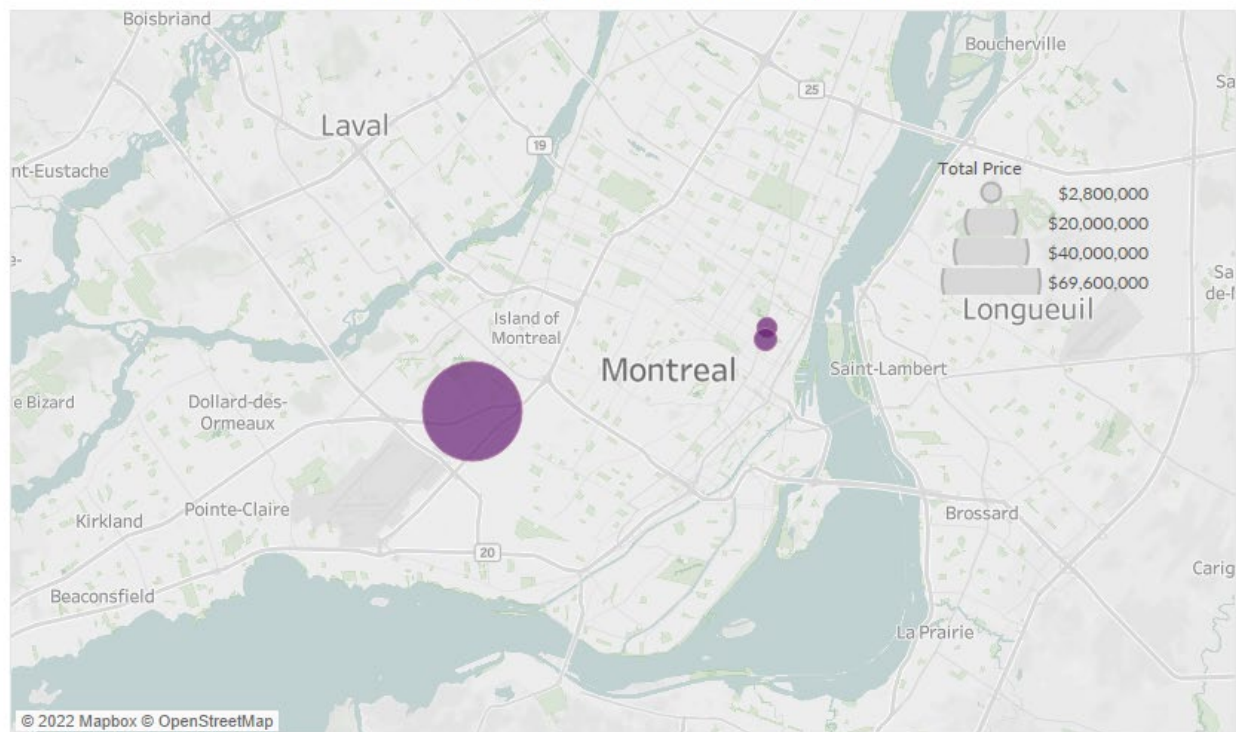


	Q4 2021		YTD		YTD - Avg \$/Room
	\$ Volume	#	\$ Volume	#	
Island of Montreal	\$75.98M	3	\$78.98M	4	\$214,931
Laval					
Longueuil			\$4.00M	1	\$35,398
North Shore					
South Shore			\$3.75M	1	\$83,333
Grand Total	\$75.98M	3	\$86.73M	6	\$163,076

Hotel - Significant Transactions Q4 2021

First Address	Region	Municipality	Total Price	Number of Rooms	Price Per Room
6500 Robert-Joncas Place	Island of Montreal	Saint-Laurent	\$69,600,000	160	\$435,000
2048 Saint-Denis Street	Island of Montreal	Ville-Marie	\$3,580,000	24	\$149,167
874 Sherbrooke Street East	Island of Montreal	Ville-Marie	\$2,800,000	18	\$155,556

Hotel Property Transactions - Q4 2021

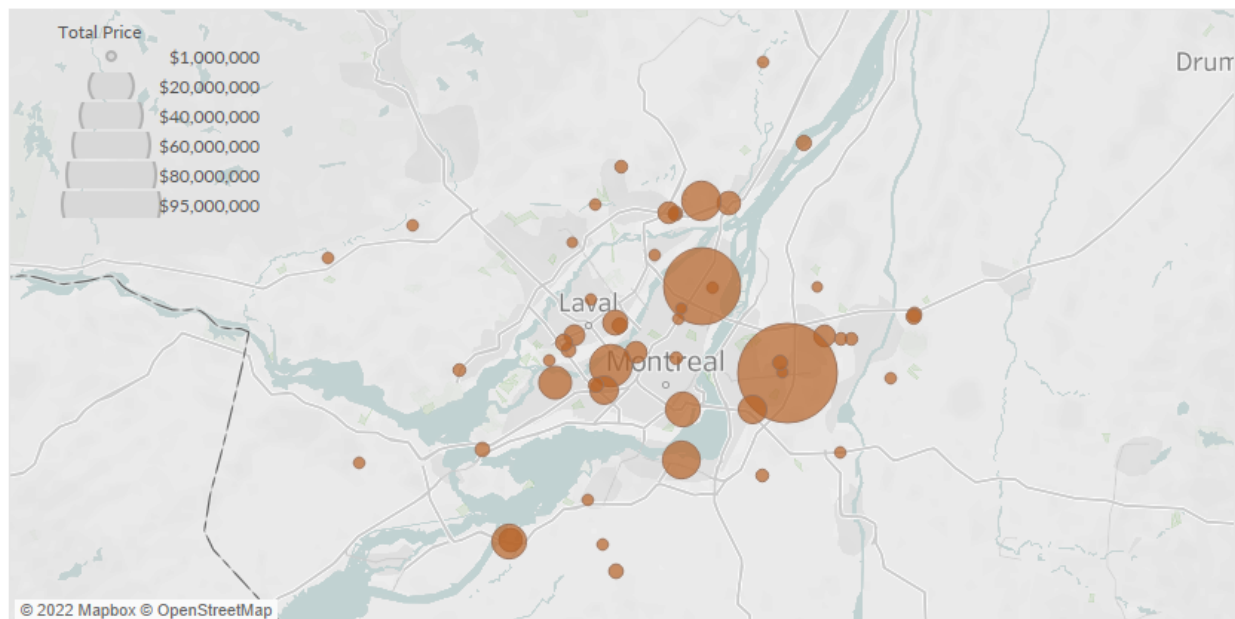


	Q4 2021		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montreal	\$117.88M	12	\$313.72M	41	\$2,616,951
Laval	\$20.94M	8	\$75.88M	22	\$720,536
Longueuil	\$3.38M	2	\$22.32M	7	\$656,870
North Shore	\$38.45M	13	\$114.09M	39	\$479,032
South Shore	\$155.40M	18	\$362.45M	66	\$390,710
Grand Total	\$336.04M	53	\$888.46M	175	\$848,435

ICI Land - Significant Transactions Q4 2021

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
951 du Canal Row	South Shore	Saint-Bruno-de-Montarville	\$95,000,000	98.149	\$967,912
MÃ©tropolitain Boulevard East	Island of Montreal	Anjou	\$56,822,441	52.179	\$1,088,999
11800 Laurentien Boulevard	Island of Montreal	Saint-Laurent	\$17,171,476	3.174	Null
des Quarantes Arpents Road	North Shore	Terrebonne	\$14,719,926	225.282	\$65,340
Saint-Laurent Boulevard	South Shore	Sainte-Catherine	\$13,600,000	17.418	\$780,794

ICI Land Property Transactions - Q4 2021

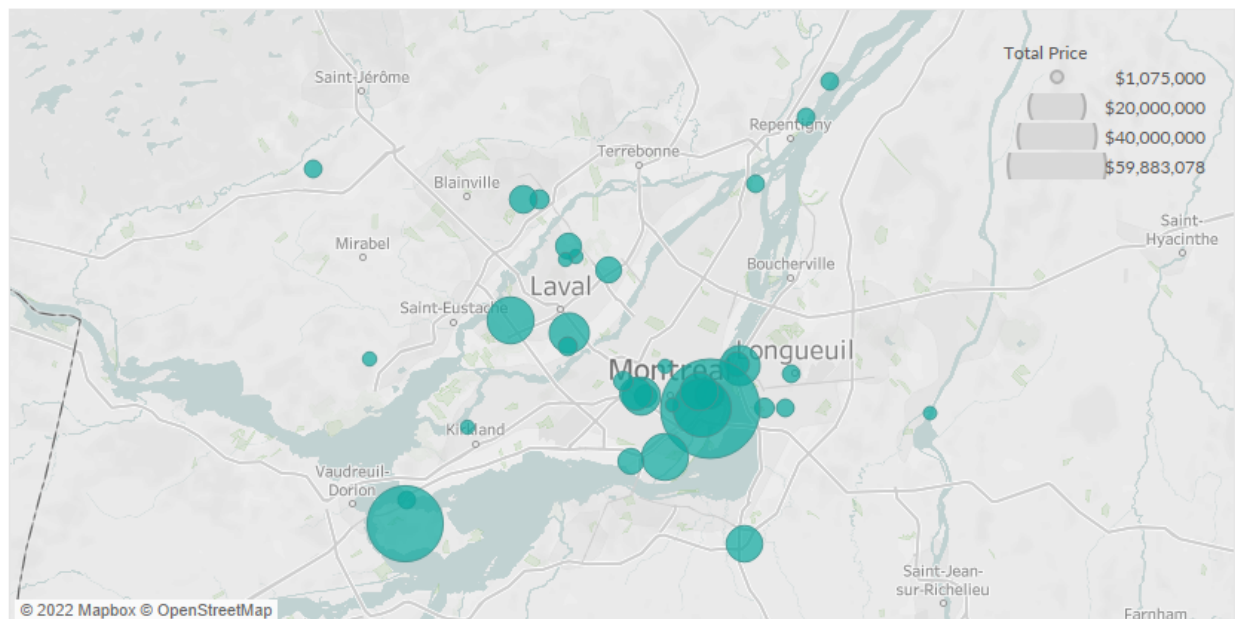


	Q4 2021		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montreal	\$137.93M	14	\$644.12M	71	\$7,964,866
Laval	\$34.78M	7	\$92.26M	22	\$1,583,649
Longueuil	\$17.49M	4	\$38.93M	10	\$2,494,305
North Shore	\$13.76M	6	\$125.78M	40	\$1,207,300
South Shore	\$47.63M	5	\$252.81M	62	\$1,093,350
Grand Total	\$251.59M	36	\$1,153.90M	205	\$2,539,472

Residential Land - Significant Transactions Q4 2021

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
1600 Wellington Street	Island of Montreal	Le Sud-Ouest	\$59,883,078	10.955	\$5,466,193
Forest Avenue	South Shore	Notre-Dame-de-L'Azile-Perrot	\$35,000,000	66.679	\$524,902
1990 William Street	Island of Montreal	Le Sud-Ouest	\$20,500,000	1.189	\$17,243,990
Newman Boulevard	Island of Montreal	LaSalle	\$13,250,000	1.588	\$8,342,673
Chomedey West Highway	Laval	Laval	\$12,976,120	16.075	\$807,475

Residential Land Property Transactions - Q4 2021



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