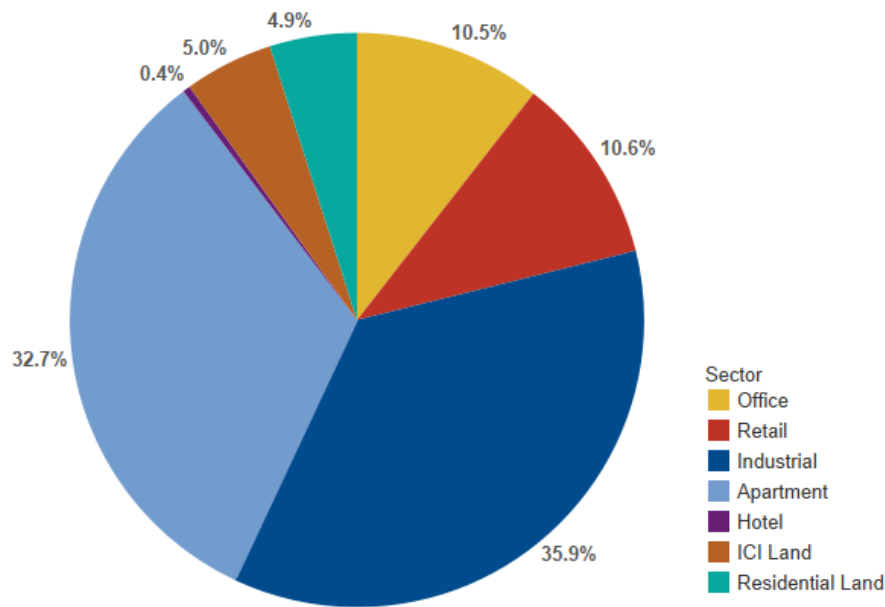


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# Montreal Market Area Commercial Q3 2022 Statistics

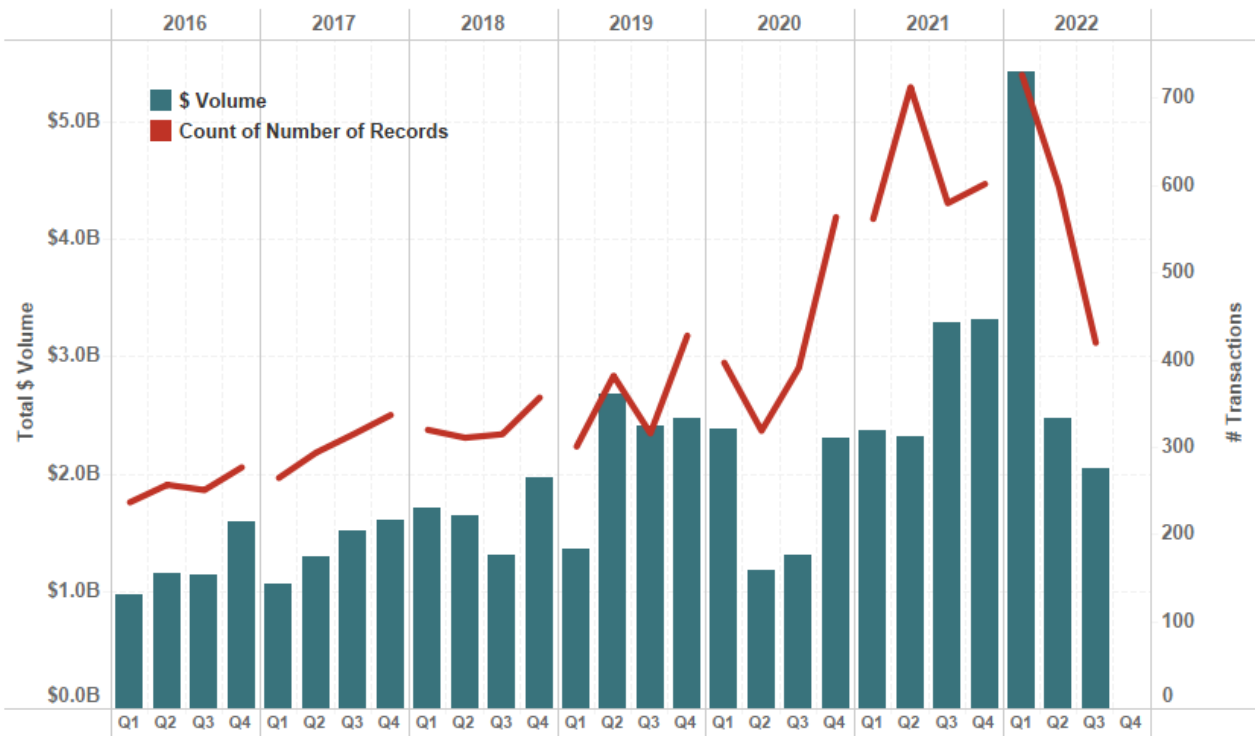


Q3 2022 YTD Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



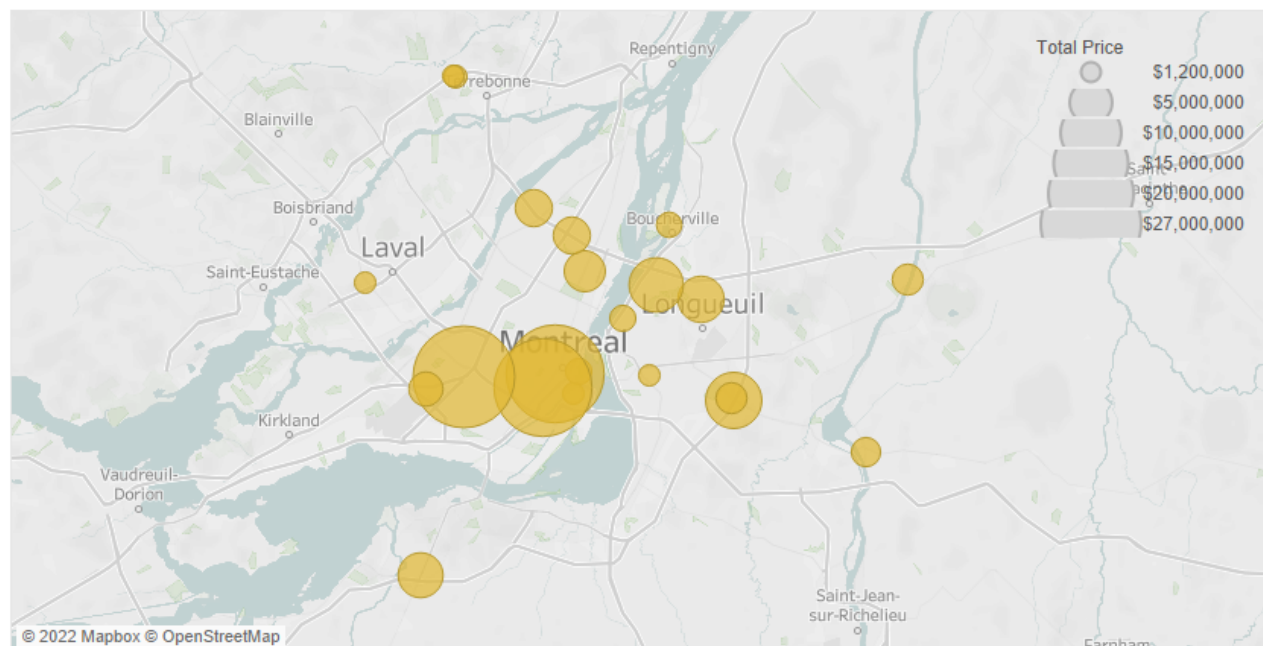
Source: Altus Group

|                    | Q3 2022          |           | YTD                |           | YTD - Avg \$/SF |
|--------------------|------------------|-----------|--------------------|-----------|-----------------|
|                    | \$ Volume        | #         | \$ Volume          | #         |                 |
| Island of Montréal | \$94.63M         | 9         | \$855.81M          | 51        | \$329           |
| Laval              | \$1.28M          | 1         | \$14.15M           | 5         | \$288           |
| Longueuil          | \$21.54M         | 6         | \$104.85M          | 11        | \$288           |
| North Shore        | \$2.68M          | 2         | \$20.79M           | 11        | \$270           |
| South Shore        | \$17.35M         | 5         | \$82.70M           | 16        | \$234           |
| <b>Grand Total</b> | <b>\$137.47M</b> | <b>23</b> | <b>\$1,078.30M</b> | <b>94</b> | <b>\$299</b>    |

Office - Significant Transactions Q3 2022

| First Address               | Region             | Municipality    | Total Price  | Building Size | Price Per Sq. Foot |
|-----------------------------|--------------------|-----------------|--------------|---------------|--------------------|
| 100 Alexis-Nihon Boulevard  | Island of Montréal | Saint-Laurent   | \$27,000,000 | 294,502       | \$92               |
| 1350 Sherbrooke Street West | Island of Montréal | Ville-Marie     | \$25,000,000 | 82,528        | \$303              |
| 4131 Sherbrooke Street West | Island of Montréal | Westmount       | \$25,000,000 | 90,555        | \$276              |
| 3131 2e Street              | Longueuil          | Saint-Hubert    | \$8,250,000  | 45,000        | \$183              |
| 2165 de la Province Street  | Longueuil          | Vieux-Longueuil | \$7,700,000  | 61,276        | \$126              |

Office Property Transactions - Q3 2022

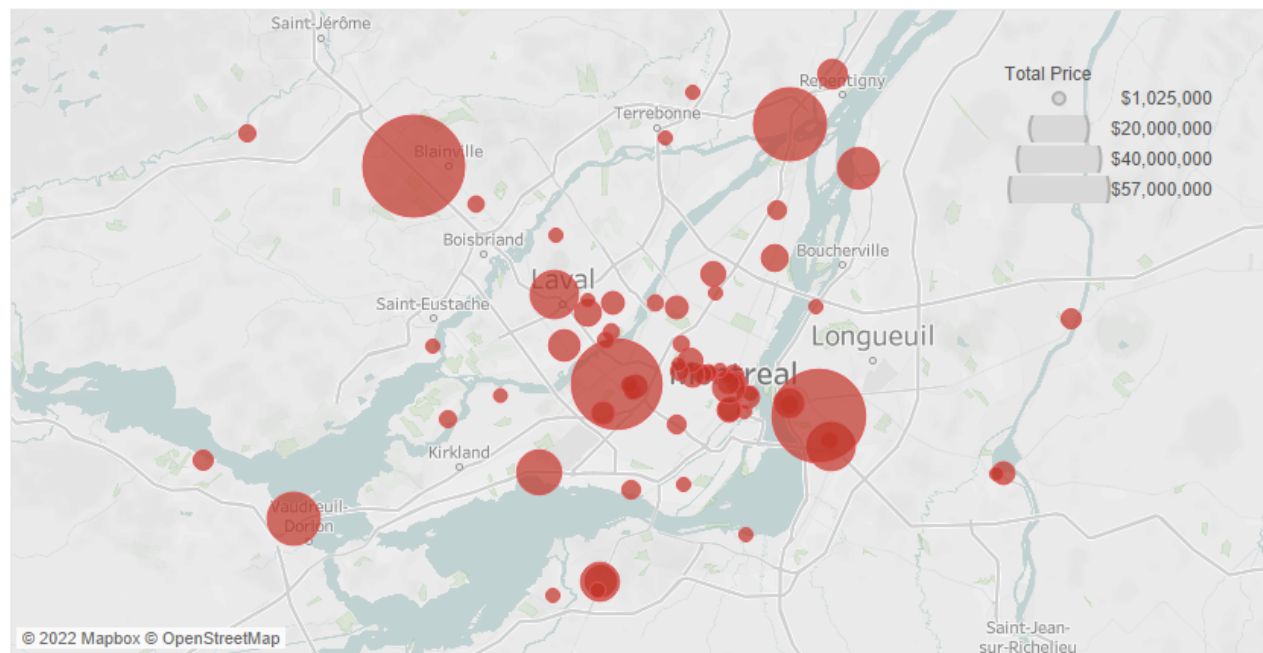


|                    | Q3 2022   |    | YTD         |     | YTD - Avg |
|--------------------|-----------|----|-------------|-----|-----------|
|                    | \$ Volume | #  | \$ Volume   | #   | \$/SF     |
| Island of Montréal | \$129.27M | 36 | \$400.30M   | 117 | \$359     |
| Laval              | \$29.57M  | 8  | \$321.92M   | 25  | \$378     |
| Longueuil          | \$49.16M  | 2  | \$113.39M   | 8   | \$184     |
| North Shore        | \$97.62M  | 8  | \$139.52M   | 22  | \$272     |
| South Shore        | \$72.18M  | 15 | \$100.18M   | 30  | \$301     |
| Grand Total        | \$377.79M | 69 | \$1,075.30M | 202 | \$336     |

Retail - Significant Transactions Q3 2022

| First Address                | Region             | Municipality     | Total Price  | Building Size | Price Per Sq. Fo.. |
|------------------------------|--------------------|------------------|--------------|---------------|--------------------|
| 1395 Michèle-Bohec Boulevard | North Shore        | Blainville       | \$57,000,000 | 162,243       | \$351              |
| 3344 Taschereau Boulevard    | Longueuil          | Greenfield Park  | \$48,000,000 | 398,000       | \$121              |
| 1515 Marcel-Laurin Boulevard | Island of Montréal | Saint-Laurent    | \$45,000,000 | 122,805       | \$366              |
| 250 Montée des Pionniers     | North Shore        | Terrebonne       | \$29,250,000 | 107,631       | \$272              |
| 976 Saint-Charles Avenue     | South Shore        | Vaudreuil-Dorion | \$15,400,000 | 74,477        | \$207              |

Retail Property Transactions - Q3 2022

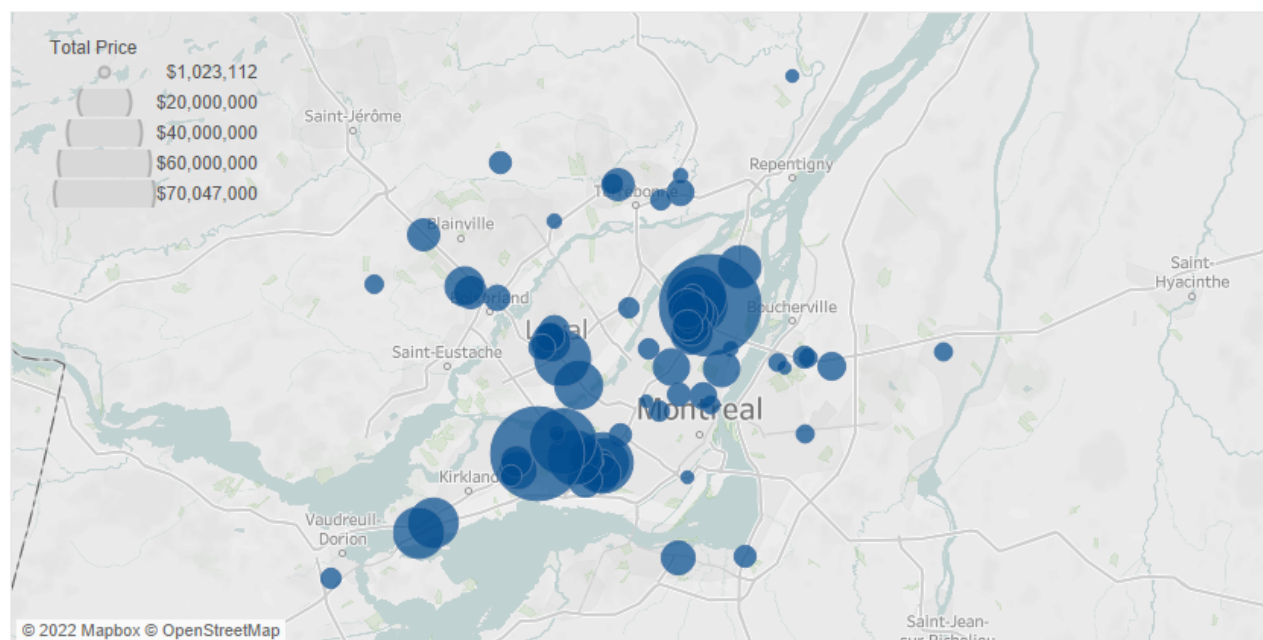


|                    | Q3 2022   |    | YTD         |     | YTD - Avg |
|--------------------|-----------|----|-------------|-----|-----------|
|                    | \$ Volume | #  | \$ Volume   | #   | \$/SF     |
| Island of Montréal | \$482.37M | 41 | \$2,214.07M | 177 | \$187     |
| Laval              | \$66.25M  | 7  | \$383.71M   | 41  | \$194     |
| Longueuil          | \$5.30M   | 3  | \$420.39M   | 44  | \$161     |
| North Shore        | \$56.99M  | 13 | \$184.87M   | 39  | \$247     |
| South Shore        | \$26.36M  | 7  | \$371.68M   | 52  | \$175     |
| Grand Total        | \$637.27M | 71 | \$3,574.73M | 353 | \$189     |

Industrial - Significant Transactions Q3 2022

| First Address                  | Region             | Municipality  | Total Price  | Building Size | Price Per Sq. Foot |
|--------------------------------|--------------------|---------------|--------------|---------------|--------------------|
| 9000 des Sciences Boulevard    | Island of Montréal | Anjou         | \$70,047,000 | 226,895       | \$309              |
| 1600 Transcanadienne Autoroute | Island of Montréal | Dorval        | \$59,500,000 | 301,520       | \$197              |
| 2850 Botham Street             | Island of Montréal | Saint-Laurent | \$29,000,000 | 110,000       | \$264              |
| 10000 Ray-Lawson Boulevard     | Island of Montréal | Anjou         | \$25,000,000 | 95,000        | \$263              |
| 11100 du Golf Boulevard        | Island of Montréal | Anjou         | \$25,000,000 | 39,442        | \$634              |

## Industrial Property Transactions - Q3 2022

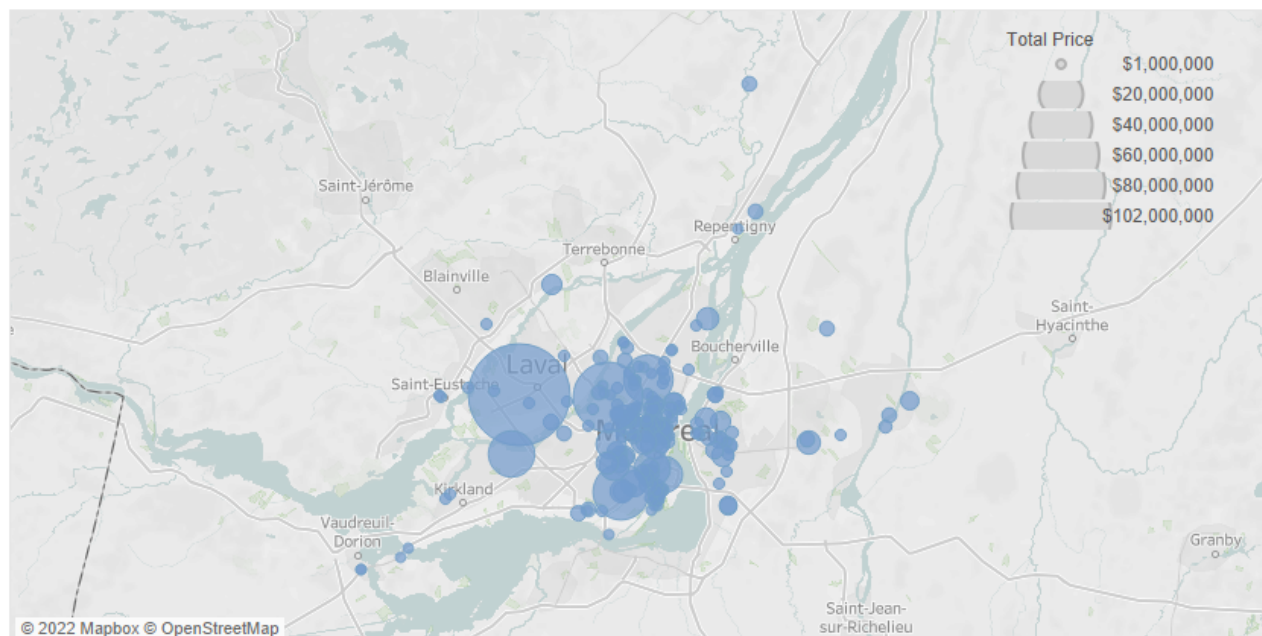


|                    | Q3 2022          |            | YTD                |            | YTD - Avg \$/Unit |
|--------------------|------------------|------------|--------------------|------------|-------------------|
|                    | \$ Volume        | #          | \$ Volume          | #          |                   |
| Island of Montréal | \$454.24M        | 160        | \$2,243.34M        | 659        | \$234,133         |
| Laval              | \$111.62M        | 7          | \$235.61M          | 46         | \$236,752         |
| Longueuil          | \$45.10M         | 21         | \$229.17M          | 68         | \$181,455         |
| North Shore        | \$11.80M         | 7          | \$202.34M          | 57         | \$186,337         |
| South Shore        | \$28.57M         | 13         | \$472.22M          | 65         | \$213,834         |
| <b>Grand Total</b> | <b>\$651.32M</b> | <b>208</b> | <b>\$3,382.69M</b> | <b>895</b> | <b>\$225,747</b>  |

Apartment - Significant Transactions Q3 2022

| First Address                    | Region             | Municipality                  | Total Price   | Number of Units | Price Per Unit |
|----------------------------------|--------------------|-------------------------------|---------------|-----------------|----------------|
| 3972 Saint-Elzéar Boulevard West | Laval              | Laval                         | \$102,000,000 | 235             | \$434,043      |
| 9675 Papineau Avenue             | Island of Montréal | Ahuntsic-Cartierville         | \$48,000,000  | 133             | \$360,902      |
| 6350 Sherbrooke Street West      | Island of Montréal | Côte-des-Neiges-Notre-Dame... | \$30,800,000  | 181             | \$146,343      |
| 7675 Lespinay Street             | Island of Montréal | Saint-Léonard                 | \$24,000,000  | 169             | \$139,882      |
| 9801 Cérés Street                | Island of Montréal | Dollard-des-Ormeaux           | \$21,150,000  | 52              | \$406,731      |

## Apartment Property Transactions - Q3 2022

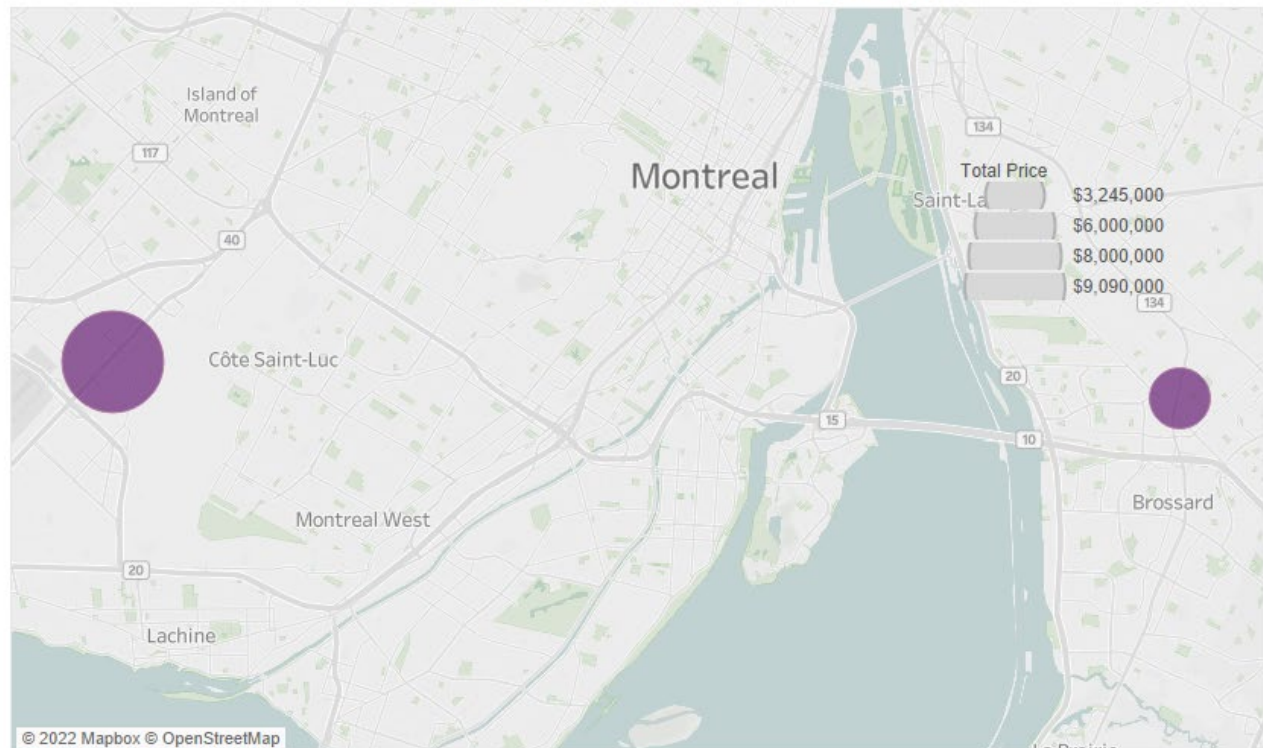


|                    | Q3 2022   |   | YTD       |    | YTD - Avg \$/Room |
|--------------------|-----------|---|-----------|----|-------------------|
|                    | \$ Volume | # | \$ Volume | #  |                   |
| Island of Montréal | \$9.09M   | 1 | \$27.23M  | 6  | \$156,795         |
| Laval              |           |   |           |    |                   |
| Longueuil          |           |   |           |    |                   |
| North Shore        |           |   | \$5.50M   | 1  | \$152,778         |
| South Shore        | \$3.25M   | 1 | \$8.19M   | 3  | \$168,140         |
| Grand Total        | \$12.34M  | 2 | \$40.91M  | 10 | \$159,797         |

Hotel - Significant Transactions Q3 2022

| First Address                  | Region             | Municipality  | Total Price | Number of Rooms | Price Per Room |
|--------------------------------|--------------------|---------------|-------------|-----------------|----------------|
| 7300 de la Côte-de-Liesse Road | Island of Montréal | Saint-Laurent | \$9,090,000 | 186             | \$48,871       |
| 6225 Taschereau Boulevard      | South Shore        | Brossard      | \$3,245,000 | 48              | \$67,604       |

## Hotel Property Transactions - Q3 2022

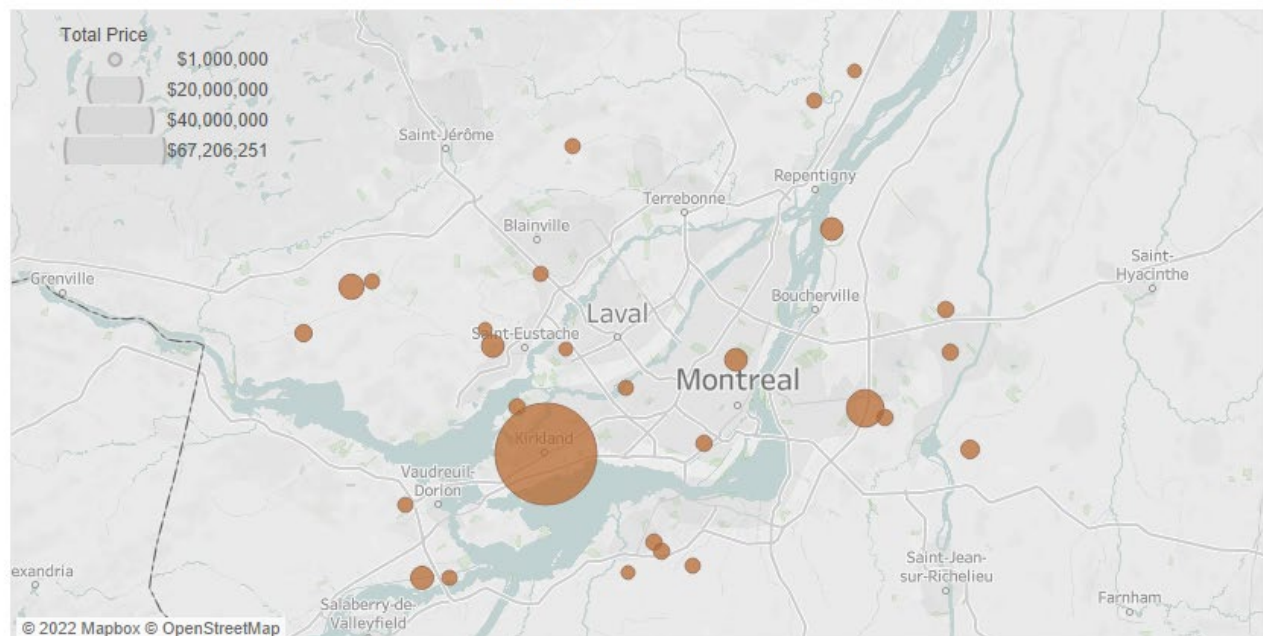


|                    | Q3 2022          |           | YTD              |            | YTD - Avg \$/Acre |
|--------------------|------------------|-----------|------------------|------------|-------------------|
|                    | \$ Volume        | #         | \$ Volume        | #          |                   |
| Island of Montréal | \$75.18M         | 5         | \$154.00M        | 26         | \$1,225,269       |
| Laval              | \$1.20M          | 1         | \$68.02M         | 15         | \$723,688         |
| Longueuil          |                  |           | \$2.12M          | 1          |                   |
| North Shore        | \$16.88M         | 9         | \$144.54M        | 28         | \$326,655         |
| South Shore        | \$30.91M         | 13        | \$130.35M        | 42         | \$382,445         |
| <b>Grand Total</b> | <b>\$124.17M</b> | <b>28</b> | <b>\$499.03M</b> | <b>112</b> | <b>\$501,769</b>  |

ICI Land - Significant Transactions Q3 2022

| First Address                 | Region             | Municipality               | Total Price  | Lot Area | Price Per Ac.. |
|-------------------------------|--------------------|----------------------------|--------------|----------|----------------|
| Transcanada Highway           | Island of Montréal | Kirkland                   | \$67,206,251 | 31.241   | \$2,151,288    |
| 1251 des Promenades Boulevard | South Shore        | Saint-Bruno-de-Montarville | \$9,017,843  | 8.281    | \$1,089,000    |
| Clément-Pesant Road           | North Shore        | Mirabel                    | \$4,057,480  | 250.169  | \$16,219       |
| du Fleuve Road                | South Shore        | Les Cèdres                 | \$3,400,000  | 180.633  | \$18,889       |
| Riendeau Street               | South Shore        | Varenes                    | \$3,300,000  | 5.538    | \$595,831      |

## ICI Land Property Transactions - Q3 2022

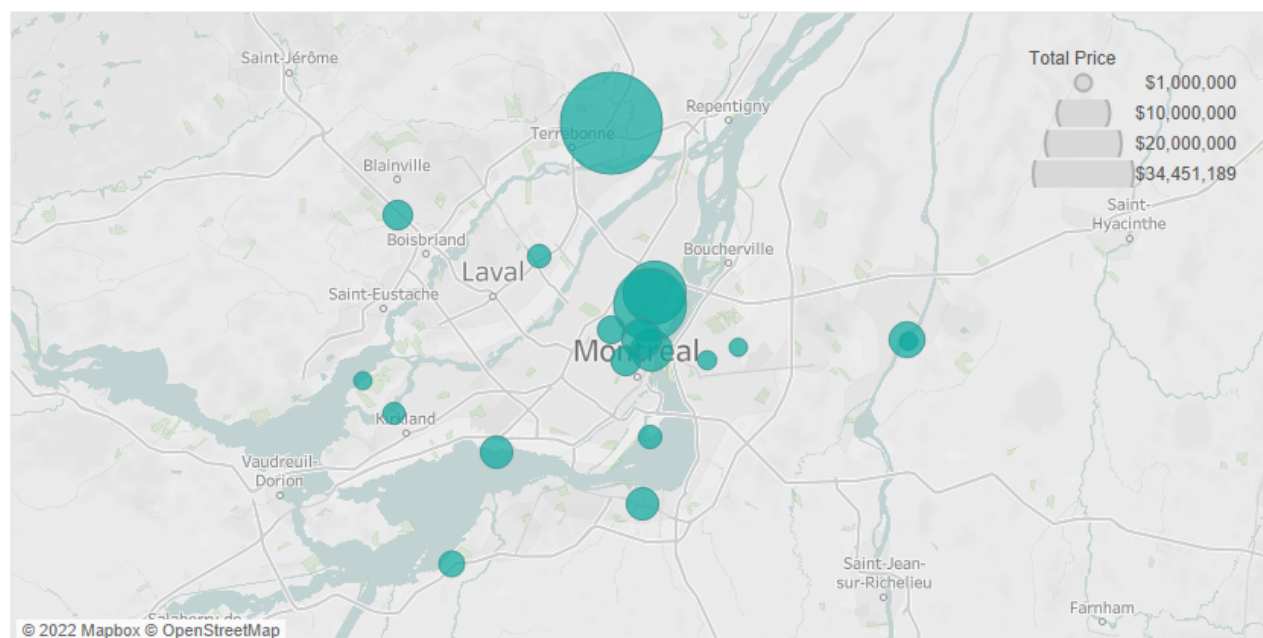


|                    | Q3 2022          |           | YTD              |           | YTD - Avg \$/Acre  |
|--------------------|------------------|-----------|------------------|-----------|--------------------|
|                    | \$ Volume        | #         | \$ Volume        | #         |                    |
| Island of Montréal | \$54.97M         | 10        | \$206.91M        | 38        | \$4,504,883        |
| Laval              | \$1.95M          | 1         | \$11.13M         | 5         | \$2,407,971        |
| Longueuil          | \$2.28M          | 2         | \$28.49M         | 8         | \$4,680,851        |
| North Shore        | \$37.31M         | 2         | \$100.25M        | 18        | \$2,472,830        |
| South Shore        | \$11.06M         | 4         | \$139.67M        | 27        | \$1,364,190        |
| <b>Grand Total</b> | <b>\$107.57M</b> | <b>19</b> | <b>\$486.45M</b> | <b>96</b> | <b>\$2,500,068</b> |

Residential Land - Significant Transactions Q3 2022

| First Address                 | Region             | Municipality                  | Total Price  | Lot Area | Price Per Acre |
|-------------------------------|--------------------|-------------------------------|--------------|----------|----------------|
| 455 Sicard Street             | North Shore        | Mascouche                     | \$34,451,189 | 1.404    | \$24,532,293   |
| 5222 Sherbrooke Street East   | Island of Montréal | Mercier-Hochelaga-Maisonneuve | \$17,500,000 | 1.409    | \$12,421,390   |
| 6085 Sherbrooke Street East   | Island of Montréal | Mercier-Hochelaga-Maisonneuve | \$13,024,906 | 4.501    | \$2,893,568    |
| De Maisonneuve East Boulevard | Island of Montréal | Ville-Marie                   | \$5,750,000  | 0.235    | Null           |
| 2500 Rachel Street East       | Island of Montréal | Le Plateau-Mont-Royal         | \$5,321,660  | 0.368    | \$14,461,033   |

## Residential Land Property Transactions - Q3 2022



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