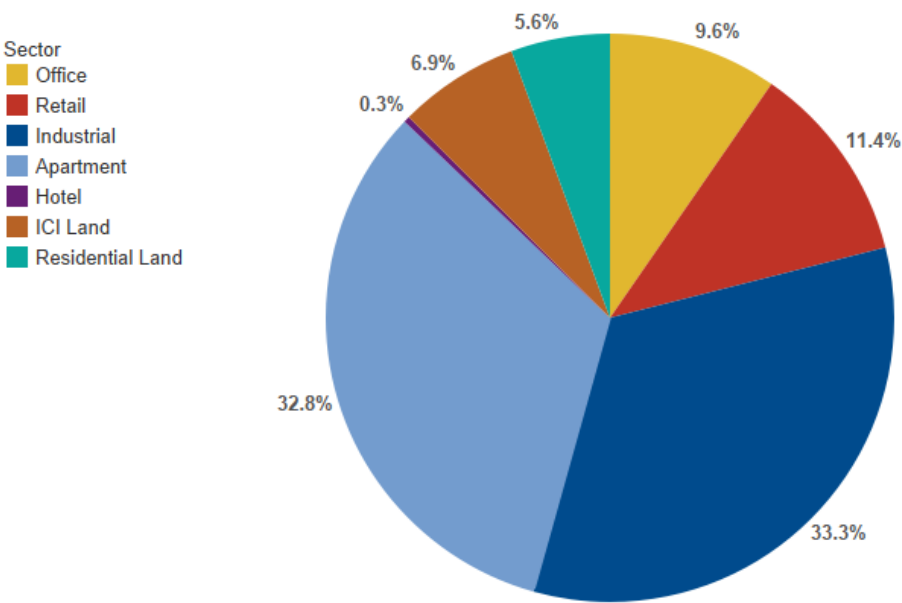

Montreal Market Area Commercial Q4 2022 Statistics

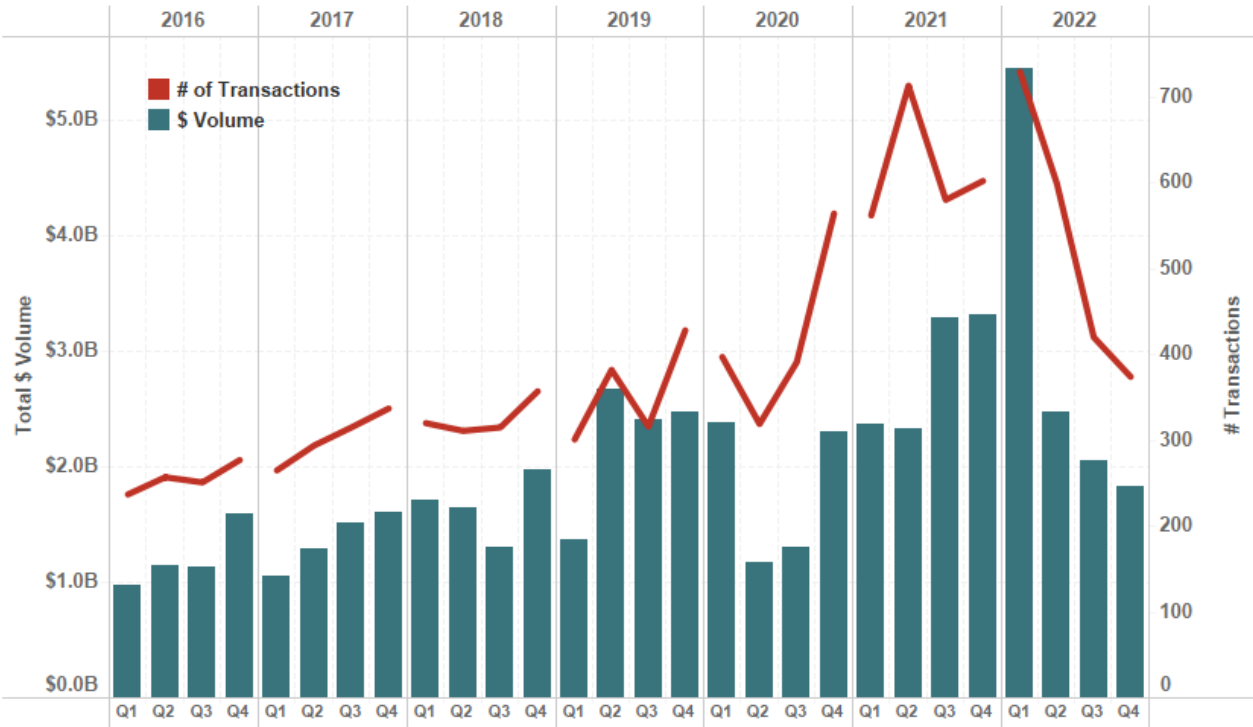


2022 Property Transactions - Total \$ Volume by Sector



Source: Altus Group

Property Transactions - All Sectors by Quarter



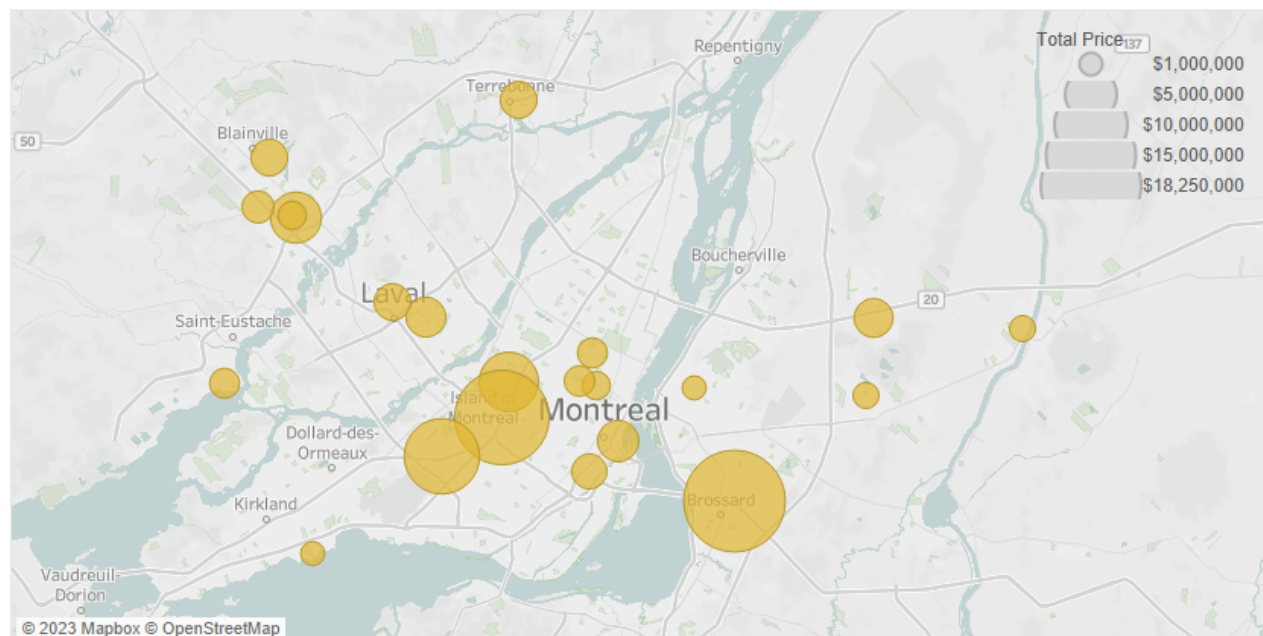
Source: Altus Group

	Q4 2022	#	YTD	#	YTD - Avg \$/SF
	\$ Volume		\$ Volume		
Island of Montréal	\$42.80M	9	\$888.61M	59	\$335
Laval	\$5.30M	2	\$19.45M	7	\$259
Longueuil	\$1.03M	1	\$105.88M	12	\$288
North Shore	\$14.10M	6	\$33.80M	17	\$276
South Shore	\$23.33M	4	\$86.48M	18	\$242
Grand Total	\$86.56M	22	\$1,134.22M	113	\$302

Office - Significant Transactions Q4 2022

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
3250 Lapinière Boulevard	South Shore	Brossard	\$18,250,000	82,879	\$220
3077 de la Côte-de-Liesse Road	Island of Montréal	Saint-Laurent	\$15,750,000	430,556	\$37
3900 De La Côte-Vertu Boulevard	Island of Montréal	Saint-Laurent	\$10,000,000	54,538	\$183
545 Legendre Street West	Island of Montréal	Ahuntsic-Cartierville	\$6,200,000	43,048	\$144
81 Turgeon Street	North Shore	Sainte-Thérèse	\$4,600,000	23,092	\$199

Office Property Transactions - Q4 2022

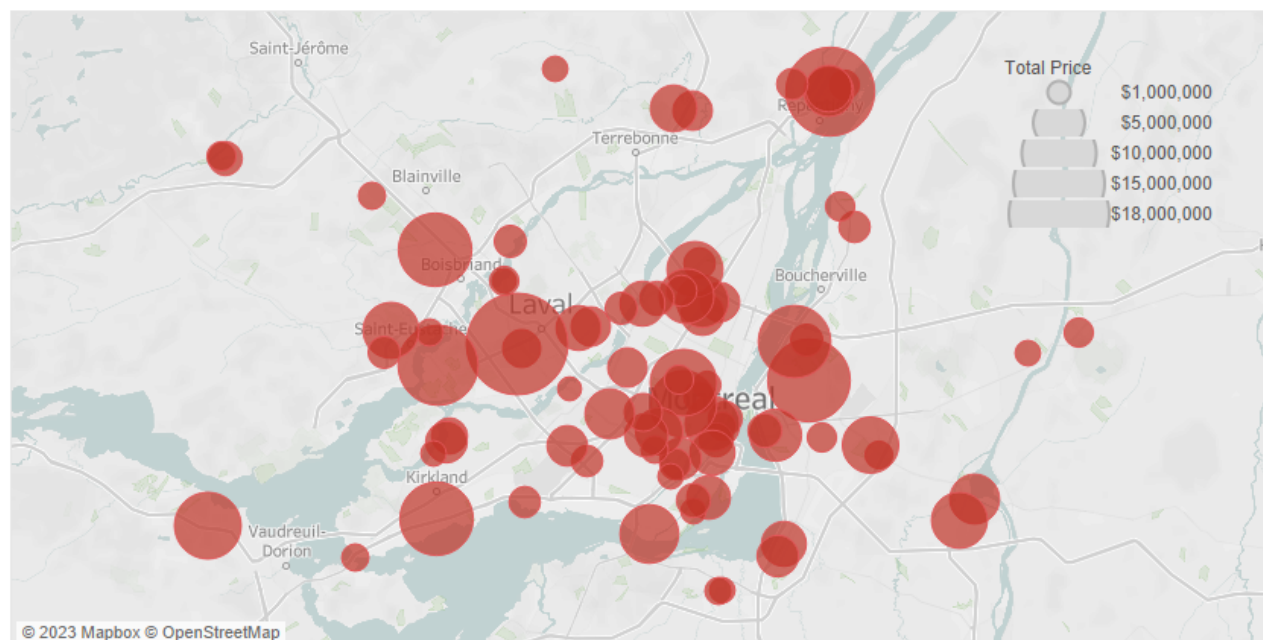


	Q4 2022		YTD		YTD - Avg \$/SF
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$124.55M	41	\$520.53M	156	\$357
Laval	\$42.15M	8	\$364.07M	33	\$377
Longueuil	\$29.63M	5	\$131.17M	12	\$203
North Shore	\$56.80M	16	\$190.92M	37	\$267
South Shore	\$40.34M	14	\$140.52M	44	\$302
Grand Total	\$293.47M	84	\$1,347.21M	282	\$332

Retail - Significant Transactions Q4 2022

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
2900 Curé-Labelle Boulevard	Laval	Laval	\$18,000,000	67,600	\$266
84 Industriel Boulevard	North Shore	Repentigny	\$13,720,000	47,078	\$291
1185 du Tremblay Road	Longueuil	Vieux-Longueuil	\$11,850,000	53,924	\$220
6155 Arthur-Sauvé Boulevard	Laval	Laval	\$11,150,000	38,405	\$290
275 Elm Avenue	Island of Montréal	Beaconsfield	\$9,360,000	23,717	\$395

Retail Property Transactions - Q4 2022

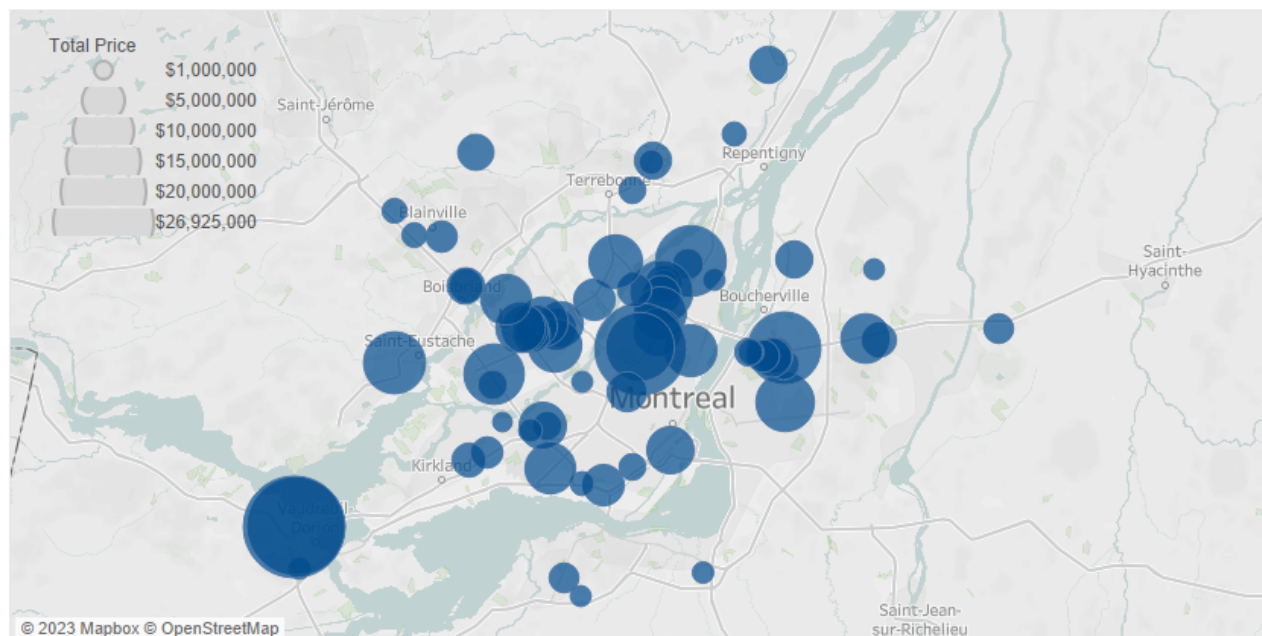


	Q4 2022	#	YTD	#	YTD - Avg \$/SF
	\$ Volume		\$ Volume		
Island of Montréal	\$135.43M	26	\$2,342.50M	202	\$192
Laval	\$78.50M	15	\$462.21M	56	\$213
Longueuil	\$15.35M	4	\$440.74M	49	\$163
North Shore	\$38.60M	13	\$223.47M	52	\$256
South Shore	\$96.47M	14	\$468.15M	66	\$184
Grand Total	\$364.35M	72	\$3,937.08M	425	\$198

Industrial - Significant Transactions Q4 2022

First Address	Region	Municipality	Total Price	Building Size	Price Per Sq. Foot
400 Marie-Curie Street	South Shore	Vaudreuil-Dorion	\$26,925,000	161,630	\$167
3600 F.-X.-Tessier Street	South Shore	Vaudreuil-Dorion	\$24,375,000	105,196	\$232
3700 Jean-Rivard Street	Island of Montréal	Villeray-Saint-Michel-Parc-Extension	\$22,000,000	109,036	\$202
1381 Ampère Street	South Shore	Boucherville	\$13,796,496	61,265	\$225
10575 Henri-Bourassa Boulevard East	Island of Montréal	Rivière-des-Prairies-Pointe-aux-Trembles	\$12,950,000	9,106	\$1,422

Industrial Property Transactions - Q4 2022

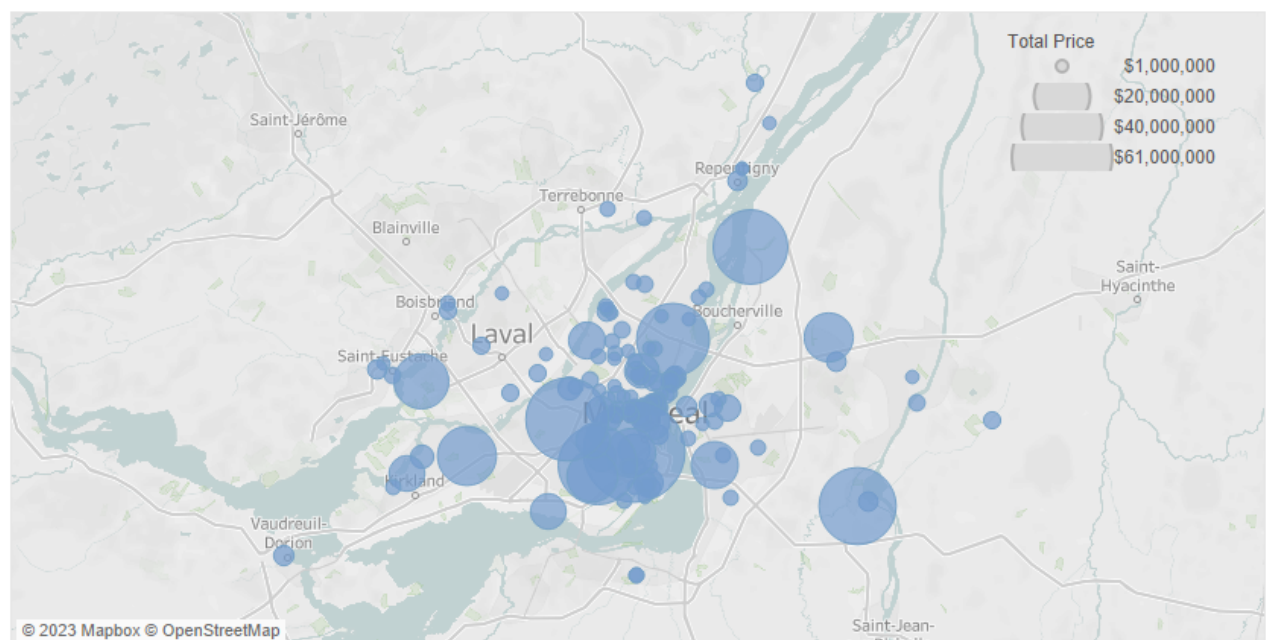


	Q4 2022		YTD		YTD - Avg \$/Unit
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$416.41M	101	\$2,611.82M	754	\$232,659
Laval	\$24.94M	6	\$260.55M	52	\$233,391
Longueuil	\$16.07M	8	\$241.18M	75	\$177,296
North Shore	\$17.45M	12	\$258.93M	72	\$184,543
South Shore	\$110.70M	14	\$501.08M	76	\$208,385
Grand Total	\$585.56M	141	\$3,873.56M	1,029	\$223,501

Apartment - Significant Transactions Q4 2022

First Address	Region	Municipality	Total Price	Number of Units	Price Per Unit
2170 Lincoln Avenue	Island of Montréal	Ville-Marie	\$61,000,000	221	\$276,018
745 Place Fortier	Island of Montréal	Saint-Laurent	\$40,500,000	167	\$242,515
5020 MacDonald Avenue	Island of Montréal	Côte-Saint-Luc	\$36,800,000	199	\$184,925
995 Oscar-Viau Street	South Shore	Chambly	\$35,000,000	197	\$177,665
1991 du Souvenir Street	South Shore	Varenes	\$32,675,000	184	\$177,582

Apartment Property Transactions - Q4 2022

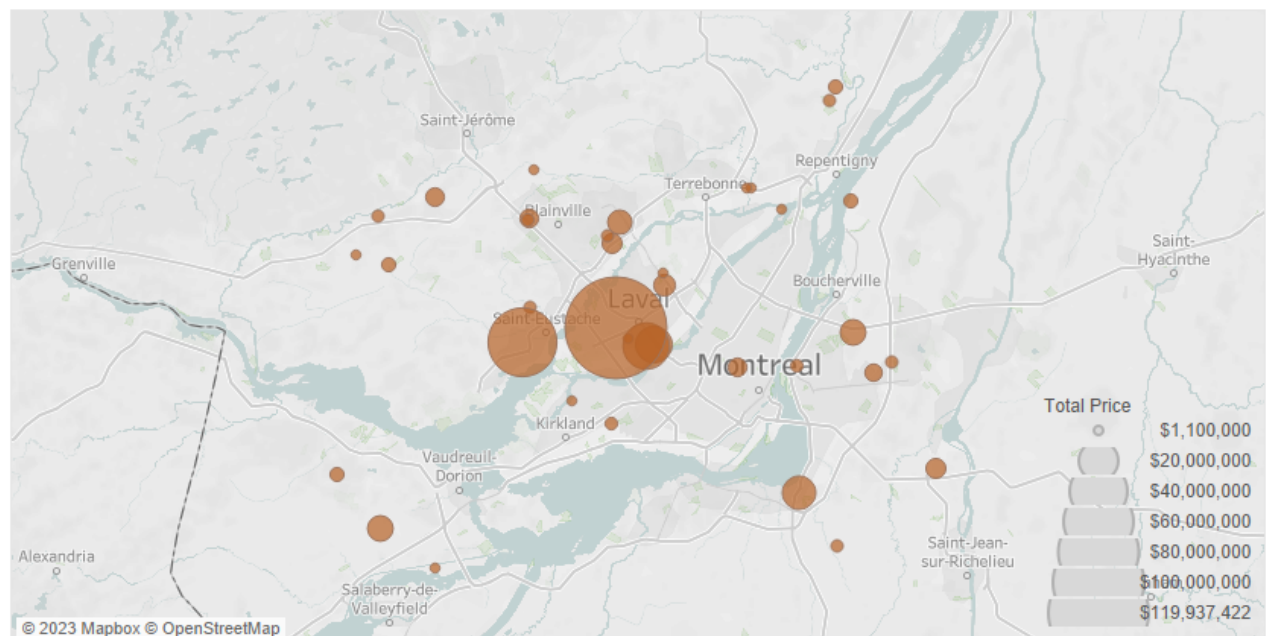


	Q4 2022		YTD		YTD - Avg \$/Acre
	\$ Volume	#	\$ Volume	#	
Island of Montréal	\$7.13M	3	\$161.13M	29	\$1,258,358
Laval	\$169.31M	7	\$237.33M	22	\$1,187,941
Longueuil	\$5.29M	2	\$7.41M	3	\$174,274
North Shore	\$92.14M	16	\$236.68M	44	\$428,360
South Shore	\$41.63M	9	\$171.98M	51	\$362,126
Grand Total	\$315.49M	37	\$814.52M	149	\$575,333

ICI Land - Significant Transactions Q4 2022

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
Philippe-Lebon Street	Laval	Laval	\$119,937,422	20.575	\$5,829,279
Allée du Golf	North Shore	Saint-Eustache	\$54,825,200	57.392	\$955,309
Cardinal Street	Laval	Laval	\$25,000,000	12.725	\$1,964,590
Armand-Frappier Boulevard	Laval	Laval	\$15,446,211	12.355	\$1,250,171
3025 Taschereau Boulevard	South Shore	La Prairie	\$12,925,000	23.878	\$541,293

ICI Land Property Transactions - Q4 2022

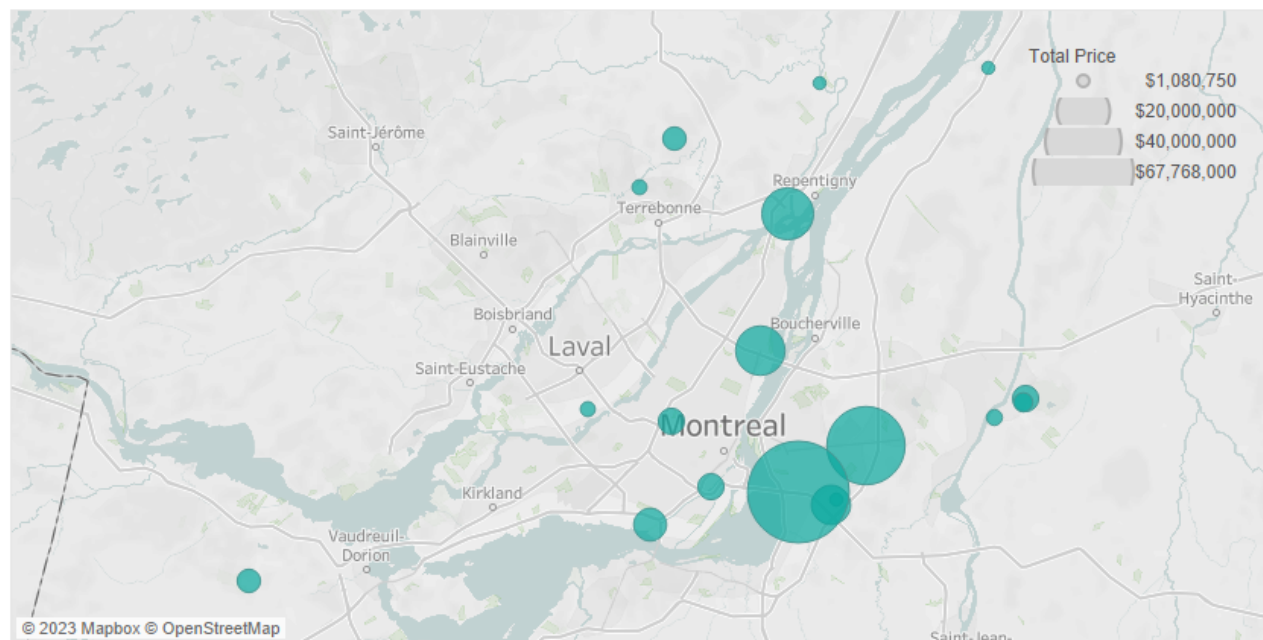


	Q4 2022	#	YTD	#	YTD - Avg \$/Acre
	\$ Volume		\$ Volume		
Island of Montréal	\$32.22M	4	\$239.14M	42	\$4,344,101
Laval	\$1.33M	1	\$12.46M	6	\$2,407,971
Longueuil			\$49.99M	9	\$10,071,124
North Shore	\$23.70M	4	\$89.50M	21	\$1,168,207
South Shore	\$132.10M	9	\$271.77M	36	\$1,568,816
Grand Total	\$189.35M	18	\$662.85M	114	\$2,273,892

Residential Land - Significant Transactions Q4 2022

First Address	Region	Municipality	Total Price	Lot Area	Price Per Acre
1575 Panama Avenue	South Shore	Brossard	\$67,768,000	10.549	\$6,424,165
1081 des Promenades Boulevard	South Shore	Saint-Bruno-de-Montarville	\$40,000,000	29.497	\$1,356,070
Notre-Dame Road	North Shore	Charlemagne	\$17,500,000	9.986	\$1,752,453
2301 Honoré-Beaugrand Street	Island of Montréal	Mercier-Hochelaga-Maisonneuve	\$15,920,000	0.548	Null
LOT De Châteauneuf Street	South Shore	Brossard	\$10,070,000	3.539	\$2,845,541

Residential Land Property Transactions - Q4 2022



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